

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

January 23, 2024

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. 01.09.2024 Planning Commission Minutes for Approval

3. Action Items:

- I. Public Hearing for Update to Permitted Uses in the Business and Manufacturing Park (BMP) Zone
- II. Request for Preliminary Subdivision approval for Jordanelle Ridge Village 2 - Fitzgerald (Planner Larsen/Engineer Mumford)

4. Work Meeting:

5. Administrative Items:

6. Adjournment:

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

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

Posted on 01.18.2024, in the Heber City Municipal Building located at 75 North Main, the Heber City Website at www.heberut.gov, and on the Utah Public Notice Website at <http://pmn.utah.gov>. Notice provided to the Wasatch Wave.

1 **HEBER CITY CORPORATION**
2 **75 North Main Street**
3 **Heber City, UT 84032**
4 **Heber City Council Meeting**
5 **January 9, 2024**

6 **DRAFT Minutes**

7 **6:00 p.m. – Regular Meeting**

8 **1. Regular Meeting:**

9 I. Call to Order

10 Chairman Gunn called the Planning Commission Meeting to order at 6.05 p.m. and
11 welcomed everyone present.

12 II. Roll Call

13 **Planning Commission Present:**

Chairman Dennis Gunn Vice-
Chairman Dave Richards
Commissioner Phil Jordan
Commissioner Darek Slagowski
Commissioner Robert Wilson

18 **Planning Commission Absent:**

N/A

19 **Staff Present:**

Planning Manager Jamie Baron
Planning Office Admin Meshelle Kijanen

22 **Also Present:** Mia Yue, Tori Broughton, Aaron Gabrielson, Jen Gabrielson

23 **Staff Participating Remotely:** City Planner Jacob Roberts

24 **Also Attending Remotely:** Danny Hill, Dallin K

26 III. Pledge of Allegiance: By Invitation

27 Planning Commissioner Richards led the recitation of the Pledge of Allegiance.

28 IV. Recuse for Conflict of Interest:

29 N/A

31 **2. Consent Agenda:** November 14, 2023, and December 12, 2023, Minutes for
32 Approval

33 **Motion:** Commissioner Jordan moved to approve the items on the Consent

Agenda as written. Commissioner Slagowski made the second.

Discussion: N/A

Voting Yes: Vice-Chairman Richards

Commissioner Jordan

Commissioner Slagowski

Commissioner Wilson

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

3. Action Items:

I. Permitted Uses in the Business and Manufacturing Park (BMP) Zone

City Planner Roberts presented this item and explained the applicant wanted to add dog grooming as a permitted use in the business and manufacturing zone. Planner Roberts explained the intended use of the zone was for offices, medical facilities, research laboratories, and manufacturing, although he noted the zone was changing. He shared an updated list of approved uses and highlighted that the applicant only wanted to allow pet grooming, not outdoor kenneling or overnight boarding. Planner Roberts asked the Planning Commission for feedback as to if they should allow pet grooming as an approved use and indicated the applicant was present for questions.

The applicant identified himself as Eric Gabrielson and said he worked for Redmond, a company that owned many businesses within the BMP zone. He commented that there was a “hodge podge” of what kind of services were currently allowed in the zone, and he noted that “pet services” were allowed, although pet kenneling was only a conditional use. He summarized Redmond’s intent was to get clarity and broaden the scope of what was allowed within the zone. He shared a list of land uses that were proposed to be included within the zone, and also commented that within the zone right now there were several businesses operating that were not technically allowed. Mr. Gabrielson also discussed how the taxes within the BMP zone had increased by 300%, and said allowing this use would help alleviate their taxation burden.

Commissioner Richards acknowledged the Planning Commission had held many conversations about this zone, since they knew the uses of the zone were changing and many of the businesses there now were not a part of the zone’s original intent. Commissioner Richards elaborated on the history of the zone and spoke about how it was transitioning, and recalled they had expanded the list of approved uses several years prior. Planner Baron recalled they had given a conditional use to a massage parlor, nail salon, and other similar businesses in the zone, although they wanted to try

1 and move away from just approving things with conditional permits.

2 Commissioner Richards thought the new list of land uses was fairly comprehensive and
3 asked Planner Baron if he thought they were missing anything. Planner Baron
4 discussed they had tried to think far in the future, and noted there were already services
5 going on in the zone that were technically not permitted. Planner Baron said they
6 wanted the zone to seem nice, and said they did not want to allow things such as auto
7 body shops. He also mentioned he did not think they wanted to allow tattoo shops,
8 although he left that to the Planning Commission's discretion. Chairman Gunn asked
9 why tattoo shops might not be allowed, to which Planner Baron discussed the City had
10 the ability to regulate use types for businesses to keep up the standards and image of
11 the City. Planner Baron said in the past that the Council had expressed that they
12 wanted to have tattoo shops in industrial zones, rather than in the downtown area or
13 more prominent parts of town.

14 Commissioner Richards asked about pawn shops and check cashing, since they were
15 not on the list of uses. He thought they should use pawn shops, check cashing, and
16 tattoo shops as conditional uses since he thought that gave the City greater control over
17 what went into the area. Commissioner Richards added that he did not think they
18 should allow sexual-oriented businesses at all, due to the proximity to schools.
19 Chairman Gunn voiced that he did not have an issue with tattoo shops and likened them
20 to hair salons.

21
22 Commissioner Jordan asked about manufacturing and fabrication and asked if this was
23 all indoor, to which Planner Baron replied that it was. Commissioner Jordan discussed
24 that he preferred any light manufacturing to be indoors in order to preserve the feel and
25 aesthetic of the zone. Commissioner Richards worried that some business owners were
26 leaving Heber City due to restrictions on indoor manufacturing, and wondered where
27 they should draw the line on regulations on manufacturing. Chairman Gunn agreed that
28 he wanted to encourage small businesses in the City and did not want to be too
29 restrictive. Commissioner Richards thought they should include outdoor manufacturing
30 as a conditional use in order to not be too restrictive and to give them discretion.

31
32 Planner Baron explained the distinction between restricted, conditional, and approved
33 uses, and he clarified that the Planning Commission needed to identify what uses were
34 conditional if they wanted to approve something down the line. Planner Baron explained
35 they would have to do a text amendment if they wanted to issue a conditional permit for
36 something that was not listed on the conditional use list. Commissioner Richards said
37 his main concern was that there were no sales on the list of land uses. Chairman Gunn
38 expressed concern about governmental oversight and worried they might drive away
39 businesses. Commissioner Richards said their goal was to help business, not restrict it.

40
41 Planner Baron summarized that the Planning Commission wanted to make tattoo shops
42 and pawn shops conditional uses and Chairman Gunn confirmed that was correct.
43 Commissioner Richards said he did not anticipate this zone would be heavily utilized for
44 automobile sales, but wondered if they wanted to permit vehicle services. Planner
45 Baron said things like car repair would require a large parking lot, and so while they

1 were not banning all sales, he pointed out that type of thing would require a lot of space
2 and infrastructure that other kinds of stores would not need. Planner Baron pointed out
3 that although hair salons and barber shops did sell some items, those sales did not
4 require extra space. Commissioner Richards said he wanted to make sure they were
5 leaving the door open for other types of businesses that might want to move into the
6 zone. Mr. Gabrielson opined they could limit the zone to indoor sales only and
7 Commissioner Richards expressed support of this idea. Planner Baron noted this was a
8 neighborhood area, and so they only wanted to have retail sales that were only indoor
9 and did not detract from the aesthetic of the area.

10 Planner Baron clarified that restaurants were allowed, although not bars or clubs. He
11 doubted the Council would be in favor of allowing bars, given that it was a neighborhood
12 area. He noted this process was also complicated by Utah DABC, although he noted
13 that a restaurant could get a liquor license and sell alcohol as well as food.
14

15 **4. Work Meeting: N/A**

16 **5. Administrative Items:**

17 Planner Baron said the Planning Commission needed to approve the meeting schedule
18 for the upcoming year, and stated the scheduled meetings were mostly the same as
19 they had been last year. He highlighted that the Staff had suggested canceling the
20 meeting slated for Christmas Eve, the day before Pioneer Days, and the Tuesday
21 before Thanksgiving. He asked the Planning Commission if they wanted to cancel
22 these meetings now, or wait to see what the agenda looked like for those days. The
23 Commissioners debated this and anticipated they would all still be in town on the
24 Tuesday of Thanksgiving week, although acknowledged Staff may be traveling that
25 time. Planner Baron noted it was better if they could cancel the meetings far ahead of
26 time, so they did not schedule applicants to come speak on those days.
27

28 Commissioner Jordan made a motion to approve the Planning Commission meeting
29 schedule as written, with the omission of the 23rd of July, 26th of November, and 24th
30 of December. The motion was carried with a unanimous vote.
31

32 Planning Office Admin Kijanen shared the details of the upcoming City Council retreat
33 and expressed that the Planning Commissioners had been invited. Planner Baron
34 added that City Manager Matt Brower had made a point to invite the Planning
35 Commissioners and urged them to attend. Commissioner Richards asked if there was
36 an agenda, and Planning Office Admin Kijanen said she would get an agenda and send
37 it to the Commissioners. Commissioner Richards said he would make time to attend,
38 but expressed he likely did not have the time to attend the entire retreat. Commissioner
39 Slagowski agreed he would like to know what the most productive times to attend were.
40 Chairman Gunn seconded these comments and expressed appreciation for the
41 invitation.
42

43 **6. Adjournment:**

Motion: Commissioner Jordan moved to adjourn; Commissioner Slagowski made the second.

Discussion: N/A

Voting Yes: Commissioner Gunn, Commissioner Richards, Commissioner Slagowski, and Commissioner Jordan.

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

Meshelle Kijanen, Administrative Assistant

DRAFT



Planning Commission Staff Report

MEETING DATE: 1/23/2024
SUBJECT: Public Hearing for Update to Permitted Uses in the Business and Manufacturing Park (BMP) Zone
RESPONSIBLE: Tony Kohler
DEPARTMENT: Planning
STRATEGIC RELEVANCE: Community Development

SUMMARY

Recently the City was approached by Aaron Gabrielson of Redmond Salt, who requested the City look at updating the permitted uses in the Business & Manufacturing Park Zone (BMP). January 23, 2024 is set as a public hearing to formally consider the proposed amendment.

The policy question before the Planning Commission is:

- Should the City approve the proposed use amendment to the BMP Zone?

RECOMMENDATION

Staff recommends the Planning Commission hold the public hearing and consider public input in formulating a positive recommendation to the City Council for the proposed use update to the BMP Zone.

BACKGROUND

The proposed amendment adds the following permitted uses to the BMP Zone.

- Dance studios, and cheerleading, gymnastics and tumbling schools
 - Personal Care Services such as barber shops, beauty salons, nail salons, diet and weight reducing centers, aesthetician, tanning, and massage therapy
 - Health related services including home health; medical offices such as mental health, physical therapy, chiropractors, massage therapy, dentists, optometry, occupational and speech therapists, audiologists and podiatrists
 - Pet Services such as grooming, training (not including pet kennel/boarding)
-

- Boutique Food Retailers (30,000 square feet max; Convenience Retailers prohibited)

The proposed amendment adds the following conditional uses to the BMP Zone.

- Indoor pet kennel/boarding (Outdoor Kennels are prohibited)
- Tattoo & Pawn Shops (The display and sale of all merchandise must occur within a structure)

The proposed amendment adds the following limitations to uses permitted in the BMP Zone.

- For retail, the display and sale of all merchandise must occur within a structure.
- Manufacturing, processing, assembly and fabrication must occur within a structure

DISCUSSION

The purpose of the Business/Medical Park Zone (BMP) is to provide an attractive environment for offices, medical facilities, research facilities, environmentally appropriate light manufacturing, fabrication and assembly uses, and similar uses. This zone is intended to ensure compatibility of new development with the surrounding land uses through standards that provide an open campus-like setting with attractive buildings, park-like grounds, and other appropriate amenities supporting the community and anticipated employees.

When originally put into place, the BMP Zone prohibited retail uses. The BMP Zone has changed over time to include more service, retail type uses, medical and sports related uses, in response to the placement of the County Recreation Facility within the BMP Zone.

FISCAL IMPACT

There is no fiscal impact to the adoption of this ordinance.

CONCLUSION

The use updates add additional uses to the zone that are consistent with the purpose of the BMP Zone.

ALTERNATIVES

Staff Recommended Option – Approve

I move to **recommend approval** of the Use Update to the BMP Zone with the findings and conditions as presented in the conclusion above.

Alternative 2 – Approve as Amended

I move to **recommend approval** of the Use Update to the BMP Zone with the findings and conditions as presented in the conclusion above, with the following changes:

Alternative 3 – Continue

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

Alternative 4 – Deny

I move to **recommend denial** of the Use Update to the BMP Zone, with the following findings:

POTENTIAL MOTIONS

ACCOUNTABILITY

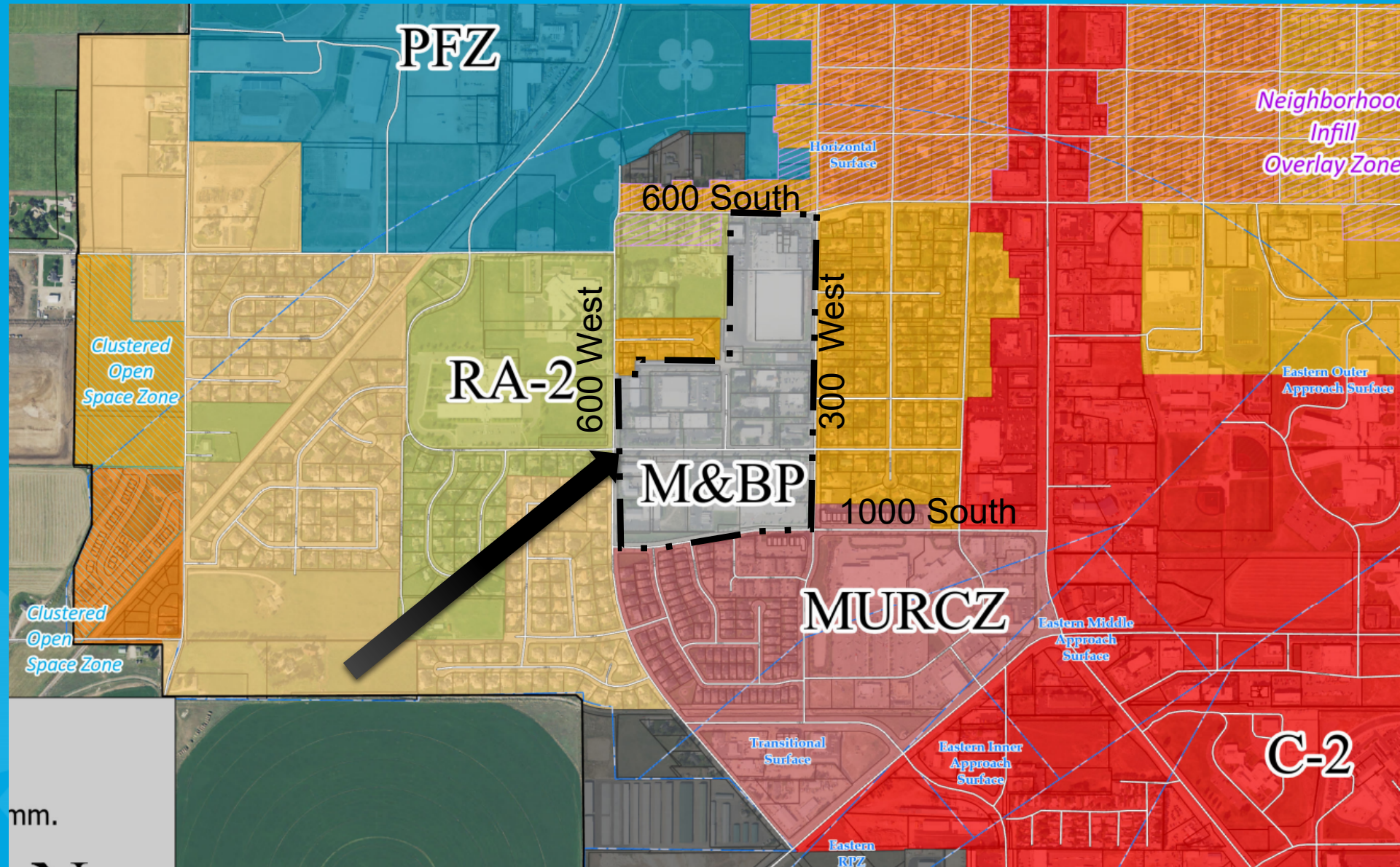
Department: Planning
Staff member: Tony Kohler, Community Development Director

EXHIBITS

1. BMP Uses

Business & Manufacturing Zone Permitted Uses

BMP Zone Location



BMP Purpose

The purpose of the Business/Medical Park Zone (BMP) is to provide an attractive environment for offices, medical facilities, research facilities, environmentally appropriate light manufacturing, fabrication and assembly uses, and similar uses. This zone is intended to ensure compatibility of new development with the surrounding land uses through standards that provide an open campus-like setting with attractive buildings, park-like grounds, and other appropriate amenities supporting the community and anticipated employees.

Land Use		Limitations
Office, business, medical, professional or research	P	
Research Services - (including laboratories, scientific, medical, chemical, applied physics, mechanical, electronic, biological, genetic or other similar experimental research, product development or testing facilities)	P	
Bank or financial institution	P	Drive up windows shall not face the street. Excludes check cashing
Commercial day care	P	
Cafeteria/restaurants without drive-through facilities	P	
Medical, optical, and dental laboratories	P	
Pharmacy located within an office building	P	
Fitness centers, including gymnasiums, <u>dance studios, and cheerleading, gymnastics and tumbling schools</u>	P	
Private educational institutions	P	
Public and quasi-public uses	P	
Radio and/or television studios/stations	P	
Retail commercial uses accessory to and/or supporting a permitted use or conditional use and located within the same building or lot or parcel	P	<u>The display and sale of all merchandise must occur within a structure.</u>
<u>Personal Care Services such as barber shops, beauty salons, nail salons, diet and weight reducing centers, aesthetician, tanning, and massage therapy</u>	<u>P</u>	
<u>Tattoo & Pawn Shops</u>	<u>C</u>	<u>The display and sale of all merchandise must occur within a structure.</u>
<u>Health related services including home health; medical offices such as mental health, physical therapy, chiropractors, massage therapy, dentists, optometry, occupational and speech therapists, audiologists and podiatrists</u>	<u>P</u>	
<u>Pet Services such as grooming, training (not including pet kennel/boarding)</u>	<u>P</u>	
<u>Indoor pet kennel/boarding</u>	<u>C</u>	<u>Outdoor Kennels are prohibited</u>
<u>Boutique Food Retailers</u>	P	<u>30,000 square feet max; Convenience Retailers prohibited</u>
Signs	P	As regulated by Section 18.103
Accessory uses/buildings that offer support and are customarily incidental to a permitted or conditional use	P	
Hospitals	C	Traffic Study required
Light Manufacturing, processing, assembly, and fabricating establishments, except those in which explosives or other dangerous materials are used	C	<u>Manufacturing, processing, assembly and fabrication must occur within a structure</u>
Structured parking	C	
Hotels which may include a restaurant and conference meeting rooms	C	
Any use that occupies more than 1 acre or has a building with more than a 60,000 square foot footprint	C	

Policy Question

- Should the City adopt the proposed update to the permitted uses in the Business and Manufacturing Zone?



Planning Commission Staff Report

MEETING DATE: 1/23/2024
SUBJECT: Request for Preliminary Subdivision approval for Jordanelle Ridge Village 2 - Fitzgerald (Planner Larsen/Engineer Mumford)
RESPONSIBLE: Aubrey Larsen
DEPARTMENT: Planning
STRATEGIC RELEVANCE: Community Development

SUMMARY

This is an action item to consider Subdivision Preliminary approval for Jordanelle Ridge Village 2 - Fitzgerald.

RECOMMENDATION

Staff recommends that the Jordanelle Ridge Village 2 - Fitzgerald Subdivision Preliminary be approved by the Planning Commission subject to findings and conditions.

BACKGROUND

The Jordanelle Ridge Village Fitzgerald Annexation development is located north of Coyote Canyon Parkway and east of U.S. 40 within the MC (Mountain Community) Zone. The development will consist of 303 residential town homes and 52 single-family units on 53.6. The preliminary plans and associated drawings were presented at DRM on August, 23, 2023 at which time staff requested corrections and clarifications.

DISCUSSION

Items requested at DRM and their resolution are as follows:

- **Clarify how many affordable units will be provided:** 18 affordable units (5% of total units)
 - **Clarify how much open space will be provided:** No percentage of open space is required per the MDA, the park impact fee will be required at building permit
 - **Provide an updated site data table:** Provided by applicant
 - **Provide any missing items as per 17.20.030, Preliminary Plans:** Missing items were provided or clarified by the applicant
-

- **Address engineering comments:** After receiving Planning Commission Preliminary approval, the applicant is required to address the comments on the drawings and documents when submitting Final applications.

Additionally, there are a number of parks and trails requirements as per Engineering review letters.

The applicant has provided an updated trail plan with the following notes: *The Fitzgerald Preliminary Plans cover the area outlined in blue. Areas outside of these preliminary plans are covered by Phase 1B/1A Roadway Plans, or future plans in the case of Valley Hills Blvd. extending north of Fitzgerald Rd. The Wasatch Canal and Highway 40 trails are approved in the Ph1A and Ph1B Roadway Plans and under construction. Final design and plans of the city park need to be finalized with the city, but a connector trail from Hwy 40 to Fitzgerald Rd/Ostler Peak Rd. is assumed as part of that park design.*

FISCAL IMPACT

CONCLUSION

Staff recommends that **Jordanelle Ridge Village 2 - Fitzgerald** 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 application is consistent with the approved MDA.

Conditions:

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

ALTERNATIVES

Staff Recommended Option - Approval

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

Alternative 2 - Continuance

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

Alternative 3 - DENIAL

I move to **deny** the item with the following findings.

POTENTIAL MOTIONS

ACCOUNTABILITY

Department: Planning
Staff member: Aubrey Larsen , Planning Consultant

EXHIBITS

1. 1-Jordanelle Ridge Village 2 Fitzgerald SUB. PRELIMINARY - Planner Checklist
2. 2-21001LT JRidge2 Fitzgerald PC Prelim Horrocks 240112
3. 3-JRV 2 Fitzgerald Sub Preliminary DRAWINGS and ATTACHMENTS

Jordanelle Ridge Village 2 Fitzgerald – Subdivision Preliminary

Project Name: Jordanelle Ridge Village 2 Fitzgerald
Type: Subdivision Preliminary
GL CODE **GL 10-2651**
Date Submitted: 07/25/2023
Sub. Preliminary DRM Date: 08/23/2023
Project Address: 2156 North Highway 40
Project Owner: Jordanelle Ridge
Company Name/ Agent -

Project Description: 52 Single Family Lots and 303 Townhomes.

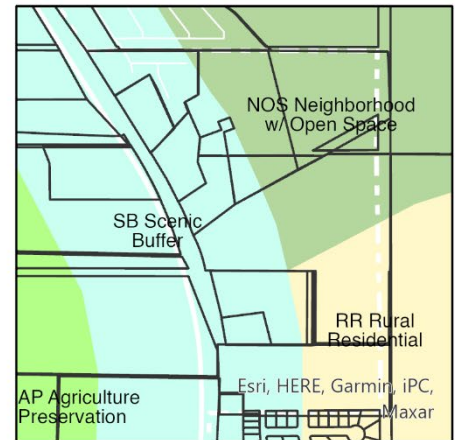
World Imagery/ Parcels



Zoning



General Plan Designation



Acres 53.622
Number of Lots/ Units: 355
Parcel(s): Multiple
Current Zone: MCZ (Mountain Community Zone), / Sorenson Annexation Agreement and exhibits apply
General Plan Designation: NOS Neighborhood/ RR (Rural Residential)/ SB Scenic Buffer
Current Use: Vacant
Adjacent Uses: Vacant
Planning Commission Date: -
City Council Date: -
Land Use Authority: Planning Commission

Action Type: Administrative/Legislative
Planner: Mark Vlasic, Landmark Design
 Jamie Baron, Planner

Previous Meetings

Previous Meetings:

Subdivision Concept DRM Date: 01/04/2023

COMMENTS:

- Was this part of the original Sorenson annexation agreement? Has it been annexed? Does the agreement apply?
- Need to clarify zoning/ annexation status
- 17.20.010 Concept Plans
 - The Concept Plan shall be drawn to a scale no smaller than one-inch equals one hundred (100) feet and shall include:
 - Conceptual layout of the following:
 - Lots, including lot sizes **No lot dimensions/ acres**
 - Buildings for multi-family or nonresidential projects, including building area **What is the area of the Fire Station?**
 - Data Table containing the following:
 - Parking analysis **No parking analysis provided for Fire Station. Parking area for fire station may be in conflict with the trailhead.**

NOTES:

- Plat is receiving signatures and then it will be sent to the state.
- Engineering: will need supplemental environmental reports. Some comments on road design/ drainage.
- North village code – need to comply with architecture requirements. Fire station will happen further down the road – given to fire district. Fire station will be more detailed later on, future conversation on the parking lot.
- Park will largely be natural, maintain springs, history.

Previous Approvals: N/A

Process:

Staff Finding: TBD

Community Review:

General Plan: Heber City Envision 2050 (Adopted 2020)

Staff Finding:

General Review

Generally meets requirements, may proceed to DRM.

QUESTIONS/ ITEMS TO ADDRESS

- The concept plan showed a slightly different unit total (50 single family and 291 townhomes). Civic Review indicates there will be 52 single family lots and 303 townhomes.

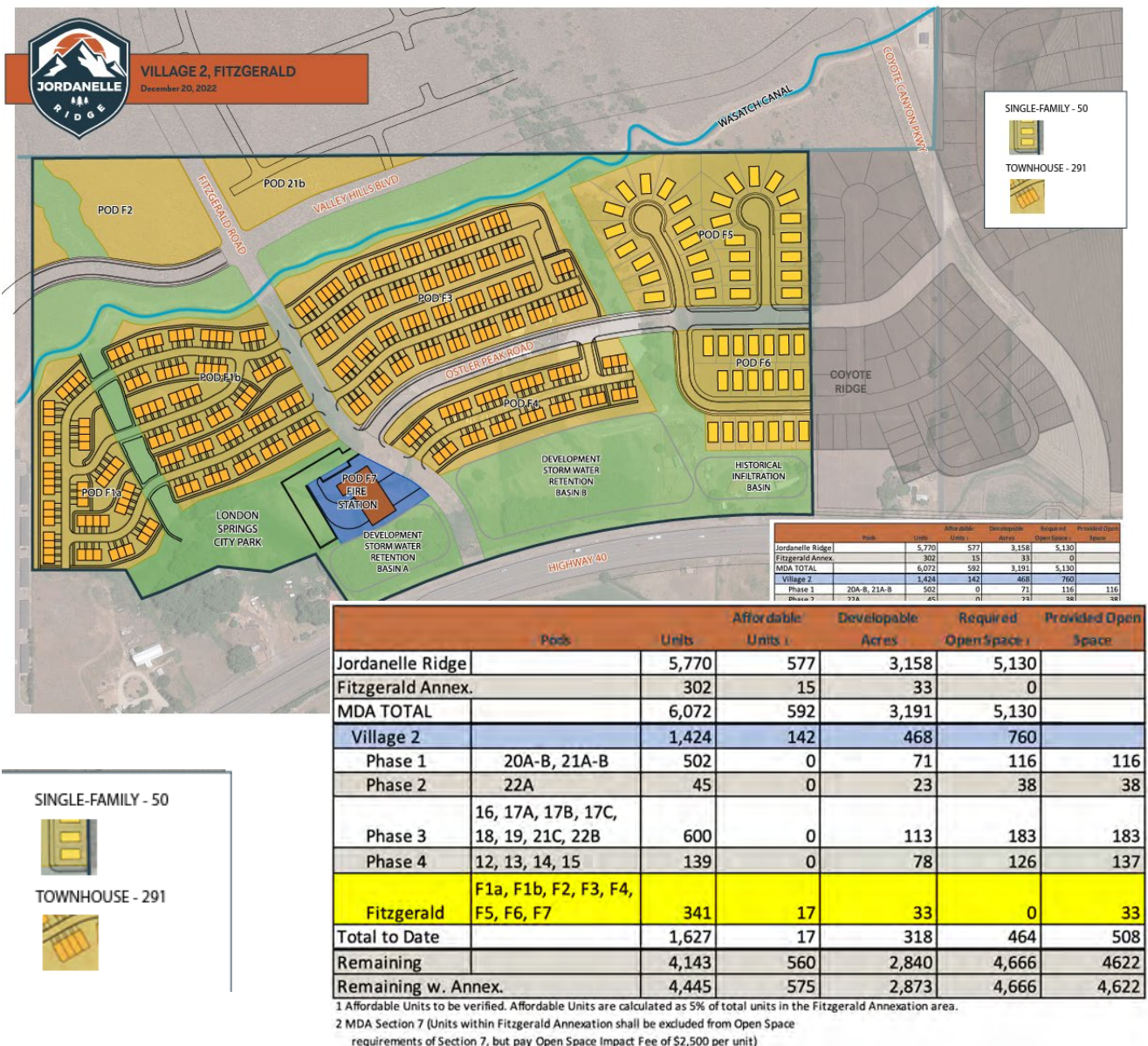
PLANNING REVIEW CHECKLIST

How many affordable units will be provided now? Open space? Please provide an updated site data table.

- As per 17.20.030 Preliminary Plans, the following items appear to be missing:
 - A title report for all lands proposed to be subdivided;
 - A Preliminary Environmental Impact Assessment (also brought up by engineering)
 - Water Action Report as required by Section 15.16.090
 - "Will Serve" letters from all serving utilities.
 - Affordable Housing Plan as required by Section 18.102.030.

DRM NOTES

- Wetland needs to be shown



Code Review

17.16 General Subdivision Procedures

- **17.16.010 Required Procedures for Approval:** Existing subdivision designed and roads/primary infrastructure partially installed according to Wasatch County requirements. Site was recently annexed into Heber City as part of **Sorensen Annexation Agreement**. General conditions of the project as approved previously by Wasatch County acknowledged by that agreement. Since the project was not designed to meet established Heber City code requirements, a nuanced review process is required with a focus on making adjustments as feasible to critical features in order to better meet Heber City vision, standards and requirements. Sorensen Annexation Agreement and Residential Design Guidelines upon which the project was originally designed (Wasatch County Jordanelle Property MDA) were also reviewed.

17.20 Plans

17.20.030 Preliminary Plans

The preliminary plan shall be drawn to a scale no smaller than one inch equals one hundred (100) feet for overall sheets and one inch equals forty (40) feet for plan and profile sheets and shall show:

Complies?	Requirements
✓	A. The proposed name of the subdivision;
✓	B. Vicinity map-the location of the subdivision. Where the plan submitted covers only a part of the subdivider's tract, the Land Use Authority may require the subdivider to prepare a preliminary plan covering all of the subdivider's tract before even considering a preliminary plan covering only part of the tract;
✓	C. The names and addresses of the subdivider, the engineer, or surveyor of the subdivision, and the owner(s) of the land immediately adjoining the land to be subdivided;
✓	D. Information sufficient to locate accurately the property shown on the plan with reference to survey markers or monuments;
✓	E. Contour map at intervals required by the Land Use Authority at concept approval;
✓	F. The boundary lines of the tract to be subdivided;
✓	G. The location, width, and other dimensions of all existing or platted streets and other important features such as watercourses, exceptional topography and buildings within the tract and within two hundred feet of the tract to be subdivided;

PLANNING REVIEW CHECKLIST

✓	H. Existing sanitary sewers, storm drains, culinary and secondary water supply mains, and bridges within the tract or within two hundred feet thereof;
✓	I. The location, width, and other dimensions of proposed streets, alleys, easements, parks and other open spaces with proper labeling of spaces to be dedicated to the public or to the occupants or owners of lots within the subdivision;
✓	J. Northpoint, scale and date;
✓	K. Statements regarding the anticipated density and number of dwelling units to be constructed on each lot.
✓	L. All easements of record shall be shown on the preliminary map; Statements regarding the anticipated density and number of dwelling units to be constructed on each lot.
✓	M. All lot numbers and bearings, distances, and curve data of all lot lines, street center lines, right-of-way lines, etc.
N. Unless waived by the City Engineer, the following shall be included with the preliminary plans:	
Met through MDA	1. A development agreement that addresses:
	a. The dedication and maintenance of public and private open space, natural features, trails, amenities, streets and other common areas;
17 affordable units indicated at concept stage/ has that changed?	b. Implementation of the development's affordable housing plan;
	c. Conditions of approval necessary to implement the intent and requirements of the Utah State Code, Subdivision Ordinance, Zoning Ordinance, General Plan or Capital Facilities Plan; and
	d. Measures necessary to mitigate land hazards and sensitive lands as required by the Subdivision Ordinance, Zoning Ordinance or General Plan.
	2. A title report for all lands proposed to be subdivided;
	3. A Preliminary Environmental Impact Assessment evaluating potential/anticipated environmental impacts of the project, including planned measures to limit or mitigate such impacts, addressing each of the following areas:
	a. Wetlands
	b. Flood Plains
	c. Vegetation and Natural Features
	d. Rivers & Streams

PLANNING REVIEW CHECKLIST

		e. Slopes and Erosion Control
		f. Endangered and Threatened Species
		g. Historic Properties
		h. Cultural Resources
		i. Water Quality
		j. Air Quality
		k. Hazardous Materials and Operations
		l. View shed analysis where applicable per Section 18.106 Ridgeline Protection
✓	4.	A Geotechnical Report including the following information:
		a. Summary of Proposed Construction
		b. Evaluation of Geologic Hazards
		c. Subsurface Soil Profiles for the Site
		d. Groundwater
		e. Soil Classifications
		f. Soil Properties
		g. Design Recommendations
		h. Construction Recommendations
✓	5.	A Storm Water Drainage Report meeting the requirements of the City Engineer.
✓	6.	A Traffic Impact Study meeting the requirements of the City Engineer.
	7.	Water Action Report as required by Section 15.16.090
	8.	"Will Serve" letters from all serving utilities.
	9.	Affordable Housing Plan as required by Section 18.102.030.

17.64.010 Criteria for Approval

Before approving a preliminary plan for a final plat of a subdivision, the planning commission may require amendments or modification of the plan if it finds that:

- A. The layout of the subdivision does not conform to acceptable standards of design as set forth in this title;
- B. The subdivision is not provided with adequate ingress or egress;
- C. The subdivision contains geologic, soil, water, or other hazards which could be detrimental to the subdivision, surrounding area, or to the city;
- D. The subdivision does not provide the required improvements or quality of improvements or does not comply with other requirements as set forth in this chapter. Such amendments or modifications shall be sufficient in all cases to correct the inadequacies so that the subdivision will conform to the requirements of this chapter.

17.20.030 Final Construction - Plans And Final Plat

1. The Final plat shall be drawn to a scale no smaller than one inch equals one hundred (100) feet and shall show:
 1. The name of the subdivision;

2. Blocks for the names and stamps of the engineer and/or surveyor of the subdivision. An Owner's dedication block.
 3. Signature lines for the City Engineer, Land Use Authority and Water and Sewer Service Providers.
 4. A boundary description. Also, all existing survey monuments and survey monuments to be installed with the construction of the subdivision shall be shown and properly labelled and referenced;
 5. Northpoint, scale and date;
 6. All easements of record shall be shown on the final plat;
 7. Street numbers and names;
 8. All lot numbers and situs addresses. Also, all bearings, distances, and curve data for all lot lines street center lines, right-of-way lines, etc.
 9. All public utility easements as required by the planning commission;
 10. A vicinity map showing the location of the subdivision in relationship to the city;
 11. Any notices to purchasers required by the planning commission;
 12. Any notes required by the City Engineer.
2. The Final Plans shall be drawn to a scale no smaller than one inch equals one hundred (100) feet for overall sheets and one inch equals forty (40) feet for plan and profile sheets. In addition to all of the requirements of the preliminary plans, the following shall also be included with the final plans:
1. An updated title report for all lands proposed to be subdivided;
 2. A revised Environmental Impact Assessment or EIS if required by the City Engineer at preliminary approval. Additional environmental work will be necessary if:
 1. The proposed development did not adequately mitigate hazards identified in the Preliminary Environmental Impact Assessment.
 2. Other sensitive land issues as identified by Chapter 17.34, impact the proposed development and were not identified in the Preliminary Environmental Impact Assessment or were not adequately mitigated by the proposed development.
 3. Tax clearance from county assessor;
 4. Hard copy and electronic sets of Engineered construction drawings as required by the City Engineer. In addition to all requirements of the preliminary plans, the final plans shall include typical street cross-sections, road, sewer, and other underground utility profiles and plans. Details showing the width and type of pavement. Location, size, and type of off-site and on-site water and sewer facilities and other improvements, such as sidewalks, curbs and gutters, parks, street lighting, and fire hydrants, etc;
 5. Data Table containing the following:
 1. Uses
 2. Density
 3. Open space calculations, as required by the zone
 4. Parking analysis, as applicable
 6. Landscaping plan, including a data table relating to the applicable landscaping requirements of Chapter 18.76.

7. Lighting plan as outlined in Section 18.78.050, including a data table relating to the applicable lighting requirements of Chapter 18.78.
8. Exterior materials Board for all non-residential and multi-family buildings.
9. Scaled color elevations of all non-residential and multi-family buildings, including a data table relating to the applicable design standards.
10. Record of survey map;
11. Checklist of all items discussed at preliminary approval.

17.32.010 Building Sites

The lot arrangement, design and shape shall be such that lots will provide a compact body of land for buildings and be properly related to topography and conform to requirements set forth in this title. Lots shall not contain peculiarly shaped elongations, solely to provide necessary square footage, which would be unusable for normal purposes.

17.32.020 Lot Sizes

All lots shown on the subdivision plat must conform to the minimum requirements of Title 18 of this code for the zone in which the subdivision is located, except when approved by the planning commission and city council as a large-scale development.

17.32.030 Lots Must Abut On Public Streets

Each lot shall abut on a street dedicated by the subdivision plat or an existing publicly dedicated street which if sixty feet wide, or more, except when approved by the planning commission and city council as a large scale development. Interior lots having frontage on two streets shall be prohibited, except where topographic conditions make such design desirable.

17.32.040 Corner Lots

Corner lots in single family zones shall be 10% larger than the minimum lot size required by the zone.

17.32.050 Parts Of Lots

All remnants of lots below minimum size, left over after subdividing a larger tract, must be attached to adjacent lots, rather than be allowed to remain as usable parcels.

17.32.060 Divided Lots

Where the land contained within one lot is divided into two or more parcels in separate ownership, the land in each lot so divided shall be transferred by deed to single ownership before approval of the final plat, and such transfer recorded in the county recorder's office before being certified to the planning commission by the subdivider. Thereafter, no lot in the subdivision shall be partitioned.

17.36 Large-Scale Development

- **17.36.010 Compliance with Zoning Provisions:** Sorensen Annexation Agreement indicates Mountain Community Zone (MCZ) to apply for Architectural Design considerations.

17.48 General Subdivision Requirements

17.48.010 School Sites -- Public Spaces

In subdividing property, consideration should be given to sites for schools, parks, playgrounds, and other areas for public use, as shown on the comprehensive plan. Any provision for such open spaces shall be indicated on the preliminary plan in order that it may be determined in what manner such areas will be dedicated to, or acquired by the appropriate agency.

17.48.020 Private Roads And Driveways -- Construction And Maintenance

1. The city shall not open, grade, pave, or perform any maintenance work on any private or undedicated street or alley, and the city shall refrain from laying utility lines in any street which has not:
 1. Been accepted by the city as a public street or alley; or
 2. Which has not received the approval of the city council as part of a final plat of a subdivision, unless an easement is granted therefor.
2. The city shall not accept nor maintain a street or other public way unless said street has been accepted by the city council as a public street and the street has been constructed in accordance with city standards.

17.48.030 Water Supply And Storage

All lots within the subdivision shall be served by an approved central water system consisting of both a culinary water system and a secondary pressurized irrigation system. The subdivider shall submit proof that the proposed culinary water source and distribution system are capable of providing at least four hundred gallons per dwelling unit per day for indoor uses plus the amount of water required to provide fire protection as per city standards. Where water is to be used for lawn sprinkling and other outside uses, the subdivider shall submit proof the proposed secondary water source and distribution system are capable of providing at least four hundred gallons per dwelling unit per day, but not less the amount required to adequately irrigate all lands to be landscaped within the development, as determined by the city engineer.

17.48.040 Small Subdivisions

A. Whenever a small subdivision meeting the conditions as set forth in Section 17.12.010 of this chapter is proposed, a preliminary plan conforming to the requirements for preliminary plans as set forth in Section 17.20.020 shall be prepared and submitted to the planning commission for approval at least 28 (twenty-eight) days prior to the Planning Commission meeting. Before preparing and submitting the plans, the applicant shall meet with the Planning and Engineering departments to determine if any of the requirements set forth in 17.20.020 are not necessary to be submitted to the Planning Commission in order for it to make an educated decision. Staff will base its determination on the site conditions as well as surrounding conditions.

B. Before the planning commission shall approve any such plan, all improvements required under Section 17.40.010 shall have been installed or assurances given to the city that the improvements will be installed without cost to the City as set forth in Chapter 17.52. Exception: The applicant may petition for and the Planning Commission may, upon recommendation from the Planning and Engineering Departments, waive any of the required improvements in 17.40.010 excluding 17.40.010 A1 (Potable Water), A2 (water and sewer mains and laterals), A3 (fire hydrants), B2 (hard-surfacing of streets) and C (utilities--except the Cable Television requirement may be

waived). In determining whether or not to waive said requirements, consideration shall be given to conditions on site, conditions surrounding the site, the availability of improvements in the area, the practicality of constructing said improvements, the respective capital improvements plans for each improvement, and whether or not the waiver(s) substantially affect the General Plan of the City. A financial hardship shall not be considered by the Planning Commission as reason to grant a waiver.

C. The Planning Director, or its designee, serves as the Land Use Authority approving Small Subdivisions (aka Lot Splits), with appeals going to the Appeal Authority. In the case of Small Subdivisions where a request is made for the waiver of improvements as per Subsection B above, the City Council shall serve as the Land Use Authority, with administrative appeals going to the Appeal Authority and policy making appeals going to the District Court.

17.48.050 Work To Be Done By Engineer Or Surveyor

All engineering work or surveying of property must be done by or under direction of a registered professional engineer or land surveyor registered in the state.

17.48.060 Continuity Of Dead-End Streets

Whenever a proposed subdivision has a street which terminates against private property of an individual, other than the subdivider, a strip of land at least one foot wide across the entire end of the subdivider's proposed street and on the subdivider's property, must be platted as a lot, and said lot shall be deeded to the city as a lot in the proposed subdivision for future street purposes.

17.48.070 Protection Of Scenic Features

Where natural or scenic features and/or historic community assets exist, such features or community assets shall be safeguarded by dedication to a public or private agency.

18.04 General Provisions - Requirements generally met.

18.12 Administration – Process generally applies, with adjustments to account for previous planning and design per Wasatch County requirements.

18.16 Zones Generally - To be reviewed according to 18.66 Mountain Community Zone requirement per Sorensen Annexation Agreement.

18.20 Official Zone Map – Municipal limits do not currently encompass sit, although the site was recently annexed into Heber City.

18.66 Mountain Community Zone (MCZ)

- **18.66.010 Purpose and Intent** – requirements generally met.
- **18.66.020 General Requirements**

- A. Property identified as Mountain Community in the General Plan may be either annexed into the City as Mountain Community Zoned land or rezoned through the Heber City Rezone process as Mountain Community Zoned land.

- B. Adequate Public Facilities shall be provided per Heber City Code Title 17.
- C. The City shall require such an arrangement of structures and open space within the MR Zone as necessary to assure that the purpose of the zone is achieved, including but not limited to the following:
 - a. Minimum Open Space as per Section 18.66.070.
 - b. Commercial areas should provide the density, building mass, scale, and visual feeling of a mountain resort area.
 - c. Adequate Public Facilities. Notwithstanding the residential densities and land use intensities permitted by this code, development shall bear the costs associated with any on-site or off-site improvements necessary to provide an adequate level of service to the proposed development.
 - d. Density. Density in the Mountain Community Zone shall be as follows.
 - i. Residential density is calculated per gross acre of the entire proposed development, inclusive of all open space, water ways, residential and nonresidential areas, streets and dedications etc., that may be located upon a particular development parcel.
 - ii. Density shall not exceed one (1) residential unit per gross acre for developments connected to a central sewer system and shall not exceed one (1) residential unit per 5 acres for developments serviced with septic tanks.
 - iii. Non-residential development intensity is determined through application of applicable development requirements such as road dedication, parking, height and setback requirements, etc.
 - iv. Development approved by Wasatch County that qualifies for "Vesting" as defined by Utah State Code Section 10-9a-509, shall be entitled to all approved densities, rights and privileges of such vesting, provided the development is constructed as per all required agreements, requirements, standards and dedications of such vesting as approved by Wasatch County.
 - v. Annexation and Development Agreement Approved by Heber City as part of an Annexation Petition.
 - e. Transfer of Development Rights (TDR). Development rights may be transferred from one property to another within the Mountain Community Zone, provided an appropriate device is utilized, such as a deed to a public agency for the property, a conservation easement held by a third party for the property, etc. A development agreement shall be recorded on both the transferring and receiving properties that describes the nature and extent of the TOR.
 - i. If TOR is utilized to preserve portions of the North Fields, the City may, upon submittal of a financial feasibility analysis by a TOR petitioner, grant a bonus density with the TOR, if such bonus density is determined by the City Council to be necessary to ensure the TOR transaction is financially feasible.
 - ii. Subject to any applicable approved Development Agreement, the City Council reserves sole discretion to accept or deny a TOR, and may solicit assistance from Wasatch County and the Wasatch County Open Lands Board in consideration and implementation of such requests.

- f. Steep slopes (areas over 30% slope) and Wetlands (jurisdictional wetlands as defined by the Army Corps of Engineers) shall be calculated to one (1) unit per gross acre when calculating the base density. Master Plans shall be sensitive and avoid areas with steep slopes, wetlands, high water tables and important view sheds from Highway 40. The Council may require open space protection and setbacks for steep slopes, wetlands, and important view sheds they deem sensitive.
- g. Street standards within the MR Zone are designed to be environmentally sensitive and reduce environmental impacts. MR Zone streets shall follow the street standards established for the MR Zone herein.

- **18.66.030 Permitted Uses**

Residential Type Uses

1. Detached One-family dwellings (patio lots, traditional lots and estate lots), and the following accessory buildings and structures and uses:
 1. Private garage for the storage of automobiles owned by persons residing on the premises.
 2. Private recreational facilities such as swimming pools and tennis courts;
 3. Accessory Structures, subject to the provisions of Section 18.66.040;
 4. Customary household pets;
 5. Home Occupations that meet the requirements of Chapter 18.108;
 6. Nursery schools, family day care, mini-day care, if they meet the conditions set forth in Chapter 18.86;
- A. Accessory Building Setbacks. Accessory buildings shall follow the setbacks and requirements outlined in Section 18.68.060 Accessory Buildings.
- B. Rural Highway Setbacks. Along any state and federal highway, all buildings and structures shall be setback from the edge of the highway right of way at least 150' for Residential Use buildings identified in Section 18.66.030 A., and 50' for Non-residential and Mixed Residential Commercial buildings identified in Section 18.66.030 B.

Non-Residential and Mixed Residential-Commercial Uses

1. Multi-family Dwellings (two-unit through ten-unit dwellings);
2. Horizontal and/or Vertical residential-commercial mixed use with residential condominiums (apartments are prohibited);
3. Day care facilities, if meeting the conditions set forth in Chapter 18.86;
4. Temporary sales and construction offices;
5. Rest homes, assisted living and senior centers;
6. Public and private schools, churches, museums, arboretums, libraries and public buildings; Fire Station?

7. Fraternity buildings, clubs, lodges;
8. Golf Courses containing at least 9-holes, and may have golf course facilities and maintenance facilities and areas, golf clubhouse, pro-shop, restaurants, and related activities;
9. Bed & Breakfasts as regulated by Section 18.108.034, not exceeding twelve guest rooms;
10. Hotels, along with associated convention facilities, retail, office, commercial and restaurant facilities;
11. Spas, Fitness Centers, Conference Facilities;
12. Commercial uses, including restaurant (excluding drive-thru's), retail and gas stations, when such uses do not exceed 4,000 square feet of floor area per business;
13. Research and Development Parks, Office Parks and Technology Parks;
14. New and used auto retail sale facilities;
15. Airports, both public and private.

- **18.66.050 Mountain Community Zone Development Approval Process**

Development shall be approved through the process identified in Title 17, except development that includes 10 or more residential units shall be required to submit a Master Plan:

1. Master Plan. Master plan showing a vicinity map, entire project concept, densities, land uses, trails, open space, circulation and roads, and other site improvements and development concepts in relation to existing and planned streets within on-forth mile of the subdivision.
2. Ridgeline Protection Plan. Plan for protecting ridge lines as per Chapter 18.104 of the City Code.
3. Phasing Plan. Phasing plan indicating phasing of entire project, with estimated time frames for development and a chart showing number of units and amenities per phase.
4. Landscape Concept Plan. Plan view of features such as: main entry, pocket parks, golf course, neighborhood entry and/or others.
5. Environmental Features Map. Map(s) showing approximate location of potential wetlands (Army Corps approved delineation preferred); ponds, lakes, streams, canals or other bodies of water; slopes over 30%; potential geological hazards; fault lines; wildlife habitat; and stands of significant vegetation.
6. Proposed Utility Plan. Plan(s) showing utilities available (if any) and proposed easement for new utility services or relocated utility services, and other proposed features such as systems of drainage, sewage and water supply.
7. Proposed Streets. Plan showing proposed street widths and cross-sections.
8. Architectural Design Guidelines. Building design concepts, showing consistency with the Architectural Design Guidelines of Section 18.66.080.

9. **Transportation Study.** A transportation study of the proposed development, unless the City Engineer determines a transportation study is not necessary.
10. **Development Agreement.** Proposed terms of a development agreement that assures implementation of commitments by the development requirements of the General Plan, Capital Facilities Plan, Zoning Ordinance and needs of utility providers for the proposed development.

- **18.66.060 Mountain Community Zone Minimum Roadway Standards**

Any roadway minimum design standards shall be determined, established and made a part of the Master Plan for Planned Communities.

1. **Names.** New street names shall not duplicate those names already existing. A street obviously a continuation of another already in existence shall bear the same name. All streets shall be named. All street designations shall be approved by the Planning Commission. Names shall be signed and said signing shall be discernible from the street.
2. **Dedications.** Streets located within the MR Zone shall be public unless approved by the City Council for private use.
3. **Bridges and Culverts.** All bridges and culverts shall be constructed to support gross vehicle weight of twenty-six thousand pounds.
4. **Relations to Adjoining Street System.** The arrangement of streets in new subdivisions shall make provision for the continuation of the existing streets in adjoining areas for their proper protection (where adjoining land is not subdivided) at the same or greater width (but in no case less than the required minimum width) unless variations are deemed necessary by the Planning Commission. Where the Planning Commission determines that it is desirable to provide for street access to adjoining property in order to provide an orderly development of a street system, proposed streets shall be extended by dedication and construction to the boundary of such property.
5. **Access Management.** No individual property shall establish a driveway to any state highway, Minor or Major Collector or Arterial Street as identified by the Heber City Transportation Plan. Upon approval of the City Engineer and/or the Utah Transportation Department (UDOT), multiple properties may establish a shared, joint access to such streets, provided measures (i.e. right-in, right-out driveways, dedicated turn lanes, etc.) are taken to protect the ability of the street to accommodate planned future traffic at the intended speed and adopted level of service, and that such shared, joint accesses are a secondary point of access and not the primary access to the properties.
6. **Street Standards.** All local public streets, shall meet the requirements and standards for the currently adopted standard for local streets.
 1. Arterial and Collector Streets identified on the Transportation Plan shall meet the currently adopted street cross section and construction standards as identified in Standards and Specifications, excepting, however, planter strips between the curb and sidewalk shall be at least 8 feet in width.

2. Sidewalk construction on one or both sides of the street may be waived as determined by the City Engineer for areas with steep topography, or in detached single-family residential areas where density does not exceed 3 units per acre, provided consideration has been given to provide an alternate form of pedestrian connectivity.

- **18.66.070 Open Space**

1. Functional and aesthetic open space (including buffer zones) are essential parts of the MR Zone.
2. A minimum of 20% open space shall be required for each residential development of 10 residential units or more, and a minimum of 10% open space shall be required for each residential-commercial mixed use development of 10 residential units or more. Open space shall be identified, including the type of open space, proposed locations and acres on the Master Plan.
3. Each Development Plan shall identify the type of open space, location, and acres. The amount of open space per Development Plan shall be equal to the amount of open space required in the Master Plan.
4. Participants in the approval processes shall identify what is to be considered as open space by using the following parameters as a guide:
 1. Waterways, water bodies, man-made water features, wetlands, steep slopes, and other areas to remain undeveloped may be included in the calculation for the open space requirement.
 2. Active, non-hard surface recreation areas, such as golf, skiing, hiking, and biking trails may be included in the calculation for the open space requirement.
 3. Common park areas with passive (landscaping, lawn areas, picnic, and bench areas) and active areas (soccer fields, baseball diamonds, tennis courts, fishing ponds, playgrounds, park gazebos) may be included in the calculation for the open space requirement, provided they are used for scenic, landscaping or recreation purposes and they are located on land which is accessible and available to all occupants of dwelling units for whose use the common park area is intended.
 4. Buffer zones along the property boundaries may be included in the calculation for the open space requirement.
 5. Natural, unimproved or non-landscaped areas with passive uses contiguous to other open space may be included in the calculation for the open space requirement.
 6. Parking lots, parking area landscaping buffers, paved roads, service roads, private yards, buildings or structures, required setbacks for buildings or structures, and all subdivided parcels less than one (1) acre shall not be included in the calculation for the open space requirement.
 7. In the event that the City requires a deeded right of way to accommodate infrastructure improvements that were not originally anticipated by the Master Plan, the City may reduce the overall open space requirement. However, such a

reduction in open space shall not exceed the area or property required to accommodate the infrastructure.

5. The following factors shall be considered when determining the responsibility for the preservation, maintenance and ownership of open space within the development, consistent with the rights and responsibilities delineated in the development agreement.
 1. Compliance with the provisions of the Condominium Ownership Act, Title 57, Chapter 8, Utah Code Annotated, as amended, which provides for the payment of common expenses for the upkeep of the common area and facilities;
 2. The developer may retain ownership and responsibility for maintenance of the designated open space, but then shall commit to such responsibility through written agreement with all parties who subsequently acquire ownership of property within the Master Planned development;
 3. The Property Owners Association may retain ownership and responsibility for maintenance of the designated open space, but then shall commit to such responsibility through written agreement with all parties who subsequently acquire ownership of property within the Master Planned development;
 4. The open space may be deeded in perpetuity or preserved as a conservation easement as open space to a land trust organization.
6. A minimum of 30% of the total open space provided shall be "public" and deeded as open space on the recorded plat and protected in perpetuity through a conservation easement or other mechanism.
7. Changes in the project's dedication of open space may only be implemented through a Master Plan Amendment process. In no case shall any amendment be approved that is in violation of the requirements of this Chapter, the Zoning Ordinance or Development Agreement.

18.66.080 Architectural Design Standards

Each building and development shall meet the Architectural Guidelines found in the **North Village Overlay District in Section 18.21.040.**

1. Each development shall incorporate Restrictive Covenants and a Home Owner's Association that reviews and certifies to the City with the building permit application that each building meets the Architectural Design Guidelines.

18.21 North Village Overlay District (NVOZ)

1.0 General Provisions

18.21.010.1.1 Enabling

1.1 Enabling Any new development, exterior remodeling covering more than 50% of the building, or building expansions exceeding 30% of the gross square footage of the existing building, shall conform to the NVOZ. Conformity shall not be required for maintenance, exterior painting, accessory

buildings, or interior remodeling of a building. New signs or sign replacements shall also comply with the NVOZ.

Title This Code shall be known and may be cited as the “North Village Overlay Zone” (NVOZ) or the “Code.” The NVOZ area is composed of four sub-districts – the North Village (NV), Neighborhoods with Open Space (NOS), University Village (UV), and the Rural Residential (RR).

1.3 Purpose and Intent

1. This Code is adopted for the purposes of: protection of the environment, conservation of land, energy and natural resources, reduction in vehicular traffic, health benefits of a pedestrian environment, to maintain clean air, preservation of natural open space, connected trail systems, education and recreation, reduction in sprawl, support for property rights and values, and improvement of the built environment through the creation of a sense of place.
2. To provide a mixture of housing types and land uses in a compatible setting and a true mixed use environment.
3. To assure quality development. Higher densities and flexible uses are anticipated in the North Village Overlay Zone and shall be defined through high-quality materials, architecture, landscaping, open space, and trails. Architecture and materials must provide a sense of place that is unique to Heber City and maintains community values as defined in the Heber City General Plan. Architecture should be thoughtful and complimentary as a gateway to the community. The streetscape should be more compatible with a rural appearance and a mountain environment.
4. To create interconnected open space and pedestrian systems which also connect to backcountry trails
5. To implement the vision and principles of the Envision Heber 2050 General Plan.
6. For many years the development area east of US 40 has been suggested to play a role in the preservation of the area known as the “North Fields”, west of US 40. It is the intent of this Code to promote preservation. The base density ranges apply (see 2.1.1)but may be separately negotiated through an annexation or development agreement that requires the payment of an additional preservation fee per ERU.

1.4 ORGANIZATION AND GUIDING PRINCIPLES

a. The Sub-Districts – General Descriptions

1. North Village (NV)

- a. A town center located at the major crossroads of Highway 40 and Highway 32, growth is anticipated to exceed many other areas of Heber due to the numerous developments occurring in both Summit and Wasatch Counties, including evolving ski resort destinations. This crossroads is logically one of the areas to receive much development pressure and will likely include major commercial, restaurants, entertainment, workforce housing and hospitality uses, paired with compact residential neighborhoods. Trail connections to the mountains and the lake-to lake trail, and avoiding the appearance of strip commercial is paramount and includes roadway buffering and effective transitions to the adjacent sensitive lands and agricultural Fields.

2. Neighborhoods with Open Space (NOS)

- a. Neighborhoods with open space are walkable communities that blend a variety of housing options and shared open space amenities. NOS will be within walking distance of a village where residents can access services and goods that are needed on a regular basis.
- b. Quality building materials and architectural standards should enable a range of housing types to blend seamlessly into neighborhoods.
- c. Open space amenities should be a central feature in a neighborhood and may include parks, plazas, trails, community gardens, natural open spaces, or other space that can be accessed by residents. Quality open space amenities include long-term management and maintenance plans.
- d. Streetscape standards will ensure walkability with connections to centers and to trail systems within the area.

3. University Village (UV)

- a. Located near the south end of the North Village neighborhoods and including the open areas further south to the Wasatch Commons apartment complex, the Utah Valley University Wasatch Campus and its environs have the potential to become the southern bookend to the North Village neighborhoods. The area currently includes the campus and significant vacant land before expanding out to several proposed developments. All sides of the campus have the potential to provide supportive development, which is critical to the success of the school. Supportive development could include additional affordable housing for the student population, limited retail and personal services, hospitality, and incubator businesses such as high tech and trades which could be encouraged in the area through a Flexible zoning philosophy.

4. Rural Residential Clusters (RR)

- a. This sub-district clusters housing on 25% to 70% of the development parcel, while permanently preserving the remainder as open space. This option is best employed where larger acreages exist, so preserved open space is large enough to be viable for visual relief, animal habitats, trailheads, equestrian use, mountain biking, in its natural state. Development may contain larger lot homes as well as clustered, small lot and townhouse housing.

5. Transitions, Edges, and the Scenic Buffer

- a. All development along the east side of US Highway 40 and on the south side of SR 32 east of US 40, must be separated from traffic and include a scenic buffer, which includes landscaping, mounding and an asphalt 12-foot multi-use path. The scenic buffer shall not be uniform in width, and may increase in width where larger areas of storm water detention are required. Where located to the east of the powerlines, it shall have a minimum width of 50'. North of the University Blvd., where the powerlines turn east, the corridor shall be 75' wide, measured from the ROW. Near River Road, insufficient space is available, the scenic buffer shall taper to 25' as per the approximate distance shown on the Community Design Map.

- b. The scenic buffer shall be designed to reflect the North Village Overlay Zone open space theme (natural and enhanced landscaped areas) (unless reduced as per “f” below) with no hard surface except for the path. It shall undulate in width to accommodate potential storm water retention. Up to 50% of the buffer may be disturbed ground but replanted with a combination of irrigated deciduous and coniferous trees, and boulders/inert materials.
- c. Storm drain detention areas may encroach within the required width of the US Highway 40 scenic buffer, but shall not replace or eliminate the required mounding and multi-purpose trail. Where storm water detention is incorporated into the scenic buffer it shall be designed as an enhancement to the natural appearance of the landscaping.
- d. Vehicular Screening Requirements - parking lots, drive-up windows facing US 40, loading docks, service bays, and gas pumps must be screened from traffic with mounding, or retaining walls a minimum of 3 feet in height, and/or four-season vegetative screens of 3 feet in height, creating a solid hedge after 3 years of growth.
- e. Along SR 32, east of US 40, a pedestrian path and bike path is required adjacent to the highway. Where grades allow, such paths shall be separated from the highway an average distance of 20 feet. Areas between the paths and the highway shall be landscaped with native plants, a wildflower mix, and hardy shrubs.
- f. Encroachment - parking lots may encroach 10’ where the scenic buffer is adjacent to the powerlines, 20 feet within the required 75-foot cross section areas, and no encroachment is allowed where the buffer is less than 40’ but shall not replace or eliminate the required mounding and multi-purpose trail. If incorporated into the buffer, parking lots must be visually as per “d.” above (see diagram above) unless they are raised above the Highway grade by 10 feet. The berm must be landscaped to create a minimum 80% screen of the parking lot. Parking lots may only encroach for 60% of the property frontage. Where slope issues exist adjacent to US Highway 40, retaining walls may be utilized. When such walls are over 6 feet in height, an irrigated landscaped terrace, at least 3’ wide, consisting of shrubs and groundcovers (a combination of live groundcovers/impermeable mulches, at a minimum of 4 inches in depth) at 6-foot height, is required before the continuation of the wall to a higher elevation. In addition, the buffer may also be reduced to 50’ where shallow depth properties or topography impact site design. Such properties shall enhance the buffer landscaping by doubling the amount of native landscaping, especially the planting of Scrub Oak and Maple, sage brush, aspens, up to 25% evergreen trees, and other native plants.
- g. Garbage dumpsters shall not be placed within the scenic buffer, nor any front or side yard visible from the adjacent street.

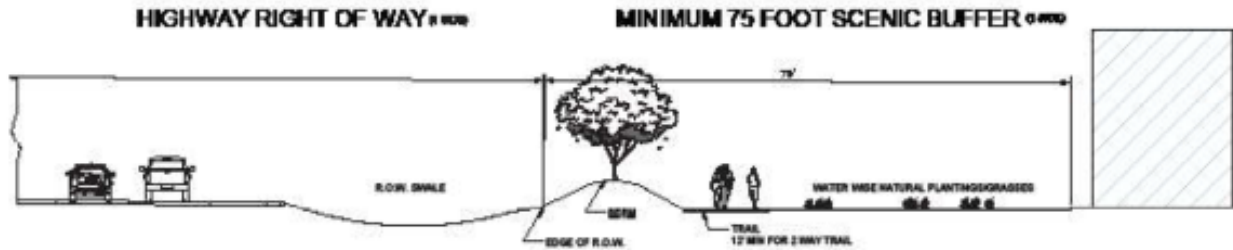


FIGURE 1.1 (1). US Highway 40 Scenic Buffer

1.5 The North Village Overlay Zone Development Principles

- a. All neighborhoods shall be compact and include clustered developments.
- b. All neighborhoods shall be pedestrian-oriented with a system of open spaces and connected trails.
- c. The ordinary shopping, educational, and recreation activities of daily living should be accessible within walking distance of most dwellings.
- d. Interconnected networks of thoroughfares should be designed to disperse traffic and reduce the length of automobile trips. Grid networks of streets/blocks are required in all sub-districts, though areas with steeper terrain are permitted exceptions (see Table 4.2(1). Street systems should be designed to minimize the need to access a state highway. Potential park and ride locations near the future semaphore locations on US 40 should be identified as well as potential transit stops in the Villages.
- e. In areas of steeper terrain, cul-de-sacs are permitted (see Table 4.2(1). When used, cul-de-sacs should be located adjacent to pedestrian paths and/or trails to assure connectivity within the neighborhood.
- f. Within neighborhoods, a range of housing types and price levels should be provided to accommodate diverse ages, life stages, and income.
- g. Retail centers shall be located within the villages (NV and UV), as per the Community Design Map, with good pedestrian connectivity to adjacent land uses.
- h. Retail buildings should be placed adjacent to the street with parking located behind the buildings.
- i. Commercial office development should be embedded in the NV and UV sub-districts.
- j. A range of open spaces, including parks, squares, plazas, and playgrounds, should be distributed within neighborhoods and the villages (see Section 5.0).
- k. Buildings and landscaping should contribute to the positive appearance of streets and street frontages by creating an attractive public realm with the streetscape being framed by attractive buildings.

- l. Design of streets and buildings should reinforce safe environments, but not at the expense of accessibility.
- m. Architecture and landscape design should grow from local climate, topography, history, local materials, and building practice.
- n. To the greatest extent possible, buildings should provide state of-the-art energy efficiency. Net zero buildings are encouraged.
- o. Building types, styles, and uses should present a recognizable theme that clearly relates to the NVOZ. Commercial, including retail, office, research and development buildings, should be designed to smoothly transition to adjacent residential structures, sharing common features and materials.



FIGURE 1.1 (2). Neighborhood With Open Space Example



o unmet FIGURE 1.1 (3). Commercial Street/Sidewalk Example

18.21.010.1.6 Process And Submittal Requirements

1.6 PROCESS AND SUBMITTAL REQUIREMENTS

The following establishes the submission process for development in the NVOZ.

1. Master Development Agreement (MDA) or Annexation Agreement (AA). For properties with more than 5 acres, an MDA and/or AA is required. The City shall provide an MDA format that generally covers, as a minimum: an explanation of the project concept, proposed land uses, a conceptual site plan including block lengths, conceptual building elevations/proposed materials, open space, parks, and required trails from the Community Design Map, requested densities, outreach to non-Heber

service providers (including an assurance of water availability/will serve letters for each development phase, through NVSSD), streets, sensitive lands analysis(including a wetland delineation if appropriate), and a conceptual storm drainage system using low impact development (LID) techniques that meet the City stormwater plan and City Stormwater requirements/best practices. Any delineated wetland(s) deemed moveable by ACOE, shall be mitigated on site or on an adjacent property. The MDA or AA shall be reviewed by City staff and then placed on a Planning Commission agenda for recommendation to the City Council. The City Council, in a public hearing, shall review, suggest modifications, if needed, and approve, approve with modifications, or deny with reasons related to unmet NVOZ standards or an inability to service the area.

2. If the above process results in an approved MDA and/or annexation agreement, it shall constitute a conceptual plan approval, which may be amended during the final plat or final site plan process. If no MDA/AA is required, a conceptual plan, including the information required above shall be processed with staff as the initial development processing step.
3. Preliminary Plat or Permitted Use Site Plan. On an application form provided by the City, the proposed development shall provide detailed plans sufficient to address design issues, engineering, and utility requirements of the City and associated agencies. Such plans shall be reviewed by staff, updated as needed after the staff review, and placed on the Planning Commission agenda for preliminary approval, for recommendation to the City Council. Such plans shall cover in greater detail the MDA/AA required elements, include geotechnical reports, slope (contours at minimum 2-foot intervals), grading and drainage plans, development constraints, street types and locations, landscaping, proposed parks/plazas, open spaces/proposed land to be dedicated to the City, HOA maintenance responsibilities (if any), architectural theming for structures, site lighting, anticipated signs, a land use table providing acreage and percent values, and other information required in the application form, available from the Community Development Department. The information required is intended to provide a full understanding of the development under the provisions of the NVOZ.
4. The Planning Commission shall make a detailed decision on the preliminary plat or site plan as submitted, including any modifications. The preliminary plat or site plan becomes the final plat or site plan when staff is satisfied that any requested changes have been correctly resolved. Staff shall manage the process to final plat completion.
5. Final Plat or Final Permitted Use Site Plan. After a completed application form and required information is submitted, final plat approval shall be a staff responsibility for any application initiated with an MDA or an AA. Final plat or site plan requirements will be found on the application form.

6. MDA/AA Modifications. If the above approval process suggests revisions to the original conceptual MDA, changes agreeable to the City and the developer shall be formally adopted as part of a City Council meeting.
7. The Heber City Subdivision Ordinance, Title 17, the Zoning Ordinance, Title 18, and associated standards, processes and requirements, will govern where this Code is silent. The following Heber City adopted ordinances are incorporated within the Code in their entirety:
 - i. Title 17.16 General Subdivisions Procedures
 - ii. Title 17.20 Plans
 - iii. Title 17.44 Platting
 - iv. Title 17.52 Guarantee of Performance
 - v. Title 8.72 Off-Street Parking and Loading
 - vi. Title 18.104 North Village Signs
8. Commencement of Work. When the proper assurances have been processed, site grading and public improvements may begin.
9. Building permits may be issued subsequent to plan submittals, including building elevations and material selections, agency approvals, and sufficient access acceptable to the Fire Department. All application forms and associated requirements are available online and at the Community Development Department, including a standardized Master Development Agreement. Where there is a conflict between the standards of this Chapter and differing Codes or other City Standards, this Chapter shall prevail, unless specifically stated otherwise in this Code or by an MDA/AA.



FIGURE 1.1 (4). Rural Residential Cluster Illustration

18.66.090 Sign Standards

Signs shall comply with Chapter 18.104 the North Village Overlay District and Mountain Community Zone Sign Standards.

January 12, 2024

Heber City Corporation
Attn: Russell Funk P.E.
75 North Main
Heber City, Utah 84032

Subject: Jordanelle Ridge Village 2 Fitzgerald Phase - Preliminary Review 2

Horrocks Engineers has reviewed the drawings submitted for the Jordanelle Ridge Fitzgerald Phase located north of Coyote Canyon Parkway and east of US 40. The following engineering comments from the 8/23/23 DRM meeting and from review of subsequent updates, need to be addressed as a condition of Preliminary approval unless otherwise noted. These comments are subject to further amendment as additional information is brought to our attention and discussed. A proposed phasing plan is shown at the end of this letter.

General

1. Complete improvements for the Phase 1B Roads and record the associated plat prior to recording first Fitzgerald Pod plat.
2. Address Preliminary construction drawing red-line comments in each Fitzgerald Pod Final application.

Environmental

1. Resolve the responsibility and timing for a wetland delineation of potential wetlands in the London Spring area identified in the Frontier 12/29/23 Fitzgerald Wetland report prior to submitting first Fitzgerald Pod Final application.

Streets

1. Resolve need for 1) northbound acceleration lane on US40, and 2) southbound deceleration lane on US40 at Fitzgerald Rd recommended in Hales 12/14/23 Fitzgerald Annexation Traffic report. Include design in construction drawings or provide written confirmation from UDOT that they have seen the traffic reports recommending these improvements and that they will not be required. This is needed prior to submitting first Fitzgerald Pod Final application.
2. Resolve responsibility and timing for constructing Coyote Cyn Pkwy double left turn lane at US40, recommended in Hales 12/14/23 Fitzgerald Annexation Addendum report. Include design in construction drawings unless otherwise agree to with City prior to submitting first Fitzgerald Pod Final application.
3. Address any additional comments identified in Hales 12/14/23 JRidge 2 Fitzgerald Annexation and Addendum Traffic reports after 3rd party review is completed and address with first Fitzgerald Pod Final application.

Storm Water

1. Comply with the North Village Storm Water Master Plan for historical/undeveloped flow in each Fitzgerald Pod Final application.
2. Provide construction drawings for the master planned debris basin in the Upper Coyote Canyon Drainage (CIP Project 01A) with the first Fitzgerald Pod Final application submitted for Pods F3, F4, F5, and F6. Plat recordation for any of these plats is contingent upon the construction, completion, and acceptance of this basin.
3. Provide construction drawings for the master planned upper debris basin in Drainage #2 (CIP Project 02A) with the first Fitzgerald Pod Final application submitted for Pods F1A and F1B. Plat recordation for any of these plats is contingent upon the construction, completion, and acceptance of this basin.
4. The Phase 1B Road project contains historical and developed flow storm water basins serving part of Fitzgerald project which need to be completed and accepted before recording any Fitzgerald plats. The Fitzgerald plats contain the property and easement dedications to the City for these basins. If Fitzgerald is not ready to record plats by the time the 1B Road facilities are accepted, separate documents need to be prepared to make these dedications to the City.
5. Address any additional comments identified in the Ensign 12/11/23 JRidge 2 Fitzgerald Canyon #2 Undeveloped Storm Water and Supplemental Developed Storm Water reports after a 3rd party review is completed and address with first Fitzgerald Pod Final application.
6. Finalize and sign the Long-Term Storm Water Maintenance agreement with the City before the first Fitzgerald Pod improvements are accepted.

Parks and Trails

1. Dedicate the London Springs area (Parcel H) to Heber City for a future fire station and public park to be maintained by the City with first Fitzgerald Pod plat recordation.
2. Extend 8-foot wide trail on the east side of Ostler Peak Road through the Park area (Parcel H) and tie into the US40 master planned trail.
3. Construct a 12-foot wide asphalt master planned trail along the east side of US40, west of the 3 storm water detention basins and tie into the existing Coyote Ridge trail.

Public Safety

1. Obtain Wasatch County Fire Department approval prior to the City approving and signing the final drawings of each Fitzgerald Pod.

Water and Irrigation

1. Provide a North Village Special Service District (NVSSD) approval letter prior to the City approving and signing the final drawings of each Fitzgerald Pod.
2. Provide a Central Utah Water Conservancy District (CUWCD) approval letter prior to the City approving and signing the final drawings of each Fitzgerald Pod.

Sewer

1. Provide a North Village Special Service District (NVSSD) approval letter prior to the City approving and signing the final drawings of each Pod.

Please call our office with any additional questions or concerns regarding this project.

Sincerely,

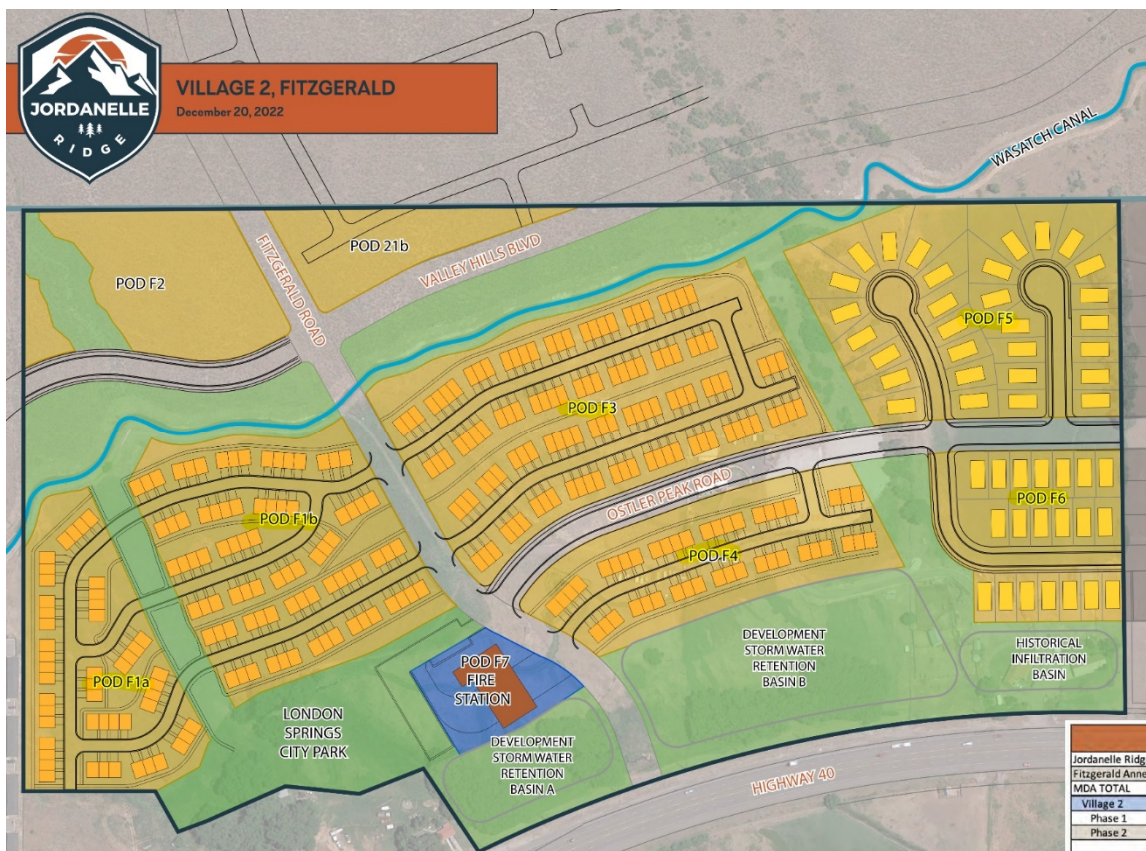
HORROCKS ENGINEERS

Bart Mumford

Bart Mumford, P.E.

cc: Heber Planning Department
Momentum Development Group

VILLAGE 2 FITZGERALD PHASING PLAN





Know what's below.
Call before you dig.

CALL BLUESTAKES
@ 811 AT LEAST 48 HOURS
PRIOR TO THE
COMMENCEMENT OF ANY
CONSTRUCTION.

JORDANELLE RIDGE VILLAGE 2

FITZGERALD PRELIMINARY

700 COYOTE CANYON PARKWAY

HEBER CITY, UTAH

FOR REVIEW
NOT FOR CONSTRUCTION

DATE PRINTED
December 11, 2023

INDEX OF DRAWINGS

1-3	PRELIMINARY PLAT	C-500	OVERALL EROSION CONTROL PLAN	PP-13	PLAN AND PROFILE SADIE COURT
2-3	PRELIMINARY PLAT	C-501	EROSION CONTROL PLAN	PP-14	PLAN AND PROFILE CIARRA WAY
3-3	PRELIMINARY PLAT	C-502	EROSION CONTROL PLAN	PP-15	PLAN AND PROFILE CIARRA WAY
C-001	GENERAL NOTES	C-503	EROSION CONTROL PLAN	PP-16	PLAN AND PROFILE CIARRA WAY
C-100	DEMOLITION PLAN	PP-0	PLAN AND PROFILE KEY MAP	PP-17	PLAN AND PROFILE AMBER LANE
C-200	OVERALL SITE, SIGNING, STRIPING, AND LIGHTING PLAN	PP-1	PLAN AND PROFILE OSTLER PEAK ROAD	PP-18	PLAN AND PROFILE AMBER LANE
C-201	SITE, SIGNING, STRIPING, AND LIGHTING PLAN	PP-2	PLAN AND PROFILE OSTLER PEAK ROAD	PP-19	PLAN AND PROFILE OLIVIA WAY
C-202	SITE, SIGNING, STRIPING, AND LIGHTING PLAN	PP-3	PLAN AND PROFILE OSTLER PEAK ROAD	PP-20	PLAN AND PROFILE OLIVIA WAY
C-203	SITE, SIGNING, STRIPING, AND LIGHTING PLAN	PP-4	PLAN AND PROFILE GLACIER LANE	PP-21	PLAN AND PROFILE OFFSITE STORM DRAIN DEVELOPED FLOW
C-300	OVERALL GRADING AND DRAINAGE PLAN	PP-5	PLAN AND PROFILE GLACIER LANE	PP-22	PLAN AND PROFILE OFFSITE STORM DRAIN DEVELOPED FLOW
C-301	GRADING AND DRAINAGE PLAN	PP-6	PLAN AND PROFILE HENLEY LANE	PP-23	PLAN AND PROFILE OFFSITE STORM DRAIN DEVELOPED FLOW
C-302	GRADING AND DRAINAGE PLAN	PP-7	PLAN AND PROFILE HENLEY LANE	PP-24	PLAN AND PROFILE OFFSITE STORM DRAIN DEVELOPED FLOW
C-303	GRADING AND DRAINAGE PLAN	PP-8	PLAN AND PROFILE RITTER LANE	PP-25	PLAN AND PROFILE OFFSITE STORM DRAIN HISTORICAL FLOW
C-400	OVERALL UTILITY PLAN	PP-9	PLAN AND PROFILE RITTER LANE	PP-26	PLAN AND PROFILE OFFSITE STORM DRAIN HISTORICAL FLOW
C-401	UTILITY PLAN	PP-10	PLAN AND PROFILE PRAIRIE SMOKE LANE / DEWEY LANE	PP-27	PLAN AND PROFILE OFFSITE STORM DRAIN HISTORICAL FLOW
C-402	UTILITY PLAN	PP-11	PLAN AND PROFILE HIGH Uintas LANE	C-600	DETAILS
C-403	UTILITY PLAN	PP-12	PLAN AND PROFILE HIGH Uintas LANE / SOPHIE PLACE	C-601	DETAILS
				C-602	DETAILS

NOTICE TO CONTRACTOR

ALL CONTRACTORS AND SUBCONTRACTORS PERFORMING WORK SHOWN ON OR RELATED TO THESE PLANS SHALL CONDUCT THEIR OPERATIONS SO THAT ALL EMPLOYEES ARE PROVIDED A SAFE PLACE TO WORK AND THE PUBLIC IS PROTECTED. ALL CONTRACTORS AND SUBCONTRACTORS SHALL COMPLY WITH THE OCCUPATIONAL SAFETY AND HEALTH REGULATIONS OF THE U.S. DEPARTMENT OF LABOR AND THE STATE OF UTAH DEPARTMENT OF INDUSTRIAL RELATIONS CONSTRUCTION SAFETY ORDERS. THE CIVIL ENGINEER SHALL NOT BE RESPONSIBLE IN ANY WAY FOR THE CONTRACTORS AND SUBCONTRACTORS COMPLIANCE WITH SAID REGULATIONS AND ORDERS.

CONTRACTOR FURTHER AGREES TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB-SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE CIVIL ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR ENGINEER.

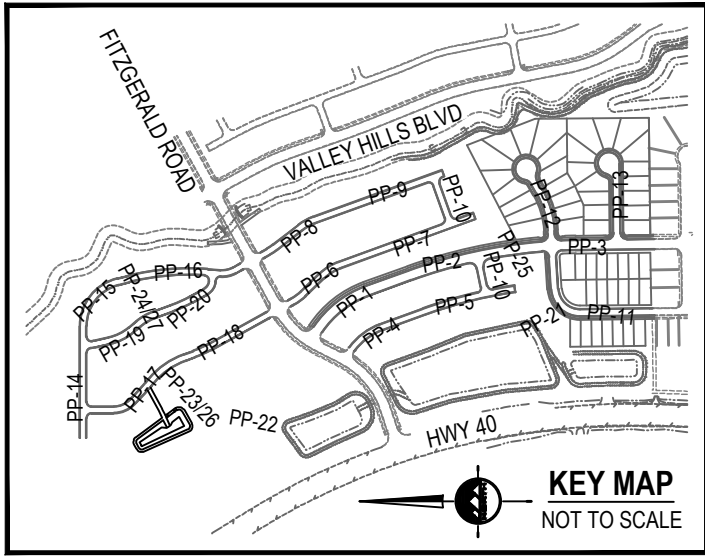
NOTICE TO DEVELOPER/ CONTRACTOR

UNAPPROVED DRAWINGS REPRESENT WORK IN PROGRESS, ARE SUBJECT TO CHANGE, AND DO NOT CONSTITUTE A FINISHED ENGINEERING PRODUCT. ANY WORK UNDERTAKEN BY DEVELOPER OR CONTRACTOR BEFORE PLANS ARE APPROVED IS UNDERTAKEN AT THE SOLE RISK OF THE DEVELOPER, INCLUDING BUT NOT LIMITED TO BIDS, ESTIMATION, FINANCING, BONDING, SITE CLEARING, GRADING, INFRASTRUCTURE CONSTRUCTION, ETC.

UTILITY DISCLAIMER

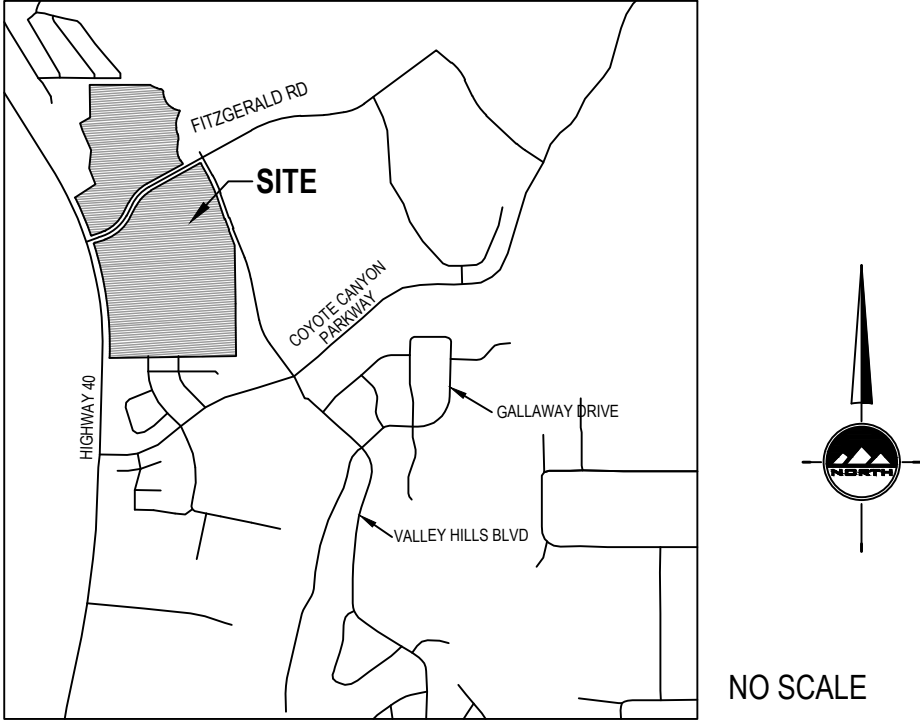
THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND / OR ELEVATIONS OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

KEY MAP



NO SCALE

VICINITY MAP



NO SCALE

GENERAL NOTES

- ALL WORK SHALL CONFORM TO HEBER CITY AND NORTH VILLAGE SSD STANDARDS & SPECIFICATIONS.
- CALL BLUE STAKES AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES.
- BENCHMARK = THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN
ELEVATION = 5969.10
- CONTRACTOR SHALL FAMILIARIZE WORKERS WITH INTERMOUNTAIN ECOSYSTEMS 11/23/16 REPORT, AND EPIC ENGINEERING 11/18/21 REPORT ON SENSITIVE HABITAT, SPECIES, AND MITIGATION. UPON DISCOVERING ANY HABITAT OR SPECIES IN AREAS BEING DISTURBED, CONTRACTOR SHALL NOTIFY EPIC ENGINEERING FOR RECOMMENDATIONS AND BE RESPONSIBLE FOR THEIR IMPLEMENTATION.

HEBER CITY ENGINEER'S APPROVAL

HEBER CITY ENGINEERDATE

JORDANELLE RIDGE VILLAGE 2

FITZGERALD PRELIMINARY

700 COYOTE CANYON PARKWAY

HEBER CITY, UTAH

2023-12-11 FOR REVIEW

COVER

PROJECT NUMBER
10229A

PRINT DATE
2023-12-11

PROJECT MANAGER
BAM

DESIGNED BY
DAG



THE STANDARD IN ENGINEERING

SANDY
45 W 10000 S, Suite 500
Sandy, UT 84070
Phone: 801.255.0529

LAYTON
Phone: 801.547.1100

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

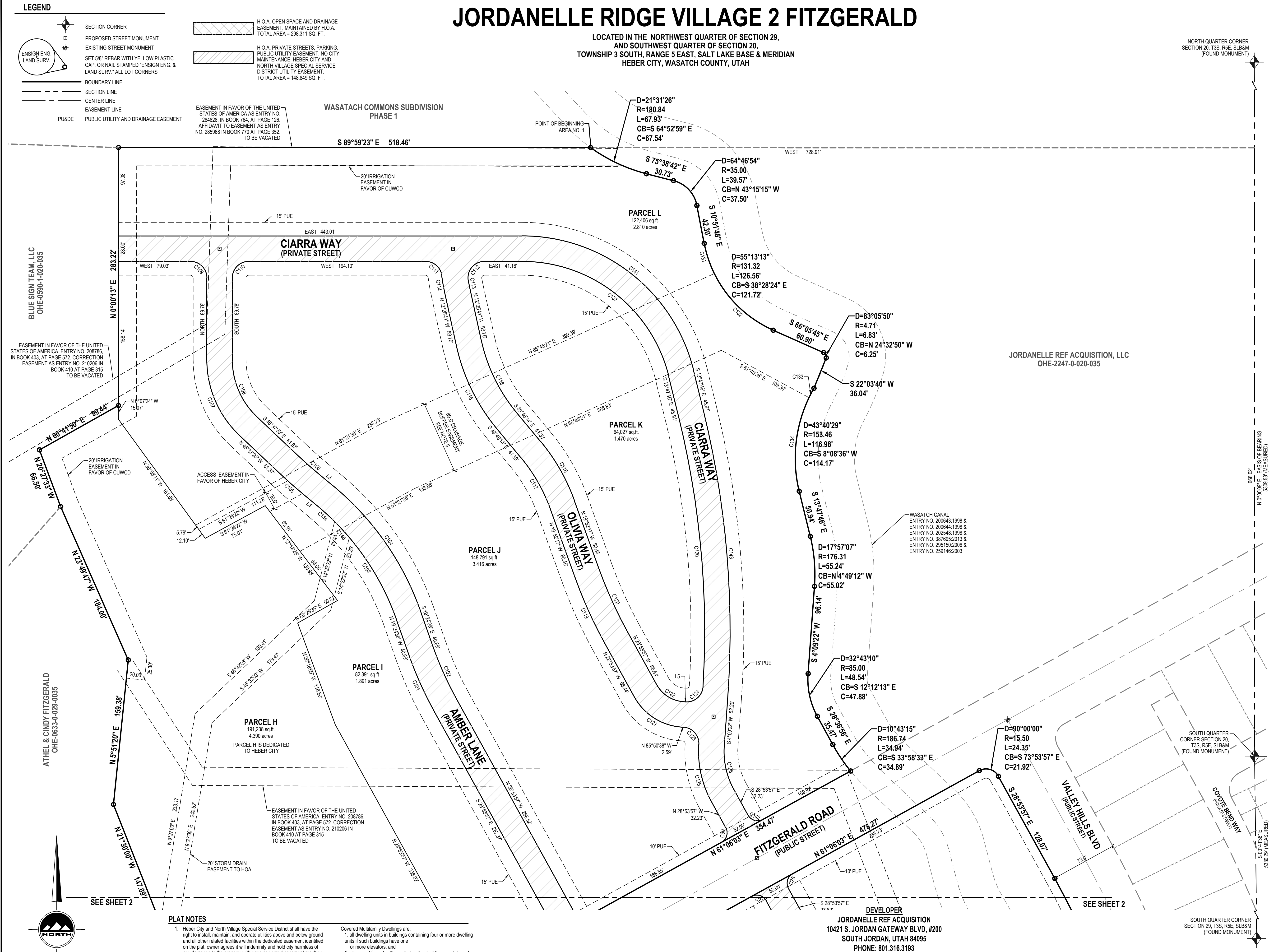
WWW.ENSIGNENG.COM

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

CONTACT:
DAVE BARBEE
PHONE: 801.316.3193

JORDANELLE RIDGE VILLAGE 2 FITZGERALD

LOCATED IN THE NORTHWEST QUARTER OF SECTION 29,
AND SOUTHWEST QUARTER OF SECTION 20,
TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE & MERIDIAN
HEBER CITY, WASATCH COUNTY, UTAH



SURVEYOR'S CERTIFICATE I, Patrick M. Harris, do hereby certify that I am a Professional Land Surveyor, and that I hold License No. 266882, as prescribed by the laws of the State of Utah. I further certify that by authority of the Owner(s), that I have made a survey of the said tract of land shown on this plat and described below, and have subdivided said tract of land into streets and easements.		
PATRICK M. HARRIS CERTIFICATE NO. 266882	DATE	
BOUNDARY DESCRIPTIONS		
Area No. 1: A parcel of land situate in the Southwest Quarter of Section 20 and the Northwest Quarter of Section 29, Township 3 South, Range 5 East, Salt Lake Base and Meridian, being more particularly described as follows: Beginning at a point on the westerly right-of-way line of the Wasatch Canal, said point being North 00°00'09" East 668.02 feet along the quarter section line and West 728.91 feet from the South Quarter Corner of Section 20, Township 3 South, Range 5 East, Salt Lake Base and Meridian, and running thence along said westerly right-of-way line the following (five) courses: (1) Southeastly 57.93 feet along the arc of a 180.84 foot radius curve to the left (center bears North 35°52'44" East and the chord bears South 64°52'59" East 67.54 feet with a central angle of 21°31'26"); (2) South 75°38'42" East 30.73 feet; (3) Southeastly 39.57 feet along the arc of a 35.00 foot radius curve to the right (center bears South 14°21'18" West and the chord bears South 43°15'15" East 37.50 feet with a central angle of 64°46'54"); (4) South 10°51'48" East 42.30 feet; (5) Southeastly 126.36 feet along the arc of a 131.32 foot radius curve to the left (center bears North 79°08'12" East and the chord bears South 38°28'24" East 121.72 feet with a central angle of 55°13'13"); (6) South 66°05'45" East 60.90 feet; (7) Southeastly 6.83 feet along the arc of a 4.71 foot radius curve to the right (center bears South 23°54'15" West and the chord bears South 24°32'50" East 6.25 feet with a central angle of 83°05'50"); (8) South 22°03'40" West 36.04 feet; (9) South 22°03'40" West 36.04 feet; (10) Southwesterly 116.98 feet along the arc of a 153.46 foot radius curve to the left (center bears South 60°01'10" East and the chord bears South 08°08'36" West 114.17 feet with a central angle of 43°40'29"); (11) South 13°47'46" East 50.94 feet; (12) Southeastly 55.24 feet along the arc of a 176.31 foot radius curve to the right (center bears South 66°05'45" East 60.90 feet; (13) South 66°05'45" East 60.90 feet; (14) Southeastly 57.93 feet along the arc of a 180.84 foot radius curve to the left (center bears North 35°52'44" East and the chord bears South 64°52'59" East 67.54 feet with a central angle of 21°31'26"); (15) South 28°36'56" East 35.47 feet to the northerly right-of-way line, thence Southeastly 34.94 feet along the arc of a 186.74 foot radius curve to the left (center bears North 51°23'04" East and the chord bears South 33°58'33" East 34.89 feet with a central angle of 10°43'51"); to the northerly right-of-way line of Fitzgerald Road, thence along said northerly right-of-way line the following eight (8) courses: (1) South 61°06'03" West 354.47 feet; (2) Southwesterly 230.74 feet along the arc of a 384.00 foot radius curve to the left (center bears South 28°53'57" East and the chord bears South 43°53'14" West 227.28 feet with a central angle of 34°29'39"); (3) South 28°40'24" West 110.76 feet; (4) Southwesterly 216.17 feet along the arc of a 316.00 foot radius curve to the right (center bears North 63°19'36" West and the chord bears South 46°16'14" West 211.96 feet with a central angle of 39°11'40"); (5) South 71°09'06" West 14.41 feet; (6) Southwesterly 17.32 feet along the arc of a 315.00 foot radius curve to the right (center bears North 21°31'17" West and the chord bears South 10°03'14" West 17.32 feet with a central angle of 03°00'02"); (7) South 71°37'45" West 50.04 feet; (8) Southwesterly 5.78 feet along the arc of a 2.00 foot radius curve to the right (center bears North 18°22'15" West and the chord bears North 77°45'51" West 5.77 feet with a central angle of 1°21'16"); to the easterly right-of-way line of Highway 40, thence Northwestly 356.63 feet along the arc of a 2,914.90 foot radius curve to the left (center bears South 70°47'03" West and the chord bears North 22°43'15" West 356.41 feet with a central angle of 07°00'36"); along said easterly right-of-way line, thence North 55°19'04" East 215.28 feet, thence North 21°30'00" West 147.69 feet, thence North 05°51'20" East 158.28 feet, thence North 23°45'47" West 184.00 feet, thence North 20°27'33" West 66.50 feet, thence North 60°41'50" East 99.44 feet, thence North 00°00'13" East 283.22 feet, thence South 89°59'23" East 518.46 feet to the point of beginning. Contains 170,457 Square Feet or 11.867 Acres Area No. 2: A parcel of land situate in the Southwest Quarter of Section 20 and the Northwest Quarter of Section 29, Township 3 South, Range 5 East, Salt Lake Base and Meridian, being more particularly described as follows: Beginning at a point being South 00°41'38" East 720.84 feet along the quarter section line from the South Quarter Corner of Section 20, Township 3 South, Range 5 East, Salt Lake Base and Meridian, and running thence South 00°41'38" East 961.92 feet along the quarter section line to the northerly boundary line of Canyon Ridge Phase 1 Annex Road, thence South 89°15'44" West 1,099.71 feet along said northerly boundary line to the easterly right-of-way line of Highway 40, thence along said easterly right-of-way line the following two (2) courses: (1) North 01°51'31" East 4.30 feet; (2) Northwestly 996.01 feet along the arc of a 2,914.90 foot radius curve to the left (center bears North 88°08'29" West and the chord bears North 07°55'49" West 991.18 feet with a central angle of 19°34'40") to the southerly right-of-way line of Fitzgerald Road, thence along said southerly right-of-way line the following eight (8) courses: (1) Northwestly 17.37 feet along the arc of a 27.00 foot radius curve to the right (center bears South 55°39'01" East and the chord bears North 52°59'22" East 17.26 feet with a central angle of 37°16'46"); (2) North 71°37'45" East 84.30 feet; (3) Northwestly 21.17 feet along the arc of a 385.00 foot radius curve to the left (center bears North 18°22'15" West and the chord bears North 70°03'14" East 21.17 feet with a central angle of 03°00'02"); (4) North 63°54'25" East 17.55 feet; (5) Northwestly 265.68 feet along the arc of a 384.00 foot radius curve to the left (center bears North 24°07'56" West and the chord bears North 46°16'14" East 257.59 feet with a central angle of 39°11'40"); (6) North 26°40'24" East 110.76 feet; (7) Northwestly 189.88 feet along the arc of a 316.00 foot radius curve to the right (center bears South 63°19'36" East and the chord bears North 43°53'14" East 120.73 feet with a central angle of 34°29'39"); (8) North 61°06'03" East 480.77 feet to the westerly right-of-way line of Valley Hills Boulevard, thence along said westerly right-of-way line the following six (6) courses: (1) Southeastly 24.35 feet along the arc of a 15.50 foot radius curve to the right (center bears South 28°53'57" East and the chord bears South 73°53'57" East 21.92 feet with a central angle of 50°00'00"); (2) South 28°53'57" East 126.07 feet; (3) Southeastly 164.38 feet along the arc of a 861.00 foot radius curve to the right (center bears South 61°06'03" West and the chord bears South 23°45'47" East 164.18 feet with a central angle of 08°46'02"); (4) South 19°05'52" East 222.35 feet; (5) Southeastly 102.37 feet along the arc of a 2,039.00 foot radius curve to the left (center bears North 70°54'05" East and the chord bears South 20°32'12" East 102.35 feet with a central angle of 02°52'35"); (6) South 21°58'30" East 139.91 feet to the point of beginning. Contains 1,563,816 Square Feet or 35.900 Acres		
OWNER'S DEDICATION KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED IS THE OWNER(S) IF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO STREETS AND EASEMENT, TO BE HEREAFTER KNOWN AS JORDANELLE RIDGE VILLAGE 2 FITZGERALD DO HEREBY DEDICATE THE EASEMENTS FOR PUBLIC UTILITIES AS SHOWN ON THIS PLAT AND CONTAINED WITHIN THE ABOVE DESCRIBED BOUNDARY. IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS ____ DAY OF _____, 20__ A.D.		
OWNER'S ACKNOWLEDGMENT STATE OF UTAH } s. COUNTY OF _____ } ON THIS ____ DAY OF _____, A.D. 20__, PERSONALLY APPEARED BEFORE ME _____, WHO BEING BY ME DULY SWORN DID SAY THAT HE/SHE IS THE _____ OF _____, A LIMITED LIABILITY COMPANY AND THAT THE FOREGOING INSTRUMENT WAS SIGNED IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED AND ACKNOWLEDGED TO ME THAT SAID LIMITED LIABILITY COMPANY EXECUTED THE SAME. NOTARY PUBLIC MY COMMISSION EXPIRES: _____ COMMISSION NO: _____ REISSUED IN _____ COUNTY, _____		
ACCEPTANCE BY LEGISLATIVE BODY THE CITY COUNCIL OF THE HEBER CITY, WASATCH COUNTY, UTAH, APPROVES THIS SUBDIVISION SUBJECT TO THE CONDITIONS AND RESTRICTIONS STATED HEREON, AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSE FOR THE PERPETUAL USE OF THE PUBLIC. THIS ____ DAY OF _____, A.D. 20__ CITY ENGINEER (SEE SEAL BELOW) MAYOR CLERK-RECORDER (SEE SEAL BELOW)		
PLANNING COMMISSION APPROVAL APPROVED THIS ____ DAY OF _____, A.D. 20__, BY THE PLANNING COMMISSION OF HEBER CITY. PLANNING DIRECTOR CHAIR, PLANNING COMMISSION		
JORDANELLE RIDGE VILLAGE 2 FITZGERALD LOCATED IN THE NORTHWEST QUARTER OF SECTION 29, AND SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE & MERIDIAN HEBER CITY, WASATCH COUNTY, UTAH		
SURVEYOR'S SEAL PATRICK M. HARRIS 12/08/23	CITY ENGINEER SEAL	CLERK-RECORDER SEAL
RECORDED # STATE OF UTAH, COUNTY OF WASATCH, RECORDED AND FILED AT THE REQUEST OF : DATE: _____ TIME: _____ BOOK: _____ PAGE: _____ FEES DEPUTY WASATCH COUNTY RECORDER		
DEVELOPER JORDANELLE REF ACQUISITION 10421 S. JORDAN GATEWAY BLVD, #200 SOUTH JORDAN, UTAH 84095 PHONE: 801.316.3193		
SHEET 1 OF 3 PROJECT NUMBER: 10229A MANAGER: BAM DRAWN BY: SJL CHECKED BY: PMH DATE: 12/11/23		
NORTH VILLAGE SPECIAL SERVICE DISTRICT ACCEPTED THIS ____ DAY OF _____, A.D., 20__ BY SPECIAL SERVICE DISTRICT.		
COUNTY SURVEYOR APPROVED AS TO FORM. ROS NO. _____ WASATCH COUNTY SURVEYOR DATE		

ENSIGN
SALT LAKE CITY
45 W. 10000 S., Suite 500
Sanday, UT, 84010
Phone: 801.265.0529
Fax: 801.255.4449
WWW.ENSIGNENG.COM

LAYTON
Phone: 801.547.1100
TOOELE
Phone: 435.843.3990
CEGAR CITY
Phone: 435.800.1403
RICHFIELD
Phone: 435.899.9911
COLORADO SPRINGS
Phone: 719.476.5119

SHEET 1 OF 3
PROJECT NUMBER: 10229A
MANAGER: BAM
DRAWN BY: SJL
CHECKED BY: PMH
DATE: 12/11/23

NORTH VILLAGE SPECIAL SERVICE DISTRICT
ACCEPTED THIS ____ DAY OF _____, A.D.,
20__ BY SPECIAL SERVICE DISTRICT.

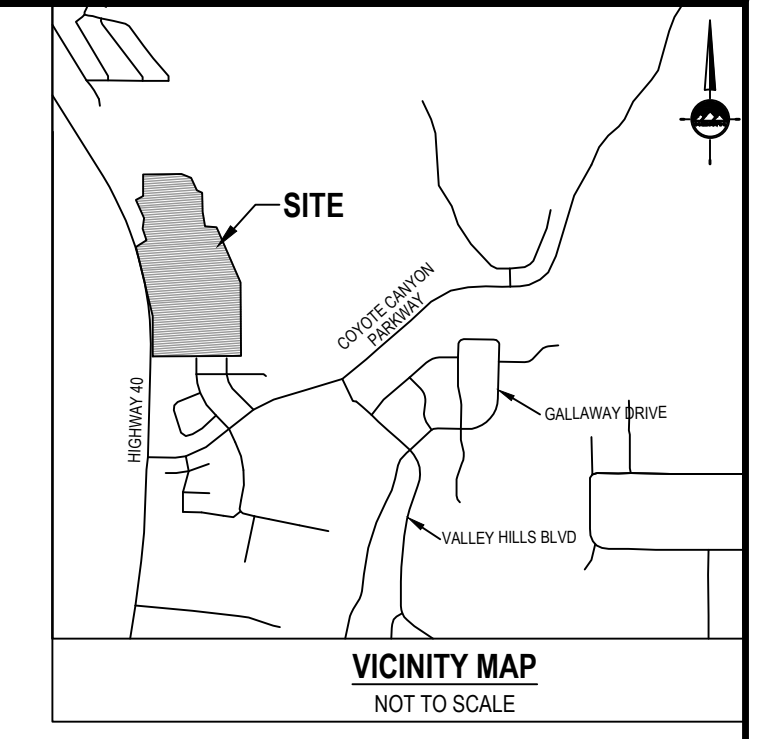
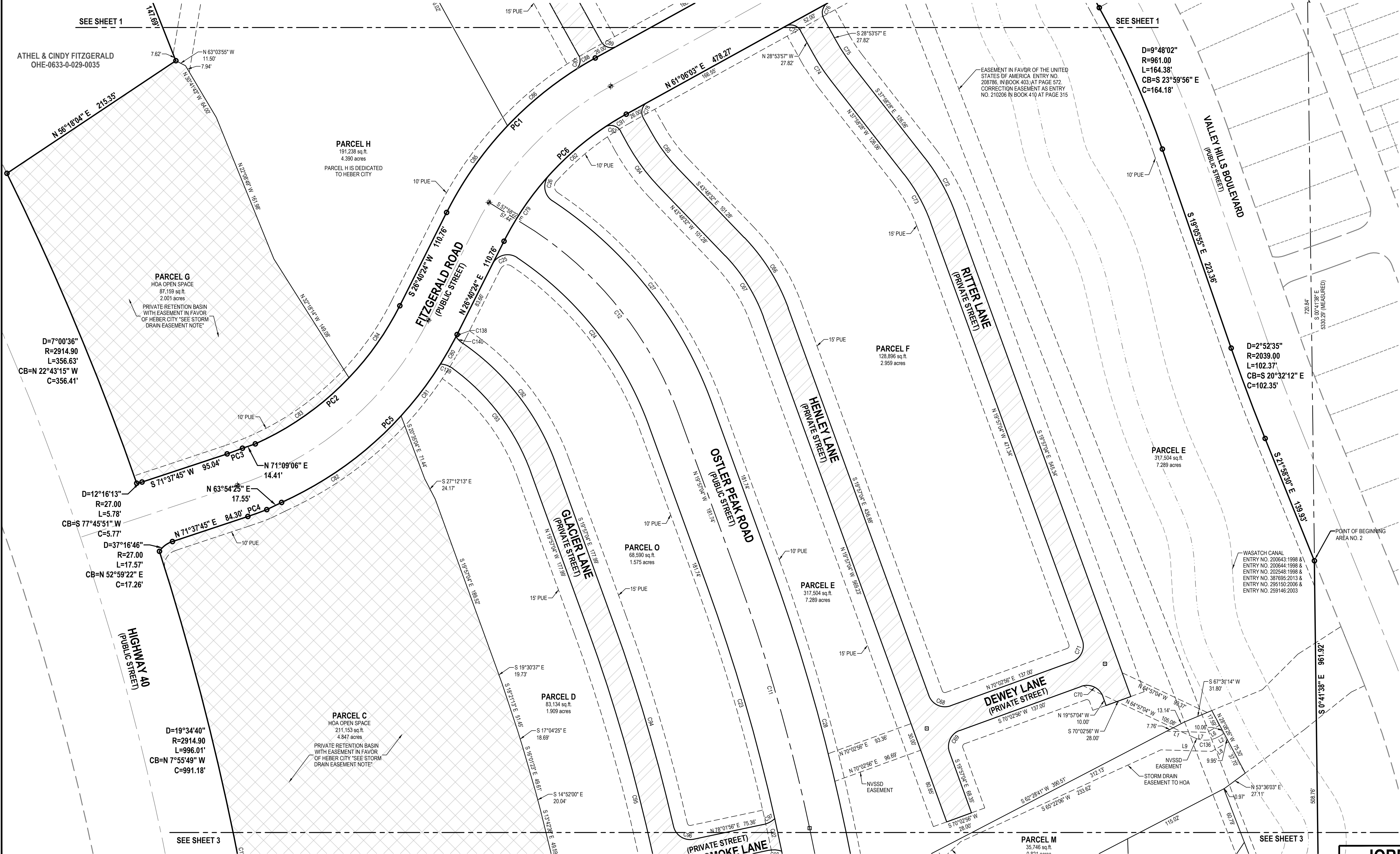
COUNTY SURVEYOR
APPROVED AS TO FORM.
ROS NO. _____
WASATCH COUNTY SURVEYOR
DATE

HORIZONTAL GRAPHIC SCALE
50 0 25 50 100
(IN FEET)
HORZ. 1 inch = 50 ft.

PLAT NOTES
1. Heber City and North Village Special Service District shall have the right to install, maintain, and operate utilities above and below ground and all other related facilities within the dedicated easement identified on the plat. Owner agrees it will indemnify and hold city harmless of any damages to the property within the dedicated easement resulting from maintenance and repair operations of facilities.
2. All residential parcels subject to Jordanelle Ridge Public Infrastructure District No. 2 - South Entry No. 521439.
3. All proposed units in this plat are not on the same floor and all have stairs. By the definition below, buildings, units and routes (trails & pathways) are not required to meet ADA & FHA accessibility requirements, set forth in Fair Housing Act Design Manual.
From Fair Housing Act Design Manual, April 1998:
Buildings, units and routes (trails & pathways) considered "Covered Multifamily dwellings" are required to meet ADA & FHA accessibility requirements, set forth in the Fair Housing Act Design Manual.
Covered Multifamily Dwellings are:
1. all dwelling units in buildings containing four or more dwelling units if such buildings have one or more elevators, and
2. all ground floor dwelling units in other buildings containing four or more units.
To be a covered unit, all of the finished living space must be on the same floor, that is, be a single-story unit, such as single-story townhouses, villas, or patio apartments.
4. All trails outside of the public right-of-way and within subdivision plat are private and the responsibility of the Jordanelle Ridge Master HOA. Buffer Easement dedicated to Heber City for access and protection of natural drainage easements. No structures or disturbance in this area is allowed except for approved road crossings, NVSSD facilities, storm water facilities, and trails without prior written authorization from Heber City.

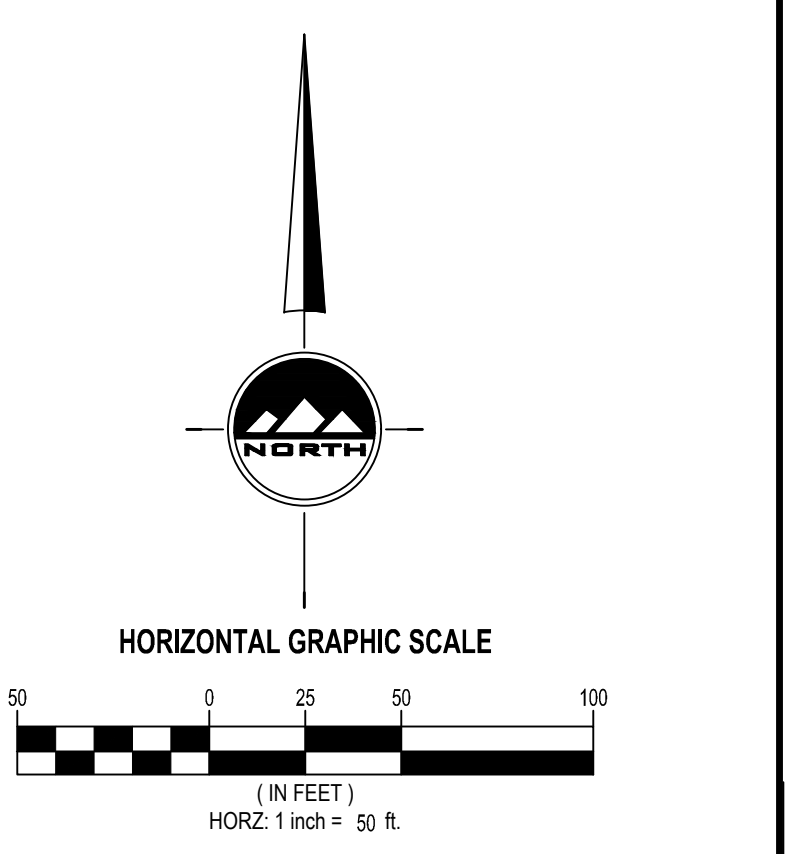
JORDANELLE RIDGE VILLAGE 2 FITZGERALD

LOCATED IN THE NORTHWEST QUARTER OF SECTION 29,
AND SOUTHWEST QUARTER OF SECTION 20,
TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE & MERIDIAN
HEBER CITY, WASATCH COUNTY, UTAH



CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
PC1	384.00'	230.74'	34°25'39"	S43°53'14"W	227.28'
PC2	316.00'	216.17'	39°11'40"	S46°16'14"W	211.98'
PC3	315.00'	17.32'	3°09'02"	S70°03'14"W	17.32'
PC4	385.00'	21.17'	3°09'02"	N70°03'14"E	21.17'
PC5	384.00'	282.68'	39°11'40"	N46°16'14"E	257.59'
PC6	316.00'	189.88'	34°25'39"	N43°53'14"E	187.03'

LINE TABLE		
LINE	BEARING	LENGTH
L1	S64°57'04"E	24.85'
L2	N60°19'32"E	6.73'
L3	S50°20'13"E	19.99'
L4	N50°20'13"W	19.99'
L5	N85°50'38"W	2.52'
L6	S60°20'47"W	15.39'
L7	N88°15'11"W	42.86'
L8	S60°20'47"W	20.48'
L9	N88°15'11"W	53.76'
L10	S47°09'37"W	33.28'
L11	S69°16'20"W	27.36'
L12	S69°16'20"W	35.29'



LEGEND

- SECTION CORNER
- PROPOSED STREET MONUMENT
- EXISTING STREET MONUMENT
- SET 6" REBAR WITH YELLOW PLASTIC CAP, OR NAIL STAMPED "ENSGN ENG. & LAND SURV." ALL LOT CORNERS
- BOUNDARY LINE
- SECTION LINE
- CENTER LINE
- EASEMENT LINE
- PUBSD: PUBLIC UTILITY AND DRAINAGE EASEMENT

H.O.A. OPEN SPACE AND DRAINAGE EASEMENT, MAINTAINED BY H.O.A. TOTAL AREA = 298,311 SQ. FT.

H.O.A. PRIVATE STREETS, PARKING, PUBLIC UTILITY EASEMENT, NO CITY MAINTENANCE, HEBER CITY AND NORTH VILLAGE SPECIAL SERVICE DISTRICT UTILITY EASEMENT. TOTAL AREA = 148,849 SQ. FT.

Storm Drain Easement Notes:
Easement granted to Heber City. A permanent easement and right-of-way for the purpose of storm drain lines, retention and/or detention basins, manholes, boxes, and surface structures, together with the right to construct, operate, maintain, repair and replace said facilities, and the right of ingress and egress at any time for such purposes. Property owner shall not increase or decrease, nor permit to be increased or decreased, the ground elevations in said easement existing at the time this document is executed, nor construct or permit to be constructed, any permanent building, structures, fences, landscaping (other than grass), improvements, or other encroachments in said easement without prior written permission from the City. Any improvements not authorized in writing by City will be removed at property owner's expense. Any fencing allowed around or through said easement shall install twelve (12) foot minimum gates and keep easement area accessible to City. Property owner agrees on its own behalf, and on behalf of its successors in interest, that it will indemnify and hold harmless CITY for any damages to the property which result from maintenance and repair operations by CITY of its facilities within the easement, and any right to compel CITY to grade, surface, or otherwise improve or maintain said easement area.
Per the Long Term Stormwater Maintenance agreement between the Master Jordanelle Ridge 2 HOA and Heber City, recorded _____, HOA shall be responsible for all irrigation, landscaping, maintenance and cleaning within the easement.

DEVELOPER
JORDANELLE REF ACQUISITION
10421 S. JORDAN GATEWAY BLVD, #200
SOUTH JORDAN, UTAH 84095
PHONE: 801.316.3193

ENSIGN

SALT LAKE CITY
45 W. 10000 S., Suite 500
Sandy, UT 84070
Phone: 801.255.0629
Fax: 801.255.4449
WWW.ENSIGNENG.COM

LAYTON
Phone: 801.547.1100

TOOLE
Phone: 435.843.3590

CDAR CITY
Phone: 801.255.0629

RICHFIELD
Phone: 801.255.0629

COLORADO SPRINGS
Phone: 719.478.0119

SHEET 2 OF 3

PROJECT NUMBER : 10229A

MANAGER : BAM

DRAWN BY : SJL

CHECKED BY : PMH

DATE : 12/11/23

JORDANELLE RIDGE VILLAGE 2 FITZGERALD

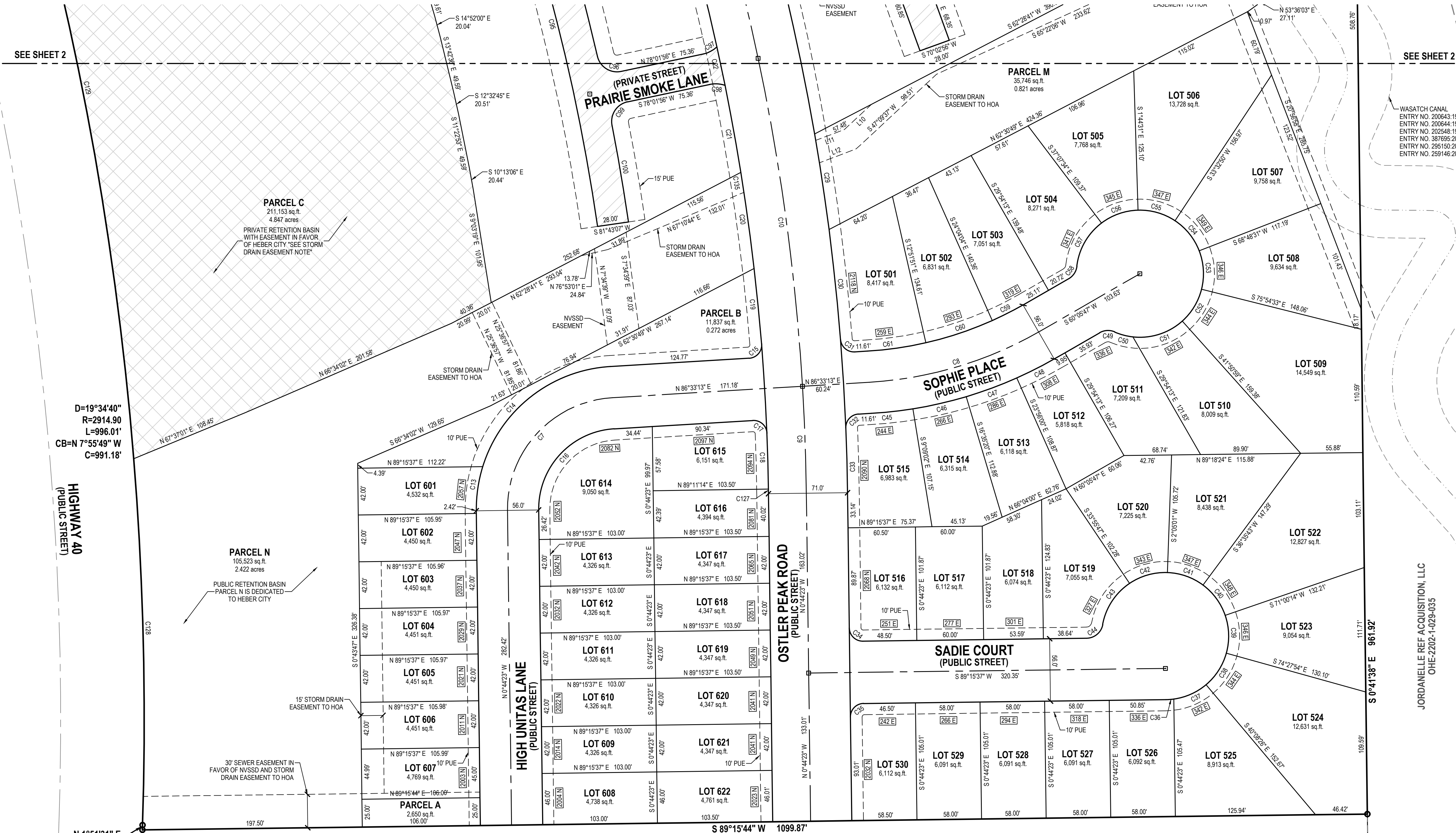
LOCATED IN THE NORTHWEST QUARTER OF SECTION 29,
AND SOUTHWEST QUARTER OF SECTION 20,
TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE & MERIDIAN
HEBER CITY, WASATCH COUNTY, UTAH

RECORDED #

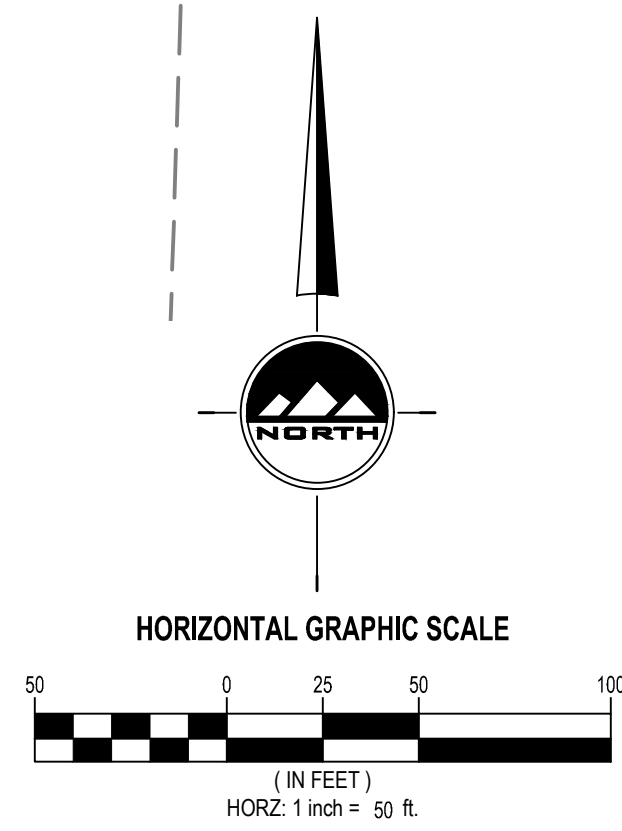
STATE OF UTAH, COUNTY OF WASATCH, RECORDED AND FILED AT THE
REQUEST OF : _____
DATE: _____ TIME: _____ BOOK: _____ PAGE: _____
FEES _____ DEPUTY WASATCH COUNTY RECORDER

JORDANELLE RIDGE VILLAGE 2 FITZGERALD

LOCATED IN THE NORTHWEST QUARTER OF SECTION 29,
AND SOUTHWEST QUARTER OF SECTION 20,
TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE & MERIDIAN
HEBER CITY, WASATCH COUNTY, UTAH



COYOTE RIDGE PHASE 1 AMENDED
ENTRY NO. 524583



LEGEND

- SECTION CORNER
- PROPOSED STREET MONUMENT
- EXISTING STREET MONUMENT
- SET 5/8" REBAR WITH YELLOW PLASTIC CAP, OR NAIL STAMPED "ENSGN ENG. & LAND SURV." ALL LOT CORNERS
- BOUNDARY LINE
- SECTION LINE
- CENTER LINE
- EASEMENT LINE
- PUBLIC UTILITY AND DRAINAGE EASEMENT

- H.O.A. OPEN SPACE AND DRAINAGE EASEMENT, MAINTAINED BY H.O.A. TOTAL AREA = 286,311 SQ. FT.
- H.O.A. PRIVATE STREETS, PARKING, PUBLIC UTILITY EASEMENT, NO CITY MAINTENANCE, HEBER CITY AND NORTH VILLAGE SPECIAL SERVICE DISTRICT UTILITY EASEMENT, TOTAL AREA = 146,849 SQ. FT.



SALT LAKE CITY
45 W. 10000 S., Suite 500
Sandy, UT 84070
Phone: 801.255.0529
Fax: 801.255.4449
WWW.ENSGNENG.COM

LAYTON
Phone: 801.547.1100
TOOELE
Phone: 435.843.3590
CEDAR CITY
Phone: 435.863.1653
RICHFIELD
Phone: 435.980.0187
COLORADO SPRINGS
Phone: 719.478.0119

SHEET 3 OF 3

PROJECT NUMBER : 10229A
MANAGER : BAM
DRAWN BY : SJL
CHECKED BY : PMH
DATE : 12/11/23

JORDANELLE RIDGE VILLAGE 2 FITZGERALD

LOCATED IN THE NORTHWEST QUARTER OF SECTION 29,
AND SOUTHWEST QUARTER OF SECTION 20,
TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE & MERIDIAN
HEBER CITY, WASATCH COUNTY, UTAH

RECORDED

STATE OF UTAH, COUNTY OF WASATCH, RECORDED AND FILED AT THE
REQUEST OF :

DATE: TIME: BOOK: PAGE:

FEES DEPUTY WASATCH COUNTY RECORDER

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C7	100.07'	152.36'	87°17'35"	S42°54'25"W	138.04'
C8	347.73'	161.08'	26°32'29"	N73°22'01"E	159.65'
C9	1998.50'	94.42'	2°42'25"	N2°03'35"W	94.41'
C10	1998.50'	297.23'	8°31'17"	N7°42'26"W	296.96'
C11	1998.50'	278.34'	7°58'47"	N15°57'28"W	278.11'
C12	398.50'	252.12'	36°14'58"	N38°04'33"W	247.94'
C13	128.00'	40.24'	18°00'38"	S8°15'57"W	40.07'
C14	128.00'	154.78'	69°16'57"	S51°54'44"W	145.52'
C15	12.00'	19.10'	91°10'27"	N40°58'00"E	17.14'
C16	72.00'	108.70'	87°17'35"	S42°54'25"W	99.39'
C17	12.00'	19.10'	91°10'27"	N47°51'34"W	17.14'
C18	1964.50'	50.06'	1°27'38"	N1°32'33"W	50.06'
C19	1964.50'	67.91'	1°58'50"	N5°36'38"W	67.91'
C20	1964.50'	87.04'	2°32'18"	N7°52'13"W	79.30'
C21	1964.50'	79.30'	2°18'48"	N10°17'45"W	79.30'
C22	1964.50'	35.36'	1°01'52"	N11°58'04"W	35.35'
C23	1964.50'	255.92'	7°27'51"	N16°12'56"W	255.74'
C24	364.50'	230.61'	36°14'58"	N38°04'33"W	226.78'
C25	18.00'	30.41'	96°47'21"	S75°24'21"W	26.92'
C26	18.00'	30.98'	98°37'28"	S71°12'40"W	26.92'
C27	435.50'	277.98'	36°34'20"	N1°32'33"W	273.29'
C28	2035.12'	360.42'	10°09'50"	N14°52'33"W	359.95'
C29	2035.12'	86.71'	2°26'28"	N8°34'54"W	86.70'
C30	2035.12'	99.61'	2°48'18"	N5°57'32"W	99.60'
C31	12.00'	18.33'	87°31'04"	S49°41'16"E	16.60'
C32	12.00'	18.42'	87°56'21"	S42°35'03"W	16.66'
C33	2035.12'	56.59'	1°35'38"	N1°32'04"W	56.59'
C34	12.00'	18.85'	90°00'00"	S45°44'23"E	16.97'
C35	12.00'	18.85'	90°00'00"	S44°15'37"W	16.97'
C36	57.00'	7.16'	7°12'07"	N89°39'34"E	7.16'
C37	57.00'	32.03'	32°11'56"	N65°57'32"E	31.61'
C38	57.00'	34.15'	34°19'28"	N32°41'50"E	33.64'
C39	57.00'	34.35'	34°31'52"	N1°43'50"W	33.84'
C40	57.00'	34.23'	34°24'31"	N36°12'02"W	33.72'
C41	57.00'	34.33'	34°30'42"	N70°39'38"W	33.62'
C42	57.00'	35.83'	36°00'48"	S74°04'37"W	35.24'
C43	57.00'	45.36'	45°35'52"	S33°16'17"W	44.17'
C44	15.00'	20.63'	78°47'16"	N49°51'59"E	19.04'
C45	375.73'	37.63'	5°44'20"	N83°45'55"E	37.62'
C46	375.73'	49.08'	7°29'04"	N77°09'13"E	49.05'
C47	375.73'	48.48'	7°23'24"	N69°42'59"E	48.43'
C48	375.73'	38.86'	5°55'30"	N63°03'32"E	38.84'
C49	15.00'	13.96'	53°19'44"	S86°45'39"W	13.46'
C50	57.00'	17.02'	17°06'25"	S75°07'42"E	16.96'
C51	57.00'	47.92'	48°10'04"	N72°14'03"E	46.52'
C52	57.00'	33.88'	34°03'34"	N31°07'14"E	33.39'
C53	57.00'	35.10'	35°16'57"	N33°30'17"W	34.55'
C54	57.00'	35.08'	35°15'41"	N38°49'20"W	34.53'
C55	57.00'	35.11'	35°17'21"	N74°05'51"W	34.55'
C56	57.00'	35.20'	35°22'03"	S70°33'57"W	34.64'
C57	57.00'	45.87'	46°06'23"	S29°49'14"W	44.64'
C58	15.00'	13.96'	53°19'44"	N33°25'55"E	13.46'
C59	322.00'	32.30'	5°44'53"	N63°03'30"E	32.29'
C60	322.00'	62.96'	11°12'13"	N71°32'03"E	62.86'
C61	322.00'	52.93'	9°25'03"	N81°50'41"E	52.87'
C62	316.00'	77.73'	14°05'38"	S49°08'53"W	77.53'
C63	12.00'	19.88'	94°54'23"	N76°21'08"W	17.68'
C64	214.00'	55.69'	14°54'35"	S36°21'14"E	55.53'
C65	186.00'	48.40'	14°54'35"	S36°21'14"E	48.27'
C66	214.00'	89.11'	23°51'27"	N31°52'48"W	88.47'
C67	186.00'	77.45'	23°51'27"	N31°52'48"W	76.89'
C68	18.00'	28.27'	90°00'00"	S84°57'04"E	25.46'
C69	18.00'	28.27'	90°00'00"	S25°02'56"W	25.46'
C70	18.00'	28.27'	90°00'00"	N64°57'04"W	25.46'
C71	18.00'	28.27'	90°00'00"	N25°02'56"E	25.46'
C72	214.00'	67.32'	18°01'24"	N28°57'46"W	67.04'
C73	186.00'	58.51'	18°01'24"	N28°57'46"W	58.27'
C74	214.00'	33.90'	9°04'31"	S33°26'12"E	33.86'
C75	186.00'	29.46'	9°04'31"	S33°26'12"E	29.43'
C76	12.00'	18.85'	90°00'00"	S16°06'03"W	16.97'

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C77	12.00'	18.85'	90°00'00"	N73°53'57"W	16.97'
C78	12.00'	18.85'	90°00'00"	S16°06'03"W	16.97'
C79	316.00'	85.09'	15°25'40"	S34°23'14"W	84.83'
C80	384.00'	33.46'	4°59'30"	N29°32'20"E	33.44'
C81	384.00'	69.08'	10°18'26"	N37°11'18"E	68.99'
C82	384.00'	157.67'	23°31'33"	N54°06'18"E	156.57'
C83	316.00'	122.47'	22°12'18"	N54°45'55"E	121.70'
C84	316.00'	93.70'	16°59'22"	N35°10'05"E	93.36'
C85	384.00'	112.76'	16°49'31"	S35°05'09"W	112.36'
C86	384.00'	92.74'	13°50'16"	S50°25'03"W	92.52'
C87	12.00'	18.06'	86°14'08"	N14°13'07"E	16.40'
C88	384.00'	25.23'	3°45'52"	S59°13'07"W	25.23'
C89	12.00'	18.85'	90°00'00"	S73°53'57"E	16.97'
C90	12.00'	18.85'	90°00'00"	N16°06'03"E	16.97'
C91	316.00'	27.06'	4°54'23"	S58°38'52"W	27.05'
C92	264.00'	164.21'	35°38'20"	N37°46'14"W	161.58'
C93	236.00'	139.82'	33°56'45"	N36°55'27"W	137.79'
C94	1858.00'	227.19'	7°00'21"	N16°26'54"W	227.05'
C95	1830.00'	372.73'	11°40'11"	N14°06'59"W	372.08'
C96	18.00'	27.97'	89°01'21"	S57°27'24"E	25.24'
C97	26.00'	14.00'	30°50'40"	N62°36'35"E	13.83'
C98	26.00'	14.00'	30°50'40"	N86°32'44"W	13.83'
C99	26.00'	27.97'	89°01'21"	S33°31'15"W	25.24'
C100	1858.00'	87.85'	2°42'33"	N9°38'10"W	87.84'
C101	411.00'	68.06'	9°29'18"	S24°09'18"E	67.99'
C102	383.00'	63.43'	9°29'18"	S24°09'18"E	63.35'
C103	286.00'	154.37'	30°55'34"	N34°52'26"W	152.51'
C104	314.00'	169.49'	30°55'34"	N34°52'26"W	167.44'
C105	514.00'	33.32'	3°42'53"	S48°28'46"E	33.32'
C106	486.00'	31.51'	3°42'53"	S48°28'46"E	31.50'
C107	114.00'	92.76'	46°37'20"	S23°18'40"E	90.23'
C108	86.00'	69.98'	46°37'20"	S23°18'40"E	68.06'
C109	18.00'	28.27'	90°00'00"	N45°00'00"W	25.46'
C110	18.00'	28.27'	90°00'00"	S45°00'00"W	25.46'
C111	18.00'	25.99'	82°43'08"	N48°38'26"W	23.79'
C112	18.00'	31.44'	100°04'47"	S39°57'36"W	27.59'
C113	214.00'	7.62'	2°02'28"	S11°15'14"E	7.62'
C114	186.00'	19.23'	5°55'21"	S9°51'17"E	19.22'
C115	214.00'	102.12'	27°20'33"	S26°05'58"E	101.16'
C116	186.00'	88.76'	27°20'33"	S26°05'58"E	87.92'
C117	186.00'	64.60'	19°53'57"	N29°49'16"W	64.27'
C118	214.00'	74.32'	19°53'57"	N29°49'16"W	73.95'
C119	511.68'	80.20'	8°58'49"	S24°23'07"E	80.12'
C120	483.53'	75.79'	8°58'49"	S24°23'07"E	75.71'
C121	64.00'	63.61'	56°56'42"	S57°22'17"E	61.02'
C122	36.00'	35.78'	56°56'42"	S57°22'17"E	34.33'
C123	18.00'	28.16'	89°37'36"	N41°01'50"W	25.37'
C124	18.00'	28.48'	90°38'52"	N48°49'56"E	25.60'
C125	114.00'	65.03'	32°40'55"	S12°33'29"E	64.15'
C126	86.00'	49.62'	33°03'18"	S12°22'17"E	48.83'
C127	1964.50'	2.50'	0°04'23"	N0°46'34"W	2.50'
C128	2914.90'	329.06'	6°28'05"	N11°09'52"W	328.89'
C129	2914.90'	666.85'	13°06'35"	N11°09'52"W	665.50'
C130	986.00'	297.79'	17°18'15"	N5°08'38"W	296.66'
C131	131.32'	35.04'	15°17'19"	S18°30'27"E	34.94'
C132	131.32'	91.52'	39°55'54"	S46°07'04"E	89.68'
C133	153.46'	11.49'	4°17'28"	S27°50'06"W	11.49'
C134	153.46'	105.49'	39°23'01"	S5°59'52"W	103.42'
C135	1964.00'	18.00'	0°31'30"	N8°52'19"W	18.00'
C136	28.00'	26.74'	54°43'24"	N87°41'14"E	25.74'
C137	166.00'	220.78'	76°12'14"	N51°53'53"W	204.87'
C138	384.00'	2.48'	0°22'11"	N26°51'29"E	2.48'
C139	25.50'	14.14'	31°46'36"	N69°47'07"W	13.96'
C140	25.50'	8.63'	21°38'15"	S44°46'17"E	9.57'
C141	194.00'	258.02'	76°12'14"	N51°53'53"W	239.42'
C142	12.00'	18.85'	90°00'00"	S73°53'57"E	16.97'
C143	1014.00'	317.71'	17°57'07"	N4°49'12"W	316.41'
C144	286.00'	26.12'	5°14'00"	N47°43'13"W	26.11'
C145	286.00'	23.83'	4°46'26"	N42°43'00"W	23.82'

GENERAL NOTES

- ALL CONSTRUCTION MUST STRICTLY FOLLOW THE STANDARDS AND SPECIFICATIONS SET FORTH BY: HEBER CITY STANDARDS AND SPECIFICATIONS (HTTPS://WWW.HEBERUT.GOV/1603STANDARD-DRAWINGS), NORTH VILLAGE SPECIAL SERVICE DISTRICT, THE DESIGN ENGINEER, APWA (CURRENT EDITION), AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.) FOR IMPROVEMENTS OWNED, OPERATED, AND MAINTAINED BY THESE ENTITIES. THE LATEST EDITION OF ALL STANDARDS AND SPECIFICATIONS MUST BE ADHERED TO. IF A CONSTRUCTION PRACTICE IS NOT SPECIFIED BY ANY OF THE LISTED SOURCES, CONTRACTOR MUST CONTACT DESIGN ENGINEER FOR DIRECTION.
- CONTRACTOR TO STRICTLY FOLLOW THE MOST CURRENT COPY OF THE SOILS REPORT. FOR THIS PROJECT, UNLESS A STRICTER STANDARD IS REQUIRED BY THE STANDARDS AND SPECIFICATIONS OF THE ENTITY RESPONSIBLE FOR IMPROVEMENTS AT THE TIME OF PLAN APPROVAL, ALL GRADING INCLUDING BUT NOT LIMITED TO CUT, FILL, COMPACTION, ASPHALT SECTION, SUBBASE, TRENCH EXCAVATION/BACKFILL, SITE GRUBBING, AND FOOTINGS MUST BE COORDINATED DIRECTLY WITH SOILS REPORT.
- CONTRACTOR MUST VERIFY ALL EXISTING CONDITIONS BEFORE BIDDING, AND BRING UP ANY QUESTIONS BEFORE SUBMITTING BID.
- CONTRACTOR SHALL PROVIDE A CONSTRUCTION SCHEDULE IN ACCORDANCE WITH THE CITY, STATE, OR COUNTY REGULATIONS FOR WORKING IN THE PUBLIC WAY.
- CONTRACTOR SHALL BE RESPONSIBLE FOR DUST CONTROL ACCORDING TO GOVERNING AGENCY STANDARDS. WET DOWN DRY MATERIALS AND RUBBISH TO PREVENT BLOWING.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO ADJACENT SURFACE IMPROVEMENTS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING ANY SETTLEMENT OF OR DAMAGE TO EXISTING UTILITIES.
- THE CONTRACTOR IS RESPONSIBLE TO FURNISH ALL MATERIALS TO COMPLETE THE PROJECT.
- ALL EXPOSED CONCRETE SURFACES WILL HAVE A TEXTURED FINISH, RUBBED, OR BROOMED. ANY "PLASTERING" OF NEW CONCRETE WILL BE DONE WHILE IT IS STILL "GREEN".
- PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.
- THE LOCATIONS OF UNDERGROUND FACILITIES SHOWN ON THESE PLANS ARE BASED ON FIELD SURVEYS AND LOCAL UTILITY COMPANY RECORDS. IT SHALL BE THE CONTRACTOR'S FULL RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES TO LOCATE THEIR FACILITIES PRIOR TO PROCEEDING WITH CONSTRUCTION. NO ADDITIONAL COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR DAMAGE AND REPAIR TO THESE FACILITIES CAUSED BY HIS WORK FORCE. CONTRACTOR SHALL START INSTALLATION AT LOW POINT OF ALL NEW GRAVITY UTILITY LINES.
- ALL DIMENSIONS, GRADES, AND UTILITY DESIGN SHOWN ON THE PLANS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER IF ANY DISCREPANCIES EXIST, PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN OR GRADE CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO THE DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS, IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.
- NO CHANGE IN DESIGN OR ROAD GRADE WILL BE MADE BY THE CONTRACTOR WITHOUT THE WRITTEN APPROVAL OF THE PROJECT ENGINEER, HEBER CITY, AND ENTITY RESPONSIBLE FOR THE IMPROVEMENTS.
- NATURAL VEGETATION AND SOIL COVER SHALL NOT BE DISTURBED PRIOR TO ACTUAL CONSTRUCTION OF A REQUIRED FACILITY OR IMPROVEMENT. MASS CLEARING OF THE SITE IN ANTICIPATION OF CONSTRUCTION SHALL BE PROHIBITED WITHOUT AN APPROVED HEBER CITY GRADING PERMIT.
- CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING, MAINTAINING, OR RESTORING ALL MONUMENTS AND MONUMENT REFERENCE MARKS WITHIN THE PROJECT SITE. CONTACT THE CITY OR COUNTY SURVEYOR FOR MONUMENT LOCATIONS AND CONSTRUCTION DETAILS.
- EXISTING UTILITY INFORMATION SHOWN IS FOR INFORMATIONAL PURPOSES ONLY. IT IS DERIVED FROM ON-SITE SURVEY AND/OR UTILITY MAPPING PROVIDED TO THE ENGINEER, AND THEREFORE UTILITIES MAY NOT BE LOCATED CORRECTLY, EITHER HORIZONTALLY OR VERTICALLY, AND MAY NOT BE ALL INCLUSIVE. CONTRACTOR IS REQUIRED TO FOLLOW THE PROCEDURE OUTLINED BELOW:
 - CONTRACTOR IS REQUIRED TO LOCATE AND POTHOLE ALL EXISTING UTILITY LINES (BOTH HORIZONTALLY AND VERTICALLY) THAT AFFECT THE PROJECT CONSTRUCTION, EITHER ON-SITE OR OFF-SITE, AND DETERMINE IF THERE ARE ANY CONFLICTS WITH THE DESIGN OF THE SITE AS SHOWN ON THE APPROVED PLANS PRIOR TO ANY CONSTRUCTION. IF IT IS DETERMINED THAT CONFLICTS EXIST BETWEEN EXISTING UTILITIES AND DESIGN UTILITIES (OR ANOTHER ASPECT OF PROPOSED CONSTRUCTION) THE ENGINEER MUST BE NOTIFIED IMMEDIATELY TO CORRECT THE CONFLICTS BEFORE ANY WORK CAN BEGIN. IF THE CONTRACTOR FAILS TO FOLLOW THIS ABSOLUTE REQUIREMENT AND CONFLICTS ARISE DURING CONSTRUCTION THE CONTRACTOR WILL BEAR THE SOLE RESPONSIBILITY TO FIX THE CONFLICTS.
 - CONTRACTOR IS REQUIRED TO VERIFY THAT PROPER COVER AND PROTECTION OF EXISTING UTILITY LINES IS MAINTAINED OR ATTAINED WITHIN THE DESIGN ONCE VERIFICATION OF THE EXISTING UTILITIES IS COMPLETED AS OUTLINED IN 16.1 ABOVE.
 - IN ADDITION TO 16.1 AND 16.2 ABOVE, THE CONTRACTOR WILL VERIFY DEPTHS OF UTILITIES IN THE FIELD BY "POTHOLING" A MINIMUM OF 300 FEET AHEAD OF PROPOSED PIPELINE CONSTRUCTION TO AVOID POTENTIAL CONFLICTS WITH DESIGNED PIPELINE ALIGNMENT AND GRADE AND EXISTING UTILITIES.
 - IF A CONFLICT ARISES BETWEEN EXISTING UTILITIES AND DESIGN UTILITIES (OR ANOTHER ASPECT OF PROPOSED CONSTRUCTION) AS DETERMINED UNDER 16.1, 16.2 OR 16.3 THE CONTRACTOR WILL NOTIFY THE ENGINEER IMMEDIATELY TO RESOLVE THE CONFLICT.
 - IF A CONFLICT ARISES BETWEEN EXISTING UTILITIES AND DESIGN UTILITIES (OR ANOTHER ASPECT OF PROPOSED CONSTRUCTION) RESULTING FROM THE CONTRACTOR'S NEGLIGENCE TO IDENTIFY AND/OR "POTHOLE" EXISTING UTILITIES AS REQUIRED IN 16.1, 16.2 AND 16.3 ABOVE, THE CONTRACTOR WILL BE REQUIRED TO RESOLVE THE CONFLICT WITHOUT ADDITIONAL COST OR CLAIM TO THE OWNER OR ENGINEER.
- ANY AREA OUTSIDE THE LIMIT OF WORK THAT IS DISTURBED SHALL BE RESTORED TO ITS ORIGINAL CONDITION AT NO COST TO OWNER.
- CONSULT ALL OF THE DRAWINGS AND SPECIFICATIONS FOR COORDINATION REQUIREMENTS BEFORE COMMENCING CONSTRUCTION.
- AT ALL LOCATIONS WHERE EXISTING PAVEMENT ABUTS NEW CONSTRUCTION, THE EDGE OF THE EXISTING PAVEMENT SHALL BE SAWCUT TO A CLEAN, SMOOTH EDGE.
- ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE MOST RECENT, ADOPTED EDITION OF ADA ACCESSIBILITY GUIDELINES.
- CONTRACTOR SHALL, AT THE TIME OF BIDDING AND THROUGHOUT THE PERIOD OF THE CONTRACT, BE LICENSED IN THE STATE OF UTAH AND SHALL BE BONDBLE FOR AN AMOUNT REQUIRED BY THE OWNER.
- CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE ALL WATER, POWER, SANITARY FACILITIES AND TELEPHONE SERVICES AS REQUIRED FOR THE CONTRACTOR'S USE DURING CONSTRUCTION.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATELY SCHEDULING INSPECTION AND TESTING OF ALL FACILITIES CONSTRUCTED UNDER THIS CONTRACT. ALL TESTING SHALL CONFORM TO THE REGULATORY AGENCY'S STANDARD SPECIFICATIONS. ALL RE-TESTING AND/OR RE-INSPECTION SHALL BE PAID FOR BY THE CONTRACTOR.
- IF EXISTING IMPROVEMENTS NEED TO BE DISTURBED AND/OR REMOVED FOR THE PROPER PLACEMENT OF IMPROVEMENTS TO BE CONSTRUCTED BY THESE PLANS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXISTING IMPROVEMENTS FROM DAMAGE. COST OF REPLACING OR REPAIRING EXISTING IMPROVEMENTS SHALL BE INCLUDED IN THE UNIT PRICE BID FOR ITEMS REQUIRING REMOVAL AND/OR REPLACEMENT. THERE WILL BE NO EXTRA COST DUE TO THE CONTRACTOR FOR REPLACING OR REPAIRING EXISTING IMPROVEMENTS.
- WHENEVER EXISTING FACILITIES ARE REMOVED, DAMAGED, BROKEN, OR CUT IN THE INSTALLATION OF THE WORK COVERED BY THESE PLANS OR SPECIFICATIONS, SAID FACILITIES SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE WITH MATERIALS EQUAL TO OR BETTER THAN THE MATERIALS USED IN THE ORIGINAL EXISTING FACILITIES. THE FINISHED PRODUCT SHALL BE SUBJECT TO THE APPROVAL OF THE OWNER, THE ENGINEER, AND THE RESPECTIVE REGULATORY AGENCY.
- CONTRACTOR SHALL MAINTAIN A NEATLY MARKED SET OF FULL-SIZE RECORD DRAWINGS SHOWING THE FINAL LOCATION AND LAYOUT OF ALL STRUCTURES AND OTHER FACILITIES. RECORD DRAWINGS SHALL REFLECT CHANGE ORDERS, ACCOMMODATIONS, AND ADJUSTMENTS TO ALL IMPROVEMENTS CONSTRUCTED. WHERE NECESSARY, SUPPLEMENTAL DRAWINGS SHALL BE PREPARED AND SUBMITTED BY THE CONTRACTOR. PRIOR TO ACCEPTANCE OF THE PROJECT, THE CONTRACTOR SHALL DELIVER TO THE ENGINEER ONE SET OF NEATLY MARKED RECORD DRAWINGS SHOWING THE INFORMATION REQUIRED ABOVE. RECORD DRAWINGS SHALL BE REVIEWED AND THE COMPLETE RECORD DRAWING SET SHALL BE CURRENT WITH ALL CHANGES AND DEVIATIONS REQUIRED AS A PRECONDITION TO THE FINAL PROGRESS PAYMENT APPROVAL AND/OR FINAL ACCEPTANCE.
- WHERE THE PLANS OR SPECIFICATIONS DESCRIBE PORTIONS OF THE WORK IN GENERAL TERMS BUT NOT IN COMPLETE DETAIL, IT IS UNDERSTOOD THAT ONLY THE BEST GENERAL PRACTICE IS TO PREVAIL AND THAT ONLY MATERIALS AND WORKMANSHIP OF THE FIRST QUALITY ARE TO BE USED.
- ALL EXISTING GATES AND FENCES TO REMAIN UNLESS OTHERWISE NOTED ON PLANS. PROTECT ALL GATES AND FENCES FROM DAMAGE.
- ALL EXISTING TREES ARE TO REMAIN UNLESS OTHERWISE NOTED ON PLANS. PROTECT ALL TREES FROM DAMAGE.
- ASPHALT MIX DESIGN MUST BE SUBMITTED AND APPROVED BY THE GOVERNING AGENCY PRIOR TO THE PLACEMENT.
- CONTRACTORS ARE RESPONSIBLE FOR ALL OSHA REQUIREMENTS ON THE PROJECT SITE.
- A UPDES (UTAH POLLUTANT DISCHARGE ELIMINATION SYSTEM) PERMIT IS REQUIRED FOR ALL CONSTRUCTION ACTIVITIES 1 ACRE OR MORE AS WELL AS A STORM WATER POLLUTION PREVENTION PLAN.

UTILITY NOTES

- ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THESE CONTRACT DOCUMENTS, CITY AND STATE REQUIREMENTS AND THE MOST RECENT EDITIONS OF THE FOLLOWING: THE INTERNATIONAL PLUMBING CODE, UTAH DRINKING WATER REGULATIONS, NORTH VILLAGE SPECIAL SERVICE DISTRICT, APWA MANUAL OF STANDARD PLANS AND SPECIFICATIONS. THE CONTRACTOR IS REQUIRED TO ADHERE TO ALL OF THE ABOVE-MENTIONED DOCUMENTS.
- CONTRACTOR SHALL COORDINATE LOCATION OF NEW "DRY UTILITIES" WITH THE APPROPRIATE UTILITY COMPANY, INCLUDING BUT NOT LIMITED TO: TELEPHONE & INTERNET SERVICE, GAS SERVICE, CABLE, AND POWER.
- EXISTING UTILITIES HAVE BEEN SHOWN ON THE PLANS BASED ON ON-SITE SURVEY. PRIOR TO COMMENCING ANY WORK, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO HAVE EACH UTILITY COMPANY LOCATE, IN THE FIELD, THEIR MAIN AND SERVICE LINES. THE CONTRACTOR SHALL NOTIFY BLUE STAKES AT 1:000-662-4111 48 HOURS IN ADVANCE OF PERFORMING ANY EXCAVATION WORK. THE CONTRACTOR SHALL RECORD THE BLUE STAKES ORDER NUMBER AND FURNISH ORDER NUMBER TO OWNER AND ENGINEER PRIOR TO ANY EXCAVATION. IT WILL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO DIRECTLY CONTACT ANY OTHER UTILITY COMPANIES THAT ARE NOT MEMBERS OF BLUE STAKES. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO PROTECT ALL EXISTING UTILITIES SO THAT NO DAMAGE RESULTS TO THEM DURING THE PERFORMANCE OF THIS CONTRACT. ANY REPAIRS NECESSARY TO DAMAGED UTILITIES SHALL BE PAID FOR BY THE CONTRACTOR. THE CONTRACTOR SHALL BE REQUIRED TO COOPERATE WITH OTHER CONTRACTORS AND UTILITY COMPANIES INSTALLING NEW STRUCTURES, UTILITIES AND SERVICE TO THE PROJECT.
- CARE SHOULD BE TAKEN IN ALL EXCAVATIONS DUE TO POSSIBLE EXISTENCE OF UNRECORDED UTILITY LINES. EXCAVATION REQUIRED WITHIN PROXIMITY OF EXISTING UTILITY LINES SHALL BE DONE BY HAND. CONTRACTOR SHALL REPAIR ANY DAMAGE TO EXISTING UTILITY LINES OR STRUCTURES INCURRED DURING CONSTRUCTION OPERATIONS AT CONTRACTOR'S EXPENSE.
- TRENCH BACKFILL MATERIAL AND COMPACTION TESTS ARE TO BE TAKEN PER APWA STANDARD SPECIFICATIONS (CURRENT EDITION), SECTION 33.05.20 - BACKFILLING TRENCHES, OR AS REQUIRED BY THE GEOTECHNICAL REPORT IF NATIVE MATERIALS ARE USED. NO NATIVE MATERIALS ARE ALLOWED IN THE PIPE ZONE. THE MAXIMUM LIFT FOR BACKFILLING EXCAVATIONS IS DETERMINED BY THE GEOTECHNICAL RECOMMENDATIONS.
- THE CONTRACTOR IS SOLELY RESPONSIBLE FOR CONFORMING TO LOCAL AND FEDERAL CODES GOVERNING SHORING AND BRACING OF EXCAVATIONS AND TRENCHES AND FOR THE PROTECTION OF WORKERS.
- THE CONTRACTOR IS REQUIRED TO KEEP ALL CONSTRUCTION ACTIVITIES WITHIN THE APPROVED PROJECT LIMITS. THIS INCLUDES, BUT IS NOT LIMITED TO VEHICLE AND EQUIPMENT STAGING, MATERIAL STORAGE AND LIMITS OF TRENCH EXCAVATION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN PERMISSION AND/OR EASEMENTS FROM THE APPROPRIATE GOVERNING ENTITY AND/OR INDIVIDUAL PROPERTY OWNER(S) FOR WORK OR STAGING OUTSIDE OF THE PROJECT LIMITS.
- THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE, CAUSED BY ANY CONDITION INCLUDING SETTLEMENT, TO EXISTING UTILITIES FROM WORK PERFORMED AT OR NEAR EXISTING UTILITIES. THE CONTRACTOR SHALL TAKE ALL MEASURES NECESSARY TO PROTECT ALL EXISTING PUBLIC AND PRIVATE ROADWAY AND UTILITY FACILITIES. DAMAGE TO EXISTING FACILITIES CAUSED BY THE CONTRACTOR MUST BE REPAIRED BY THE CONTRACTOR AT HIS/HER EXPENSE TO THE SATISFACTION OF THE OWNER OF SAID FACILITIES.
- ALL WATER LINE AND SEWER LINE INSTALLATION AND TESTING TO BE IN ACCORDANCE WITH LOCAL GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
- ALL MANHOLES, HYDRANTS, VALVES, CLEANOUT BOXES, CATCH BASINS, METERS, ETC. MUST BE RAISED OR LOWERED TO FINAL GRADE PER NVSSD AND APWA (CURRENT EDITION) STANDARDS AND INSPECTOR REQUIREMENTS. CONCRETE COLLARS MUST BE CONSTRUCTED ON ALL MANHOLES, CLEANOUT BOXES, CATCH BASINS, AND VALVES PER NVSSD AND APWA STANDARDS. ALL MANHOLE, CATCH BASIN, OR CLEANOUT BOX CONNECTIONS MUST BE MADE WITH THE PIPE CUT FLUSH WITH THE INSIDE OF THE BOX AND GROUTED OR SEALED.
- CONTRACTOR SHALL NOT ALLOW ANY GROUNDWATER OR DEBRIS TO ENTER THE NEW OR EXISTING PIPE DURING CONSTRUCTION.
- SILT AND DEBRIS ARE TO BE CLEANED OUT OF ALL STORM DRAIN BOXES. CATCH BASINS ARE TO BE MAINTAINED IN A CLEANED CONDITION AS NEEDED UNTIL AFTER THE FINAL BOND RELEASE INSPECTION.
- CONTRACTOR SHALL CLEAN ASPHALT, TAR OR OTHER ADHESIVES OFF OF ALL MANHOLE LIDS AND INLET GRATES TO ALLOW ACCESS.
- EACH TRENCH SHALL BE EXCAVATED SO THAT THE PIPE CAN BE LAID TO THE ALIGNMENT AND GRADE AS REQUIRED. THE TRENCH WALL SHALL BE SO BRACED THAT THE WORKMEN MAY WORK SAFELY AND EFFICIENTLY. ALL TRENCHES SHALL BE DRAINED SO THE PIPE LAYING MAY TAKE PLACE IN DEWATERED CONDITIONS.
- CONTRACTOR SHALL PROVIDE AND MAINTAIN AT ALL TIMES AMPLE MEANS AND DEVICES WITH WHICH TO REMOVE PROMPTLY AND TO PROPERLY DISPOSE OF ALL WATER ENTERING THE TRENCH EXCAVATION.
- ALL SEWER LINES AND SEWER SERVICES SHALL HAVE A MINIMUM SEPARATION OF 10 FEET; EDGE TO EDGE, FROM THE WATER LINES. IF A 10 FOOT SEPARATION CAN NOT BE MAINTAINED, CONSTRUCT PER GOVERNING AGENCY'S MINIMUM SEPARATION STANDARDS.
- CONTRACTOR SHALL INSTALL THRUST BLOKING AT ALL WATERLINE ANGLE POINTS AND TEES.
- ALL UNDERGROUND UTILITIES SHALL BE IN PLACE PRIOR TO INSTALLATION OF CURB, GUTTER, SIDEWALK AND STREET PAVING.
- CONTRACTOR SHALL INSTALL MAGNETIC LOCATING TAPE CONTINUOUSLY OVER ALL NONMETALLIC PIPE.

TRAFFIC CONTROL AND SAFETY NOTES

- TRAFFIC CONTROL AND STRIPING TO CONFORM TO THE CURRENT MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.).
- BARRICADING AND DETOURING SHALL BE IN CONFORMANCE WITH THE REQUIREMENTS OF THE CURRENT M.U.T.C.D.
- NO STREET SHALL BE CLOSED TO TRAFFIC WITHOUT WRITTEN PERMISSION FROM THE APPROPRIATE AGENCY, EXCEPT WHEN DIRECTED BY LAW ENFORCEMENT OR FIRE OFFICIALS.
- THE CONTRACTOR SHALL MAKE EVERY EFFORT TO PROVIDE FOR SMOOTH TRAFFIC FLOW AND SAFETY. ACCESS SHALL BE MAINTAINED FOR ALL PROPERTIES ADJACENT TO THE WORK.
- DETOURING OPERATIONS FOR A PERIOD OF SIX CONSECUTIVE CALENDAR DAYS, OR MORE, REQUIRE THE INSTALLATION OF TEMPORARY STREET STRIPING AND REMOVAL OF INTERFERING STRIPING BY SANDBLASTING. THE DETOURING STRIPING PLAN OR CONSTRUCTION TRAFFIC CONTROL PLAN MUST BE SUBMITTED TO THE GOVERNING AGENCY FOR REVIEW AND APPROVAL.
- ALL TRAFFIC CONTROL DEVICES SHALL BE RESTORED TO THEIR ORIGINAL CONDITION AT THE END OF THE WORK TO THE SATISFACTION OF THE GOVERNING AGENCY.
- TRAFFIC CONTROL DEVICES (TCDs) SHALL REMAIN VISIBLE AND OPERATIONAL AT ALL TIMES.
- ALL PERMANENT TRAFFIC CONTROL DEVICES CALLED FOR HEREON SHALL BE IN PLACE AND IN FINAL POSITION PRIOR TO ALLOWING ANY PUBLIC TRAFFIC ONTO THE PORTIONS OF THE ROAD(S) BEING IMPROVED HEREUNDER, REGARDLESS OF THE STATUS OF COMPLETION OF PAVING OR OTHER OFF-SITE IMPROVEMENTS CALLED FOR BY THESE PLANS.
- THE CONTRACTOR SHALL PROVIDE BARRICADES, SIGNS, FLASHERS, OTHER EQUIPMENT AND FLAG PERSONS NECESSARY TO INSURE THE SAFETY OF WORKERS AND VISITORS.

DEMOLITION NOTES

- EXISTING UTILITY INFORMATION SHOWN IS FOR INFORMATIONAL PURPOSES ONLY. IT IS DERIVED FROM ON-SITE SURVEY AND MAY NOT BE LOCATED CORRECTLY AND IS NOT ALL INCLUSIVE. CONTRACTOR SHALL FIELD LOCATE ALL UTILITIES WITHIN THE PROJECT LIMITS BEFORE BEGINNING DEMOLITION/CONSTRUCTION.
- THERE MAY BE BURIED UTILITIES WITHIN THE LIMITS OF DISTURBANCE THAT ARE NOT SHOWN ON THE PLANS DUE TO LACK OF MAPPING OR RECORD INFORMATION. CONTRACTOR SHALL NOTIFY THE ENGINEER WHEN UNEXPECTED UTILITIES ARE DISCOVERED.
- THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR LOCATING AND PROTECTING FROM DAMAGE ALL EXISTING UTILITIES AND IMPROVEMENTS WHETHER OR NOT SHOWN ON THESE PLANS. THE FACILITIES AND IMPROVEMENTS ARE BELIEVED TO BE CORRECTLY SHOWN BUT THE CONTRACTOR IS REQUIRED TO SATISFY HIMSELF AS TO THE COMPLETENESS AND ACCURACY OF THE LOCATIONS. ANY CONTRACTOR PERFORMING WORK ON THIS PROJECT SHALL FAMILIARIZE HIMSELF WITH THE SITE AND SHALL BE HELD SOLELY RESPONSIBLE FOR ANY DAMAGE TO EXISTING FACILITIES RESULTING DIRECTLY, OR INDIRECTLY, FROM HIS OPERATIONS, WHETHER OR NOT SAID FACILITIES ARE SHOWN ON THESE PLANS.

GRADING AND DRAINAGE NOTES

- SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE GEOTECHNICAL REPORT AND ALL RELATED ADDENDUMS AND APPROVED HEBER CITY GRADING PERMITS.
- THE CONTRACTOR SHALL STRIP AND CLEAR THE TOPSOIL, MAJOR ROOTS AND ORGANIC MATERIAL FROM ALL PROPOSED BUILDING AND PAVEMENT AREAS PRIOR TO SITE GRADING. (THE TOPSOIL MAY BE STOCKPILED FOR LATER USE IN LANDSCAPED AREAS.)
- THE CONTRACTOR SHALL REMOVE ALL ORGANIC MATERIAL AND OTHER DELETERIOUS MATERIALS PRIOR TO PLACING GRADING FILL OR BASE COURSE. THE AREA SHOULD BE PROOF-ROLLED TO IDENTIFY ANY SOFT AREAS. WHERE SOFT AREAS ARE ENCOUNTERED, THE CONTRACTOR SHALL REMOVE THE SOIL AND REPLACE WITH COMPACTED FILL.
- ALL DEBRIS PILLS AND BERMS SHOULD BE REMOVED AND HAULED AWAY FROM SITE OR USED AS GENERAL FILL IN LANDSCAPED AREAS.
- THE CONTRACTOR SHALL CONSTRUCT THE BUILDING PAD TO THESE DESIGN PLANS AS PART OF THE SITE GRADING CONTRACT, AND STRICTLY ADHERE TO THE SITE PREPARATION AND GRADING REQUIREMENTS OUTLINED IN THE GEOTECHNICAL REPORT.
- THE CONTRACTOR SHALL GRADE THE PROJECT SITE TO PROVIDE A SMOOTH TRANSITION BETWEEN NEW AND EXISTING ASPHALT, CURB AND GUTTER, AND ADJOINING SITE IMPROVEMENTS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE AND DEBRIS ON ADJACENT STREETS WHEN EQUIPMENT IS TRAVELING THOSE STREETS.
- THE CONTRACTOR SHALL BE FAMILIAR WITH ALL CONDITIONS AND RECOMMENDATIONS OUTLINED IN THE GEOTECHNICAL REPORT AND TAKE ALL NECESSARY PRECAUTIONS AND RECOMMENDED PROCEDURES TO ASSURE SOUND GRADING PRACTICES.
- THE CONTRACTOR SHALL TAKE APPROPRIATE GRADING MEASURES TO DIRECT STORM SURFACE RUNOFF TOWARDS CATCH BASINS.
- THE LOCATIONS OF UNDERGROUND FACILITIES SHOWN ON THESE PLANS ARE BASED ON ON-SITE SURVEY. IT SHALL BE THE CONTRACTOR'S FULL RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES TO LOCATE THEIR FACILITIES PRIOR TO PROCEEDING WITH CONSTRUCTION. NO ADDITIONAL COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR DAMAGE AND REPAIR TO THESE FACILITIES CAUSED BY HIS WORK FORCE.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PERFORM ALL NECESSARY CUTS AND FILLS WITHIN THE LIMITS OF THIS PROJECT AND THE RELATED OFF-SITE WORK, SO AS TO GENERATE THE DESIRED SUBGRADE, FINISH GRADES, AND SLOPES SHOWN.
- THE CONTRACTOR IS WARNED THAT AN EARTHWORK BALANCE WAS NOT NECESSARILY THE INTENT OF THIS PROJECT. ANY ADDITIONAL MATERIAL REQUIRED OR LEFTOVER MATERIAL FOLLOWING EARTHWORK OPERATIONS BECOMES THE RESPONSIBILITY OF THE CONTRACTOR.
- THE GRADING CONTRACTOR IS RESPONSIBLE TO COORDINATE WITH THE OWNER TO PROVIDE FOR THE REQUIREMENTS OF THE PROJECT STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND ASSOCIATED PERMIT. ALL CONTRACTOR ACTIVITIES 1 ACRE OR MORE IN SIZE ARE REQUIRED TO PROVIDE A STORM WATER POLLUTION PREVENTION PLAN.
- ALL CUT AND FILL SLOPES SHALL BE PROTECTED UNTIL EFFECTIVE EROSION CONTROL HAS BEEN ESTABLISHED.
- THE USE OF POTABLE WATER WITHOUT A SPECIAL PERMIT FOR BUILDING OR CONSTRUCTION PURPOSES INCLUDING CONSOLIDATION OF BACKFILL OR DUST CONTROL IS PROHIBITED. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FOR CONSTRUCTION WATER FROM GOVERNING AGENCY.
- THE CONTRACTOR SHALL MAINTAIN THE STREETS, SIDEWALKS, AND ALL OTHER PUBLIC RIGHT-OF-WAYS IN A CLEAN, SAFE, AND USABLE CONDITION. ALL SPILLS OF SOIL, ROCK OR CONSTRUCTION DEBRIS SHALL BE PROMPTLY REMOVED FROM THE PUBLICLY-OWNED PROPERTY DURING CONSTRUCTION AND UPON COMPLETION OF THE PROJECT. ALL ADJACENT PROPERTY, PRIVATE OR PUBLIC, SHALL BE MAINTAINED IN A CLEAN, SAFE, AND USABLE CONDITION.

ABBREVIATIONS

APWA	AMERICAN PUBLIC WORKS ASSOCIATION
AR	ACCESSIBLE ROUTE
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS
AWWA	AMERICAN WATER WORKS ASSOCIATION
BOS	BOTTOM OF STEP
BVC	BEGIN VERTICAL CURVE
C	CURVE
CB	CATCH BASIN
CF	CURB FACE OR CUBIC FEET
CL	CENTER LINE
CO	CLEAN OUT
COMM	COMMUNICATION
CONC	CONCRETE
CONT	CONTINUOUS
DIA	DIAMETER
DIP	DUCTILE IRON PIPE
ELEC	ELECTRICAL
ELEV	ELEVATION
EOA	EDGE OF ASPHALT
EVC	END OF VERTICAL CURVE
EW	EACH WAY
EXIST	EXISTING
FF	FINISH FLOOR
FG	FINISH GRADE
FH	FIRE HYDRANT
FL	FLOW LINE OR FLANGE
GB	GRADE BREAK
GF	GARAGE FLOOR
GV	GATE VALVE
HANDICAP	HANDICAP
HP	HIGH POINT
IRR	IRRIGATION
K	RATE OF VERTICAL CURVATURE
LD	LAND DRAIN
LF	LINEAR FEET
LP	LOW POINT
MEX	MATCH EXISTING
MH	MANHOLE
MJ	MECHANICAL JOINT
NG	NATURAL GROUND
NC	NOT IN CONTRACT
NO	NUMBER
OC	ON CENTER
OCEW	ON CENTER EACH WAY
OHP	OVERHEAD POWER
PC	POINT OF CURVATURE OR PRESSURE CLASS
PCC	POINT OF COMPOUND CURVATURE
PI	POINT OF INTERSECTION
PIV	POST INDICATOR VALVE
PL	PROPERTY LINE
PRC	POINT OF REVERSE CURVATURE
PRO	PROPOSED
PT	POINT OF TANGENCY
PVC	POINT OF VERTICAL CURVATURE
PVI	POINT OF VERTICAL INTERSECTION
PVT	POINT OF VERTICAL TANGENCY
R	RADIUS
RD	ROAD DRAIN
ROW	RIGHT OF WAY
S	SLOPE
SAN SWR	SANITARY SEWER
SD	STORM DRAIN
SEC	SECONDARY
SS	SANITARY SEWER
STA	STATION
TBC	TOP BACK OF CURB
TG	TOP OF GRATE
TOA	TOP OF ASPHALT
TOC	TOP OF CONCRETE
TOF	TOP OF FOUNDATION
TOW	TOP OF WALL
TOS	TOP OF STEP
TYP	TYPICAL
VC	VERTICAL CURVE
WV	WALL INDICATOR VALVE
W	WATER LINE

NOTE: MAY CONTAIN ABBREVIATIONS THAT ARE NOT USED IN THIS PLAN SET.

LEGEND

	SECTION CORNER		EXISTING EDGE OF ASPHALT
	EXISTING MONUMENT		PROPOSED EDGE OF ASPHALT
	PROPOSED MONUMENT		EXISTING STRIPING
	EXISTING REBAR AND CAP		PROPOSED STRIPING
	SET ENSIGN REBAR AND CAP		EXISTING FENCE
	EXISTING WATER METER		PROPOSED FENCE
	PROPOSED SINGLE WATER METER		EXISTING FLOW LINE
	PROPOSED DUAL WATER METER		PROPOSED FLOW LINE
	EXISTING WATER MANHOLE		GRADE BREAK
	PROPOSED WATER MANHOLE		EXISTING STORM DRAIN LINE
	EXISTING WATER BOX		PROPOSED STORM DRAIN LINE
	EXISTING WATER VALVE		ROOF DRAIN LINE
	PROPOSED WATER VALVE		CATCHMENTS
	EXISTING FIRE HYDRANT		HIGHWATER LINE
	PROPOSED FIRE HYDRANT		EXISTING SANITARY SEWER
	PROPOSED FIRE DEPARTMENT CONNECTION		EXISTING SAN. SWR. SERVICE LINE
	EXISTING SECONDARY WATER VALVE		EXISTING LAND DRAIN LINE
	PROPOSED SECONDARY WATER VALVE		PROPOSED LAND DRAIN LINE
	EXISTING IRRIGATION BOX		PROPOSED LAND DRAIN SERVICE LINE
	EXISTING IRRIGATION VALVE		EXISTING CULINARY WATER LINE
	PROPOSED IRRIGATION VALVE		PROPOSED CULINARY WATER LINE
	EXISTING SANITARY SEWER MANHOLE		PROPOSED CULINARY WATER SERVICE LINE
	PROPOSED SANITARY SEWER MANHOLE		EXISTING SECONDARY WATER LINE
	EXISTING SANITARY CLEAN OUT		PROPOSED SECONDARY WATER LINE
	EXISTING STORM DRAIN CLEAN OUT BOX		PROPOSED SEC. WATER SERVICE LINE
	PROPOSED STORM DRAIN CLEAN OUT BOX		EXISTING IRRIGATION LINE
	EXISTING STORM DRAIN INLET BOX		PROPOSED IRRIGATION LINE
	EXISTING STORM DRAIN CATCH BASIN		EXISTING OVERHEAD POWER LINE
	PROPOSED STORM DRAIN CATCH BASIN		EXISTING ELECTRICAL LINE
	EXISTING STORM DRAIN COMBO BOX		EXISTING GAS LINE
	PROPOSED STORM DRAIN COMBO BOX		ACCESSIBLE ROUTE
	EXISTING STORM DRAIN CLEAN OUT		SAW CUT LINE
	EXISTING STORM DRAIN CULVERT		STRAW WATTLE
	PROPOSED STORM DRAIN CULVERT		TEMPORARY BERM
	TEMPORARY SAG INLET PROTECTION		TEMPORARY SILT FENCE
	TEMPORARY IN-LINE INLET PROTECTION		LIMITS OF DISTURBANCE
	ROOF DRAIN		EXISTING WALL
	EXISTING ELECTRICAL MANHOLE		PROPOSED WALL
	EXISTING ELECTRICAL BOX		EXISTING CONTOURS
	EXISTING TRANSFORMER		PROPOSED CONTOURS
	EXISTING UTILITY POLE		BUILDABLE AREA WITHIN SETBACKS
	EXISTING LIGHT		PUBLIC DRAINAGE EASEMENT
	EXISTING LIGHT		EXISTING ASPHALT TO BE REMOVED
	EXISTING GAS METER		PROPOSED ASPHALT
	EXISTING GAS MANHOLE		EXISTING CURB AND GUTTER
	EXISTING GAS VALVE		PROPOSED CURB AND GUTTER
	EXISTING TELEPHONE MANHOLE		PROPOSED REVERSE PAN CURB AND GUTTER
	EXISTING TELEPHONE BOX		TRANSITION TO REVERSE PAN CURB
	EXISTING TRAFFIC SIGNAL BOX		CONCRETE TO BE REMOVED
	EXISTING CABLE BOX		EXISTING CONCRETE
	EXISTING BOLLARD		PROPOSED CONCRETE
	PROPOSED BOLLARD		BUILDING TO BE REMOVED
	EXISTING SIGN		EXISTING BUILDING
	PROPOSED SIGN		PROPOSED BUILDING
	EXISTING SPOT ELEVATION		
	PROPOSED SPOT ELEVATION		
	EXISTING FLOW DIRECTION		
	EXISTING TREE		
	DENSE VEGETATION		

NOTE: MAY CONTAIN SYMBOLS THAT ARE NOT USED IN THIS PLAN SET.



SANDY
45 W 10000 S, Suite 500
Sandy, UT 84070
Phone: 801.255.0529

LAYTON
Phone: 801.547.1100

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

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

CONTACT:
DAVE BARREE
PHONE: 801.316.3193

JORDANELLE RIDGE VILLAGE 2
FITZGERALD PRELIMINARY
700 COYOTE CANYON PARKWAY
HEBER CITY, UTAH

2023-12-11 FOR REVIEW

GENERAL NOTES

PROJECT NUMBER 10229A	PRINT DATE 2023-12-11
PROJECT MANAGER BAM	DESIGNED BY DAG

C-001

HEBER CITY ENGINEER DATE

HEBER CITY ENGINEER'S APPROVAL

811

CALL BLUESTAKES
@ 811 AT LEAST 48 HOURS
PRIOR TO THE
COMMENCEMENT OF ANY
CONSTRUCTION.
Know what's below.
Call before you dig.

BENCHMARK

THE SOUTHEAST QUARTER OF SECTION 20,
TOWNSHIP 3 SOUTH, RANGE 5 EAST,
SALT LAKE BASE AND MERIDIAN
ELEVATION = 5969.10

GENERAL NOTES

- ALL WORK TO COMPLY WITH THE GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
- EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF THE CONTRACTOR'S FAILURE TO VERIFY THE LOCATIONS OF EXISTING UTILITIES PRIOR TO THE BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT. THE CONTRACTOR IS TO VERIFY ALL CONNECTION POINTS WITH THE EXISTING UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO THE EXISTING UTILITIES AND UTILITY STRUCTURES THAT ARE TO REMAIN. IF CONFLICTS WITH EXISTING UTILITIES OCCUR, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION TO DETERMINE IF ANY FIELD ADJUSTMENTS SHOULD BE MADE.
- ALL SURFACE IMPROVEMENTS DISTURBED BY CONSTRUCTION SHALL BE RESTORED OR REPLACED, INCLUDING TREES AND DECORATIVE SHRUBS, SOD, FENCES, WALLS AND STRUCTURES, WHETHER OR NOT THEY ARE SPECIFICALLY SHOWN ON THE CONTRACT DOCUMENTS.
- ALL CONSTRUCTION SIGNAGE, BARRICADES, TRAFFIC CONTROL DEVICES, ETC. SHALL CONFORM TO THE LATEST EDITION OF THE M.U.T.C.D. THE CONTRACTOR WILL MAINTAIN SUCH SO THAT THEY ARE PROPERLY PLACED AND VISIBLE AT ALL TIMES.
- SIDEWALKS AND CURBS DESIGNATED TO BE DEMOLISHED SHALL BE DEMOLISHED TO THE NEAREST EXPANSION JOINT, MATCHING THESE PLANS AS CLOSELY AS POSSIBLE.
- THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.

SCOPE OF WORK:

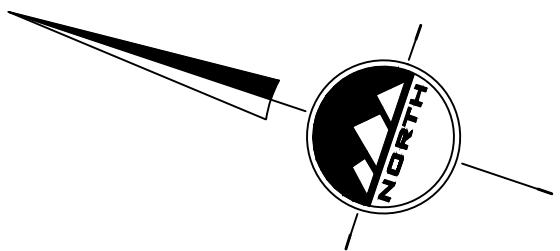
PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:

- PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, SIGNS, ETC. (TYPICAL UNLESS OTHERWISE NOTED).
- CLEAR AND GRUB WITHIN FITZGERALD PROPERTY.
- SAWCUT EXISTING ASPHALT PAVEMENT TO PROVIDE A CLEAN EDGE FOR THE TRANSITION BETWEEN EXISTING AND PROPOSED ASPHALT PAVEMENT.
- REMOVE AND PROPERLY DISPOSE OF EXISTING ASPHALT PAVEMENT.
- REMOVE AND PROPERLY DISPOSE OF EXISTING CURB AND GUTTER.
- REMOVE TEMPORARY BLOW-OFF AND AIR VAC VALVE TO CONNECT WATER LINE. SEE UTILITY PLAN FOR ADDITIONAL INFORMATION.
- REMOVE AND PROPERLY DISPOSE OF EXISTING FENCE.
- REMOVE AND PROPERLY DISPOSE OF EXISTING SIGN.
- CAP EXISTING SECONDARY WATER LINE. ENSURE WATER LINE REMAINS IN SERVICE UNTIL ENTIRE SYSTEM IS RE-ROUTED.
- REMOVE AND PROPERLY DISPOSE OF OR ABANDON IN PLACE, AS NEEDED, EXISTING SECONDARY WATER LINE. ENSURE WATER LINE REMAINS IN SERVICE UNTIL ENTIRE SYSTEM IS RE-ROUTED.
- REMOVE AND PROPERLY DISPOSE OF EXISTING SPRING PIPE.

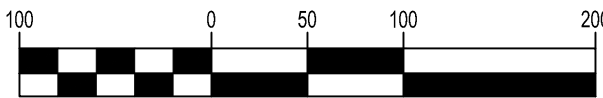
HEBER CITY ENGINEER'S APPROVAL

HEBER CITY ENGINEER

DATE



HORIZONTAL GRAPHIC SCALE



JORDANELLE RIDGE VILLAGE 2
FITZGERALD PRELIMINARY
700 COYOTE CANYON PARKWAY
HEBER CITY, UTAH

2023-12-11 FOR REVIEW

DEMOLITION PLAN

PROJECT NUMBER 10229A	PRINT DATE 2023-12-11
PROJECT MANAGER BAM	DESIGNED BY DAG

C-100

EN SIGN

THE STANDARD IN ENGINEERING

SANDY

45 W 10000 S, Suite 500
Sandy, UT 84070
Phone: 801.255.0529

LAYTON

Phone: 801.547.1100

TOOELE

Phone: 435.843.3590

CEDAR CITY

Phone: 435.865.1453

RICHFIELD

Phone: 435.896.2983

WWW.ENSIGNENG.COM

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

CONTACT:
DAVE BARBEE
PHONE: 801.316.3193

811

CALL BLUESTAKES
@ 811 AT LEAST 48 HOURS
PRIOR TO THE
COMMENCEMENT OF ANY
CONSTRUCTION.
Know what's below.
Call before you dig.

BENCHMARK

THE SOUTHEAST QUARTER OF SECTION 20,
TOWNSHIP 3 SOUTH, RANGE 5 EAST,
SALT LAKE BASE AND MERIDIAN
ELEVATION = 5969.10

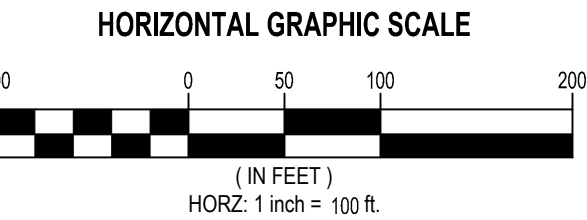
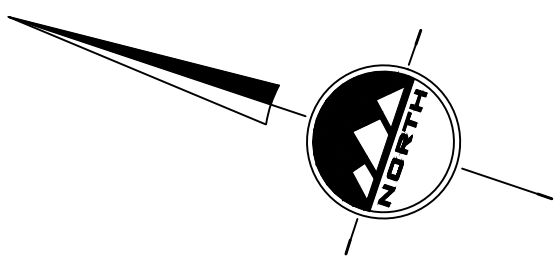
GENERAL NOTES

1. ALL WORK TO COMPLY WITH THE GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
2. ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.
3. ALL PAVEMENT MARKINGS SHALL CONFORM TO THE LATEST EDITION OF THE M.U.T.C.D. (MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES).
4. ALL SURFACE IMPROVEMENTS DISTURBED BY CONSTRUCTION SHALL BE RESTORED OR REPLACED, INCLUDING TREES AND DECORATIVE SHRUBS, SOD, FENCES, WALLS AND STRUCTURES, WHETHER OR NOT THEY ARE SPECIFICALLY SHOWN ON THE CONTRACT DOCUMENTS.
5. NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING CONCRETE OR ASPHALT.
6. THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.

HEBER CITY ENGINEER'S APPROVAL

HEBER CITY ENGINEER

DATE



EN SIGN

THE STANDARD IN ENGINEERING

SANDY

45 W 10000 S, Suite 500
Sandy, UT 84070
Phone: 801.255.0529

LAYTON

Phone: 801.547.1100

TOOELE

Phone: 435.843.3590

CEDAR CITY

Phone: 435.865.1453

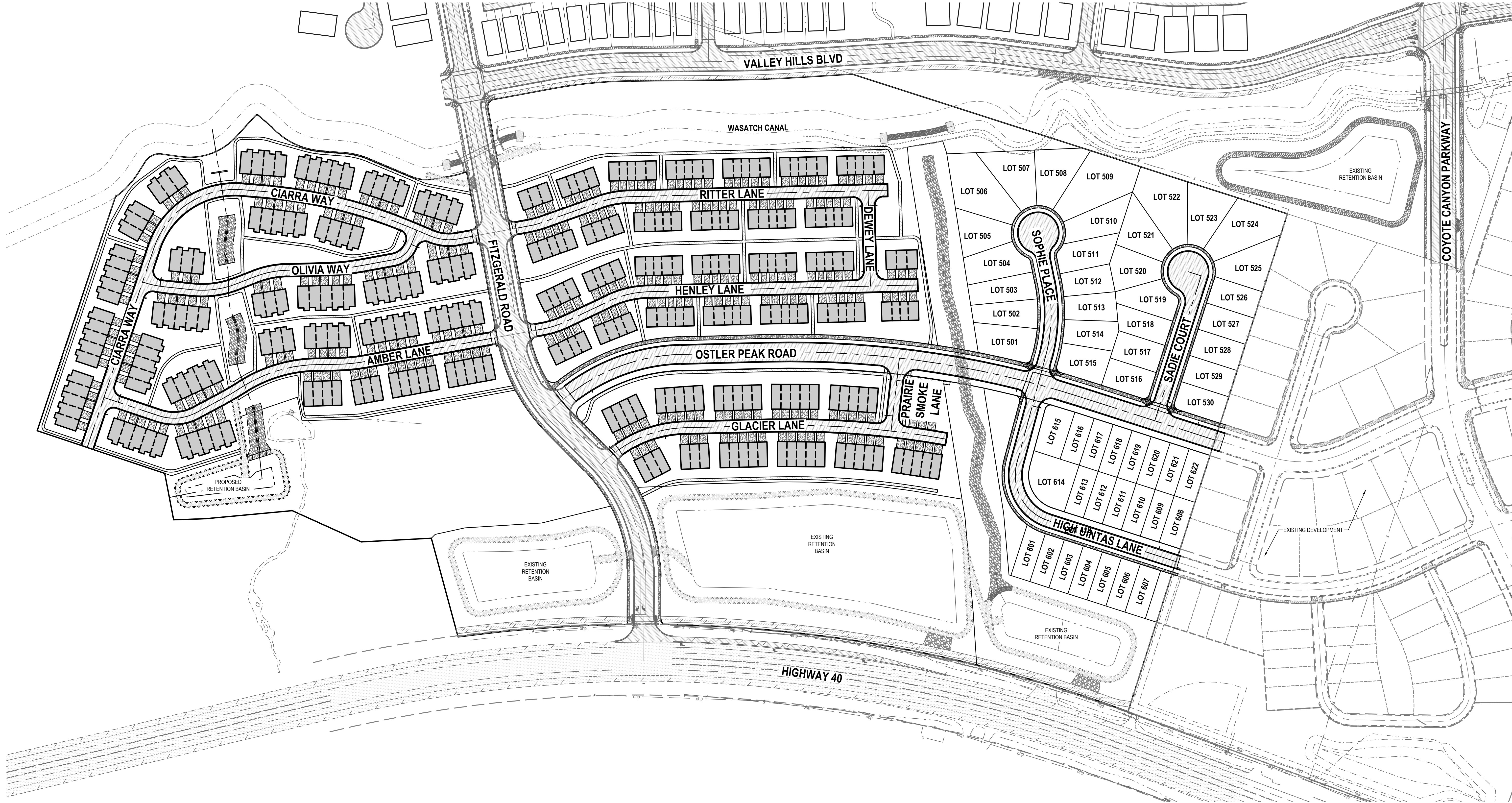
RICHFIELD

Phone: 435.896.2983

WWW.ENSIGNENG.COM

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

CONTACT:
DAVE BARBEE
PHONE: 801.316.3193



JORDANELLE RIDGE VILLAGE 2
FITZGERALD PRELIMINARY
700 COYOTE CANYON PARKWAY
HEBER CITY, UTAH

2023-12-11 FOR REVIEW

OVERALL SITE, SIGNING,
STRIPING, AND LIGHTING
PLAN

PROJECT NUMBER
10229A

PRINT DATE
2023-12-11

PROJECT MANAGER
BAM

DESIGNED BY
DAG

C-200

811

Know what's below.
Call before you dig.

CALL BLUESTAKES
@ 811 AT LEAST 48 HOURS
PRIOR TO THE
COMMENCEMENT OF ANY
CONSTRUCTION.

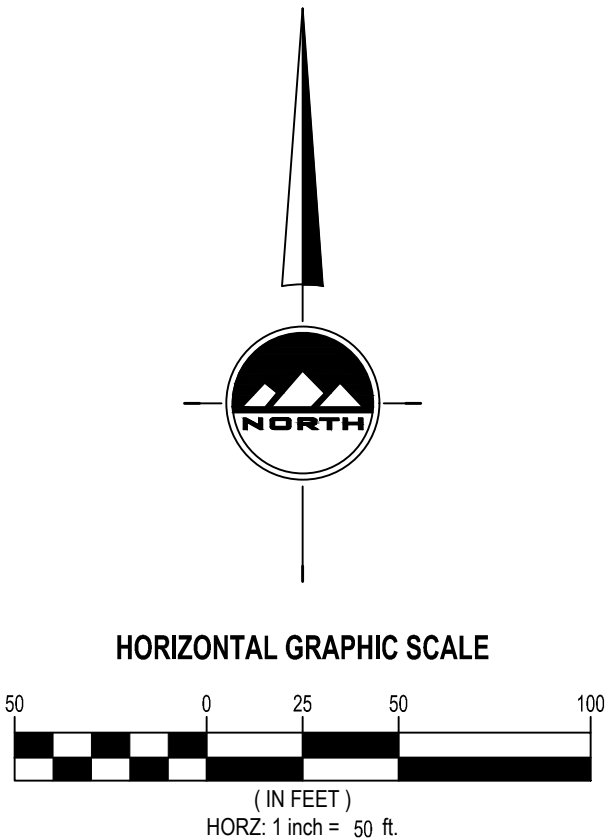
BENCHMARK

THE SOUTHEAST QUARTER OF SECTION 20,
TOWNSHIP 3 SOUTH, RANGE 5 EAST,
SALT LAKE BASE AND MERIDIAN
ELEVATION = 5969.10



SEE DRAWING C-202

SEE DRAWING C-202



HEBER CITY ENGINEER'S APPROVAL

HEBER CITY ENGINEER

DATE

- GENERAL NOTES
1.

ALL WORK TO COMPLY WITH THE GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
2.

ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.
3.

ALL PAVEMENT MARKINGS SHALL CONFORM TO THE LATEST EDITION OF THE M.U.T.C.D. (MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES).
4.

ALL SURFACE IMPROVEMENTS DISTURBED BY CONSTRUCTION SHALL BE RESTORED OR REPLACED, INCLUDING TREES AND DECORATIVE SHRUBS, SOO, FENCES, WALLS AND STRUCTURES, WHETHER OR NOT THEY ARE SPECIFICALLY SHOWN ON THE CONTRACT DOCUMENTS.
5.

NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING CONCRETE OR ASPHALT.
6.

THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.

- SCOPE OF WORK:
- PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:
- 1

71" WIDE ROAD SECTION PER DETAIL 1/C-600
- 2

56" WIDE ROAD SECTION PER DETAIL 2/C-600
- 3

28" WIDE ROAD SECTION PER DETAIL 3/C-600.
- 4

ASPHALT PAVEMENT PER DETAIL 4/C-600.
- 5

ASPHALT PAVEMENT PER DETAIL 5/C-600.
- 6

24" COLLECTION CURB AND GUTTER PER HEBER CITY STANDARD DRAWING "STREETS-4."
- 7

HISTORICAL FLOW CHANNEL PER DETAIL 8/C-601. SEE SHEETS PP-26-PP-27 FOR DESIGN INFORMATION.
- 8

TYPE G CURB AND GUTTER PER APWA STANDARD PLAN NO. 205.
- 9

TRANSITION CURB AND GUTTER TYPE.
- 10

5' WIDE CONCRETE SIDEWALK PER HEBER CITY STANDARD DRAWING "STREETS-4."
- 11

12" WIDE SOLID WHITE STOP BAR PER M.U.T.C.D. STANDARD PLANS.
- 12

"STOP/STREET NAME" SIGN PER HEBER CITY STANDARD DRAWING "STREETS-10."
- 13

6' WIDE CONCRETE SIDEWALK TRAIL PER HEBER CITY STANDARD DRAWING "STREETS-4."
- 14

6' WIDE PEDESTRIAN TRAIL PER DETAIL 6/C-600. ALL INTERNAL HOA TRAILS ARE SHOWN FOR REFERENCE ONLY. EXACT LOCATIONS TO BE DETERMINED BY PRECISE GRADING PLANS. LOCATION, DESIGN, AND SPECIFICATION OF INTERNAL HOA TRAILS IS AT THE SOLE DISCRETION OF THE HOA.
- 15

STREET LIGHT PER HEBER CITY NORTH VILLAGE STANDARD "STREETS-15."
- 16

WHITE CROSSWALK MARKING PER M.U.T.C.D. STANDARD PLANS.
- 17

"20 MPH SPEED LIMIT" SIGN PER HEBER CITY STANDARD DRAWING "STREETS-10."
- 18

HANDICAP ACCESS RAMP WITH DETECTABLE WARNING SURFACE PER HEBER CITY STANDARD DRAWING "STREETS-5." ADA RAMPS SUBJECT TO MOUNTAIN DEVELOPMENT STANDARDS.
- 19

HANDICAP ACCESS RAMP WITH DETECTABLE WARNING SURFACE. ADA RAMPS SUBJECT TO MOUNTAIN DEVELOPMENT STANDARDS.
- 20

10' WIDE GRAVEL ACCESS ROAD AT 2.00% MAXIMUM CROSS SLOPE AROUND PROPOSED RETENTION BASIN. SECTION PER DETAIL 8/C-600.
- 21

10' WIDE CONCRETE SPILLWAY PER DETAIL 9/C-600.

JORDANELLE RIDGE VILLAGE 2

FITZGERALD PRELIMINARY

700 COYOTE CANYON PARKWAY

HEBER CITY, UTAH

2023-12-11 FOR REVIEW

SITE, SIGNING, STRIPING,
AND LIGHTING PLAN

PROJECT NUMBER
10229A

PRINT DATE
2023-12-11

PROJECT MANAGER
BAM

DESIGNED BY
DAG

C-201

EN SIGN

THE STANDARD IN ENGINEERING

SANDY

45 W 10000 S, Suite 500

Sandy, UT 84070

Phone: 801.255.0529

LAYTON

Phone: 801.547.1100

TOOELE

Phone: 435.843.3590

CEDAR CITY

Phone: 435.865.1453

RICHFIELD

Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:

MOMENTUM DEVELOPMENT GROUP, LLC

10421 SOUTH JORDAN GATEWAY BLVD, #200

SOUTH JORDAN, UTAH 84095

CONTACT:

DAVE BARBEE

PHONE: 801.316.3193

Page 55 of 127

811

CALL BLUESTAKES
@ 811 AT LEAST 48 HOURS
PRIOR TO THE
COMMENCEMENT OF ANY
CONSTRUCTION.
Know what's below.
Call before you dig.

BENCHMARK

THE SOUTHEAST QUARTER OF SECTION 20,
TOWNSHIP 3 SOUTH, RANGE 5 EAST,
SALT LAKE BASE AND MERIDIAN
ELEVATION = 5969.10



HEBER CITY ENGINEER'S APPROVAL

HEBER CITY ENGINEERDATE

- GENERAL NOTES
1.

ALL WORK TO COMPLY WITH THE GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
2.

ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.
3.

ALL PAVEMENT MARKINGS SHALL CONFORM TO THE LATEST EDITION OF THE M.U.T.C.D. (MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES).
4.

ALL SURFACE IMPROVEMENTS DISTURBED BY CONSTRUCTION SHALL BE RESTORED OR REPLACED, INCLUDING TREES AND DECORATIVE SHRUBS, SOO, FENCES, WALLS AND STRUCTURES, WHETHER OR NOT THEY ARE SPECIFICALLY SHOWN ON THE CONTRACT DOCUMENTS.
5.

NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING CONCRETE OR ASPHALT.
6.

THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.

EN SIGN

THE STANDARD IN ENGINEERING

SANDY

45 W 10000 S, Suite 500
Sandy, UT 84070
Phone: 801.255.0529

LAYTON

Phone: 801.547.1100

TOOELE

Phone: 435.843.3590

CEDAR CITY

Phone: 435.865.1453

RICHFIELD

Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:

MOMENTUM DEVELOPMENT GROUP, LLC
10421 SOUTH JORDAN GATEWAY BLVD, #200
SOUTH JORDAN, UTAH 84095

CONTACT:

DAVE BARBEE
PHONE: 801.316.3193

- SCOPE OF WORK:
- PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:
- 1

71" WIDE ROAD SECTION PER DETAIL 1/C-600
- 2

56" WIDE ROAD SECTION PER DETAIL 2/C-600
- 3

28" WIDE ROAD SECTION PER DETAIL 3/C-600.
- 4

ASPHALT PAVEMENT PER DETAIL 4/C-600.
- 5

ASPHALT PAVEMENT PER DETAIL 5/C-600.
- 6

24" COLLECTION CURB AND GUTTER PER HEBER CITY STANDARD DRAWING "STREETS-4."
- 7

HISTORICAL FLOW CHANNEL PER DETAIL 8/C-601. SEE SHEETS PP-26-PP-27 FOR DESIGN INFORMATION.
- 8

TYPE G CURB AND GUTTER PER APWA STANDARD PLAN NO. 205.
- 9

TRANSITION CURB AND GUTTER TYPE.
- 10

5' WIDE CONCRETE SIDEWALK PER HEBER CITY STANDARD DRAWING "STREETS-4."
- 11

12" WIDE SOLID WHITE STOP BAR PER M.U.T.C.D. STANDARD PLANS.
- 12

"STOP/STREET NAME" SIGN PER HEBER CITY STANDARD DRAWING "STREETS-10."
- 13

6' WIDE CONCRETE SIDEWALK TRAIL PER HEBER CITY STANDARD DRAWING "STREETS-4."
- 14

6' WIDE PEDESTRIAN TRAIL PER DETAIL 6/C-600. ALL INTERNAL HOA TRAILS ARE SHOWN FOR REFERENCE ONLY. EXACT LOCATIONS TO BE DETERMINED BY PRECISE GRADING PLANS. LOCATION, DESIGN, AND SPECIFICATION OF INTERNAL HOA TRAILS IS AT THE SOLE DISCRETION OF THE HOA.
- 15

STREET LIGHT PER HEBER CITY NORTH VILLAGE STANDARD "STREETS-15."
- 16

WHITE CROSSWALK MARKING PER M.U.T.C.D. STANDARD PLANS.
- 17

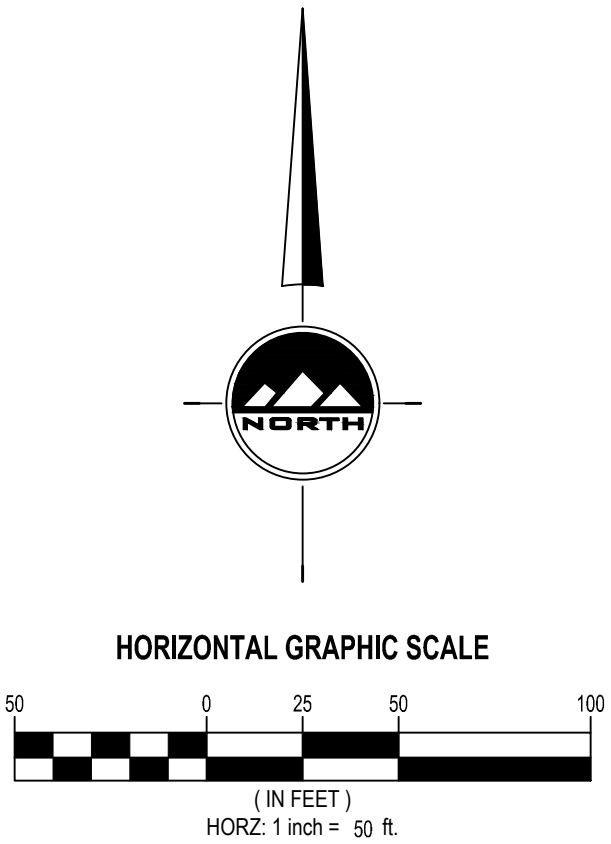
"20 MPH SPEED LIMIT" SIGN PER HEBER CITY STANDARD DRAWING "STREETS-10."
- 18

HANDICAP ACCESS RAMP WITH DETECTABLE WARNING SURFACE PER HEBER CITY STANDARD DRAWING "STREETS-5." ADA RAMPS SUBJECT TO MOUNTAIN DEVELOPMENT STANDARDS.
- 19

HANDICAP ACCESS RAMP WITH DETECTABLE WARNING SURFACE. ADA RAMPS SUBJECT TO MOUNTAIN DEVELOPMENT STANDARDS.
- 20

10' WIDE GRAVEL ACCESS ROAD AT 2.00% MAXIMUM CROSS SLOPE AROUND PROPOSED RETENTION BASIN. SECTION PER DETAIL 8/C-600.
- 21

10' WIDE CONCRETE SPILLWAY PER DETAIL 9/C-600.



JORDANELLE RIDGE VILLAGE 2

FITZGERALD PRELIMINARY

700 COYOTE CANYON PARKWAY

HEBER CITY, UTAH

2023-12-11 FOR REVIEW

SITE, SIGNING, STRIPING,
AND LIGHTING PLAN

PROJECT NUMBER
10229A

PRINT DATE
2023-12-11

PROJECT MANAGER
BAM

DESIGNED BY
DAG

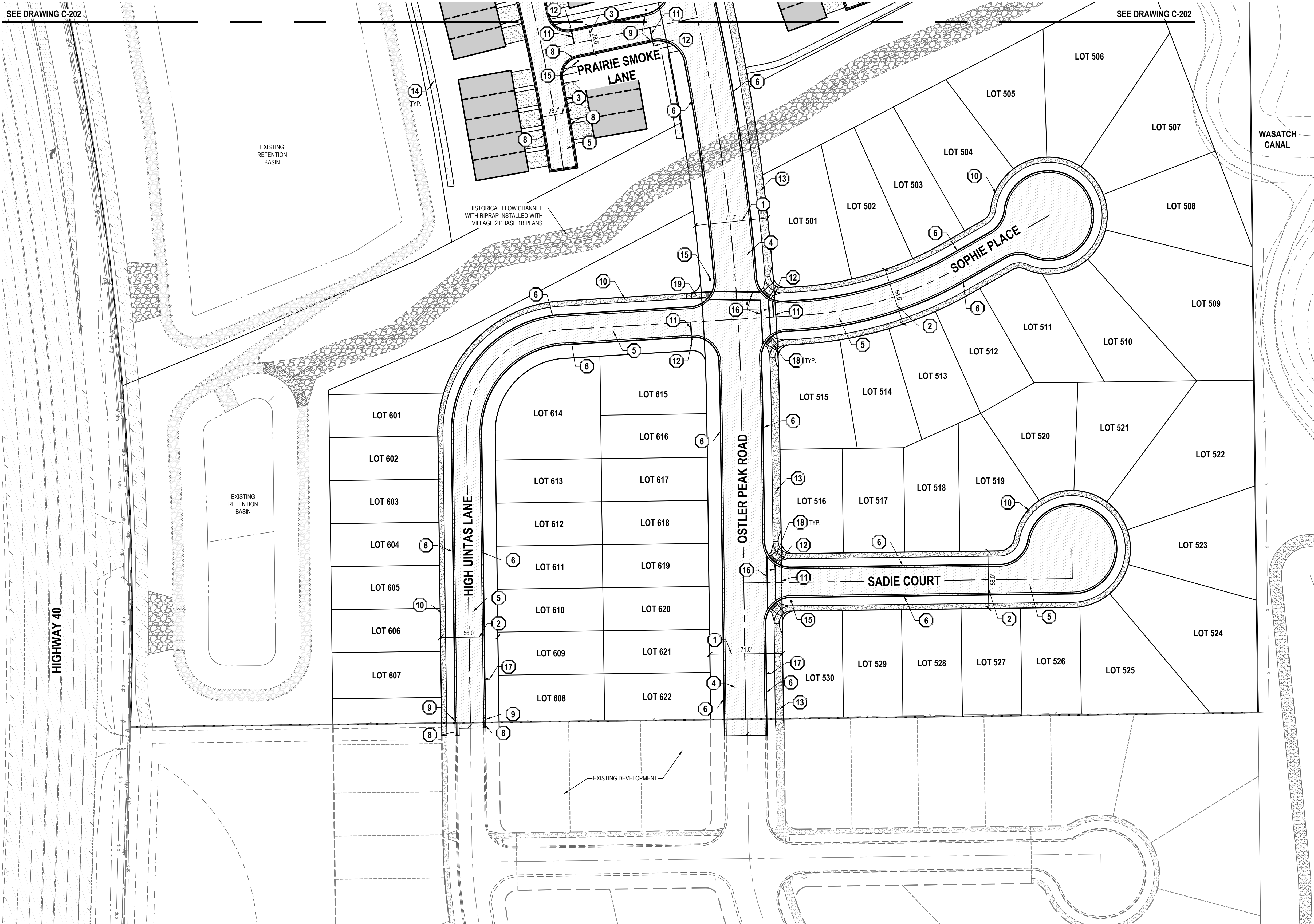
C-202

811

CALL BLUESTAKES
@ 811 AT LEAST 48 HOURS
PRIOR TO THE
COMMENCEMENT OF ANY
CONSTRUCTION.
Know what's below.
Call before you dig.

BENCHMARK

THE SOUTHEAST QUARTER OF SECTION 20,
TOWNSHIP 3 SOUTH, RANGE 5 EAST,
SALT LAKE BASE AND MERIDIAN
ELEVATION = 5969.10



- GENERAL NOTES
1.

ALL WORK TO COMPLY WITH THE GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
2.

ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.
3.

ALL PAVEMENT MARKINGS SHALL CONFORM TO THE LATEST EDITION OF THE M.U.T.C.D. (MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES).
4.

ALL SURFACE IMPROVEMENTS DISTURBED BY CONSTRUCTION SHALL BE RESTORED OR REPLACED, INCLUDING TREES AND DECORATIVE SHRUBS, SOO, FENCES, WALLS AND STRUCTURES, WHETHER OR NOT THEY ARE SPECIFICALLY SHOWN ON THE CONTRACT DOCUMENTS.
5.

NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING CONCRETE OR ASPHALT.
6.

THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.

- SCOPE OF WORK:
- PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:
- 1

71' WIDE ROAD SECTION PER DETAIL 1/C-600
- 2

56' WIDE ROAD SECTION PER DETAIL 2/C-600
- 3

28' WIDE ROAD SECTION PER DETAIL 3/C-600.
- 4

ASPHALT PAVEMENT PER DETAIL 4/C-600.
- 5

ASPHALT PAVEMENT PER DETAIL 5/C-600.
- 6

24" COLLECTION CURB AND GUTTER PER HEBER CITY STANDARD DRAWING "STREETS-4."
- 7

HISTORICAL FLOW CHANNEL PER DETAIL 8/C-601. SEE SHEETS PP-26-PP-27 FOR DESIGN INFORMATION.
- 8

TYPE G CURB AND GUTTER PER APWA STANDARD PLAN NO. 205.
- 9

TRANSITION CURB AND GUTTER TYPE.
- 10

5' WIDE CONCRETE SIDEWALK PER HEBER CITY STANDARD DRAWING "STREETS-4."
- 11

12" WIDE SOLID WHITE STOP BAR PER M.U.T.C.D. STANDARD PLANS.
- 12

"STOP/STREET NAME" SIGN PER HEBER CITY STANDARD DRAWING "STREETS-10."
- 13

8' WIDE CONCRETE SIDEWALK TRAIL PER HEBER CITY STANDARD DRAWING "STREETS-4."
- 14

6' WIDE PEDESTRIAN TRAIL PER DETAIL 6/C-600. ALL INTERNAL HOA TRAILS ARE SHOWN FOR REFERENCE ONLY. EXACT LOCATIONS TO BE DETERMINED BY PRECISE GRADING PLANS. LOCATION, DESIGN, AND SPECIFICATION OF INTERNAL HOA TRAILS IS AT THE SOLE DISCRETION OF THE HOA.
- 15

STREET LIGHT PER HEBER CITY NORTH VILLAGE STANDARD "STREETS-15."
- 16

WHITE CROSSWALK MARKING PER M.U.T.C.D. STANDARD PLANS.
- 17

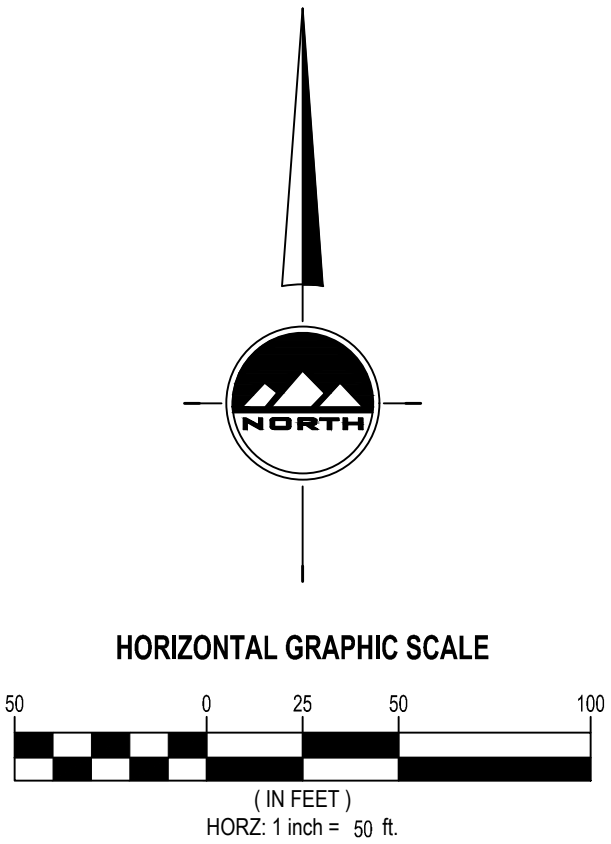
"20 MPH SPEED LIMIT" SIGN PER HEBER CITY STANDARD DRAWING "STREETS-10."
- 18

HANDICAP ACCESS RAMP WITH DETECTABLE WARNING SURFACE PER HEBER CITY STANDARD DRAWING "STREETS-5." ADA RAMPS SUBJECT TO MOUNTAIN DEVELOPMENT STANDARDS.
- 19

HANDICAP ACCESS RAMP WITH DETECTABLE WARNING SURFACE. ADA RAMPS SUBJECT TO MOUNTAIN DEVELOPMENT STANDARDS.
- 20

10' WIDE GRAVEL ACCESS ROAD AT 2.00% MAXIMUM CROSS SLOPE AROUND PROPOSED RETENTION BASIN. SECTION PER DETAIL 8/C-600.
- 21

10' WIDE CONCRETE SPILLWAY PER DETAIL 9/C-600.



JORDANELLE RIDGE VILLAGE 2

FITZGERALD PRELIMINARY

700 COYOTE CANYON PARKWAY

HEBER CITY, UTAH

2023-12-11 FOR REVIEW

SITE, SIGNING, STRIPING,
AND LIGHTING PLAN

PROJECT NUMBER
10229A

PRINT DATE
2023-12-11

PROJECT MANAGER
BAM

DESIGNED BY
DAG

C-203

EN SIGN

THE STANDARD IN ENGINEERING

SANDY

45 W 10000 S, Suite 500

Sandy, UT 84070

Phone: 801.255.0529

LAYTON

Phone: 801.547.1100

TOOELE

Phone: 435.843.3590

CEDAR CITY

Phone: 435.865.1453

RICHFIELD

Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:

MOMENTUM DEVELOPMENT GROUP, LLC

10421 SOUTH JORDAN GATEWAY BLVD, #200

SOUTH JORDAN, UTAH 84095

CONTACT:

DAVE BARBEE

PHONE: 801.316.3193

Page 57 of 127

811

CALL BLUESTAKES
@ 811 AT LEAST 48 HOURS
PRIOR TO THE
COMMENCEMENT OF ANY
CONSTRUCTION.
Know what's below.
Call before you dig.

BENCHMARK

THE SOUTHEAST QUARTER OF SECTION 20,
TOWNSHIP 3 SOUTH, RANGE 5 EAST,
SALT LAKE BASE AND MERIDIAN
ELEVATION = 5969.10

GENERAL NOTES

1. ALL WORK TO COMPLY WITH THE GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.

2. ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.

3. ALL WORK SHALL COMPLY WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER POSSIBLY INCLUDING, BUT NOT LIMITED TO, REMOVAL OF UNCONSOLIDATED FILL, ORGANICS, AND DEBRIS, PLACEMENT OF SUBSURFACE DRAIN LINES AND GEOTEXTILE, AND OVEREXCAVATION OF UNSUITABLE BEARING MATERIALS AND PLACEMENT OF ACCEPTABLE FILL MATERIAL.

4. THE CONTRACTOR SHALL BECOME FAMILIAR WITH THE EXISTING SOIL CONDITIONS.

5. LANDSCAPED AREAS REQUIRE SUBGRADE TO BE MAINTAINED AT A SPECIFIC ELEVATION BELOW FINISHED GRADE AND REQUIRE SUBGRADE TO BE PROPERLY PREPARED AND SCARIFIED. SEE LANDSCAPE PLANS FOR ADDITIONAL INFORMATION.

6. SLOPE ALL LANDSCAPED AREAS AWAY FROM BUILDING FOUNDATIONS TOWARD CURB AND GUTTER OR STORM DRAIN INLETS.

7. EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF THE CONTRACTOR'S FAILURE TO VERIFY THE LOCATIONS OF EXISTING UTILITIES PRIOR TO THE BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT. THE CONTRACTOR IS TO VERIFY ALL CONNECTION POINTS WITH THE EXISTING UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO THE EXISTING UTILITIES AND UTILITY STRUCTURES THAT ARE TO REMAIN. IF CONFLICTS WITH EXISTING UTILITIES OCCUR, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION TO DETERMINE IF ANY FIELD ADJUSTMENTS SHOULD BE MADE.

8. ALL STORM DRAIN INFRASTRUCTURE TO BE INSTALLED PER APWA STANDARD PLANS AND SPECIFICATIONS.

9. ENSURE MINIMUM COVER OVER ALL STORM DRAIN PIPES PER MANUFACTURER'S RECOMMENDATIONS. NOTIFY ENGINEER IF MINIMUM COVER CANNOT BE ATTAINED.
10. THE CONTRACTOR SHALL ADJUST TO GRADE ALL EXISTING UTILITIES AS NEEDED PER LOCAL GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.

11. NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING CONCRETE, ASPHALT, OR STORM DRAIN STRUCTURES OR PIPES.

12. THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.

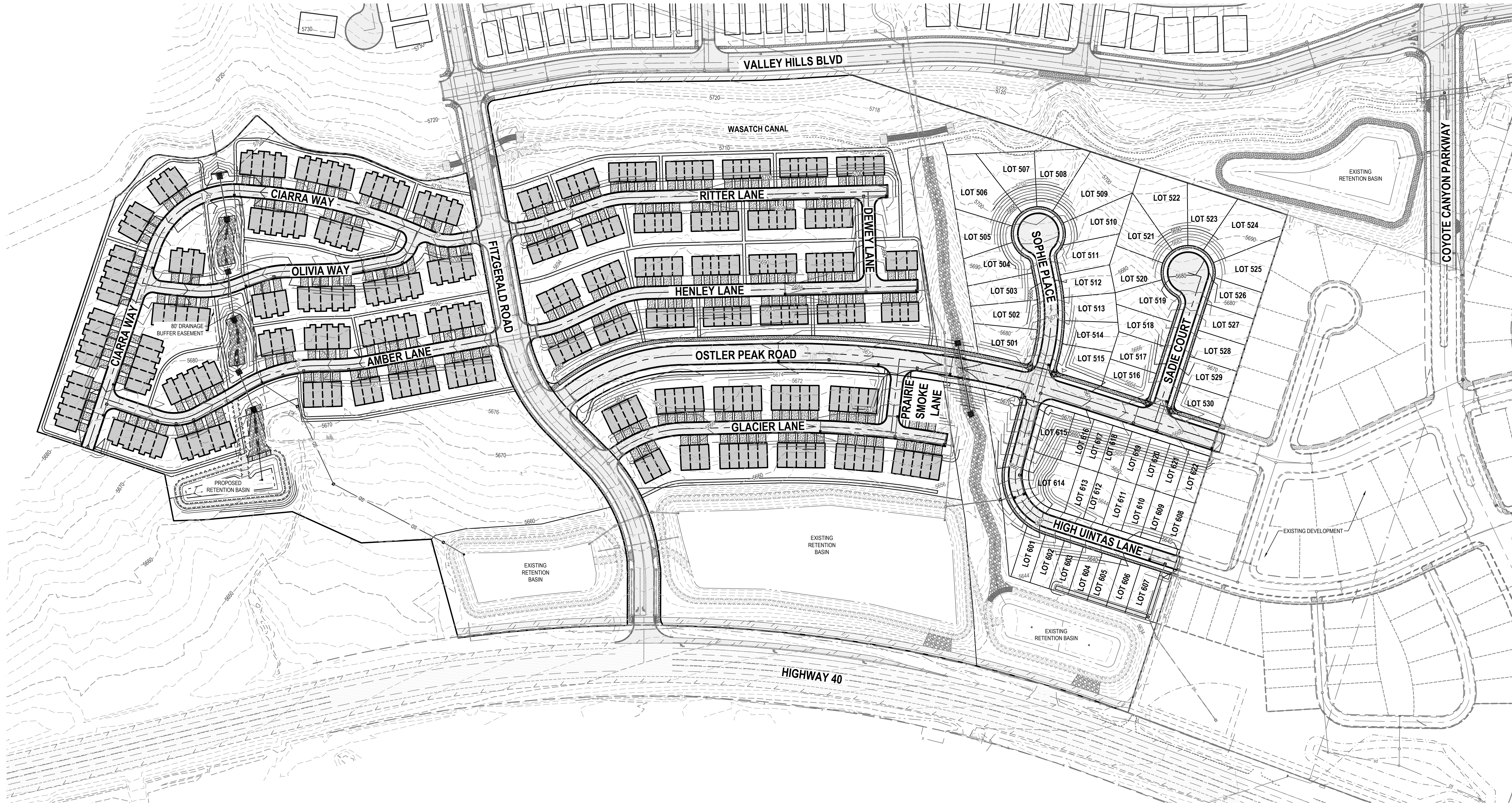
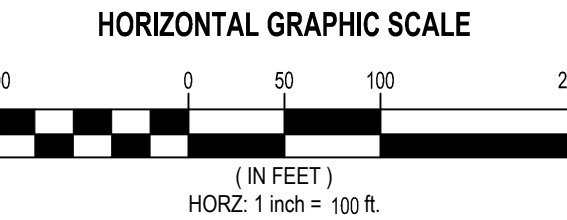
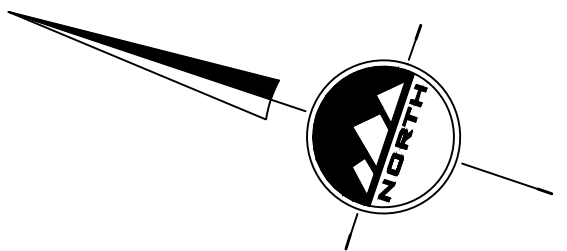
13. ALL GRADING SHALL BE DONE IN A MANNER THAT DRAINS DEVELOPED RUNOFF AWAY FROM THE COYOTE CANYON NATURAL DRAINAGE AND BUFFER AREA TO THE MAXIMUM EXTENT PRACTICAL.

14. RESEED ALL DISTURBED HOA OPEN SPACE WITH JORDANELLE RIDGE PROMONTORY SEED MIX TO REESTABLISH NATIVE CONDITIONS.

HEBER CITY ENGINEER'S APPROVAL

HEBER CITY ENGINEER

DATE



JORDANELLE RIDGE VILLAGE 2
FITZGERALD PRELIMINARY
700 COYOTE CANYON PARKWAY
HEBER CITY, UTAH

2023-12-11 FOR REVIEW

OVERALL GRADING
AND DRAINAGE PLAN

PROJECT NUMBER
10229A
PROJECT MANAGER
BAM

PRINT DATE
2023-12-11
DESIGNED BY
DAG

C-300

THE STANDARD IN ENGINEERING

SANDY

45 W 10000 S, Suite 500
Sandy, UT 84070
Phone: 801.255.0529

LAYTON

Phone: 801.547.1100

TOOELE

Phone: 435.843.3590

CEDAR CITY

Phone: 435.865.1453

RICHFIELD

Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:

MOMENTUM DEVELOPMENT GROUP, LLC
10421 SOUTH JORDAN GATEWAY BLVD, #200
SOUTH JORDAN, UTAH 84095

CONTACT:

DAVE BARBEE
PHONE: 801.316.3193

811

CALL BLUESTAKES
@ 811 AT LEAST 48 HOURS
PRIOR TO THE
COMMENCEMENT OF ANY
CONSTRUCTION.
Know what's below.
Call before you dig.

BENCHMARK

THE SOUTHEAST QUARTER OF SECTION 20,
TOWNSHIP 3 SOUTH, RANGE 5 EAST,
SALT LAKE BASE AND MERIDIAN
ELEVATION = 5969.10



- GENERAL NOTES
1. ALL WORK TO COMPLY WITH THE GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.

2. ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.

3. ALL WORK SHALL COMPLY WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER POSSIBLY INCLUDING, BUT NOT LIMITED TO, REMOVAL OF UNCONSOLIDATED FILL, ORGANICS, AND DEBRIS, PLACEMENT OF SUBSURFACE DRAIN LINES AND GEOTEXTILE, AND OVEREXCAVATION OF UNSUITABLE BEARING MATERIALS AND PLACEMENT OF ACCEPTABLE FILL MATERIAL.

4. THE CONTRACTOR SHALL BECOME FAMILIAR WITH THE EXISTING SOIL CONDITIONS.

5. LANDSCAPED AREAS REQUIRE SUBGRADE TO BE MAINTAINED AT A SPECIFIC ELEVATION BELOW FINISHED GRADE AND REQUIRE SUBGRADE TO BE PROPERLY PREPARED AND SCARIFIED. SEE LANDSCAPE PLANS FOR ADDITIONAL INFORMATION.

6. SLOPE ALL LANDSCAPED AREAS AWAY FROM BUILDING FOUNDATIONS TOWARD CURB AND GUTTER OR STORM DRAIN INLETS.

7. EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF THE CONTRACTOR'S FAILURE TO VERIFY THE LOCATIONS OF EXISTING UTILITIES PRIOR TO THE BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT. THE CONTRACTOR IS TO VERIFY ALL CONNECTION POINTS WITH THE EXISTING UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO THE EXISTING UTILITIES AND UTILITY STRUCTURES THAT ARE TO REMAIN. IF CONFLICTS WITH EXISTING UTILITIES OCCUR, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION TO DETERMINE IF ANY FIELD ADJUSTMENTS SHOULD BE MADE.

8. ALL STORM DRAIN INFRASTRUCTURE TO BE INSTALLED PER APWA STANDARD PLANS AND SPECIFICATIONS.

9. ENSURE MINIMUM COVER OVER ALL STORM DRAIN PIPES PER MANUFACTURER'S RECOMMENDATIONS. NOTIFY ENGINEER IF MINIMUM COVER CANNOT BE ATTAINED.

10. THE CONTRACTOR SHALL ADJUST TO GRADE ALL EXISTING UTILITIES AS NEEDED PER LOCAL GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.

11. NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING CONCRETE, ASPHALT, OR STORM DRAIN STRUCTURES OR PIPES.

12. THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.

13. ALL GRADING SHALL BE DONE IN A MANNER THAT DRAINS DEVELOPED RUNOFF AWAY FROM THE COYOTE CANYON NATURAL DRAINAGE AND BUFFER AREA TO THE MAXIMUM EXTENT PRACTICAL.

14. RESEED ALL DISTURBED HOA OPEN SPACE WITH JORDANELLE RIDGE PROMONTORY SEED MIX TO REESTABLISH NATIVE CONDITIONS.

- SCOPE OF WORK:
- PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:
1. HOODED CATCH BASIN PER APWA STANDARD PLAN NO. 315 AND SPECIFICATIONS.

2. NON-HOODED CATCH BASIN PER APWA STANDARD PLAN NO. 315 AND SPECIFICATIONS.

3. COMBINATION HOODED CATCH BASIN AND CLEANOUT BOX PER APWA STANDARD PLAN NO. 316 AND SPECIFICATIONS.

4. COMBINATION NON-HOODED CATCH BASIN AND CLEANOUT BOX PER APWA STANDARD PLAN NO. 316 AND SPECIFICATIONS.

5. CLEANOUT BOX PER APWA STANDARD PLAN NO. 331 AND SPECIFICATIONS.

6. BUBBLE-UP BOX PER DETAIL 2/C-601.

7. SLOPED CATCH BASIN PER DETAIL 3/C-601. TOP OF GRATE ELEVATION PROVIDED IS ELEVATION AT CENTER OF BOX.

8. STEEL END PLATE PER DETAIL 4/C-601.

9. 2' SUMP IN STORM DRAIN STRUCTURE.

10. SEE DETAIL 1/C-601 FOR HISTORICAL FLOW DETENTION BASIN SYSTEM INFORMATION.

11. LID DETENTION BASIN (SEE DETAIL 1/C-601)
100-YR HIGH WATER ELEVATION = 5697.70
VOLUME PROVIDED = 42 CU. FT. / 0.010 AC-FT

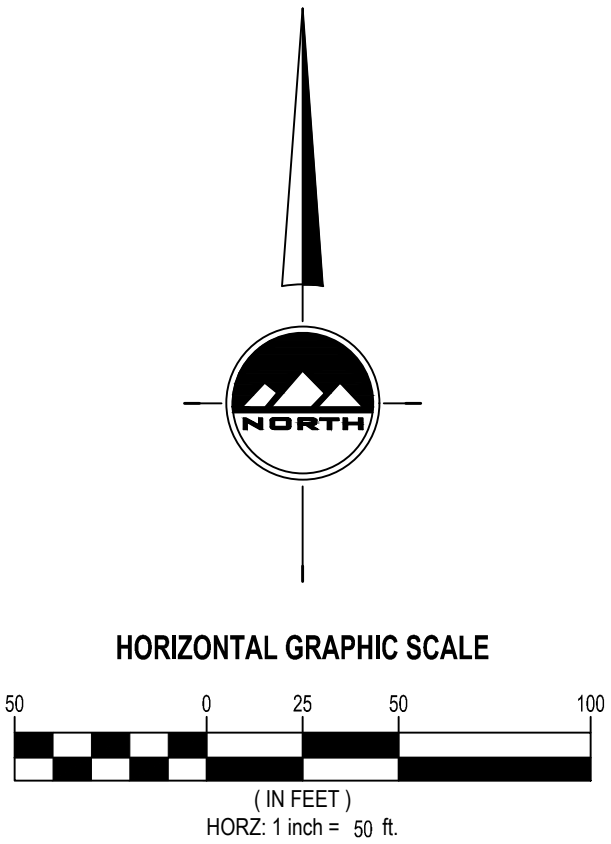
12. LID DETENTION BASIN (SEE DETAIL 1/C-601)
100-YR HIGH WATER ELEVATION = 5686.02
VOLUME PROVIDED = 2,507 CU. FT. / 0.058 AC-FT

13. LID DETENTION BASIN (SEE DETAIL 1/C-601)
100-YR HIGH WATER ELEVATION = 5673.00
VOLUME PROVIDED = 3,263 CU. FT. / 0.075 AC-FT

14. UNDERGROUND DETENTION SYSTEM: INSTALL 2 BARRELS OF 96" NON-PERFORATED ALUMINIZED CMP 285.00 IN LENGTH TOTAL PER MANUFACTURER'S RECOMMENDATIONS. CONTRACTOR TO MAINTAIN A MINIMUM OF 2' OF COVER ABOVE TOP OF CHAMBER, FOR ENTIRE CHAMBER SYSTEM.
TOP OF CHAMBER = 5634.74
BOTTOM OF CHAMBER = 5626.74
VOLUME REQUIRED (TOTAL) = 14,212 CU. FT.
VOLUME PROVIDED (TOTAL) = 14,318 CU. FT.

15. LID DETENTION BASIN (SEE DETAIL 1/C-601)
100-YR HIGH WATER ELEVATION = 5668.17
VOLUME PROVIDED = 3,572 CU. FT. / 0.06 AC-FT

16. 0.83" DIAMETER ORIFICE PLATE PER DETAIL 2/C-602 INSTALLED ON SOUTHWEST SIDE OF STORM DRAIN CLEANOUT BOX.



EN SIGN

THE STANDARD IN ENGINEERING

SANDY

45 W 10000 S, Suite 500

Sandy, UT 84070

Phone: 801.255.0529

LAYTON

Phone: 801.547.1100

TOOELE

Phone: 435.843.3590

CEDAR CITY

Phone: 435.865.1453

RICHFIELD

Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:

MOMENTUM DEVELOPMENT GROUP, LLC

10421 SOUTH JORDAN GATEWAY BLVD., #200

SOUTH JORDAN, UTAH 84095

CONTACT:

DAVE BARBEE

PHONE: 801.316.3193

JORDANELLE RIDGE VILLAGE 2

FITZGERALD PRELIMINARY

700 COYOTE CANYON PARKWAY

HEBER CITY, UTAH

2023-12-11 FOR REVIEW

GRADING AND DRAINAGE PLAN

PROJECT NUMBER
10229A

PRINT DATE
2023-12-11

PROJECT MANAGER
BAM

DESIGNED BY
DAG

C-301

Page 59 of 127

811

CALL BLUESTAKES
@ 811 AT LEAST 48 HOURS
PRIOR TO THE
COMMENCEMENT OF ANY
CONSTRUCTION.
Know what's below.
Call before you dig.

BENCHMARK

THE SOUTHEAST QUARTER OF SECTION 20,
TOWNSHIP 3 SOUTH, RANGE 5 EAST,
SALT LAKE BASE AND MERIDIAN
ELEVATION = 5969.10



HEBER CITY ENGINEER'S APPROVAL

HEBER CITY ENGINEER _____ DATE _____

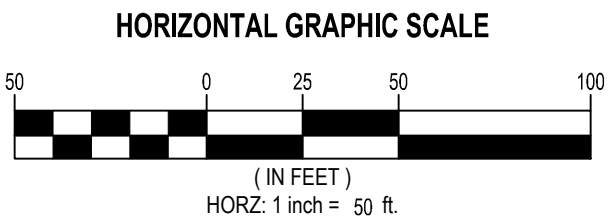
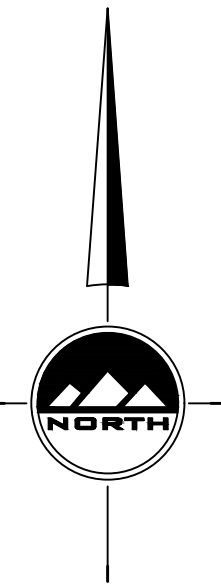
GENERAL NOTES

1. ALL WORK TO COMPLY WITH THE GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
2. ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.
3. ALL WORK SHALL COMPLY WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER POSSIBLY INCLUDING, BUT NOT LIMITED TO, REMOVAL OF UNCONSOLIDATED FILL, ORGANICS, AND DEBRIS, PLACEMENT OF SUBSURFACE DRAIN LINES AND GEOTEXTILE, AND OVEREXCAVATION OF UNSUITABLE BEARING MATERIALS AND PLACEMENT OF ACCEPTABLE FILL MATERIAL.
4. THE CONTRACTOR SHALL BECOME FAMILIAR WITH THE EXISTING SOIL CONDITIONS.
5. LANDSCAPED AREAS REQUIRE SUBGRADE TO BE MAINTAINED AT A SPECIFIC ELEVATION BELOW FINISHED GRADE AND REQUIRE SUBGRADE TO BE PROPERLY PREPARED AND SCARIFIED. SEE LANDSCAPE PLANS FOR ADDITIONAL INFORMATION.
6. SLOPE ALL LANDSCAPED AREAS AWAY FROM BUILDING FOUNDATIONS TOWARD CURB AND GUTTER OR STORM DRAIN INLETS.
7. EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF THE CONTRACTOR'S FAILURE TO VERIFY THE LOCATIONS OF EXISTING UTILITIES PRIOR TO THE BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT. THE CONTRACTOR IS TO VERIFY ALL CONNECTION POINTS WITH THE EXISTING UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO THE EXISTING UTILITIES AND UTILITY STRUCTURES THAT ARE TO REMAIN. IF CONFLICTS WITH EXISTING UTILITIES OCCUR, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION TO DETERMINE IF ANY FIELD ADJUSTMENTS SHOULD BE MADE.
8. ALL STORM DRAIN INFRASTRUCTURE TO BE INSTALLED PER APWA STANDARD PLANS AND SPECIFICATIONS.
9. ENSURE MINIMUM COVER OVER ALL STORM DRAIN PIPES PER MANUFACTURER'S RECOMMENDATIONS. NOTIFY ENGINEER IF MINIMUM COVER CANNOT BE ATTAINED.
10. THE CONTRACTOR SHALL ADJUST TO GRADE ALL EXISTING UTILITIES AS NEEDED PER LOCAL GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
11. NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING CONCRETE, ASPHALT, OR STORM DRAIN STRUCTURES OR PIPES.
12. THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.
13. ALL GRADING SHALL BE DONE IN A MANNER THAT DRAINS DEVELOPED RUNOFF AWAY FROM THE COYOTE CANYON NATURAL DRAINAGE AND BUFFER AREA TO THE MAXIMUM EXTENT PRACTICAL.
14. RESEED ALL DISTURBED HOA OPEN SPACE WITH JORDANELLE RIDGE PROMONTORY SEED MIX TO REESTABLISH NATIVE CONDITIONS.

SCOPE OF WORK:

PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:

1. HOODED CATCH BASIN PER APWA STANDARD PLAN NO. 315 AND SPECIFICATIONS.
2. NON-HOODED CATCH BASIN PER APWA STANDARD PLAN NO. 315 AND SPECIFICATIONS.
3. COMBINATION HOODED CATCH BASIN AND CLEANOUT BOX PER APWA STANDARD PLAN NO. 316 AND SPECIFICATIONS.
4. COMBINATION NON-HOODED CATCH BASIN AND CLEANOUT BOX PER APWA STANDARD PLAN NO. 316 AND SPECIFICATIONS.
5. CLEANOUT BOX PER APWA STANDARD PLAN NO. 331 AND SPECIFICATIONS.
6. BUBBLE-UP BOX PER DETAIL 2/C-601.
7. SLOPED CATCH BASIN PER DETAIL 3/C-601. TOP OF GRATE ELEVATION PROVIDED IS ELEVATION AT CENTER OF BOX.
8. STEEL END PLATE PER DETAIL 4/C-601.
9. 2' SLUMP IN STORM DRAIN STRUCTURE.
10. SEE DETAIL 1/C-601 FOR HISTORICAL FLOW DETENTION BASIN SYSTEM INFORMATION.
11. LID DETENTION BASIN (SEE DETAIL 1/C-601)
100-YR HIGH WATER ELEVATION = 5697.70
VOLUME PROVIDED = 42 CU. FT. / 0.0010 AC-FT
12. LID DETENTION BASIN (SEE DETAIL 1/C-601)
100-YR HIGH WATER ELEVATION = 5686.02
VOLUME PROVIDED = 2,507 CU. FT. / 0.058 AC-FT
13. LID DETENTION BASIN (SEE DETAIL 1/C-601)
100-YR HIGH WATER ELEVATION = 5673.00
VOLUME PROVIDED = 3,263 CU. FT. / 0.075 AC-FT
14. UNDERGROUND DETENTION SYSTEM: INSTALL 2 BARRELS OF 96" NON-PERFORATED ALUMINIZED CMP 285.00' IN LENGTH TOTAL PER MANUFACTURER'S RECOMMENDATIONS. CONTRACTOR TO MAINTAIN A MINIMUM OF 2' OF COVER ABOVE TOP OF CHAMBER, FOR ENTIRE CHAMBER SYSTEM.
TOP OF CHAMBER = 5634.74
BOTTOM OF CHAMBER = 5626.74
VOLUME REQUIRED (TOTAL) = 14,212 CU. FT.
VOLUME PROVIDED (TOTAL) = 14,318 CU. FT.
15. LID DETENTION BASIN (SEE DETAIL 1/C-601)
100-YR HIGH WATER ELEVATION = 5668.17
VOLUME PROVIDED = 3,572 CU. FT. / 0.06 AC-FT
16. 0.83" DIAMETER ORIFICE PLATE PER DETAIL 2/C-602 INSTALLED ON SOUTHWEST SIDE OF STORM DRAIN CLEANOUT BOX.



JORDANELLE RIDGE VILLAGE 2
FITZGERALD PRELIMINARY
700 COYOTE CANYON PARKWAY
HEBER CITY, UTAH

2023-12-11 FOR REVIEW

GRADING AND
DRAINAGE PLAN

PROJECT NUMBER 10229A
PROJECT MANAGER BAM
PRINT DATE 2023-12-11
DESIGNED BY DAG

C-302

EN SIGN

THE STANDARD IN ENGINEERING

SANDY

45 W 10000 S, Suite 500
Sandy, UT 84070
Phone: 801.255.0529

LAYTON

Phone: 801.547.1100

TOOELE

Phone: 435.843.3590

CEDAR CITY

Phone: 435.865.1453

RICHFIELD

Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
MOMENTUM DEVELOPMENT GROUP, LLC
10421 SOUTH JORDAN GATEWAY BLVD., #200
SOUTH JORDAN, UTAH 84095

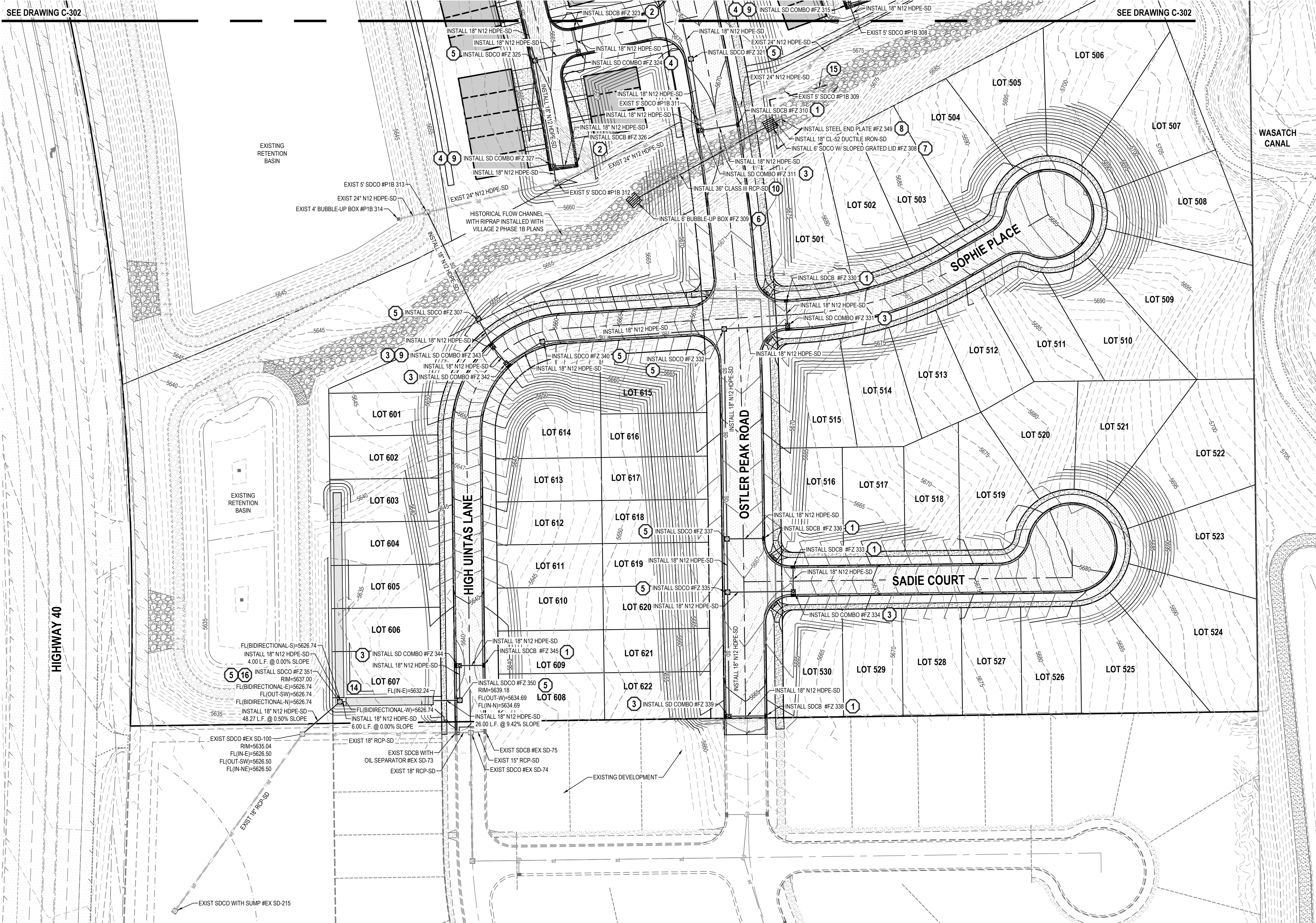
CONTACT:
DAVE BARREE
PHONE: 801.316.3193

811

CALL BLUESTAKES
@ 811 AT LEAST 48 HOURS
PRIOR TO THE
COMMENCEMENT OF ANY
CONSTRUCTION.
Know what's below.
Call before you dig.

BENCHMARK

THE SOUTHEAST QUARTER OF SECTION 20,
TOWNSHIP 3 SOUTH, RANGE 5 EAST,
SALT LAKE BASE AND MERIDIAN
ELEVATION = 5969.10



- GENERAL NOTES
1. ALL WORK TO COMPLY WITH THE GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.

2. ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.

3. ALL WORK SHALL COMPLY WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER POSSIBLY INCLUDING, BUT NOT LIMITED TO, REMOVAL OF UNCONSOLIDATED FILL, ORGANICS, AND DEBRIS, PLACEMENT OF SUBSURFACE DRAIN LINES AND GEOTEXTILE, AND OVEREXCAVATION OF UNSUITABLE BEARING MATERIALS AND PLACEMENT OF ACCEPTABLE FILL MATERIAL.

4. THE CONTRACTOR SHALL BECOME FAMILIAR WITH THE EXISTING SOIL CONDITIONS.

5. LANDSCAPED AREAS REQUIRE SUBGRADE TO BE MAINTAINED AT A SPECIFIC ELEVATION BELOW FINISHED GRADE AND REQUIRE SUBGRADE TO BE PROPERLY PREPARED AND SCARIFIED. SEE LANDSCAPE PLANS FOR ADDITIONAL INFORMATION.

6. SLOPE ALL LANDSCAPED AREAS AWAY FROM BUILDING FOUNDATIONS TOWARD CURB AND GUTTER OR STORM DRAIN INLETS.

7. EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF THE CONTRACTOR'S FAILURE TO VERIFY THE LOCATIONS OF EXISTING UTILITIES PRIOR TO THE BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT. THE CONTRACTOR IS TO VERIFY ALL CONNECTION POINTS WITH THE EXISTING UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO THE EXISTING UTILITIES AND UTILITY STRUCTURES THAT ARE TO REMAIN. IF CONFLICTS WITH EXISTING UTILITIES OCCUR, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION TO DETERMINE IF ANY FIELD ADJUSTMENTS SHOULD BE MADE.

8. ALL STORM DRAIN INFRASTRUCTURE TO BE INSTALLED PER APWA STANDARD PLANS AND SPECIFICATIONS.

9. ENSURE MINIMUM COVER OVER ALL STORM DRAIN PIPES PER MANUFACTURER'S RECOMMENDATIONS. NOTIFY ENGINEER IF MINIMUM COVER CANNOT BE ATTAINED.

10. THE CONTRACTOR SHALL ADJUST TO GRADE ALL EXISTING UTILITIES AS NEEDED PER LOCAL GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.

11. NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING CONCRETE, ASPHALT, OR STORM DRAIN STRUCTURES OR PIPES.

12. THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.

13. ALL GRADING SHALL BE DONE IN A MANNER THAT DRAINS DEVELOPED RUNOFF AWAY FROM THE COYOTE CANYON NATURAL DRAINAGE AND BUFFER AREA TO THE MAXIMUM EXTENT PRACTICAL.

14. RESEED ALL DISTURBED HOA OPEN SPACE WITH JORDANELLE RIDGE PROMONTORY SEED MIX TO REESTABLISH NATIVE CONDITIONS.

- SCOPE OF WORK:
- PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:
1. HOODED CATCH BASIN PER APWA STANDARD PLAN NO. 315 AND SPECIFICATIONS.

2. NON-HOODED CATCH BASIN PER APWA STANDARD PLAN NO. 315 AND SPECIFICATIONS.

3. COMBINATION HOODED CATCH BASIN AND CLEANOUT BOX PER APWA STANDARD PLAN NO. 316 AND SPECIFICATIONS.

4. COMBINATION NON-HOODED CATCH BASIN AND CLEANOUT BOX PER APWA STANDARD PLAN NO. 316 AND SPECIFICATIONS.

5. CLEANOUT BOX PER APWA STANDARD PLAN NO. 331 AND SPECIFICATIONS.

6. BUBBLE-UP BOX PER DETAIL 2/C-601.

7. SLOPED CATCH BASIN PER DETAIL 3/C-601. TOP OF GRATE ELEVATION PROVIDED IS ELEVATION AT CENTER OF BOX.

8. STEEL END PLATE PER DETAIL 4/C-601.

9. 2' SUMP IN STORM DRAIN STRUCTURE.

10. SEE DETAIL 1/C-601 FOR HISTORICAL FLOW DETENTION BASIN SYSTEM INFORMATION.

11. LID DETENTION BASIN (SEE DETAIL 1/C-601)
100-YR HIGH WATER ELEVATION = 5697.70
VOLUME PROVIDED = 42 CU. FT. / 0.0010 AC-FT

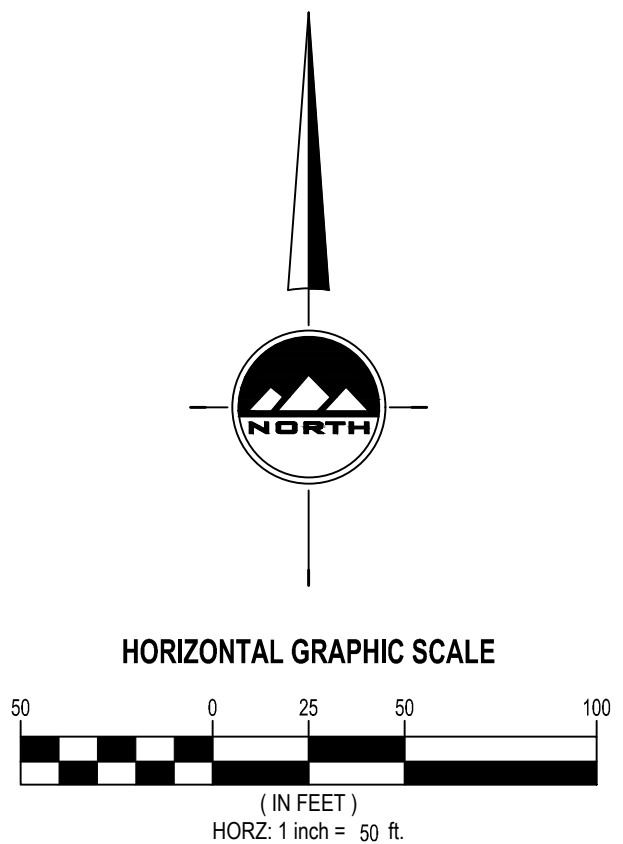
12. LID DETENTION BASIN (SEE DETAIL 1/C-601)
100-YR HIGH WATER ELEVATION = 5686.02
VOLUME PROVIDED = 2,507 CU. FT. / 0.058 AC-FT

13. LID DETENTION BASIN (SEE DETAIL 1/C-601)
100-YR HIGH WATER ELEVATION = 5673.00
VOLUME PROVIDED = 3,263 CU. FT. / 0.075 AC-FT

14. UNDERGROUND DETENTION SYSTEM: INSTALL 2 BARRELS OF 96" NON-PERFORATED ALUMINIZED CMP 285.00 IN LENGTH TOTAL PER MANUFACTURER'S RECOMMENDATIONS. CONTRACTOR TO MAINTAIN A MINIMUM OF 2' OF COVER ABOVE TOP OF CHAMBER, FOR ENTIRE CHAMBER SYSTEM.
TOP OF CHAMBER = 5634.74
BOTTOM OF CHAMBER = 5626.74
VOLUME REQUIRED (TOTAL) = 14,212 CU. FT.
VOLUME PROVIDED (TOTAL) = 14,318 CU. FT.

15. LID DETENTION BASIN (SEE DETAIL 1/C-601)
100-YR HIGH WATER ELEVATION = 5668.17
VOLUME PROVIDED = 3,572 CU. FT. / 0.06 AC-FT

16. 0.83" DIAMETER ORIFICE PLATE PER DETAIL 2/C-602 INSTALLED ON SOUTHWEST SIDE OF STORM DRAIN CLEANOUT BOX.



EN SIGN

THE STANDARD IN ENGINEERING

SANDY
45 W 10000 S, Suite 500
Sandy, UT 84070
Phone: 801.255.0529

LAYTON
Phone: 801.547.1100

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
MOMENTUM DEVELOPMENT GROUP, LLC
10421 SOUTH JORDAN GATEWAY BLVD., #200
SOUTH JORDAN, UTAH 84095

CONTACT:
DAVE BARREE
PHONE: 801.316.3193

JORDANELLE RIDGE VILLAGE 2
FITZGERALD PRELIMINARY

700 COYOTE CANYON PARKWAY
HEBER CITY, UTAH

2023-12-11 FOR REVIEW

GRADING AND DRAINAGE PLAN

PROJECT NUMBER
10229A

PROJECT MANAGER
BAM

PRINT DATE
2023-12-11

DESIGNED BY
DAG

C-303

811

CALL BLUESTAKES
@ 811 AT LEAST 48 HOURS
PRIOR TO THE
COMMENCEMENT OF ANY
CONSTRUCTION.
Know what's below.
Call before you dig.

BENCHMARK

THE SOUTHEAST QUARTER OF SECTION 20,
TOWNSHIP 3 SOUTH, RANGE 5 EAST,
SALT LAKE BASE AND MERIDIAN
ELEVATION = 5969.10

GENERAL NOTES

1. ALL WORK TO COMPLY WITH THE GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.

2. EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF THE CONTRACTOR'S FAILURE TO VERIFY THE LOCATIONS OF EXISTING UTILITIES PRIOR TO THE BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT. THE CONTRACTOR IS TO VERIFY ALL CONNECTION POINTS WITH THE EXISTING UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO THE EXISTING UTILITIES AND UTILITY STRUCTURES THAT ARE TO REMAIN. IF CONFLICTS WITH EXISTING UTILITIES OCCUR, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION TO DETERMINE IF ANY FIELD ADJUSTMENTS SHOULD BE MADE.

3. ALL SANITARY SEWER INFRASTRUCTURE TO BE INSTALLED PER NORTH VILLAGE SPECIAL SERVICE DISTRICT'S STANDARD PLANS AND SPECIFICATIONS.

4. ALL WATER INFRASTRUCTURE TO BE INSTALLED PER NORTH VILLAGE SPECIAL SERVICE DISTRICT'S STANDARD PLANS AND SPECIFICATIONS.

6. DEFLECT OR LOOP ALL WATERLINES TO AVOID CONFLICTS WITH OTHER UTILITIES PER NORTH VILLAGE SPECIAL SERVICE DISTRICT'S STANDARDS AND SPECIFICATIONS.

7. PROJECT SHALL COMPLY WITH ALL UTAH DIVISION OF DRINKING WATER RULES AND REGULATIONS INCLUDING, BUT NOT LIMITED TO, THOSE PERTAINING TO BACKFLOW PROTECTION AND CROSS CONNECTION PREVENTION.

8. NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING UTILITY STRUCTURES OR PIPES.

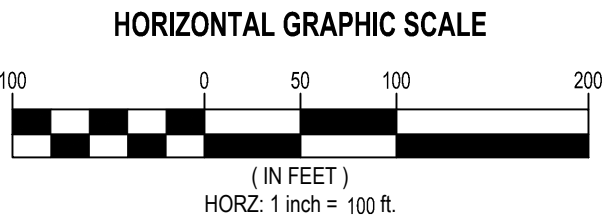
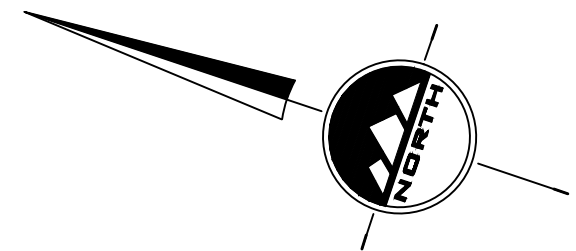
9. THE CONTRACTOR SHALL ADJUST TO GRADE ALL EXISTING UTILITIES AS NEEDED PER LOCAL GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.

10. THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.
11. CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANIES ON REQUIRED DRY UTILITY SLEEVE LOCATIONS. DETAILED DRY UTILITY PLAN WILL BE PROVIDED TO CONTRACTOR PRIOR TO PAVING. STANDARD DRY UTILITY LOCATIONS ARE SHOWN ON SHEET C-600 TYPICAL ROAD CROSS SECTIONS.

HEBER CITY ENGINEER'S APPROVAL

HEBER CITY ENGINEER

DATE



SANDY
45 W 10000 S, Suite 500
Sandy, UT 84070
Phone: 801.255.0529

LAYTON
Phone: 801.547.1100

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

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

CONTACT:
DAVE BARBEE
PHONE: 801.316.3193

JORDANELLE RIDGE VILLAGE 2
FITZGERALD PRELIMINARY
700 COYOTE CANYON PARKWAY
HEBER CITY, UTAH

2023-12-11 FOR REVIEW

OVERALL UTILITY PLAN

PROJECT NUMBER 10229A	PRINT DATE 2023-12-11
PROJECT MANAGER BAM	DESIGNED BY DAG

C-400

811

Know what's below.
Call before you dig.

CALL BLUESTAKES
@ 811 AT LEAST 48 HOURS
PRIOR TO THE
COMMENCEMENT OF ANY
CONSTRUCTION.

BENCHMARK

THE SOUTHEAST QUARTER OF SECTION 20,
TOWNSHIP 3 SOUTH, RANGE 5 EAST,
SALT LAKE BASE AND MERIDIAN
ELEVATION = 5969.10



HEBER CITY ENGINEER'S APPROVAL

HEBER CITY ENGINEER

DATE

- GENERAL NOTES
1.

ALL WORK TO COMPLY WITH THE GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
2.

EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF THE CONTRACTOR'S FAILURE TO VERIFY THE LOCATIONS OF EXISTING UTILITIES PRIOR TO THE BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT. THE CONTRACTOR IS TO VERIFY ALL CONNECTION POINTS WITH THE EXISTING UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO THE EXISTING UTILITIES AND UTILITY STRUCTURES THAT ARE TO REMAIN. IF CONFLICTS WITH EXISTING UTILITIES OCCUR, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION TO DETERMINE IF ANY FIELD ADJUSTMENTS SHOULD BE MADE.
3.

ALL SANITARY SEWER INFRASTRUCTURE TO BE INSTALLED PER NORTH VILLAGE SPECIAL SERVICE DISTRICT'S STANDARD PLANS AND SPECIFICATIONS.
4.

ALL WATER INFRASTRUCTURE TO BE INSTALLED PER NORTH VILLAGE SPECIAL SERVICE DISTRICT'S STANDARD PLANS AND SPECIFICATIONS.
6.

DEFLECT OR LOOP ALL WATERLINES TO AVOID CONFLICTS WITH OTHER UTILITIES PER NORTH VILLAGE SPECIAL SERVICE DISTRICT'S STANDARDS AND SPECIFICATIONS.
7.

PROJECT SHALL COMPLY WITH ALL UTAH DIVISION OF DRINKING WATER RULES AND REGULATIONS INCLUDING, BUT NOT LIMITED TO, THOSE PERTAINING TO BACKFLOW PROTECTION AND CROSS CONNECTION PREVENTION.
8.

NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING UTILITY STRUCTURES OR PIPES.
9.

THE CONTRACTOR SHALL ADJUST TO GRADE ALL EXISTING UTILITIES AS NEEDED PER LOCAL GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
10.

THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.
11.

CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANIES ON REQUIRED DRY UTILITY SLEEVE LOCATIONS. DETAILED DRY UTILITY PLAN WILL BE PROVIDED TO CONTRACTOR PRIOR TO PAVING. STANDARD DRY UTILITY LOCATIONS ARE SHOWN ON SHEET C-600 TYPICAL ROAD CROSS SECTIONS.

- SCOPE OF WORK:
- PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:
- 1

CONNECT TO EXISTING SANITARY SEWER PER NORTH VILLAGE SPECIAL SERVICE DISTRICT STANDARDS AND SPECIFICATIONS.
- 2

4" SDR-35 PVC SANITARY SEWER LATERAL PER NORTH VILLAGE SPECIAL SERVICE DISTRICT STANDARDS AND SPECIFICATIONS.
- 3

10" C-900 PVC CULINARY WATER LINE, INCLUDING ALL THRUST BLOCKING AND FITTINGS, PER NORTH VILLAGE SPECIAL SERVICE DISTRICT STANDARDS AND SPECIFICATIONS.
- 4

8" C-900 PVC CULINARY WATER LINE, INCLUDING ALL THRUST BLOCKING AND FITTINGS, PER NORTH VILLAGE SPECIAL SERVICE DISTRICT STANDARDS AND SPECIFICATIONS.
- 5

6" C-900 PVC SECONDARY WATER LINE, INCLUDING ALL THRUST BLOCKING AND FITTINGS, PER NORTH VILLAGE SPECIAL SERVICE DISTRICT STANDARDS AND SPECIFICATIONS.
- 6

FIRE HYDRANT ASSEMBLY COMPLETE PER NORTH VILLAGE SPECIAL SERVICE DISTRICT STANDARD PLAN NO. 400.11 AND SPECIFICATIONS.
- 7

STUB AND PLUG FOR FUTURE CONNECTION.
- 8

TEMPORARY BLOW-OFF AND AIR VAC VALVE PER NORTH VILLAGE SPECIAL SERVICE DISTRICT SPECIFICATIONS.
- 9

REMOVE TEMPORARY BLOW-OFF AND AIR VAC VALVE AND CONNECT TO EXISTING WATER LINE PER NORTH VILLAGE SPECIAL SERVICE DISTRICT SPECIFICATIONS.
- 10

AIR VAC PER NORTH VILLAGE SPECIAL SERVICE DISTRICT SPECIFICATIONS.
- 11

1 1/2" POLYETHYLENE CULINARY WATER SERVICE CONNECTION AND 1" METER PER NORTH VILLAGE SPECIAL SERVICE DISTRICT STANDARD PLAN NO. 400.3 AND 400.4A AND SPECIFICATIONS. ROTATE TAPPING SADDLE TO AVOID CONFLICTS WITH OTHER UTILITIES AND HIGH POINTS IN SERVICE LATERAL. MAINTAIN 5' MINIMUM COVER OVER SERVICE.
- 12

1 1/2" POLYETHYLENE CULINARY WATER SERVICE CONNECTION AND DUAL 1" METERS PER NORTH VILLAGE SPECIAL SERVICE DISTRICT STANDARD PLAN NO. 400.3 AND 400.7 AND SPECIFICATIONS. ROTATE TAPPING SADDLE TO AVOID CONFLICTS WITH OTHER UTILITIES AND HIGH POINTS IN SERVICE LATERAL. MAINTAIN 5' MINIMUM COVER OVER SERVICE. SEE DETAIL 6/C-601 FOR DUAL METER CONFIGURATION.
- 13

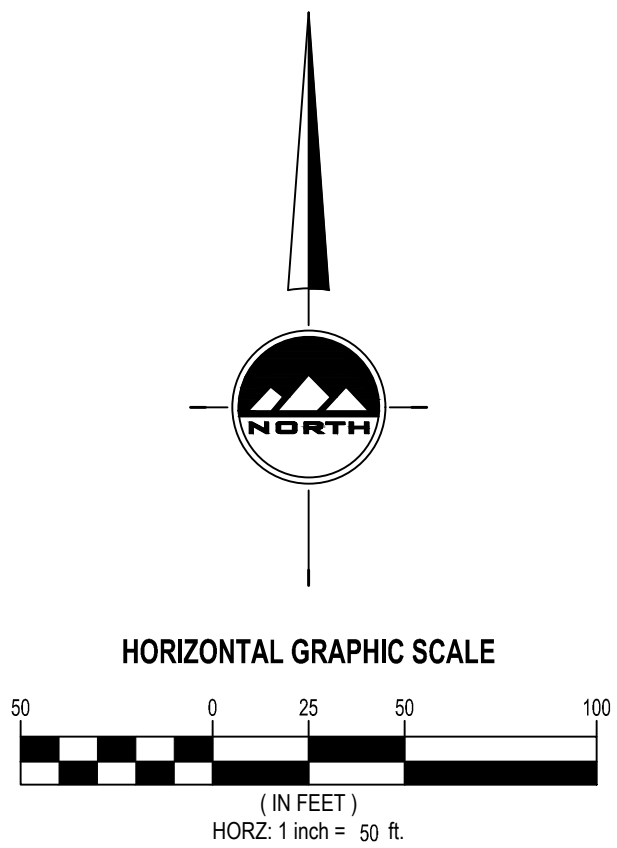
SINGLE OR DOUBLE (AS SHOWN) 1" SECONDARY WATER SERVICE CONNECTION PER NORTH VILLAGE SPECIAL SERVICE DISTRICT STANDARD PLAN NO. 500.2 OR 500.3. SEE DETAIL 6/C-601 FOR DUAL METER CONFIGURATION.
- 14

2" IRRIGATION POINT OF CONNECTION PER NORTH VILLAGE SPECIAL SERVICE DISTRICT STANDARDS AND SPECIFICATIONS.
- 15

CONNECT TO EXISTING WATER LINE PER NORTH VILLAGE SPECIAL SERVICE DISTRICT SPECIFICATIONS.
- 16

12" C-900 PVC SECONDARY WATER LINE, INCLUDING ALL THRUST BLOCKING AND FITTINGS, PER NORTH VILLAGE SPECIAL SERVICE DISTRICT STANDARDS AND SPECIFICATIONS.
- 17

IRRIGATION TURN-OUT PER CUWCD STANDARDS AND SPECIFICATIONS.



811

CALL BLUESTAKES
@ 811 AT LEAST 48 HOURS
PRIOR TO THE
COMMENCEMENT OF ANY
CONSTRUCTION.
Know what's below.
Call before you dig.

BENCHMARK

THE SOUTHEAST QUARTER OF SECTION 20,
TOWNSHIP 3 SOUTH, RANGE 5 EAST,
SALT LAKE BASE AND MERIDIAN
ELEVATION = 5969.10



HEBER CITY ENGINEER'S APPROVAL

HEBER CITY ENGINEER

DATE

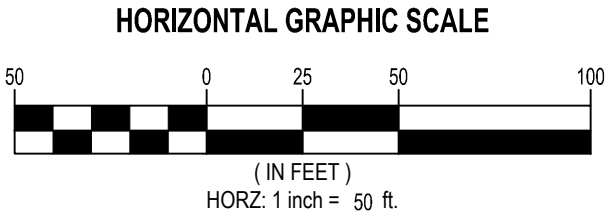
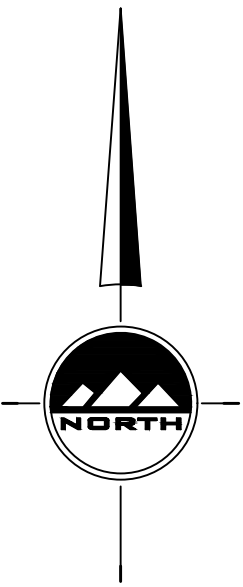
GENERAL NOTES

1. ALL WORK TO COMPLY WITH THE GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
2. EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF THE CONTRACTOR'S FAILURE TO VERIFY THE LOCATIONS OF EXISTING UTILITIES PRIOR TO THE BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT. THE CONTRACTOR IS TO VERIFY ALL CONNECTION POINTS WITH THE EXISTING UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO THE EXISTING UTILITIES AND UTILITY STRUCTURES THAT ARE TO REMAIN. IF CONFLICTS WITH EXISTING UTILITIES OCCUR, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION TO DETERMINE IF ANY FIELD ADJUSTMENTS SHOULD BE MADE.
3. ALL SANITARY SEWER INFRASTRUCTURE TO BE INSTALLED PER NORTH VILLAGE SPECIAL SERVICE DISTRICT'S STANDARD PLANS AND SPECIFICATIONS.
4. ALL WATER INFRASTRUCTURE TO BE INSTALLED PER NORTH VILLAGE SPECIAL SERVICE DISTRICT'S STANDARD PLANS AND SPECIFICATIONS.
6. DEFLECT OR LOOP ALL WATERLINES TO AVOID CONFLICTS WITH OTHER UTILITIES PER NORTH VILLAGE SPECIAL SERVICE DISTRICT'S STANDARDS AND SPECIFICATIONS.
7. PROJECT SHALL COMPLY WITH ALL UTAH DIVISION OF DRINKING WATER RULES AND REGULATIONS INCLUDING, BUT NOT LIMITED TO, THOSE PERTAINING TO BACKFLOW PROTECTION AND CROSS CONNECTION PREVENTION.
8. NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING UTILITY STRUCTURES OR PIPES.
9. THE CONTRACTOR SHALL ADJUST TO GRADE ALL EXISTING UTILITIES AS NEEDED PER LOCAL GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
10. THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.
11. CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANIES ON REQUIRED DRY UTILITY SLEEVE LOCATIONS. DETAILED DRY UTILITY PLAN WILL BE PROVIDED TO CONTRACTOR PRIOR TO PAVING. STANDARD DRY UTILITY LOCATIONS ARE SHOWN ON SHEET C-600 TYPICAL ROAD CROSS SECTIONS.

SCOPE OF WORK:

PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:

1. CONNECT TO EXISTING SANITARY SEWER PER NORTH VILLAGE SPECIAL SERVICE DISTRICT STANDARDS AND SPECIFICATIONS.
2. 4" SDR-35 PVC SANITARY SEWER LATERAL PER NORTH VILLAGE SPECIAL SERVICE DISTRICT STANDARDS AND SPECIFICATIONS.
3. 10" C-900 PVC CULINARY WATER LINE, INCLUDING ALL THRUST BLOCKING AND FITTINGS, PER NORTH VILLAGE SPECIAL SERVICE DISTRICT STANDARDS AND SPECIFICATIONS.
4. 8" C-900 PVC CULINARY WATER LINE, INCLUDING ALL THRUST BLOCKING AND FITTINGS, PER NORTH VILLAGE SPECIAL SERVICE DISTRICT STANDARDS AND SPECIFICATIONS.
5. 6" C-900 PVC SECONDARY WATER LINE, INCLUDING ALL THRUST BLOCKING AND FITTINGS, PER NORTH VILLAGE SPECIAL SERVICE DISTRICT STANDARDS AND SPECIFICATIONS.
6. FIRE HYDRANT ASSEMBLY COMPLETE PER NORTH VILLAGE SPECIAL SERVICE DISTRICT STANDARD PLAN NO. 400.11 AND SPECIFICATIONS.
7. STUB AND PLUG FOR FUTURE CONNECTION.
8. TEMPORARY BLOW-OFF AND AIR VAC VALVE PER NORTH VILLAGE SPECIAL SERVICE DISTRICT SPECIFICATIONS.
9. REMOVE TEMPORARY BLOW-OFF AND AIR VAC VALVE AND CONNECT TO EXISTING WATER LINE PER NORTH VILLAGE SPECIAL SERVICE DISTRICT SPECIFICATIONS.
10. AIR VAC PER NORTH VILLAGE SPECIAL SERVICE DISTRICT SPECIFICATIONS.
11. 1 1/2" POLYETHYLENE CULINARY WATER SERVICE CONNECTION AND 1" METER PER NORTH VILLAGE SPECIAL SERVICE DISTRICT STANDARD PLAN NO. 400.3 AND 400.4A AND SPECIFICATIONS. ROTATE TAPPING SADDLE TO AVOID CONFLICTS WITH OTHER UTILITIES AND HIGH POINTS IN SERVICE LATERAL. MAINTAIN 5' MINIMUM COVER OVER SERVICE. SEE DETAIL 6/C-601 FOR DUAL METER CONFIGURATION.
12. 1 1/2" POLYETHYLENE CULINARY WATER SERVICE CONNECTION AND DUAL 1" METERS PER NORTH VILLAGE SPECIAL SERVICE DISTRICT STANDARD PLAN NO. 400.3 AND 400.7 AND SPECIFICATIONS. ROTATE TAPPING SADDLE TO AVOID CONFLICTS WITH OTHER UTILITIES AND HIGH POINTS IN SERVICE LATERAL. MAINTAIN 5' MINIMUM COVER OVER SERVICE. SEE DETAIL 6/C-601 FOR DUAL METER CONFIGURATION.
13. SINGLE OR DOUBLE (AS SHOWN) 1" SECONDARY WATER SERVICE CONNECTION PER NORTH VILLAGE SPECIAL SERVICE DISTRICT STANDARD PLAN NO. 500.2 OR 500.3. SEE DETAIL 6/C-601 FOR DUAL METER CONFIGURATION.
14. 2" IRRIGATION POINT OF CONNECTION PER NORTH VILLAGE SPECIAL SERVICE DISTRICT STANDARDS AND SPECIFICATIONS.
15. CONNECT TO EXISTING WATER LINE PER NORTH VILLAGE SPECIAL SERVICE DISTRICT SPECIFICATIONS.
16. 12" C-900 PVC SECONDARY WATER LINE, INCLUDING ALL THRUST BLOCKING AND FITTINGS, PER NORTH VILLAGE SPECIAL SERVICE DISTRICT STANDARDS AND SPECIFICATIONS.
17. IRRIGATION TURN-OUT PER CUWCD STANDARDS AND SPECIFICATIONS.



JORDANELLE RIDGE VILLAGE 2
FITZGERALD PRELIMINARY
700 COYOTE CANYON PARKWAY
HEBER CITY, UTAH

2023-12-11 FOR REVIEW

UTILITY PLAN

PROJECT NUMBER
10229A
PROJECT MANAGER
BAM

PRINT DATE
2023-12-11
DESIGNED BY
DAG

C-402

EN SIGN

THE STANDARD IN ENGINEERING

SANDY

45 W 10000 S, Suite 500
Sandy, UT 84070
Phone: 801.255.0529

LAYTON

Phone: 801.547.1100

TOOELE

Phone: 435.843.3590

CEDAR CITY

Phone: 435.865.1453

RICHFIELD

Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:

MOMENTUM DEVELOPMENT GROUP, LLC
10421 SOUTH JORDAN GATEWAY BLVD, #200
SOUTH JORDAN, UTAH 84095

CONTACT:

DAVE BARREE
PHONE: 801.316.3193

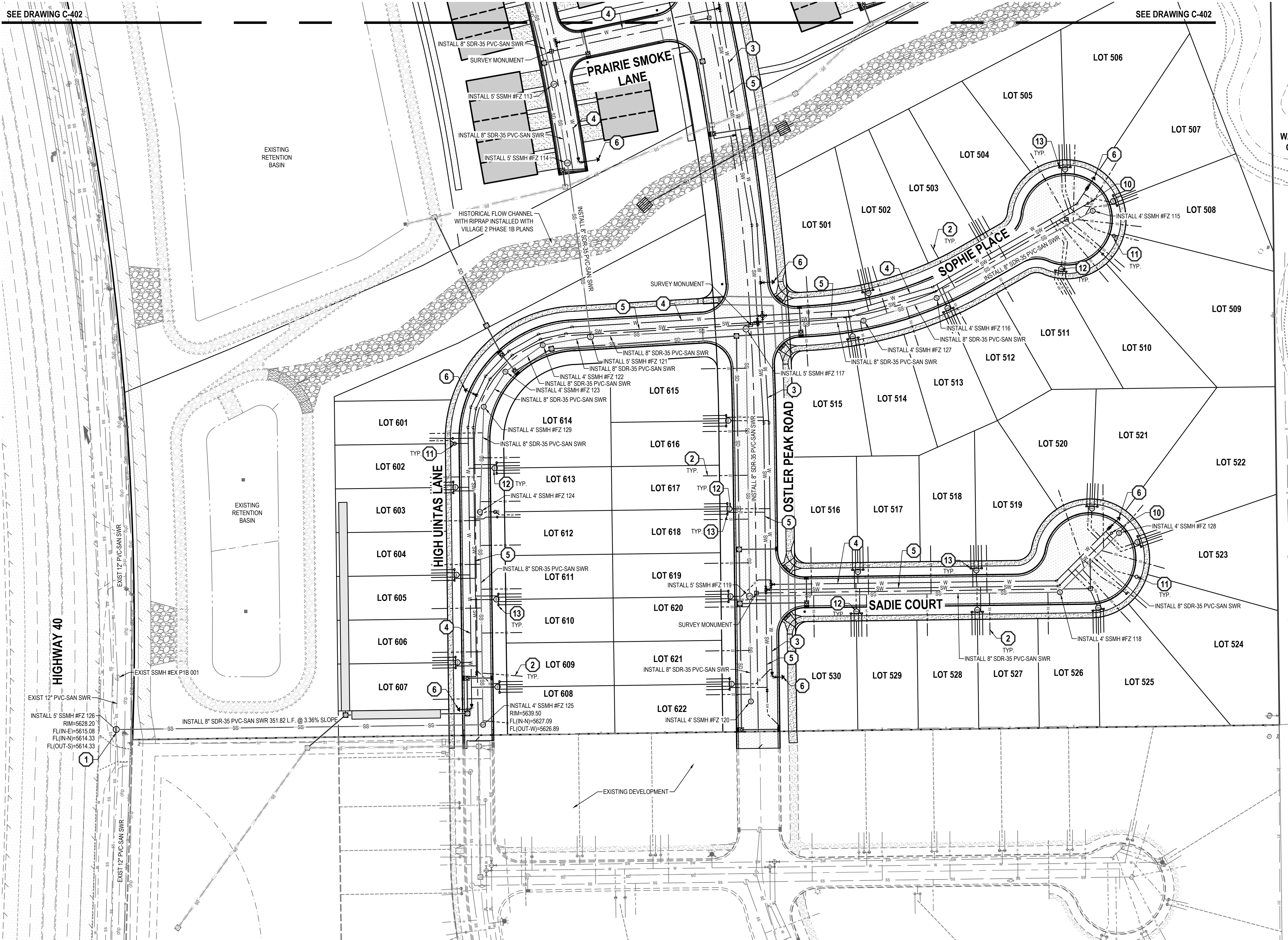
811

CALL BLUESTAKES
@ 811 AT LEAST 48 HOURS
PRIOR TO THE
COMMENCEMENT OF ANY
CONSTRUCTION.
Know what's below.
Call before you dig.

BENCHMARK

THE SOUTHEAST QUARTER OF SECTION 20,
TOWNSHIP 3 SOUTH, RANGE 5 EAST,
SALT LAKE BASE AND MERIDIAN
ELEVATION = 5969.10

SEE DRAWING C-402



HEBER CITY ENGINEER'S APPROVAL

HEBER CITY ENGINEER

DATE

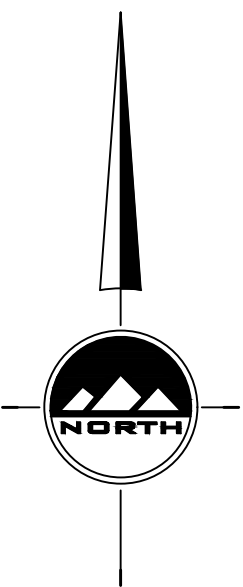
GENERAL NOTES

1. ALL WORK TO COMPLY WITH THE GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
2. EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF THE CONTRACTOR'S FAILURE TO VERIFY THE LOCATIONS OF EXISTING UTILITIES PRIOR TO THE BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT. THE CONTRACTOR IS TO VERIFY ALL CONNECTION POINTS WITH THE EXISTING UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO THE EXISTING UTILITIES AND UTILITY STRUCTURES THAT ARE TO REMAIN. IF CONFLICTS WITH EXISTING UTILITIES OCCUR, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION TO DETERMINE IF ANY FIELD ADJUSTMENTS SHOULD BE MADE.
3. ALL SANITARY SEWER INFRASTRUCTURE TO BE INSTALLED PER NORTH VILLAGE SPECIAL SERVICE DISTRICT'S STANDARD PLANS AND SPECIFICATIONS.
4. ALL WATER INFRASTRUCTURE TO BE INSTALLED PER NORTH VILLAGE SPECIAL SERVICE DISTRICT'S STANDARD PLANS AND SPECIFICATIONS.
6. DEFLECT OR LOOP ALL WATERLINES TO AVOID CONFLICTS WITH OTHER UTILITIES PER NORTH VILLAGE SPECIAL SERVICE DISTRICT'S STANDARDS AND SPECIFICATIONS.
7. PROJECT SHALL COMPLY WITH ALL UTAH DIVISION OF DRINKING WATER RULES AND REGULATIONS INCLUDING, BUT NOT LIMITED TO, THOSE PERTAINING TO BACKFLOW PROTECTION AND CROSS CONNECTION PREVENTION.
8. NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING UTILITY STRUCTURES OR PIPES.
9. THE CONTRACTOR SHALL ADJUST TO GRADE ALL EXISTING UTILITIES AS NEEDED PER LOCAL GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
10. THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.
11. CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANIES ON REQUIRED DRY UTILITY SLEEVE LOCATIONS. DETAILED DRY UTILITY PLAN WILL BE PROVIDED TO CONTRACTOR PRIOR TO PAVING. STANDARD DRY UTILITY LOCATIONS ARE SHOWN ON SHEET C-600 TYPICAL ROAD CROSS SECTIONS.

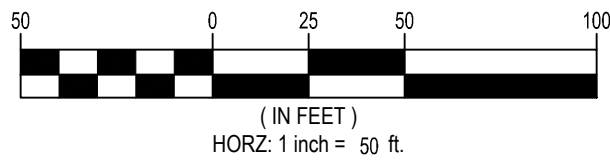
SCOPE OF WORK:

PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:

- 1 CONNECT TO EXISTING SANITARY SEWER PER NORTH VILLAGE SPECIAL SERVICE DISTRICT STANDARDS AND SPECIFICATIONS.
- 2 4" SDR-35 PVC SANITARY SEWER LATERAL PER NORTH VILLAGE SPECIAL SERVICE DISTRICT STANDARDS AND SPECIFICATIONS.
- 3 10" C-900 PVC CULINARY WATER LINE, INCLUDING ALL THRUST BLOCKING AND FITTINGS, PER NORTH VILLAGE SPECIAL SERVICE DISTRICT STANDARDS AND SPECIFICATIONS.
- 4 8" C-900 PVC CULINARY WATER LINE, INCLUDING ALL THRUST BLOCKING AND FITTINGS, PER NORTH VILLAGE SPECIAL SERVICE DISTRICT STANDARDS AND SPECIFICATIONS.
- 5 6" C-900 PVC SECONDARY WATER LINE, INCLUDING ALL THRUST BLOCKING AND FITTINGS, PER NORTH VILLAGE SPECIAL SERVICE DISTRICT STANDARDS AND SPECIFICATIONS.
- 6 FIRE HYDRANT ASSEMBLY COMPLETE PER NORTH VILLAGE SPECIAL SERVICE DISTRICT STANDARD PLAN NO. 400.11 AND SPECIFICATIONS.
- 7 STUB AND PLUG FOR FUTURE CONNECTION.
- 8 TEMPORARY BLOW-OFF AND AIR VAC VALVE PER NORTH VILLAGE SPECIAL SERVICE DISTRICT SPECIFICATIONS.
- 9 REMOVE TEMPORARY BLOW-OFF AND AIR VAC VALVE AND CONNECT TO EXISTING WATER LINE PER NORTH VILLAGE SPECIAL SERVICE DISTRICT SPECIFICATIONS.
- 10 AIR VAC PER NORTH VILLAGE SPECIAL SERVICE DISTRICT SPECIFICATIONS.
- 11 1 1/2" POLYETHYLENE CULINARY WATER SERVICE CONNECTION AND 1" METER PER NORTH VILLAGE SPECIAL SERVICE DISTRICT STANDARD PLAN NO. 400.3 AND 400.4A AND SPECIFICATIONS. ROTATE TAPPING SADDLE TO AVOID CONFLICTS WITH OTHER UTILITIES AND HIGH POINTS IN SERVICE LATERAL. MAINTAIN 5' MINIMUM COVER OVER SERVICE. SEE DETAIL 6/C-601 FOR DUAL METER CONFIGURATION.
- 12 1 1/2" POLYETHYLENE CULINARY WATER SERVICE CONNECTION AND DUAL 1" METERS PER NORTH VILLAGE SPECIAL SERVICE DISTRICT STANDARD PLAN NO. 400.3 AND 400.7 AND SPECIFICATIONS. ROTATE TAPPING SADDLE TO AVOID CONFLICTS WITH OTHER UTILITIES AND HIGH POINTS IN SERVICE LATERAL. MAINTAIN 5' MINIMUM COVER OVER SERVICE. SEE DETAIL 6/C-601 FOR DUAL METER CONFIGURATION.
- 13 SINGLE OR DOUBLE (AS SHOWN) 1" SECONDARY WATER SERVICE CONNECTION PER NORTH VILLAGE SPECIAL SERVICE DISTRICT STANDARD PLAN NO. 500.2 OR 500.3. SEE DETAIL 6/C-601 FOR DUAL METER CONFIGURATION.
- 14 2" IRRIGATION POINT OF CONNECTION PER NORTH VILLAGE SPECIAL SERVICE DISTRICT STANDARDS AND SPECIFICATIONS.
- 15 CONNECT TO EXISTING WATER LINE PER NORTH VILLAGE SPECIAL SERVICE DISTRICT SPECIFICATIONS.
- 16 12" C-900 PVC SECONDARY WATER LINE, INCLUDING ALL THRUST BLOCKING AND FITTINGS, PER NORTH VILLAGE SPECIAL SERVICE DISTRICT STANDARDS AND SPECIFICATIONS.
- 17 IRRIGATION TURN-OUT PER CUWCD STANDARDS AND SPECIFICATIONS.



HORIZONTAL GRAPHIC SCALE



JORDANELLE RIDGE VILLAGE 2

FITZGERALD PRELIMINARY

700 COYOTE CANYON PARKWAY

HEBER CITY, UTAH

2023-12-11 FOR REVIEW

UTILITY PLAN

PROJECT NUMBER
10229A
PROJECT MANAGER
BAM
PRINT DATE
2023-12-11
DESIGNED BY
DAG

C-403

811

CALL BLUESTAKES
@ 811 AT LEAST 48 HOURS
PRIOR TO THE
COMMENCEMENT OF ANY
CONSTRUCTION.
Know what's below.
Call before you dig.

BENCHMARK

THE SOUTHEAST QUARTER OF SECTION 20,
TOWNSHIP 3 SOUTH, RANGE 5 EAST,
SALT LAKE BASE AND MERIDIAN
ELEVATION = 5969.10

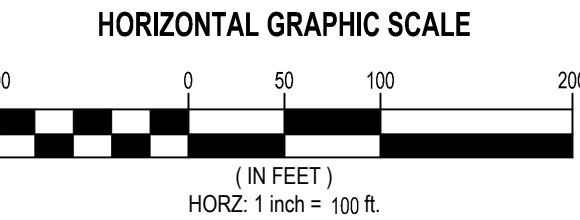
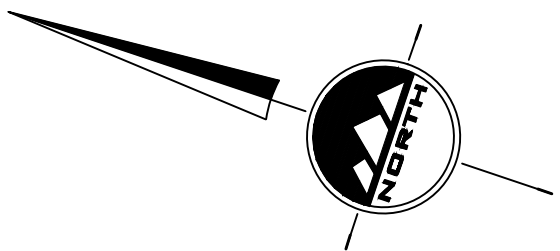
GENERAL NOTES

- THIS PLAN IS DESIGNED AS A FIRST APPRAISAL OF NECESSARY MEANS TO PROTECT THE WATERS OF THE STATE FROM POTENTIAL POLLUTION. IT IS THE RESPONSIBILITY OF THE OWNER/OPERATOR TO ADD WARRANTED BEST MANAGEMENT PRACTICES (BMP'S) AS NECESSARY. MODIFY THOSE SHOWN AS APPROPRIATE, AND DELETE FROM THE PROJECT THOSE FOUND TO BE UNNECESSARY. FEDERAL AND STATE LAW ALLOWS THESE UPDATES TO BE MADE BY THE OWNER/OPERATOR ONSITE AND RECORDED BY THE OWNER/OPERATOR ON THE COPY OF THE SWPPP KEPT ONSITE.
- DISTURBED LAND SHALL BE KEPT TO A MINIMUM. STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, BUT IN NO CASE MORE THAN 14 DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED. HOWEVER, WHERE CONSTRUCTION ACTIVITY ON A PORTION OF THE SITE IS TEMPORARILY CEASED, AND EARTH DISTURBING ACTIVITIES WILL BE RESUMED WITHIN 21 DAYS, TEMPORARY STABILIZATION MEASURES DO NOT HAVE TO BE INITIATED ON THAT PORTION OF THE SITE.
- RESEED DISTURBED LAND WITH NATIVE GRASS MIXTURE WITHIN 14 CALENDAR DAYS OF ACHIEVEMENT OF FINISH GRADE TO STABILIZE SOILS IF LAND IS NOT TO BE RE-WORKED WITHIN 14 CALENDAR DAYS OF THE CESSATION OF CONSTRUCTION ACTIVITIES AT THAT LOCATION.
- DETAILS SHOWN ARE TO BE EMPLOYED TO PROTECT RUNOFF AS APPROPRIATE DURING CONSTRUCTION. NOT ALL DETAILS ARE NECESSARY AT ALL PHASES OF THE PROJECT. IT SHALL BE THE RESPONSIBILITY OF THE OWNER/OPERATOR TO USE APPROPRIATE BEST MANAGEMENT PRACTICES AT THE APPROPRIATE PHASE OF CONSTRUCTION. SEE SWPPP FOR BMP IMPLEMENTATION SCHEDULE.
- VARIOUS BEST MANAGEMENT PRACTICES HAVE BEEN SHOWN ON THE PLANS AT SUGGESTED LOCATIONS. THE CONTRACTOR MAY MOVE AND RECONFIGURE THESE BMP'S TO OTHER LOCATIONS IF PREFERRED, PROVIDED THE INTENT OF THE DESIGN IS PRESERVED.
- NOT ALL POSSIBLE BMP'S HAVE BEEN SHOWN. THE CONTRACTOR IS RESPONSIBLE TO APPLY CORRECT MEASURES TO PREVENT THE POLLUTION OF STORM WATER PER PROJECT SWPPP.
- A UPDES (UTAH POLLUTANT DISCHARGE ELIMINATION SYSTEM) PERMIT IS REQUIRED FOR ALL CONSTRUCTION ACTIVITIES 1 ACRE OR MORE. CONTRACTOR TO PROVIDE A COPY OF THE APPROVED PERMIT TO HEBER CITY PRIOR TO CONSTRUCTION.

HEBER CITY ENGINEER'S APPROVAL

HEBER CITY ENGINEER

DATE



SANDY
45 W 10000 S, Suite 500
Sandy, UT 84070
Phone: 801.255.0529

LAYTON
Phone: 801.547.1100

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

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

CONTACT:
DAVE BARBEE
PHONE: 801.316.3193

JORDANELLE RIDGE VILLAGE 2
FITZGERALD PRELIMINARY
700 COYOTE CANYON PARKWAY
HEBER CITY, UTAH

2023-12-11 FOR REVIEW

OVERALL EROSION
CONTROL PLAN

PROJECT NUMBER
10229A
PROJECT MANAGER
BAM

PRINT DATE
2023-12-11
DESIGNED BY
DAG

C-500

811

Know what's below.
Call before you dig.

CALL BLUESTAKES
@ 811 AT LEAST 48 HOURS
PRIOR TO THE
COMMENCEMENT OF ANY
CONSTRUCTION.

BENCHMARK

THE SOUTHEAST QUARTER OF SECTION 20,
TOWNSHIP 3 SOUTH, RANGE 5 EAST,
SALT LAKE BASE AND MERIDIAN
ELEVATION = 5969.10



HEBER CITY ENGINEER'S APPROVAL

HEBER CITY ENGINEERDATE

- GENERAL NOTES
1. THIS PLAN IS DESIGNED AS A FIRST APPRAISAL OF NECESSARY MEANS TO PROTECT THE WATERS OF THE STATE FROM POTENTIAL POLLUTION. IT IS THE RESPONSIBILITY OF THE OWNER/OPERATOR TO ADD WARRANTED BEST MANAGEMENT PRACTICES (BMP'S) AS NECESSARY, MODIFY THOSE SHOWN AS APPROPRIATE, AND DELETE FROM THE PROJECT THOSE FOUND TO BE UNNECESSARY. FEDERAL AND STATE LAW ALLOWS THESE UPDATES TO BE MADE BY THE OWNER/OPERATOR ONSITE AND RECORDED BY THE OWNER/OPERATOR ON THE COPY OF THE SWPPP KEPT ONSITE.

2. DISTURBED LAND SHALL BE KEPT TO A MINIMUM. STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, BUT IN NO CASE MORE THAN 14 DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED. HOWEVER, WHERE CONSTRUCTION ACTIVITY ON A PORTION OF THE SITE IS TEMPORARILY CEASED, AND EARTH DISTURBING ACTIVITIES WILL BE RESUMED WITHIN 21 DAYS, TEMPORARY STABILIZATION MEASURES DO NOT HAVE TO BE INITIATED ON THAT PORTION OF THE SITE.

3. RESEED DISTURBED LAND WITH NATIVE GRASS MIXTURE WITHIN 14 CALENDAR DAYS OF ACHIEVEMENT OF FINISH GRADE TO STABILIZE SOILS IF LAND IS NOT TO BE RE-WORKED WITHIN 14 CALENDAR DAYS OF THE CESSATION OF CONSTRUCTION ACTIVITIES AT THAT LOCATION.

4. DETAILS SHOWN ARE TO BE EMPLOYED TO PROTECT RUNOFF AS APPROPRIATE DURING CONSTRUCTION. NOT ALL DETAILS ARE NECESSARY AT ALL PHASES OF THE PROJECT. IT SHALL BE THE RESPONSIBILITY OF THE OWNER/OPERATOR TO USE APPROPRIATE BEST MANAGEMENT PRACTICES AT THE APPROPRIATE PHASE OF CONSTRUCTION. SEE SWPPP FOR BMP IMPLEMENTATION SCHEDULE.

5. VARIOUS BEST MANAGEMENT PRACTICES HAVE BEEN SHOWN ON THE PLANS AT SUGGESTED LOCATIONS. THE CONTRACTOR MAY MOVE AND RECONFIGURE THESE BMP'S TO OTHER LOCATIONS IF PREFERRED, PROVIDED THE INTENT OF THE DESIGN IS PRESERVED.

6. NOT ALL POSSIBLE BMP'S HAVE BEEN SHOWN. THE CONTRACTOR IS RESPONSIBLE TO APPLY CORRECT MEASURES TO PREVENT THE POLLUTION OF STORM WATER PER PROJECT SWPPP.

7. A UPDES (UTAH POLLUTANT DISCHARGE ELIMINATION SYSTEM) PERMIT IS REQUIRED FOR ALL CONSTRUCTION ACTIVITIES 1 ACRE OR MORE. CONTRACTOR TO PROVIDE A COPY OF THE APPROVED PERMIT TO HEBER CITY PRIOR TO CONSTRUCTION.

- SCOPE OF WORK:
- PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:
1. INLET PROTECTION PER DETAIL 7/C-601.

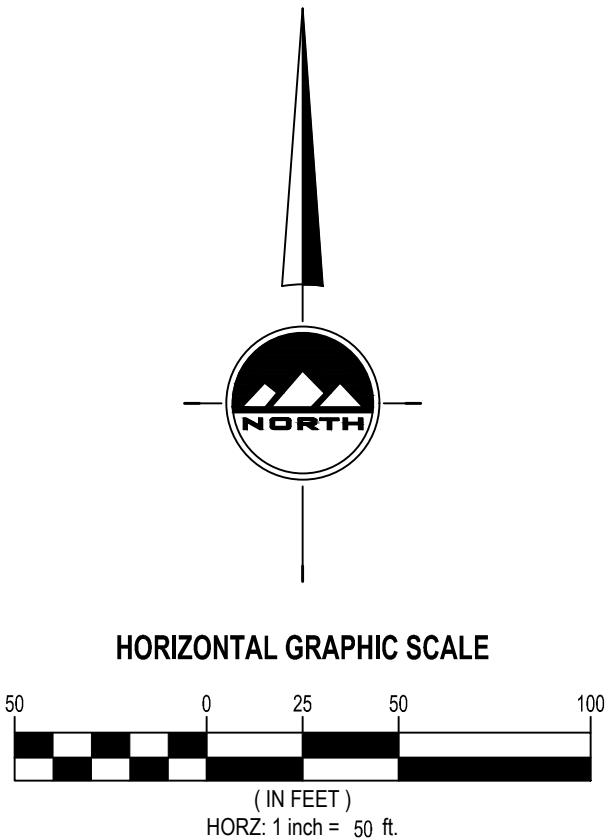
2. SILT FENCE PER DETAIL 9/C-601.

3. VEHICLE WASHDOWN AND STABILIZED CONSTRUCTION ENTRANCE PER DETAIL 7/C-600.

4. SUGGESTED TEMPORARY CONSTRUCTION SITE PARKING, STAGING, DUMPSTER, AND MATERIAL STORAGE AREA.

5. SUGGESTED STOCKPILE AREA.

REVISION SCHEDULE			
NUMBER	DATE	AUTHOR	COMPANY REPRESENTATIVE SIGNATURE
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			



ENSIGN

THE STANDARD IN ENGINEERING

SANDY

45 W 10000 S, Suite 500

Sandy, UT 84070

Phone: 801.255.0529

LAYTON

Phone: 801.547.1100

TOOELE

Phone: 435.843.3590

CEDAR CITY

Phone: 435.865.1453

RICHFIELD

Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:

MOMENTUM DEVELOPMENT GROUP, LLC

10421 SOUTH JORDAN GATEWAY BLVD, #200

SOUTH JORDAN, UTAH 84095

CONTACT:

DAVE BARBEE

PHONE: 801.316.3193

JORDANELLE RIDGE VILLAGE 2

FITZGERALD PRELIMINARY

700 COYOTE CANYON PARKWAY

HEBER CITY, UTAH

2023-12-11 FOR REVIEW

EROSION CONTROL PLAN

PROJECT NUMBER
10229A

PRINT DATE
2023-12-11

PROJECT MANAGER
BAM

DESIGNED BY
DAG

C-501

811

Know what's below.
Call before you dig.

CALL BLUESTAKES
@ 811 AT LEAST 48 HOURS
PRIOR TO THE
COMMENCEMENT OF ANY
CONSTRUCTION.

BENCHMARK

THE SOUTHEAST QUARTER OF SECTION 20,
TOWNSHIP 3 SOUTH, RANGE 5 EAST,
SALT LAKE BASE AND MERIDIAN
ELEVATION = 5969.10



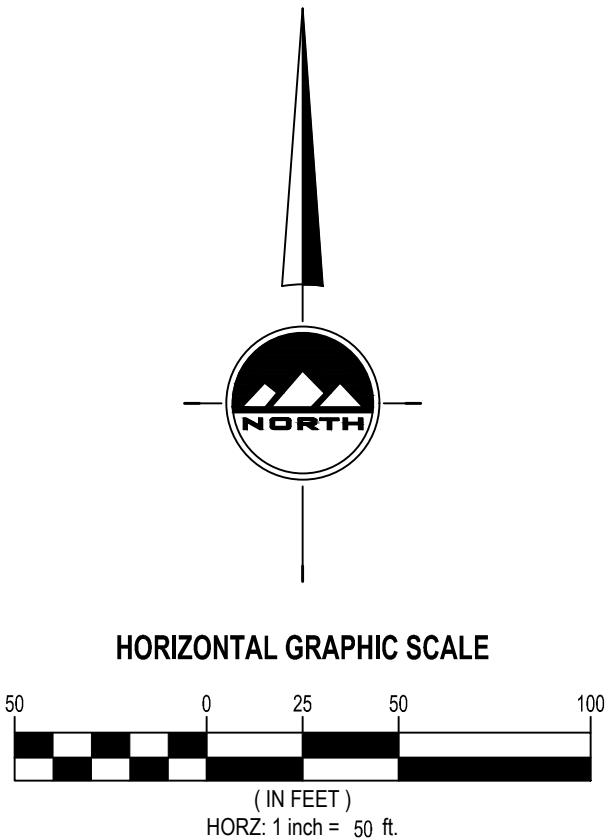
HEBER CITY ENGINEER'S APPROVAL

HEBER CITY ENGINEER _____ DATE _____

- GENERAL NOTES**
- THIS PLAN IS DESIGNED AS A FIRST APPRAISAL OF NECESSARY MEANS TO PROTECT THE WATERS OF THE STATE FROM POTENTIAL POLLUTION. IT IS THE RESPONSIBILITY OF THE OWNER/OPERATOR TO ADD WARRANTED BEST MANAGEMENT PRACTICES (BMP'S) AS NECESSARY, MODIFY THOSE SHOWN AS APPROPRIATE, AND DELETE FROM THE PROJECT THOSE FOUND TO BE UNNECESSARY. FEDERAL AND STATE LAW ALLOWS THESE UPDATES TO BE MADE BY THE OWNER/OPERATOR ONSITE AND RECORDED BY THE OWNER/OPERATOR ON THE COPY OF THE SWPPP KEPT ONSITE.
 - DISTURBED LAND SHALL BE KEPT TO A MINIMUM. STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, BUT IN NO CASE MORE THAN 14 DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED. HOWEVER, WHERE CONSTRUCTION ACTIVITY ON A PORTION OF THE SITE IS TEMPORARILY CEASED, AND EARTH DISTURBING ACTIVITIES WILL BE RESUMED WITHIN 21 DAYS, TEMPORARY STABILIZATION MEASURES DO NOT HAVE TO BE INITIATED ON THAT PORTION OF THE SITE.
 - RESEED DISTURBED LAND WITH NATIVE GRASS MIXTURE WITHIN 14 CALENDAR DAYS OF ACHIEVEMENT OF FINISH GRADE TO STABILIZE SOILS IF LAND IS NOT TO BE RE-WORKED WITHIN 14 CALENDAR DAYS OF THE CESSATION OF CONSTRUCTION ACTIVITIES AT THAT LOCATION.
 - DETAILS SHOWN ARE TO BE EMPLOYED TO PROTECT RUNOFF AS APPROPRIATE DURING CONSTRUCTION. NOT ALL DETAILS ARE NECESSARY AT ALL PHASES OF THE PROJECT. IT SHALL BE THE RESPONSIBILITY OF THE OWNER/OPERATOR TO USE APPROPRIATE BEST MANAGEMENT PRACTICES AT THE APPROPRIATE PHASE OF CONSTRUCTION. SEE SWPPP FOR BMP IMPLEMENTATION SCHEDULE.
 - VARIOUS BEST MANAGEMENT PRACTICES HAVE BEEN SHOWN ON THE PLANS AT SUGGESTED LOCATIONS. THE CONTRACTOR MAY MOVE AND RECONFIGURE THESE BMP'S TO OTHER LOCATIONS IF PREFERRED, PROVIDED THE INTENT OF THE DESIGN IS PRESERVED.
 - NOT ALL POSSIBLE BMP'S HAVE BEEN SHOWN. THE CONTRACTOR IS RESPONSIBLE TO APPLY CORRECT MEASURES TO PREVENT THE POLLUTION OF STORM WATER PER PROJECT SWPPP.
 - A UPDES (UTAH POLLUTANT DISCHARGE ELIMINATION SYSTEM) PERMIT IS REQUIRED FOR ALL CONSTRUCTION ACTIVITIES 1 ACRE OR MORE. CONTRACTOR TO PROVIDE A COPY OF THE APPROVED PERMIT TO HEBER CITY PRIOR TO CONSTRUCTION.

- SCOPE OF WORK:**
PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:
- 1 INLET PROTECTION PER DETAIL 7/C-601.
 - 2 SILT FENCE PER DETAIL 9/C-601.
 - 3 VEHICLE WASHDOWN AND STABILIZED CONSTRUCTION ENTRANCE PER DETAIL 7/C-600.
 - 4 SUGGESTED TEMPORARY CONSTRUCTION SITE PARKING, STAGING, DUMPSTER, AND MATERIAL STORAGE AREA.
 - 5 SUGGESTED STOCKPILE AREA.

REVISION SCHEDULE			
NUMBER	DATE	AUTHOR	COMPANY REPRESENTATIVE SIGNATURE
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			



JORDANELLE RIDGE VILLAGE 2
FITZGERALD PRELIMINARY
700 COYOTE CANYON PARKWAY
HEBER CITY, UTAH

2023-12-11 FOR REVIEW

**EROSION CONTROL
PLAN**

PROJECT NUMBER
10229A
PROJECT MANAGER
BAM

PRINT DATE
2023-12-11
DESIGNED BY
DAG

C-502

EN SIGN

THE STANDARD IN ENGINEERING

SANDY

45 W 10000 S, Suite 500
Sandy, UT 84070
Phone: 801.255.0529

LAYTON

Phone: 801.547.1100

TOOELE

Phone: 435.843.3590

CEDAR CITY

Phone: 435.865.1453

RICHFIELD

Phone: 435.896.2983

WWW.ENSIGNENG.COM

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

CONTACT:
DAVE BARBEE
PHONE: 801.316.3193

Page 68 of 127

811

Know what's below.
Call before you dig.

CALL BLUESTAKES
@ 811 AT LEAST 48 HOURS
PRIOR TO THE
COMMENCEMENT OF ANY
CONSTRUCTION.

BENCHMARK

THE SOUTHEAST QUARTER OF SECTION 20,
TOWNSHIP 3 SOUTH, RANGE 5 EAST,
SALT LAKE BASE AND MERIDIAN
ELEVATION = 5969.10

HEBER CITY ENGINEER'S APPROVAL

HEBER CITY ENGINEERDATE

HORIZONTAL GRAPHIC SCALE

100050100200

(IN FEET)

HORZ: 1 inch = 100 ft.

THE STANDARD IN ENGINEERING

SANDY

45 W 10000 S, Suite 500
Sandy, UT 84070
Phone: 801.255.0529

LAYTON

Phone: 801.547.1100

TOOELE

Phone: 435.843.3590

CEDAR CITY

Phone: 435.865.1453

RICHFIELD

Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:

MOMENTUM DEVELOPMENT GROUP, LLC
10421 SOUTH JORDAN GATEWAY BLVD, #200
SOUTH JORDAN, UTAH 84095

CONTACT:

DAVE BARBEE
PHONE: 801.316.3193



JORDANELLE RIDGE VILLAGE 2

FITZGERALD PRELIMINARY

700 COYOTE CANYON PARKWAY

HEBER CITY, UTAH

2023-12-11 FOR REVIEW

PLAN AND PROFILE
KEY MAP

PROJECT NUMBER 10229A	PRINT DATE 2023-12-11
PROJECT MANAGER BAM	DESIGNED BY DAG

PP-0

811

Know what's below.
Call before you dig.

CALL BLUESTAKES
@ 811 AT LEAST 48 HOURS
PRIOR TO THE
COMMENCEMENT OF ANY
CONSTRUCTION.

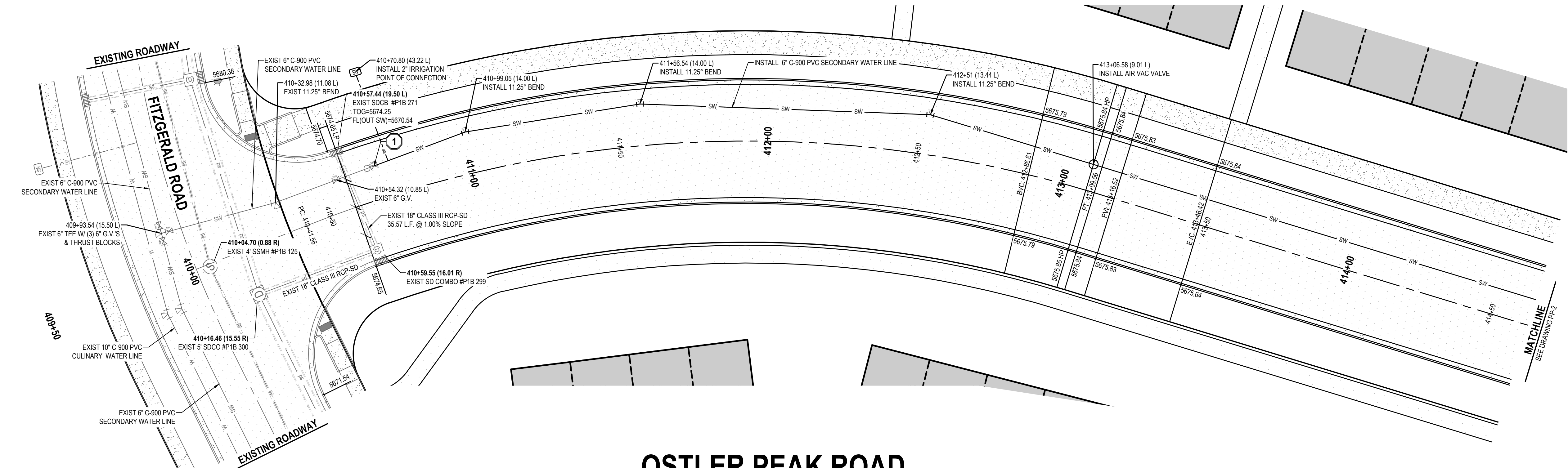
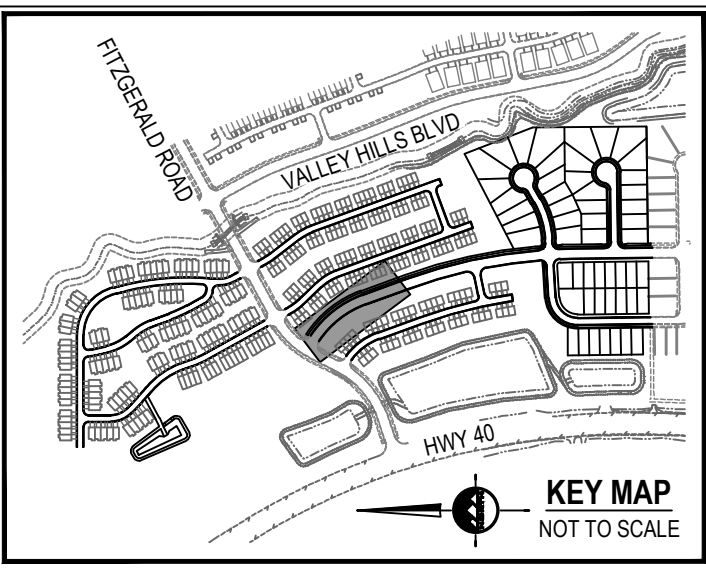
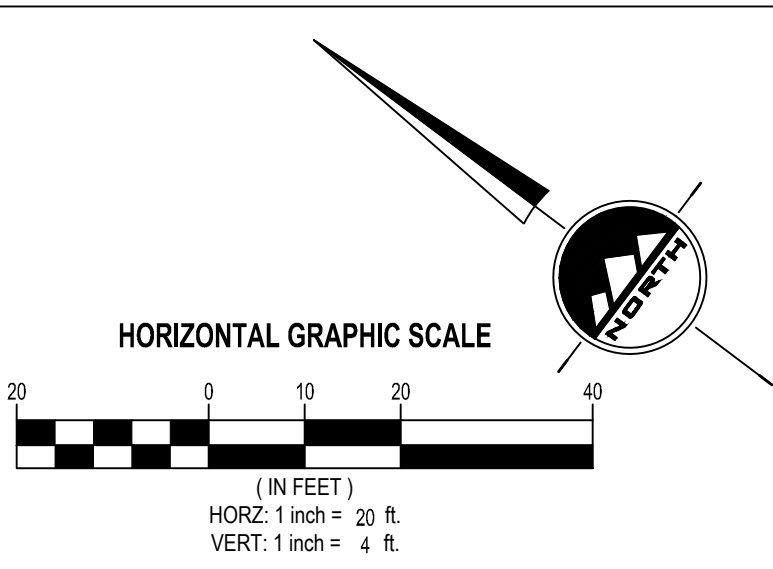
BENCHMARK

THE SOUTHEAST QUARTER OF SECTION 20,
TOWNSHIP 3 SOUTH, RANGE 5 EAST,
SALT LAKE BASIN AND MERIDIAN
ELEVATION = 5969.10

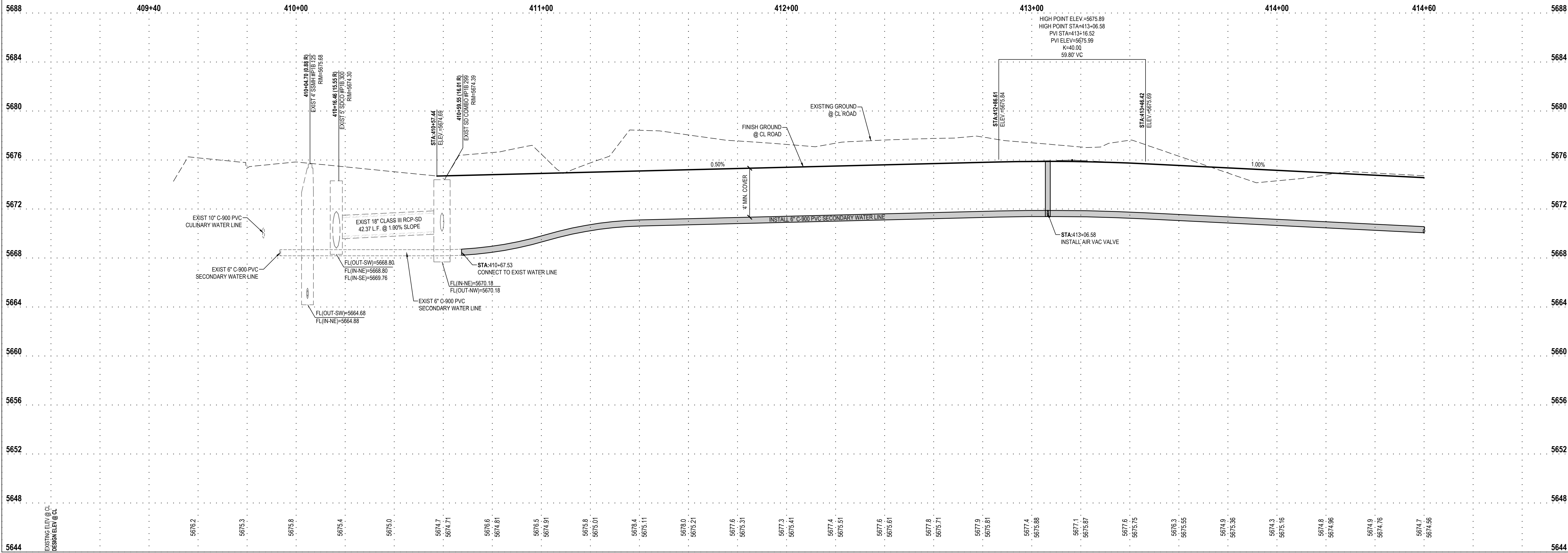
- SCOPE OF WORK:**
PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:
- 1 REMOVE TEMPORARY BLOW-OFF AND AIR VAC VALVE TO CONNECT WATER LINE. SEE UTILITY PLAN FOR ADDITIONAL INFORMATION.
 - 2 TEMPORARY BLOW-OFF AND AIR VAC VALVE PER NORTH VILLAGE SPECIAL SERVICE DISTRICT SPECIFICATIONS.
 - 3 2' SUMP IN STORM DRAIN STRUCTURE.
 - 4 SINGLE METER CONFIGURATION, 1 1/2" POLYETHYLENE CULINARY WATER SERVICE CONNECTION AND 1" METER PER NORTH VILLAGE SPECIAL SERVICE DISTRICT STANDARD PLAN NO. 400.3 AND 400.4A AND SPECIFICATIONS. ROTATE TAPPING SADDLE TO AVOID CONFLICTS WITH OTHER UTILITIES AND HIGH POINTS IN SERVICE LATERAL. MAINTAIN 5' MINIMUM COVER OVER SERVICE.
 - 5 DUAL METER CONFIGURATION, 1 1/2" POLYETHYLENE CULINARY WATER SERVICE CONNECTION AND DUAL 1" METERS PER NORTH VILLAGE SPECIAL SERVICE DISTRICT STANDARD PLAN NO. 400.3 AND 400.7 AND SPECIFICATIONS. ROTATE TAPPING SADDLE TO AVOID CONFLICTS WITH OTHER UTILITIES AND HIGH POINTS IN SERVICE LATERAL. MAINTAIN 5' MINIMUM COVER OVER SERVICE. SEE DETAIL 6/C-601 FOR DUAL METER CONFIGURATION.
 - 6 SINGLE OR DOUBLE (AS SHOWN) 1" SECONDARY WATER SERVICE CONNECTION PER NORTH VILLAGE SPECIAL SERVICE DISTRICT STANDARD PLAN NO. 500.2 OR 500.3. SEE DETAIL 6/C-601 FOR DUAL METER CONFIGURATION.
 - 7 4" PVC SANITARY SEWER LATERAL PER NORTH VILLAGE SPECIAL SERVICE DISTRICT STANDARDS AND SPECIFICATIONS.
 - 8 POTENTIAL CONFLICT BETWEEN STORM DRAIN AND WATER LINE. MAINTAIN A MINIMUM OF 18" OF CLEARANCE BETWEEN THE STORM DRAIN AND WATER LINE. ENSURE THAT THE WATER LINE DEFLECTION AT EACH JOINT DOES NOT EXCEED THE STANDARDS AND SPECIFICATIONS PER THE PIPE MATERIAL AND SIZE SPECIFIED. ALL INSTALLATION AND CONSTRUCTION TO BE APPROVED BY NVSSD, OR ITS DESIGNATED REPRESENTATIVE.

HEBER CITY ENGINEER'S APPROVAL

HEBER CITY ENGINEER _____ DATE _____



OSTLER PEAK ROAD



EN SIGN

THE STANDARD IN ENGINEERING

SANDY

45 W 10000 S, Suite 500
Sandy, UT 84070
Phone: 801.255.0529

LAYTON

Phone: 801.547.1100

TOOELE

Phone: 435.843.3590

CEDAR CITY

Phone: 435.865.1453

RICHFIELD

Phone: 435.896.2983

WWW.ENSIGNENG.COM

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

CONTACT:
DAVE BARBEE
PHONE: 801.316.3193

JORDANELLE RIDGE VILLAGE 2
FITZGERALD PRELIMINARY
700 COYOTE CANYON PARKWAY
HEBER CITY, UTAH

2023-12-11 FOR REVIEW

PLAN AND PROFILE
OSTLER PEAK ROAD

PP-1

PROJECT NUMBER
10229A

PRINT DATE
2023-12-11

PROJECT MANAGER
BAM

DESIGNED BY
DAG

811

Know what's below.
Call before you dig.

CALL BLUESTAKES
@ 811 AT LEAST 48 HOURS
PRIOR TO THE
COMMENCEMENT OF ANY
CONSTRUCTION.

BENCHMARK

THE SOUTHEAST QUARTER OF SECTION 20,
TOWNSHIP 3 SOUTH, RANGE 5 EAST,
SALT LAKE BASE AND MERIDIAN
ELEVATION = 5969.10

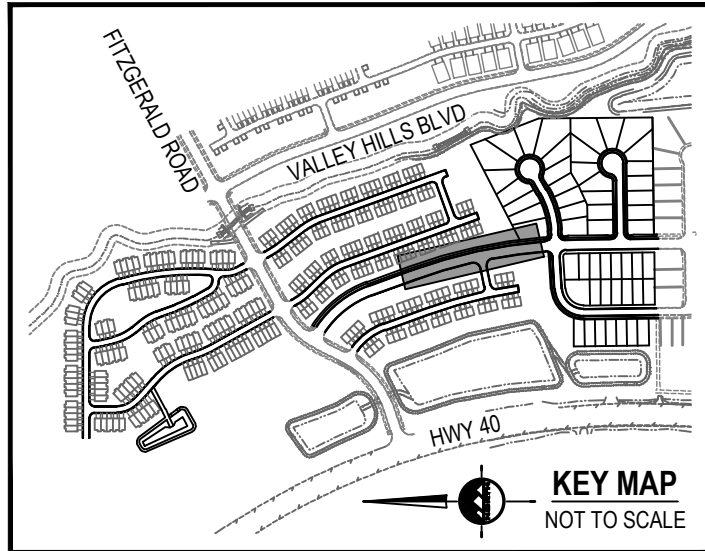
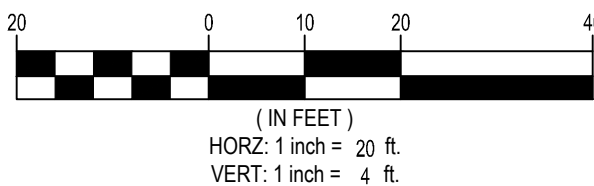
- SCOPE OF WORK:**
PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:
- 1 REMOVE TEMPORARY BLOW-OFF AND AIR VAC VALVE TO CONNECT WATER LINE. SEE UTILITY PLAN FOR ADDITIONAL INFORMATION.
 - 2 TEMPORARY BLOW-OFF AND AIR VAC VALVE PER NORTH VILLAGE SPECIAL SERVICE DISTRICT SPECIFICATIONS.
 - 3 2' SUMP IN STORM DRAIN STRUCTURE.
 - 4 SINGLE METER CONFIGURATION, 1 1/2" POLYETHYLENE CULINARY WATER SERVICE CONNECTION AND 1" METER PER NORTH VILLAGE SPECIAL SERVICE DISTRICT STANDARD PLAN NO. 400.3 AND 400.4A AND SPECIFICATIONS. ROTATE TAPPING SADDLE TO AVOID CONFLICTS WITH OTHER UTILITIES AND HIGH POINTS IN SERVICE LATERAL. MAINTAIN 5' MINIMUM COVER OVER SERVICE.
 - 5 DUAL METER CONFIGURATION, 1 1/2" POLYETHYLENE CULINARY WATER SERVICE CONNECTION AND DUAL 1" METERS PER NORTH VILLAGE SPECIAL SERVICE DISTRICT STANDARD PLAN NO. 400.3 AND 400.7 AND SPECIFICATIONS. ROTATE TAPPING SADDLE TO AVOID CONFLICTS WITH OTHER UTILITIES AND HIGH POINTS IN SERVICE LATERAL. MAINTAIN 5' MINIMUM COVER OVER SERVICE. SEE DETAIL 6/C-601 FOR DUAL METER CONFIGURATION.

- 6 SINGLE OR DOUBLE (AS SHOWN) 1" SECONDARY WATER SERVICE CONNECTION PER NORTH VILLAGE SPECIAL SERVICE DISTRICT STANDARD PLAN NO. 500.2 OR 500.3. SEE DETAIL 6/C-601 FOR DUAL METER CONFIGURATION.
- 7 4" PVC SANITARY SEWER LATERAL PER NORTH VILLAGE SPECIAL SERVICE DISTRICT STANDARDS AND SPECIFICATIONS.
- 8 POTENTIAL CONFLICT BETWEEN STORM DRAIN AND WATER LINE. MAINTAIN A MINIMUM OF 18" OF CLEARANCE BETWEEN THE STORM DRAIN AND WATER LINE. ENSURE THAT THE WATER LINE DEFLECTION AT EACH JOINT DOES NOT EXCEED THE STANDARDS AND SPECIFICATIONS PER THE PIPE MATERIAL AND SIZE SPECIFIED. ALL INSTALLATION AND CONSTRUCTION TO BE APPROVED BY NVSSD, OR ITS DESIGNATED REPRESENTATIVE.

HEBER CITY ENGINEER'S APPROVAL

HEBER CITY ENGINEER DATE

HORIZONTAL GRAPHIC SCALE



ENSIGN

THE STANDARD IN ENGINEERING

SANDY

45 W 10000 S, Suite 500
Sandy, UT 84070
Phone: 801.255.0529

LAYTON

Phone: 801.547.1100

TOOELE

Phone: 435.843.3590

CEDAR CITY

Phone: 435.865.1453

RICHFIELD

Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
MOMENTUM DEVELOPMENT GROUP, LLC
10421 SOUTH JORDAN GATEWAY BLVD., #200
SOUTH JORDAN, UTAH 84095

CONTACT:
DAVE BARREE
PHONE: 801.316.3193

JORDANELLE RIDGE VILLAGE 2
FITZGERALD PRELIMINARY
700 COYOTE CANYON PARKWAY
HEBER CITY, UTAH

2023-12-11 FOR REVIEW

PLAN AND PROFILE
OSTLER PEAK ROAD

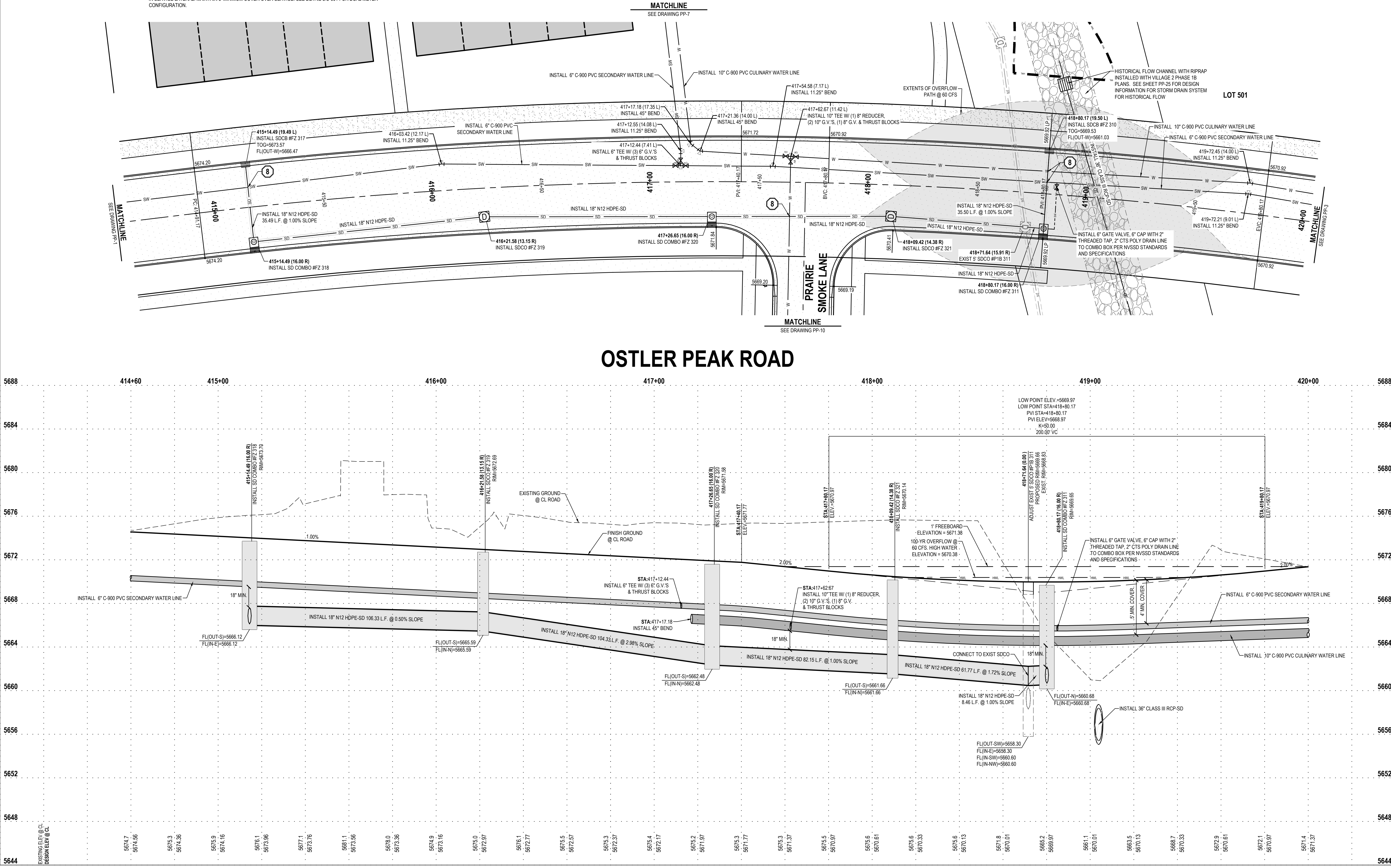
PROJECT NUMBER
10229A

PRINT DATE
2023-12-11

PROJECT MANAGER
BAM

DESIGNED BY
DAG

PP-2



811

Know what's below.
Call before you dig.

CALL BLUESTAKES
@ 811 AT LEAST 48 HOURS
PRIOR TO THE
COMMENCEMENT OF ANY
CONSTRUCTION.

BENCHMARK

THE SOUTHEAST QUARTER OF SECTION 20,
TOWNSHIP 3 SOUTH, RANGE 5 EAST,
SALT LAKE BASE AND MERIDIAN
ELEVATION = 5969.10

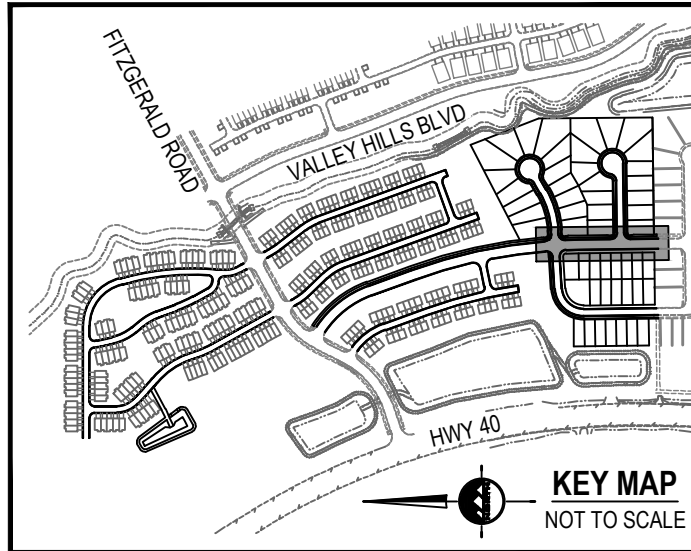
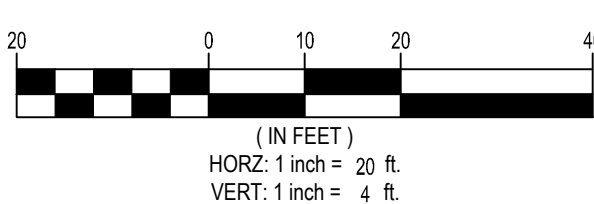
- SCOPE OF WORK:**
PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:
- 1 REMOVE TEMPORARY BLOW-OFF AND AIR VAC VALVE TO CONNECT WATER LINE. SEE UTILITY PLAN FOR ADDITIONAL INFORMATION.
 - 2 TEMPORARY BLOW-OFF AND AIR VAC VALVE PER NORTH VILLAGE SPECIAL SERVICE DISTRICT SPECIFICATIONS.
 - 3 2' SUMP IN STORM DRAIN STRUCTURE.
 - 4 SINGLE METER CONFIGURATION, 1 1/2" POLYETHYLENE CULINARY WATER SERVICE CONNECTION AND 1" METER PER NORTH VILLAGE SPECIAL SERVICE DISTRICT STANDARD PLAN NO. 400.3 AND 400.4A AND SPECIFICATIONS. ROTATE TAPPING SADDLE TO AVOID CONFLICTS WITH OTHER UTILITIES AND HIGH POINTS IN SERVICE LATERAL. MAINTAIN 5' MINIMUM COVER OVER SERVICE.
 - 5 DUAL METER CONFIGURATION, 1 1/2" POLYETHYLENE CULINARY WATER SERVICE CONNECTION AND DUAL 1" METERS PER NORTH VILLAGE SPECIAL SERVICE DISTRICT STANDARD PLAN NO. 400.3 AND 400.4 AND SPECIFICATIONS. ROTATE TAPPING SADDLE TO AVOID CONFLICTS WITH OTHER UTILITIES AND HIGH POINTS IN SERVICE LATERAL. MAINTAIN 5' MINIMUM COVER OVER SERVICE. SEE DETAIL 6/C-601 FOR DUAL METER CONFIGURATION.

- 6 SINGLE OR DOUBLE (AS SHOWN) 1" SECONDARY WATER SERVICE CONNECTION PER NORTH VILLAGE SPECIAL SERVICE DISTRICT STANDARD PLAN NO. 500.2 OR 500.3. SEE DETAIL 6/C-601 FOR DUAL METER CONFIGURATION.
 - 7 4" PVC SANITARY SEWER LATERAL PER NORTH VILLAGE SPECIAL SERVICE DISTRICT STANDARDS AND SPECIFICATIONS.
- POTENTIAL CONFLICT BETWEEN STORM DRAIN AND WATER LINE. MAINTAIN A MINIMUM OF 18" OF CLEARANCE BETWEEN THE STORM DRAIN AND WATER LINE. ENSURE THAT THE WATER LINE DEFLECTION AT EACH JOINT DOES NOT EXCEED THE STANDARDS AND SPECIFICATIONS PER THE PIPE MATERIAL AND SIZE SPECIFIED. ALL INSTALLATION AND CONSTRUCTION TO BE APPROVED BY NVSSD, OR ITS DESIGNATED REPRESENTATIVE.

HEBER CITY ENGINEER'S APPROVAL

HEBER CITY ENGINEER DATE

HORIZONTAL GRAPHIC SCALE



ENSIGN

THE STANDARD IN ENGINEERING

SANDY

45 W 10000 S, Suite 500
Sandy, UT 84070
Phone: 801.255.0529

LAYTON

Phone: 801.547.1100

TOOELE

Phone: 435.843.3590

CEDAR CITY

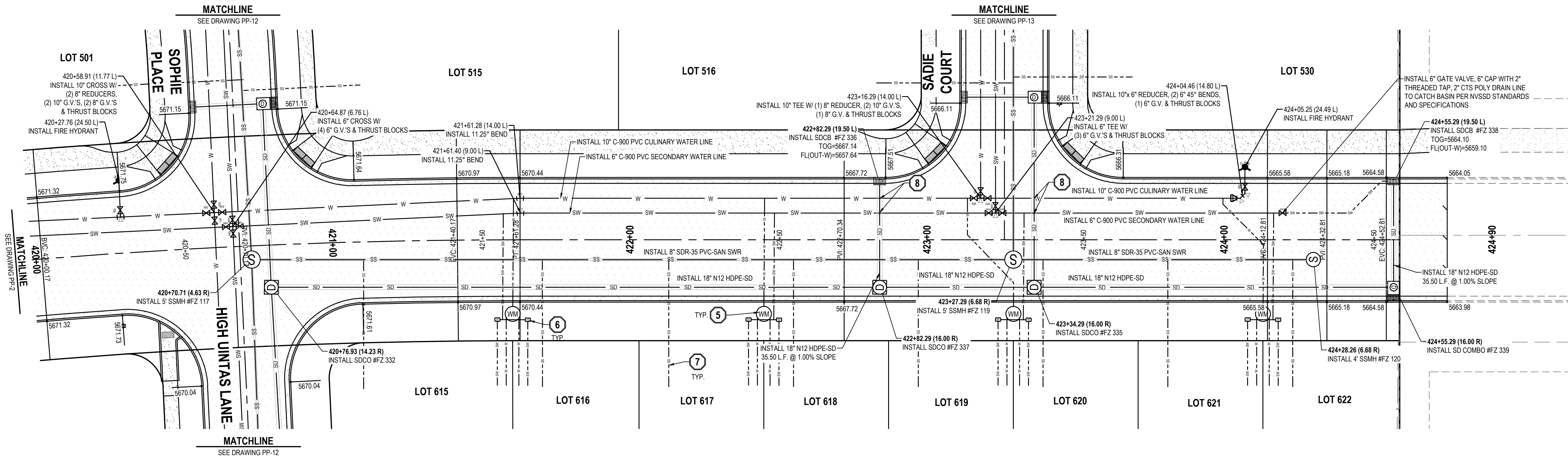
Phone: 435.865.1453

RICHFIELD

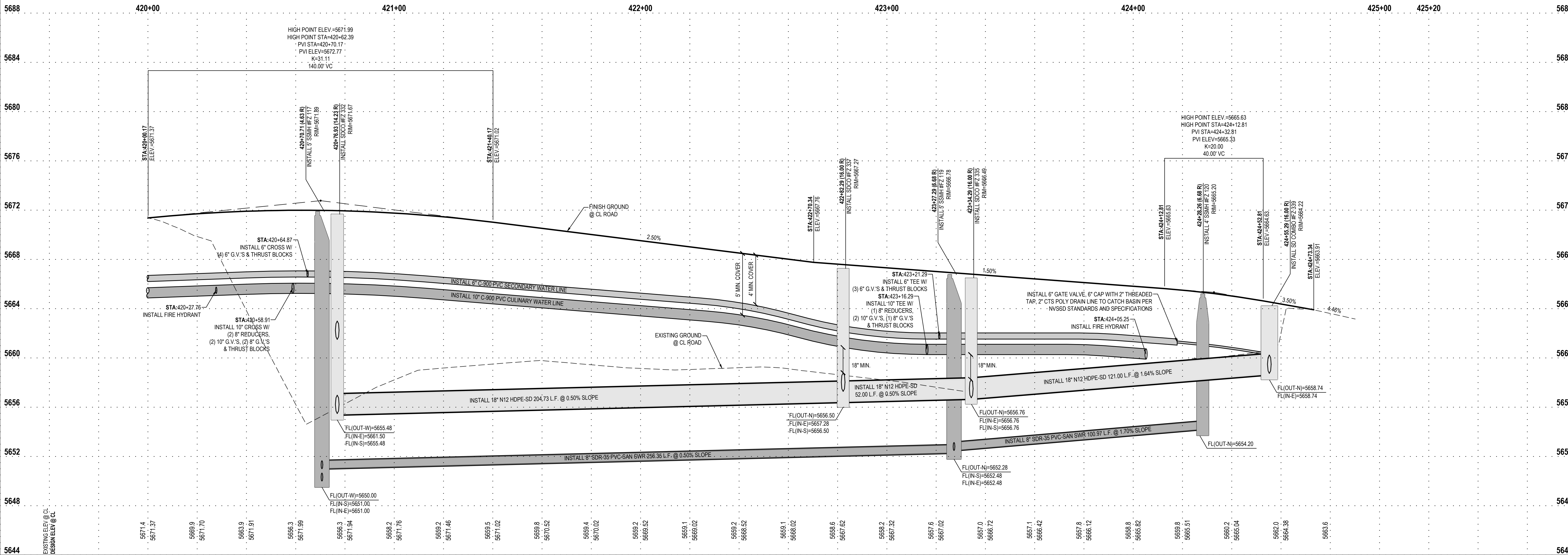
Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
MOMENTUM DEVELOPMENT GROUP, LLC
10421 SOUTH JORDAN GATEWAY BLVD., #200
SOUTH JORDAN, UTAH 84095
CONTACT:
DAVE BARREE
PHONE: 801.316.3193



OSTLER PEAK ROAD



JORDANELLE RIDGE VILLAGE 2
FITZGERALD PRELIMINARY
700 COYOTE CANYON PARKWAY
HEBER CITY, UTAH

2023-12-11 FOR REVIEW

PLAN AND PROFILE
OSTLER PEAK ROAD

PROJECT NUMBER
10229A
PROJECT MANAGER
BAM

PRINT DATE
2023-12-11
DESIGNED BY
DAG

PP-3

811

Know what's below.
Call before you dig.

CALL BLUESTAKES
@ 811 AT LEAST 48 HOURS
PRIOR TO THE
COMMENCEMENT OF ANY
CONSTRUCTION.

BENCHMARK

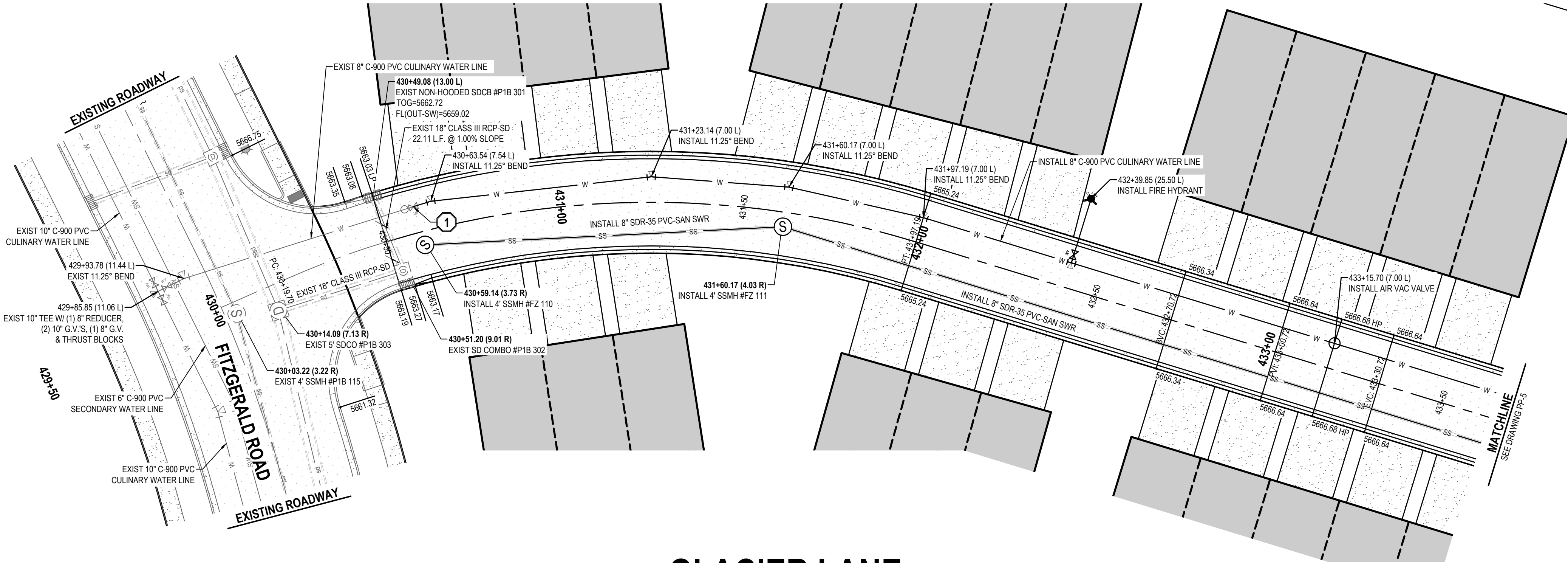
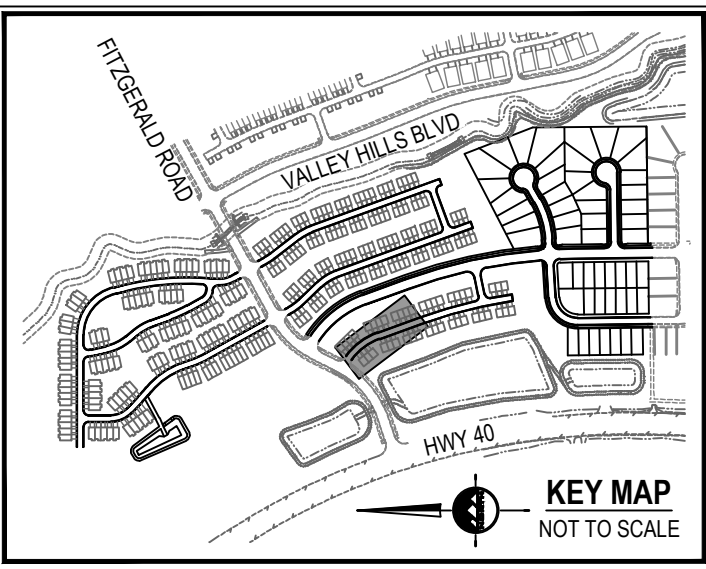
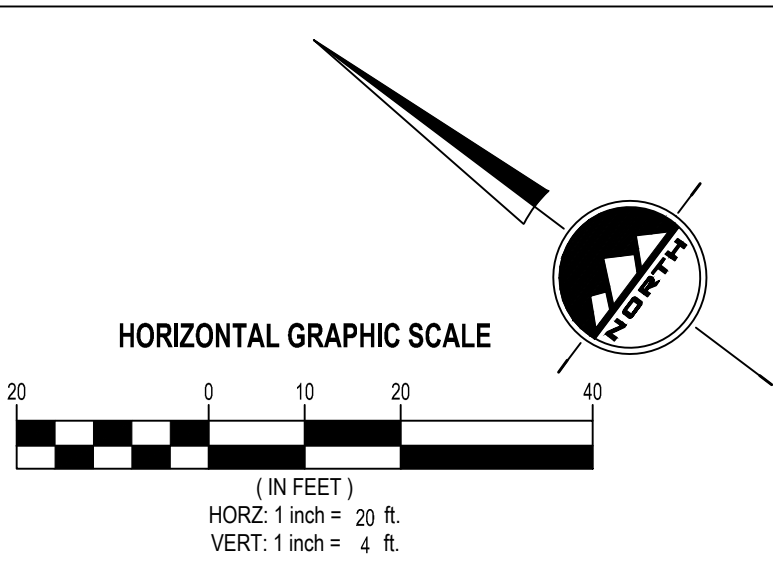
THE SOUTHEAST QUARTER OF SECTION 20,
TOWNSHIP 3 SOUTH, RANGE 5 EAST,
SALT LAKE BASE AND MERIDIAN
ELEVATION = 5969.10

- SCOPE OF WORK:**
PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:
- 1 REMOVE TEMPORARY BLOW-OFF AND AIR VAC VALVE TO CONNECT WATER LINE. SEE UTILITY PLAN FOR ADDITIONAL INFORMATION.
 - 2 TEMPORARY BLOW-OFF AND AIR VAC VALVE PER NORTH VILLAGE SPECIAL SERVICE DISTRICT SPECIFICATIONS.
 - 3 2' SUMP IN STORM DRAIN STRUCTURE.
 - 4 SINGLE METER CONFIGURATION. 1 1/2" POLYETHYLENE CULINARY WATER SERVICE CONNECTION AND 1" METER PER NORTH VILLAGE SPECIAL SERVICE DISTRICT STANDARD PLAN NO. 400.3 AND 400.4A AND SPECIFICATIONS. ROTATE TAPPING SADDLE TO AVOID CONFLICTS WITH OTHER UTILITIES AND HIGH POINTS IN SERVICE LATERAL. MAINTAIN 5' MINIMUM COVER OVER SERVICE.
 - 5 DUAL METER CONFIGURATION. 1 1/2" POLYETHYLENE CULINARY WATER SERVICE CONNECTION AND DUAL 1" METERS PER NORTH VILLAGE SPECIAL SERVICE DISTRICT STANDARD PLAN NO. 400.3 AND 400.7 AND SPECIFICATIONS. ROTATE TAPPING SADDLE TO AVOID CONFLICTS WITH OTHER UTILITIES AND HIGH POINTS IN SERVICE LATERAL. MAINTAIN 5' MINIMUM COVER OVER SERVICE. SEE DETAIL 6/C-601 FOR DUAL METER CONFIGURATION.

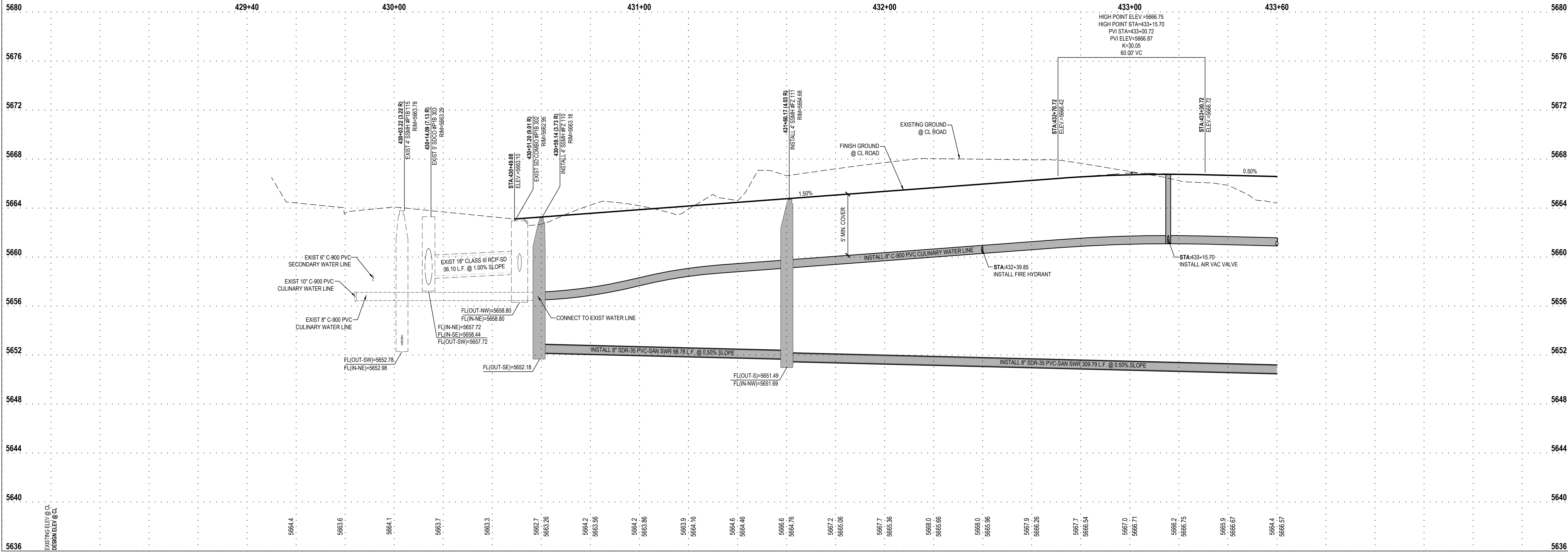
- 6 SINGLE OR DOUBLE (AS SHOWN) 1" SECONDARY WATER SERVICE CONNECTION PER NORTH VILLAGE SPECIAL SERVICE DISTRICT STANDARD PLAN NO. 500.2 OR 500.3. SEE DETAIL 6/C-601 FOR DUAL METER CONFIGURATION.
- 7 4" PVC SANITARY SEWER LATERAL PER NORTH VILLAGE SPECIAL SERVICE DISTRICT STANDARDS AND SPECIFICATIONS.
- 8 POTENTIAL CONFLICT BETWEEN STORM DRAIN AND WATER LINE. MAINTAIN A MINIMUM OF 18" OF CLEARANCE BETWEEN THE STORM DRAIN AND WATER LINE. ENSURE THAT THE WATER LINE DEFLECTION AT EACH JOINT DOES NOT EXCEED THE STANDARDS AND SPECIFICATIONS PER THE PIPE MATERIAL AND SIZE SPECIFIED. ALL INSTALLATION AND CONSTRUCTION TO BE APPROVED BY NVSSD, OR ITS DESIGNATED REPRESENTATIVE.

HEBER CITY ENGINEER'S APPROVAL

HEBER CITY ENGINEER _____ DATE _____



GLACIER LANE



JORDANELLE RIDGE VILLAGE 2
FITZGERALD PRELIMINARY
700 COYOTE CANYON PARKWAY
HEBER CITY, UTAH

2023-12-11 FOR REVIEW

PLAN AND PROFILE
GLACIER LANE

PROJECT NUMBER
10229A

PRINT DATE
2023-12-11

PROJECT MANAGER
BAM

DESIGNED BY
DAG

PP-4

EN SIGN

THE STANDARD IN ENGINEERING

SANDY

45 W 10000 S, Suite 500
Sandy, UT 84070
Phone: 801.255.0529

LAYTON

Phone: 801.547.1100

TOOELE

Phone: 435.843.3590

CEDAR CITY

Phone: 435.865.1453

RICHFIELD

Phone: 435.896.2983

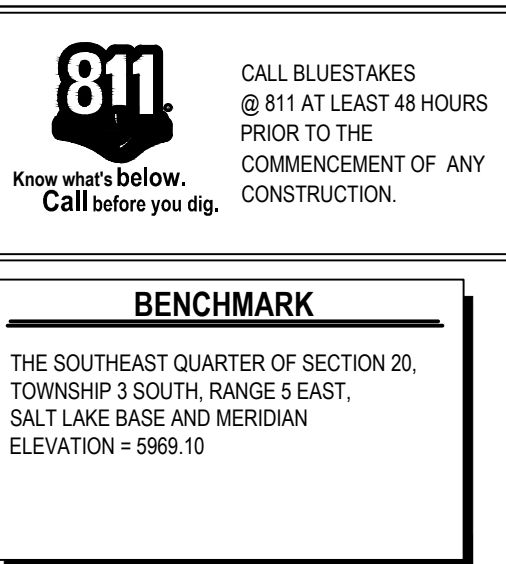
WWW.ENSIGNENG.COM

FOR:

MOMENTUM DEVELOPMENT GROUP, LLC
10421 SOUTH JORDAN GATEWAY BLVD., #200
SOUTH JORDAN, UTAH 84095

CONTACT:

DAVE BARREE
PHONE: 801.316.3193



SCOPE OF WORK:
PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:

- ① REMOVE TEMPORARY BLOW-OFF AND AIR VAC VALVE TO CONNECT WATER LINE. SEE UTILITY PLAN FOR ADDITIONAL INFORMATION.
- ② TEMPORARY BLOW-OFF AND AIR VAC VALVE PER NORTH VILLAGE SPECIAL SERVICE DISTRICT SPECIFICATIONS.
- ③ Z SUMP IN STORM DRAIN STRUCTURE.
- ④ SINGLE METER CONFIGURATION: 1 1/2" POLYETHYLENE CULINARY WATER SERVICE CONNECTION AND 1" METER PER NORTH VILLAGE SPECIAL SERVICE DISTRICT STANDARD PLAN NO. 400.3 AND 400.4A AND SPECIFICATIONS. ROTATE TAPPING SADDLE TO AVOID CONFLICTS WITH OTHER UTILITIES AND HIGH POINTS IN SERVICE LATERAL. MAINTAIN 5' MINIMUM COVER OVER SERVICE.
- ⑤ DUAL METER CONFIGURATION: 1 1/2" POLYETHYLENE CULINARY WATER SERVICE CONNECTION AND DUAL 1" METERS PER NORTH VILLAGE SPECIAL SERVICE DISTRICT STANDARD PLAN NO. 400.3 AND 400.7 AND SPECIFICATIONS. ROTATE TAPPING SADDLE TO AVOID CONFLICTS WITH OTHER UTILITIES AND HIGH POINTS IN SERVICE LATERAL. MAINTAIN 5' MINIMUM COVER OVER SERVICE. SEE DETAIL GC-601 FOR DUAL METER CONFIGURATION.

6 SINGLE OR DOUBLE (AS SHOWN) 1" SECONDARY WATER SERVICE CONNECTION PER NORTH VILLAGE SPECIAL SERVICE DISTRICT STANDARD PLAN NO. 500.2 OR 500.3. SEE DETAIL 6/C-601 FOR DUAL METER CONFIGURATION.

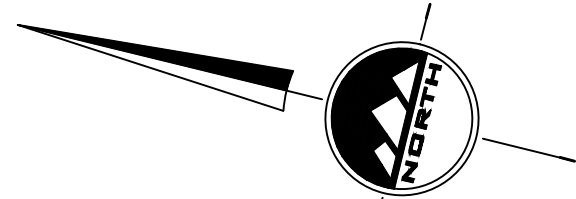
7 4" PVC SANITARY SEWER LATERAL PER NORTH VILLAGE SPECIAL SERVICE DISTRICT STANDARDS AND SPECIFICATIONS.

8 POTENTIAL CONFLICT BETWEEN STORM DRAIN AND WATER LINE. MAINTAIN A MINIMUM OF 18" OF CLEARANCE BETWEEN THE STORM DRAIN AND WATER LINE. ENSURE THAT THE WATER LINE DEFLECTION AT EACH JOINT DOES NOT EXCEED THE STANDARDS AND SPECIFICATIONS PER THE PIPE MATERIAL AND SIZE SPECIFIED. ALL INSTALLATION AND CONSTRUCTION TO BE APPROVED BY NVSSD, OR ITS DESIGNATED REPRESENTATIVE.

HEBER CITY ENGINEER'S APPROVAL

HEBER CITY ENGINEER

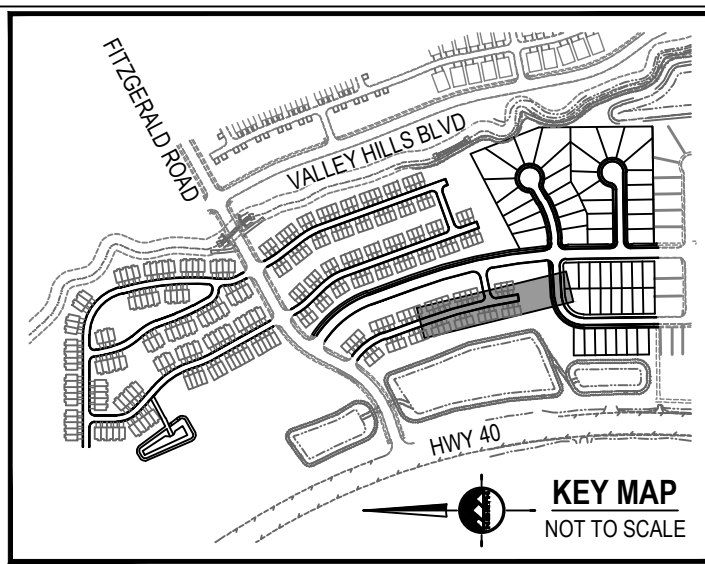
DATE _____



HORIZONTAL GRAPHIC SCALE

HORZ: 1 inch = 20 ft.

VERT: 1 inch = $\frac{1}{4}$ ft.



ENSIGN
THE STANDARD IN ENGINEERING

SANDY
45 W 10000 S, Suite 500
Sandy, UT 84070
Phone: 801.255.0529

LAYTON
Phone: 801.547.1100

TOOELE
Phone: 435.843.3590

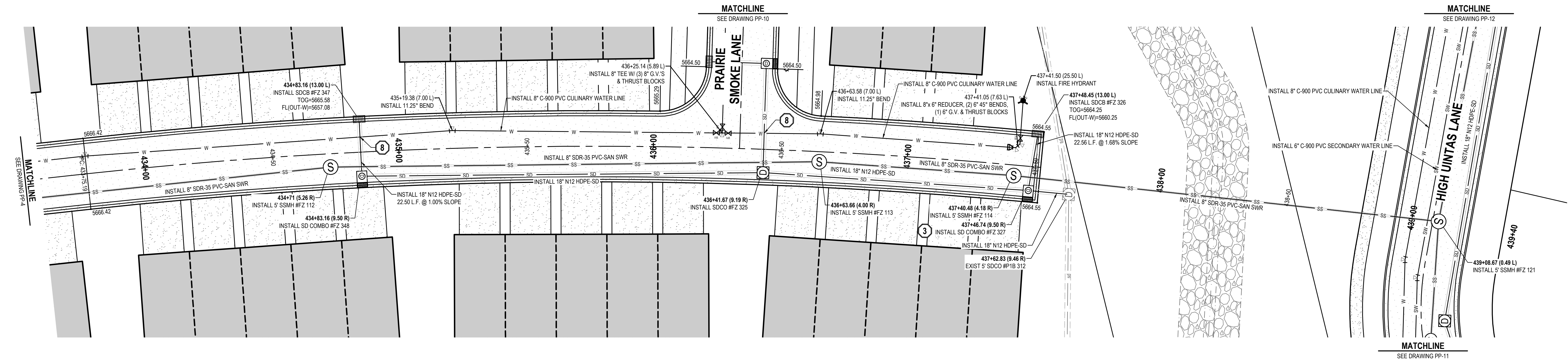
CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

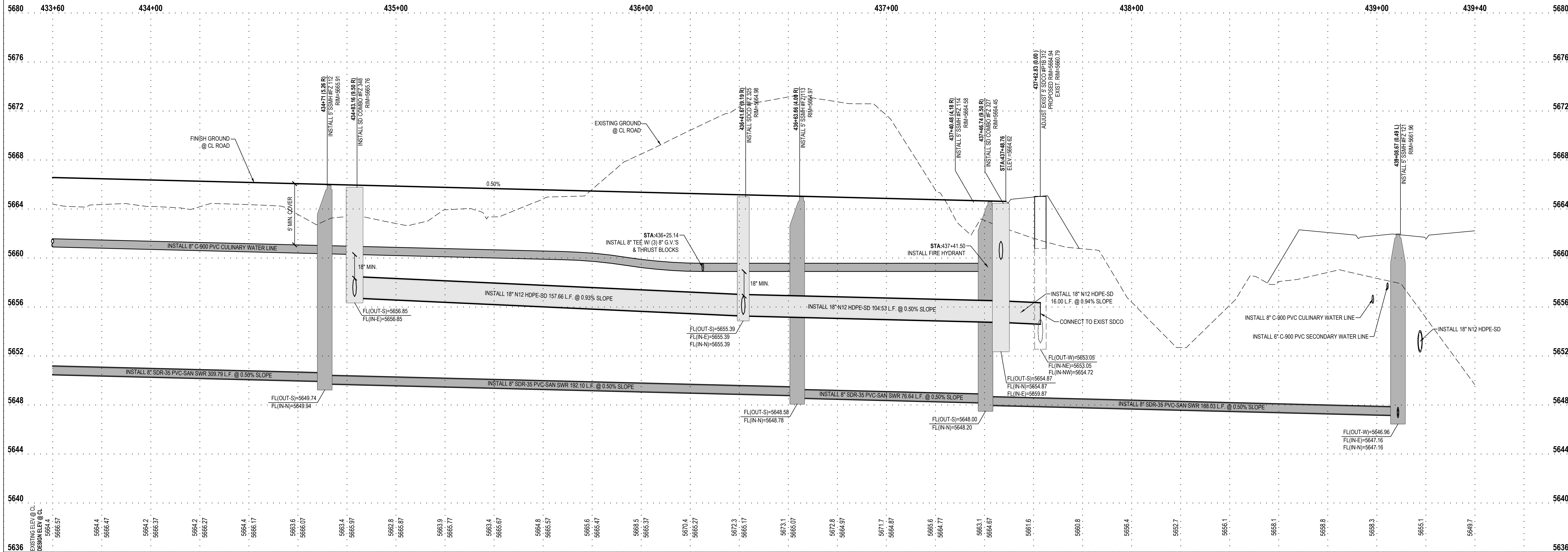
WWW.ENSIGNENG.COM

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

CONTACT:
DAVE BARBEE
PHONE: 801.316.3193



GLACIER LANE



**JORDANELLE RIDGE VILLAGE 2
FITZGERALD PRELIMINARY**
700 COYOTE CANYON PARKWAY
HEBER CITY, UTAH

2023-12-11 FOR REVIEW

PLAN AND PROFILE GLACIER LANE

PROJECT NUMBER	PRINT DATE
10229A	2023-12-11
PROJECT MANAGER	DESIGNED BY
BAM	DAG

PP-5



CALL BLUESTAKES
@ 811 AT LEAST 48 HOURS
PRIOR TO THE
COMMENCEMENT OF ANY
CONSTRUCTION.

BENCHMARK

THE SOUTHEAST QUARTER OF SECTION 20,
TOWNSHIP 3 SOUTH, RANGE 5 EAST,
SALT LAKE BASE AND MERIDIAN
ELEVATION = 5969.10

SCOPE OF WORK:

PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:

- ① REMOVE TEMPORARY BLOW-OFF AND AIR VALV VALVE TO CONNECT WATER LINE. SEE UTILITY PLAN FOR ADDITIONAL INFORMATION.
- ② TEMPORARY BLOW-OFF AND AIR VALV VALVE PER NORTH VILLAGE SPECIAL SERVICE DISTRICT SPECIFICATIONS.
- ③ Z SUMP IN STORM DRAIN STRUCTURE.
- ④ SINGLE METER CONFIGURATION: 1 1/2" POLYETHYLENE CULINARY WATER SERVICE CONNECTION AND 1" METER PER NORTH VILLAGE SPECIAL SERVICE DISTRICT STANDARD PLAN NO. 400.3 AND 400.4A AND SPECIFICATIONS. ROTATE TAPPING SADDLE TO AVOID CONFLICTS WITH OTHER UTILITIES AND HIGH POINT IN SERVICE LATERAL. MAINTAIN 5" MINIMUM COVER OVER SERVICE.
- ⑤ DUAL METER CONFIGURATION: 1 1/2" POLYETHYLENE CULINARY WATER SERVICE CONNECTION AND DUAL METERS PER NORTH VILLAGE SPECIAL SERVICE DISTRICT STANDARD PLAN NO. 400.3 AND 400.4 AND SPECIFICATIONS. ROTATE TAPPING SADDLE TO AVOID CONFLICTS WITH OTHER UTILITIES AND HIGH POINT IN SERVICE LATERAL. MAINTAIN 5" MINIMUM COVER OVER SERVICE. SEE DETAIL 6C-601 FOR DUAL METER CONFIGURATION.

- ⑥ SINGLE OR DOUBLE (AS SHOWN) 1" SECONDARY WATER SERVICE CONNECTION PER NORTH VILLAGE SPECIAL SERVICE DISTRICT STANDARD PLAN NO. 500.2 OR 500.3. SEE DETAIL 6/C-601 FOR DUAL METER CONFIGURATION.
- ⑦ 4" PVC SANITARY SEWER LATERAL PER NORTH VILLAGE SPECIAL SERVICE DISTRICT STANDARDS AND SPECIFICATIONS.
- ⑧ POTENTIAL CONFLICT BETWEEN STORM DRAIN AND WATER LINE. MAINTAIN A MINIMUM OF 18" CLEARANCE BETWEEN THE STORM DRAIN AND WATER LINE. ENSURE THAT THE WATER LINE DEFLECT AT JOINT DOES NOT EXCEED THE STANDARDS AND SPECIFICATIONS PER THE PIPE MATERIAL AND IS SPECIFIED. ALL INSTALLATION AND CONSTRUCTION TO BE APPROVED BY NVSSD, OR ITS DESIGNATED REPRESENTATIVE.

HEBER CITY ENGINEER'S APPROVAL

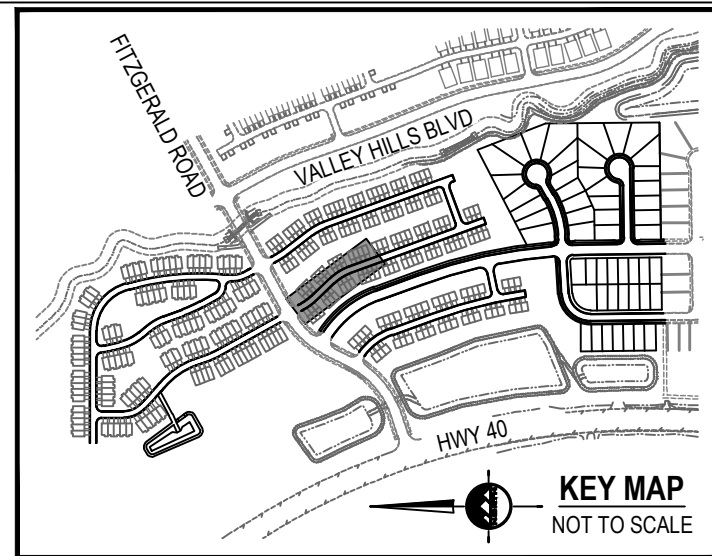
HEBER CITY ENGINEER

DATE _____



HORZ: 1 inch = :

VERT: 1 inch = 4 ft



SANDY
45 W 10000 S, Suite 500
Sandy, UT 84070
Phone: 801.255.0529

LAYTON
Phone: 801.547.1100

TOOELE
Phone: 435.843.3590

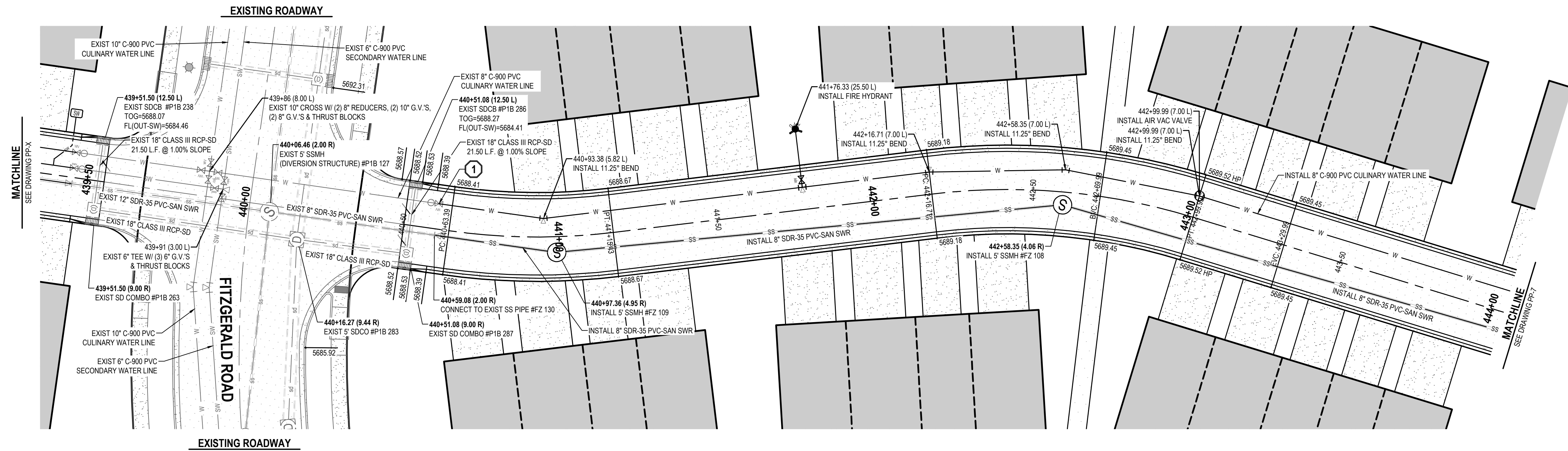
CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

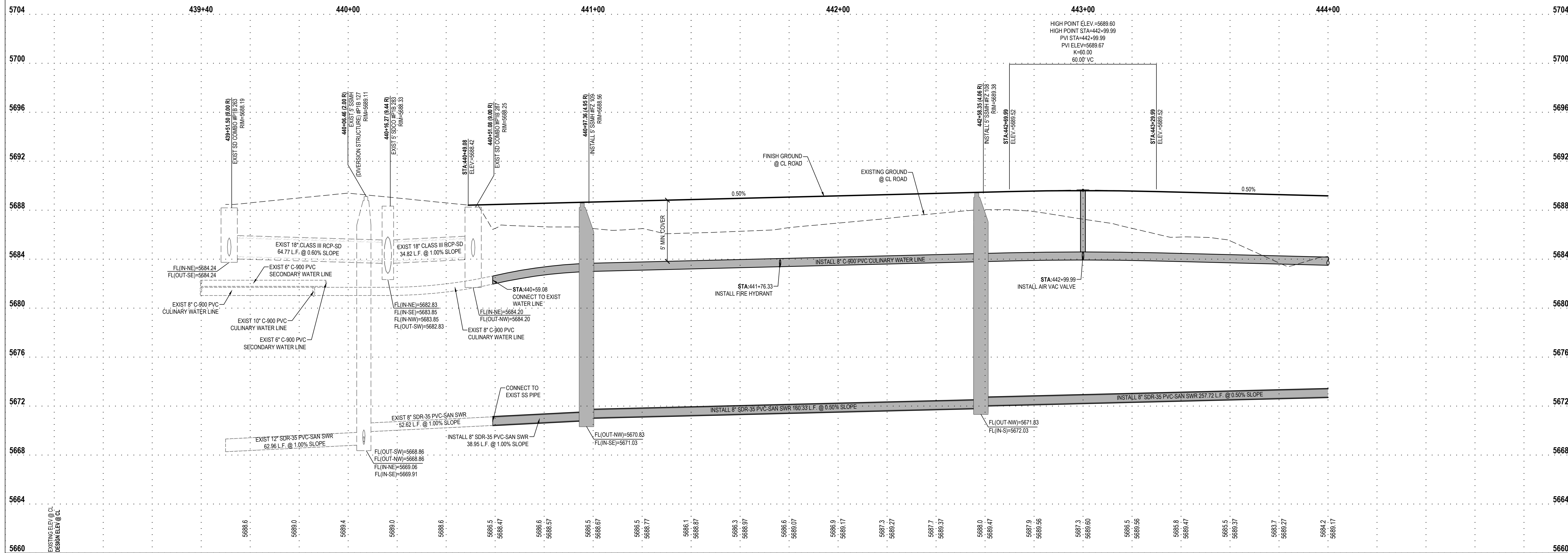
WWW.ENSIGNENG.COM

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

CONTACT:
DAVE BARBEE
PHONE: 801.316.3193



HENLEY LANE



**JORDANELLE RIDGE VILLAGE 2
FITZGERALD PRELIMINARY**

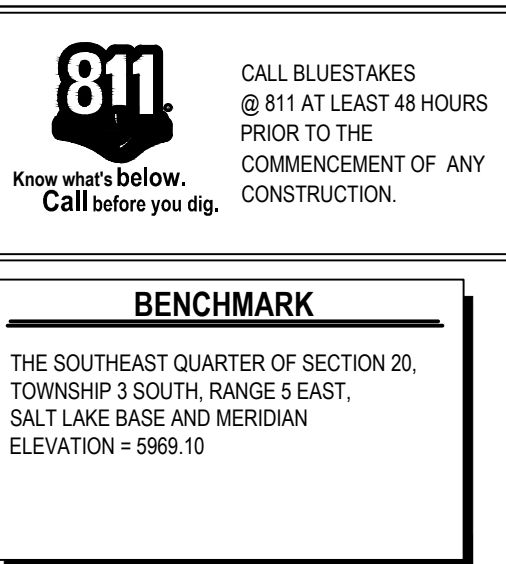
**700 COYOTE CANYON PARKWAY
HEBER CITY, UTAH**

2023-12-11 FOR REVIEW

PLAN AND PROFILE HENLEY LANE

PROJECT NUMBER 10229A	PRINT DATE 2023-12-11
PROJECT MANAGER BAM	DESIGNED BY DAG

PP-6



SCOPE OF WORK:
PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:

- ① REMOVE TEMPORARY BLOW-OFF AND AIR VAC VALVE TO CONNECT WATER LINE. SEE UTILITY PLAN FOR ADDITIONAL INFORMATION.
- ② TEMPORARY BLOW-OFF AND AIR VAC VALVE PER NORTH VILLAGE SPECIAL SERVICE DISTRICT SPECIFICATIONS.
- ③ Z SUMP IN STORM DRAIN STRUCTURE.
- ④ SINGLE METER CONFIGURATION: 1 1/2" POLYETHYLENE CULINARY WATER SERVICE CONNECTION AND 1" METER PER NORTH VILLAGE SPECIAL SERVICE DISTRICT STANDARD PLAN NO. 400.3 AND 400.4A AND SPECIFICATIONS. ROTATE TAPPING SADDLE TO AVOID CONFLICTS WITH OTHER UTILITIES AND HIGH POINTS IN SERVICE LATERAL. MAINTAIN 5' MINIMUM COVER OVER SERVICE.
- ⑤ DUAL METER CONFIGURATION: 1 1/2" POLYETHYLENE CULINARY WATER SERVICE CONNECTION AND DUAL 1" METERS PER NORTH VILLAGE SPECIAL SERVICE DISTRICT STANDARD PLAN NO. 400.3 AND 400.7 AND SPECIFICATIONS. ROTATE TAPPING SADDLE TO AVOID CONFLICTS WITH OTHER UTILITIES AND HIGH POINTS IN SERVICE LATERAL. MAINTAIN 5' MINIMUM COVER OVER SERVICE. SEE DETAIL GC-601 FOR DUAL METER CONFIGURATION.

6 SINGLE OR DOUBLE (AS SHOWN) 1" SECONDARY WATER SERVICE CONNECTION PER NORTH VILLAGE SPECIAL SERVICE DISTRICT STANDARD PLAN NO. 500.2 OR 500.3. SEE DETAIL 6/C-601 FOR DUAL METER CONFIGURATION.

7 4" PVC SANITARY SEWER LATERAL PER NORTH VILLAGE SPECIAL SERVICE DISTRICT STANDARDS AND SPECIFICATIONS.

8 POTENTIAL CONFLICT BETWEEN STORM DRAIN AND WATER LINE. MAINTAIN A MINIMUM OF 18" OF CLEARANCE BETWEEN THE STORM DRAIN AND WATER LINE. ENSURE THAT THE WATER LINE DEFLECTION AT EACH JOINT DOES NOT EXCEED THE STANDARDS AND SPECIFICATIONS PER THE PIPE MATERIAL AND SIZE SPECIFIED. ALL INSTALLATION AND CONSTRUCTION TO BE APPROVED BY NVSSD, OR ITS DESIGNATED REPRESENTATIVE.

HEBER CITY ENGINEER'S APPROVAL

HEBER CITY ENGINEER

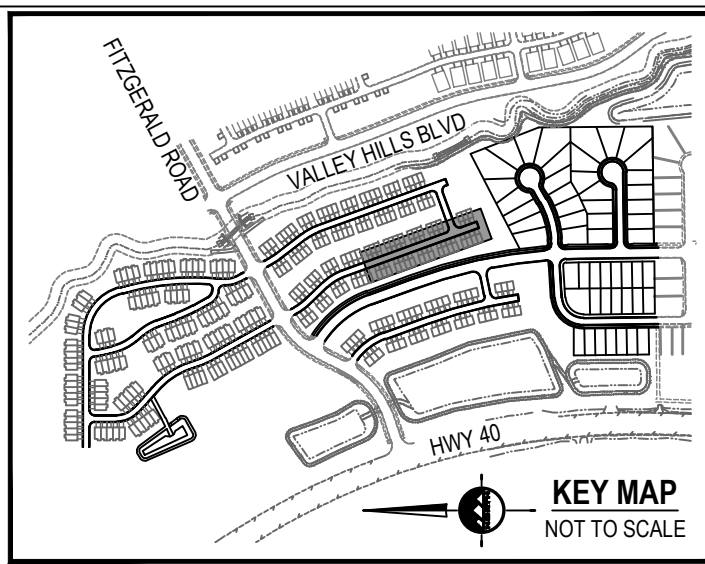
DATE _____



HORZ: 1 inch = 20 ft

HORZ: 1 inch = 20 ft

HORZ: 1 inch = 20 ft



ENSIGN
THE STANDARD IN ENGINEERING

SANDY
45 W 10000 S, Suite 500
Sandy, UT 84070
Phone: 801.255.0529

LAYTON
Phone: 801.547.1100

TOOELE
Phone: 435.843.3590

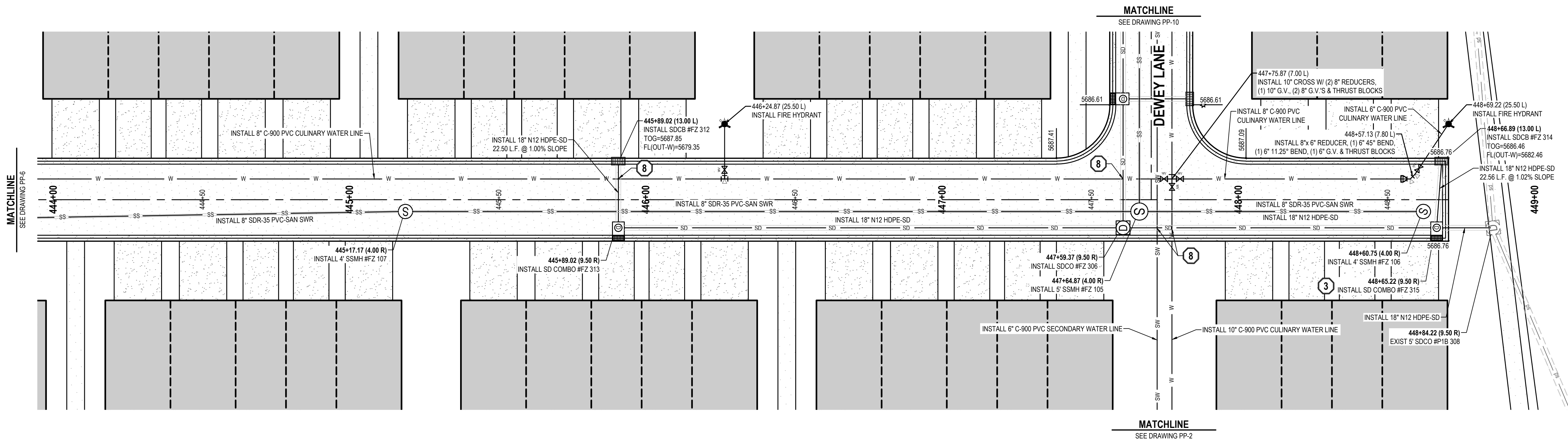
CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

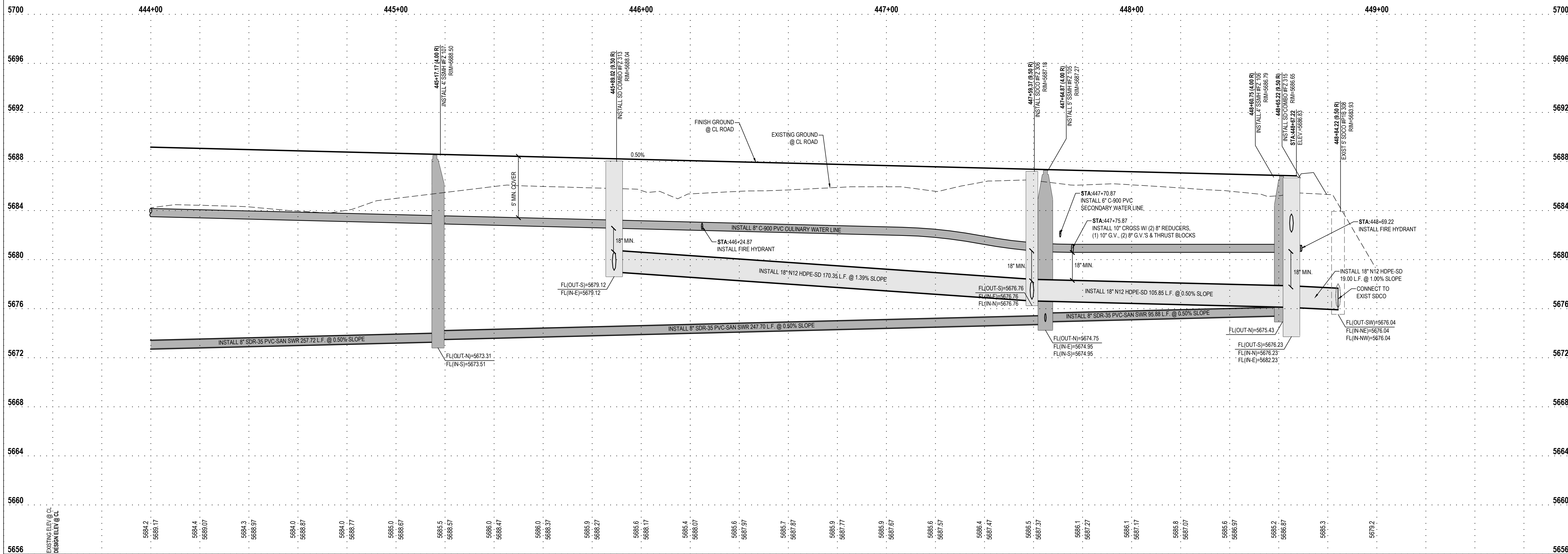
WWW.ENSIGNENG.COM

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

CONTACT:
DAVE BARBEE
PHONE: 801.316.3193



HENLEY LANE



**JORDANELLE RIDGE VILLAGE 2
FITZGERALD PRELIMINARY**

**700 COYOTE CANYON PARKWAY
HEBER CITY, UTAH**

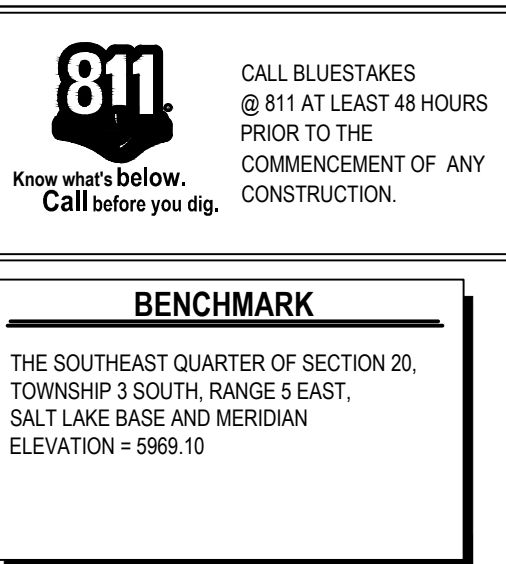
2023-12-11 FOR REVIEW

PLAN AND PROFILE

HENLEY LANE

PROJECT NUMBER 10229A	PRINT DATE 2023-12-1
PROJECT MANAGER RAM	DESIGNED BY DAG

PP-7



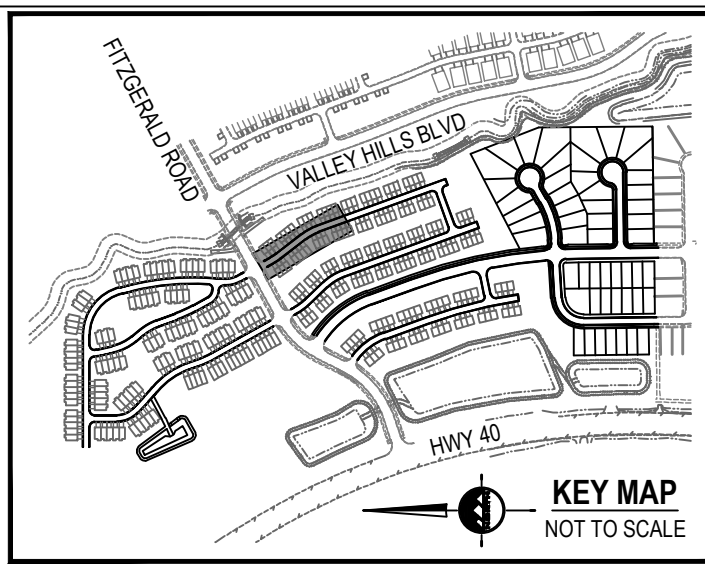
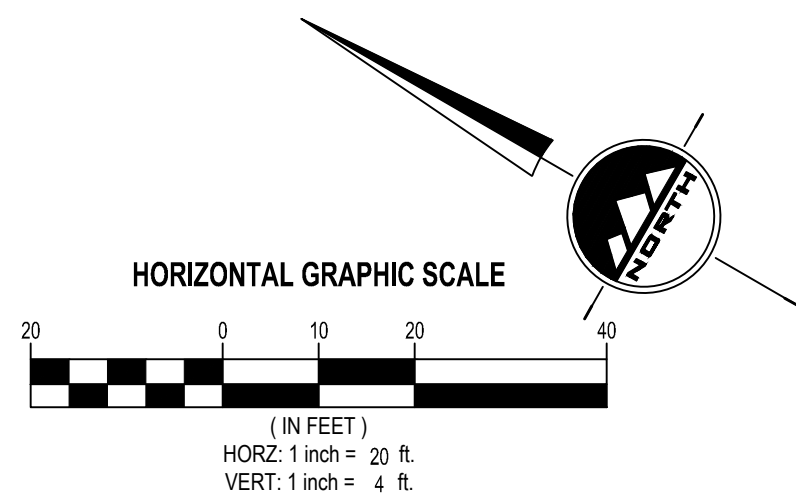
SCOPE OF WORK:
PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:

- ① REMOVE TEMPORARY BLOW-OFF AND AIR VAC VALVE TO CONNECT WATER LINE. SEE UTILITY PLAN FOR ADDITIONAL INFORMATION.
- ② TEMPORARY BLOW-OFF AND AIR VAC VALVE PER NORTH VILLAGE SPECIAL SERVICE DISTRICT SPECIFICATIONS.
- ③ Z SUMP IN STORM DRAIN STRUCTURE.
- ④ SINGLE METER CONFIGURATION: 1 1/2" POLYETHYLENE CULINARY WATER SERVICE CONNECTION AND 1" METER PER NORTH VILLAGE SPECIAL SERVICE DISTRICT STANDARD PLAN NO. 400.3 AND 400.4A AND SPECIFICATIONS. ROTATE TAPPING SADDLE TO AVOID CONFLICTS WITH OTHER UTILITIES AND HIGH POINTS IN SERVICE LATERAL. MAINTAIN 5' MINIMUM COVER OVER SERVICE.
- ⑤ DUAL METER CONFIGURATION: 1 1/2" POLYETHYLENE CULINARY WATER SERVICE CONNECTION AND DUAL 1" METERS PER NORTH VILLAGE SPECIAL SERVICE DISTRICT STANDARD PLAN NO. 400.3 AND 400.7 AND SPECIFICATIONS. ROTATE TAPPING SADDLE TO AVOID CONFLICTS WITH OTHER UTILITIES AND HIGH POINTS IN SERVICE LATERAL. MAINTAIN 5' MINIMUM COVER OVER SERVICE. SEE DETAIL GC-601 FOR DUAL METER CONFIGURATION.

- 6 SINGLE OR DOUBLE (AS SHOWN) 1" SECONDARY WATER SERVICE CONNECTION PER NORTH VILLAGE SPECIAL SERVICE DISTRICT STANDARD PLAN NO. 500.2 OR 500.3. SEE DETAIL 6/C-601 FOR DUAL METER CONFIGURATION.
- 7 4" PVC SANITARY SEWER LATERAL PER NORTH VILLAGE SPECIAL SERVICE DISTRICT STANDARDS AND SPECIFICATIONS.
- 8 POTENTIAL CONFLICT BETWEEN STORM DRAIN AND WATER LINE. MAINTAIN A MINIMUM OF 18" OF CLEARANCE BETWEEN THE STORM DRAIN AND WATER LINE. ENSURE THAT THE WATER LINE DEFLECT EACH JOINT DOES NOT EXCEED THE STANDARDS AND SPECIFICATIONS PER THE PIPE MATERIAL AND MANUFACTURER'S INSTALLATION AND CONSTRUCTION TO BE APPROVED BY NVSSD, OR ITS DESIGNATED REPRESENTATIVE.

HEBER CITY ENGINEER'S APPROVAL

HEBER CITY ENGINEER _____ DATE _____



ENSIGN
THE STANDARD IN ENGINEERING

SANDY
45 W 10000 S, Suite 500
Sandy, UT 84070
Phone: 801.255.0529

LAYTON
Phone: 801.547.1100

TOOELE
Phone: 435.843.3590

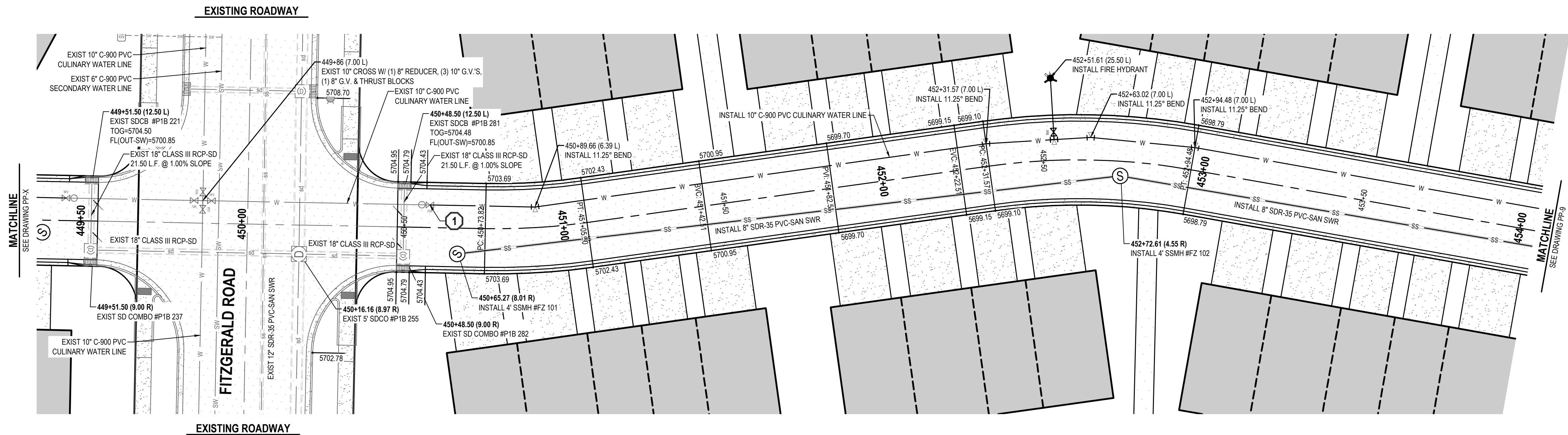
CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

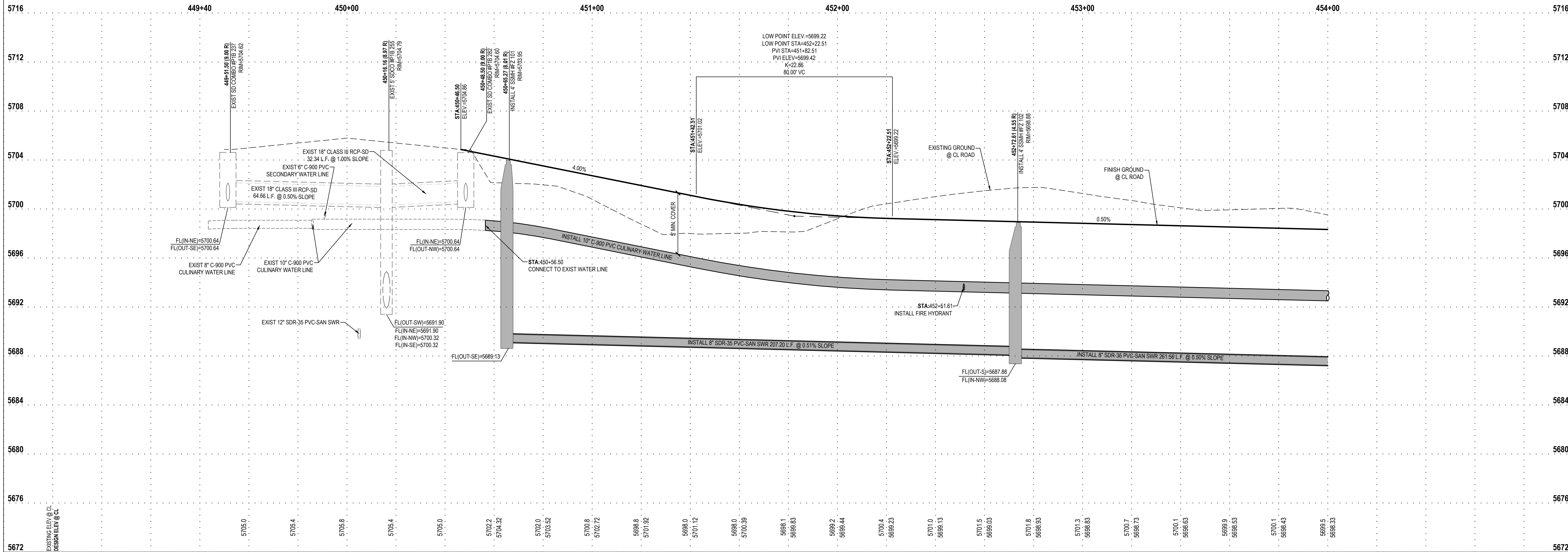
WWW.ENSIGNENG.COM

FOR:
MOMENTUM DEVELOPMENT GROUP, LLC
10241 SOUTH JORDAN GATEWAY BLVD, #200
SOUTH JORDAN, UTAH 84095

CONTACT:
DAVE BARBEE
Phone: 801.316.3193



RITTER LANE



**JORDANELLE RIDGE VILLAGE 2
FITZGERALD PRELIMINARY**

**700 COYOTE CANYON PARKWAY
HEBER CITY, UTAH**

2023-12-11 FOR REVIEW

PLAN AND PROFILE

RITTER LANE

PROJECT NUMBER 10229A	PRINT DATE 2023-12-11
PROJECT MANAGER BAM	DESIGNED BY DAG

PP-8

811

Know what's below.
Call before you dig.

CALL BLUESTAKES
@ 811 AT LEAST 48 HOURS
PRIOR TO THE
COMMENCEMENT OF ANY
CONSTRUCTION.

BENCHMARK

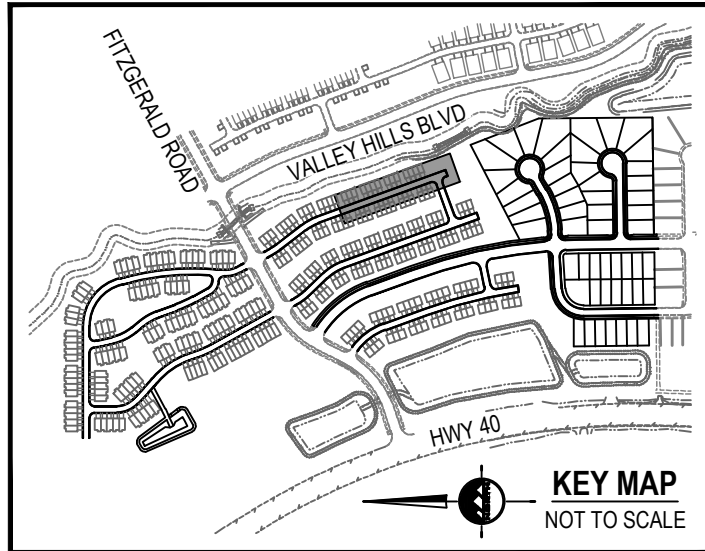
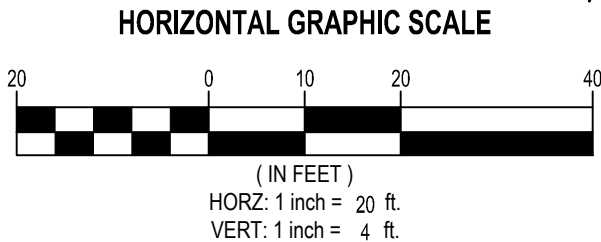
THE SOUTHEAST QUARTER OF SECTION 20,
TOWNSHIP 3 SOUTH, RANGE 5 EAST,
SALT LAKE BASE AND MERIDIAN
ELEVATION = 5969.10

- SCOPE OF WORK:**
PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:
- 1 REMOVE TEMPORARY BLOW-OFF AND AIR VAC VALVE TO CONNECT WATER LINE. SEE UTILITY PLAN FOR ADDITIONAL INFORMATION.
 - 2 TEMPORARY BLOW-OFF AND AIR VAC VALVE PER NORTH VILLAGE SPECIAL SERVICE DISTRICT SPECIFICATIONS.
 - 3 2' SUMP IN STORM DRAIN STRUCTURE.
 - 4 SINGLE METER CONFIGURATION, 1 1/2" POLYETHYLENE CULINARY WATER SERVICE CONNECTION AND 1" METER PER NORTH VILLAGE SPECIAL SERVICE DISTRICT STANDARD PLAN NO. 400.3 AND 400.4A AND SPECIFICATIONS. ROTATE TAPPING SADDLE TO AVOID CONFLICTS WITH OTHER UTILITIES AND HIGH POINTS IN SERVICE LATERAL. MAINTAIN 5' MINIMUM COVER OVER SERVICE.
 - 5 DUAL METER CONFIGURATION, 1 1/2" POLYETHYLENE CULINARY WATER SERVICE CONNECTION AND DUAL 1" METERS PER NORTH VILLAGE SPECIAL SERVICE DISTRICT STANDARD PLAN NO. 400.3 AND 400.7 AND SPECIFICATIONS. ROTATE TAPPING SADDLE TO AVOID CONFLICTS WITH OTHER UTILITIES AND HIGH POINTS IN SERVICE LATERAL. MAINTAIN 5' MINIMUM COVER OVER SERVICE. SEE DETAIL 6/C-601 FOR DUAL METER CONFIGURATION.

- 6 SINGLE OR DOUBLE (AS SHOWN) 1" SECONDARY WATER SERVICE CONNECTION PER NORTH VILLAGE SPECIAL SERVICE DISTRICT STANDARD PLAN NO. 500.2 OR 500.3. SEE DETAIL 6/C-601 FOR DUAL METER CONFIGURATION.
- 7 4" PVC SANITARY SEWER LATERAL PER NORTH VILLAGE SPECIAL SERVICE DISTRICT STANDARDS AND SPECIFICATIONS.
- 8 POTENTIAL CONFLICT BETWEEN STORM DRAIN AND WATER LINE. MAINTAIN A MINIMUM OF 18" OF CLEARANCE BETWEEN THE STORM DRAIN AND WATER LINE. ENSURE THAT THE WATER LINE DEFLECTION AT EACH JOINT DOES NOT EXCEED THE STANDARDS AND SPECIFICATIONS PER THE PIPE MATERIAL AND SIZE SPECIFIED. ALL INSTALLATION AND CONSTRUCTION TO BE APPROVED BY NVSSD, OR ITS DESIGNATED REPRESENTATIVE.

HEBER CITY ENGINEER'S APPROVAL

HEBER CITY ENGINEER _____ DATE _____



ENSIGN

THE STANDARD IN ENGINEERING

SANDY

45 W 10000 S, Suite 500
Sandy, UT 84070
Phone: 801.255.0529

LAYTON

Phone: 801.547.1100

TOOELE

Phone: 435.843.3590

CEDAR CITY

Phone: 435.865.1453

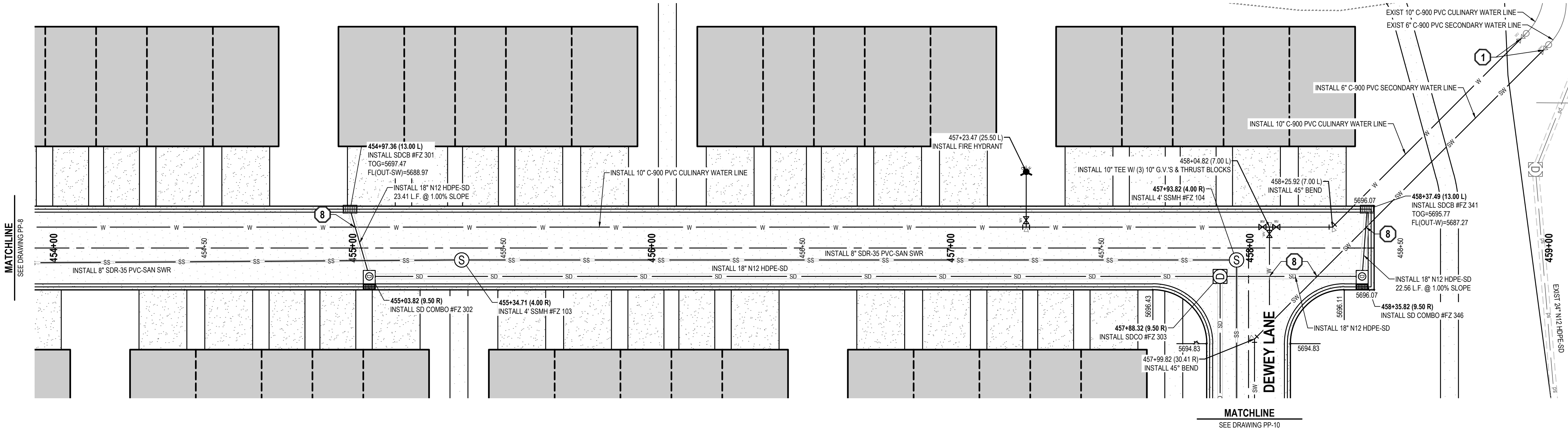
RICHFIELD

Phone: 435.896.2983

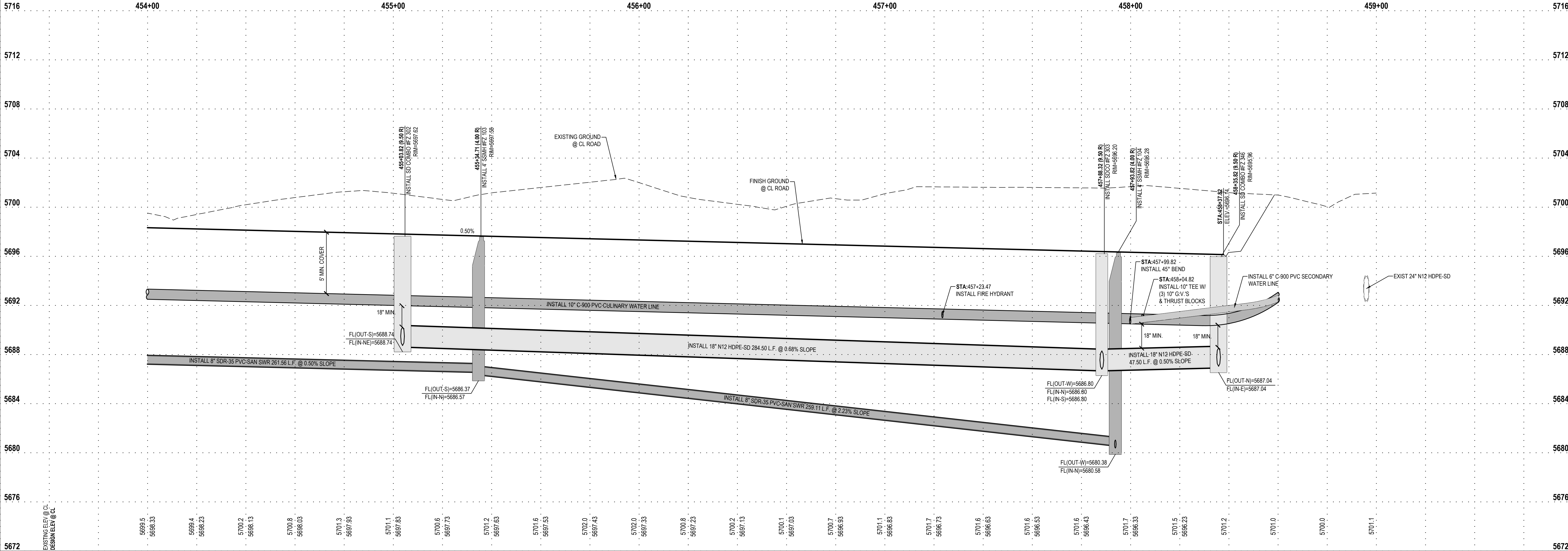
WWW.ENSIGNENG.COM

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

CONTACT:
DAVE BARREE
PHONE: 801.316.3193



RITTER LANE



JORDANELLE RIDGE VILLAGE 2
FITZGERALD PRELIMINARY
700 COYOTE CANYON PARKWAY
HEBER CITY, UTAH

2023-12-11 FOR REVIEW

PLAN AND PROFILE
RITTER LANE

PP-9

811

Know what's below.
Call before you dig.

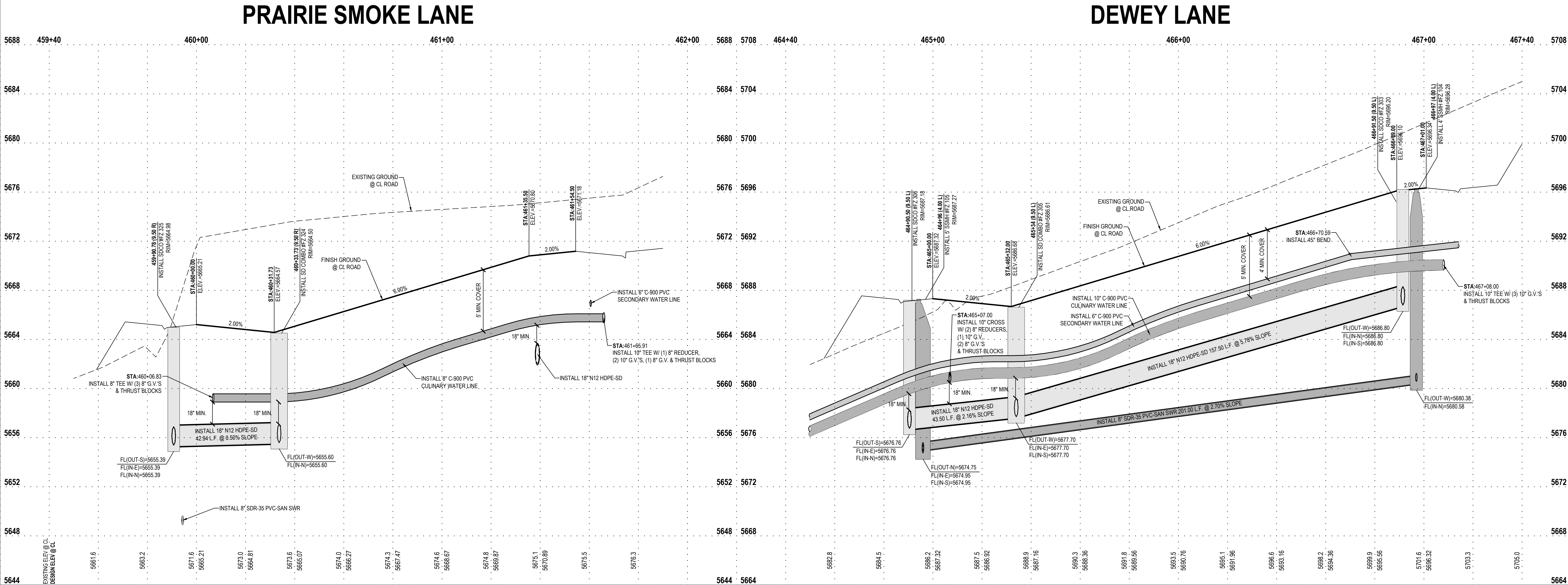
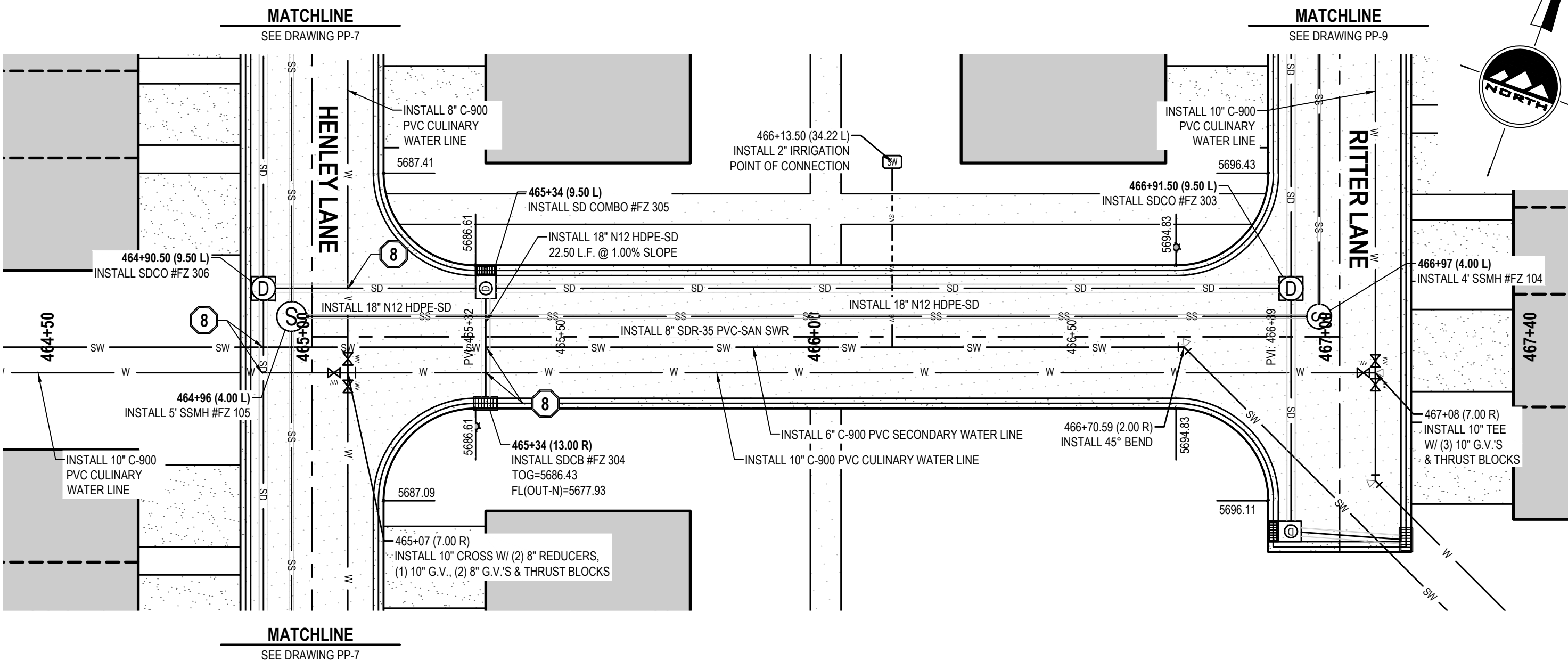
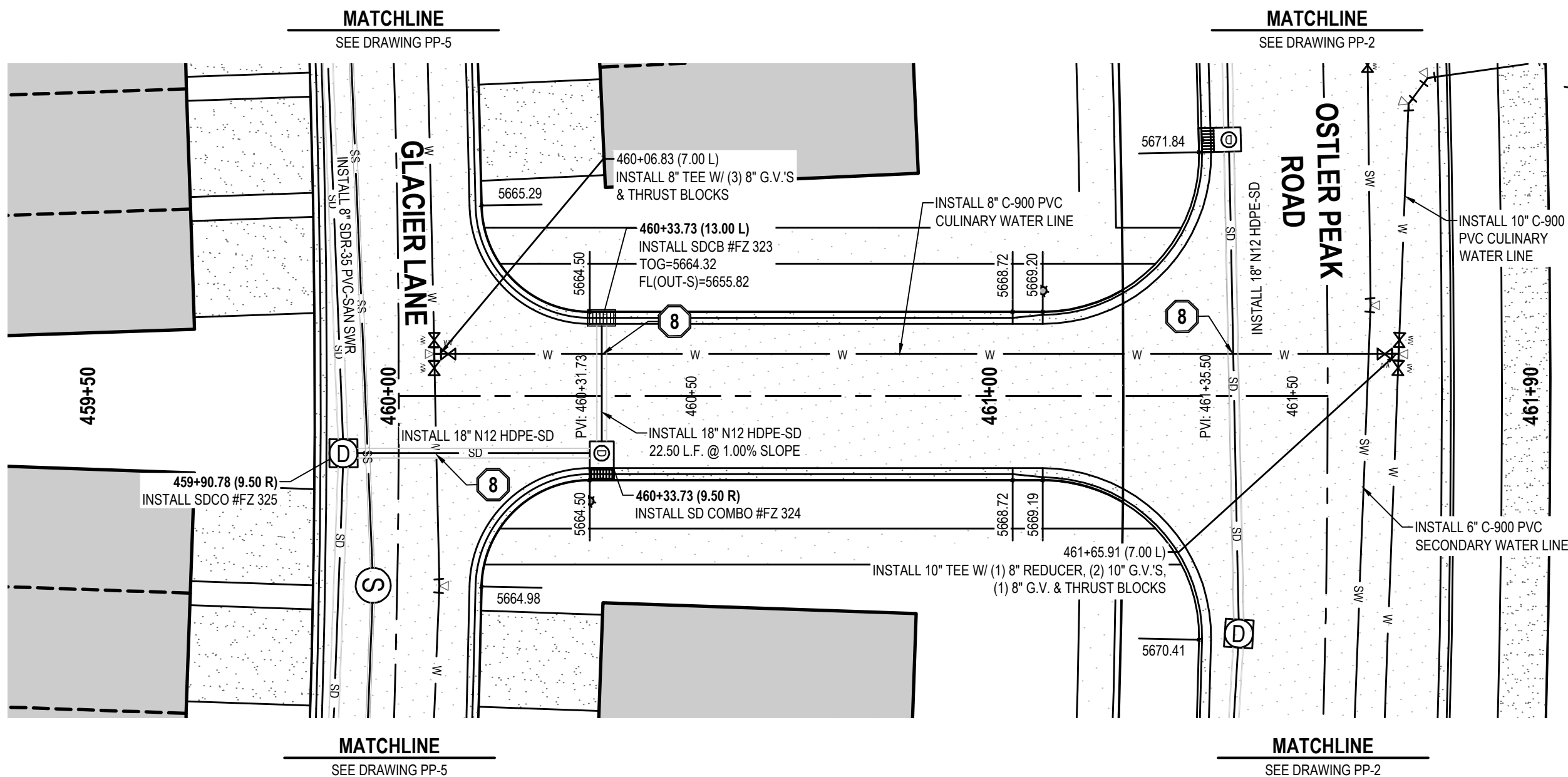
CALL BLUESTAKES
@ 811 AT LEAST 48 HOURS
PRIOR TO THE
COMMENCEMENT OF ANY
CONSTRUCTION.

BENCHMARK

THE SOUTHEAST QUARTER OF SECTION 20,
TOWNSHIP 3 SOUTH, RANGE 5 EAST,
SALT LAKE BASE AND MERIDIAN
ELEVATION = 5969.10

- SCOPE OF WORK:**
PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:
- 1 REMOVE TEMPORARY BLOW-OFF AND AIR VAC VALVE TO CONNECT WATER LINE. SEE UTILITY PLAN FOR ADDITIONAL INFORMATION.
 - 2 TEMPORARY BLOW-OFF AND AIR VAC VALVE PER NORTH VILLAGE SPECIAL SERVICE DISTRICT SPECIFICATIONS.
 - 3 2' SUMP IN STORM DRAIN STRUCTURE.
 - 4 SINGLE METER CONFIGURATION, 1 1/2" POLYETHYLENE CULINARY WATER SERVICE CONNECTION AND 1" METER PER NORTH VILLAGE SPECIAL SERVICE DISTRICT STANDARD PLAN NO. 400.3 AND 400.4A AND SPECIFICATIONS. ROTATE TAPPING SADDLE TO AVOID CONFLICTS WITH OTHER UTILITIES AND HIGH POINTS IN SERVICE LATERAL. MAINTAIN 5' MINIMUM COVER OVER SERVICE.
 - 5 DUAL METER CONFIGURATION, 1 1/2" POLYETHYLENE CULINARY WATER SERVICE CONNECTION AND DUAL 1" METERS PER NORTH VILLAGE SPECIAL SERVICE DISTRICT STANDARD PLAN NO. 400.3 AND 400.4A AND SPECIFICATIONS. ROTATE TAPPING SADDLE TO AVOID CONFLICTS WITH OTHER UTILITIES AND HIGH POINTS IN SERVICE LATERAL. MAINTAIN 5' MINIMUM COVER OVER SERVICE. SEE DETAIL 6/C-601 FOR DUAL METER CONFIGURATION.

- 6 SINGLE OR DOUBLE (AS SHOWN) 1" SECONDARY WATER SERVICE CONNECTION PER NORTH VILLAGE SPECIAL SERVICE DISTRICT STANDARD PLAN NO. 500.2 OR 500.3. SEE DETAIL 6/C-601 FOR DUAL METER CONFIGURATION.
- 7 4" PVC SANITARY SEWER LATERAL PER NORTH VILLAGE SPECIAL SERVICE DISTRICT STANDARDS AND SPECIFICATIONS.
- 8 POTENTIAL CONFLICT BETWEEN STORM DRAIN AND WATER LINE. MAINTAIN A MINIMUM OF 18" OF CLEARANCE BETWEEN THE STORM DRAIN AND WATER LINE. ENSURE THAT THE WATER LINE DEFLECTION AT EACH JOINT DOES NOT EXCEED THE STANDARDS AND SPECIFICATIONS PER THE PIPE MATERIAL AND SIZE SPECIFIED. ALL INSTALLATION AND CONSTRUCTION TO BE APPROVED BY NVSSD, OR ITS DESIGNATED REPRESENTATIVE.



EN SIGN

THE STANDARD IN ENGINEERING

SANDY

45 W 10000 S, Suite 500
Sandy, UT 84070
Phone: 801.255.0529

LAYTON

Phone: 801.547.1100

TOOELE

Phone: 435.843.3590

CEDAR CITY

Phone: 435.865.1453

RICHFIELD

Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
MOMENTUM DEVELOPMENT GROUP, LLC
10421 SOUTH JORDAN GATEWAY BLVD., #200
SOUTH JORDAN, UTAH 84095

CONTACT:
DAVE BARREE
PHONE: 801.316.3193

JORDANELLE RIDGE VILLAGE 2

FITZGERALD PRELIMINARY

700 COYOTE CANYON PARKWAY

HEBER CITY, UTAH

2023-12-11 FOR REVIEW

PLAN AND PROFILE
PRAIRIE SMOKE LANE /
DEWEY LANE

PROJECT NUMBER
10229A

PRINT DATE
2023-12-11

PROJECT MANAGER
BAM

DESIGNED BY
DAG

PP-10

811

CALL BLUESTAKES
@ 811 AT LEAST 48 HOURS
PRIOR TO THE
COMMENCEMENT OF ANY
CONSTRUCTION.

BENCHMARK

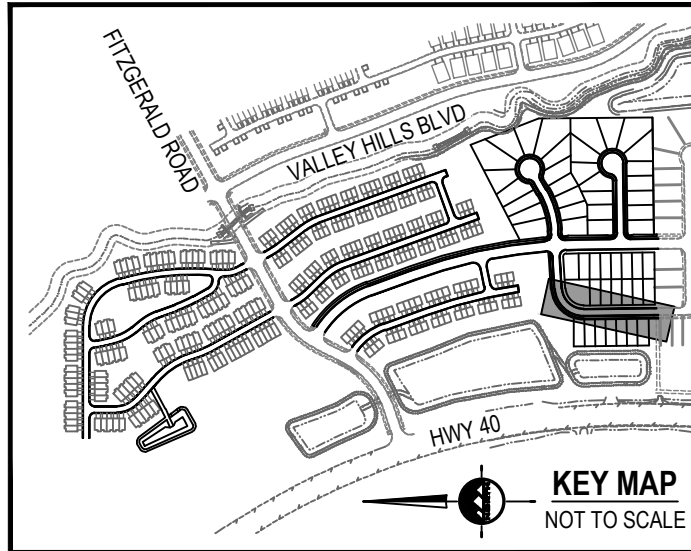
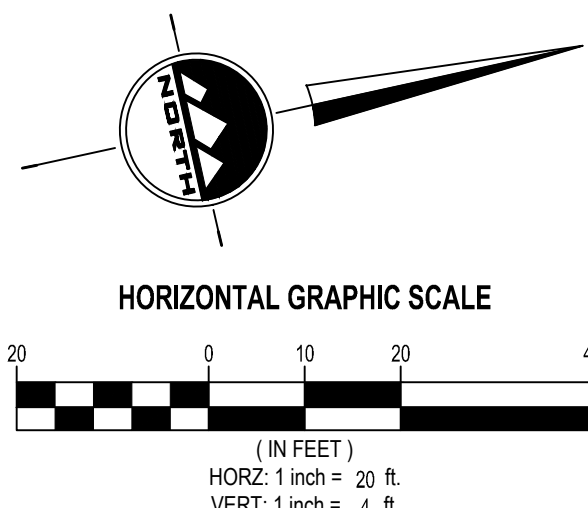
THE SOUTHEAST QUARTER OF SECTION 20,
TOWNSHIP 3 SOUTH, RANGE 5 EAST,
SALT LAKE BASE AND MERIDIAN
ELEVATION = 5969.10

- SCOPE OF WORK:**
PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:
- 1 REMOVE TEMPORARY BLOW-OFF AND AIR VAC VALVE TO CONNECT WATER LINE. SEE UTILITY PLAN FOR ADDITIONAL INFORMATION.
 - 2 TEMPORARY BLOW-OFF AND AIR VAC VALVE PER NORTH VILLAGE SPECIAL SERVICE DISTRICT SPECIFICATIONS.
 - 3 2' SUMP IN STORM DRAIN STRUCTURE.
 - 4 SINGLE METER CONFIGURATION. 1 1/2" POLYETHYLENE CULINARY WATER SERVICE CONNECTION AND 1" METER PER NORTH VILLAGE SPECIAL SERVICE DISTRICT STANDARD PLAN NO. 400.3 AND 400.4A AND SPECIFICATIONS. ROTATE TAPPING SADDLE TO AVOID CONFLICTS WITH OTHER UTILITIES AND HIGH POINTS IN SERVICE LATERAL. MAINTAIN 5' MINIMUM COVER OVER SERVICE.
 - 5 DUAL METER CONFIGURATION. 1 1/2" POLYETHYLENE CULINARY WATER SERVICE CONNECTION AND DUAL 1" METERS PER NORTH VILLAGE SPECIAL SERVICE DISTRICT STANDARD PLAN NO. 400.3 AND 400.7 AND SPECIFICATIONS. ROTATE TAPPING SADDLE TO AVOID CONFLICTS WITH OTHER UTILITIES AND HIGH POINTS IN SERVICE LATERAL. MAINTAIN 5' MINIMUM COVER OVER SERVICE. SEE DETAIL 6/C-601 FOR DUAL METER CONFIGURATION.

- 6 SINGLE OR DOUBLE (AS SHOWN) 1" SECONDARY WATER SERVICE CONNECTION PER NORTH VILLAGE SPECIAL SERVICE DISTRICT STANDARD PLAN NO. 500.2 OR 500.3. SEE DETAIL 6/C-601 FOR DUAL METER CONFIGURATION.
- 7 4" PVC SANITARY SEWER LATERAL PER NORTH VILLAGE SPECIAL SERVICE DISTRICT STANDARDS AND SPECIFICATIONS.
- 8 POTENTIAL CONFLICT BETWEEN STORM DRAIN AND WATER LINE. MAINTAIN A MINIMUM OF 18" OF CLEARANCE BETWEEN THE STORM DRAIN AND WATER LINE. ENSURE THAT THE WATER LINE DEFLECTION AT EACH JOINT DOES NOT EXCEED THE STANDARDS AND SPECIFICATIONS PER THE PIPE MATERIAL AND SIZE SPECIFIED. ALL INSTALLATION AND CONSTRUCTION TO BE APPROVED BY NVSSD, OR ITS DESIGNATED REPRESENTATIVE.

HEBER CITY ENGINEER'S APPROVAL

HEBER CITY ENGINEER DATE



EN SIGN

THE STANDARD IN ENGINEERING

SANDY

45 W 10000 S, Suite 500
Sandy, UT 84070
Phone: 801.255.0529

LAYTON

Phone: 801.547.1100

TOOELE

Phone: 435.843.3590

CEDAR CITY

Phone: 435.865.1453

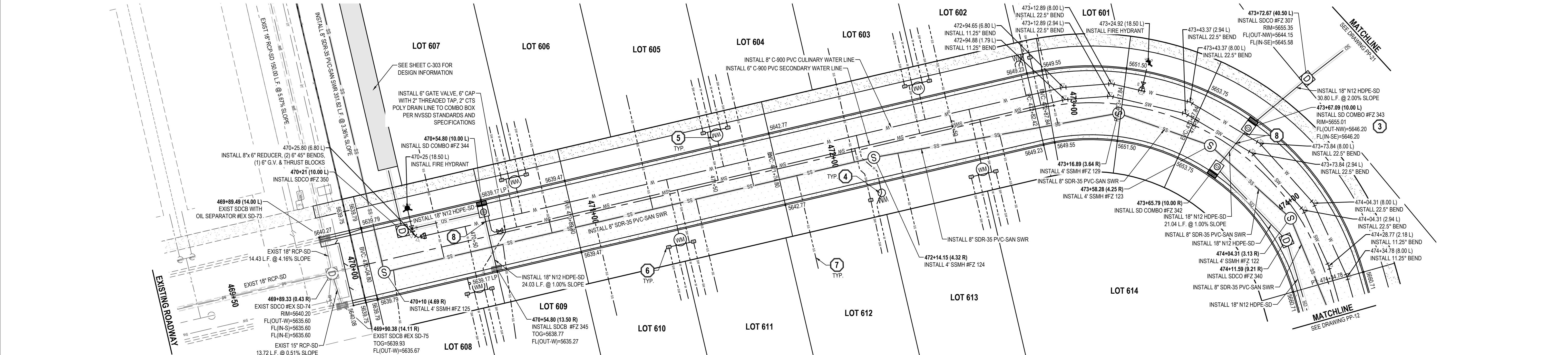
RICHFIELD

Phone: 435.896.2983

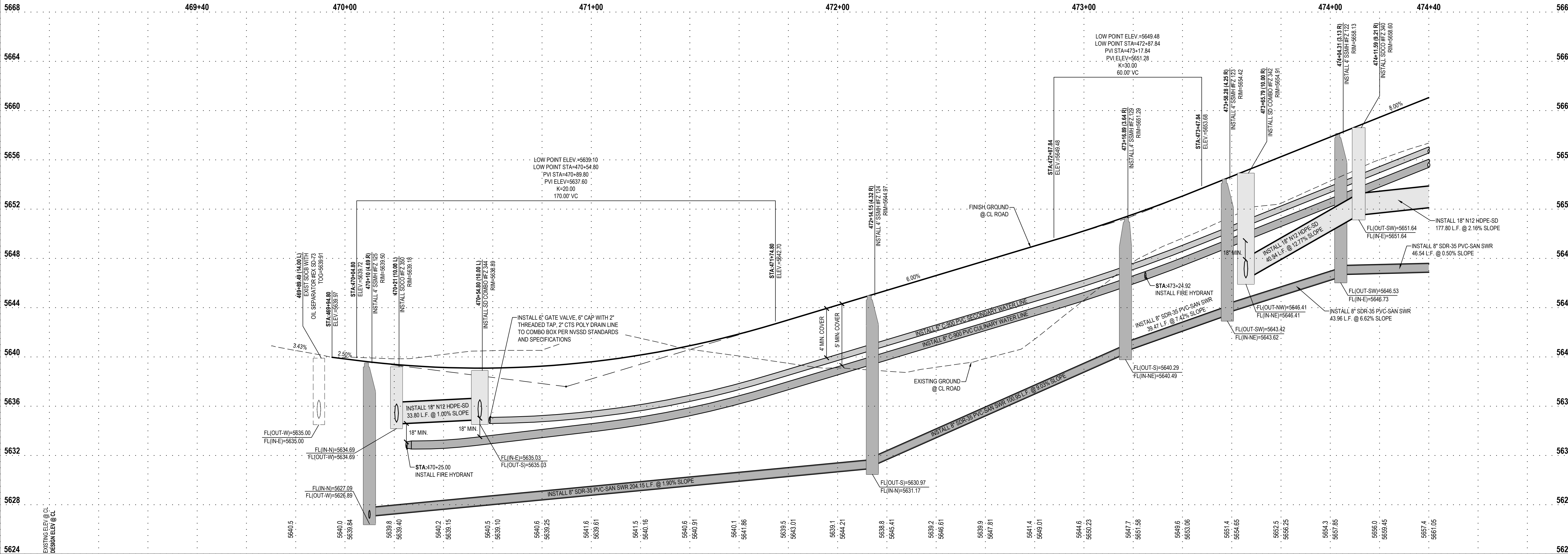
WWW.ENSIGNENG.COM

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

CONTACT:
DAVE BARREE
PHONE: 801.316.3193



HIGH UINTAS LANE



JORDANELLE RIDGE VILLAGE 2 FITZGERALD PRELIMINARY

700 COYOTE CANYON PARKWAY
HEBER CITY, UTAH

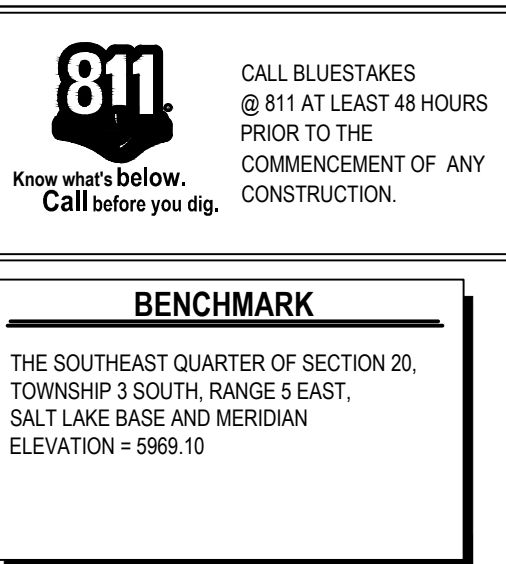
2023-12-11 FOR REVIEW

PLAN AND PROFILE
HIGH UINTAS LANE

PROJECT NUMBER
10229A
PROJECT MANAGER
BAM

PRINT DATE
2023-12-11
DESIGNED BY
DAG

PP-11



SCOPE OF WORK:
 PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:

- ① REMOVE TEMPORARY BLOW-OFF AND AIR VAC VALVE TO CONNECT WATER LINE. SEE UTILITY PLAN FOR ADDITIONAL INFORMATION.
- ② TEMPORARY BLOW-OFF AND AIR VAC VALVE PER NORTH VILLAGE SPECIAL SERVICE DISTRICT SPECIFICATIONS.
- ③ Z SUMP IN STORM DRAIN STRUCTURE.
- ④ SINGLE METER CONFIGURATION. 1 1/2" POLYETHYLENE CULINARY WATER SERVICE CONNECTION AND 1" METER PER NORTH VILLAGE SPECIAL SERVICE DISTRICT STANDARD PLAN NO. 400.3 AND 400.4A AND SPECIFICATIONS. ROTATE TAPPING SADDLE TO AVOID CONFLICTS WITH OTHER UTILITIES AND HIGH POINT IN SERVICE LATERAL. MAINTAIN 5" MINIMUM COVER OVER SERVICE.
- ⑤ DUAL METER CONFIGURATION. 1 1/2" POLYETHYLENE CULINARY WATER SERVICE CONNECTION AND DUAL METERS PER NORTH VILLAGE SPECIAL SERVICE DISTRICT STANDARD PLAN NO. 400.3 AND 400.7 AND SPECIFICATIONS. ROTATE TAPPING SADDLE TO AVOID CONFLICTS WITH OTHER UTILITIES AND HIGH POINT IN SERVICE LATERAL. MAINTAIN 5" MINIMUM COVER OVER SERVICE. SEE DETAIL 6C-601 FOR DUAL METER CONFIGURATION.

6 SINGLE OR DOUBLE (AS SHOWN) 1" SECONDARY WATER SERVICE CONNECTION PER NORTH VILLAGE SPECIAL SERVICE DISTRICT STANDARD PLAN NO. 500.2 OR 500.3. SEE DETAIL 6/C-601 FOR DUAL METER CONFIGURATION.

7 4" PVC SANITARY SEWER LATERAL PER NORTH VILLAGE SPECIAL SERVICE DISTRICT STANDARDS AND SPECIFICATIONS.

8 POTENTIAL CONFLICT BETWEEN STORM DRAIN AND WATER LINE. MAINTAIN A MINIMUM OF 18" OF CLEARANCE BETWEEN THE STORM DRAIN AND WATER LINE. ENSURE THAT THE WATER LINE DEFLECTION AT EACH JOINT DOES NOT EXCEED THE STANDARDS AND SPECIFICATIONS PER THE PIPE MATERIAL AND SIZE. SEE DETAIL 6/C-602 FOR INSTALLATION AND CONSTRUCTION TO BE APPROVED BY NVSSD, OR ITS DESIGNATED REPRESENTATIVE.

HEBER CITY ENGINEER'S APPROVAL

HEBER CITY ENGINEER

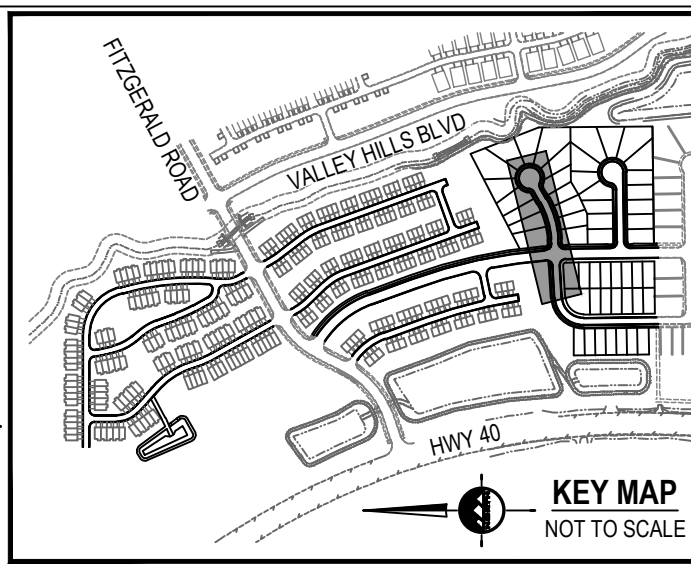
DATE _____



(IN FEET)

HORZ: 1 inch = 20 ft.
VERT: 1 inch = 1 ft.

VERT. Tilt = 4.11.



KEY MAP

NOT TO SCALE



SANDY
45 W 10000 S, Suite 500
Sandy, UT 84070
Phone: 801.255.0529

LAYTON
Phone: 801.547.1100

TOOELE
Phone: 435.843.3590

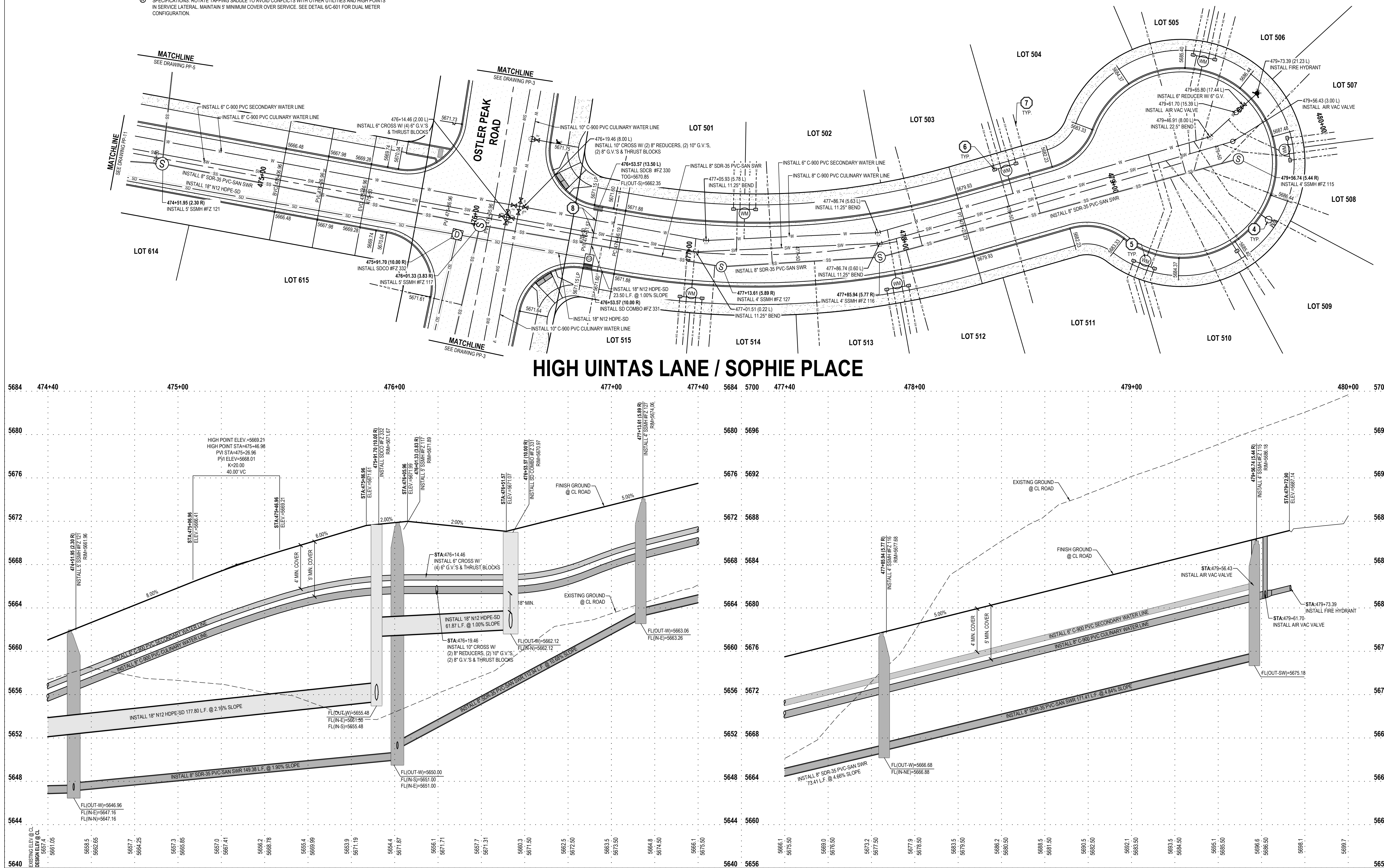
CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

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

CONTACT:
DAVE BARBEE
PHONE: 801.316.31



JORDANELLE RIDGE VILLAGE 2
FITZGERALD PRELIMINARY
700 COYOTE CANYON PARKWAY
HEBER CITY, UTAH

2023-12-11 FOR REVIEW

PLAN AND PROFILE HIGH UINTAS LANE / SOPHIE PLACE

PROJECT NUMBER 10229A	PRINT DATE 2023-12-11
PROJECT MANAGER BAM	DESIGNED BY DAG

PP-12



CALL BLUESTAKES
@ 811 AT LEAST 48 HOURS
PRIOR TO THE
COMMENCEMENT OF ANY
CONSTRUCTION.

BENCHMARK

THE SOUTHEAST QUARTER OF SECTION 20,
TOWNSHIP 3 SOUTH, RANGE 5 EAST,
SALT LAKE BASE AND MERIDIAN
ELEVATION = 5969.10

SCOPE OF WORK:

PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:

- ① REMOVE TEMPORARY BLOW-OFF AND AIR VALVE VALVE TO CONNECT WATER LINE. SEE UTILITY PLAN FOR ADDITIONAL INFORMATION.
- ② TEMPORARY BLOW-OFF AND AIR VALVE VALVE PER NORTH VILLAGE SPECIAL SERVICE DISTRICT SPECIFICATIONS.
- ③ Z SUMP IN STORM DRAIN STRUCTURE.
- ④ SINGLE METER CONFIGURATION: 1 1/2" POLYETHYLENE CULINARY WATER SERVICE CONNECTION AND 1" METER PER NORTH VILLAGE SPECIAL SERVICE DISTRICT STANDARD PLAN NO. 400.3 AND 400.4A AND SPECIFICATIONS. ROTATE TAPPING SADDLE TO AVOID CONFLICTS WITH OTHER UTILITIES AND HIGH POINTS IN SERVICE LINE. MAINTAIN 5" MINIMUM COVER OVER SERVICE.
- ⑤ DUAL METER CONFIGURATION: 1 1/2" POLYETHYLENE CULINARY WATER SERVICE CONNECTION AND DUAL 1" METERS PER NORTH VILLAGE SPECIAL SERVICE DISTRICT STANDARD PLAN NO. 400.3 AND 400.7 AND SPECIFICATIONS. ROTATE TAPPING SADDLE TO AVOID CONFLICTS WITH OTHER UTILITIES AND HIGH POINTS IN SERVICE LINE. MAINTAIN 5" MINIMUM COVER OVER SERVICE. SEE DETAIL 601-601 FOR DUAL METER CONFIGURATION.

- 7 SINGLE OR DOUBLE (AS SHOWN) 1" SECONDARY WATER SERVICE CONNECTION PER NORTH VILLAGE SPECIAL SERVICE DISTRICT STANDARD PLAN NO. 500.2 OR 500.3. SEE DETAIL 60'-601 FOR DUAL METER CONNECTION.
- 7 4" PVC SANITARY SEWER LATERAL PER NORTH VILLAGE SPECIAL SERVICE DISTRICT STANDARDS AND SPECIFICATIONS.
- POTENTIAL CONFLICT BETWEEN STORM DRAIN AND WATER LINE. MAINTAIN A MINIMUM OF 18" OF CLEARANCE BETWEEN THE STORM DRAIN AND WATER LINE. ENSURE THAT THE WATER LINE DEFLECTION AT EACH JOINT DOES NOT EXCEED THE STANDARDS AND SPECIFICATIONS PER THE PIPE MATERIAL AND SIZE SPECIFIED. ALL INSTALLATION AND CONSTRUCTION TO BE APPROVED BY NVSSD, OR ITS DESIGNATED REPRESENTATIVE.

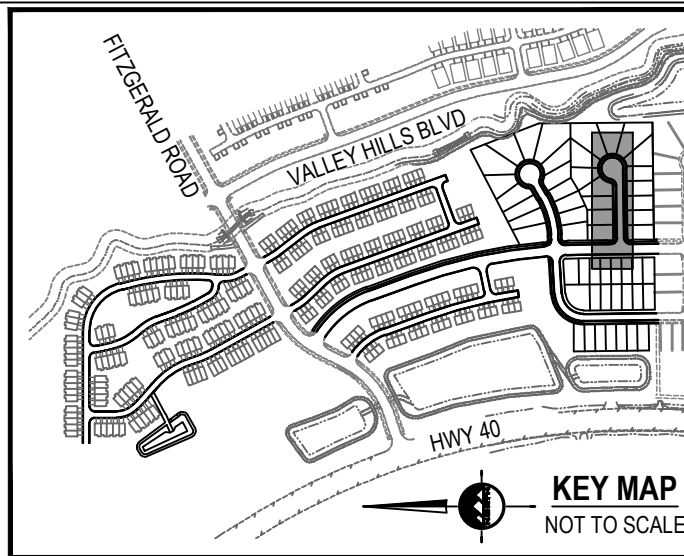
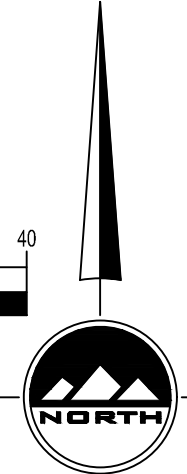
HEBER CITY ENGINEER'S APPROVAL

HEBER CITY ENGINEER

DATE _____

HORIZONTAL GRAPHIC SCALE

0 10 20



KEY MAP

NOT TO SCALE



SANDY
45 W 10000 S, Suite 500
Sandy, UT 84070
Phone: 801.255.0529

LAYTON
Phone: 801.547.1100

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

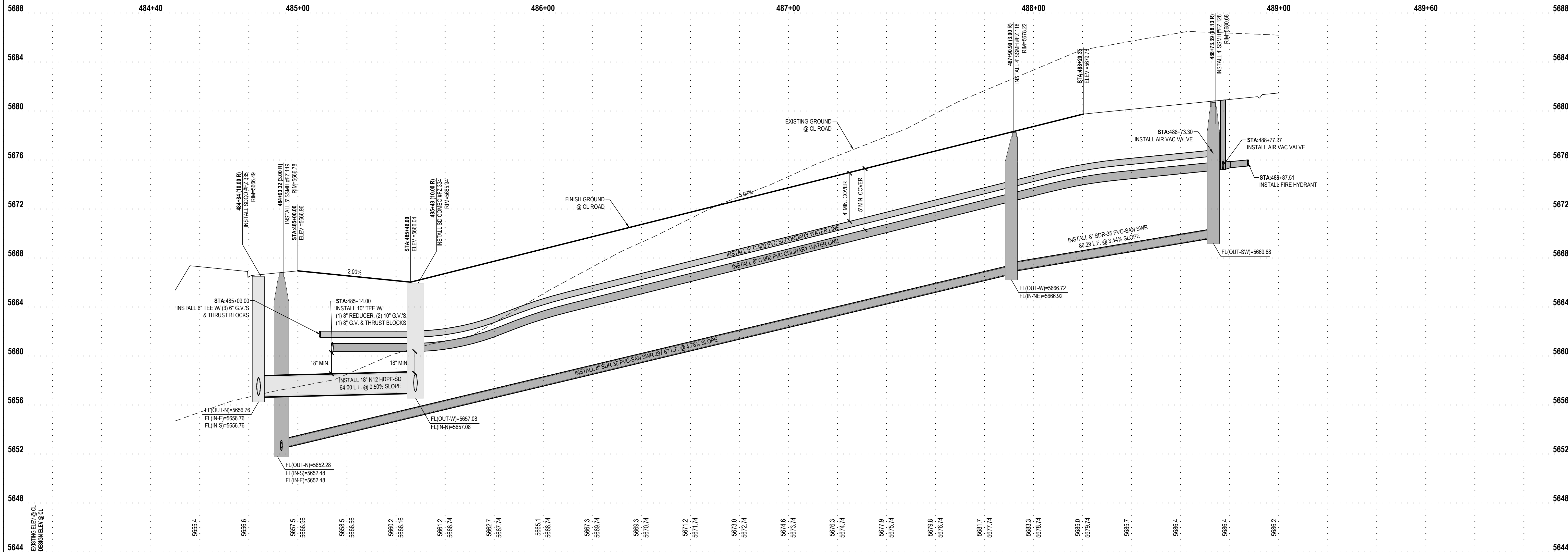
WWW.ENSIGNENG.COM

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

CONTACT:
DAVE BARBER

PHONE: 801.316.3193

SADIE COURT



**JORDANELLE RIDGE VILLAGE 2
FITZGERALD PRELIMINARY**
700 COYOTE CANYON PARKWAY
HEBER CITY, UTAH

2023-12-11 FOR REVIEW

PLAN AND PROFILE

SADIE COURT

PROJECT NUMBER	PRINT DATE
10229A	2023-12-11
PROJECT MANAGER	DESIGNED BY
BAM	DAG

PP-13

811

Know what's below.
Call before you dig.

CALL BLUESTAKES
@ 811 AT LEAST 48 HOURS
PRIOR TO THE
COMMENCEMENT OF ANY
CONSTRUCTION.

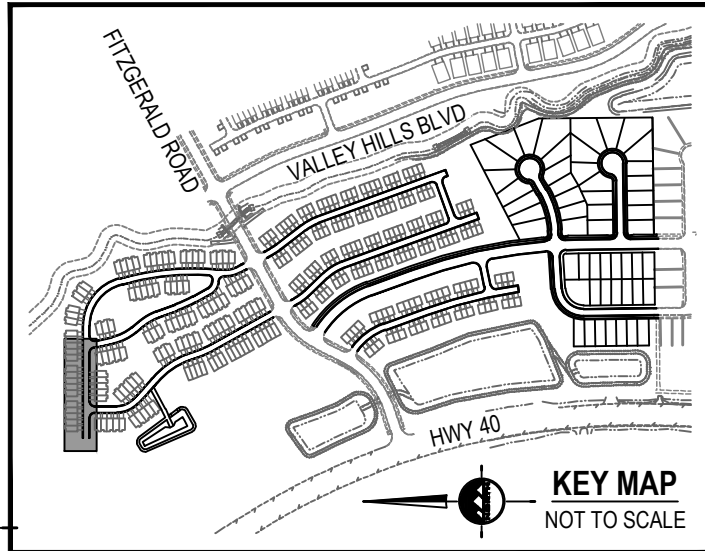
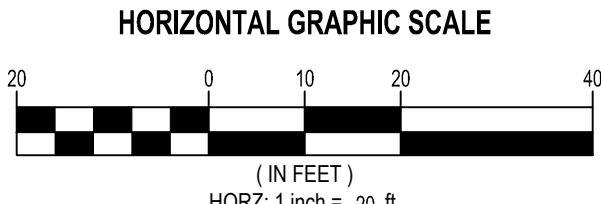
BENCHMARK

THE SOUTHEAST QUARTER OF SECTION 20,
TOWNSHIP 3 SOUTH, RANGE 5 EAST,
SALT LAKE BASE AND MERIDIAN
ELEVATION = 5969.10

- SCOPE OF WORK:**
PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:
- 1 REMOVE TEMPORARY BLOW-OFF AND AIR VAC VALVE TO CONNECT WATER LINE. SEE UTILITY PLAN FOR ADDITIONAL INFORMATION.
 - 2 TEMPORARY BLOW-OFF AND AIR VAC VALVE PER NORTH VILLAGE SPECIAL SERVICE DISTRICT SPECIFICATIONS.
 - 3 2' SUMP IN STORM DRAIN STRUCTURE.
 - 4 SINGLE METER CONFIGURATION, 1 1/2" POLYETHYLENE CULINARY WATER SERVICE CONNECTION AND 1" METER PER NORTH VILLAGE SPECIAL SERVICE DISTRICT STANDARD PLAN NO. 400.3 AND 400.4A AND SPECIFICATIONS. ROTATE TAPPING SADDLE TO AVOID CONFLICTS WITH OTHER UTILITIES AND HIGH POINTS IN SERVICE LATERAL. MAINTAIN 5' MINIMUM COVER OVER SERVICE.
 - 5 DUAL METER CONFIGURATION, 1 1/2" POLYETHYLENE CULINARY WATER SERVICE CONNECTION AND DUAL 1" METERS PER NORTH VILLAGE SPECIAL SERVICE DISTRICT STANDARD PLAN NO. 400.3 AND 400.7 AND SPECIFICATIONS. ROTATE TAPPING SADDLE TO AVOID CONFLICTS WITH OTHER UTILITIES AND HIGH POINTS IN SERVICE LATERAL. MAINTAIN 5' MINIMUM COVER OVER SERVICE. SEE DETAIL 6/C-601 FOR DUAL METER CONFIGURATION.
 - 6 SINGLE OR DOUBLE (AS SHOWN) 1" SECONDARY WATER SERVICE CONNECTION PER NORTH VILLAGE SPECIAL SERVICE DISTRICT STANDARD PLAN NO. 500.2 OR 500.3. SEE DETAIL 6/C-601 FOR DUAL METER CONFIGURATION.
 - 7 4" PVC SANITARY SEWER LATERAL PER NORTH VILLAGE SPECIAL SERVICE DISTRICT STANDARDS AND SPECIFICATIONS.
 - 8 POTENTIAL CONFLICT BETWEEN STORM DRAIN AND WATER LINE. MAINTAIN A MINIMUM OF 18" OF CLEARANCE BETWEEN THE STORM DRAIN AND WATER LINE. ENSURE THAT THE WATER LINE DEFLECTION AT EACH JOINT DOES NOT EXCEED THE STANDARDS AND SPECIFICATIONS PER THE PIPE MATERIAL AND SIZE SPECIFIED. ALL INSTALLATION AND CONSTRUCTION TO BE APPROVED BY NVSSD, OR ITS DESIGNATED REPRESENTATIVE.

HEBER CITY ENGINEER'S APPROVAL

HEBER CITY ENGINEER _____ DATE _____



EN SIGN

THE STANDARD IN ENGINEERING

SANDY

45 W 10000 S, Suite 500
Sandy, UT 84070
Phone: 801.255.0529

LAYTON

Phone: 801.547.1100

TOOELE

Phone: 435.843.3590

CEDAR CITY

Phone: 435.865.1453

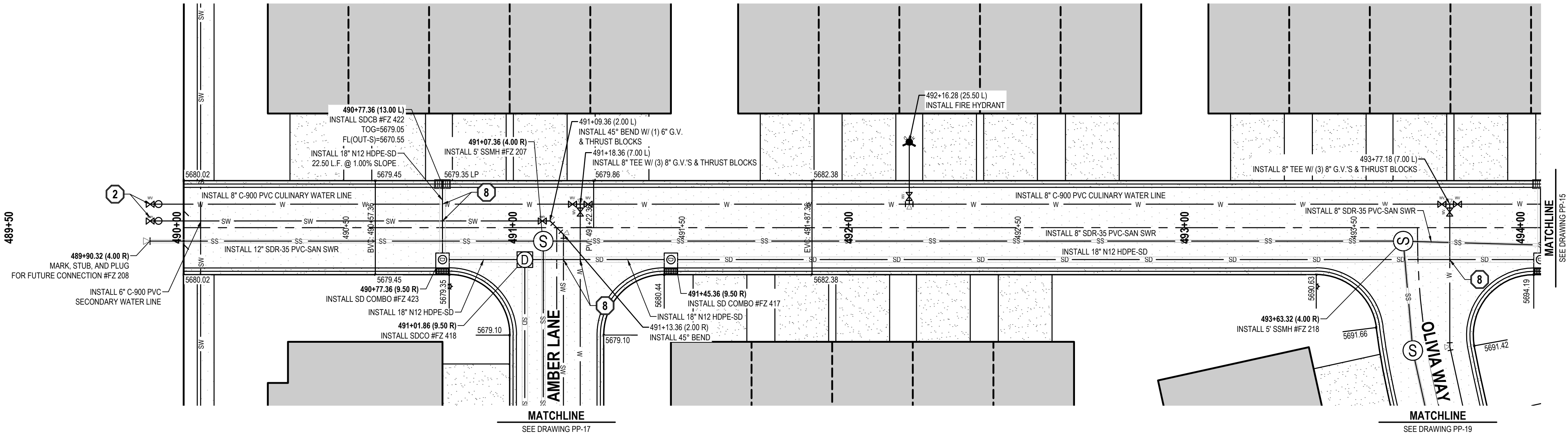
RICHFIELD

Phone: 435.896.2983

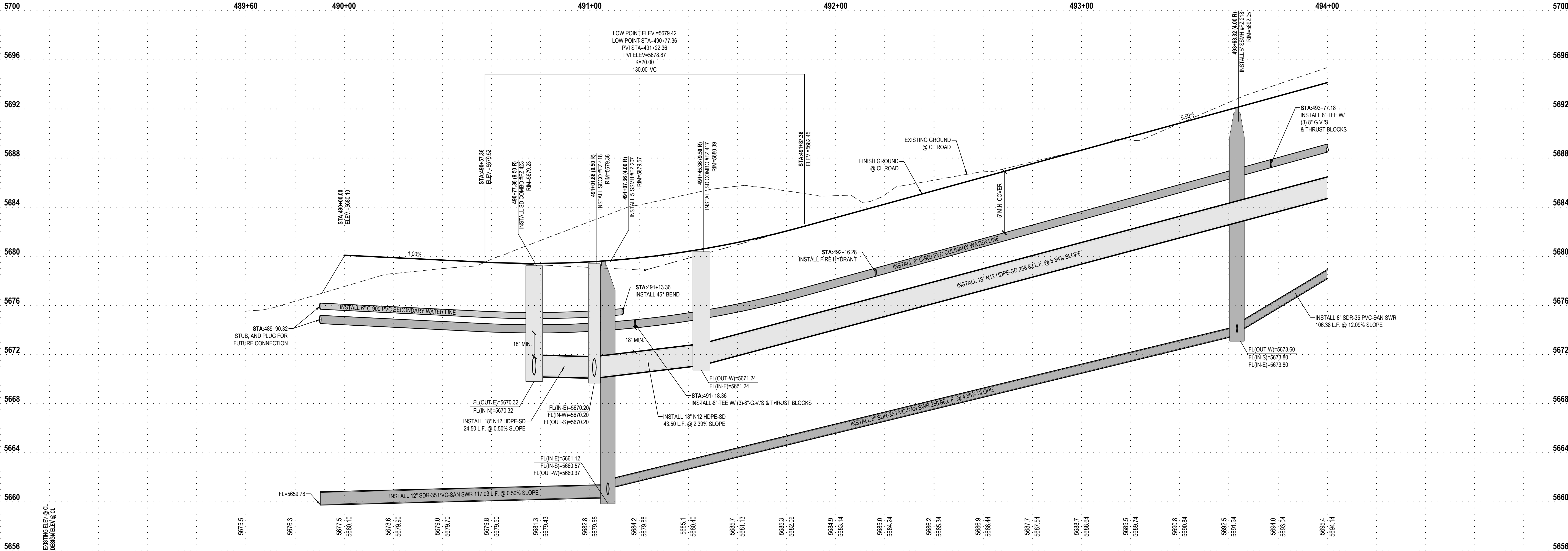
WWW.ENSIGNENG.COM

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

CONTACT:
DAVE BARREE
PHONE: 801.316.3193



CIARRA WAY



JORDANELLE RIDGE VILLAGE 2
FITZGERALD PRELIMINARY
700 COYOTE CANYON PARKWAY
HEBER CITY, UTAH

2023-12-11 FOR REVIEW

PLAN AND PROFILE
CIARRA WAY

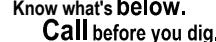
PROJECT NUMBER
10229A

PRINT DATE
2023-12-11

PROJECT MANAGER
BAM

DESIGNED BY
DAG

PP-14



CONSTRUCTION.

BENCHMARK

THE SOUTHEAST QUARTER OF SECTION 20,
TOWNSHIP 3 SOUTH, RANGE 5 EAST,
SALT LAKE BASE AND MERIDIAN
ELEVATION = 5969.10

SCOPE OF WORK:

PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:

- ① REMOVE TEMPORARY BLOW-OFF AND AIR VALV VALVE TO CONNECT WATER LINE. SEE UTILITY PLAN FOR ADDITIONAL INFORMATION.
- ② TEMPORARY BLOW-OFF AND AIR VALV VALVE PER NORTH VILLAGE SPECIAL SERVICE DISTRICT SPECIFICATIONS.
- ③ Z SUMP IN STORM DRAIN STRUCTURE.
- ④ SINGLE METER CONFIGURATION: 1 1/2" POLYETHYLENE CULINARY WATER SERVICE CONNECTION AND 1" METER PER NORTH VILLAGE SPECIAL SERVICE DISTRICT STANDARD PLAN NO. 400.3 AND 400.4A AND SPECIFICATIONS. ROTATE TAPPING SADDLE TO AVOID CONFLICTS WITH OTHER UTILITIES AND HIGH POINT IN SERVICE LATERAL. MAINTAIN 5" MINIMUM COVER OVER SERVICE.
- ⑤ DUAL METER CONFIGURATION: 1 1/2" POLYETHYLENE CULINARY WATER SERVICE CONNECTION AND DUAL METERS PER NORTH VILLAGE SPECIAL SERVICE DISTRICT STANDARD PLAN NO. 400.3 AND 400.1 AND SPECIFICATIONS. ROTATE TAPPING SADDLE TO AVOID CONFLICTS WITH OTHER UTILITIES AND HIGH POINT IN SERVICE LATERAL. MAINTAIN 5" MINIMUM COVER OVER SERVICE. SEE DETAIL 6C-601 FOR DUAL METER CONFIGURATION.

- ⑥ SINGLE OR DOUBLE (AS SHOWN) 1" SECONDARY WATER SERVICE CONNECTION PER NORTH VILLAGE SPECIAL SERVICE DISTRICT STANDARD PLAN NO. 500.2 OR 500.3. SEE DETAIL 6/G-601 FOR DUAL METER CONFIGURATION.
- ⑦ 4" PVC SANITARY SEWER LATERAL PER NORTH VILLAGE SPECIAL SERVICE DISTRICT STANDARDS AND SPECIFICATIONS.
- ⑧ POTENTIAL CONFLICT BETWEEN STORM DRAIN AND WATER LINE. MAINTAIN A MINIMUM OF 18" CLEARANCE BETWEEN THE STORM DRAIN AND WATER LINE. ENSURE THAT THE WATER LINE DEFLECTION AT ANY JOINT DOES NOT EXCEED THE STANDARDS AND SPECIFICATIONS PER THE PIPE MATERIAL AND SIZE SPECIFIED. ALL INSTALLATION AND CONSTRUCTION TO BE APPROVED BY NVSSD, OR ITS DESIGNATED REPRESENTATIVE.

HEBER CITY ENGINEER'S APPROVAL

HEBER CITY ENGINEER

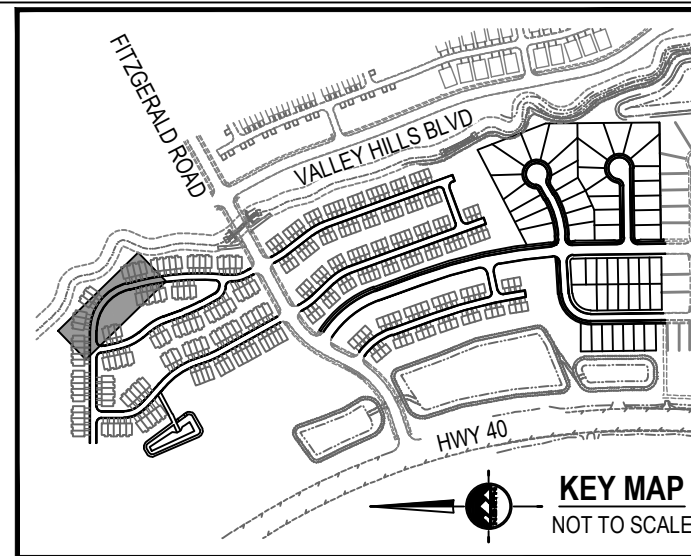
DATE _____



0 10 2

HORZ: 1 inch = 20 ft.

VERT: 1 inch = 4 ft.



KEY MAP

NOT TO SCALE



SANDY
45 W 10000 S, Suite 500
Sandy, UT 84070
Phone: 801.255.0529

LAYTON
Phone: 801.547.1100

TOOELE
Phone: 435.843.3590

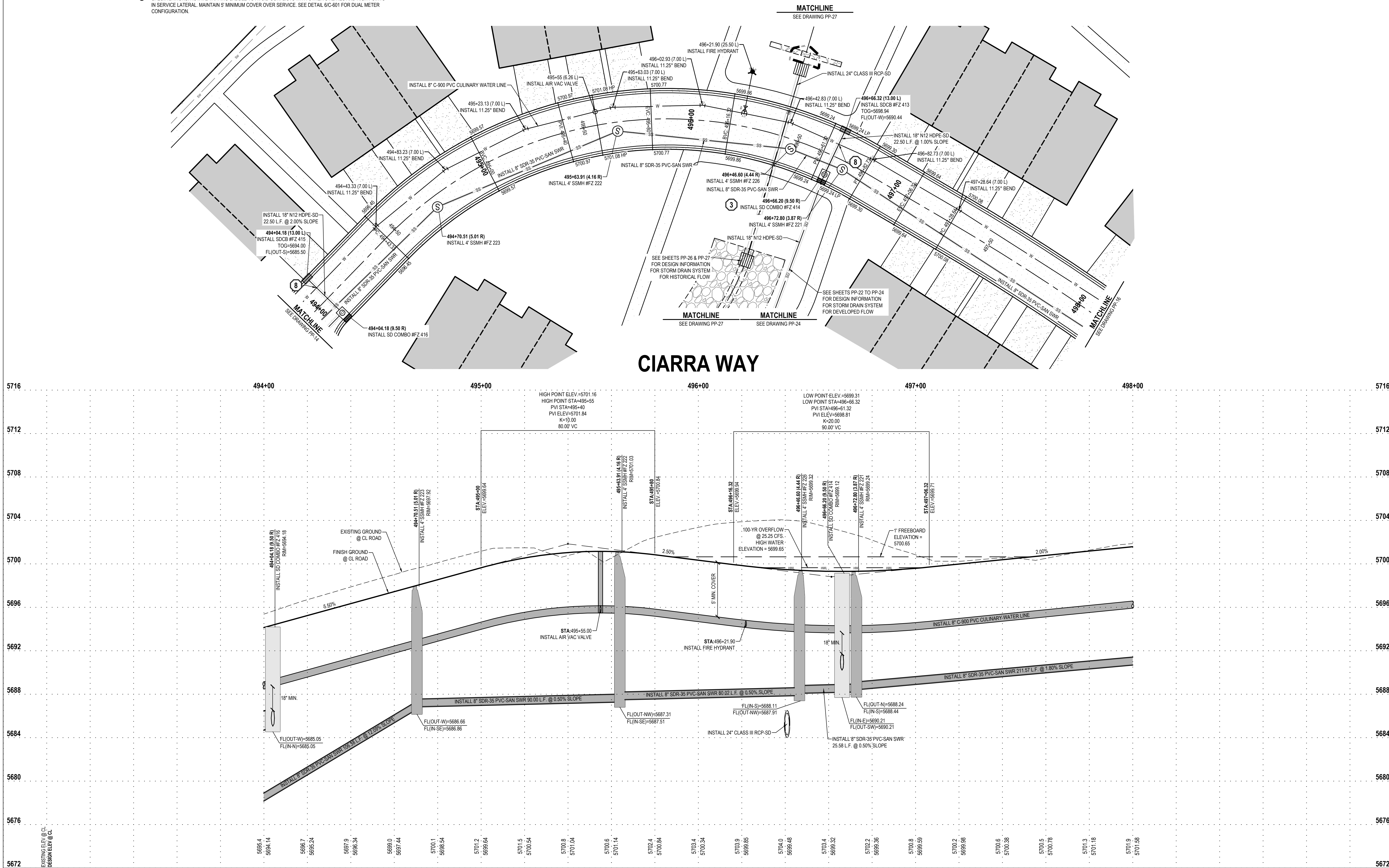
CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

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

CONTACT:
DAVE BARBEE
PHONE: 801.316.3193



**JORDANELLE RIDGE VILLAGE 2
FITZGERALD PRELIMINARY**
700 COYOTE CANYON PARKWAY
HEBER CITY, UTAH

2023-12-11 FOR REVIEW

PLAN AND PROFILE

CIARRA WAY

PROJECT NUMBER	PRINT DATE
10229A	2023-12-11
PROJECT MANAGER	DESIGNED BY
BAM	DAG

PP-15

811

Know what's below.
Call before you dig.

CALL BLUESTAKES
@ 811 AT LEAST 48 HOURS
PRIOR TO THE
COMMENCEMENT OF ANY
CONSTRUCTION.

BENCHMARK

THE SOUTHEAST QUARTER OF SECTION 20,
TOWNSHIP 3 SOUTH, RANGE 5 EAST,
SALT LAKE BASE AND MERIDIAN
ELEVATION = 5969.10

- SCOPE OF WORK:**
PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:
- 1 REMOVE TEMPORARY BLOW-OFF AND AIR VAC VALVE TO CONNECT WATER LINE. SEE UTILITY PLAN FOR ADDITIONAL INFORMATION.
 - 2 TEMPORARY BLOW-OFF AND AIR VAC VALVE PER NORTH VILLAGE SPECIAL SERVICE DISTRICT SPECIFICATIONS.
 - 3 2' SUMP IN STORM DRAIN STRUCTURE.
 - 4 SINGLE METER CONFIGURATION. 1 1/2" POLYETHYLENE CULINARY WATER SERVICE CONNECTION AND 1" METER PER NORTH VILLAGE SPECIAL SERVICE DISTRICT STANDARD PLAN NO. 400.3 AND 400.4A AND SPECIFICATIONS. ROTATE TAPPING SADDLE TO AVOID CONFLICTS WITH OTHER UTILITIES AND HIGH POINTS IN SERVICE LATERAL. MAINTAIN 5' MINIMUM COVER OVER SERVICE.
 - 5 DUAL METER CONFIGURATION. 1 1/2" POLYETHYLENE CULINARY WATER SERVICE CONNECTION AND DUAL 1" METERS PER NORTH VILLAGE SPECIAL SERVICE DISTRICT STANDARD PLAN NO. 400.3 AND 400.7 AND SPECIFICATIONS. ROTATE TAPPING SADDLE TO AVOID CONFLICTS WITH OTHER UTILITIES AND HIGH POINTS IN SERVICE LATERAL. MAINTAIN 5' MINIMUM COVER OVER SERVICE. SEE DETAIL 6/C-601 FOR DUAL METER CONFIGURATION.

- 6 SINGLE OR DOUBLE (AS SHOWN) 1" SECONDARY WATER SERVICE CONNECTION PER NORTH VILLAGE SPECIAL SERVICE DISTRICT STANDARD PLAN NO. 500.2 OR 500.3. SEE DETAIL 6/C-601 FOR DUAL METER CONFIGURATION.
- 7 4" PVC SANITARY SEWER LATERAL PER NORTH VILLAGE SPECIAL SERVICE DISTRICT STANDARDS AND SPECIFICATIONS.
- 8 POTENTIAL CONFLICT BETWEEN STORM DRAIN AND WATER LINE. MAINTAIN A MINIMUM OF 18" OF CLEARANCE BETWEEN THE STORM DRAIN AND WATER LINE. ENSURE THAT THE WATER LINE DEFLECTION AT EACH JOINT DOES NOT EXCEED THE STANDARDS AND SPECIFICATIONS PER THE PIPE MATERIAL AND SIZE SPECIFIED. ALL INSTALLATION AND CONSTRUCTION TO BE APPROVED BY NVSSD, OR ITS DESIGNATED REPRESENTATIVE.

HEBER CITY ENGINEER'S APPROVAL

HEBER CITY ENGINEER _____ DATE _____

N

HEBER CITY

HORIZONTAL GRAPHIC SCALE

(IN FEET)

HORZ: 1 inch = 20 ft.

VERT: 1 inch = 4 ft.

811

Know what's below.
Call before you dig.

CALL BLUESTAKES
@ 811 AT LEAST 48 HOURS
PRIOR TO THE
COMMENCEMENT OF ANY
CONSTRUCTION.

BENCHMARK

THE SOUTHEAST QUARTER OF SECTION 20,
TOWNSHIP 3 SOUTH, RANGE 5 EAST,
SALT LAKE BASE AND MERIDIAN
ELEVATION = 5969.10

EN SIGN

THE STANDARD IN ENGINEERING

SANDY

45 W 10000 S, Suite 500

Sandy, UT 84070

Phone: 801.255.0529

LAYTON

Phone: 801.547.1100

TOOELE

Phone: 435.843.3590

CEDAR CITY

Phone: 435.865.1453

RICHFIELD

Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:

MOMENTUM DEVELOPMENT GROUP, LLC

10421 SOUTH JORDAN GATEWAY BLVD, #200

SOUTH JORDAN, UTAH 84095

CONTACT:

DAVE BARREE

PHONE: 801.316.3193

JORDANELLE RIDGE VILLAGE 2

FITZGERALD PRELIMINARY

700 COYOTE CANYON PARKWAY

HEBER CITY, UTAH

2023-12-11 FOR REVIEW

PLAN AND PROFILE
CIARRA WAY

PROJECT NUMBER
10229A

PRINT DATE
2023-12-11

PROJECT MANAGER
BAM

DESIGNED BY
DAG

PP-16

The main profile drawing shows the vertical alignment of Ciarra Way. The horizontal axis represents stationing from 498+00 to 503+00. The vertical axis represents elevation in feet, ranging from 5676 to 5720. The profile includes the existing ground line (dashed) and the proposed roadway grade (solid). Key features include:
 - A high point at station 499+39.45 with an elevation of 5704.13.
 - A low point at station 500+66.31 with an elevation of 5701.77.
 - Various utility lines shown in cross-section, including 8" C-900 PVC culinary water lines, 8" SDR-35 PVC-SAN SWR, and 18" Class III RCP-SD.
 - Details for manholes, fire hydrants, and air vac valves.
 - Slope percentages are indicated along the roadway grade, such as -2.00%, 3.00%, and 4.00%.
 - Stationing for specific utility features is provided, such as STA 499+15.46 for a manhole and STA 500+66.31 for a low point.

Page 86 of 127

811

CALL BLUESTAKES
@ 811 AT LEAST 48 HOURS
PRIOR TO THE
COMMENCEMENT OF ANY
CONSTRUCTION.
Know what's below.
Call before you dig.

BENCHMARK

THE SOUTHEAST QUARTER OF SECTION 20,
TOWNSHIP 3 SOUTH, RANGE 5 EAST,
SALT LAKE BASE AND MERIDIAN
ELEVATION = 5969.10

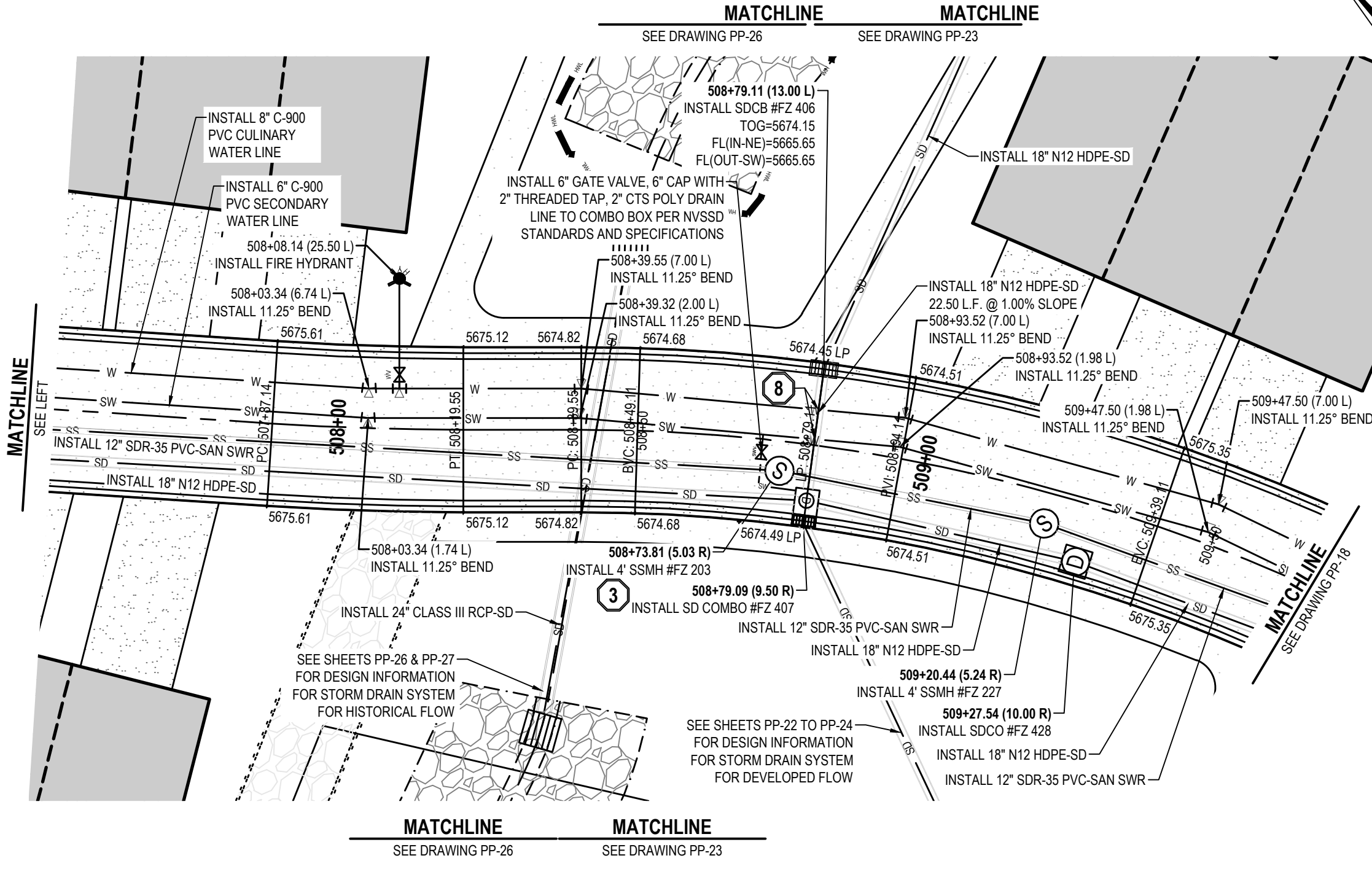
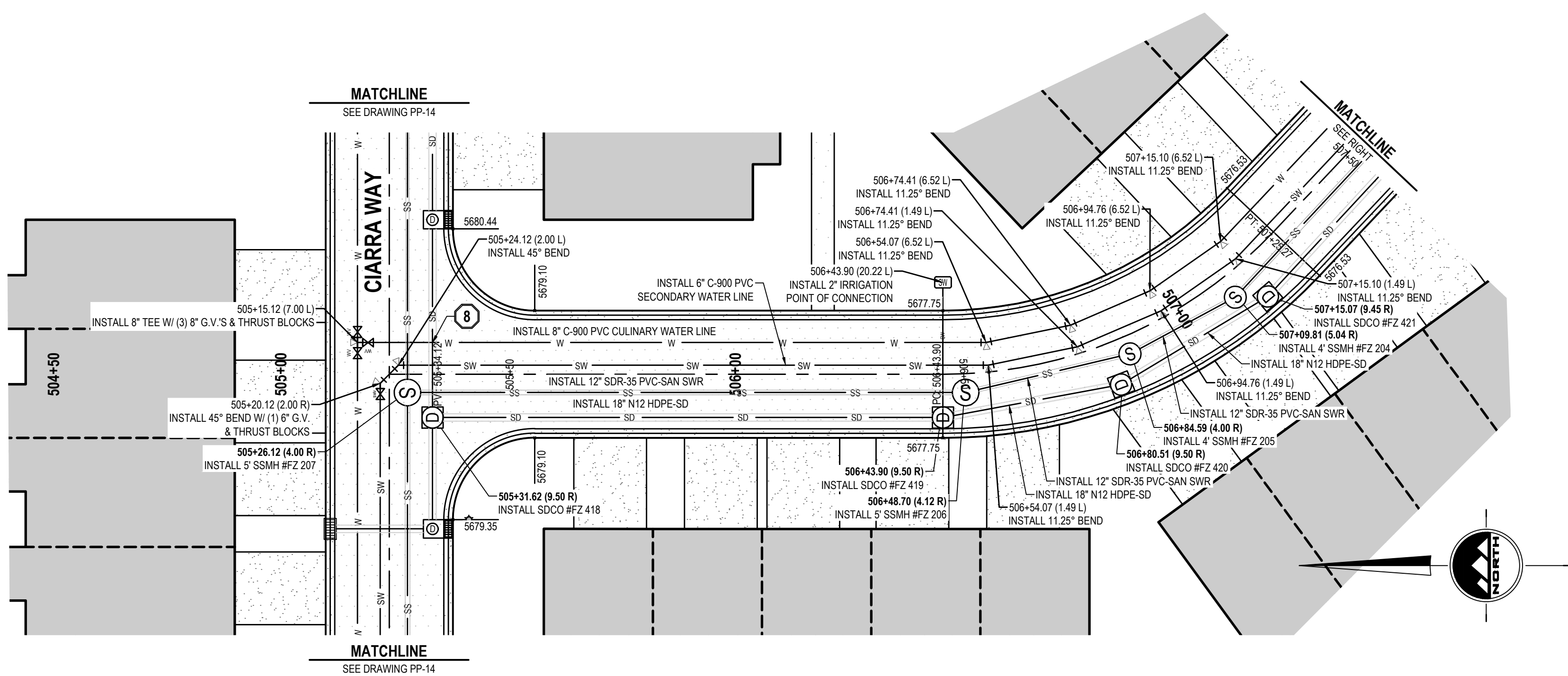
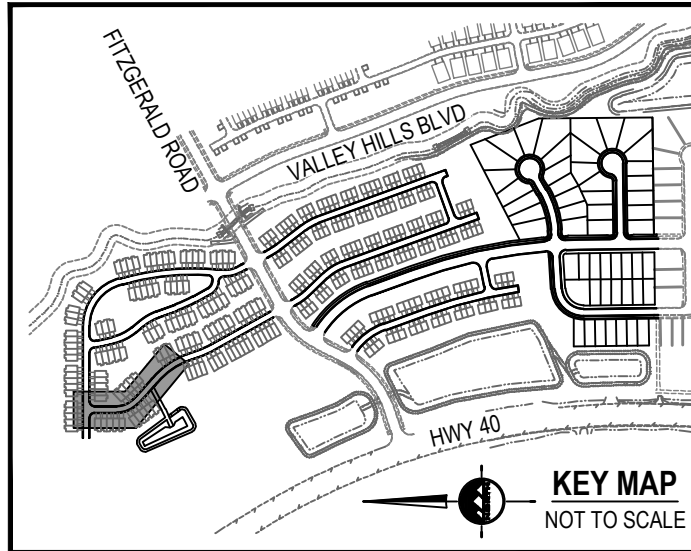
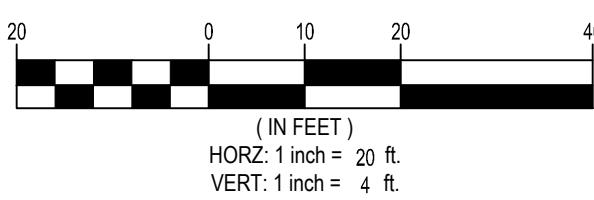
- SCOPE OF WORK:**
PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:
- 1 REMOVE TEMPORARY BLOW-OFF AND AIR VAC VALVE TO CONNECT WATER LINE. SEE UTILITY PLAN FOR ADDITIONAL INFORMATION.
 - 2 TEMPORARY BLOW-OFF AND AIR VAC VALVE PER NORTH VILLAGE SPECIAL SERVICE DISTRICT SPECIFICATIONS.
 - 3 2' SUMP IN STORM DRAIN STRUCTURE.
 - 4 SINGLE METER CONFIGURATION, 1 1/2" POLYETHYLENE CULINARY WATER SERVICE CONNECTION AND 1" METER PER NORTH VILLAGE SPECIAL SERVICE DISTRICT STANDARD PLAN NO. 400.3 AND 400.4A AND SPECIFICATIONS. ROTATE TAPPING SADDLE TO AVOID CONFLICTS WITH OTHER UTILITIES AND HIGH POINTS IN SERVICE LATERAL. MAINTAIN 5' MINIMUM COVER OVER SERVICE.
 - 5 DUAL METER CONFIGURATION, 1 1/2" POLYETHYLENE CULINARY WATER SERVICE CONNECTION AND DUAL 1" METERS PER NORTH VILLAGE SPECIAL SERVICE DISTRICT STANDARD PLAN NO. 400.3 AND 400.7 AND SPECIFICATIONS. ROTATE TAPPING SADDLE TO AVOID CONFLICTS WITH OTHER UTILITIES AND HIGH POINTS IN SERVICE LATERAL. MAINTAIN 5' MINIMUM COVER OVER SERVICE. SEE DETAIL 6/C-601 FOR DUAL METER CONFIGURATION.

- 6 SINGLE OR DOUBLE (AS SHOWN) 1" SECONDARY WATER SERVICE CONNECTION PER NORTH VILLAGE SPECIAL SERVICE DISTRICT STANDARD PLAN NO. 500.2 OR 500.3. SEE DETAIL 6/C-601 FOR DUAL METER CONFIGURATION.
- 7 4" PVC SANITARY SEWER LATERAL PER NORTH VILLAGE SPECIAL SERVICE DISTRICT STANDARDS AND SPECIFICATIONS.
- 8 POTENTIAL CONFLICT BETWEEN STORM DRAIN AND WATER LINE. MAINTAIN A MINIMUM OF 18" OF CLEARANCE BETWEEN THE STORM DRAIN AND WATER LINE. ENSURE THAT THE WATER LINE DEFLECTION AT EACH JOINT DOES NOT EXCEED THE STANDARDS AND SPECIFICATIONS PER THE PIPE MATERIAL AND SIZE SPECIFIED. ALL INSTALLATION AND CONSTRUCTION TO BE APPROVED BY NVSSD, OR ITS DESIGNATED REPRESENTATIVE.

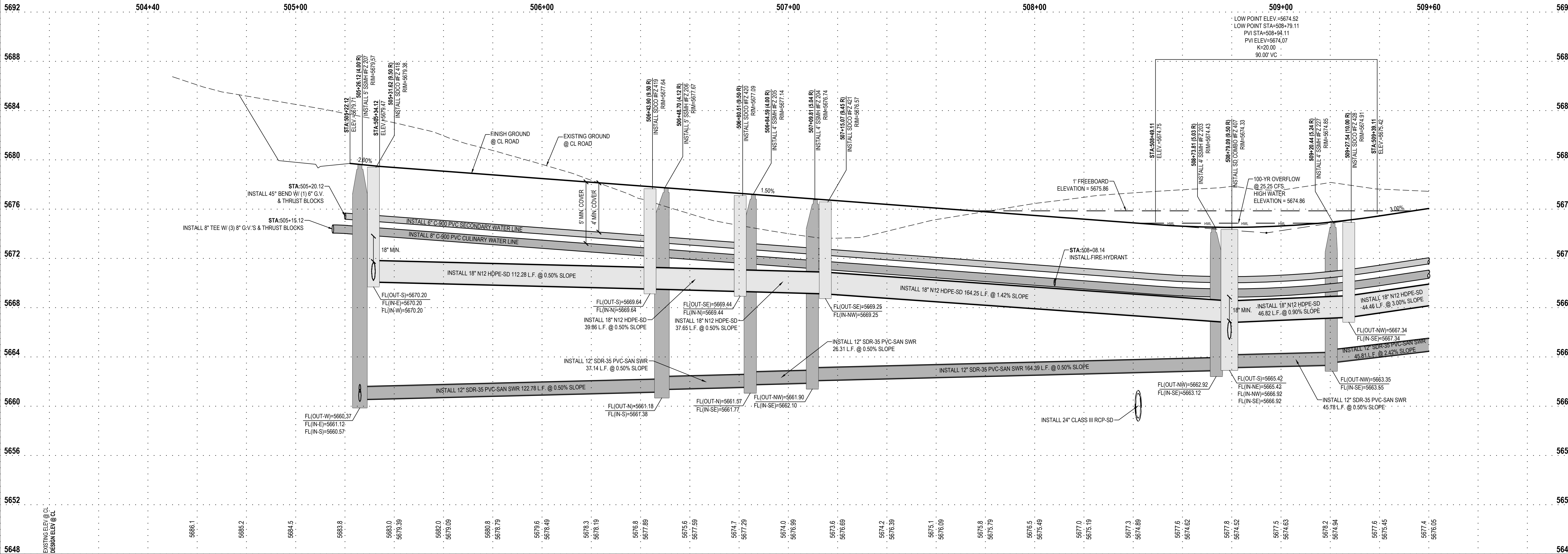
HEBER CITY ENGINEER'S APPROVAL

HEBER CITY ENGINEER DATE

HORIZONTAL GRAPHIC SCALE



AMBER LANE



JORDANELLE RIDGE VILLAGE 2
FITZGERALD PRELIMINARY
700 COYOTE CANYON PARKWAY
HEBER CITY, UTAH

EN SIGN

THE STANDARD IN ENGINEERING

SANDY

45 W 10000 S, Suite 500
Sandy, UT 84070
Phone: 801.255.0529

LAYTON

Phone: 801.547.1100

TOOELE

Phone: 435.843.3590

CEDAR CITY

Phone: 435.865.1453

RICHFIELD

Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
MOMENTUM DEVELOPMENT GROUP, LLC
10421 SOUTH JORDAN GATEWAY BLVD., #200
SOUTH JORDAN, UTAH 84095

CONTACT:
DAVE BARREE
PHONE: 801.316.3193

2023-12-11 FOR REVIEW

PLAN AND PROFILE
AMBER LANE

PROJECT NUMBER
10229A
PROJECT MANAGER
BAM

PRINT DATE
2023-12-11
DESIGNED BY
DAG

PP-17

811

Know what's below.
Call before you dig.

CALL BLUESTAKES
@ 811 AT LEAST 48 HOURS
PRIOR TO THE
COMMENCEMENT OF ANY
CONSTRUCTION.

BENCHMARK

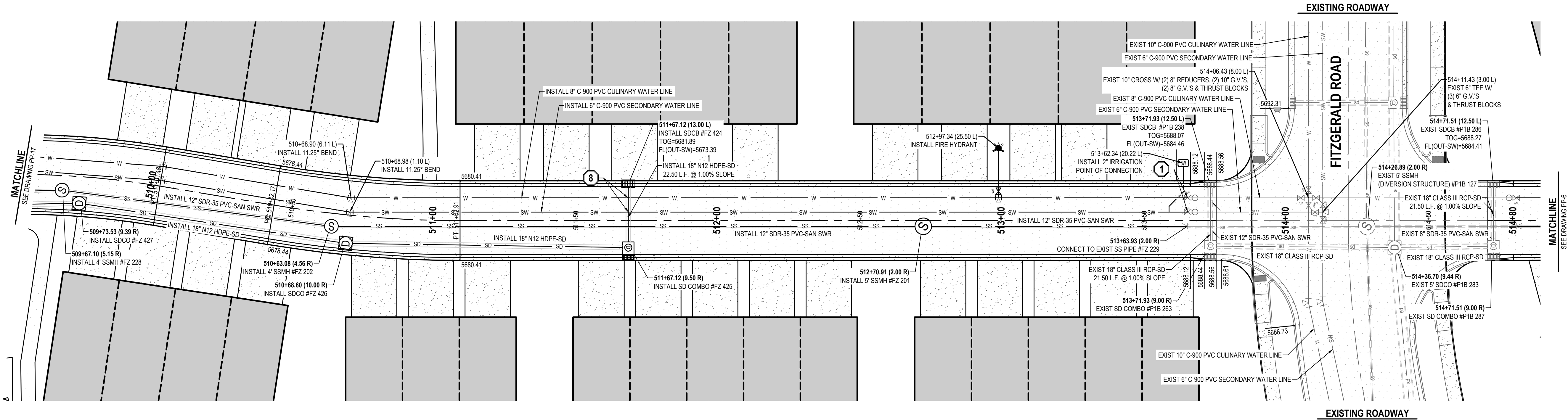
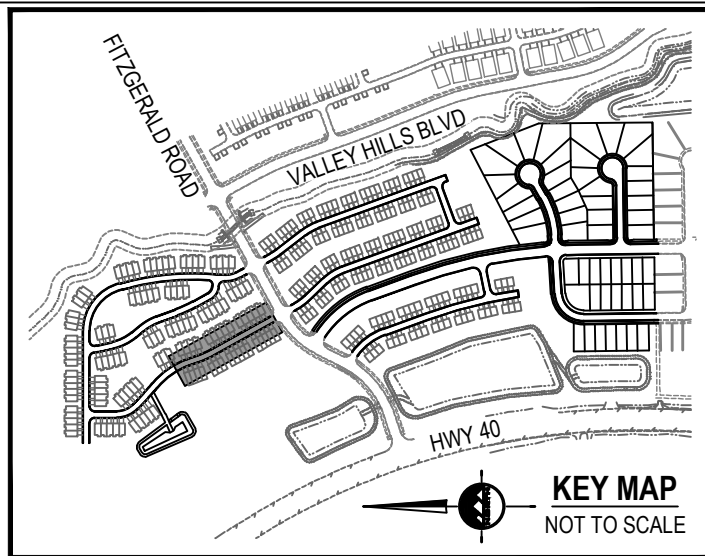
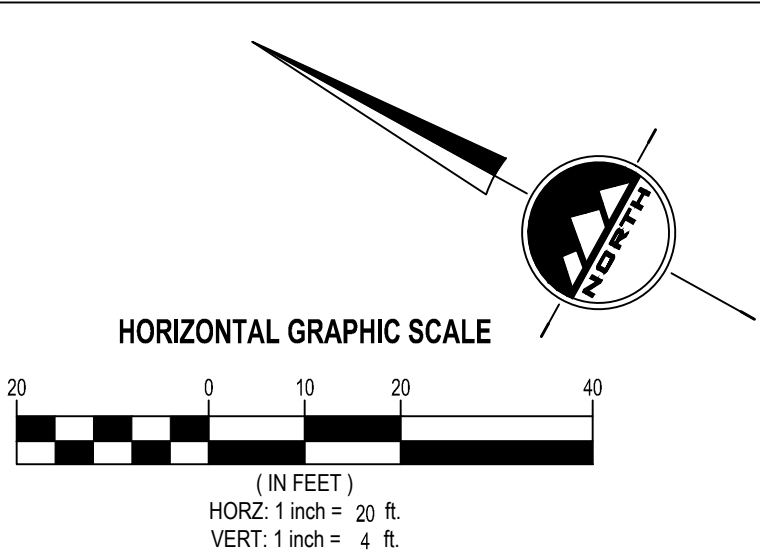
THE SOUTHEAST QUARTER OF SECTION 20,
TOWNSHIP 3 SOUTH, RANGE 5 EAST,
SALT LAKE BASE AND MERIDIAN
ELEVATION = 5969.10

- SCOPE OF WORK:**
PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:
- 1 REMOVE TEMPORARY BLOW-OFF AND AIR VAC VALVE TO CONNECT WATER LINE. SEE UTILITY PLAN FOR ADDITIONAL INFORMATION.
 - 2 TEMPORARY BLOW-OFF AND AIR VAC VALVE PER NORTH VILLAGE SPECIAL SERVICE DISTRICT SPECIFICATIONS.
 - 3 2' SUMP IN STORM DRAIN STRUCTURE.
 - 4 SINGLE METER CONFIGURATION, 1 1/2" POLYETHYLENE CULINARY WATER SERVICE CONNECTION AND 1" METER PER NORTH VILLAGE SPECIAL SERVICE DISTRICT STANDARD PLAN NO. 400.3 AND 400.4A AND SPECIFICATIONS. ROTATE TAPPING SADDLE TO AVOID CONFLICTS WITH OTHER UTILITIES AND HIGH POINTS IN SERVICE LATERAL. MAINTAIN 5' MINIMUM COVER OVER SERVICE.
 - 5 DUAL METER CONFIGURATION, 1 1/2" POLYETHYLENE CULINARY WATER SERVICE CONNECTION AND DUAL 1" METERS PER NORTH VILLAGE SPECIAL SERVICE DISTRICT STANDARD PLAN NO. 400.3 AND 400.7 AND SPECIFICATIONS. ROTATE TAPPING SADDLE TO AVOID CONFLICTS WITH OTHER UTILITIES AND HIGH POINTS IN SERVICE LATERAL. MAINTAIN 5' MINIMUM COVER OVER SERVICE. SEE DETAIL 6/C-601 FOR DUAL METER CONFIGURATION.

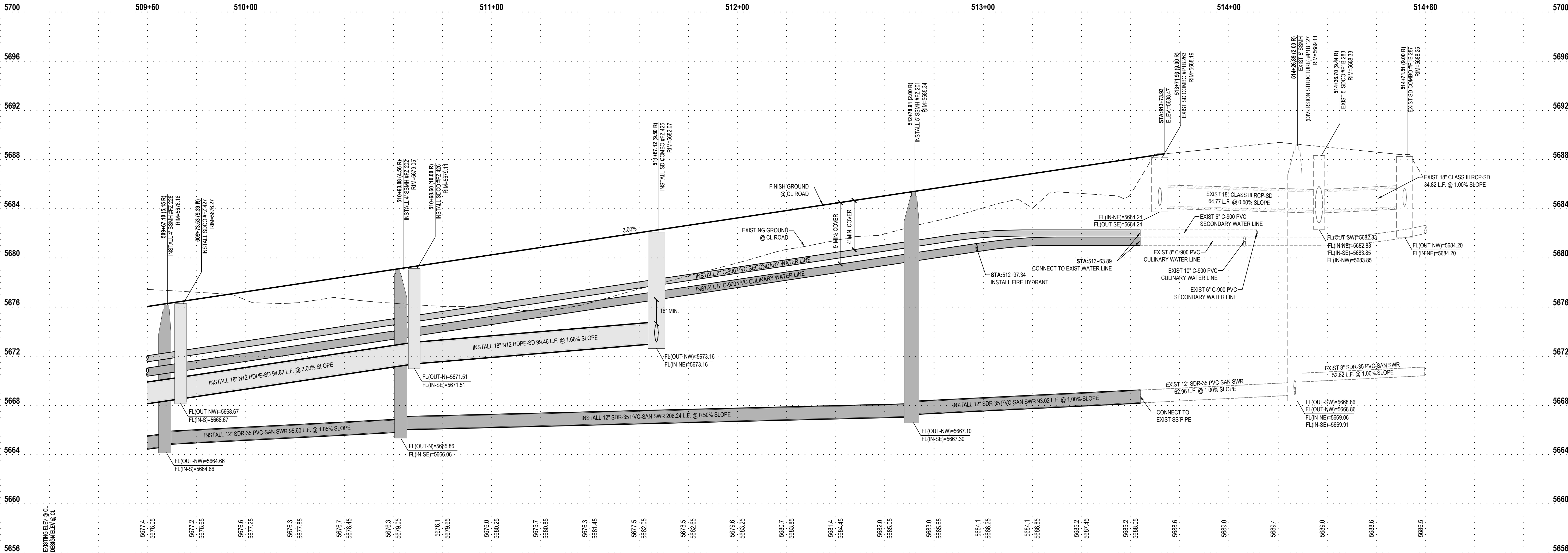
- 6 SINGLE OR DOUBLE (AS SHOWN) 1" SECONDARY WATER SERVICE CONNECTION PER NORTH VILLAGE SPECIAL SERVICE DISTRICT STANDARD PLAN NO. 500.2 OR 500.3. SEE DETAIL 6/C-601 FOR DUAL METER CONFIGURATION.
- 7 4" PVC SANITARY SEWER LATERAL PER NORTH VILLAGE SPECIAL SERVICE DISTRICT STANDARDS AND SPECIFICATIONS.
- 8 POTENTIAL CONFLICT BETWEEN STORM DRAIN AND WATER LINE. MAINTAIN A MINIMUM OF 18" OF CLEARANCE BETWEEN THE STORM DRAIN AND WATER LINE. ENSURE THAT THE WATER LINE DEFLECTION AT EACH JOINT DOES NOT EXCEED THE STANDARDS AND SPECIFICATIONS PER THE PIPE MATERIAL AND SIZE SPECIFIED. ALL INSTALLATION AND CONSTRUCTION TO BE APPROVED BY NVSSD, OR ITS DESIGNATED REPRESENTATIVE.

HEBER CITY ENGINEER'S APPROVAL

HEBER CITY ENGINEER _____ DATE _____



AMBER LANE



JORDANELLE RIDGE VILLAGE 2
FITZGERALD PRELIMINARY
700 COYOTE CANYON PARKWAY
HEBER CITY, UTAH

2023-12-11 FOR REVIEW

PLAN AND PROFILE
AMBER LANE

PROJECT NUMBER
10229A

PRINT DATE
2023-12-11

PROJECT MANAGER
BAM

DESIGNED BY
DAG

PP-18

EN SIGN

THE STANDARD IN ENGINEERING

SANDY

45 W 10000 S, Suite 500
Sandy, UT 84070
Phone: 801.255.0529

LAYTON

Phone: 801.547.1100

TOOELE

Phone: 435.843.3590

CEDAR CITY

Phone: 435.865.1453

RICHFIELD

Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
MOMENTUM DEVELOPMENT GROUP, LLC
10421 SOUTH JORDAN GATEWAY BLVD., #200
SOUTH JORDAN, UTAH 84095

CONTACT:
DAVE BARREE
PHONE: 801.316.3193

811

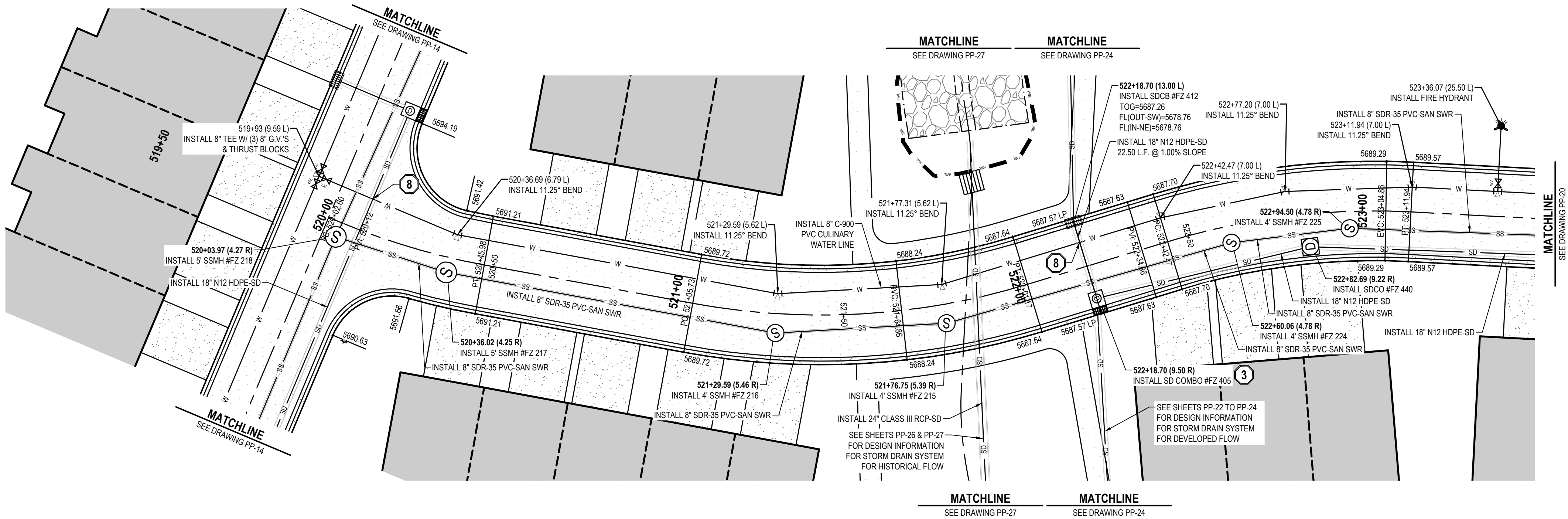
Know what's below.
Call before you dig.

CALL BLUESTAKES
@ 811 AT LEAST 48 HOURS
PRIOR TO THE
COMMENCEMENT OF ANY
CONSTRUCTION.

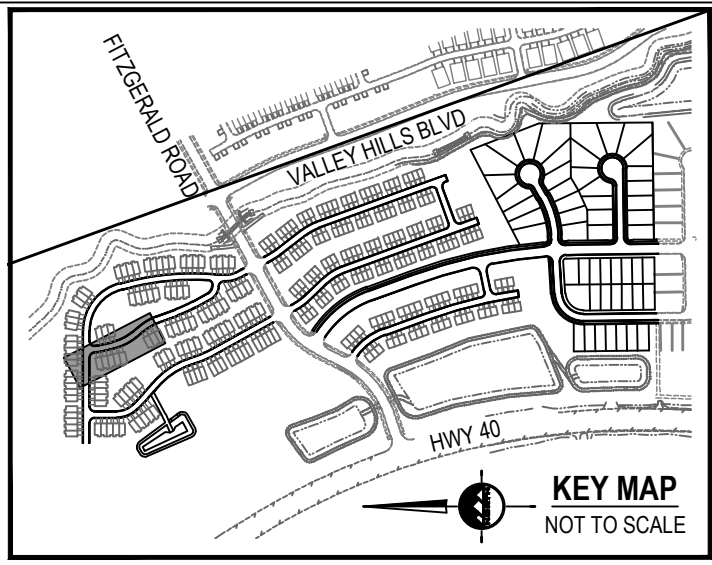
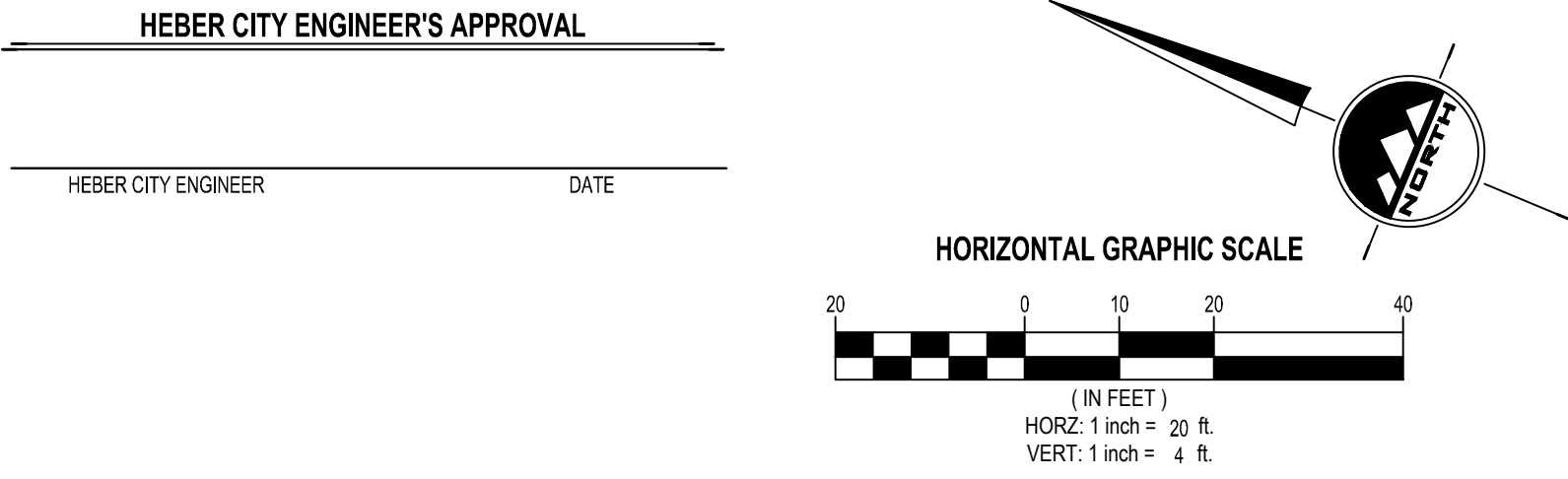
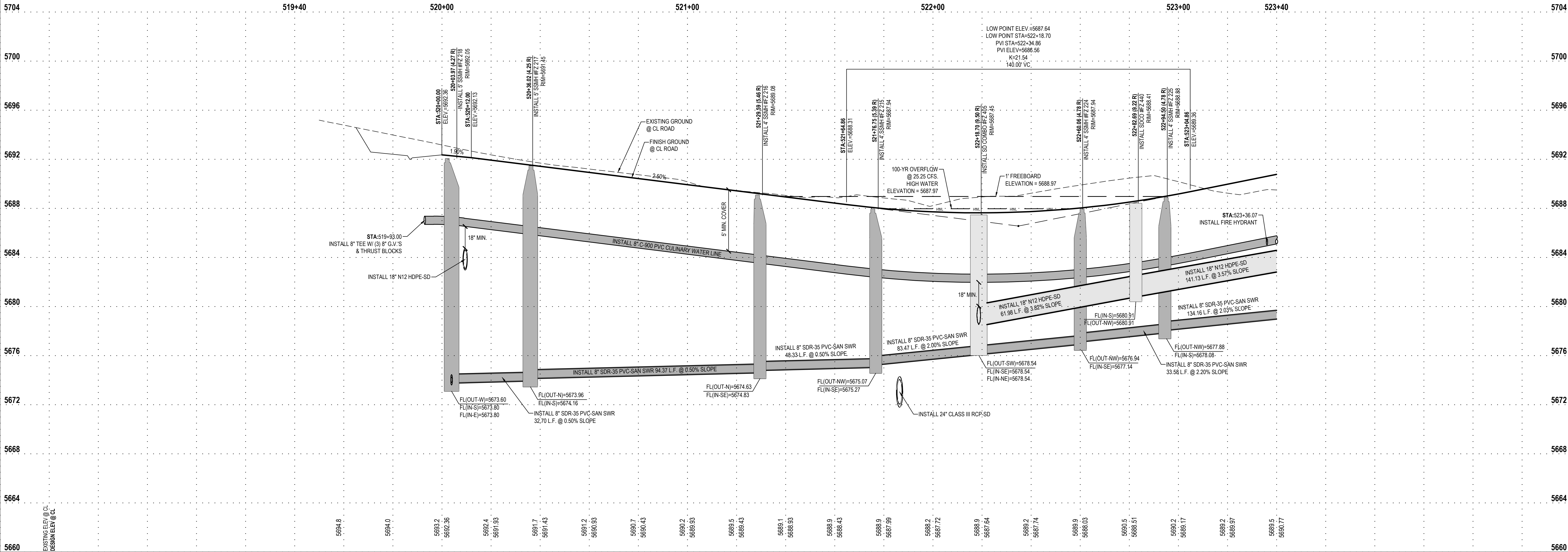
BENCHMARK

THE SOUTHEAST QUARTER OF SECTION 20,
TOWNSHIP 3 SOUTH, RANGE 5 EAST,
SALT LAKE BASE AND MERIDIAN
ELEVATION = 5969.10

- SCOPE OF WORK:**
PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:
- 1 REMOVE TEMPORARY BLOW-OFF AND AIR VAC VALVE TO CONNECT WATER LINE. SEE UTILITY PLAN FOR ADDITIONAL INFORMATION.
 - 2 TEMPORARY BLOW-OFF AND AIR VAC VALVE PER NORTH VILLAGE SPECIAL SERVICE DISTRICT SPECIFICATIONS.
 - 3 2' SUMP IN STORM DRAIN STRUCTURE.
 - 4 SINGLE METER CONFIGURATION, 1 1/2" POLYETHYLENE CULINARY WATER SERVICE CONNECTION AND 1" METER PER NORTH VILLAGE SPECIAL SERVICE DISTRICT STANDARD PLAN NO. 400.3 AND 400.4A AND SPECIFICATIONS. ROTATE TAPPING SADDLE TO AVOID CONFLICTS WITH OTHER UTILITIES AND HIGH POINTS IN SERVICE LATERAL. MAINTAIN 5' MINIMUM COVER OVER SERVICE.
 - 5 DUAL METER CONFIGURATION, 1 1/2" POLYETHYLENE CULINARY WATER SERVICE CONNECTION AND DUAL 1" METERS PER NORTH VILLAGE SPECIAL SERVICE DISTRICT STANDARD PLAN NO. 400.3 AND 400.7 AND SPECIFICATIONS. ROTATE TAPPING SADDLE TO AVOID CONFLICTS WITH OTHER UTILITIES AND HIGH POINTS IN SERVICE LATERAL. MAINTAIN 5' MINIMUM COVER OVER SERVICE. SEE DETAIL 6/C-601 FOR DUAL METER CONFIGURATION.
 - 6 SINGLE OR DOUBLE (AS SHOWN) 1" SECONDARY WATER SERVICE CONNECTION PER NORTH VILLAGE SPECIAL SERVICE DISTRICT STANDARD PLAN NO. 500.2 OR 500.3. SEE DETAIL 6/C-601 FOR DUAL METER CONFIGURATION.
 - 7 4" PVC SANITARY SEWER LATERAL PER NORTH VILLAGE SPECIAL SERVICE DISTRICT STANDARDS AND SPECIFICATIONS.
 - 8 POTENTIAL CONFLICT BETWEEN STORM DRAIN AND WATER LINE. MAINTAIN A MINIMUM OF 18" OF CLEARANCE BETWEEN THE STORM DRAIN AND WATER LINE. ENSURE THAT THE WATER LINE DEFLECTION AT EACH JOINT DOES NOT EXCEED THE STANDARDS AND SPECIFICATIONS PER THE PIPE MATERIAL AND SIZE SPECIFIED. ALL INSTALLATION AND CONSTRUCTION TO BE APPROVED BY NVSSD, OR ITS DESIGNATED REPRESENTATIVE.



OLIVIA WAY



THE STANDARD IN ENGINEERING

SANDY

45 W 10000 S, Suite 500
Sandy, UT 84070
Phone: 801.255.0529

LAYTON

Phone: 801.547.1100

TOOELE

Phone: 435.843.3590

CEDAR CITY

Phone: 435.865.1453

RICHFIELD

Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:

MOMENTUM DEVELOPMENT GROUP, LLC
10421 SOUTH JORDAN GATEWAY BLVD, #200
SOUTH JORDAN, UTAH 84095

CONTACT:

DAVE BARREE
PHONE: 801.316.3193

JORDANELLE RIDGE VILLAGE 2 FITZGERALD PRELIMINARY

700 COYOTE CANYON PARKWAY
HEBER CITY, UTAH

2023-12-11 FOR REVIEW

PLAN AND PROFILE
OLIVIA WAY

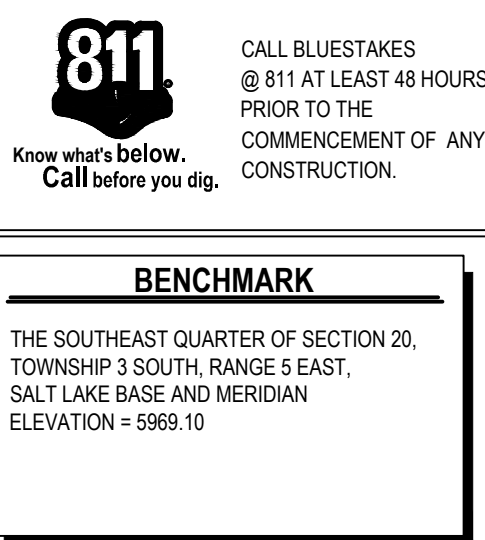
PROJECT NUMBER
10229A

PRINT DATE
2023-12-11

PROJECT MANAGER
BAM

DESIGNED BY
DAG

PP-19



SCOPE OF WORK:

PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:

- ① REMOVE TEMPORARY BLOW-OFF AND AIR VAC VALVE TO CONNECT WATER LINE. SEE UTILITY PLAN FOR ADDITIONAL INFORMATION.
- ② TEMPORARY BLOW-OFF AND AIR VAC VALVE PER NORTH VILLAGE SPECIAL SERVICE DISTRICT SPECIFICATIONS.
- ③ 2' SUMP IN STORM DRAIN STRUCTURE.
- ④ SINGLE METER CONFIGURATION: 1 1/2" POLYETHYLENE CULINARY WATER SERVICE CONNECTION AND 1" METER PER NORTH VILLAGE SPECIAL SERVICE DISTRICT STANDARD PLAN NO. 400.3 AND 400.4A AND SPECIFICATIONS. ROTATE TAPPING SADDLE TO AVOID CONFLICTS WITH OTHER UTILITIES AND HIGH POINT IN SERVICE LATERAL. MAINTAIN 5' MINIMUM COVER OVER SERVICE.
- ⑤ DUAL METER CONFIGURATION: 1 1/2" POLYETHYLENE CULINARY WATER SERVICE CONNECTION AND DUAL METERS PER NORTH VILLAGE SPECIAL SERVICE DISTRICT STANDARD PLAN NO. 400.3 AND 400.7 AND SPECIFICATIONS. ROTATE TAPPING SADDLE TO AVOID CONFLICTS WITH OTHER UTILITIES AND HIGH POINT IN SERVICE LATERAL. MAINTAIN 5' MINIMUM COVER OVER SERVICE. SEE DETAIL 9C-601 FOR DUAL METER CONFIGURATION.

6 SINGLE OR DOUBLE (AS SHOWN) 1" SECONDARY WATER SERVICE CONNECTION PER NORTH VILLAGE SPECIAL SERVICE DISTRICT STANDARD PLAN NO. 500.2 OR 500.3. SEE DETAIL 6/C-601 FOR DUAL METER CONFIGURATION.

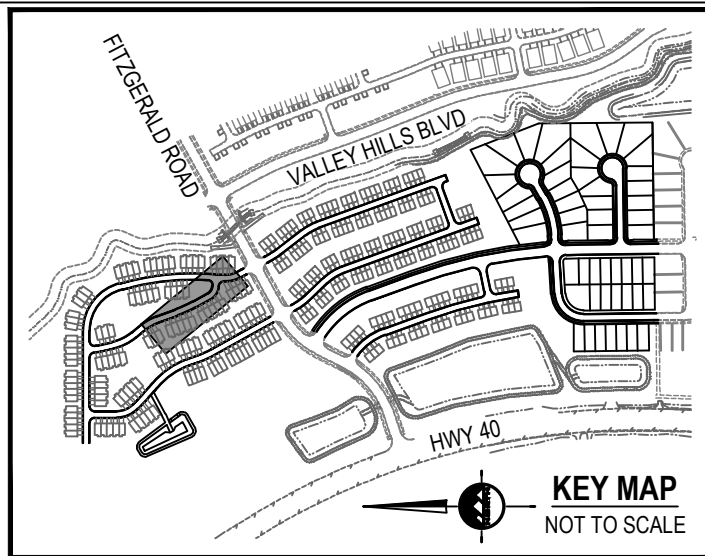
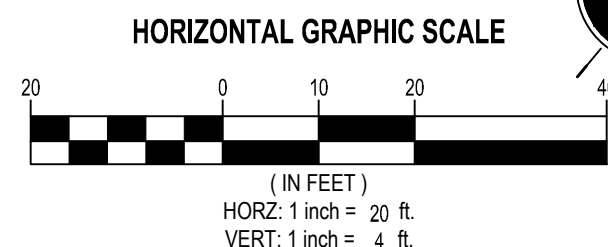
7 4" PVC SANITARY SEWER LATERAL PER NORTH VILLAGE SPECIAL SERVICE DISTRICT STANDARDS AND SPECIFICATIONS.

8 POTENTIAL CONFLICT BETWEEN STORM DRAIN AND WATER LINE. MAINTAIN A MINIMUM OF 18" OF CLEARANCE BETWEEN THE STORM DRAIN AND WATER LINE. ENSURE THAT THE WATER LINE DEFLECT EACH JOINT DOES NOT EXCEED THE STANDARDS AND SPECIFICATIONS PER THE PIPE MATERIAL AND IS SPECIFIED ALL INSTALLATION AND CONSTRUCTION TO BE APPROVED BY NWSD, OR ITS DESIGNATED REPRESENTATIVE.

HEBER CITY ENGINEER'S APPROVAL

HEBER CITY ENGINEER

DATE _____



ENSIGN
THE STANDARD IN ENGINEERING

SANDY
45 W 10000 S, Suite 500
Sandy, UT 84070
Phone: 801.255.0529

LAYTON
Phone: 801.547.1100

TOOELE
Phone: 435.843.3590

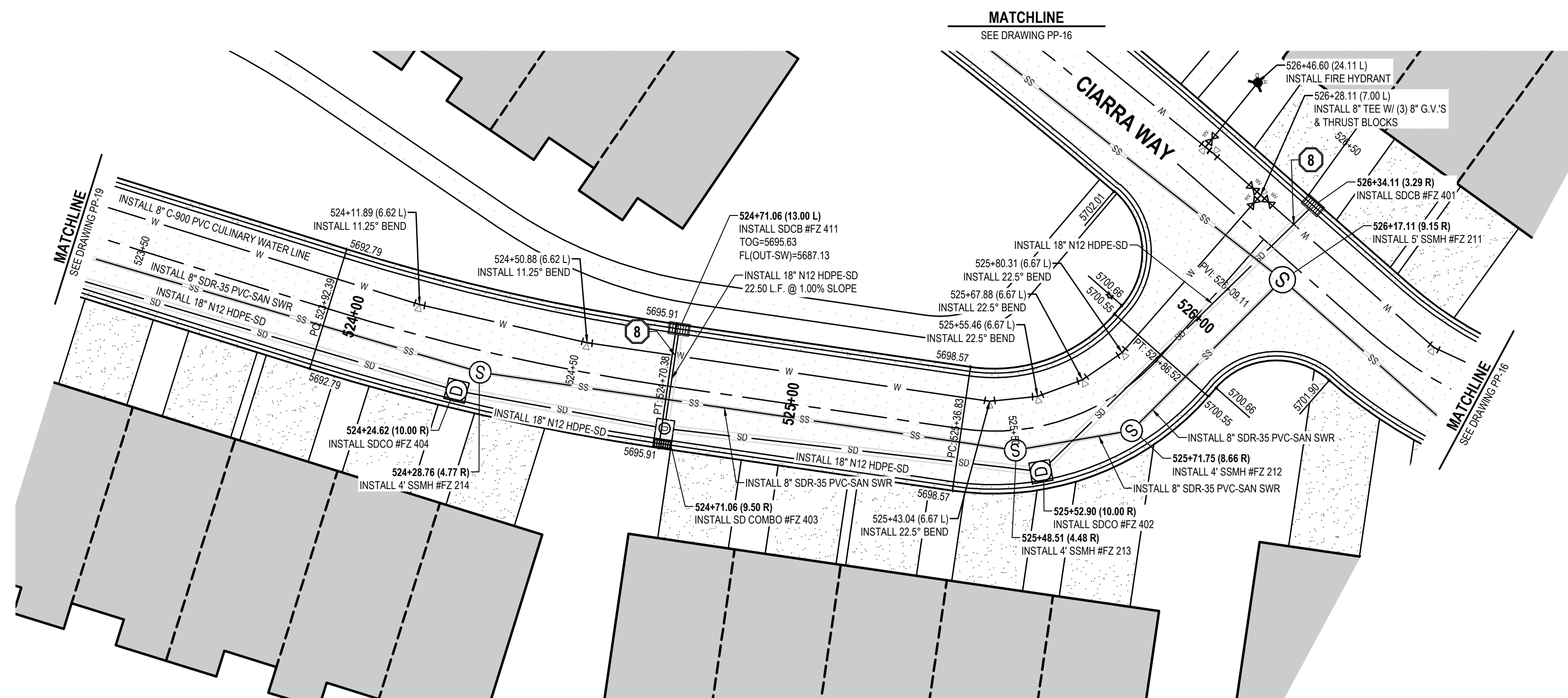
CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

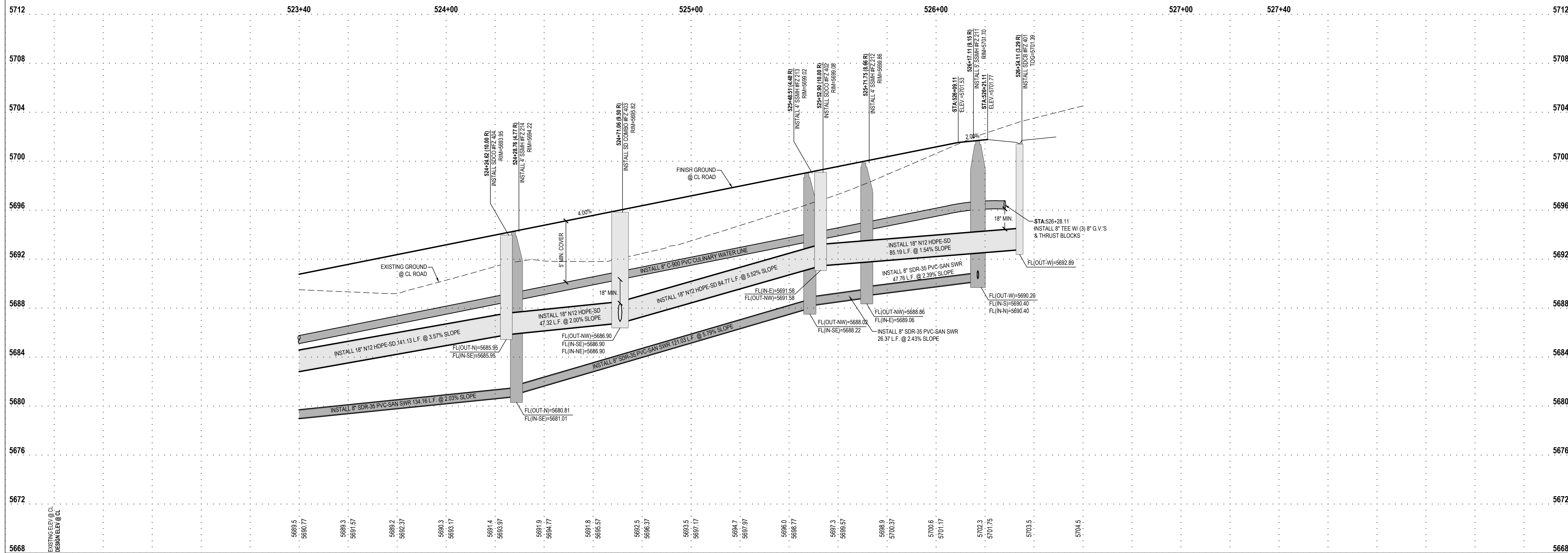
WWW.ENSIGNENG.COM

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

CONTACT:
DAVE BARBEE
PHONE: 801.316.3193



OLIVIA WAY



**JORDANELLE RIDGE VILLAGE 2
FITZGERALD PRELIMINARY**

**700 COYOTE CANYON PARKWAY
HEBER CITY, UTAH**

2023-12-11 FOR REVIEW

PLAN AND PROFILE

OLIVIA WAY

PROJECT NUMBER 10229A	PRINT DATE 2023-12-11
PROJECT MANAGER BAM	DESIGNED BY DAG

PP-20

811

Know what's below.
Call before you dig.

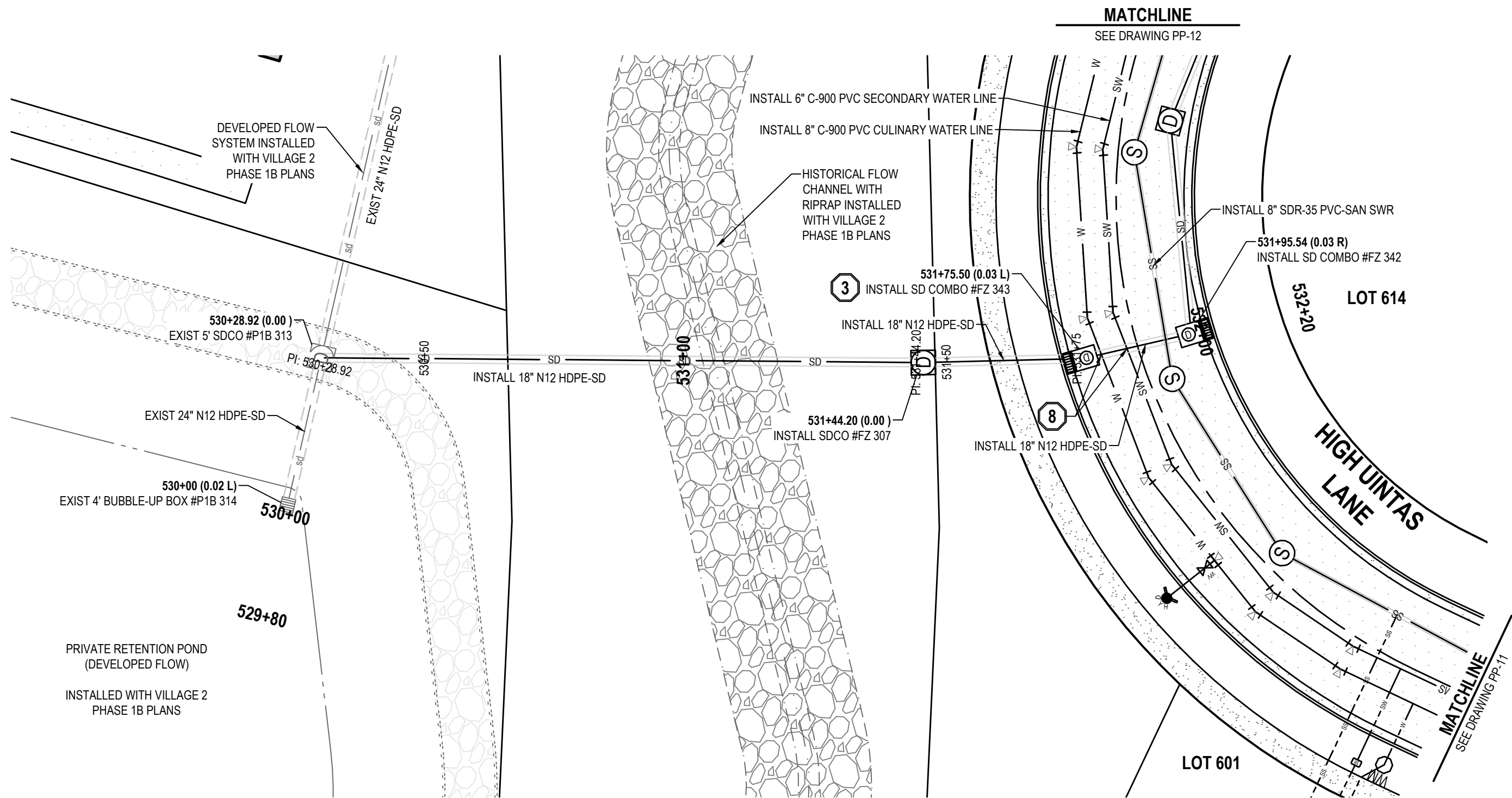
CALL BLUESTAKES
@ 811 AT LEAST 48 HOURS
PRIOR TO THE
COMMENCEMENT OF ANY
CONSTRUCTION.

BENCHMARK

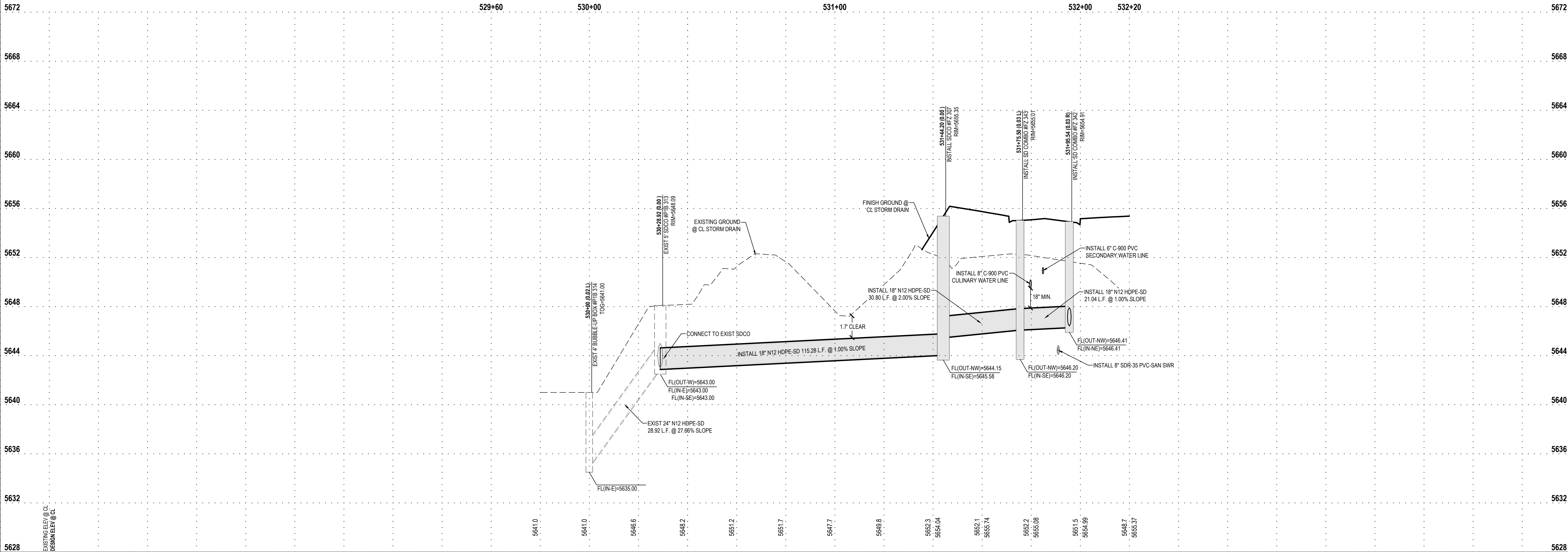
THE SOUTHEAST QUARTER OF SECTION 20,
TOWNSHIP 3 SOUTH, RANGE 5 EAST,
SALT LAKE BASE AND MERIDIAN
ELEVATION = 5969.10

- SCOPE OF WORK:**
PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:
- 1 REMOVE TEMPORARY BLOW-OFF AND AIR VAC VALVE TO CONNECT WATER LINE. SEE UTILITY PLAN FOR ADDITIONAL INFORMATION.
 - 2 TEMPORARY BLOW-OFF AND AIR VAC VALVE PER NORTH VILLAGE SPECIAL SERVICE DISTRICT SPECIFICATIONS.
 - 3 2' SUMP IN STORM DRAIN STRUCTURE.
 - 4 SINGLE METER CONFIGURATION, 1 1/2" POLYETHYLENE CULINARY WATER SERVICE CONNECTION AND 1" METER PER NORTH VILLAGE SPECIAL SERVICE DISTRICT STANDARD PLAN NO. 400.3 AND 400.4A AND SPECIFICATIONS. ROTATE TAPPING SADDLE TO AVOID CONFLICTS WITH OTHER UTILITIES AND HIGH POINTS IN SERVICE LATERAL. MAINTAIN 5' MINIMUM COVER OVER SERVICE.
 - 5 DUAL METER CONFIGURATION, 1 1/2" POLYETHYLENE CULINARY WATER SERVICE CONNECTION AND DUAL 1" METERS PER NORTH VILLAGE SPECIAL SERVICE DISTRICT STANDARD PLAN NO. 400.3 AND 400.7 AND SPECIFICATIONS. ROTATE TAPPING SADDLE TO AVOID CONFLICTS WITH OTHER UTILITIES AND HIGH POINTS IN SERVICE LATERAL. MAINTAIN 5' MINIMUM COVER OVER SERVICE. SEE DETAIL 6/C-601 FOR DUAL METER CONFIGURATION.

- 6 SINGLE OR DOUBLE (AS SHOWN) 1" SECONDARY WATER SERVICE CONNECTION PER NORTH VILLAGE SPECIAL SERVICE DISTRICT STANDARD PLAN NO. 500.2 OR 500.3. SEE DETAIL 6/C-601 FOR DUAL METER CONFIGURATION.
- 7 4" PVC SANITARY SEWER LATERAL PER NORTH VILLAGE SPECIAL SERVICE DISTRICT STANDARDS AND SPECIFICATIONS.
- 8 POTENTIAL CONFLICT BETWEEN STORM DRAIN AND WATER LINE. MAINTAIN A MINIMUM OF 18" OF CLEARANCE BETWEEN THE STORM DRAIN AND WATER LINE. ENSURE THAT THE WATER LINE DEFLECTION AT EACH JOINT DOES NOT EXCEED THE STANDARDS AND SPECIFICATIONS PER THE PIPE MATERIAL AND SIZE SPECIFIED. ALL INSTALLATION AND CONSTRUCTION TO BE APPROVED BY NVSSD, OR ITS DESIGNATED REPRESENTATIVE.



OFFSITE STORM DRAIN - DEVELOPED FLOW



ENSEIGN

THE STANDARD IN ENGINEERING

SANDY

45 W 10000 S, Suite 500
Sandy, UT 84070
Phone: 801.255.0529

LAYTON

Phone: 801.547.1100

TOOELE

Phone: 435.843.3590

CEDAR CITY

Phone: 435.865.1453

RICHFIELD

Phone: 435.896.2983

WWW.ENSIGNENG.COM

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

CONTACT:
DAVE BARREE
PHONE: 801.316.3193

JORDANELLE RIDGE VILLAGE 2
FITZGERALD PRELIMINARY

700 COYOTE CANYON PARKWAY
HEBER CITY, UTAH

2023-12-11 FOR REVIEW

PLAN AND PROFILE
OFFSITE STORM DRAIN
DEVELOPED FLOW

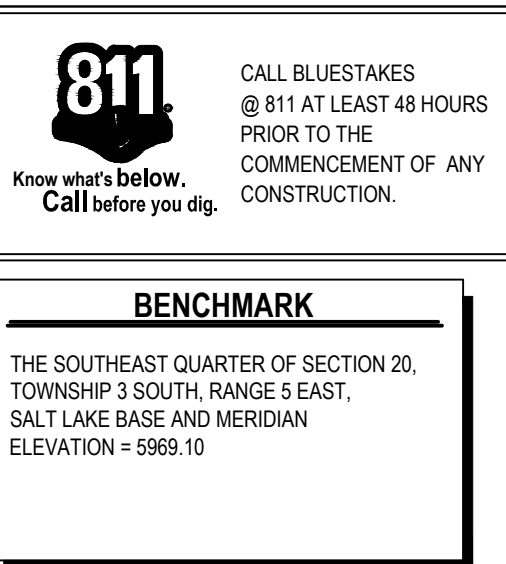
PROJECT NUMBER
10229A

PRINT DATE
2023-12-11

PROJECT MANAGER
BAM

DESIGNED BY
DAG

PP-21



SCOPE OF WORK:
 PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:

- ① REMOVE TEMPORARY BLOW-OFF AND AIR VAC VALVE TO CONNECT WATER LINE. SEE UTILITY PLAN FOR ADDITIONAL INFORMATION.
- ② TEMPORARY BLOW-OFF AND AIR VAC VALVE PER NORTH VILLAGE SPECIAL SERVICE DISTRICT SPECIFICATIONS.
- ③ 2' SUMP IN STORM DRAIN STRUCTURE.
- ④ SINGLE METER CONFIGURATION: 1 1/2" POLYETHYLENE CULINARY WATER SERVICE CONNECTION AND 1" METER PER NORTH VILLAGE SPECIAL SERVICE DISTRICT STANDARD PLAN NO. 400.3 AND 400.4A AND SPECIFICATIONS. ROTATE TAPPING SADDLE TO AVOID CONFLICTS WITH OTHER UTILITIES AND HIGH POINT IN SERVICE LATERAL. MAINTAIN 5" MINIMUM COVER OVER SERVICE.
- ⑤ DUAL METER CONFIGURATION: 1 1/2" POLYETHYLENE CULINARY WATER SERVICE CONNECTION AND DUAL METERS PER NORTH VILLAGE SPECIAL SERVICE DISTRICT STANDARD PLAN NO. 400.3 AND 400.7 AND SPECIFICATIONS. ROTATE TAPPING SADDLE TO AVOID CONFLICTS WITH OTHER UTILITIES AND HIGH POINT IN SERVICE LATERAL. MAINTAIN 5" MINIMUM COVER OVER SERVICE. SEE DETAIL 6C-601 FOR DUAL METER CONFIGURATION.

6 SINGLE OR DOUBLE (AS SHOWN) 1" SECONDARY WATER SERVICE CONNECTION PER NORTH VILLAGE SPECIAL SERVICE DISTRICT STANDARD PLAN NO. 500.2 OR 500.3. SEE DETAIL 6/C-601 FOR DUAL METER CONFIGURATION.

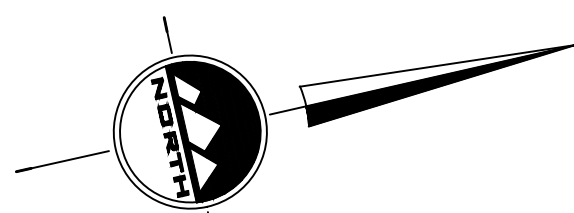
7 4" PVC SANITARY SEWER LATERAL PER NORTH VILLAGE SPECIAL SERVICE DISTRICT STANDARDS AND SPECIFICATIONS.

8 POTENTIAL CONFLICT BETWEEN STORM DRAIN AND WATER LINE. MAINTAIN A MINIMUM OF 18" OF CLEARANCE BETWEEN THE STORM DRAIN AND WATER LINE. ENSURE THAT THE WATER LINE DEFLECTION AT EACH JOINT DOES NOT EXCEED THE STANDARDS AND SPECIFICATIONS PER THE PIPE MATERIAL AND SIZE. VERIFY ALL INSTALLATION AND CONSTRUCTION TO BE APPROVED BY NVSSD, OR ITS DESIGNATED REPRESENTATIVE.

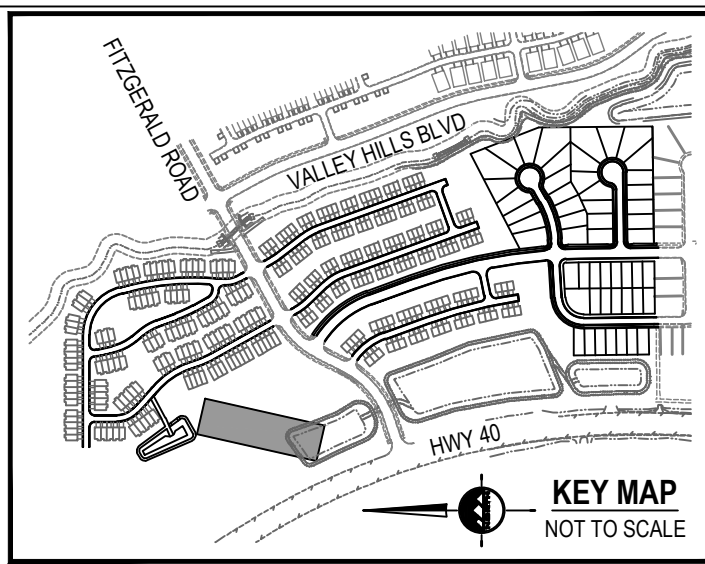
HEBER CITY ENGINEER'S APPROVAL

HEBER CITY ENGINEER

DATE _____



HORIZONTAL GRAPHIC SCALE



ENSIGN
THE STANDARD IN ENGINEERING

SANDY
45 W 10000 S, Suite 500
Sandy, UT 84070
Phone: 801.255.0529

LAYTON
Phone: 801.547.1100

TOOELE
Phone: 435.843.3590

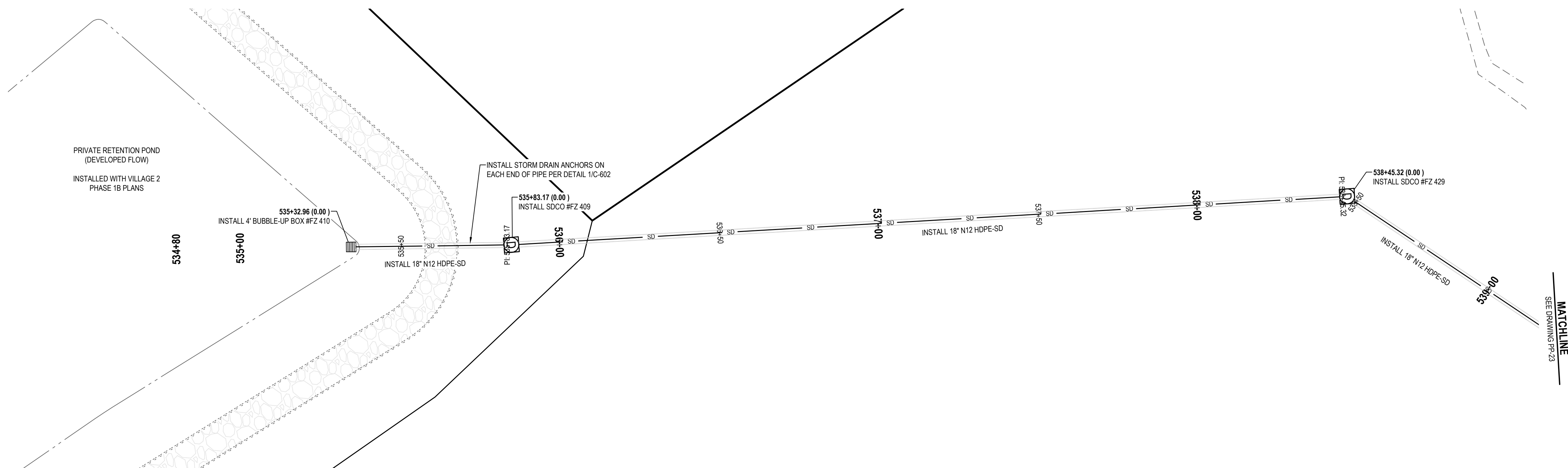
CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

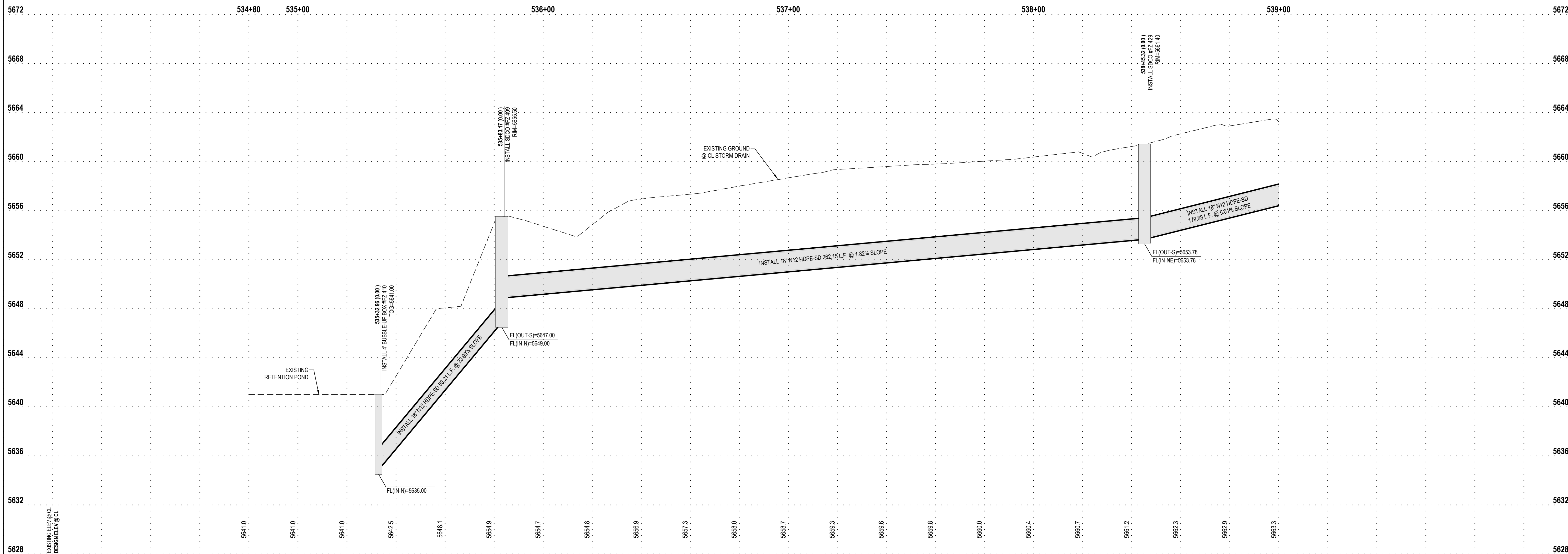
WWW.ENSINGENG.COM

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

CONTACT:
DAVE BARBEE
PHONE: 801.316.319



OFFSITE STORM DRAIN - DEVELOPED FLOW



**JORDANELLE RIDGE VILLAGE 2
FITZGERALD PRELIMINARY**

**700 COYOTE CANYON PARKWAY
HEBER CITY, UTAH**

2023-12-11 FOR REVIEW

PLAN AND PROFILE OFFSITE STORM DRAIN DEVELOPED FLOW

PROJECT NUMBER 10229A	PRINT DATE 2023-12-1
PROJECT MANAGER BAM	DESIGNED BY DAG

PP-22

811

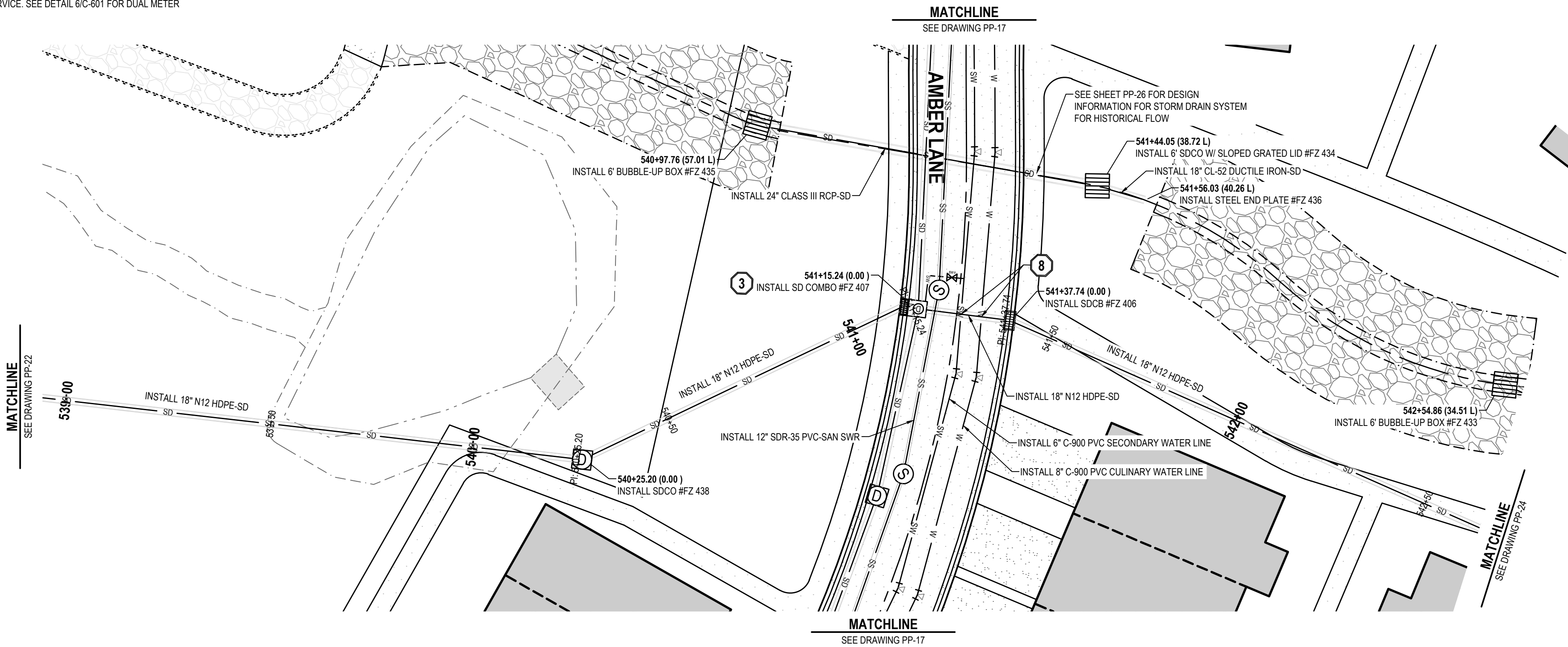
Know what's below.
Call before you dig.

CALL BLUESTAKES
@ 811 AT LEAST 48 HOURS
PRIOR TO THE
COMMENCEMENT OF ANY
CONSTRUCTION.

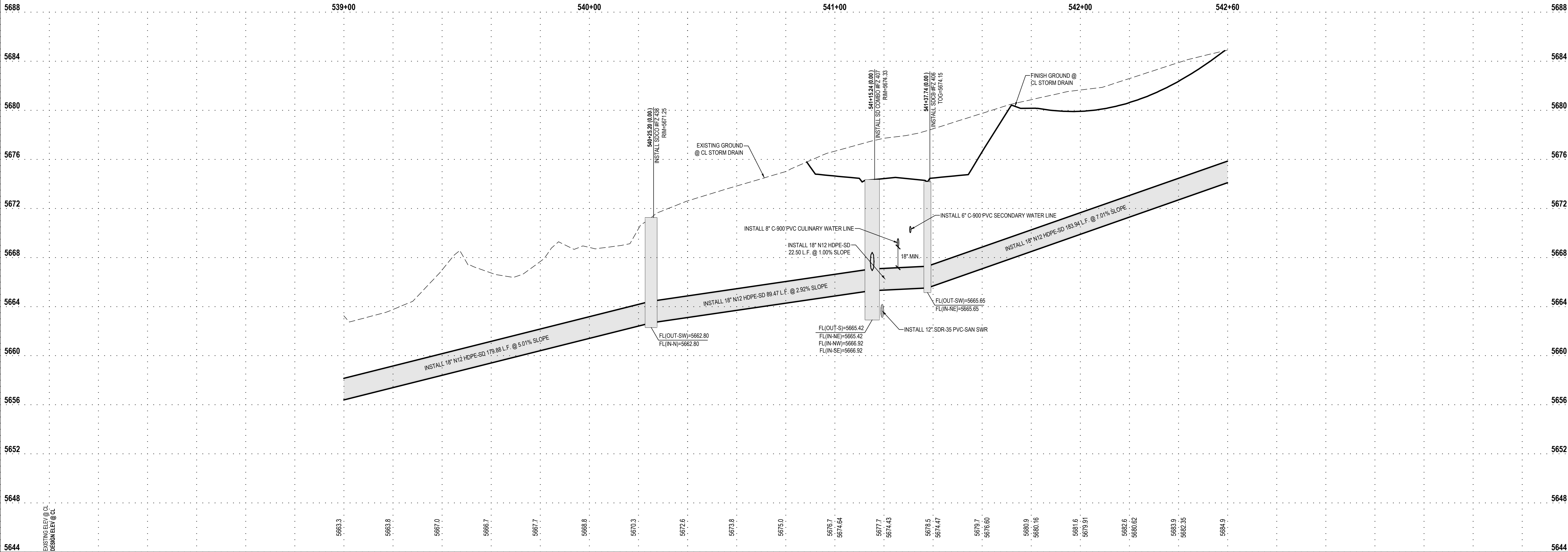
BENCHMARK

THE SOUTHEAST QUARTER OF SECTION 20,
TOWNSHIP 3 SOUTH, RANGE 5 EAST,
SALT LAKE BASE AND MERIDIAN
ELEVATION = 5969.10

- SCOPE OF WORK:**
PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:
- 1 REMOVE TEMPORARY BLOW-OFF AND AIR VAC VALVE TO CONNECT WATER LINE. SEE UTILITY PLAN FOR ADDITIONAL INFORMATION.
 - 2 TEMPORARY BLOW-OFF AND AIR VAC VALVE PER NORTH VILLAGE SPECIAL SERVICE DISTRICT SPECIFICATIONS.
 - 3 2' SUMP IN STORM DRAIN STRUCTURE.
 - 4 SINGLE METER CONFIGURATION, 1 1/2" POLYETHYLENE CULINARY WATER SERVICE CONNECTION AND 1" METER PER NORTH VILLAGE SPECIAL SERVICE DISTRICT STANDARD PLAN NO. 400.3 AND 400.4A AND SPECIFICATIONS. ROTATE TAPPING SADDLE TO AVOID CONFLICTS WITH OTHER UTILITIES AND HIGH POINTS IN SERVICE LATERAL. MAINTAIN 5' MINIMUM COVER OVER SERVICE.
 - 5 DUAL METER CONFIGURATION, 1 1/2" POLYETHYLENE CULINARY WATER SERVICE CONNECTION AND DUAL 1" METERS PER NORTH VILLAGE SPECIAL SERVICE DISTRICT STANDARD PLAN NO. 400.3 AND 400.7 AND SPECIFICATIONS. ROTATE TAPPING SADDLE TO AVOID CONFLICTS WITH OTHER UTILITIES AND HIGH POINTS IN SERVICE LATERAL. MAINTAIN 5' MINIMUM COVER OVER SERVICE. SEE DETAIL 6/C-601 FOR DUAL METER CONFIGURATION.
 - 6 SINGLE OR DOUBLE (AS SHOWN) 1" SECONDARY WATER SERVICE CONNECTION PER NORTH VILLAGE SPECIAL SERVICE DISTRICT STANDARD PLAN NO. 500.2 OR 500.3. SEE DETAIL 6/C-601 FOR DUAL METER CONFIGURATION.
 - 7 4" PVC SANITARY SEWER LATERAL PER NORTH VILLAGE SPECIAL SERVICE DISTRICT STANDARDS AND SPECIFICATIONS.
 - 8 POTENTIAL CONFLICT BETWEEN STORM DRAIN AND WATER LINE. MAINTAIN A MINIMUM OF 18" OF CLEARANCE BETWEEN THE STORM DRAIN AND WATER LINE. ENSURE THAT THE WATER LINE DEFLECTION AT EACH JOINT DOES NOT EXCEED THE STANDARDS AND SPECIFICATIONS PER THE PIPE MATERIAL AND SIZE SPECIFIED. ALL INSTALLATION AND CONSTRUCTION TO BE APPROVED BY NVSSD, OR ITS DESIGNATED REPRESENTATIVE.

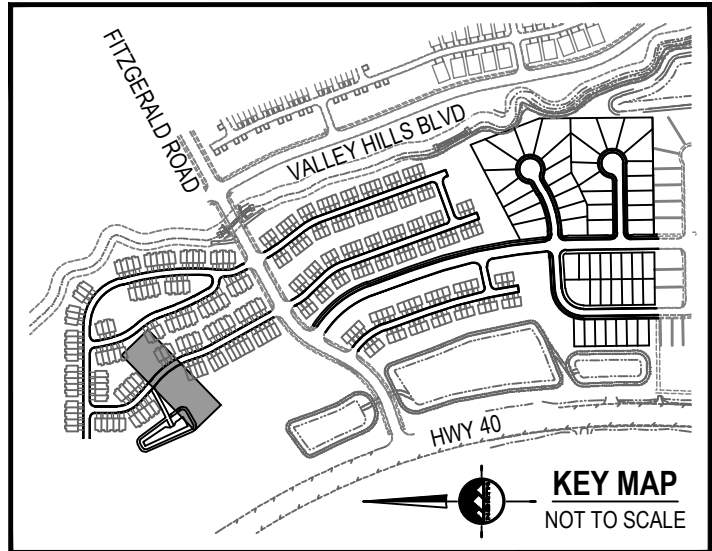
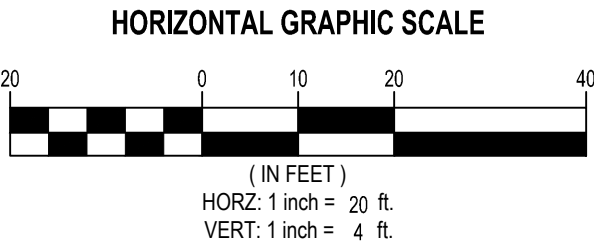


OFFSITE STORM DRAIN - DEVELOPED FLOW



HEBER CITY ENGINEER'S APPROVAL

HEBER CITY ENGINEER _____ DATE _____



EN SIGN

THE STANDARD IN ENGINEERING

SANDY

45 W 10000 S, Suite 500
Sandy, UT 84070
Phone: 801.255.0529

LAYTON

Phone: 801.547.1100

TOOELE

Phone: 435.843.3590

CEDAR CITY

Phone: 435.865.1453

RICHFIELD

Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:

MOMENTUM DEVELOPMENT GROUP, LLC
10421 SOUTH JORDAN GATEWAY BLVD, #200
SOUTH JORDAN, UTAH 84095

CONTACT:

DAVE BARBEE
PHONE: 801.316.3193

JORDANELLE RIDGE VILLAGE 2
FITZGERALD PRELIMINARY
700 COYOTE CANYON PARKWAY
HEBER CITY, UTAH

2023-12-11 FOR REVIEW

PLAN AND PROFILE
OFFSITE STORM DRAIN
DEVELOPED FLOW

PROJECT NUMBER
10229A

PRINT DATE
2023-12-11

PROJECT MANAGER
BAM

DESIGNED BY
DAG

PP-23

811

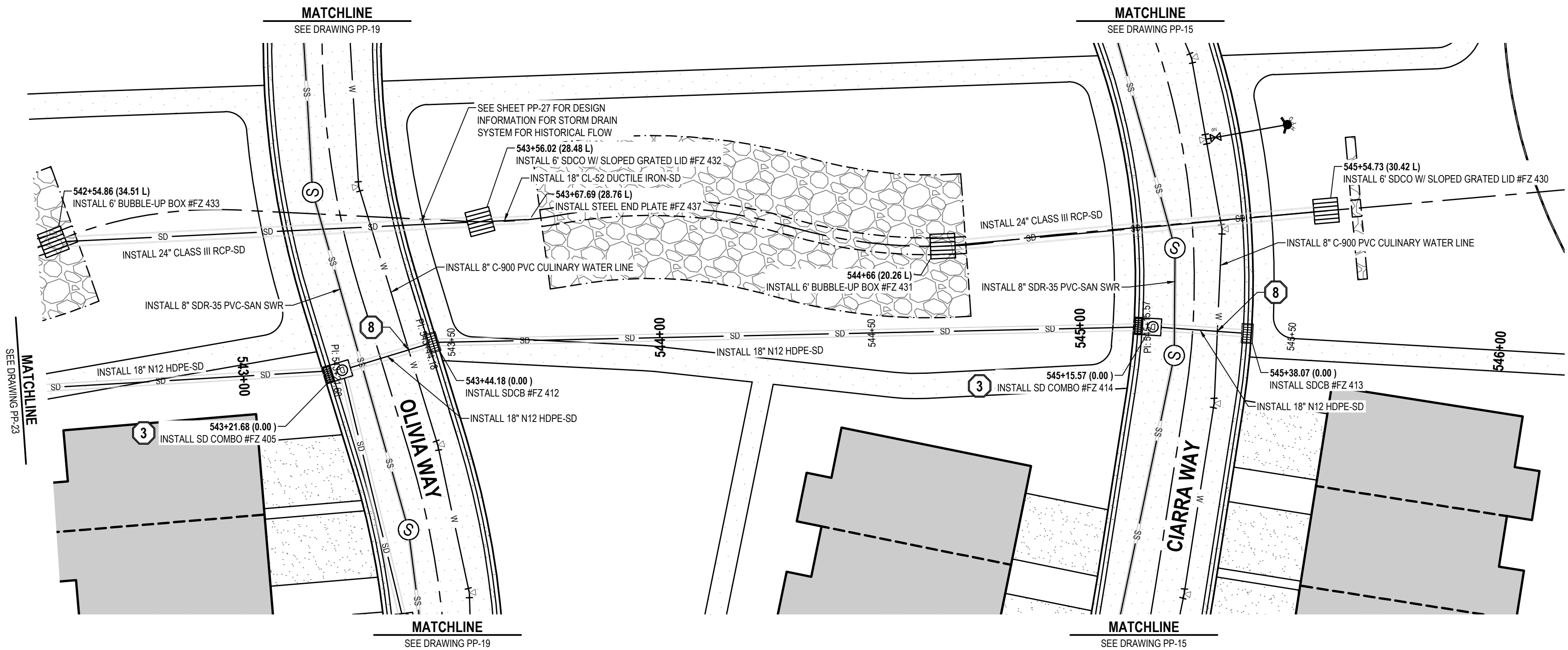
Know what's below.
Call before you dig.

CALL BLUESTAKES
@ 811 AT LEAST 48 HOURS
PRIOR TO THE
COMMENCEMENT OF ANY
CONSTRUCTION.

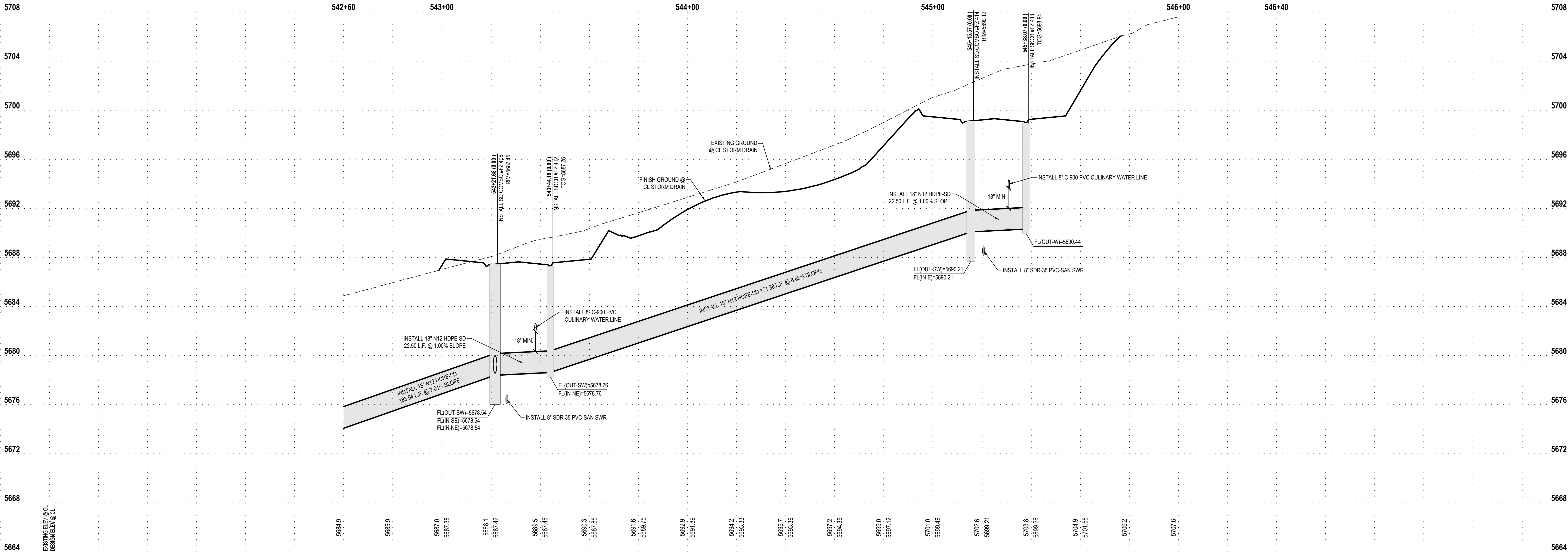
BENCHMARK

THE SOUTHEAST QUARTER OF SECTION 20,
TOWNSHIP 3 SOUTH, RANGE 5 EAST,
SALT LAKE BASE AND MERIDIAN
ELEVATION = 5969.10

- SCOPE OF WORK:**
PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:
- 1 REMOVE TEMPORARY BLOW-OFF AND AIR VAC VALVE TO CONNECT WATER LINE. SEE UTILITY PLAN FOR ADDITIONAL INFORMATION.
 - 2 TEMPORARY BLOW-OFF AND AIR VAC VALVE PER NORTH VILLAGE SPECIAL SERVICE DISTRICT SPECIFICATIONS.
 - 3 2' SUMP IN STORM DRAIN STRUCTURE.
 - 4 SINGLE METER CONFIGURATION, 1 1/2" POLYETHYLENE CULINARY WATER SERVICE CONNECTION AND 1" METER PER NORTH VILLAGE SPECIAL SERVICE DISTRICT STANDARD PLAN NO. 400.3 AND 400.4A AND SPECIFICATIONS. ROTATE TAPPING SADDLE TO AVOID CONFLICTS WITH OTHER UTILITIES AND HIGH POINTS IN SERVICE LATERAL. MAINTAIN 5' MINIMUM COVER OVER SERVICE.
 - 5 DUAL METER CONFIGURATION, 1 1/2" POLYETHYLENE CULINARY WATER SERVICE CONNECTION AND DUAL 1" METERS PER NORTH VILLAGE SPECIAL SERVICE DISTRICT STANDARD PLAN NO. 400.3 AND 400.7 AND SPECIFICATIONS. ROTATE TAPPING SADDLE TO AVOID CONFLICTS WITH OTHER UTILITIES AND HIGH POINTS IN SERVICE LATERAL. MAINTAIN 5' MINIMUM COVER OVER SERVICE. SEE DETAIL 6/C-601 FOR DUAL METER CONFIGURATION.
 - 6 SINGLE OR DOUBLE (AS SHOWN) 1" SECONDARY WATER SERVICE CONNECTION PER NORTH VILLAGE SPECIAL SERVICE DISTRICT STANDARD PLAN NO. 500.2 OR 500.3. SEE DETAIL 6/C-601 FOR DUAL METER CONFIGURATION.
 - 7 4" PVC SANITARY SEWER LATERAL PER NORTH VILLAGE SPECIAL SERVICE DISTRICT STANDARDS AND SPECIFICATIONS.
 - 8 POTENTIAL CONFLICT BETWEEN STORM DRAIN AND WATER LINE. MAINTAIN A MINIMUM OF 18" OF CLEARANCE BETWEEN THE STORM DRAIN AND WATER LINE. ENSURE THAT THE WATER LINE DEFLECTION AT EACH JOINT DOES NOT EXCEED THE STANDARDS AND SPECIFICATIONS PER THE PIPE MATERIAL AND SIZE SPECIFIED. ALL INSTALLATION AND CONSTRUCTION TO BE APPROVED BY NVSSD, OR ITS DESIGNATED REPRESENTATIVE.



OFFSITE STORM DRAIN - DEVELOPED FLOW



ENSEIGN

THE STANDARD IN ENGINEERING

SANDY

45 W 10000 S, Suite 500
Sandy, UT 84070
Phone: 801.255.0529

LAYTON

Phone: 801.547.1100

TOOELE

Phone: 435.843.3590

CEDAR CITY

Phone: 435.865.1453

RICHFIELD

Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:

MOMENTUM DEVELOPMENT GROUP, LLC
10421 SOUTH JORDAN GATEWAY BLVD, #200
SOUTH JORDAN, UTAH 84095

CONTACT:

DAVE BARBEE
PHONE: 801.316.3193

JORDANELLE RIDGE VILLAGE 2

FITZGERALD PRELIMINARY

700 COYOTE CANYON PARKWAY

HEBER CITY, UTAH

2023-12-11 FOR REVIEW

PLAN AND PROFILE

OFFSITE STORM DRAIN

DEVELOPED FLOW

PROJECT NUMBER
10229A

PRINT DATE
2023-12-11

PROJECT MANAGER
BAM

DESIGNED BY
DAG

PP-24

811

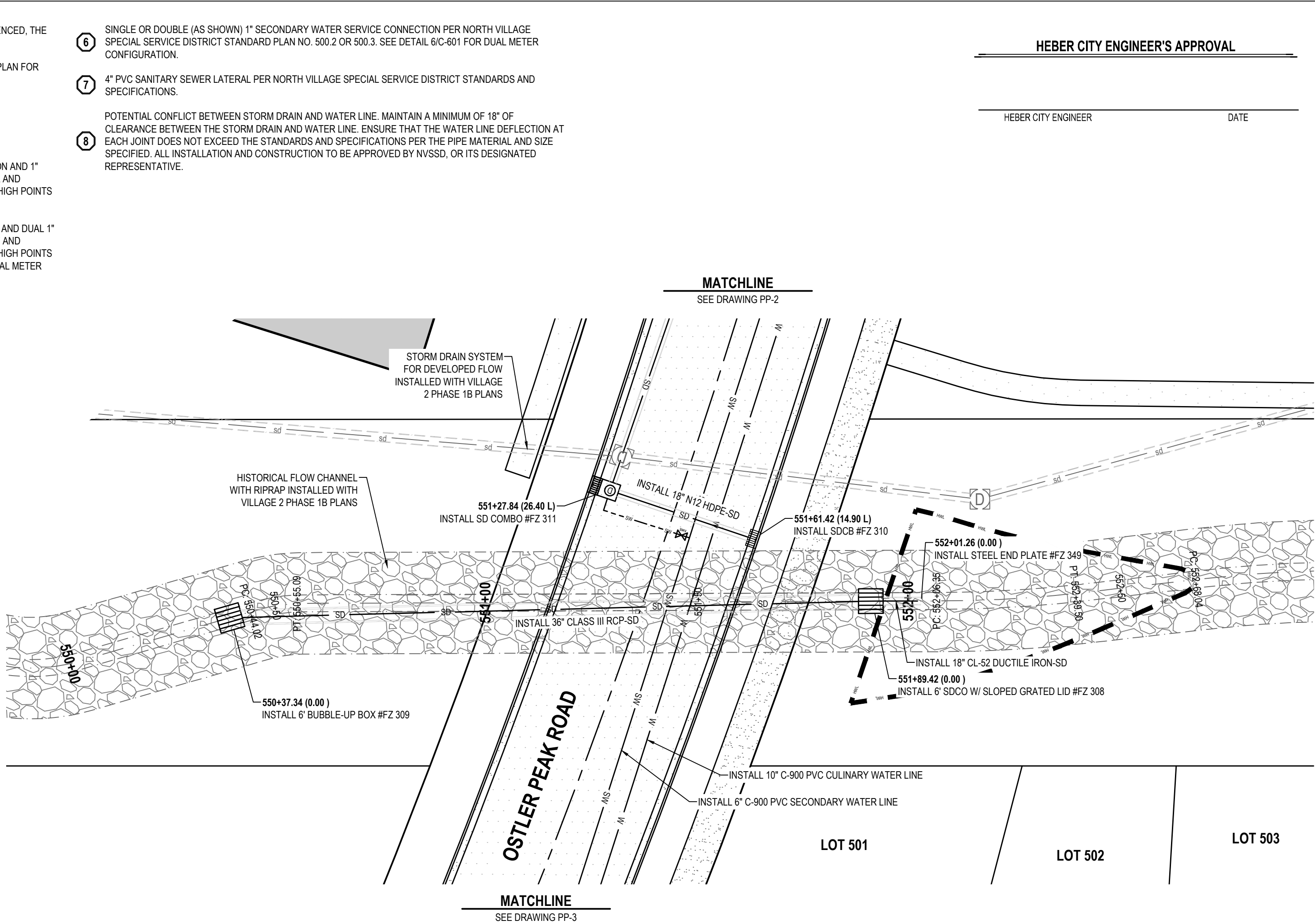
Know what's below.
Call before you dig.

CALL BLUESTAKES
@ 811 AT LEAST 48 HOURS
PRIOR TO THE
COMMENCEMENT OF ANY
CONSTRUCTION.

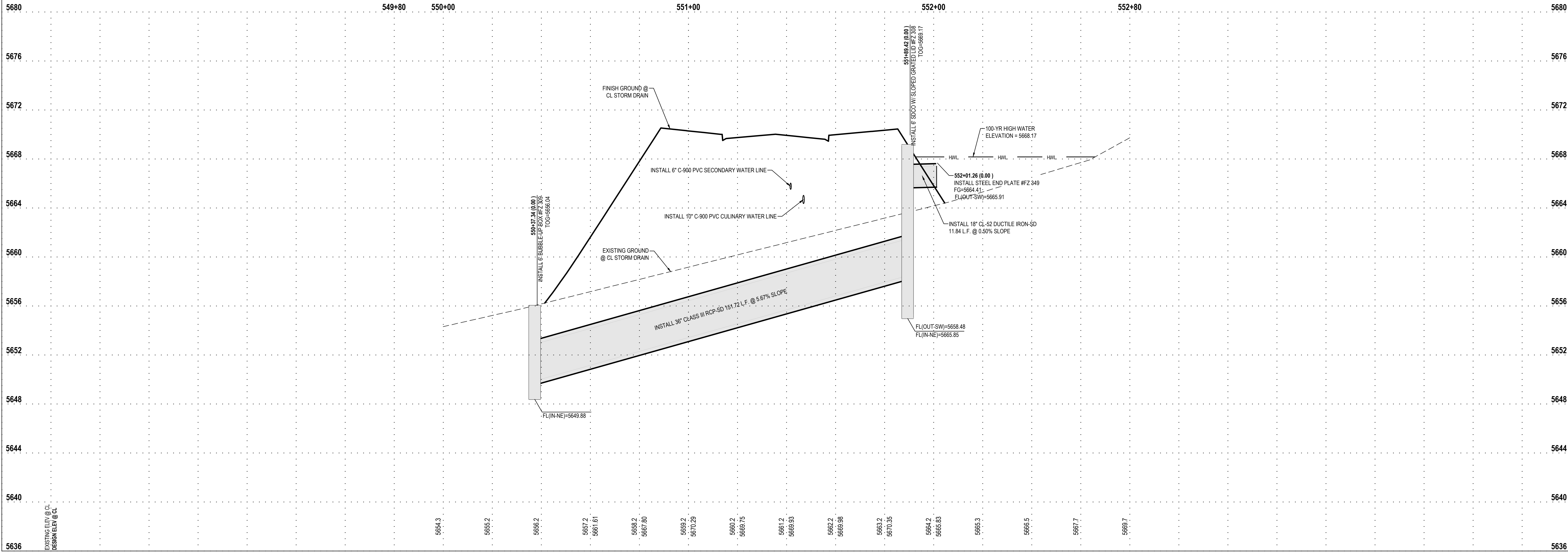
BENCHMARK

THE SOUTHEAST QUARTER OF SECTION 20,
TOWNSHIP 3 SOUTH, RANGE 5 EAST,
SALT LAKE BASE AND MERIDIAN
ELEVATION = 5969.10

- SCOPE OF WORK:**
PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:
- 1 REMOVE TEMPORARY BLOW-OFF AND AIR VAC VALVE TO CONNECT WATER LINE. SEE UTILITY PLAN FOR ADDITIONAL INFORMATION.
 - 2 TEMPORARY BLOW-OFF AND AIR VAC VALVE PER NORTH VILLAGE SPECIAL SERVICE DISTRICT SPECIFICATIONS.
 - 3 2' SUMP IN STORM DRAIN STRUCTURE.
 - 4 SINGLE METER CONFIGURATION, 1 1/2" POLYETHYLENE CULINARY WATER SERVICE CONNECTION AND 1" METER PER NORTH VILLAGE SPECIAL SERVICE DISTRICT STANDARD PLAN NO. 400.3 AND 400.4A AND SPECIFICATIONS. ROTATE TAPPING SADDLE TO AVOID CONFLICTS WITH OTHER UTILITIES AND HIGH POINTS IN SERVICE LATERAL. MAINTAIN 5' MINIMUM COVER OVER SERVICE.
 - 5 DUAL METER CONFIGURATION, 1 1/2" POLYETHYLENE CULINARY WATER SERVICE CONNECTION AND DUAL 1" METERS PER NORTH VILLAGE SPECIAL SERVICE DISTRICT STANDARD PLAN NO. 400.3 AND 400.7 AND SPECIFICATIONS. ROTATE TAPPING SADDLE TO AVOID CONFLICTS WITH OTHER UTILITIES AND HIGH POINTS IN SERVICE LATERAL. MAINTAIN 5' MINIMUM COVER OVER SERVICE. SEE DETAIL 6/C-601 FOR DUAL METER CONFIGURATION.
 - 6 SINGLE OR DOUBLE (AS SHOWN) 1" SECONDARY WATER SERVICE CONNECTION PER NORTH VILLAGE SPECIAL SERVICE DISTRICT STANDARD PLAN NO. 500.2 OR 500.3. SEE DETAIL 6/C-601 FOR DUAL METER CONFIGURATION.
 - 7 4" PVC SANITARY SEWER LATERAL PER NORTH VILLAGE SPECIAL SERVICE DISTRICT STANDARDS AND SPECIFICATIONS.
 - 8 POTENTIAL CONFLICT BETWEEN STORM DRAIN AND WATER LINE. MAINTAIN A MINIMUM OF 18" OF CLEARANCE BETWEEN THE STORM DRAIN AND WATER LINE. ENSURE THAT THE WATER LINE DEFLECTION AT EACH JOINT DOES NOT EXCEED THE STANDARDS AND SPECIFICATIONS PER THE PIPE MATERIAL AND SIZE SPECIFIED. ALL INSTALLATION AND CONSTRUCTION TO BE APPROVED BY NVSSD, OR ITS DESIGNATED REPRESENTATIVE.

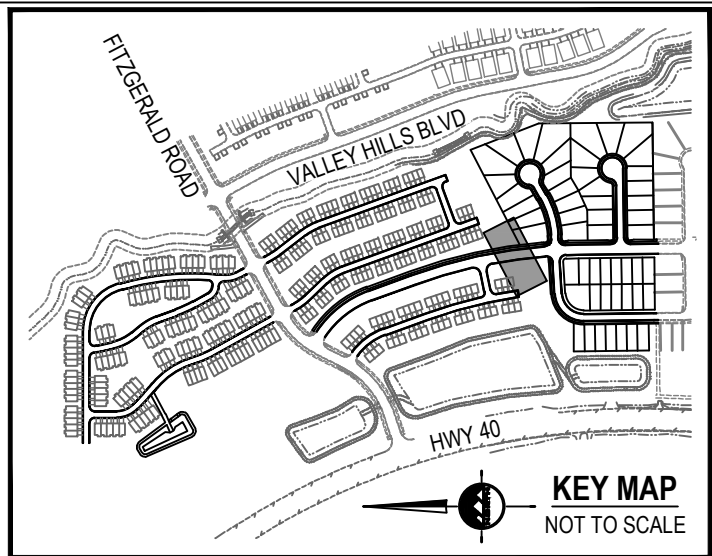
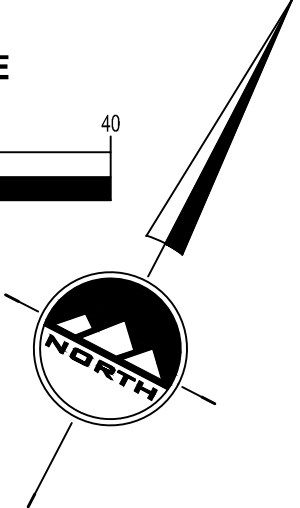
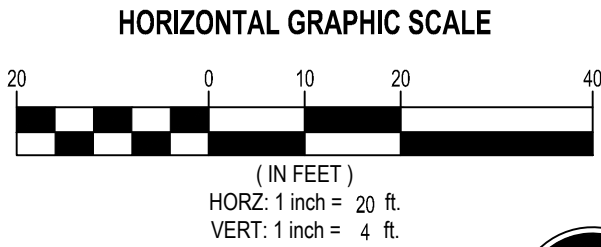


OFFSITE STORM DRAIN - HISTORICAL FLOW



HEBER CITY ENGINEER'S APPROVAL

HEBER CITY ENGINEER _____ DATE _____



EN SIGN

THE STANDARD IN ENGINEERING

SANDY

45 W 10000 S, Suite 500
Sandy, UT 84070
Phone: 801.255.0529

LAYTON

Phone: 801.547.1100

TOOELE

Phone: 435.843.3590

CEDAR CITY

Phone: 435.865.1453

RICHFIELD

Phone: 435.896.2983

WWW.ENSIGNENG.COM

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

CONTACT:
DAVE BARREE
PHONE: 801.316.3193

JORDANELLE RIDGE VILLAGE 2
FITZGERALD PRELIMINARY
700 COYOTE CANYON PARKWAY
HEBER CITY, UTAH

2023-12-11 FOR REVIEW

PLAN AND PROFILE
OFFSITE STORM DRAIN
HISTORICAL FLOW

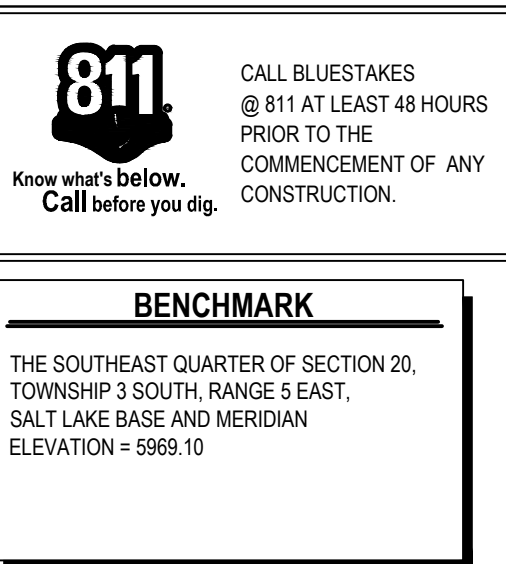
PROJECT NUMBER
10229A

PRINT DATE
2023-12-11

PROJECT MANAGER
BAM

DESIGNED BY
DAG

PP-25



SCOPE OF WORK:
PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:

- 1 REMOVE TEMPORARY BLOW-OFF AND AIR VAC VALVE TO CONNECT WATER LINE. SEE UTILITY PLAN FOR ADDITIONAL INFORMATION.
- 2 TEMPORARY BLOW-OFF AND AIR VAC VALVE PER NORTH VILLAGE SPECIAL SERVICE DISTRICT SPECIFICATIONS.
- 3 2' SUMP IN STORM DRAIN STRUCTURE.
- 4 SINGLE METER CONFIGURATION: 1 1/2" POLYETHYLENE CULINARY WATER SERVICE CONNECTION AND 1" METER PER NORTH VILLAGE SPECIAL SERVICE DISTRICT STANDARD PLAN NO. 400.3 AND 400.4A AND SPECIFICATIONS. ROTATE TAPPING SADDLE TO AVOID CONFLICTS WITH OTHER UTILITIES AND HIGH POINTS IN SERVICE LATERAL. MAINTAIN 5' MINIMUM COVER OVER SERVICE.
- 5 DUAL METER CONFIGURATION: 1 1/2" POLYETHYLENE CULINARY WATER SERVICE CONNECTION AND DUAL 1" METERS PER NORTH VILLAGE SPECIAL SERVICE DISTRICT STANDARD PLAN NO. 400.3 AND 400.7 AND SPECIFICATIONS. ROTATE TAPPING SADDLE TO AVOID CONFLICTS WITH OTHER UTILITIES AND HIGH POINTS IN SERVICE LATERAL. MAINTAIN 5' MINIMUM COVER OVER SERVICE. SEE DETAIL 6/C-601 FOR DUAL METER CONFIGURATION.

⑥ SINGLE OR DOUBLE (AS SHOWN) 1" SECONDARY WATER SERVICE CONNECTION PER NORTH VILLAGE SPECIAL SERVICE DISTRICT STANDARD PLAN NO. 500.2 OR 500.3. SEE DETAIL 6/C-601 FOR DUAL METER CONFIGURATION.

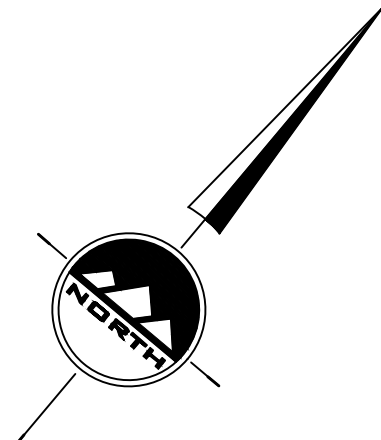
⑦ 4" PVC SANITARY SEWER LATERAL PER NORTH VILLAGE SPECIAL SERVICE DISTRICT STANDARDS AND SPECIFICATIONS.

⑧ POTENTIAL CONFLICT BETWEEN STORM DRAIN AND WATER LINE. MAINTAIN A MINIMUM OF 18" OF CLEARANCE BETWEEN THE STORM DRAIN AND WATER LINE. ENSURE THAT THE WATER LINE DEFLECTION AT EACH JOINT DOES NOT EXCEED THE STANDARDS AND SPECIFICATIONS PER THE PIPE MATERIAL AND SIZE SPECIFIED. ALL INSTALLATION AND CONSTRUCTION TO BE APPROVED BY NVSSD, OR ITS DESIGNATED REPRESENTATIVE.

HEBER CITY ENGINEER'S APPROVAL

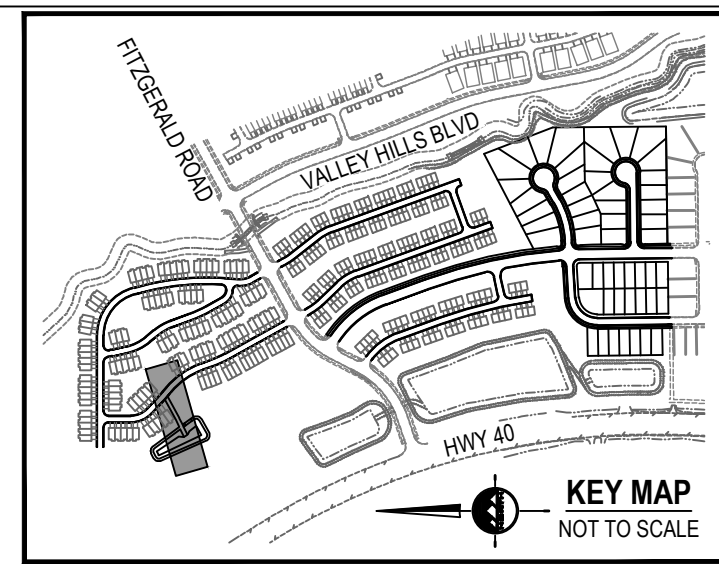
HEBER CITY ENGINEER

DATE _____



HORIZONTAL GRAPHIC SCALE

HORZ: 1 inch = 20 ft.
VERT: 1 inch = 4 ft.



ENSIGN
THE STANDARD IN ENGINEERING

SANDY
45 W 10000 S, Suite 500
Sandy, UT 84070
Phone: 801.255.0529

LAYTON
Phone: 801.547.1100

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSINGENG.COM

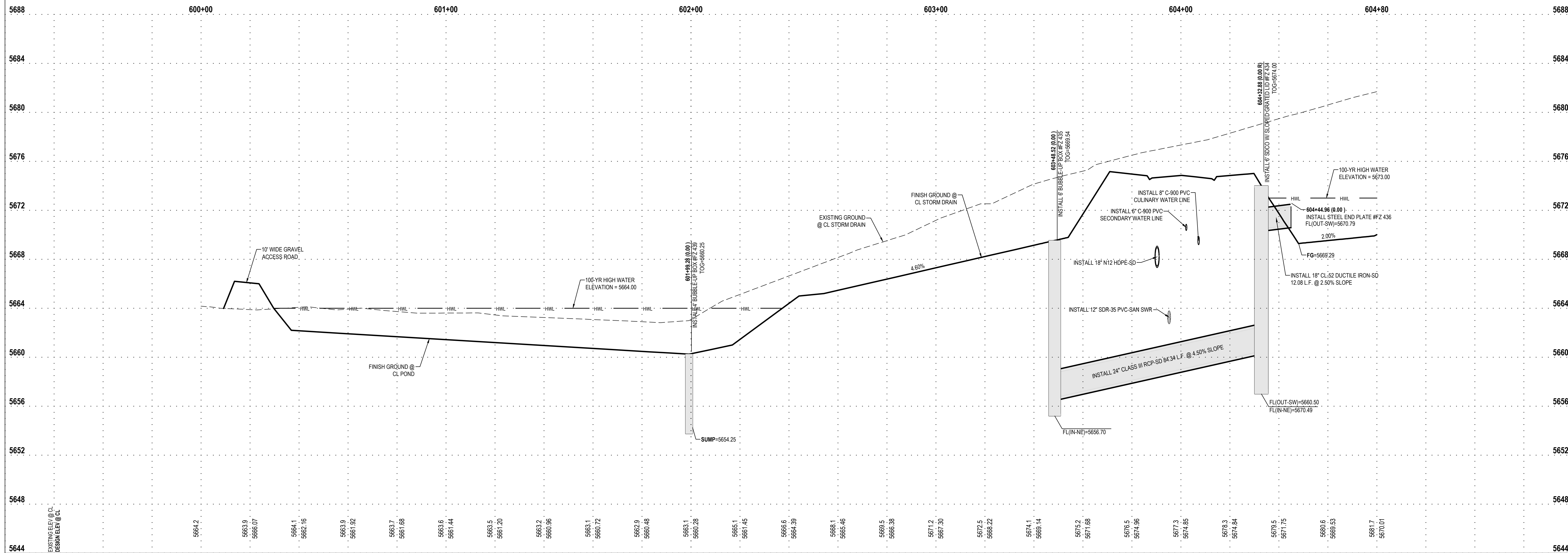
FOR:
MOMENTUM DEVELOPMENT GROUP, LLC
10421 SOUTH JORDAN GATEWAY BLVD, #200
SOUTH JORDAN, UTAH 84095

CONTACT:
DAVE BARBEE
PHONE: 801.316.3193

**JORDANELLE RIDGE VILLAGE 2
FITZGERALD PRELIMINARY**

700 COYOTE CANYON PARKWAY
HEBER CITY, UTAH

OFFSITE STORM DRAIN - HISTORICAL FLOW



2023-12-11 FOR REVIEW

PLAN AND PROFILE OFFSITE STORM DRAIN HISTORICAL FLOW

PROJECT NUMBER 10229A	PRINT DATE 2023-12-11
PROJECT MANAGER BAM	DESIGNED BY DAG

PP-26

811

Know what's below.
Call before you dig.

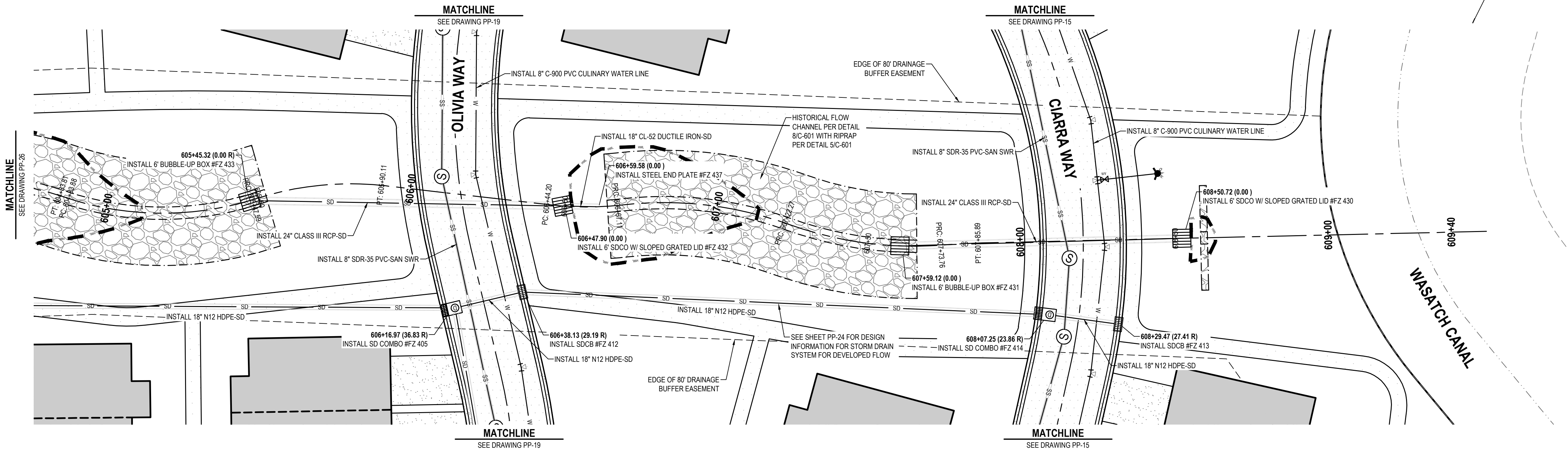
CALL BLUESTAKES
@ 811 AT LEAST 48 HOURS
PRIOR TO THE
COMMENCEMENT OF ANY
CONSTRUCTION.

BENCHMARK

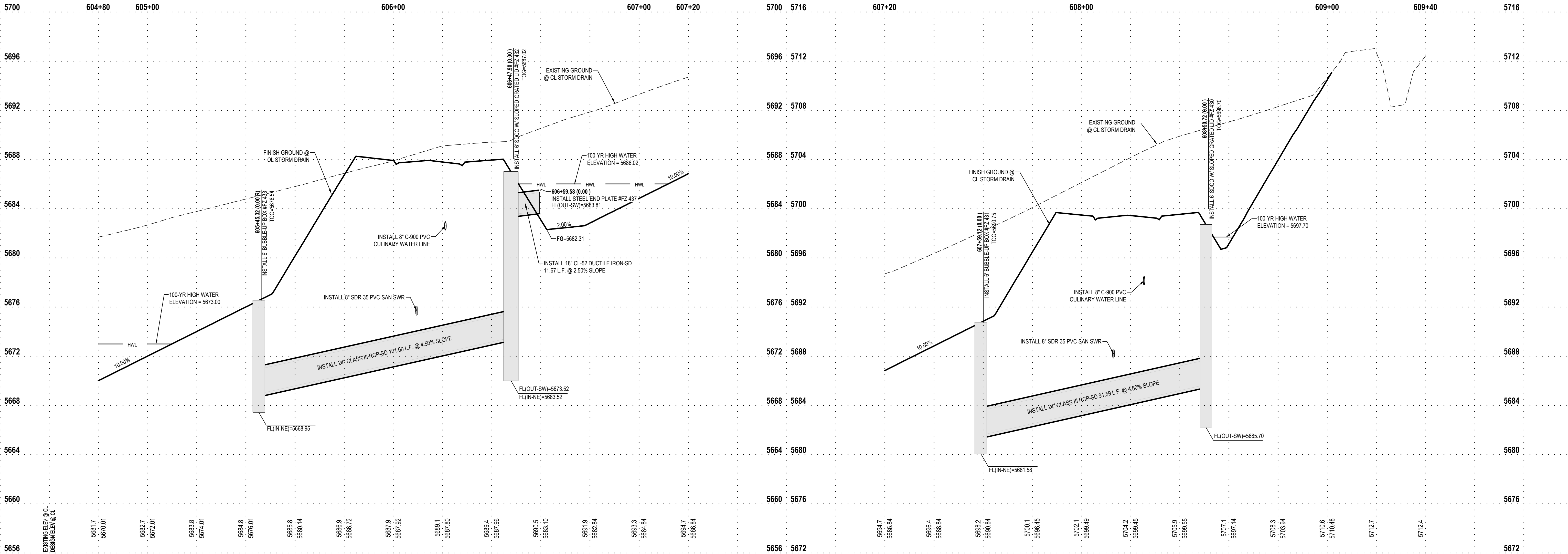
THE SOUTHEAST QUARTER OF SECTION 20,
TOWNSHIP 3 SOUTH, RANGE 5 EAST,
SALT LAKE BASE AND MERIDIAN
ELEVATION = 5969.10

- SCOPE OF WORK:**
PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:
- 1 REMOVE TEMPORARY BLOW-OFF AND AIR VAC VALVE TO CONNECT WATER LINE. SEE UTILITY PLAN FOR ADDITIONAL INFORMATION.
 - 2 TEMPORARY BLOW-OFF AND AIR VAC VALVE PER NORTH VILLAGE SPECIAL SERVICE DISTRICT SPECIFICATIONS.
 - 3 2' SUMP IN STORM DRAIN STRUCTURE.
 - 4 SINGLE METER CONFIGURATION, 1 1/2" POLYETHYLENE CULINARY WATER SERVICE CONNECTION AND 1" METER PER NORTH VILLAGE SPECIAL SERVICE DISTRICT STANDARD PLAN NO. 400.3 AND 400.4A AND SPECIFICATIONS. ROTATE TAPPING SADDLE TO AVOID CONFLICTS WITH OTHER UTILITIES AND HIGH POINTS IN SERVICE LATERAL. MAINTAIN 5' MINIMUM COVER OVER SERVICE.
 - 5 DUAL METER CONFIGURATION, 1 1/2" POLYETHYLENE CULINARY WATER SERVICE CONNECTION AND DUAL 1" METERS PER NORTH VILLAGE SPECIAL SERVICE DISTRICT STANDARD PLAN NO. 400.3 AND 400.7 AND SPECIFICATIONS. ROTATE TAPPING SADDLE TO AVOID CONFLICTS WITH OTHER UTILITIES AND HIGH POINTS IN SERVICE LATERAL. MAINTAIN 5' MINIMUM COVER OVER SERVICE. SEE DETAIL 6/C-601 FOR DUAL METER CONFIGURATION.

- 6 SINGLE OR DOUBLE (AS SHOWN) 1" SECONDARY WATER SERVICE CONNECTION PER NORTH VILLAGE SPECIAL SERVICE DISTRICT STANDARD PLAN NO. 500.2 OR 500.3. SEE DETAIL 6/C-601 FOR DUAL METER CONFIGURATION.
- 7 4" PVC SANITARY SEWER LATERAL PER NORTH VILLAGE SPECIAL SERVICE DISTRICT STANDARDS AND SPECIFICATIONS.
- 8 POTENTIAL CONFLICT BETWEEN STORM DRAIN AND WATER LINE. MAINTAIN A MINIMUM OF 18" OF CLEARANCE BETWEEN THE STORM DRAIN AND WATER LINE. ENSURE THAT THE WATER LINE DEFLECTION AT EACH JOINT DOES NOT EXCEED THE STANDARDS AND SPECIFICATIONS PER THE PIPE MATERIAL AND SIZE SPECIFIED. ALL INSTALLATION AND CONSTRUCTION TO BE APPROVED BY NVSSD, OR ITS DESIGNATED REPRESENTATIVE.



OFFSITE STORM DRAIN - HISTORICAL FLOW



EN SIGN

THE STANDARD IN ENGINEERING

SANDY

45 W 10000 S, Suite 500
Sandy, UT 84070
Phone: 801.255.0529

LAYTON

Phone: 801.547.1100

TOOELE

Phone: 435.843.3590

CEDAR CITY

Phone: 435.865.1453

RICHFIELD

Phone: 435.896.2983

WWW.ENSIGNENG.COM

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

CONTACT:
DAVE BARBEE
PHONE: 801.316.3193

JORDANELLE RIDGE VILLAGE 2
FITZGERALD PRELIMINARY
700 COYOTE CANYON PARKWAY
HEBER CITY, UTAH

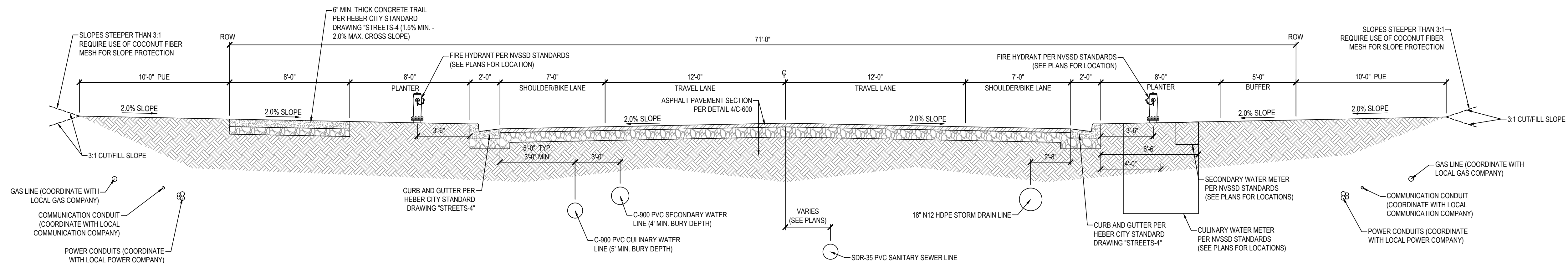
2023-12-11 FOR REVIEW

PLAN AND PROFILE
OFFSITE STORM DRAIN
HISTORICAL FLOW

PROJECT NUMBER
10229A
PROJECT MANAGER
BAM

PRINT DATE
2023-12-11
DESIGNED BY
DAG

PP-27

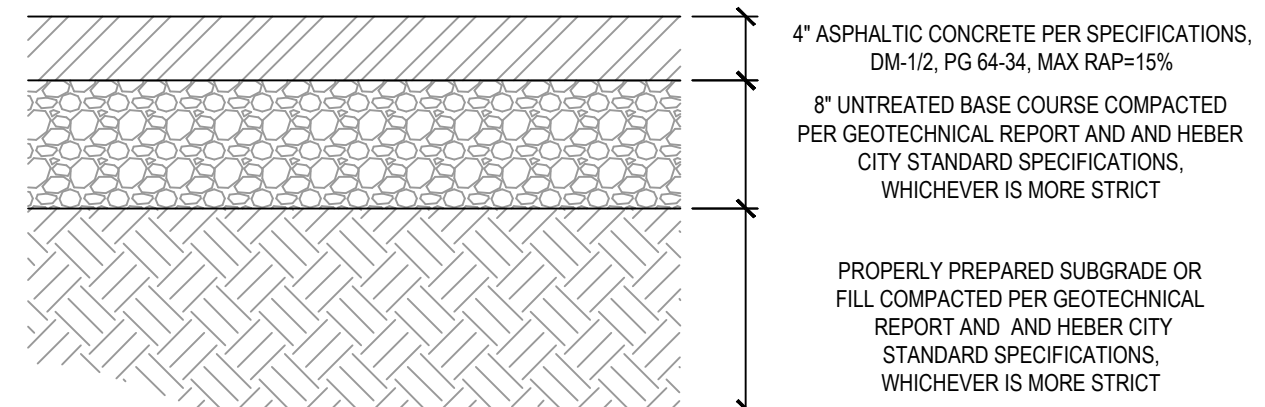


1 TYPICAL ROAD CROSS SECTION (71' ROW)
MINOR COLLECTOR - OSTLER PEAK ROAD

SCALE: NONE

ASPHALT NOTES

- ALL PAVING TO BE PLACED OVER PROPERLY PREPARED NATURAL SOILS AND/OR PROPERLY PREPARED EXISTING FILL SOILS AND PROPERLY COMPACTED STRUCTURAL FILL WHERE SPECIFIED.
- ALL STRUCTURAL FILL TO BE PLACED AND COMPACTED PER THE PROJECT GEOTECHNICAL REPORT OR TO A MINIMUM OF 95% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY THE AASHTO T-180 (D-1557) METHOD OF COMPACTION. LIFTS SHOULD BE PLACED PER GEOTECHNICAL RECOMMENDATIONS BUT SHOULD NOT EXCEED 8" IN LOOSE THICKNESS.
- REMOVE SURFACE VEGETATION AND OTHER DELETERIOUS MATERIALS OVER THE ENTIRE SITE IN PREPARATION OF PROPOSED IMPROVEMENTS.

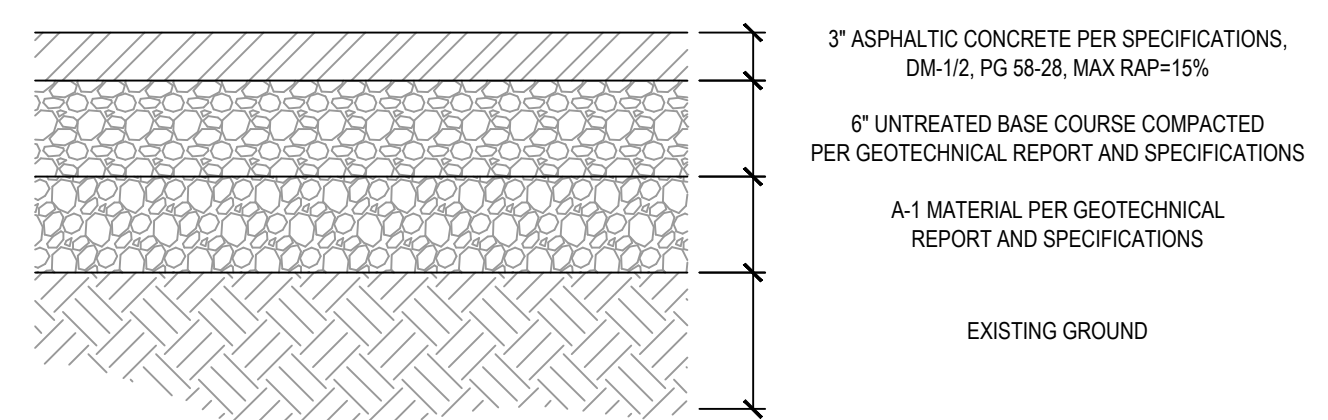


4 STANDARD ASPHALT SECTION
MINOR COLLECTOR

SCALE: NONE

ASPHALT NOTES

- ALL PAVING TO BE PLACED OVER PROPERLY PREPARED NATURAL SOILS AND/OR PROPERLY PREPARED EXISTING FILL SOILS AND PROPERLY COMPACTED STRUCTURAL FILL WHERE SPECIFIED.
- ALL STRUCTURAL FILL TO BE PLACED AND COMPACTED PER THE PROJECT GEOTECHNICAL REPORT OR TO A MINIMUM OF 95% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY THE AASHTO T-180 (D-1557) METHOD OF COMPACTION. LIFTS SHOULD BE PLACED PER GEOTECHNICAL RECOMMENDATIONS BUT SHOULD NOT EXCEED 8" IN LOOSE THICKNESS.
- REMOVE SURFACE VEGETATION AND OTHER DELETERIOUS MATERIALS OVER THE ENTIRE SITE IN PREPARATION OF PROPOSED IMPROVEMENTS.

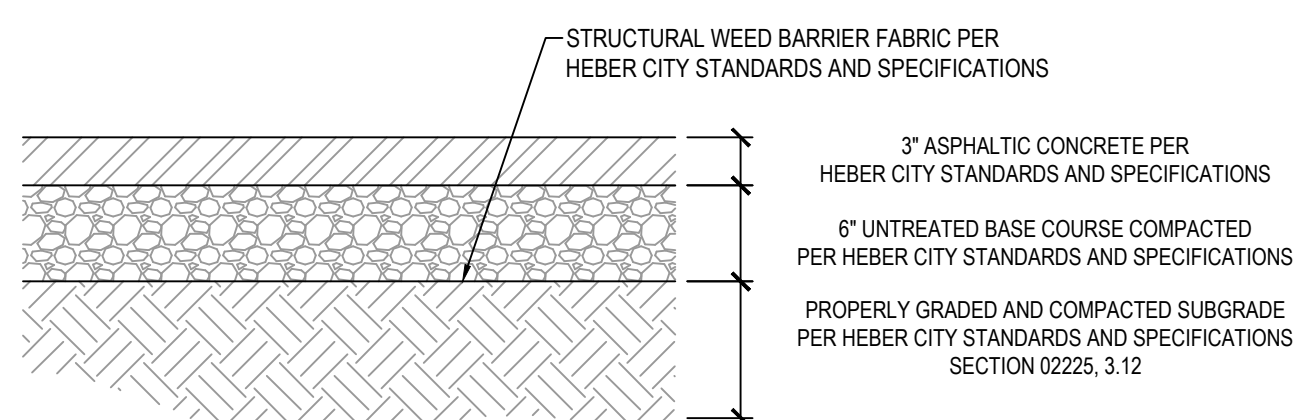


5 STANDARD ASPHALT SECTION

SCALE: NONE

ASPHALT NOTES

- ALL PAVING TO BE PLACED OVER PROPERLY PREPARED NATURAL SOILS AND/OR PROPERLY PREPARED EXISTING FILL SOILS AND PROPERLY COMPACTED STRUCTURAL FILL WHERE SPECIFIED.
- ALL STRUCTURAL FILL TO BE PLACED AND COMPACTED PER THE PROJECT GEOTECHNICAL REPORT OR TO A MINIMUM OF 95% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY THE AASHTO T-180 (D-1557) METHOD OF COMPACTION. LIFTS SHOULD BE PLACED PER GEOTECHNICAL RECOMMENDATIONS BUT SHOULD NOT EXCEED 8" IN LOOSE THICKNESS.
- REMOVE SURFACE VEGETATION AND OTHER DELETERIOUS MATERIALS OVER THE ENTIRE SITE IN PREPARATION OF PROPOSED IMPROVEMENTS.



6 STANDARD TRAIL SECTION

SCALE: NONE

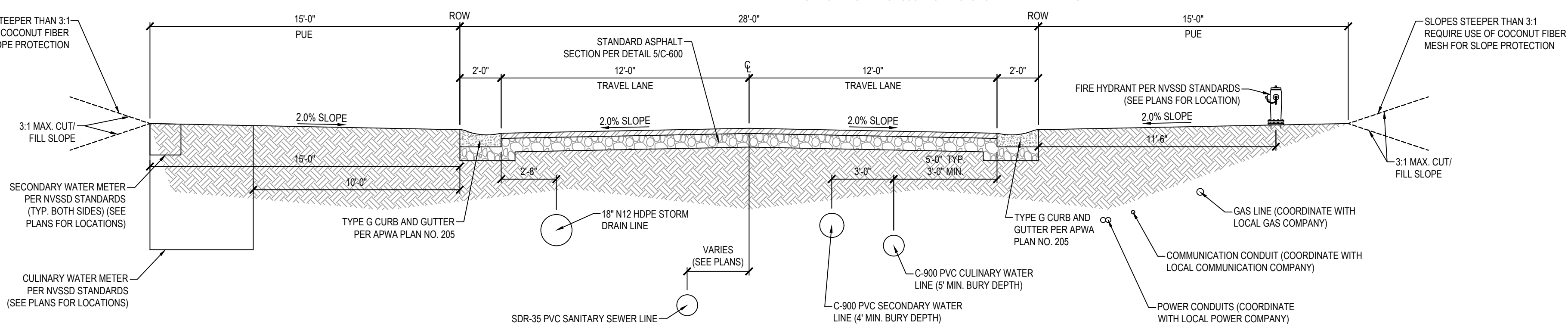
3 TYPICAL ROAD CROSS SECTION (28' ROW)

SCALE: NONE

2 TYPICAL ROAD CROSS SECTION (56' ROW)
LOCAL ROAD - HIGH UINTAS LANE, SOPHIE PLACE, & SADIE COURT

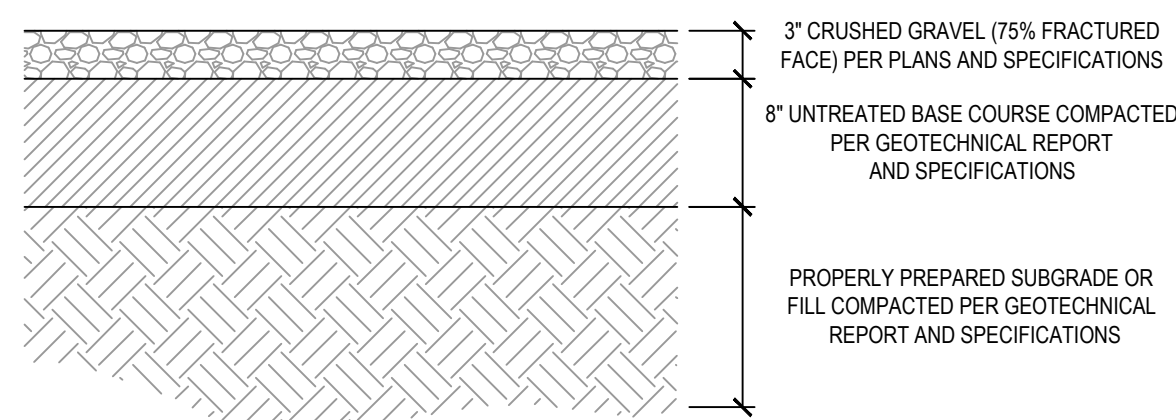
SCALE: NONE

NOTE: INSTALL CULINARY WATER METER BOXES SUCH THAT STREET-SIDE IS 1' FROM BACK OF CURB. WHERE SHOWN ON PLANS. INSTALL SECONDARY WATER METER BOXES WITH BACK OF BOX 15' FROM BACK OF CURB. WHERE SHOWN ON PLANS. R/W ELEVATION OF METERS TO BE SPECIFIED WITH PRECISE GRADING PLANS. PROVIDE GRADING ACCOMMODATIONS TO MAINTAIN LEVEL LIDS.



GRAVEL ACCESS ROAD NOTES

- ROAD AND RAMP SHALL PROVIDE ADEQUATE SUPPORT AND ACCESS FOR 40,000 POUND LOAD, PER RIVERTON CITY STANDARDS AND SPECIFICATIONS.
- RAMP SLOPES AT DRIVEWAY APPROACH BREAK OVER ANGLES AT TOP AND BOTTOM PER APWA STANDARD PLAN NO. 221 AND SPECIFICATIONS.

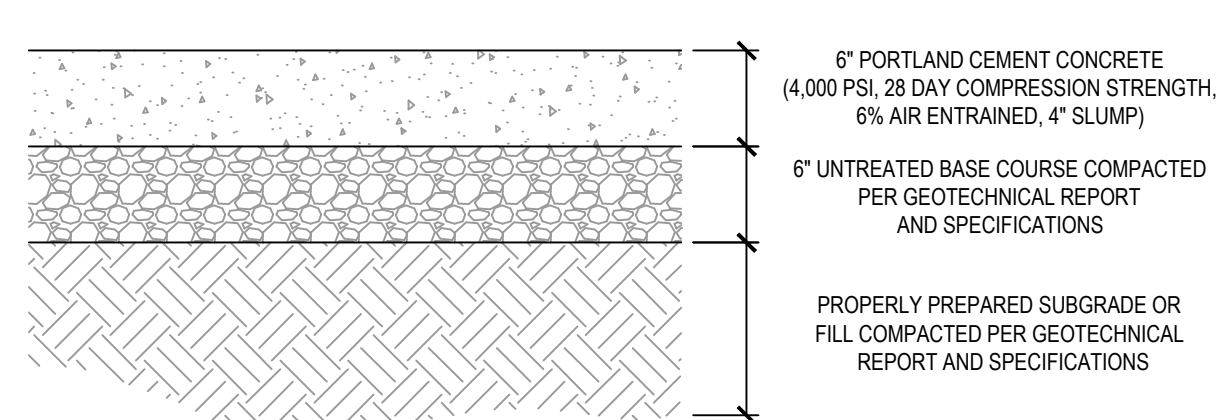


8 GRAVEL ACCESS ROAD SECTION

SCALE: NONE

CONCRETE NOTES

- ALL PAVING TO BE PLACED OVER PROPERLY PREPARED NATURAL SOILS AND/OR PROPERLY PREPARED EXISTING FILL SOILS AND PROPERLY COMPACTED STRUCTURAL FILL WHERE SPECIFIED.
- ALL STRUCTURAL FILL TO BE PLACED AND COMPACTED PER THE PROJECT GEOTECHNICAL REPORT OR TO A MINIMUM OF 95% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY THE AASHTO T-180 (D-1557) METHOD OF COMPACTION. LIFTS SHOULD BE PLACED PER GEOTECHNICAL RECOMMENDATIONS BUT SHOULD NOT EXCEED 8" IN LOOSE THICKNESS.
- REMOVE SURFACE VEGETATION AND OTHER DELETERIOUS MATERIALS OVER THE ENTIRE SITE IN PREPARATION OF PROPOSED IMPROVEMENTS.



9 CONCRETE PAVEMENT SECTION

SCALE: NONE

HEBER CITY ENGINEER'S APPROVAL

HEBER CITY ENGINEER

DATE

SCALE: NONE

SCALE: NONE

SCALE: NONE

SCALE: NONE

SCALE: NONE

SECTION VIEW 1 (SV 1)

SECTION VIEW 2 (SV 2)

SCALE: NONE

SCALE: NONE

SCALE: NONE

SCALE: NONE

NOTE:
INSTALL 12" TALL ROCK CHECK DAMS SPACED
AT 50' ON CENTER ALONG CHANNEL.

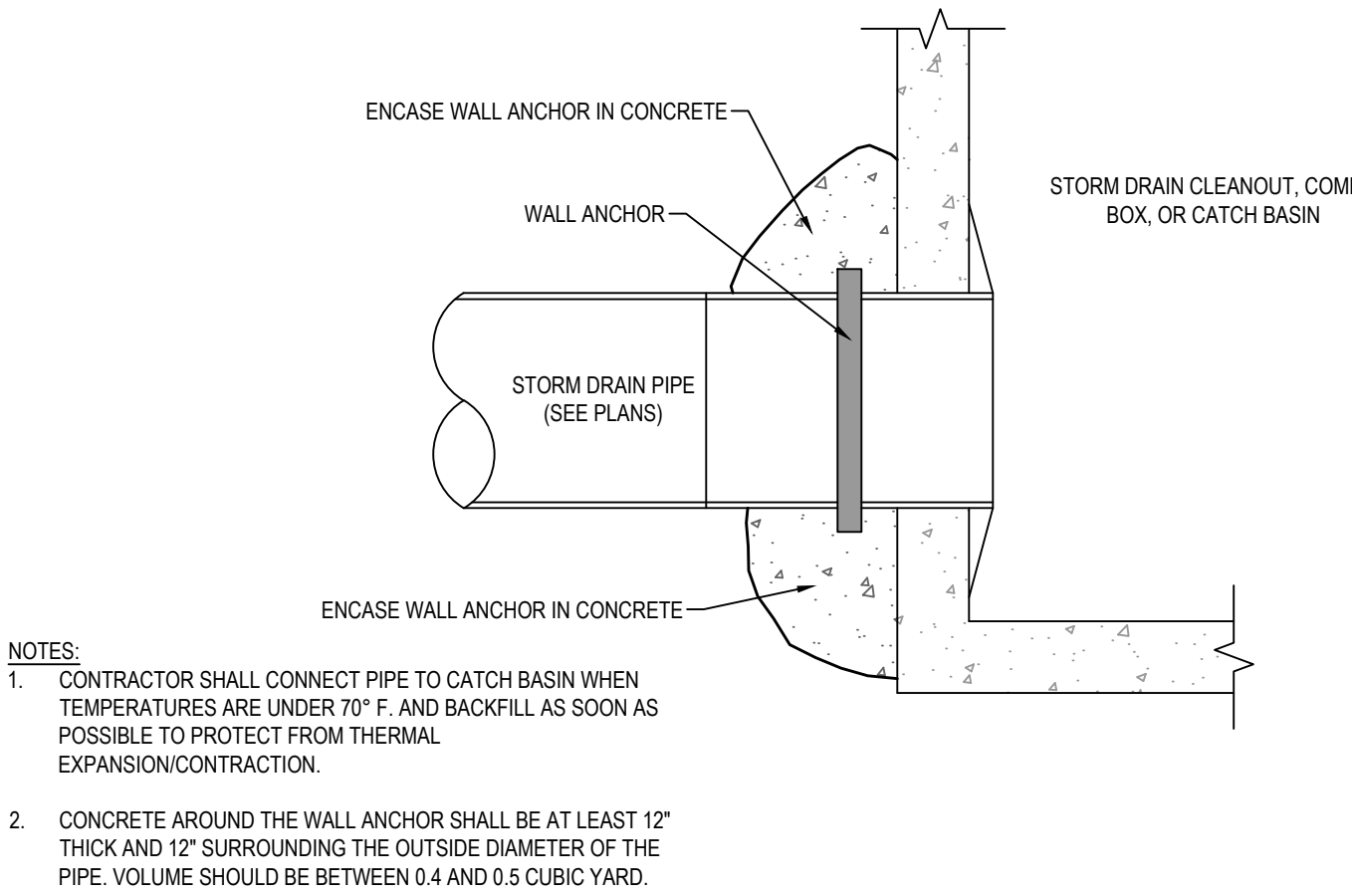
NOTES:

1. EXCAVATE 6" DEEP TRENCH ALONG LIMITS OF DISTURBANCE AS SHOWN ON CONSTRUCTION DRAWINGS.
2. POSTS SHALL BE POSITIONED ON TRENCH SIDE OF FENCE.
3. LAY TIE-IN FABRIC FLAP IN BOTTOM OF TRENCH. BACKFILL TRENCH WITH FREE DRAINING GRANULAR MATERIAL. COMPACT TRENCH TO SATISFACTION OF THE ENGINEER OF RECORD.
4. SILT FENCE GEOTEXTILE SHALL MEET AASHTO M288-92 REQUIREMENTS.
5. REMOVE & DISPOSE OF SEDIMENT WHEN ACCUMULATION IS 50% OF EXPOSED FENCE HEIGHT.
6. 10' MAX. SPACING BETWEEN STAKES.
7. SILT FENCES SHALL BE INSTALLED ALONG CONTOURS, NOT UP AND DOWN SLOPES, WITH 10' OVERLAP AT BREAKS.

HEBER CITY ENGINEER'S APPROVAL

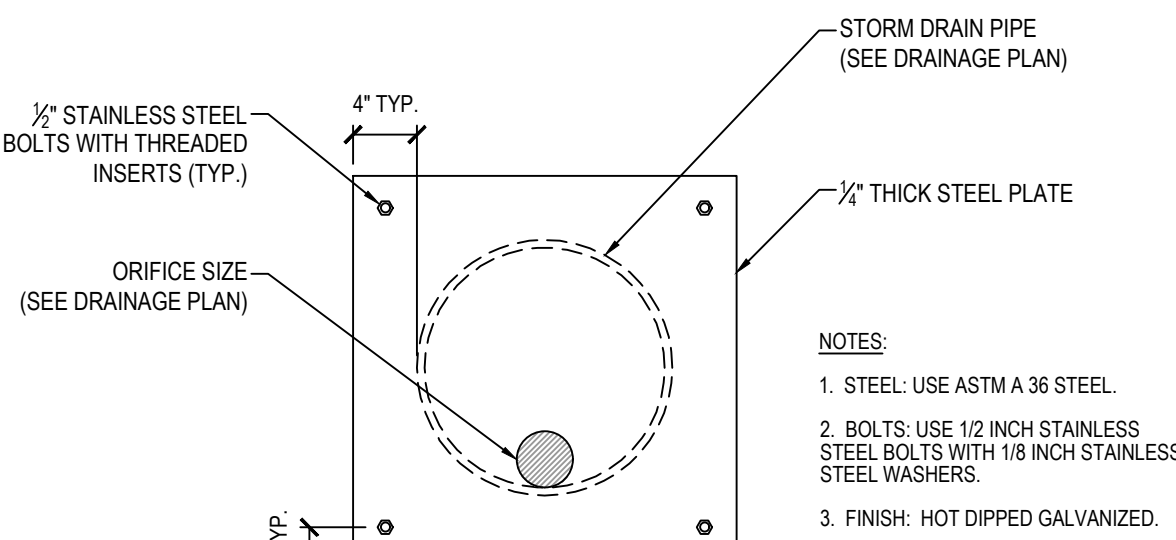
HEBER CITY ENGINEER

DATE _____



1 STORM DRAIN PIPE ANCHOR DETAIL

SCALE: NONE



2 ORIFICE PLATE

SCALE: NONE

HEBER CITY ENGINEER'S APPROVAL

HEBER CITY ENGINEER

DATE



SANDY
45 W 10000 S, Suite 500
Sandy, UT 84070
Phone: 801.255.0529

LAYTON
Phone: 801.547.1100

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

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

CONTACT:
DAVE BARBEE
PHONE: 801.316.3193

JORDANELLE RIDGE VILLAGE 2
FITZGERALD PRELIMINARY
700 COYOTE CANYON PARKWAY
HEBER CITY, UTAH

2023-12-11 FOR REVIEW

DETAILS

PROJECT NUMBER
10229A

PRINT DATE
2023-12-11

PROJECT MANAGER
BAM

DESIGNED BY
DAG

C-602

PROJ. MGR: MBW DESIGNER: MBW
\\Mac\Home\Momentum-M2 Civil Dropbox\Iron\RainTree\Jordanelle\ Village 2\Fitzgerald Annexation\Drawings\Concepts\2024-01-04 VILLAGE 2 - FITZ CONCEPT-DR UNITS.dwg - Jan 08, 2024 - 5:37pm



Fitzgerald Plat Summary		
Unit Type	# of Units	Density (DU/Ac.)
Single-Family Attached	52	
Single-Family Detached	303	
Total	355	6.6

Affordable Housing Units	18
--------------------------	----

NOTE: See MDA for Affordable Housing Requirements

Pod #	Units
F1a	49
F1b	77
F2	0
F3	124
F4	53
F5	30
F6	22
F7	0
Total	355

Fitzgerald Plat Summary (Acreages)					
Plat Boundary	Lots/ Units	ROW, Common & Limited Common Area	Plat Open Space *	Req. Open Space **	Percentage Open Space *
53.62	16.71	22.97	13.94	0.00	26%

*Does not include additional open space around townhome buildings in Pods F1A, F1B, F3, & F4.

**No percentage of open space is required, Impact Fee instead - See MDA Fitzgerald Annexation



JORDANELLE RIDGE
FITZGERALD ANNEXATION
SUBDIVISION LAYOUT



SHEET NUMBER
1

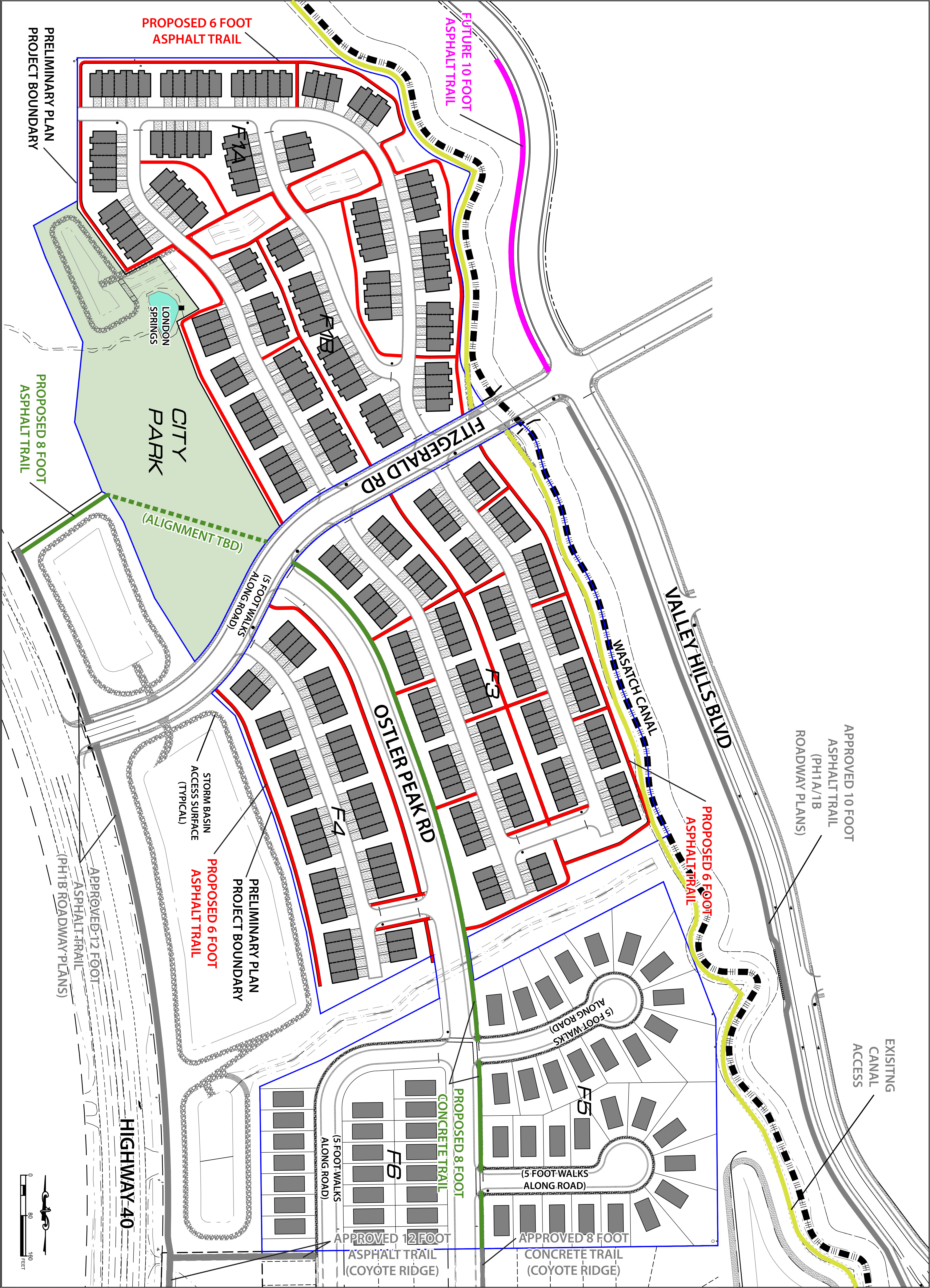
SCALE
HORIZONTAL: 1"= 80'
VERTICAL: 1"= 4'

JOB NUMBER
47-0117

PREPARED FOR: RAIN TREE
DATE SUBMITTED: 1/8/2024

CAUTION
The engineer preparing these plans will not be responsible for, or liable for, unauthorized changes to or uses of these plans. All changes to the plans must be in writing and must be approved by the preparer of these plans.

NO. BY DATE REVISIONS



0

80

160

FEET

SCALE

HORIZONTAL: 1" = 80'

VERTICAL: 1" = 4'

47-0117

JOB NUMBER

10421 S. JORDAN GATEWAY, SUITE 200, SOUTH JORDAN, UTAH 84095

MOMENTUM

DEVELOPMENT GROUP

JORDANELLE RIDGE

FITZGERALD PRELIMINARY PLANS

TRAIL PLAN

PREPARED FOR: RAIN TREE

DATE SUBMITTED: 1/12/2024

NO.	BY	DATE	REVISIONS

NOTATION

The engineer preparing these plans will not be responsible for, or liable for, unauthorized changes to or uses of these plans. All changes to the plans must be in writing and must be approved by the preparer of these plans.

Page 102 of 127

RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:

Jordanelle REF Acquisition LLC
c/o Raintree Investment Corporation
10421 S Jordan Gateway Suite 200
South Jordan, UT 84032
Attn: Patrick Parker

FIRST AMENDMENT TO DEVELOPMENT AGREEMENT FOR THE UPPER
JORDANELLE MASTER PLANNED COMMUNITY

THIS FIRST AMENDMENT TO DEVELOPMENT AGREEMENT FOR THE UPPER JORDANELLE MASTER PLANNED COMMUNITY (the "Amendment") is made by and between Jordanelle REF Acquisition LLC, a Delaware limited liability company ("REF"), as successor in interest to Holdings under the Master Development Agreement (defined below) and Heber City, a political subdivision of the State of Utah ("City"), with reference to the following facts:

RECITALS

WHEREAS, on June 24, 2020 a certain Development Agreement for the Upper Jordanelle Master Planned Community was executed by and between City and RE Investment Holdings, LLC, a Utah limited liability company ("Holdings"), for the development of approximately 8,288 acres of land, more particularly described on Exhibit A attached hereto (the "Property"), and recorded on July 28, 2020 as entry 481606 in book 1303, page 1632 of the official records of the Wasatch County Recorder (as amended or supplemented from time to time, the "Master Development Agreement"); all capitalized terms not otherwise defined herein shall have the meaning given such terms in the Master Development Agreement;

WHEREAS, on October 30, 2020, a certain Assignment of Development Agreement for the Upper Jordanelle Master Planned Community was executed by and between Holdings as assignor and REF as assignee, pursuant to which Holdings assigned to REF and REF acquired from Holdings all of the interests, privileges, and rights of Holdings under the Master Development Agreement, and recorded on November 2, 2020 as entry 487731 in book 1321, page 1398 of the official records of the Wasatch County Recorder.

WHEREAS, REF intends to add to the Masterplan 282 units and approximately 65.72 acres of land adjacent and contiguous to the Property and more particularly described on Exhibit B attached hereto (the "Additional Property").

WHEREAS, pursuant to Section 18 of the Master Development Agreement, REF and City desire to modify and amend the Master Development Agreement to include the Additional Property as part of the Property.

WHEREAS, REF has submitted the Modification Application to City and City has approved the Modification Application as provided for in the Master Development Agreement.

NOW, THEREFORE, in consideration of the premises and the mutual covenants herein contained, REF and City hereby agree to amend the Master Development Agreement as follows:

1. Recital B. The approximate area of the Property as provided in Recital B shall be 8,353.72 acres.
2. Recital C. The number of Development Units as provided in Recital C shall be 6,052.
3. **Open Space.** The Additional Property shall be excluded from the Open Space requirements in Section 7 of the MDA.
 - a. Any open space dedicated in the Additional Property shall be counted toward the total open space requirement of 5130 acres.
 - b. As a condition of issuing a building permit for each dwelling unit within the Additional Property, the Owner of such dwelling unit shall pay \$2,500 per dwelling unit to the City for the purpose of preservation of the North Fields as illustrated in Exhibit C. The City shall utilize funds collected pursuant to the North Fields Preservation Fee solely for the purpose of preserving open space in the North Fields, including purchase of development rights. The City agrees that the North Fields Preservation Fee shall not be charged for dwelling units constructed and operated as affordable housing.
 - c. Upon request of Heber City, Developer shall dedicate to Heber City, a 1.1 acre parcel for use as a fire station. If the location is not needed by the Fire Department, the parcel may be utilized at the discretion of the City for any other use.
 - d. The proposed park shall be dedicated to the public and preserve the New London Springs and be a minimum of 3.2 acres, plus another 1.6 acres for drainage and the frontage scenic buffer trail area.
4. **Development Concept.** Development of the Additional Property shall comply with the Concept Plans illustrated in Exhibits E through I.
 - a. **Moderate Income Housing.** Affordable Housing shall comply with Exhibit K.

- b. **Capital Facilities Plan.** Development of the Additional Property shall comply with the City's Capital Facilities Plan and Storm Water Design Manual, as currently adopted or as it may be amended in accordance with Section 4 of the MDA. Developer and Owner acknowledge and agree that in the event adherence to these policies, may affect the Development of the Additional Property, the Developer and Owner shall not be allowed to claim damages, takings or costs from or against the City.
 - c. **Heber Light & Power Facilities.** Developer is responsible to work with Heber Light & Power in transitioning power service from Rocky Mountain Power to Heber Light & Power.
 - d. **Highway Access.** Development of the Additional Property shall comply with UDOT's access management requirements on Highway 40.
 - e. **Trees.** Existing trees along Highway 40 shall be preserved or new trees planted along Highway 40 at a maximum spacing of at least one tree per 20 feet of frontage, spaced and located as per future landscaping plan.
 - f. **Wetlands.** Developer shall either conduct a wetlands delineation and preserve any wetlands or mitigate as per federal law, or issue to the City a letter of opinion from a qualified wetlands expert that no wetlands exist on the site.
 - g. **Irrigation Easement.** Final development plans shall dedicate an irrigation easement and maintain or construct a method of conveyance acceptable to downstream users, including but not limited to the North Fields Irrigation Company.
5. Section 16. Notices. Notice to the Property Owners is amended to include:

Jordanelle REF Acquisition LLC
c/o Raintree Investment Corporation
10421 S Jordan Gateway Suite 200
South Jordan, UT 84032
Attn: Patrick Parker
Email: pparker@raintree.us.com

6. Exhibit A. The Property description on Exhibit A of the Master Development Agreement is amended to include the property described on Exhibit B attached hereto.

SIGNATURES AND ACKNOWLEDGMENTS ON FOLLOWING PAGES

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

PROPERTY OWNER

Jaffa Lynch Investor Group LLC

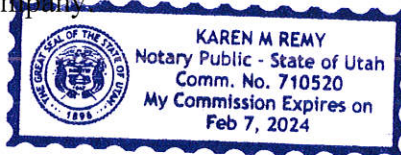
By: [Signature]
Name: MICHAEL LYNCH
Title: MANAGER

[Signature]
Scott Jaffa
MANAGER

PROPERTY OWNER ACKNOWLEDGMENT

STATE OF Utah)
) ss
COUNTY OF Summit)

On the 6th day of February, 2023, personally appeared before me Karen M Remy, who being by me duly sworn, did say that he is the Manager of Jaffa Lynch Investor Group, LLC, and that the foregoing instrument was duly authorized by the company at a lawful meeting held by authority of its operating agreement and signed in behalf of said company.



[Signature]
NOTARY PUBLIC

EXHIBIT A
PROPERTY LEGAL DESCRIPTION

Legal Description of Parcels

0-0000-5244 OWC-0500-1-016-035
RE INVESTMENT HOLDINGS LLC Acres: 331.83

BEGINNING AT THE SW CORNER OF SEC 16 T3S R5E SLM: N0-28-24W 4458.16; S40-38-44E 359.11; S82-30-9E 1665.02; S54-0-35E 2199.87; S6-19-38W 970.48; S43-9-34E 715.13; S26-1-6E 799.53; S0-5-54W 210.27; S17-39-42E 267.5; S89-55-38W 4441.57 TO THE BEGINNING. AREA: 331.83 ACRES +/-

00-0007-6922 OWC-0460-0-004-035
RE INVESTMENT HOLDINGS LLC Acres: 300.00

BEG N 538 FT FR SW COR SEC 4, T3S, R5E, SLM; N TO NW COR SD SEC; E TO N1/4 COR; S TO S1/4 COR; W 1429.88 FT; N 538 FT; W1212 FT TO BEG. AREA: 321.02 ACRES LESS JDR-RA-7 21 ACRES RT A 214-349 NET AREA: 300 ACRES MORE OR LESS

00-0007-6997 OWC-0468-0-005-035
RE INVESTMENT HOLDINGS LLC Acres: 38.30

BEGINNING AT THE SW CORNER OF SEC 5 T3S R5E SLM: N0-0-17E 2145.32; S58-57-47E 867.03; S4-0-8E 950.02; S29-30-33E 862.24; S89-59-27W 1234.08 TO THE BEGINNING. AREA: 38.3 ACRES +/-

00-0007-7177 OWC-0486-0-008-035
RE INVESTMENT HOLDINGS LLC Acres: 277.36

BEGINNING AT THE SW CORNER OF SEC 8 T3S R5E SLM: N0-24-15W 5352.09; S89-51-45E 1185.58; S19-36-42E 3291.44; S28-5-47E 1398.42; S69-1-23E 574.98; S75-27-32E 810.17; S41-1-9E 767.28; S89-40-32W 4735.92 TO THE BEGINNING. AREA: 277.36 ACRES +/-

00-0007-7185 OWC-0487-0-009-035
RE INVESTMENT HOLDINGS LLC Acres: 640.00

ALL SEC 9, T3S, R5E, SLM. AREA: 640.00 ACRES

00-0007-7201 OWC-0489-0-010-035
RE INVESTMENT HOLDINGS LLC Acres: 200.00

W1/2W1/2 & SE1/4SW1/4 SEC 10, T3S, R5E, SLM. AREA: 200.00 ACRES

00-0007-7219 OWC-0490-0-010-035
RE INVESTMENT HOLDINGS LLC Acres: 80.00

E1/2SE1/4 SEC 10, T3S, R5E, SLM. AREA 80 ACRES

00-0007-7227 OWC-0491-0-011-035
RE INVESTMENT HOLDINGS LLC Acres: 305.44

BEGINNING SW CORNER SEC 11 T3S R5E SLM: N.01°05'32"W.2852.99FT; N.89°56'41"E.168.23FT;
S.07°50'27"E.336.74FT; E.47.71FT; ALONG THE ARC OF A 325FT RADIUS CURVE TO THE RIGHT 103.35FT
(CHORD BEARS S.77°56'51"E.); S.68°50'09"E.87.42FT; S.69°26'33"E.16.19FT; N.19°57'56"E.75.12FT;
N.77°13'58"E.382.08FT; N.71°36'20"E.326.04FT; N.46°07'25"E.606.81FT; S.49°38'56"E.215.87FT;
N.71°10'16"E.38.49FT; S.50°52'03"E.128.44FT; S.55°16'25"E.580.85FT; N.85°02'50"E.853.51FT;
N.85°09'21"E.179.76FT; S.79°32'28"E.241.12FT; S.64°13'0"E.123.53FT; S.78°13'46"E.196.46FT;
S.63°28'13"E.190.24FT; S.51°12'58"E.150.56FT; S.74°11'45"E.131.03FT; S.65°41'25"E.182.39FT;
S.45°14'54"E.415.2FT; S.27°05'57"W.207.09FT; ALONG THE ARC OF A 775FT RADIUS CURVE TO THE LEFT
100.5FT (CHORD BEARS S.66°36'42"E.); N.26°34'55"E.214.03FT; N.54°08'38"E.177.88FT;
N.65°59'48"E.169.12FT; N.74°53'17"E.97.11FT; S.02°32'49"E.2135.03FT; N.89°44'42"W.5353.64FT TO THE
BEGINNING. AREA: 305.44 ACRES+-

00-0007-7243 OWC-0493-0-012-035
RE INVESTMENT HOLDINGS LLC Acres: 402.23

BEGINNING NW CORNER SEC 12 T3S R5E SLM: S.89°29'38"E.5570.46FT; S.02°18'33"E.4972.05FT;
S.02°21'03"W.374.33FT; N.88°52'55"W.1387.27FT; N.01°58'27"W.2664.87FT; N.89°12'06"W.3849.93FT;
N.0°03'12"W.1421.69FT; N.19°08'51"W.1297.33FT TO THE BEGINNING. AREA: 402.23 ACRES +

00-0007-7250 OWC-0494-0-012-035
RE INVESTMENT HOLDINGS LLC Acres: 236.64

BEGINNING SW CORNER SEC 12 T3S R5E SLM: N.02°32'49"W.2135.03FT; N.74°48'27"E.75.8FT; E.213.19FT
N.0°03'36"E.486.22FT; S.89°12'06"E.3849.93FT; S.02°07'20"E.2665.93FT; N.88°54'38"W.4141FT TO THE
BEGINNING. AREA: 236.64 ACRES

00-0007-7268 OWC-0495-0-013-035
RE INVESTMENT HOLDINGS LLC Acres: 240.00

NW1/4; W1/2NE1/4 SEC 13, T3S, R5E, SLM. AREA 240 ACRES

00-0007-7284 OWC-0497-0-014-035
RE INVESTMENT HOLDINGS LLC Acres: 480.00

N1/2; SW1/4 SEC 14, T3S, R5E, SLM. AREA 480 ACRES

00-0007-7300 OWC-0499-0-015-035
RE INVESTMENT HOLDINGS LLC Acres: 320.00

E1/2 SEC 15, T3S, R5E, SLM. AREA 320 ACRES.

00-0007-7318 OWC-0500-0-015-035
RE INVESTMENT HOLDINGS LLC Acres: 320.00

W1/2 SEC 15, T3S, R5E, SLM. AREA: 320.00 ACRES

00-0007-7326 OWC-0501-0-017-035
RE INVESTMENT HOLDINGS LLC Acres: 650.87

BEGINNING S.850.41FT FROM NE CORNER SEC 17 T3S R5E SLM; S0-28-24E 4458.16; N89-52-59W 5421.52; N0-58- 51W 5245.32; N89-24-32E 4735.94; S41-6-53E 1123.52 TO THE BEGINNING. AREA: 650.87 ACRES +/-

00-0007-7441 OWC-0502-0-018-035
RE INVESTMENT HOLDINGS LLC Acres: 202.50

BEGINNING AT THE SE CORNER OF SEC 18 T3S R5E SLM: S1-11-28E 8.63; N45-15-2W 519.99; N19-45-7W 232.02; N38-14-58W 404.98; N3-0-15W 308; N59-29-28W 111.99; S52-14-49W 272; S90-0-0W 310.01; N40-59-55W 513; N26-30-10W 459; N10-29-57W 352; N12-14-56E 212.01; N40-59-49W 220; S89-35-45W 97.67; N41-10-38W 161.45; N9-30-12W 187.98; N20-0-2E 802.01; N45-30 -4W 175.02; N10-0-0W 136.79; S89-24-58W 589.27; N27-22- 53E 1497.57; N89-28-37E 1941.12; S1-11-28E 5268.92 TO THE BEGINNING. AREA: 202.5 ACRES +/-

00-0007-8522 OWC-0592-0-020-035
RE INVESTMENT HOLDINGS LLC Acres: 393.78

BEGINNING FROM THE NW CORNER OF SEC 20 T3S R5E SLM: S89-58-26E 5419.91; S0-49-30W 2621.22; S89-58- 28W 329.78; N1-52-43E 485.33; N84-7-24W 343.15; S13-6-57W 644.72; N88-55-23E 468.5; N1-53-11E 98.94; N89- 58-26E 329.84; S0-42-24W 2662.96; S89-29-11W 2710.95; N0-7-23W 3969.04; S90-0-0W 1519.42; S89-34-41E 11.13 N35-12-19W 583.28; N0-59-59W 148; N41-45-0W 585; S60-0-6W 71 N46-23-45W 458.17 TO THE BEGINNING. AREA: 393.78 ACRES +/-

00-0007-8548 OWC-0595-0-021-035
RE INVESTMENT HOLDINGS LLC Acres: 553.76

BEGINNING AT THE NORTHWEST CORNER OF SEC 21 T3S R5E SLM: N89-55-38E 4441.58; S7-14-4E 103.74; S47-0- 23E 714.95; S8-0-15E 729.71; S64-3-18E 170.26; S0-0-37E 3160.99; S89-27-18W 4190.34; S0-32-44E 697.33; S89- 48-43W 1119.93; N0-42-24E 2662.98; N0-49-30E 2621.21 TO THE BEGINNING. AREA: 553.76 ACRES +/-

00-0007-8555 OWC-0596-0-022-035
RE INVESTMENT HOLDINGS LLC Acres: 2.85

BEGINNING AT A POINT SOUTH 1386.87 FEET FROM THE NW CORNER OF SEC 22 T3S R5E SLM: S63-57-25E 448.55; S36-35-41W 673.33; N0-7-27W 737.53 TO THE BEGINNING. AREA: 2.85 ACRES +/-

00-0007-8571 OWC-0598-0-023-035
RE INVESTMENT HOLDINGS LLC Acres: 312.00

W1/2 OF SEC 23, T3S, R5E, SLM. AREA 320 ACRES. EXCEPT: 8 ACRES IN SW COR OF THE SEC. TOTAL AREA 312 ACRES

00-0007-8878 OWC-0616-0-028-035
RE INVESTMENT HOLDINGS LLC Acres: 34.06

BEGINNING AT THE NORTHWEST CORNER OF SEC 28 T3S R5E SLM: N89-53-29E 1188.48; S0-32-44E 1326.64; N89- 44-26W 1192; N0-23-46W 1318.93 TO THE BEGINNING. AREA: 34.06 ACRES +/-

00-0007-9017 OWC-0630-0-029-035
RE INVESTMENT HOLDINGS LLC Acres: 95.09

N1/2NE1/4 SEC 29, T3S, R5E, SLM. ALSO: BEG SE COR NE1/4NW1/4 SEC 29; E 20CH; S 0.66 CH; S49°20'W 16 CH; W 8 CH; N11.3 CH TO BEG. AREA: 96.00 ACRES (LESS OWC-0630-1, .10 ACRES) NET AREA: 95.9 ACRES +-

00-0013-4879 OWC-0464-3-005-035
RE INVESTMENT HOLDINGS LLC Acres: 2.50

BEG W 1212 FT FR SE COR SEC 5, T3S, R5E,SLM; N 538 FT; E 202 FT; S 538 FT; W 202FT TO BEG. AREA: 2.50 ACRES

00-0020-6355 OWC-0491-B-011-035
RE INVESTMENT HOLDINGS LLC Acres: 53.12

BEGINNING S.89°55'22"E.463.43FT & S.1649.97FT FROM NW CORNER SEC 11 T3S R5E SLM:
S.89°55'22"E.802.37FT; S.45°0'0"E.161.56FT; S.55°28'57"E.218.94FT; N.60°0'0"E.171FT;
S.79°04'55"E.97.68FT; S.60°0'0"E.206.92FT; S.35°06'45"E.206.28FT; S.56°23'05"E.386.38FT;
N.78°51'18"E.274.65FT; S.88°29'43"E.277.57FT; N.66°41'32"E.155.27FT; N.54°41'24"E.155.27FT;
N.11°02'49"W.466.54FT; S.89°55'22"E.389.96FT; S.19°34'37"E.330.25FT; S.08°48'27"E.690.12FT;
N.79°32'28"W.304.84FT; S.85°09'21"W.179.76FT; S.85°02'50"W.853.51FT; N.55°16'25"W.580.85FT;
N.50°52'03"W.128.44FT; N.71°10'10"W.38.49FT; N.49°38'57"W.215.87FT; S.46°07'25"W.606.81FT;
S.71°36'20"W.326.04FT; S.77°13'58"W.382.08FT; S.19°57'58"W.75.12FT; ALONG THE ARC OF A 775FT
RADIUS CURVE TO THE RIGHT 16.19FT (CHORD BEARS N.19°57'58"E.); N.68°50'13"W.87.42FT; TO A POINT
ON A TANGENT CURVE TO THE LEFT WITH A RADIUS OF 325FT, ALONG THE ARC 103.35FT; W.47.71FT;
N.07°50'27"W.336.74FT; W.210.46FT; N.0°05'02"W.367.6FT; S.82°54'51"E.54.86FT;
N.66°53'46"E.556.65FT; N.39°42'47"W.163.14FT; N.11°19'05"E.35.86FT; N.40°03'22"W.13.72FT TO THE
BEGINNING. AREA: 53.12 ACRES +-

00-0020-6356 OWC-0491-C-011-035
RE INVESTMENT HOLDINGS LLC Acres: 35.82

BEGINNING S.02°32'41"E.1649.99FT FROM NE CORNER SEC 11 T3S R5E SLM: S.02°32'24"E.1494.96FT;
S.74°53'17"W.97.11FT; S.65°59'48"W.169.12FT; S.54°08'38"W.177.88FT; S.26°34'55"W.214.03FT; ALONG
THE ARC OF A 775FT RADIUS CURVE TO THE RIGHT 100.39FT (CHORD BEARS N.66°36'42"W.);
N.27°05'57"E.207.09FT; N.45°14'54"W.415.19FT; N.65°41'25"W.182.39FT; N.74°11'45"W.131.03FT;
N.51°12'58"W.150.56FT; N.63°28'13"W.190.24FT; N.78°13'46"W.196.46FT; N.64°13'0"W.127.96FT;
S.78°33'26"E.68FT; N.08°48'26"W.690.12FT; N.19°31'46"W.36.19FT; N.69°21'25"E.167.44FT;
S.20°39'34"E.117.55FT; ALONG THE ARC OF A 300FT RADIUS CURVE TO THE LEFT 250.2FT (CHORD BEARS
S.44°33'05"E.); S.21°33'23"W.242.4FT; S.82°02'05"E.270.06FT; N.07°10'11"W.246.15FT; ALONG THE ARC
OF A 300FT RADIUS CURVE TO THE LEFT 141.44FT (CHORD BEARS N.69°19'28"E.); N.55°49'02"E.103.10FT;

ALONG THE ARC OF A 175FT RADIUS CURVE TO THE RIGHT 110.54FT (CHORD BEARS N.73°54'48"E.); S.87°59'27"E.77.25FT; S.0°42'27"E.239.69FT; S.79°44'04"E.241.91FT; S.64°08'49"E.207.91FT; N.39°49'20"E.99.6FT; N.04°03'42"W.220.13FT; N.20°19'19"W.244.88FT; N.89°59'56"W.178.03FT; ALONG THE ARC OF A 185FT RADIUS CURVE TO THE LEFT 190.03FT (CHORD BEARS N.78°58'13"W.); N.48°58'13"W.21.04FT; N.46°57'52"E.87FT; S.88°45'07"E.535.236FT TO THE BEGINNING. AREA: 35.82 ACRES +/-

00-0020-6357 OWC-0493-1-012-035
RE INVESTMENT HOLDINGS LLC Acres: 16.30

BEGINNING NW CORNER SEC 12 T3S R5E SLM: S.19°08'51"E. 1297.33FT; S.0°03'12"E. 1421.69FT; N.89°14'02"W. 309.46FT; N.02°32'37"W. 2645.72FT TO THE BEGINNING. AREA: 16.30 ACRES +/-

00-0020-6358 OWC-0494-1-012-035
RE INVESTMENT HOLDINGS LLC Acres: 3.36

BEGINNING N.2135.03FT FROM SW CORNER SEC 12 T3S R5E SLM: N.02°32'02"W.510.72FT; S.89°14'02"E.309.46FT; S.0°03'36"W.486.22FT; N.89°59'57"W.213.19FT; S.74°48'23"W.75.8FT TO THE BEGINNING. AREA: 3.36 ACRES

00-0020-8193 OWC-0468-3-005-035
RE INVESTMENT HOLDINGS LLC Acres: 51.61

BEGINNING AT THE NW CORNER OF SEC 5 T3S R5E SLM: N88-51-42E 5548.89; S0-4-16E 819.39; N74-59-55W 128.02; N81-16-35W 208.31; N75-21-42W 544.48; N89-10-16W 805.07; N31-24-17W 320.16; S58-35-20W 384.19; N82-47-13W 909; N7-14-7E 90; N82-45-56W 170; S7-14-8W 90; N82-45-5W 864.38; N83-30-13W 154.27; THENCE ALONG THE ARC OF A 2019.66 FOOT RADIUS CURVE TO THE LEFT 634.65 FEET (CHORD BEARS S86-2-2W); N86-59-52W 160.98; N86-59-56W 267.59; S48-0-2W 228.24; S71-59-30W 85; N0-0-19W 359.94 TO THE BEGINNING. AREA: 51.61 ACRES +/-

00-0020-8400 OWC-0468-4-005-035
RE INVESTMENT HOLDINGS LLC Acres: 558.57

BEGINNING AT A POINT SOUTH 522.25 FEET FROM THE NW CORNER OF SEC 5 T3S R5E SLM: N72-47-1E 360.13; N88-0-0E 261.35; N79-0-33E 142.14; THENCE ALONG THE ARC OF A 1909.66 FOOT RADIUS CURVE TO THE RIGHT 566 FEET (CHORD BEARS N87-58-31E); S83-31-17E 145.68; S82-44-59E 943.37; S82-45-3E 999.99; S18-0-7E 283.01; N63-59-59E 430.11; S82-44-58E 850.57; S65-16-42E 566.09; S81-0-22E 179; S70-45-53E 168.01; S0-1-53E 3781; S90-0-0W 404; S0-0-0W 538.97; S89-51-4W 404; N0-0-0E 538.97; S89-53-10W 807.97; S0-0-0W 538.97; N89-56-18W 548.91; S89-59-27W 2153.46; N29-30-33W 862.24; N4-0-8W 950.02; N58-57-48W 867.03; N0-0-16W 2784.17 TO THE BEGINNING. AREA: 563.57 ACRES +/- LESS OWC-0467-0, TOTAL AREA: 558.57 ACRES

00-0020-8401 OWC-0486-2-008-035
RE INVESTMENT HOLDINGS LLC Acres: 375.51

BEGINNING AT THE NE CORNER OF SEC 8 T3S R5E SLM: S0-13-58W 2612.85; S0-1-17E 2676.57; S89-41-30W 731.8; N41-1-9W 767.28; N75-27-32W 810.17; N69-1-23W 574.98; N28-5-47W 1398.42; N19-36-42W 3291.44; S89-37-1E 4329.52 TO THE BEGINNING. AREA: 375.51 ACRES +/-

00-0020-8402 OWC-0501-1-017-035
RE INVESTMENT HOLDINGS LLC Acres: 7.14

BEGINNING AT THE NE CORNER OF SEC 17 T3S R5E SLM: S0-28-26E 850.42; N41-6-53W 1123.52; N89-41-30E 731.77 TO THE BEGINNING. AREA: 7.14 ACRES +/-

00-0020-8403 OWC-0500-2-016-035
RE INVESTMENT HOLDINGS LLC Acres: 308.17

BEGINNING AT THE NE CORNER OF SEC 16 T3S R5E SLM: S0-23-29E 5318.35; N89-56-54W 779.94; N17-39-42W 267.5; N0-5-54E 210.27; N26-1-6W 799.53; N43-9-34W 715.13; N6-19-38E 970.48; N54-0-35W 2199.87; N82-30-9W 1665.02; N40-38-44W 359.11; N0-28-25W 850.39; N89-50-16E 5229.09 TO THE BEGINNING. AREA: 308.17 ACRES +/-

00-0020-8404 OWC-0595-2-021-035
RE INVESTMENT HOLDINGS LLC Acres: 10.96

BEGINNING AT THE NE CORNER OF SEC 21 T3S R5E SLM: S0-26-43E 1386.86; N64-3-20W 170.26; N8-0-15W 729.71; N47-0-23W 714.95; N7-14-11W 103.74; S89-56-50E 779.93 TO THE BEGINNING. AREA: 10.96 ACRES +/-

00-0020-8405 OWC-0596-1-022-035
RE INVESTMENT HOLDINGS LLC Acres: 433.01

BEGINNING AT THE NORTHWEST CORNER OF SEC 22 T3S R5E SLM: N89-33-19E 2640.46; N89-33-18E 2640.4; S0-26-34W 2662.93; S0-26-34W 1693.08; N31-26-12W 4307.65; S90-0-0W 359.97; S0-0-0W 4626.28; S90-0-0W 1480; N10-33-6E 735; S89-47-56W 1275.66; N0-14-58W 1910.6; N0-42-41W 516.01; N36-35-42E 673.3; N63-57-14W 448.54; N0-7-28W 1383.62 TO THE BEGINNING. AREA: 433.01 ACRES +/-

EXHIBIT B
ADDITIONAL PROPERTY LEGAL DESCRIPTION

MULTIPLE PARCELS OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 20 AND THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN AND IS MORE PARTICULARLY DESCRIBED AND COMBINED INTO ONE AS FOLLOWS:

BEGINNING AT THE NORTH QUARTER CORNER OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE S00°41'51"E 1682.76 FEET; THENCE S89°15'31"W 1099.87 FEET TO THE EASTERLY RIGHT OF WAY LINE OF STATE HIGHWAY 40; THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE THE FOLLOWING TWO COURSES: 1) N01°51'18"E 4.30 FEET; 2) ALONG A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 2914.90 FEET, A DISTANCE OF 1428.78 FEET, A CHORD DIRECTION OF N12°11'14"W AND A CHORD DISTANCE OF 1414.52 FEET; THENCE N56°17'51"E 215.35 FEET; THENCE N21°30'13"W 147.69 FEET; THENCE N05°51'07"E 159.38 FEET; THENCE N23°50'00"W 184.00 FEET; THENCE N20°27'46"W 66.50 FEET; THENCE N60°41'37"E 99.44 FEET; THENCE N00°00'00"E 283.22 FEET; THENCE S89°59'36"E 1247.43 FEET TO THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 20; THENCE ALONG SAID EAST LINE S00°00'14"W 667.88 FEET TO THE POINT OF BEGINNING.

CONTAINS 65.72 ACRES IN AREA

EXHIBIT C:
NORTH FIELDS

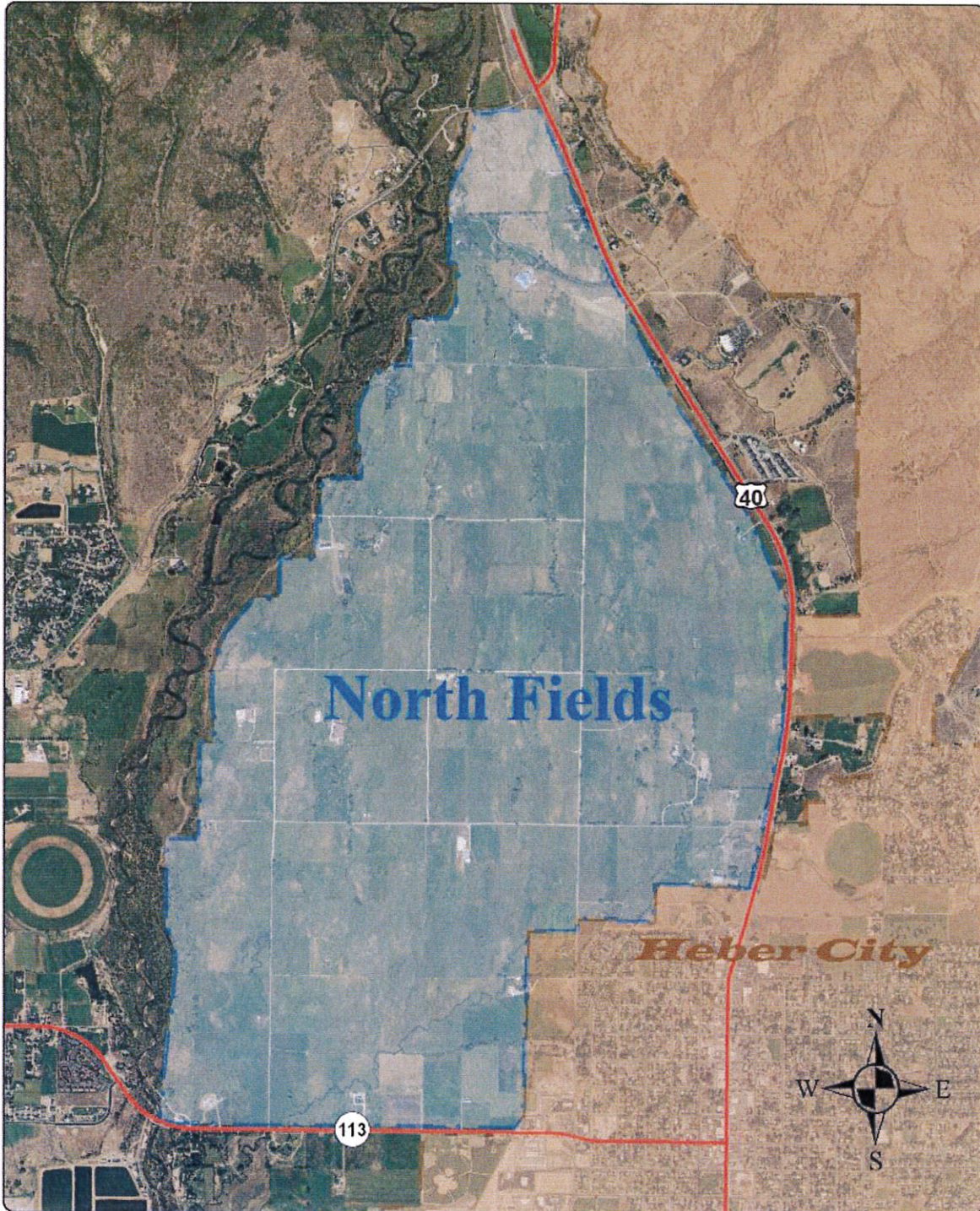


EXHIBIT D: CONCEPT PLAN

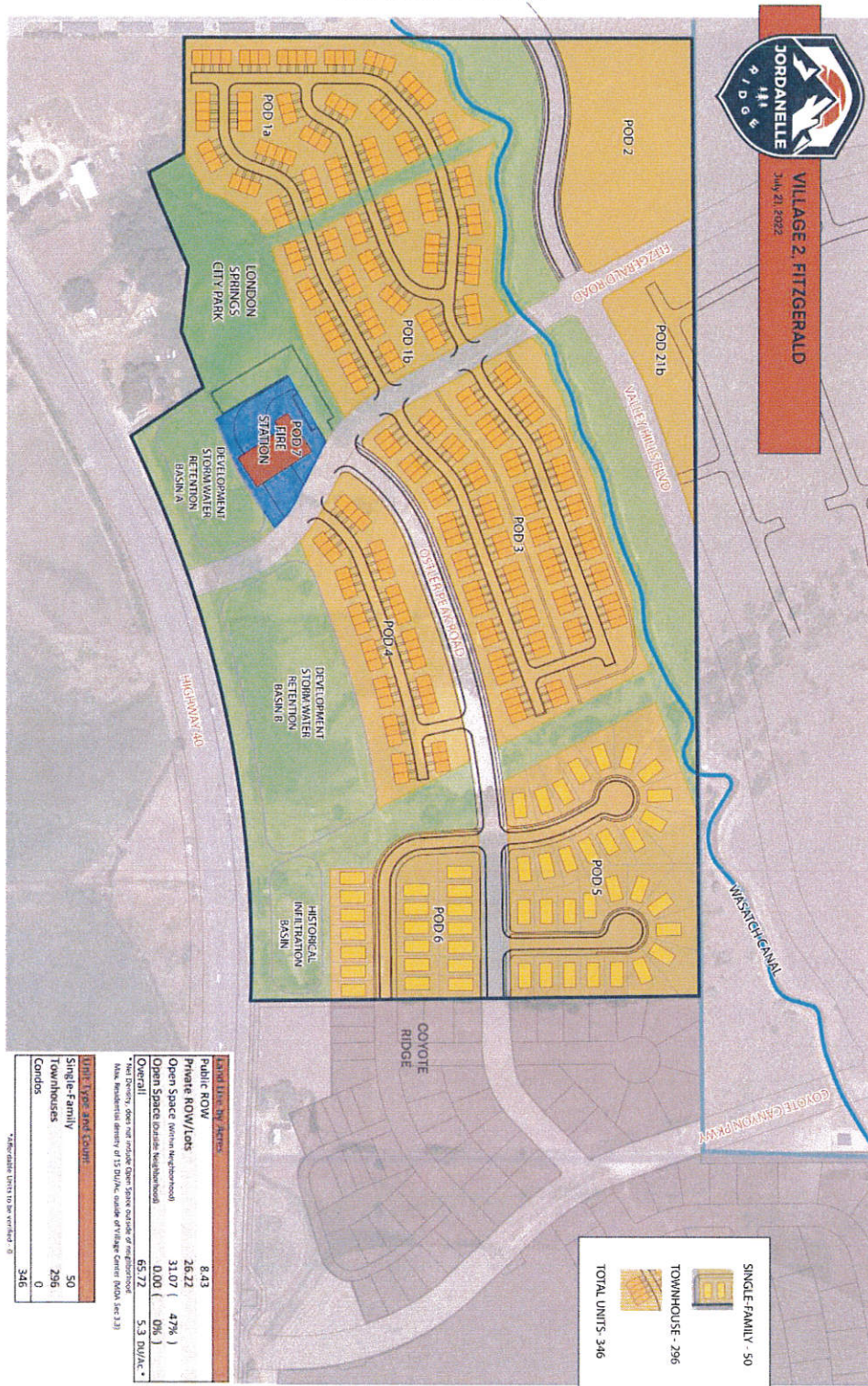
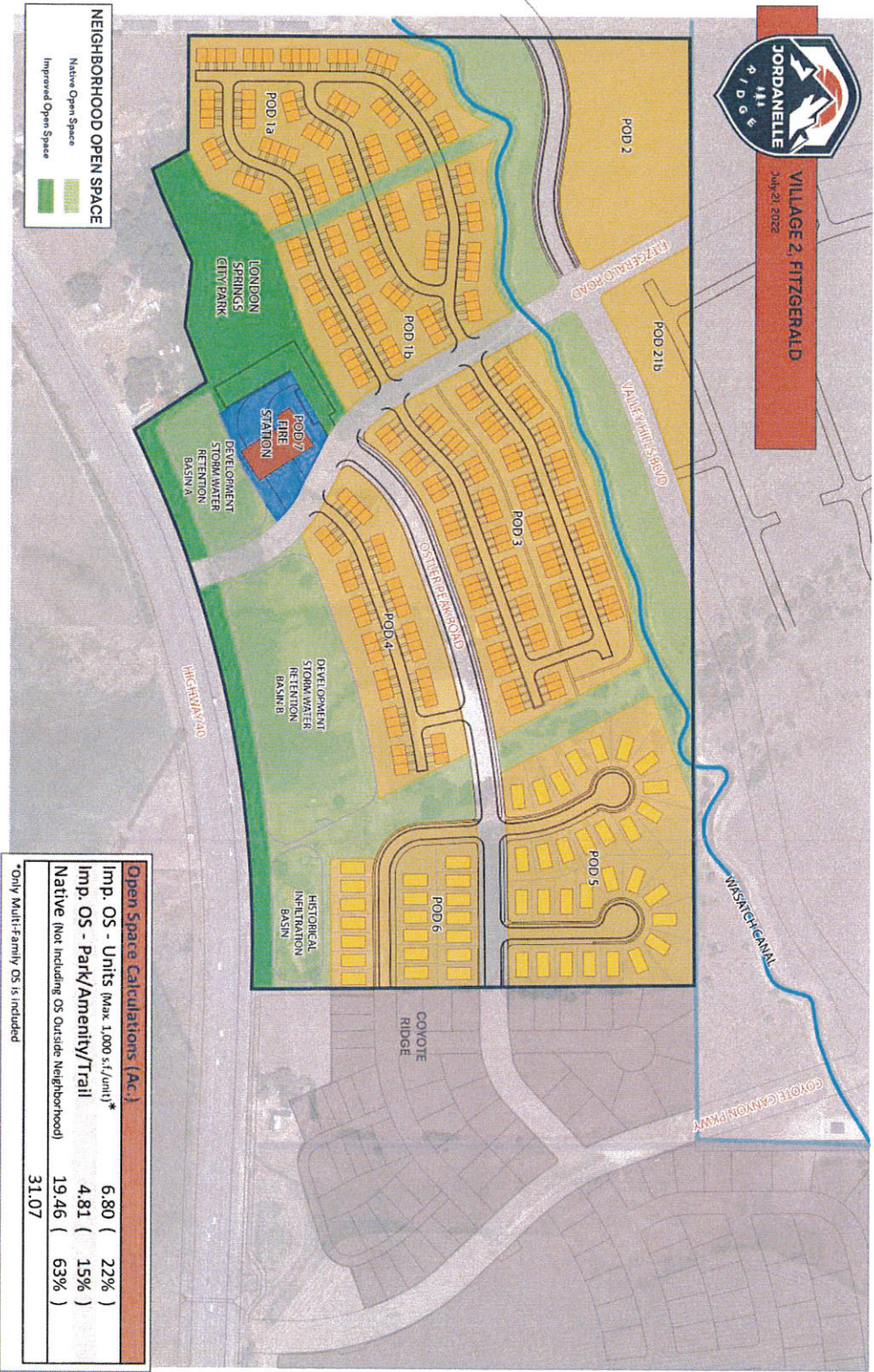


EXHIBIT E:
OPEN SPACE



[illegible]

EXHIBIT G: PHASING

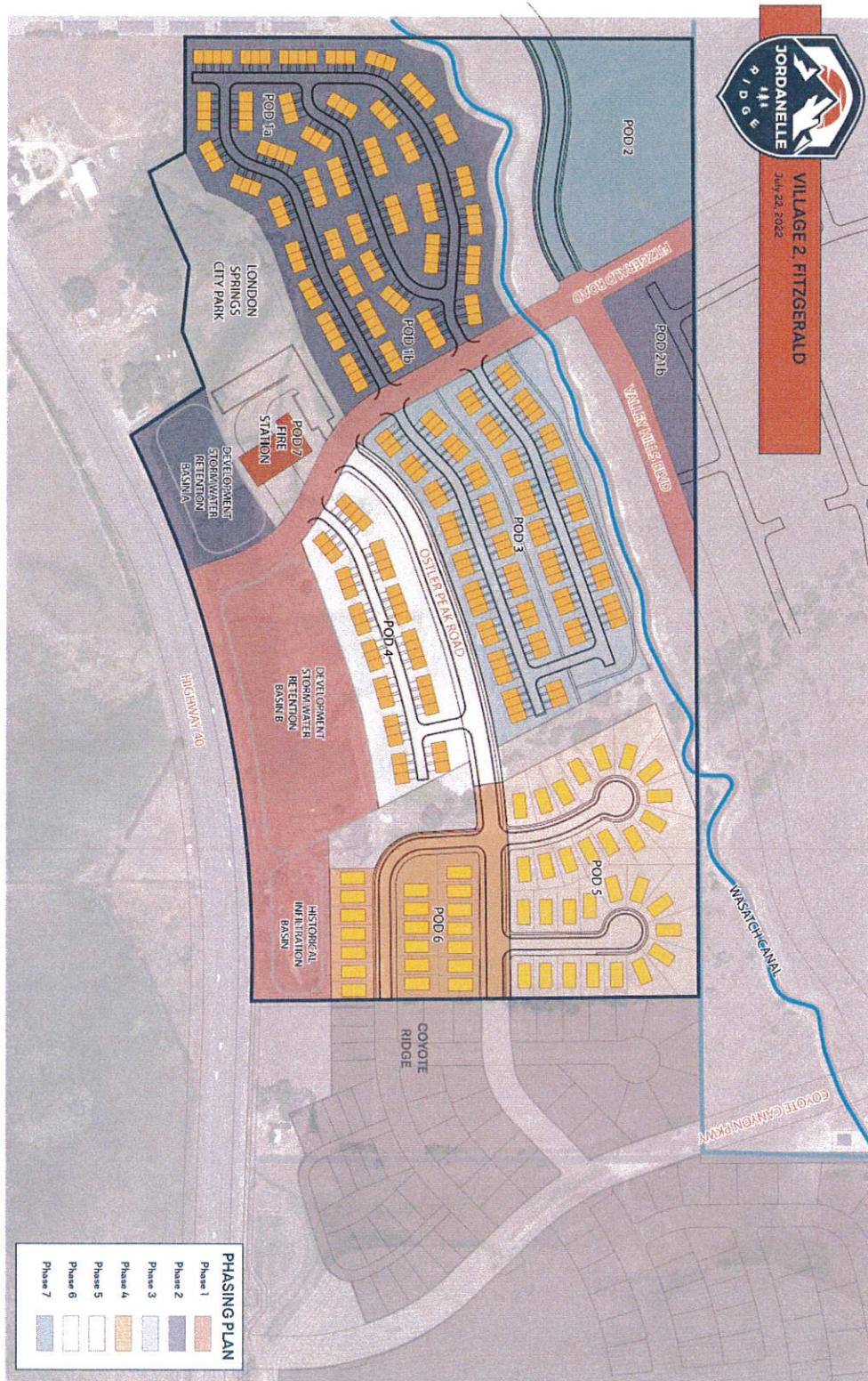


EXHIBIT H: ROADS

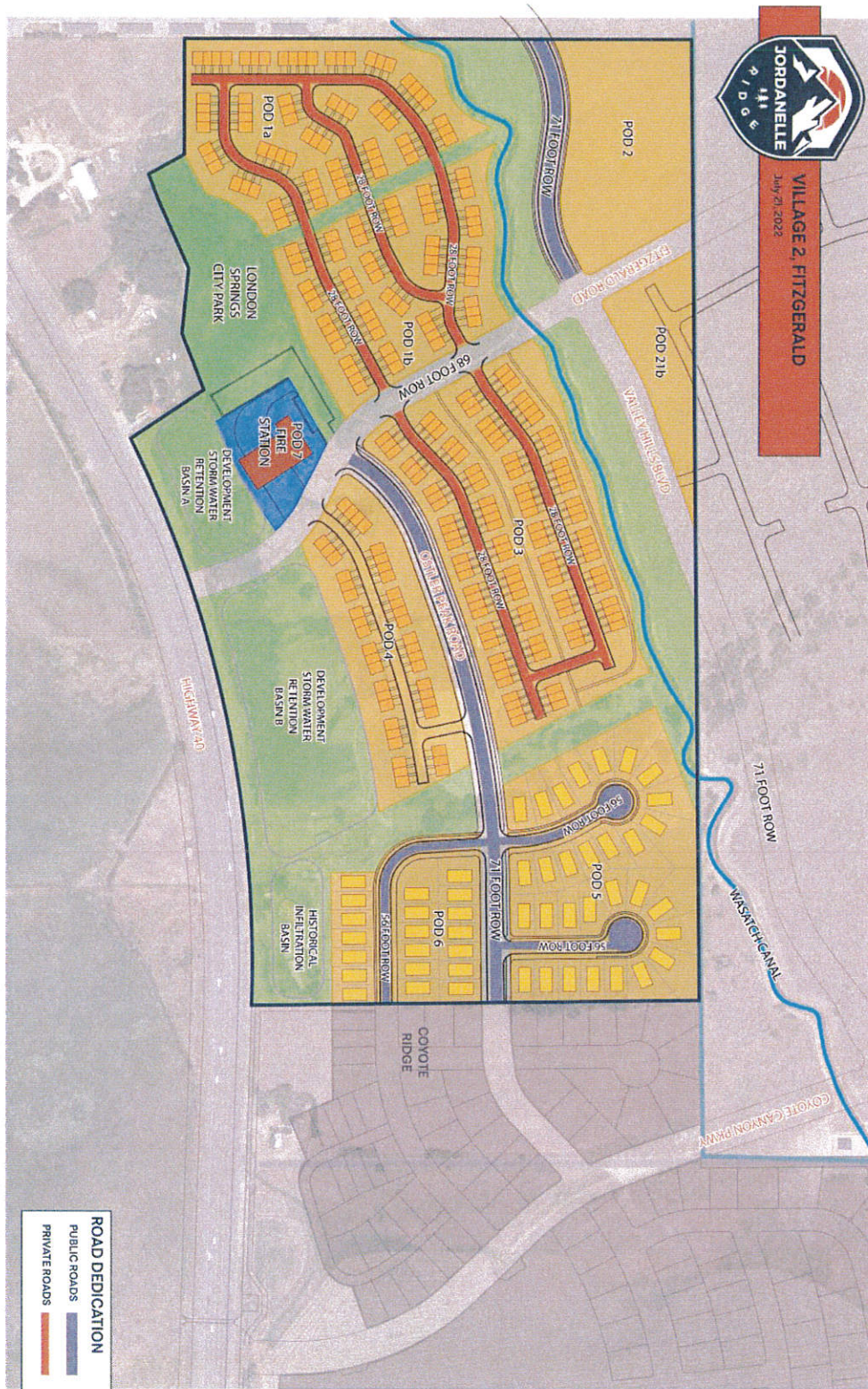


EXHIBIT I:
IRRIGATION

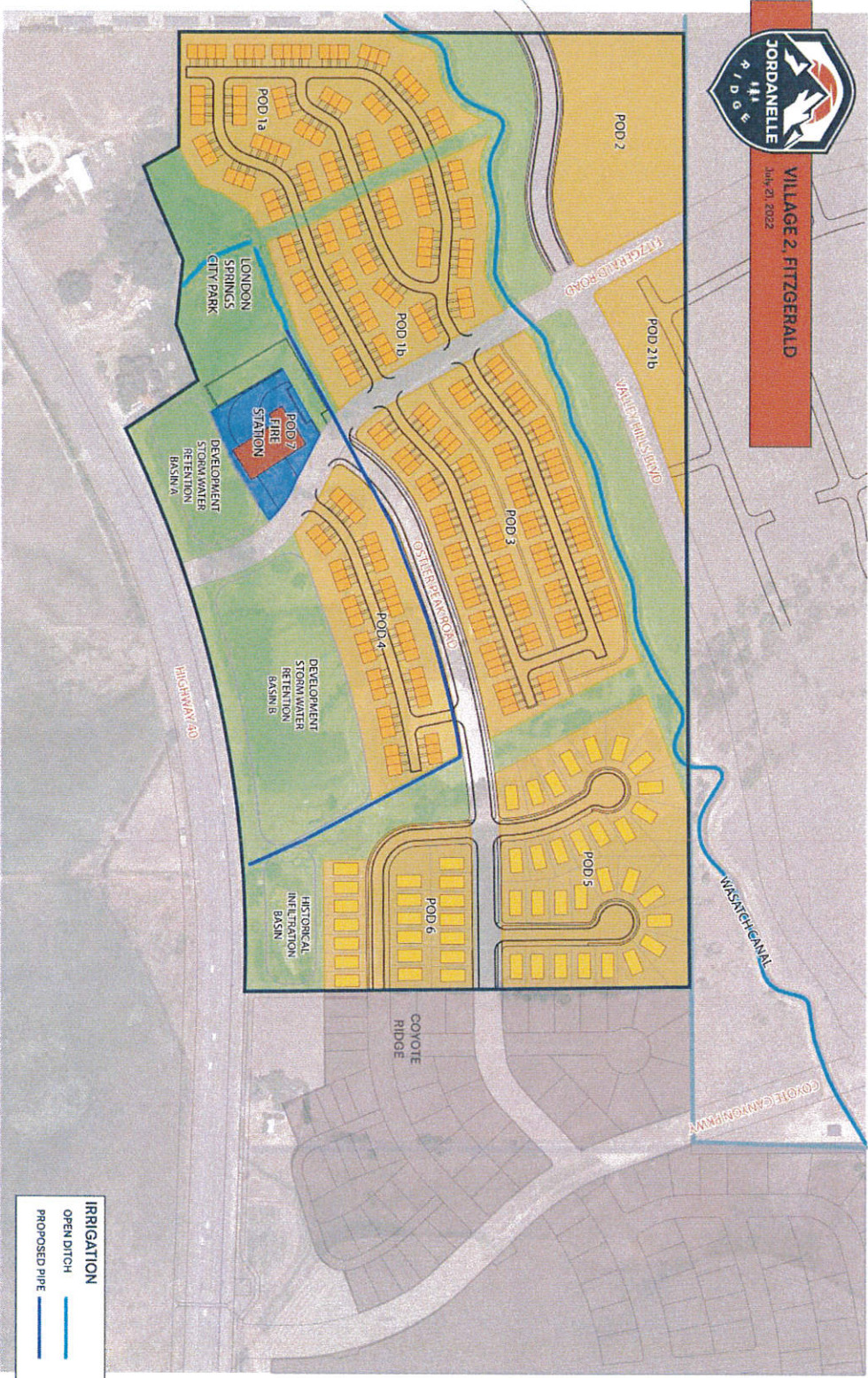


EXHIBIT J:
ENGINEERING LETTER



728 West 100 South
Heber, Utah 84032
435-654-2226

WWW.HORROCKS.COM

July 19, 2022

Heber City Corporation
Attn: Russell Funk P.E.
75 North Main
Heber City, Utah 84032

Subject: Fitzgerald Annexation - Engineering Review

Dear Russ:

Horrocks Engineers recently reviewed the submittals for the ±66-acre Fitzgerald annexation located north of Coyote Canyon Parkway and east of US40. The following items need to be addressed with any recommendation for approval and are subject to further amendment as additional information is brought to our attention and discussed.

General

1. An MDA or annexation agreement needs to be prepared prior to annexation approval. The agreement needs to specify that Heber City's Construction Standards and Specifications, and all Federal, State, and Local rules are to be followed for all development, including periodic updates and revisions to these standards. It also needs to outline specific circumstances relating to services, transportation, and any issues identified by the City during the annexation process.
2. Capital Facilities Plans (CIP) and impact fee analysis for the area must be completed. These are currently being prepared by the City and will show any major projects that will need to be constructed as part of developing this area, along with recommended impact fees. Potential impact fees include Streets, Storm Drain, Public Safety, Parks/Trails, etc. The annexation agreement will need to obligate the development to participate in the improvements and fees identified in these master plans once they are adopted.
3. Coordination will need to occur between the development and Heber City, North Village Special Service District (NVSSD), Wasatch County Fire District, Wasatch School District, Heber Light & Power, Central Utah Water Conservancy District (CUWCD), North Fields Irrigation, and other utility companies during the annexation and development process to ensure each entity's needs in the annexation area are planned for and addressed. The annexation agreement needs to include provisions requiring each entity to acknowledge their commitment and ability to provide their respective services and note any associated needs or conditions.
4. This annexation falls within the North Village Overlay Zone (NVOZ) and will need to follow the guidelines set forth in the overlay plan for development in the annexation area.
5. Easements or right-of-way dedications to the City for the Wasatch and Timpanogos Canals, trails, and public roads serving or running through the annexation area will be required.

Environmental

1. An Environmental report will be needed during Preliminary Design, identifying any environmental concerns or restrictions for development. The report will assess Historic Properties, Air Quality, Cultural, Water Quality, Wetlands, etc. as described in City Code 17.20.020.N.3
2. A Geotechnical report will be needed during Preliminary design, identifying, and providing recommendations on soil corrosiveness, permanent slopes, collapsible soils, landslides or other geological hazards, shallow groundwater, other soil concerns, etc. for the annexation area. The

22003LT Fitzgerald PC Horrocks 220719.docx

recommended pavement cross sections in the report need to include a cross section for public roads that considers the impact of construction equipment.

Streets

1. UDOT needs to be consulted during Preliminary Design regarding the Fitzgerald Road US40 access proposed for this annexation and respective development. All requirements of UDOT will need to be met, i.e. acceleration / deceleration lanes, right-of-way dedications, etc.
2. A traffic report will be needed during Preliminary Design consistent with Heber City's North Village Transportation Master Plan. Traffic volumes, stacking, access, and level of service issues with Hwy 40 need to be addressed.
3. Public roads shown in the proposed annexation concept plan are consistent with the Heber City's draft North Village Transportation Master Plan. Fitzgerald Road is shown as an east / west Minor Collector road running through the project. Ostler Peak is shown as a Major Local road and High Uintas Lane is shown as a Minor Local road running north / south. Right-of-way for these roads will need to be dedicated to the City at no cost.
4. The location of access points into the development and within need to be reviewed and approved by the City and Fire District during the development process.

Parks and Trails

1. Trails planned in the proposed annexation concept plan need to be consistent with the City Parks and Trails master plan. A 10-foot paved Community trail is needed along the east side of the Wasatch Canal. A Regional trail is needed on the east side, adjacent to US40. A connector trail is needed down the Coyote Canyon drainage to provide connectivity between the north / south trails. The easements, right-of-way, and/or encroachment permits for these trails need to be obtained and transferred to the City. Private trails also need to be determined with the Planning Department during the development process.
2. A 50 to 150-foot easement or property dedication is required along the east side of US40 for the trail and an open space buffer as required by the NVOZ.
3. The development proposed green space, park spacing, size, level of service, and amenities need to be approved by the Planning Department during the development process.

Storm Water

1. Storm water will be administered by the City in the public right-of-way. Private development will be responsible for storm water within the development. Storm water for public and private roadways need to remain separate unless the private development proposes to maintain the public systems. A storm water agreement needs to be developed during the development process, outlining storm water responsibilities of the City and of private development.
2. A storm water report will be needed during Preliminary Design that is consistent with the City's future North Village Storm Water Master Plan and Storm Water Design Manual. The report will need to show the proposed storm water collection and retention systems for developed flow and historical flow through the development. The study needs to include calculations for volumes, flows, discharges, etc. for the development.
3. Storm water within the annexation area will need to follow all Heber City policies and requirements and ensure that no downstream property owners are negatively affected. The City policies and requirements are anticipated to increase in the near future once the City is designated as an MS4 community.
4. Low Impact Development (LID) methods such as smaller, more frequent retention / detention facilities, biofilters, and hydrodynamic separators need to be incorporated into the design of the development.

5. It is anticipated that no developed flow discharges will be allowed to cross US40 into the North Fields to the west.
6. Any emergency overflow points along the Wasatch and Timpanogos Canal need to be identified and accommodated through the development to avoid flooding.
7. A 100-foot wide buffer easement to protect the existing major natural drainages is needed.
8. The proposed annexation concept plan does not address how the northern major historical drainage corridor will be handled. This drainage will need to be handled consistent with the requirements of the future North Village Storm Water Master Plan and Storm Water Design Manual. All major historic drainages will need to be restored or replaced with appropriate buffer zones.

Water and Irrigation

1. North Village Special Service District (NVSSD) will provide water and irrigation service to this area. The NVSSD Master Plans need to be reviewed during Preliminary Design and information provided, showing how the area will be serviced with culinary water. The District will need to confirm their ability and intent to provide water and irrigation service to proposed development through feasibility and will serve letters.
2. Water right acquisition and ownership must meet NVSSD requirements and policies. Evidence must be provided to Heber City that sufficient water rights are available to meet the needs of proposed development during the development process. Responsibility for water right change applications need to be determined. Any change applications must be approved prior to submission to NVSSD for development approval.
3. The London Spring is located within the annexation area. Portions of the London Spring ditch system run north and south through the middle of the annexation area. This ditch is the responsibility of the North Fields Irrigation Company and will require their approval for any proposed modifications.
4. Any existing wells in the annexation area need to be properly abandoned per state code.

Sewer

1. NVSSD will provide sewer service to this area. The NVSSD Sewer Master Plan needs to be reviewed and during Preliminary Design to demonstrate how the area will be serviced. The District will need to confirm their ability and intent to provide sewer service to the proposed development and annexation area through feasibility and will serve letters.
2. Any existing septic systems in the annexation area need to be properly abandoned and eliminated.

Please call our office with any additional questions or concerns regarding this project.
Sincerely,

HORROCKS ENGINEERS

Bart Mumford

Bart Mumford, P.E.

cc: Momentum Development
Heber Planning Department

Exhibit K: Fitzgerald Annexation Affordable Housing Requirements

- I. Low Income Housing Requirements.** REF shall comply or shall cause Developers and/or Sub-developers to comply with the City's adopted Affordable Income Housing Ordinance & Plan (Ordinance 2018-31), adopted August 16, 2018, which requires the Project to develop not less than 14 dwelling units of Low Income Housing in the Project. Low Income Housing units constructed within the Project, shall not be counted against the Development Entitlements approved for the Project pursuant to this Agreement. REF and the Developers and Sub-developers shall take into consideration any Low Income Housing units when planning and constructing infrastructure within the Project. REF shall reasonably disperse the Low Income Housing units throughout the Project. REF shall also be entitled to allocate any such Low Income Housing requirements to Developers and/or Sub developers as REF may elect.
- II.** Developer and the City shall follow and comply with any deed restrictions as outlined in the Affordable Housing Ordinance & Plan. Payment of a fee in lieu to fulfill the requirements of the Affordable Housing Ordinance & Plan is not an option, unless specifically agreed to by the City.
 - A. Allocation of Low Income Housing.** All Dwellings constructed as Low Income Housing in the Project shall be deed restricted and preserved in perpetuity for those income qualified at 60% of the Average Medium Income for Wasatch County, Utah. All Dwellings constructed as Low Income Housing in the Project and preserved in perpetuity for those income qualified at 60% of the Average Median Income for Wasatch County shall be "for sale" product.
 - B. Rights of First Offer.** With regard to the Low Income Housing Dwellings subject to the sixty percent (60%) AMI deed restriction, subject to the applicable parties thereto reaching agreement following good faith negotiations as to the specific terms pursuant to which a right of first offer is granted, REF shall grant or cause the applicable Developers and/or Sub-developers to grant to the following entities and their employees in descending order of priority a right of first offer to master lease or purchase, as applicable, Low Income Housing for sale to income qualifying households otherwise meeting the requirements of this Agreement: the City, the Wasatch County School District (the "District") and Wasatch County (the "County") and their respective districts and authorities. In the event the City, the District, and the County do not exercise their respective first rights, the applicable Low Income Housing Dwellings may be sold, as the case may be to members of the general public meeting the income qualification requirements. In the event the above entities or their employees do not elect to utilize this housing, such housing may be offered to the general public, provided their income qualifies for such housing.
 - C. Deed Restrictions Protecting the Affordability and Sustainability of the Affordable Homes at REF.** Prior to final approval for the REF Development, and,

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

1. The Covenant is to provide and articulate terms, conditions, and restrictions. The Covenant shall be enforceable by the City and, upon its execution and recording in the public records of the County Recorder of Wasatch County, Utah, shall run with the land, enforceable against the Owners; each Unit Owner, and each Unit Owner's successors interest, assignees, heirs, devisees, mortgagees, lessees, trustees, beneficiaries, executors, administrators, personal representatives; any subsequent owners; and any other parties claiming an interest in the Property. In addition to the recording of this Covenant, Developer/Owner shall cause that any deed or plat map associated with any affordable housing properties or units shall reference said Covenant.
2. The City shall forever retain the right to purchase all Affordable housing units, in perpetuity, pursuant to such a Covenant running with the land and units.
3. **Administration and Enforcement.** The City shall have the right to enforce the terms of such a Covenant and may enforce its terms as it deems administratively proper through its employees, administrative offices, agents, or assigns. The Heber City Police Department shall be authorized to investigate certain affordable housing violations and to issue citations pursuant to applicable City Code and State Statute. The City may enforce this Covenant by any appropriate legal or equitable action including but not limited to specific performance, injunction, abatement, damages and such other remedies and penalties as may be specified in this Covenant. This Covenant shall inure to the benefit of the City and nothing herein shall be construed as creating a general scheme to be enforced by Unit Owners against each other.
4. Each of the Affordable Unit Occupants shall occupy the Unit as a Primary Residence. Unless the City gives its prior written consent, each Unit Occupant shall not obtain, purchase, or otherwise acquire any other direct or indirect interest in real property while the Unit owner is a Unit Owner; neither the Unit Owner nor any person in the Unit Owner's Household shall establish a trust of which the Unit Owner is a beneficiary if such trust's corpus contains any other real property.

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

- III. **Off-site Low Income Housing.** At the discretion of the developer, some or all of the affordable housing requirements may be met in partnership with the City to allow construction and location of affordable housing units off site on any available property whether owned by the City, third parties or other entities. The exact details of such an arrangement, if presented by the City and discretionally negotiated by developer, would be negotiated with the City at the time of development, if possible, and if the City has the property available at that time. It is the intent that such option would not reduce the developer's requirements below that required in this MDA.
- IV. **Timing.** At least 50% of the required Affordable Housing Dwellings shall be constructed no later than the construction of the first 30 percent of the Market Rate units. The full Affordable Housing requirement shall be completed no later than construction of the first 60 percent of the Market Rate units.