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

August 27, 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: N/A

3. Action Items:

I. Edgewood Hangar Development~Site Plan, located at 158 W. 1780 S. (Planner Denna Woodbury/Engineer Ross Hansen)

II. Highlands Residential~Subdivision Preliminary, located at Intersection of US-40 and Commons Boulevard (Planner Denna Woodbury/Engineer Ross Hansen)

4. Work Meeting:

I. Central Heber Overlay Zone (John Janson & Tony Kohler)

5. Administrative Items:

I. City Council Communication Item

II. Planning Commission Training - https://www.youtube.com/watch?v=K_8etqfOAd0

6. Adjournment:

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

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

prior to the meeting.

Posted on 08.22.2024, 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.

Planning Commission Staff Report

MEETING DATE:	8/27/2024
SUBJECT:	Edgewood Hangar Development~Site Plan, located at 158 W. 1780 S. (Planner Denna Woodbury/Engineer Ross Hansen)
RESPONSIBLE:	Denna Woodbury
DEPARTMENT:	Planning
STRATEGIC RELEVANCE:	Community Development

SUMMARY

This item is an agenda item for Site Plan Approval. The policy question includes the following:

- Should a Site Plan be approved for the Edgewood Hangar Development Site Plan?

RECOMMENDATION

Staff recommends that the Planning Commission approve the Site Plan for the Edgewood Hangar site located at 158 W. 1780 S., subject to findings and conditions.

BACKGROUND

G.C. Garcia, Inc. has reviewed the Site Plan application for the Edgewood Hangar Development. The proposed project is located at 158 W. 1780 S.

The applicant is proposing to develop a hangar consisting of one hangar on .91 acres located on airport property.

DISCUSSION

The location for the Edgewood Hangar Development Site Plan is shown on the Airport Layout Plan for the Heber Valley Airport as a future hangar area. The proposed hangar will be located in one building that is 10,200 square feet and is 120 feet wide and 85 feet long. The building will be 30 feet in height. The colors and materials of the building will be consistent with the other hangars within the airport property, with the roof panels being polar white, the wall panels ash gray and the trim color will be charcoal.

The applicant will need to provide a determination from the FAA that it does not object to the construction of the hangar prior to the issuance of a building permit. A condition has been added for this requirement.

18.44.050 Height Requirements
All buildings in the 1-1 Industrial Zone shall be limited in height to thirty-five (35) feet. No buildings taller than thirty-five (35) feet shall be permitted in the 1-1 Industrial Zone, except as may be approved by the Planning Commission pursuant to approval as a conditional use. Upon application for a conditional use to exceed the thirty-five (35) foot height limitation for developments, the Planning Commission shall consider at a minimum:
A. Airport land zone height restrictions.
B Proximity and distances to residential zones.
C. Access to solar, air, and light for nearby properties.
D. Building design (roof height, step downs, eves).
E .Roof design and style.
F. Average heights of adjacent buildings
G. No increase in building height as allowed via a Conditional Use Permit shall exceed 60

The project does not incorporate any freestanding lights, but will have building lights on the hangar unit that meet the City Code.

The proposed Edgewood Hangar Development Site Plan meets the required setbacks, height, parking, lighting, and landscaping requirements.

FISCAL IMPACT

None.

CONCLUSION

The proposed Edgewood Hangar Develpment Site Plan will benefit the community. The Site Plan meets the Airport Layout Plan for the Heber Valley Airport and the City Code and is recommended for approval.

Staff recommends that the Edgewood Hangar Development Site Plan be approved by the Planning Commission with the following findings and conditions:

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

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.
4. A notification of approval from the FAA is submitted to the Planning Department prior to the Building Permit being issued.

ALTERNATIVES

Staff Recommended Option - Approval

I move to **approve** Edgewood Hangar Development~Site Plan as presented, with the findings and conditions as presented in the conclusion above.

Alterntive 2 - Continuance

I move to **continue** Edgewood Hangar Development~Site Plan 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 Edgewood** Hangar Development~Site Plan with the following findings.

POTENTIAL MOTIONS

ACCOUNTABILITY

Department: Planning
Staff member: Denna Woodbury, Planning Consultant

EXHIBITS

1. 2024-07-09 Edgewood HANGAR DEVELOPMENT
2. P24-1325 Edgewood Hangar_Preliminary Drawings_WSBAS_06.28.24
3. Photometric Plan
4. 2024-07-08 DRAINAGE REPORT
5. HCR_ALP_Sheet_Set_9.5.2023_Signed

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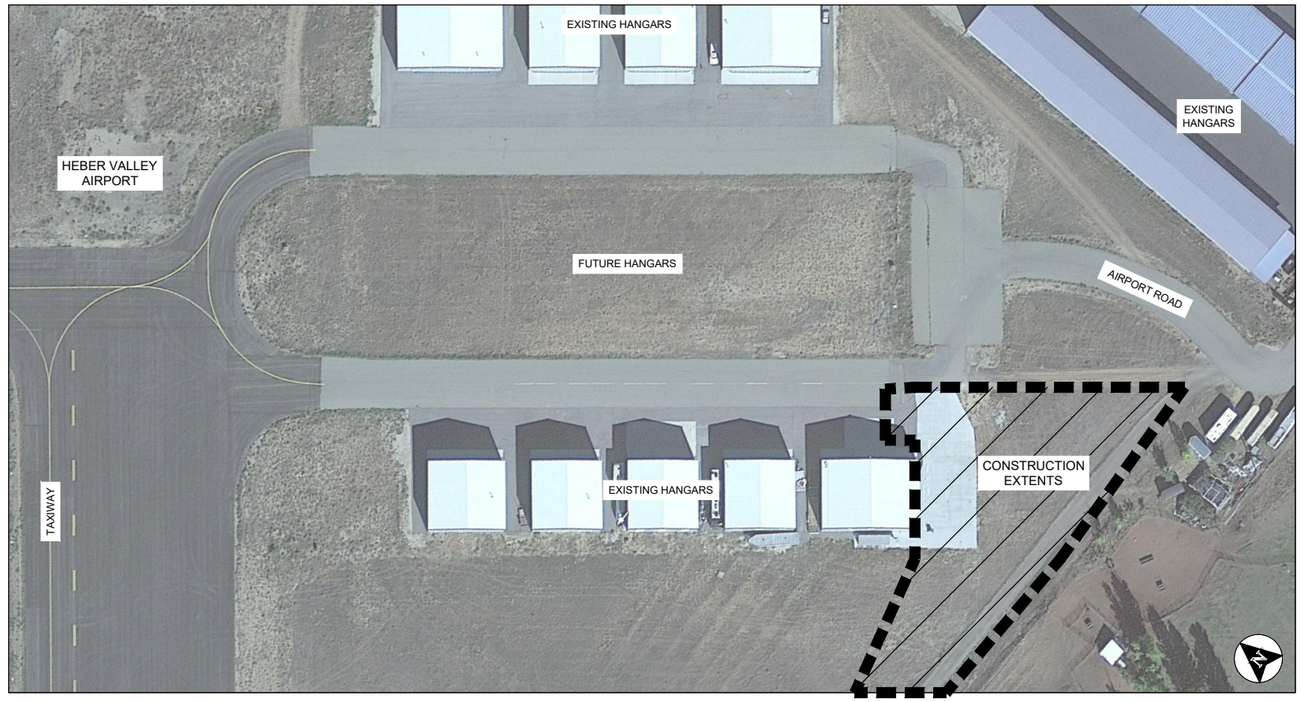
E:\240121\00_CAD\SHEETS\CONSTRUCTION_DRAWING\240121-C1-COVER SHEET.DWG, 7/8/2024

CALL BEFORE YOU DIG!
CALL DIGLINE INC.
PRIOR TO COMMENCING
UNDERGROUND WORK
DIAL: 811

NOTE:
THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN APPROXIMATELY ONLY PRIOR TO CONSTRUCTION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO INFORM ALL UTILITY COMPANIES OF THE CONSTRUCTION SCHEDULE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR IS RESPONSIBLE FOR ANY AND ALL DAMAGE WHICH MAY OCCUR BY FAILURE TO EXACTLY LOCATE AND PROTECT ALL UTILITIES.

HEBER CITY, UTAH
TALLEY HANGAR DEVELOPEMENT

A PORTION OF THE SE 1/4 OF THE NE 1/4 OF SECTION 7
TOWNSHIP 4 SOUTH, RANGE 5 EAST, SALT LAKE B&M
WASATCH COUNTY, UTAH
2024



PROJECT SITE MAP
N.T.S.

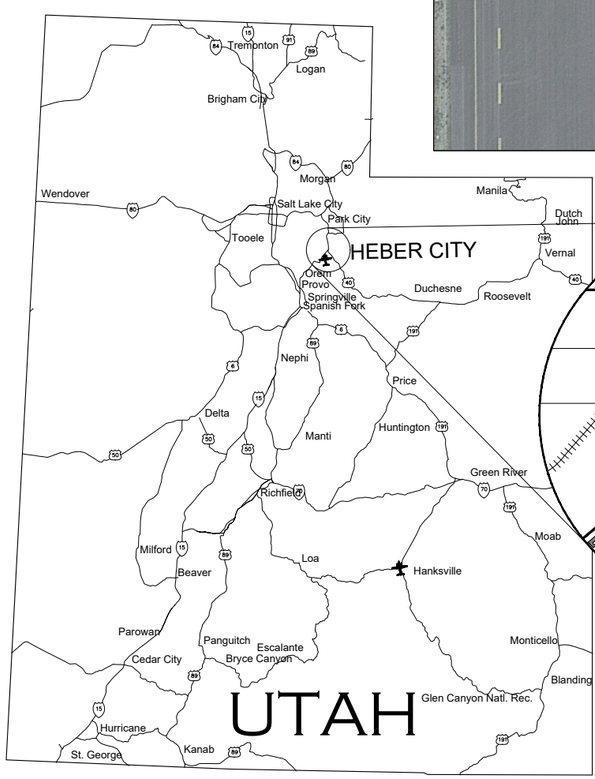
SHEET INDEX	
C1	COVER SHEET
C2	GENERAL NOTES
C3	EXISTING CONDITIONS AND DEMO PLAN
C4	SITE PLAN
C5	GRADING & DRAINAGE PLAN
C6	UTILITY PLAN
C7	DETAILS

SITE ADDRESS
158 West 1780 South
Heber Utah 84032

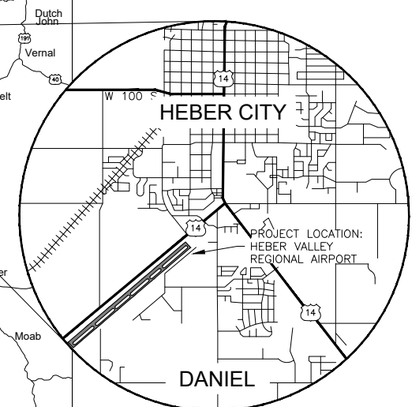
CONTACT INFO
Jason Talley
Edgewood Capital, LLC
2140 E Flat Top Mountain Drive
Heber City, Utah 84032

Project Address:
620 W Airport Road,
Heber City, Utah 84032

ARDURRA
Scott Bolton
Sr. Project Manager
65 E. Wadsworth Parkway
Draper Utah 84020
801-435-5502



VICINITY MAP
N.T.S.



LOCATION MAP
N.T.S.

NOTICE TO CONTRACTORS

CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD HEBER VALLEY AIRPORT, THE FEDERAL AVIATION ADMINISTRATION, AND THE DESIGN CONSULTANT HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT.

UNAUTHORIZED CHANGES & USES: THE DESIGN CONSULTANT 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.

ENGINEER-OF-RECORD CERTIFICATION

As the Engineer-of-Record, I hereby certify that these construction drawings and supporting information ("plans") comply with the Heber city code and standard specifications and drawings ("Standards"). I understand and agree that:

1. The City's acknowledgement of these plans shall not be construed to be a permit for, or any approval of, any variance from any of the provisions of the standards, unless a separate written approval authorizing a specific deviation has been provided by the city engineer.
2. The City's acknowledgment of these plans or feedback from the city on whether the plans meet the standards, shall not prevent the city from requiring the correction of errors in the plans at any time, including after construction of improvements.
3. The cities acknowledgement of these plans does not constitute a permit from the federal or state government or permission to deviate from federal or state laws and regulations.
4. The City's acknowledgement of these plans does not grant permission to work on the properties of others.

LEGEND

W	PROPOSED WATER SERVICE
SEW	PROPOSED SEWER SERVICE
SD	PROPOSED STORM DRAIN LINE
G	PROPOSED GAS SERVICE
	PROPOSED CHAIN LINK FENCE
	EXISTING CHAIN LINK FENCE
	EXISTING IRON FENCE
	EXISTING EDGE OF PAVEMENT
G	EXISTING GAS LINE
SS	EXISTING SANITARY SEWER
W	EXISTING POTABLE WATER
	EXISTING FIRE HYDRANT
	EXISTING WATER VALVE
	EXISTING WATER METER
	EXISTING SEWER MANHOLE/CLEANOUT
	EXISTING GAS METER
	EXISTING ELECTRICAL METER
	EXISTING ELECTRICAL TRANSFORMER
5080	PROPOSED CONTOUR (MAJOR)
5081	PROPOSED CONTOUR (MINOR)
5080	EXISTING CONTOUR (MAJOR)
5081	EXISTING CONTOUR (MINOR)
	PROPOSED CONCRETE SURFACING
	PROPOSED ASPHALT SURFACING
	PROPOSED BUILDING

PROFESSIONAL STRUCTURAL ENGINEER
NO. 6880006
G. Ryan Taylor
STATE OF UTAH
07/08/2024

BORDER SIZE:	22"X34"
DESIGNED	GG
DRAWN	GG
CHECKED	SB
APPROVED	GRT

REVISIONS

NO.	DESCRIPTION	DATE
####	####	####
####	####	####
####	####	####
####	####	####
####	####	####
####	####	####
####	####	####
####	####	####

ARDURRA
COLLABORATE. INNOVATE. CREATE.
65 E. WADSWORTH PARK DR., SUITE 200
DRAPER, UTAH 84020
801-435-5412 | WWW.ARDURRA.COM

Elemental Aviation

HEBER CITY, UTAH
TALLEY HANGAR DEVELOPMENT
COVER SHEET

ATTENTION:
0 1/2 1
IF THIS BAR DOES NOT MEASURE 1" ON 22x34 SHEET or 1/2" ON 11x17 SHEET, THEN DRAWING IS NOT TO SCALE

DATE: July 9, 2024
PROJECT: 240121
SHEET: C1

THE CONTRACTOR SHALL CAREFULLY READ ALL OF THE NOTES AND SPECIFICATIONS, THE CONTRACTOR SHALL BE SATISFIED AS TO THEIR TRUE MEANING AND INTENT AND SHALL BE RESPONSIBLE FOR COMPLYING WITH EACH.

GENERAL NOTES:

1) ALL PUBLIC IMPROVEMENTS, WHICH ARE TO BE OWNED AND MAINTAINED BY HEBER CITY, SHALL BE CONSTRUCTED ACCORDING TO THE HEBER CITY STANDARD SPECIFICATIONS AND DETAILS FOR MUNICIPAL CONSTRUCTION.
2) PRIOR TO PERFORMING ANY WORK, THE CONTRACTOR SHALL CONTACT HEBER CITY FOR A PRE-CONSTRUCTION CONFERENCE.

A. REGULATORY AGENCY:
HEBER CITY
75 N. MAIN STREET
HEBER , UT 84050
(435) 654-0757

B. OWNER:
JASON TALLEY
EDGEWOOD CAPITAL, LLC
2140 E FLAT TOP MOUNTAIN DRIVE
HEBER , UT 84032

C. ENGINEER:
ARDURRA
65 EAST WADSWORTH PARK DRIVE SUITE 200
DRAPER UT 84020
(801) 801-435-5502
CONTACT: SCOTT BOLTON

D. SEWER:
HEBER CITY
75 N. MAIN STREET
HEBER , UT 84050
(435) 654-0757

E. WATER:
HEBER CITY
75 N. MAIN STREET
HEBER , UT 84050
(435) 654-0757

F. ELECTRIC: HEBER LIGHT AND POWER

G. GAS N/A

3) IT IS INTENDED THAT THESE PLANS AND SPECIFICATIONS REQUIRE ALL LABOR AND MATERIALS NECESSARY AND PROPER FOR THE WORK CONTEMPLATED AND THAT THE WORK BE COMPLETED IN ACCORDANCE WITH THEIR TRUE INTENT AND PURPOSE. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY REGARDING ANY DISCREPANCIES OR AMBIGUITIES WHICH MAY EXIST IN THE PLANS OR SPECIFICATIONS. THE ENGINEER'S INTERPRETATION THEREOF SHALL BE CONCLUSIVE.

4) 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.

5) THE CONTRACTOR SHALL BE SKILLED AND REGULARLY ENGAGED IN THE GENERAL CLASS AND TYPE OF WORK CALLED FOR IN THE PROJECT PLANS AND SPECIFICATIONS. THEREFORE, THE OWNER IS RELYING UPON THE EXPERIENCE AND EXPERTISE OF THE CONTRACTOR, IT SHALL BE EXPECTED THAT PRICES PROVIDED WITHIN THE CONTRACT DOCUMENTS SHALL INCLUDE ALL LABOR AND MATERIALS NECESSARY AND PROPER FOR THE WORK CONTEMPLATED AND THAT THE WORK BE COMPLETED IN ACCORDANCE WITH THEIR TRUE INTENT AND PURPOSE. THE CONTRACTOR SHALL BE COMPETENT, KNOWLEDGEABLE AND HAVE SPECIAL SKILLS ON THE NATURE, EXTENT AND INHERENT CONDITIONS OF THE WORK TO BE PERFORMED. CONTRACTOR SHALL ALSO ACKNOWLEDGE THAT THERE ARE CERTAIN PECULIAR AND INHERENT CONDITIONS EXISTENT IN THE CONSTRUCTION OF THE PARTICULAR FACILITIES, WHICH MAY CREATE, DURING THE CONSTRUCTION PROGRAM, UNUSUAL OR PECULIAR UNSAFE CONDITIONS HAZARDOUS TO PERSONS, PROPERTY AND THE ENVIRONMENT. CONTRACTOR SHALL BE AWARE OF SUCH PECULIAR RISKS AND HAVE THE SKILL AND EXPERIENCE TO FORESEE AND TO ADOPT PROTECTIVE MEASURES TO ADEQUATELY AND SAFELY PERFORM THE CONSTRUCTION WORK WITH RESPECT TO SUCH HAZARDS.

6) THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL LICENSES REQUIRED FOR THE CONSTRUCTION AND COMPLETION OF THE PROJECT, AND SHALL PERFORM ALL WORK IN ACCORDANCE WITH THE REQUIREMENTS AND CONDITIONS OF ALL PERMITS AND APPROVALS APPLICABLE TO THIS PROJECT. THE CONTRACTOR SHALL ENSURE THAT THE NECESSARY RIGHTS-OF-WAY, EASEMENTS, AND/OR PERMITS ARE SECURED PRIOR TO CONSTRUCTION.

7) CONTRACTOR SHALL OBTAIN AN ENCROACHMENT PERMIT WHERE APPLICABLE FOR ANY WORK DONE WITHIN RIGHTS-OF-WAY OR EASEMENTS FROM THE HEBER CITY, AND/OR HEBER AIRPORT. CONTRACTOR SHALL NOTIFY CITY, COUNTY, AND/OR AIRPORT, 24 HOURS IN ADVANCE OF COMMENCING THE WORK, OR AS REQUIRED BY SAID PERMITS.

8) THE CONTRACTOR SHALL, AT THE TIME OF BIDDING, AND THROUGHOUT THE PERIOD OF THE CONTRACT, BE LICENSED IN THE STATE OF UTAH AND SHALL BE BONDABLE FOR AN AMOUNT EQUAL TO OR GREATER THAN THE AMOUNT BID AND TO DO THE TYPE OF WORK CONTEMPLATED IN THE PLANS AND SPECIFICATIONS.

9) CONTRACTOR SHALL INSPECT THE SITE OF THE WORK PRIOR TO BIDDING TO SATISFY THEMSELVES BY PERSONAL EXAMINATION OR BY SUCH OTHER MEANS AS THEY MAY PREFER, REGUARDING THE LOCATION OF THE PROPOSED WORK, AND THE ACTUAL CONDITIONS AT THE SITE OF WORK.

IF, DURING THE COURSE OF THEIR EXAMINATION, A BIDDER FINDS FACTS OR CONDITIONS WHICH APPEAR TO THEM TO BE IN CONFLICT WITH THE LETTER OR SPIRIT OF THE PROJECT PLANS AND SPECIFICATIONS, THEY SHALL CONTACT THE OWNER/ENGINEER FOR ADDITIONAL INFORMATION AND EXPLANATION BEFORE SUBMITTING THEIR BID.

SUBMISSION OF A BID BY THE CONTRACTOR SHALL CONSTITUTE ACKNOWLEDGMENT THAT, IF AWARDED THE CONTRACT, THEY HAVE RELIED AND ARE RELYING ON THEIR OWN EXAMINATION OF (1) THE SITE OF THE WORK, (2) ACCESS TO THE SITE, AND (3) ALL OTHER DATA AND MATTERS REQUISITE TO THE FULFILLMENT OF THE WORK AND ON THEIR OWN KNOWLEDGE OF EXISTING FACILITIES ON AND IN THE VICINITY OF THE SITE OF THE WORK TO BE CONSTRUCTED UNDER THIS CONTRACT.

THE INFORMATION PROVIDED BY THE OWNER OR THE ENGINEER IS NOT INTENDED TO BE A SUBSTITUTE FOR, OR A SUPPLEMENT TO THE INDEPENDENT VERIFICATION BY THE CONTRACTOR TO THE EXTENT SUCH INDEPENDENT INVESTIGATION OF SITE CONDITIONS IS DEEMED NECESSARY OR DESIRABLE BY THE CONTRACTOR. CONTRACTOR SHALL ACKNOWLEDGE THAT THEY HAVE NOT RELIED SOLELY UPON OWNER OR ENGINEER FURNISHED INFORMATION REGARDING SITE CONDITIONS IN PREPARING AND SUBMITTING THEIR BID.

10) THE CONTRACTOR SHALL PROVIDE ALL LIGHTS, BARRICADES, SIGNS, FLAGMEN OR OTHER DEVICES NECESSARY FOR PUBLIC SAFETY.

11) THE CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE ALL WATER, POWER, SANITARY FACILITIES AND COMMUNICATION SERVICES AS REQUIRED FOR THE CONTRACTORS USE DURING CONSTRUCTION.

12) THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY FIELD CHANGES MADE WITHOUT PRIOR WRITTEN AUTHORIZATION FROM THE OWNER AND/OR ENGINEER.

13) THE CONTRACTOR SHALL EXERCISE DUE CAUTION AND SHALL CAREFULLY PRESERVE BENCH MARKS, CONTROL POINTS, REFERENCE POINTS AND ALL SURVEY STAKES, AND SHALL BEAR ALL EXPENSES FOR REPLACEMENT AND/OR ERRORS CAUSED BY THEIR LOSS OR DISTURBANCE.

14) THE CONTRACTOR AGREES THAT:

A. THEY SHALL BE RESPONSIBLE TO CLEAN THE JOB SITE AT THE END OF EACH PHASE OF WORK.

B. THEY SHALL BE RESPONSIBLE TO REMOVE AND DISPOSE OF ALL TRASH, SCRAP AND UNUSED MATERIAL AT THEIR OWN EXPENSE IN A TIMELY MANNER.

C. THEY SHALL BE RESPONSIBLE TO MAINTAIN THE SITE IN A NEAT, SAFE AND ORDERLY MANNER AT ALL TIMES.

D. THEY SHALL BE RESPONSIBLE TO KEEP MATERIALS, EQUIPMENT, AND TRASH OUT OF THE WAY OF OTHER CONTRACTORS SO AS NOT TO DELAY THE JOB. FAILURE TO DO SO WILL RESULT IN A DEDUCTION FOR THE COST OF CLEAN UP FROM THE FINAL PAYMENT.

E. THEY SHALL BE RESPONSIBLE FOR THEIR OWN SAFETY, TRAFFIC CONTROL, PERMITS, RETESTING AND REINSPECTIONS AT THEIR OWN EXPENSE.

15) PROVIDE A PROCTOR TEST FOR ROADBASE MATERIAL THAT IS TO BE PLACED IN THE PUBLIC RIGHT-OF-WAY, TO THE HEBER CITY PUBLIC WORKS INSPECTOR, WHEN DELIVERED OR PLACED ON SITE.

16) FOLLOW ALL RECOMMENDATIONS OF THE APPROVED GEOTECHNICAL REPORT. HEBER CITY STANDARD SPECIFICATIONS AND DETAILS SHALL GOVERN, HOWEVER, UNLESS GEOTECHNICAL REPORT RECOMMENDATIONS ARE MORE STRINGENT.

17) INSTALL SURVEY MONUMENTS ACCORDING TO THE RECORDED PLAT PER HEBER CITY SPECIFICATIONS. IF APPLICABLE.

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

19) DUST TO BE CONTROLLED 24 HOURS PER DAY, 7 DAYS PER WEEK, AS CONDITIONS DICTATE.

20) CONSTRUCTION STAKING FOR LIMITS OF DISTURBANCE INCLUDING CONSTRUCTION AND SILT FENCES, GRADING, CURB, GUTTER, SIDEWALK, SANITARY SEWER, STORM DRAIN, WATER, AND ELECTROLIERS MAY BE DONE BY ARDURRA. UNDER SEPARATE CONTRACT. ALL CONSTRUCTION STAKING IS THE RESPONSIBILITY OF THE CONTRACTOR.

21) FOR ALL WORK WITHIN PUBLIC RIGHTS-OF-WAY OR EASEMENTS, THE CONTRACTOR SHALL PRESERVE THE INTEGRITY AND LOCATION OF ANY AND ALL PUBLIC UTILITIES AND PROVIDE THE NECESSARY CONSTRUCTION TRAFFIC CONTROL. CONTRACTOR SHALL, THROUGH THE ENCROACHMENT PERMIT PROCESS, VERIFY WITH THE NECESSARY REGULATORY AGENCIES, THE NEED FOR ANY TRAFFIC ROUTING PLAN. IF A PLAN IS REQUIRED, CONTRACTOR SHALL PROVIDE A PLAN AND RECEIVE PROPER APPROVALS PRIOR TO BEGINNING CONSTRUCTION.

22) THE CONTRACTOR SHALL BE RESPONSIBLE FOR SCHEDULING INSPECTION AND TESTING OF ALL FACILITIES CONSTRUCTED UNDER THIS CONTRACT. ALL TESTING SHALL CONFORM TO THE REGULATORY AGENCY'S STANDARD SPECIFICATIONS. ALL TESTING AND INSPECTION SHALL BE PAID FOR BY THE OWNER; ALL RE-TESTING AND/OR RE- INSPECTION SHALL BE PAID FOR BY THE CONTRACTOR.

23) 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 OF EXISTING IMPROVEMENTS. THERE WILL BE NO EXTRA COST DUE THE CONTRACTOR FOR REPLACING OR REPAIRING EXISTING IMPROVEMENTS.

24) 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, AFTER PROPER BACKFILLING AND/OR CONSTRUCTION, 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.

25) THE CONTRACTOR SHALL MAINTAIN A NEATLY MARKED SET OF FULL-SIZE AS-BUILT RECORD DRAWINGS SHOWING THE FINAL LOCATION AND LAYOUT OF ALL MECHANICAL; ELECTRICAL AND INSTRUMENTATION EQUIPMENT; PIPING AND CONDUITS; IMPROVEMENTS, UTILITIES, STRUCTURES AND OTHER FACILITIES. THE AS-BUILTS OF THE ELECTRICAL SYSTEM SHALL INCLUDE THE STREET LIGHT LAYOUT PLAN SHOWING LOCATION OF LIGHTS, CONDUITS, CONDUCTORS, POINTS OF CONNECTIONS TO SERVICES, PULLBOXES, AND WIRE SIZES. AS-BUILT 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.

26) PRIOR TO ACCEPTANCE OF THE PROJECT, THE CONTRACTOR SHALL DELIVER TO THE ENGINEER, ONE SET OF NEATLY MARKED AS-BUILT RECORD DRAWINGS SHOWING THE INFORMATION REQUIRED ABOVE. AS-BUILT RECORD DRAWINGS SHALL BE REVIEWED AND THE COMPLETE AS-BUILT RECORD DRAWING SET SHALL BE CURRENT WITH ALL CHANGES AND DEVIATIONS REDLINED AS A PRECONDITION TO FINAL PROGRESS PAYMENT APPROVAL AND/OR FINAL ACCEPTANCE. CONTRACTOR SHALL THEN SUBMIT MYLAR AND DISK TO CITY WHICH HAVE BEEN PREPARED BY THE ENGINEER.

27) WORK IN EASEMENTS AND/OR RIGHTS-OF-WAY IS SUBJECT TO THE APPROVAL AND ACCEPTANCE OF THE REGULATORY AGENCY RESPONSIBLE FOR OPERATION AND/OR MAINTENANCE OF SAID EASEMENTS AND/OR RIGHTS-OF-WAY.

CLEARING AND GRADING NOTES:

1) CONTRACTOR SHALL PERFORM EARTHWORK IN ACCORDANCE WITH HEBER CITY STANDARD SPECIFICATIONS, THE AMERICAN PUBLIC WORKS ASSOCIATION GENERAL CONDITIONS AND STANDARD SPECIFICATIONS FOR CONSTRUCTION IN ITS LATEST EDITION (APWA – UTAH EDITION), AND THE RECOMMENDED EARTHWORK SPECIFICATIONS FOUND IN THE PROJECT GEOTECHNICAL ENGINEERING AND GEOLOGICAL STUDY.
2) THE EXISTING TOPOGRAPHY SHOWN ON THESE PLANS ARE BASED ON A TOPOGRAPHIC SURVEY COMPLETED BY FLINT SURVEY'S FIELD SURVEY CREWS.

3) ARDURRA SHALL PROVIDE A TEMPORARY EROSION CONTROL PLAN AND CONTRACTOR SHALL SUBMIT REQUEST FOR SWPPP PERMIT. OWNER REQUIRED TO OBTAIN OTHER PERMITS FROM HEBER CITY, AND THE STATE OF UTAH FOR TEMPORARY EROSION CONTROL. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE TO PROVIDE ALL TEMPORARY EROSION CONTROL AND MAINTENANCE, AND SHALL PROVIDE EROSION AND SEDIMENT CONTROL FORMS TO THE CITY IN CONFORMANCE WITH THE SWPPP & UPDES PERMIT.

4) SUBSOIL INVESTIGATIONS HAVE BEEN CONDUCTED AT THE SITE OF THE WORK. COPIES OF THE SOILS REPORT MAY BE OBTAINED AT THE OFFICE OF OWNER. SOIL INVESTIGATIONS WERE CONDUCTED FOR DESIGN PURPOSES ONLY, AND THE DATA SHOWN IN THE REPORTS ARE FOR SUBSURFACE CONDITIONS FOUND AT THE TIME OF THE INVESTIGATION. THE OWNER AND ENGINEER DISCLAIM RESPONSIBILITY FOR THE INTERPRETATION BY THE CONTRACTOR OF DATA, SUCH AS PROJECTION OR EXTRAPOLATION, FROM THE TEST HOLES TO OTHER LOCATIONS ON THE SITE OF THE WORK, SOIL BEARING VALUES AND PROFILES, SOIL STABILITY AND THE PRESENCE, LEVEL AND EXTENT OF UNDERGROUND WATER FOR SUBSURFACE CONDITIONS DURING CONSTRUCTION OPERATIONS.

DEWATERING NOTES:

1) THE CONTRACTOR SHALL FURNISH, INSTALL, OPERATE AND MAINTAIN ALL MACHINERY, APPLIANCES, AND EQUIPMENT TO MAINTAIN ALL EXCAVATIONS FREE FROM WATER DURING CONSTRUCTION. THE CONTRACTOR SHALL DISPOSE OF THE WATER SO AS NOT TO CAUSE DAMAGE TO PUBLIC OR PRIVATE PROPERTY, OR TO CAUSE A NUISANCE OR MENACE TO THE PUBLIC OR VIOLATE THE LAW. THE DEWATERING SYSTEM SHALL BE INSTALLED AND OPERATED SO THAT THE GROUND WATER LEVEL OUTSIDE THE EXCAVATION IS NOT REDUCED TO THE EXTENT WHICH WOULD CAUSE DAMAGE OR ENDANGER ADJACENT STRUCTURES OR PROPERTY. ALL COST FOR DEWATERING SHALL BE INCLUDED IN THE UNIT PRICE BID FOR ALL CONSTRUCTION. THE STATIC WATER LEVEL SHALL BE DRAWN DOWN A MINIMUM OF 1 FOOT BELOW THE BOTTOM OF EXCAVATIONS TO MAINTAIN THE UNDISTURBED STATE OF NATURAL SOILS AND ALLOW THE PLACEMENT OF ANY FILL TO THE SPECIFIED DENSITY. THE CONTRACTOR SHALL HAVE ON HAND, PUMPING EQUIPMENT AND MACHINERY IN GOOD WORKING CONDITION FOR EMERGENCIES AND SHALL HAVE WORKMEN AVAILABLE FOR ITS OPERATION. DEWATERING SYSTEMS SHALL OPERATE CONTINUOUSLY UNTIL BACKFILL HAS BEEN COMPLETED TO 1 FOOT ABOVE THE NORMAL STATIC GROUNDWATER LEVEL.

2) THE CONTRACTOR SHALL CONTROL SURFACE WATER TO PREVENT ENTRY INTO EXCAVATIONS. AT EACH EXCAVATION, A SUFFICIENT NUMBER OF TEMPORARY OBSERVATION WELLS TO CONTINUOUSLY CHECK THE GROUNDWATER LEVEL SHALL BE PROVIDED.

3) SUMPS SHALL BE AT THE LOW POINT OF EXCAVATION. EXCAVATION SHALL BE GRADED TO DRAIN TO THE SUMPS.

4) THE CONTROL OF GROUNDWATER SHALL BE SUCH THAT SOFTENING OF THE BOTTOM OF EXCAVATIONS, OR FORMATION OF "QUICK" CONDITIONS OR "BOILS", DOES NOT OCCUR. DEWATERING SYSTEMS SHALL BE DESIGNED AND OPERATED SO AS TO PREVENT REMOVAL OF THE NATURAL SOILS. THE RELEASE OF GROUNDWATER AT ITS STATIC LEVEL SHALL BE PERFORMED IN SUCH A MANNER AS TO MAINTAIN THE UNDISTURBED STATE OF NATURAL FOUNDATIONS SOILS, PREVENT DISTURBANCE OF COMPACTED BACKFILL, AND PREVENT FLOTATION OR MOVEMENT OF STRUCTURES, PIPELINES AND SEWERS. A UPDES (UTAH POLLUTANT DISCHARGE ELIMINATION SYSTEM) PERMIT IS REQUIRED FOR DISPOSAL OF WATER FROM CONSTRUCTION DEWATERING ACTIVITIES, AND IT SHALL BE OBTAINED BY THE CONTRACTOR PRIOR TO ANY DEWATERING ACTIVITIES.

ABBREVIATIONS:

AB	AGGREGATE BASE	O.C.	ON CENTER
&	AND	O.C.E.W.	ON CENTER EACH WAY
APPROX.	APPROXIMATELY	O.D.	OUTSIDE DIAMETER
ARV	AIR RELEASE VALVE	OG	ORIGINAL GROUND/GRADE
@	AT	OH	OVERHEAD
BND	BOUNDARY	PC	POINT OF CURVEVATURE
BVC	BEGINING OF VERTICAL CURVE	P.E.	REGISTERED PROFESSIONAL ENGINEER
CATV	CABLE TELEVISION	PI	POINT OF INTERSECTION
CB	CATCH BASIN	PL	PROPERTY LINE
CL OR ℄	CENTERLINE	PP	POWER POLE
CMP	CORRUGATED METAL PIPE	PRC	POINT OF REVERSE CURVE
CONC.	CONCRETE	PRV	PRESSURE REDUCING VALVE
CT.	COURT	PSF	POUNDS PER SQUARE FOOT
DET.	DETAIL	PS	PRESSURE SEWER
DIA.	DIAMETER	PSI	POUNDS PER SQUARE INCH
DIP	DUCTILE IRON PIPE	PT	POINT OF TANGENT
DIST.	DISTRICT	PUE	PUBLIC UTILITY EASEMENT
DR.	DRIVE	PVC	POLYVINYL CHLORIDE
DW	DRIVEWAY	PVI	POINT OF VERTICAL INTERSECTION
DWG.	DRAWING	PVMT	PAVEMENT
E	EAST	PVT.	PRIVATE
EA	EACH	R	RADIUS
EG	EXISTING GRADE	RCP	REINFORCED CONCRETE PIPE
ENV.	ENVIROMENTAL	REF.	REFERENCE
EP	EDGE OF PAVEMENT	ROW	RIGHT-OF-WAY
ELEV	ELEVATION	S	SOUTH
EVC	END OF VERTICAL CURVE	S=	SLOPE
E.W.	EACH WAY	SS	SANITARY SEWER
EX.	EXISTING	SD	STORM DRAIN
EXP.	EXPIRATION OR EXPANSION	S.L. CO.	SALT LAKE COUNTY
FG	FINISHED GRADE	S.V.S.D.	SOUTH VALLEY SEWER DISTRICT
FG@BOW	FINISHED GRADE AT BOTTOM OF WALL	SW	SIDEWALK
FH	FIRE HYDRANT	SF	SQUARE FEET
FIN.	FINISH	SHT.	SHEET
FL	FLOWLINE	STA	STATION
GB	GRADE BREAK	STD.	STANDARD
HP	HIGH POINT	TBC	TOP BACK OF CURB
HDPE	HIGH DENSITY POLY-ETHELYNE	TEMP.	TEMPORARY
IMPROV.	IMPROVEMENT	TFW	TOP OF FOUNDATION WALL
INV	INVERT ELEVATION	THRU	THROUGH
IRR.	IRRIGATION	TG	TOP OF GRATE
L	LENGTH	TOP	TOP OF PORCH
LN.	LANE	TW	TOP OF WALL
LF	LINEAR FEET	TYP.	TYPICAL
LP	LOW POINT	VAR.	VARIOUS
L.U.D.	LIMITED USE DRIVEWAY	U.N.O.	UNLESS NOTED OTHERWISE
ME	MATCH EXISTING	VERT.	VERTICAL
MFR	MANUFACTURER	W	WATER
MAX	MAXIMUM	W	WEST
MH	MANHOLE	W/	WITH
MIN	MINIMUM		
N	NORTH		
NTS	NOT TO SCALE		

HEBER CITY SPECIFIC CONSTRUCTION NOTES

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

A. TYPICAL
1. Contractor assumes all responsibility for job site conditions during construction of this project, including the safety and well-being of all persons and property. This responsibility shall apply continuously and not be limited to normal working hours.
2. Contractor shall obtain all applicable permits and/or written agreements necessary to complete the work.
3. City owned water valves may be operated only by City staff. Opening, closing or tampering with a City water valve without permission of the City public works department is a Class B misdemeanor punishable by up to six months in jail and a $1,000 fine.
4. Contractor shall schedule a pre-construction meeting with the City's Engineering Department at least 5 business days prior to the start of construction. Contractor must attend and bring one set of the Acknowledged construction drawings and a copy of the HCSS 00700-5 September 2023 current Heber City Standard Specifications and Drawings Manual (available at heberut.gov).
5. Contractor shall have in possession and on-site at all times one copy of the current acknowledged construction plans stamped, signed, and dated by the Engineer of Record, the Applicant, and the City.
6. Developer's Engineers (Civil and Geotechnical) shall perform sufficient inspections and surveys during grading and construction to render an opinion in writing as to adherence to the accepted plans and compliance with Heber City Standard Specifications and Drawings Manual.
7. Any work done in the absence of an inspector's approval shall be subject to rejection. All underground GPS data must be collected by a City representative prior to backfill. Inspectors may request the contractor to expose work that has been backfilled without prior inspection or collection of GPS data. All such rework shall be completed at the Developer's or Owner's expense.
8. Survey monuments must be installed in accordance with the current Heber City and Wasatch County Surveyor's Office requirements.
9. All disturbed property survey markers shall be reset in their original locations upon completion of all construction activities.
10. Contractor shall provide all traffic control which must conform to the current MUTCD. Provide site-specific Traffic Control Plans [prepared by an American Traffic Safety Services Association (ATSSA) or AGC-Certified Individual] prior to installation of any traffic control device. Traffic Control Plans must be Accepted by the City prior to implementation and before any shoulder, lane, or street closure.

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

C. ROADWAY CONSTRUCTION AND RESTORATION
1. Subgrade must be approved prior to construction of untreated base course and pavement sections. Subgrade approval requires that a proof-roll be completed and verified by a City inspector, and that all utilities be installed, inspected with connections to main lines completed, and accepted by the City.
2. Asphalt patching to roads between October 15 and April 15 will be considered temporary only, and must be replaced according to City Standards and Specifications between the following April 15 and July 1.
3. Material Submittals are required for all items placed within the City right-of-way. All submittals must be dated within 90 days of the Construction Start Date (unless specified otherwise) and be submitted prior to the start of construction activities.
4. Moratorium Standard (New, Reconstructed, and Overlaid Streets): No cuts permitted for two (2) years from the time of construction/ reconstruction/overlay) HCSS 00700-6 September 2023
5. Special Restoration Standard: This standard applies to new, reconstructed, overlaid, and chip/slurry-sealed streets:
a. New, Reconstructed, and Overlaid Streets (for 5 years after end of moratorium): The asphalt surface shall be milled a minimum depth of two (2) inches, and fifteen (15) feet each way from the edge of the cut. Milling shall be done in widths equivalent to existing striped traffic lanes. The City Engineer reserves the right to require additional area and/or depth if deemed appropriate to restore roadway to original condition. Approved fabric is required when existing pavement included a fabric prior to the permitted cut.
b. Chip/Slurry-Sealed Streets (for one year after chip/slurry application): The asphalt surface shall be re-chipped/slurried a minimum of fifteen (15) feet each way from the edge of the cut, in widths equivalent to existing striped traffic lanes.
6. Roads shall be opened for traffic during peak hours. Lane closures may only be in effect from 9am-2pm, and 7pm-7am when night work is approved. Contractors shall accommodate all special school or local government schedules and events. Paint striping shall be replaced in accordance with City Standards within 48-hours of restoration of pavement.
7. All road closures must be approved by the City Engineer. All requests for road closures shall be made in writing and include a site-specific Traffic Control Plan for the proposed closure. When approved, closures of Collector Streets will require a 2-week advance notice to the public informing them of the upcoming closure. The notice shall be provided using on-site Variable Message Sign (VMS) boards indicating the anticipated start date and duration of the closure. VMS boards shall remain on site for the full two week advance-notice period. If the duration of the closure is extended beyond the approved period, the extension shall be coordinated with the City Engineer and shall require additional VMS board notification to the public.

CALL BEFORE YOU DIG!
CALL DIGLINE INC.
PRIOR TO COMMENCING UNDERGROUND WORK
DIAL: 811

PROFESSIONAL STRUCTURAL ENGINEER
NO. 6880006
G. Ryan Taylor
STATE OF UTAH
07/08/2024

BORDER SIZE	22"x34"
DESIGNED	GG
DRAWN	GG
CHECKED	SB
APPROVED	GRT

REVISIONS

NO.	DESCRIPTION	DATE
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DRAPER, UTAH 84020
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Elemental Aviation

HEBER CITY, UTAH
TALLEY HANGAR DEVELOPMENT

ATTENTION:
0 1/2 1
IF THIS BAR DOES NOT MEASURE 1" ON 22x34 SHEET or 1/2" ON 11x17 SHEET, THEN DRAWING IS NOT TO SCALE

DATE: July 9, 2024
PROJECT: 240121
SHEET:

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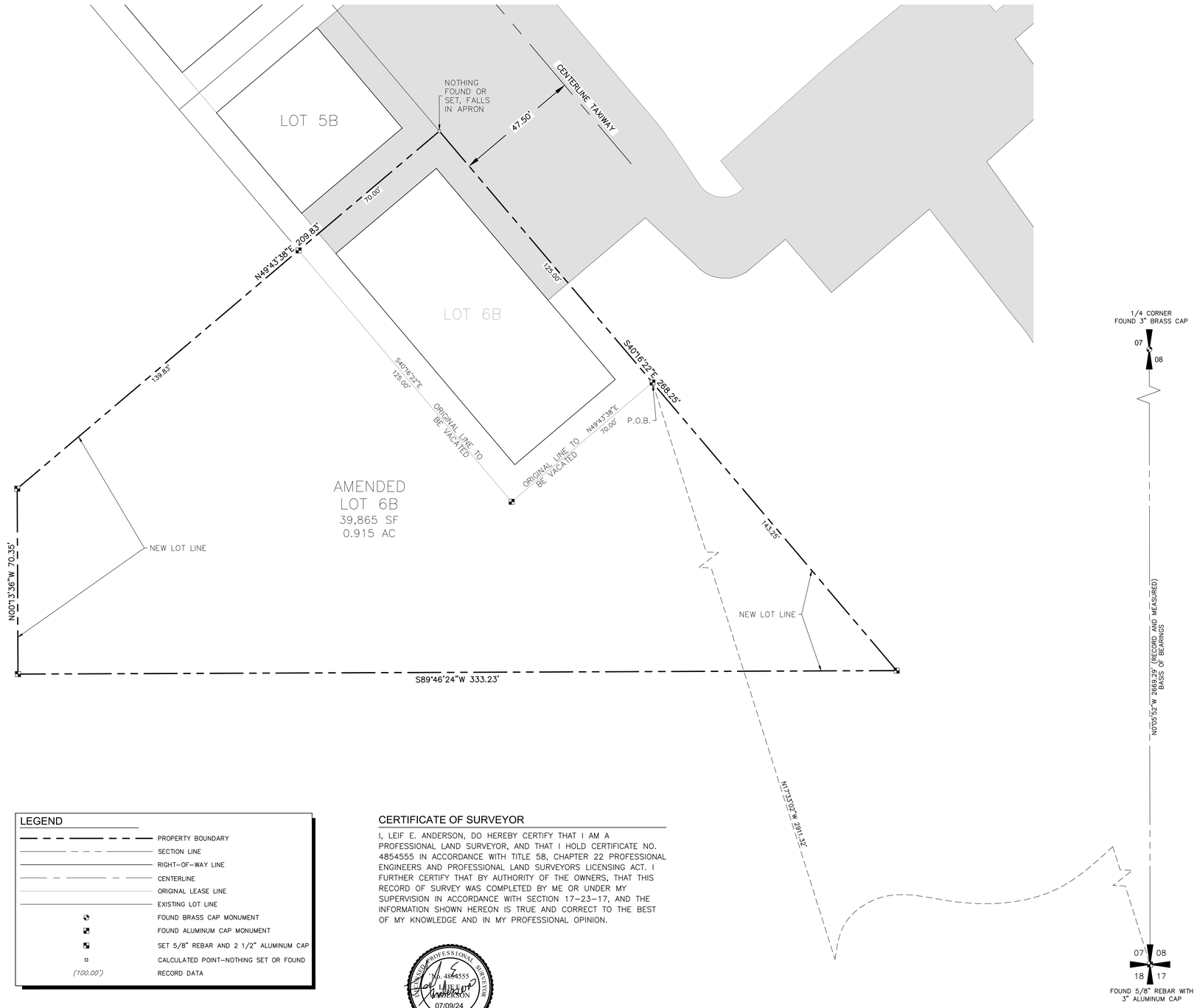
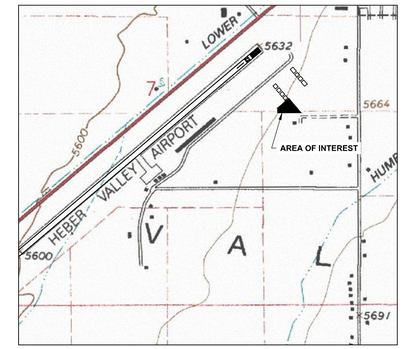
E:\24012103_CAD\SHEETS\CONSTRUCTION_DRAWINGS\240121-C1-COVER SHEET.DWG, 7/8/2024

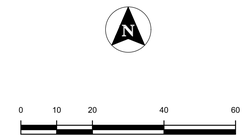
RECORD OF SURVEY

AMENDING LEASE LOT 6B, HEBER VALLEY AIRPORT
LOCATED IN THE SE1/4 OF THE NE 1/4 OF SECTION 7, TOWNSHIP 4 SOUTH, RANGE 5 EAST
SALT LAKE BASE AND MERIDIAN, HEBER CITY, WASATCH COUNTY, UTAH
2024





VICINITY MAP – NOT TO SCALE



BASIS OF BEARINGS

UTAH STATE PLANE COORDINATES
UTAH CENTRAL ZONE, NAD 83(2011) GEOID 12B
GROUND COORDINATES SCALE FACTOR 1.0003034420
NAVD 88

SURVEY STARTING POSITION WAS DERIVED USING OPUS SOLUTION

BROUGHT TO GROUND AT FAA 36U A
LATITUDE: 40°28'59.92122"N
LONGITUDE: 111°25'32.29275"W
HEIGHT: 5567.906'
NORTHING: 7344790.423
EASTING: 1661102.066
ELV: 5619.776'

REFERENCE DOCUMENTS

RECORD OF SURVEY FILING NUMBER 0002949
RECORD OF SURVEY FILING NUMBER 0002948
RECORD OF SURVEY FILING NUMBER 0003405
CORNER RECORD ID 04S05E_200540_1
CORNER RECORD ID 04S05E_200500_1

DESCRIPTION OF ADJUSTED HANGAR LEASE LOT 6B

A LEASE LOT LYING WITHIN THE SE1/4 OF THE NE1/4 OF SECTION 7, TOWNSHIP 4 SOUTH, RANGE 5 EAST, S.L.B.&M., HEBER CITY, WASATCH COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 7, MONUMENTED BY A 3-INCH ALUMINUM CAP, FROM WHICH THE EAST ONE-QUARTER CORNER OF SAID SECTION 7 BEARS N.00°05'52"W., 2669.29 FEET; THENCE,

A) N.17°33'02"W., 2911.32 FEET TO THE EASTERLY CORNER OF LEASE LOT 6B AS SHOWN ON ROS 0003405; THENCE, LEAVING SAID EASTERLY CORNER,

1) S40°16'22"E., 143.25 FEET; THENCE,
2) S89°46'24"W., 333.23 FEET; THENCE,
3) N00°13'36"W 70.35 FEET; THENCE,
4) N49°43'38"E. 209.83 FEET TO THE NORTHERLY CORNER OF SAID LEASE LOT 6B; THENCE, ALONG THE NORTHEASTERLY LINE OF SAID LEASE LOT 6B,
5) S40°16'22"E., 125.00 FEET TO THE POINT OF BEGINNING.

THE ABOVE-DESCRIBED LEASE LOT CONTAINS: 39,865 SQUARE FEET OR 0.915 ACRES, MORE OR LESS.

LEGEND

	PROPERTY BOUNDARY
	SECTION LINE
	RIGHT-OF-WAY LINE
	CENTERLINE
	ORIGINAL LEASE LINE
	EXISTING LOT LINE
	FOUND BRASS CAP MONUMENT
	FOUND ALUMINUM CAP MONUMENT
	SET 5/8" REBAR AND 2 1/2" ALUMINUM CAP
	CALCULATED POINT–NOTHING SET OR FOUND
(100.00')	RECORD DATA

CERTIFICATE OF SURVEYOR

I, LEIF E. ANDERSON, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 4854555 IN ACCORDANCE WITH TITLE 58, CHAPTER 22 PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS LICENSING ACT. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, THAT THIS RECORD OF SURVEY WAS COMPLETED BY ME OR UNDER MY SUPERVISION IN ACCORDANCE WITH SECTION 17-23-17, AND THE INFORMATION SHOWN HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND IN MY PROFESSIONAL OPINION.

LICENSED PROFESSIONAL SURVEYOR
No. 4854555
LEIF E. ANDERSON
07/09/24
STATE OF UTAH

NARRATIVE

ARDURRA WAS CONTRACTED TO PROVIDE A LEASE AGREEMENT AREA IN CONJUNCTION WITH THE DESIGN OF A NEW HANGER. THE EXISTING LEASE AREAS WERE PLOTTED AND FIELD SURVEYS WERE CONDUCTED TO IDENTIFY EXISTING CONDITIONS FOR THE LEASE AREA. SECTION CORNERS LOCATED IN DANIELS ROAD WERE LOCATED AND COMPARED TO PUBLISHED DATA RECORDED IN THE WASATCH COUNTY SURVEYOR'S OFFICE.

ARDURRA
2175 W. 3000 S., SUITE 200
HEBER CITY, UTAH 84032
435-315-3168 | WWW.ARDURRA.COM

SHEET NO. 1 OF 1

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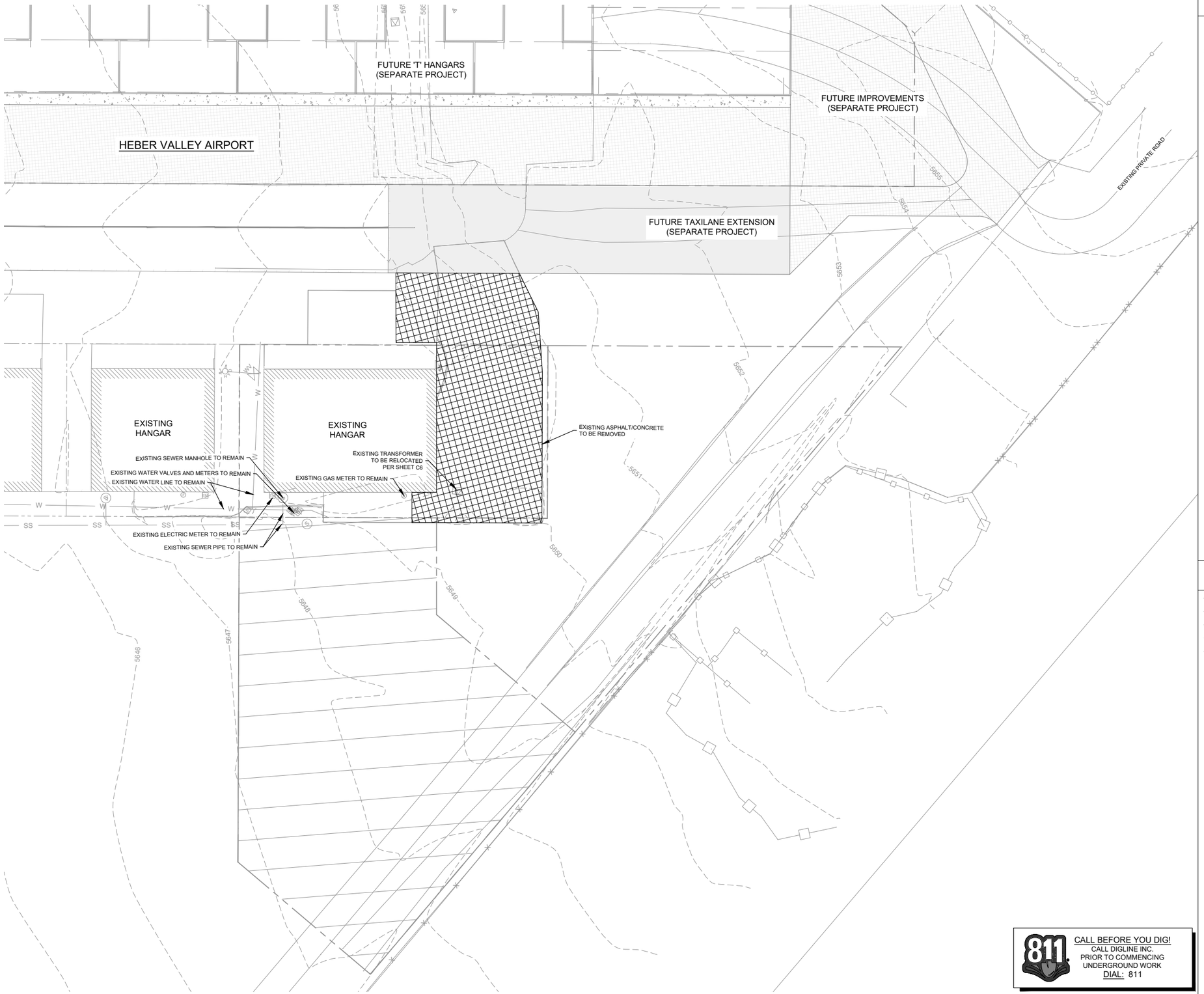

GENERAL NOTES

1. THE REMOVAL ITEMS AND LIMITS ON THESE DEMOLITION PLANS ARE APPROXIMATE ONLY. ADDITIONAL REMOVAL MAY BE REQUIRED TO COMPLETE THE WORK.
2. ANY PAVEMENT, PAVEMENT MARKINGS, UTILITY FACILITIES, ETC. WHICH ARE TO REMAIN SHALL BE PROTECTED BY THE CONTRACTOR. IF DAMAGE OCCURS AS A RESULT OF THE CONTRACTOR'S OPERATIONS, THEY SHALL BE REPLACED TO ORIGINAL OR BETTER CONDITION AT THE CONTRACTOR'S EXPENSE.
3. ANY NECESSARY SAWCUTTING REQUIRED FOR REMOVAL SHALL BE FULL-DEPTH TO A NEAT VERTICAL EDGE. SAWCUTTING WILL NOT BE PAID SEPARATELY, BUT SHALL BE CONSIDERED SUBSIDIARY.
4. ALL EXISTING CONCRETE, ASPHALT, CONDUIT, AND EXCESS EXCAVATION REMOVED SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE LAWFULLY DISPOSED OF IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL ENVIRONMENTAL REGULATIONS.
5. PAVEMENT REMOVALS SHALL INCLUDE THE ENTIRETY OF THE PAVEMENT LAYER AND BASE LAYER, REGARDLESS OF DEPTH.

LEGEND

- EXISTING CHAIN LINK FENCE
- EXISTING IRON FENCE
- EXISTING EDGE OF PAVEMENT
- EXISTING GAS LINE
- EXISTING SANITARY SEWER
- EXISTING POTABLE WATER
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING WATER METER
- EXISTING SEWER MANHOLE/CLEANOUT
- EXISTING GAS METER
- EXISTING ELECTRICAL METER
- EXISTING ELECTRICAL TRANSFORMER
- EXISTING CONTOUR (MAJOR)
- EXISTING CONTOUR (MINOR)
- PAVEMENT REMOVAL

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UNDERGROUND WORK
DIAL: 811

0 10 20 40 60

PROFESSIONAL STRUCTURAL ENGINEER
NO. 6880006
G. Ryan Taylor
STATE OF UTAH
01/08/2024

BORDER SIZE:	22"X34"
DESIGNED	GG
DRAWN	GG
CHECKED	SB
APPROVED	GRT

REVISIONS

NO.	DESCRIPTION	DATE
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Elemental Aviation

HEBER CITY, UTAH
TALLEY HANGAR DEVELOPMENT
EXISTING CONDITIONS AND DEMO PLAN

ATTENTION:
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DATE: July 9, 2024
PROJECT: 240121
SHEET: C3

E:\240121\03_CAD\SHEETS\CONSTRUCTION_DRAWINGS\240121-C3-EX COND & DEMO.DWG, 7/8/2024

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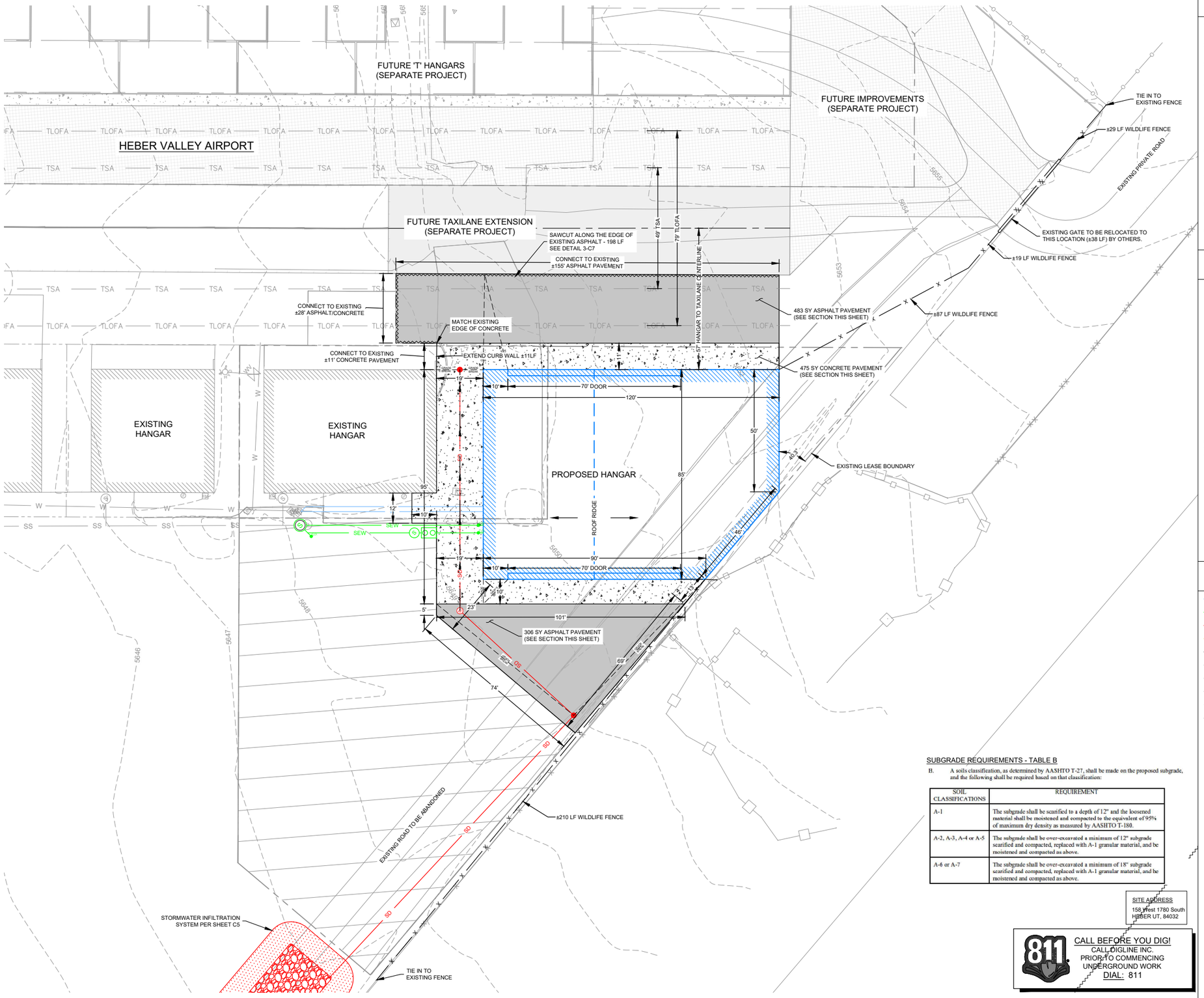
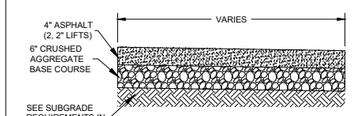


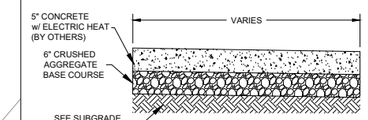
GENERAL NOTES

1. A NOTICE TO PROCEED MUST BE OBTAINED FROM THE CITY ENGINEER PRIOR TO DOING ANY WORK ON THE PROJECT.
2. ACCESS TO THE CONSTRUCTION SITE SHALL BE ALLOWED ONLY OFF OF AIRPORT ROAD (MARKED "SITE ACCESS" ON THIS SHEET).
3. CONTRACTOR SHALL COORDINATE WITH HEBER VALLEY AIRPORT BEFORE ACCESSING SITE AND STARTING CONSTRUCTION.
4. CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS. ALL REQUIRED PERMITS SHALL BE OBTAINED BY THE CONTRACTOR, AND NO SEPARATE PAYMENT WILL BE MADE FOR COMPLETION OF THESE ITEMS.
5. THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES, CONDUITS, OR STRUCTURES SHOWN ON THESE PLANS IS OBTAINED BY A SEARCH OF THE AVAILABLE RECORDS AND CANNOT BE CONSTRUED TO BE COMPLETE.
6. CONTRACTOR SHALL MAINTAIN ALL EROSION CONTROL MEASURES/DEVICES REQUIRED BY THE MUNICIPALITY HAVING JURISDICTION SO THEY ARE OPERATING PROPERLY AND WILL REPLACE OR FIX ON AN AS NEEDED BASIS.
7. ALL SEDIMENTS TRACKED ONTO PAVED ROADS MUST BE SWEPT BY CONTRACTORS IN A TIMELY MANNER OR AS DIRECTED BY THE ENGINEER OR THE OWNER'S REPRESENTATIVE.
8. AREAS WITH VEGETATION ESTABLISHED THAT ARE DISTURBED DURING CONSTRUCTION WILL BE REVEGETATED AT THE EXPENSE OF THE CONTRACTOR.
9. UNLESS OTHERWISE SPECIFIED, ALL MATERIALS USED FOR SURFACING AND BACKFILL MUST CONFORM TO THE MOST CURRENT VERSION OF UTAH ADOPTED APWA SPECIFICATIONS.

CONSTRUCTION DETAILS



ASPHALT SECTION
(N.T.S.)



CONCRETE SECTION
(N.T.S.)

LEGEND

- PROPOSED WATER SERVICE
- PROPOSED SEWER SERVICE
- PROPOSED STORM DRAIN LINE
- PROPOSED GAS SERVICE
- PROPOSED CHAIN LINK FENCE
- EXISTING CHAIN LINK FENCE
- EXISTING IRON FENCE
- EXISTING EDGE OF PAVEMENT
- EXISTING GAS LINE
- EXISTING SANITARY SEWER
- EXISTING POTABLE WATER
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING WATER METER
- EXISTING SEWER MANHOLE/CLEANOUT
- EXISTING GAS METER
- EXISTING ELECTRICAL METER
- EXISTING ELECTRICAL TRANSFORMER
- PROPOSED CONTOUR (MAJOR)
- PROPOSED CONTOUR (MINOR)
- EXISTING CONTOUR (MAJOR)
- EXISTING CONTOUR (MINOR)
- PROPOSED CONCRETE SURFACING
- PROPOSED ASPHALT SURFACING
- PROPOSED BUILDING

0 10 20 40 60

SUBGRADE REQUIREMENTS - TABLE B

B. A soils classification, as determined by AASHTO T-27, shall be made on the proposed subgrade, and the following shall be required based on that classification:

SOIL CLASSIFICATIONS	REQUIREMENT
A-1	The subgrade shall be scarified to a depth of 12" and the loosened material shall be moistened and compacted to the equivalent of 95% of maximum dry density as measured by AASHTO T-180.
A-2, A-3, A-4 or A-5	The subgrade shall be over-excavated a minimum of 12" subgrade scarified and compacted, replaced with A-1 granular material, and be moistened and compacted as above.
A-6 or A-7	The subgrade shall be over-excavated a minimum of 18" subgrade scarified and compacted, replaced with A-1 granular material, and be moistened and compacted as above.

SITE ADDRESS
158 West 1780 South
HEBER UT, 84032

811 CALL BEFORE YOU DIG!
CALL DIGLINE INC.
PRIOR TO COMMENCING
UNDERGROUND WORK
DIAL: 811

PROFESSIONAL STRUCTURAL ENGINEER
NO. 6880006
G. Ryan Taylor
STATE OF UTAH
07/09/2024

BORDER SIZE:	22"X34"
DESIGNED	GG
DRAWN	GG
CHECKED	SB
APPROVED	GRT

REVISIONS

NO.	DESCRIPTION	DATE
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ARDURRA
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65 E. WADSWORTH PARK DR., SUITE 200
DRAPER, UTAH 84020
801-435-5412 | WWW.ARDURRA.COM

Elemental Aviation

HEBER CITY, UTAH
TALLEY HANGAR DEVELOPMENT
SITE PLAN

ATTENTION:
0 1/2 1
IF THIS BAR DOES NOT MEASURE 1" ON 22x34 SHEET or 1/2" ON 11x17 SHEET, THEN DRAWING IS NOT TO SCALE

DATE: July 9, 2024
PROJECT: 240121
SHEET: C4

E:\240121\03_CAD\SHEETS\CONSTRUCTION_DRAWING\240121-C4-SITE PLAN.DWG, 7/8/2024

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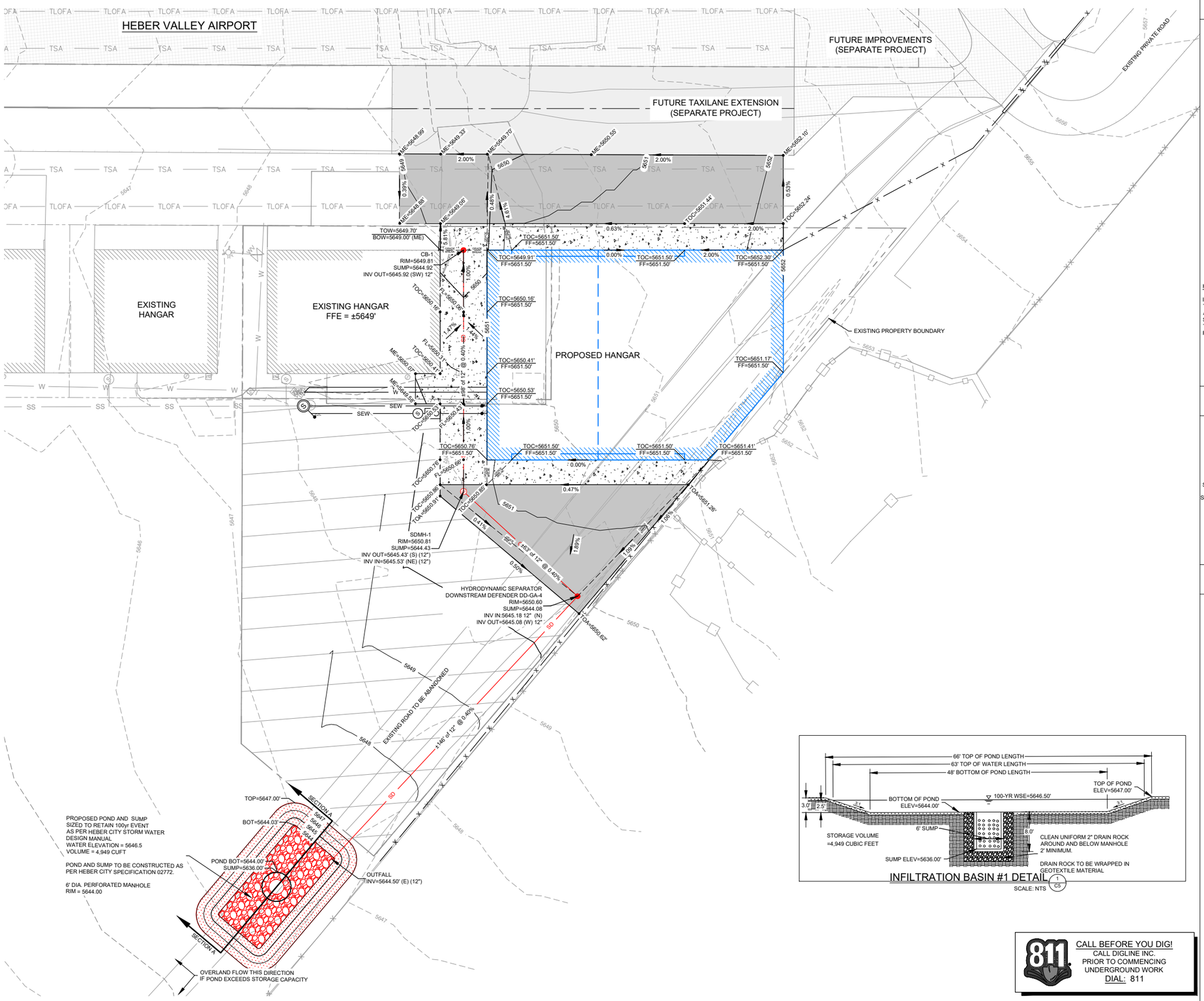


INFILTRATION BASIN #1 DETAIL (1 / C5)

SCALE: NTS

CALL BEFORE YOU DIG!
CALL DIGLINE INC.
PRIOR TO COMMENCING
UNDERGROUND WORK
DIAL: 811

GENERAL NOTES

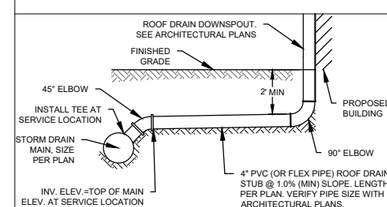
1. A NOTICE TO PROCEED MUST BE OBTAINED FROM THE CITY ENGINEER PRIOR TO DOING ANY WORK ON THE PROJECT.
2. THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES, CONDUITS, OR STRUCTURES SHOWN ON THESE PLANS IS OBTAINED BY A SEARCH OF THE AVAILABLE RECORDS AND CANNOT BE CONSTRUED TO BE COMPLETE.
3. ALL EXISTING ELEVATIONS SHOWN TO BE EXISTING ARE FROM A RECENT SURVEY AND SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.
4. THE ENGINEER RESERVES THE RIGHT TO MAKE ADJUSTMENTS TO THE CONTRACTOR'S FORMS PRIOR TO CONCRETE INSTALLATION. ANY ADDITIONAL CONCRETE PLACED AS A RESULT OF THESE ADJUSTMENTS WILL BE PAID AT THE BID UNIT PRICE.
5. REMOVE TOPSOIL AND STOCKPILE. PLACE TOPSOIL IN DISTURBED AREAS PRIOR TO RECLAMATION.
6. REMOVE VEGETATION, TOPSOIL, AND OTHER UNSUITABLE MATERIALS (E.G. DEBRIS, DESICCATED SOIL, FROZEN SOIL, ETC.).
7. RECLAIM ALL DISTURBED AREAS AT PROJECT COMPLETION.
8. THE ENGINEER RESERVES THE RIGHT TO REQUEST A FLOOD TEST, AT NO ADDITIONAL COST TO THE OWNER, OF ANY SUSPECT DRAINING AREAS.
9. ANY STANDING WATER ON SUBGRADE AND BASE COURSE RESULTING FROM WEATHER EVENTS SHALL BE REMOVED BY THE CONTRACTOR AS QUICKLY AS POSSIBLE. IF STANDING WATER IS NOT REMOVED IN A TIMELY MANNER, THE CONTRACTOR SHALL OVEREXCAVATE AND RE-COMPACT SUBGRADE AND BASE AT NO ADDITIONAL COST TO THE OWNER.
10. THE FOLLOWING ABBREVIATIONS ARE USED ON THIS SHEET:
    - 10.1. ME = MATCH EXISTING GROUND ELEVATION (ELEVATION IS APPROXIMATE)
    - 10.2. FG = FINISHED GRADE ELEVATION

HEBER CITY DRAINAGE CERTIFICATION

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

PROJECT BENCH MARK
EAST ¼ OF SECTION 7, T4S, R5E SLB&M
ELEV. = 5664.34

CONSTRUCTION DETAILS



ROOF DOWNSPOUT CONNECTION
(N.T.S.)

LEGEND

- W — PROPOSED WATER SERVICE
- SEW — PROPOSED SEWER SERVICE
- SD — PROPOSED STORM DRAIN LINE
- G — PROPOSED GAS SERVICE
- PROPOSED CHAIN LINK FENCE
- EXISTING CHAIN LINK FENCE
- EXISTING IRON FENCE
- EXISTING EDGE OF PAVEMENT
- G — EXISTING GAS LINE
- SS — EXISTING SANITARY SEWER
- W — EXISTING POTABLE WATER
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING WATER METER
- EXISTING SEWER MANHOLE/CLEANOUT
- EXISTING GAS METER
- EXISTING ELECTRICAL METER
- EXISTING ELECTRICAL TRANSFORMER
- 5060 — PROPOSED CONTOUR (MAJOR)
- 5061 — PROPOSED CONTOUR (MINOR)
- 5060 — EXISTING CONTOUR (MAJOR)
- 5061 — EXISTING CONTOUR (MINOR)
- PROPOSED CONCRETE SURFACING
- PROPOSED ASPHALT SURFACING
- PROPOSED BUILDING

0 10 20 40 60

PROFESSIONAL STRUCTURAL ENGINEER NO. 6880006 G. Ryan Taylor STATE OF UTAH
07/09/2024

BORDER SIZE	22"X34"
DESIGNED	GG
DRAWN	GG
CHECKED	SB
APPROVED	GRT

REVISIONS

NO.	DESCRIPTION	DATE
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Elemental Aviation

HEBER CITY, UTAH
TALLEY HANGAR DEVELOPMENT
GRADING & DRAINAGE PLAN

ATTENTION:
0 1/2 1
IF THIS BAR DOES NOT MEASURE 1" ON 22x34 SHEET or 1/2" ON 11x17 SHEET, THEN DRAWING IS NOT TO SCALE

DATE:	July 9, 2024
PROJECT:	240121
SHEET:	C5

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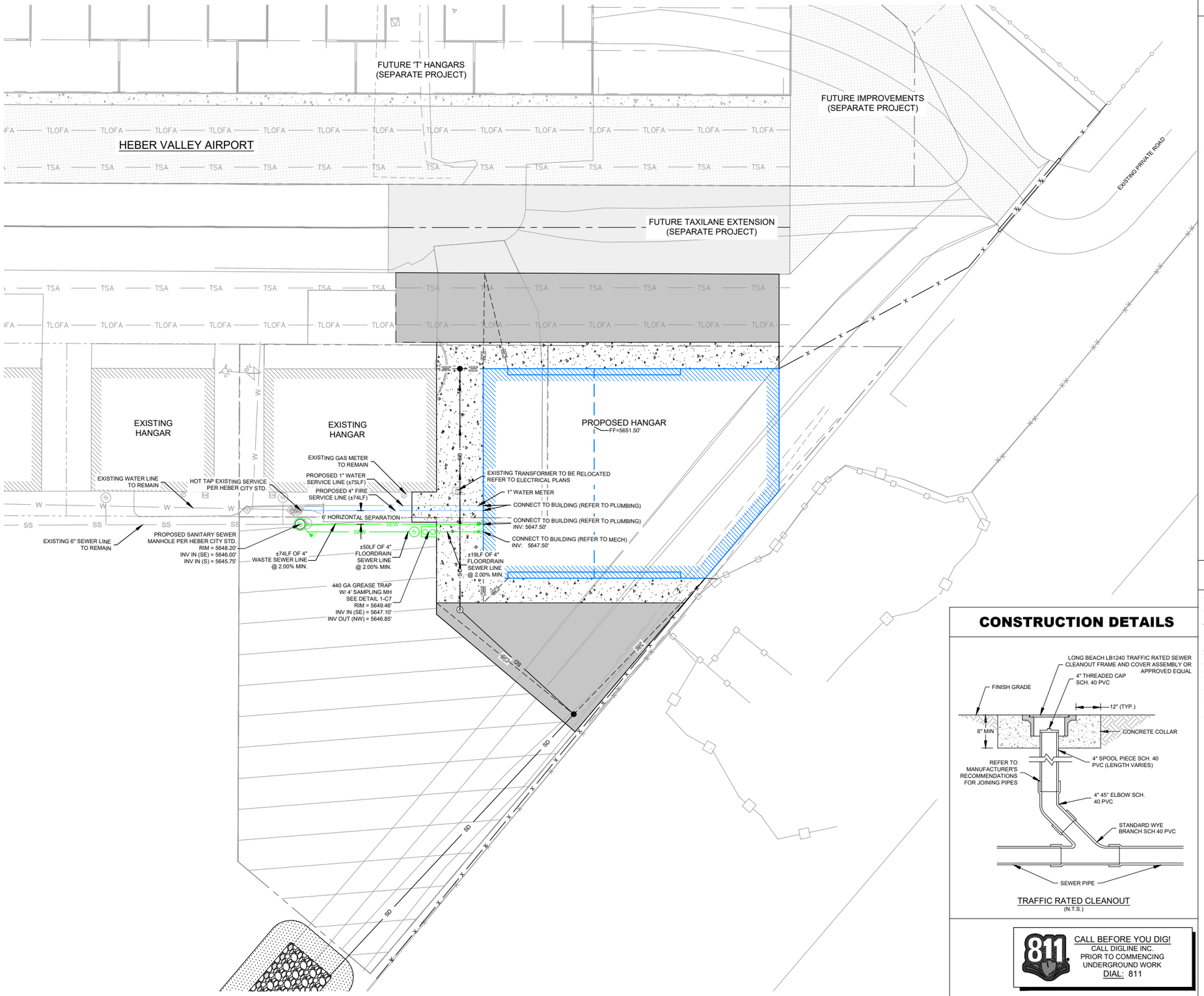

GENERAL NOTES

1. A NOTICE TO PROCEED MUST BE OBTAINED FROM THE CITY ENGINEER PRIOR TO DOING ANY WORK ON THE PROJECT.
2. UNLESS OTHERWISE SPECIFIED, ALL MATERIALS USED FOR WET UTILITY INSTALLATION, AND BACKFILL MUST CONFORM TO THE MOST CURRENT VERSION OF UTAH ADOPTED APWA SPECIFICATIONS UNLESS SHOWN OTHERWISE WITHIN THESE PLANS.
3. THE CONTRACTOR SHALL VERIFY LOCATION, ELEVATION, AND SIZE OF ALL UNDERGROUND UTILITIES AT PROPOSED CONNECTION LOCATIONS PRIOR TO ORDERING MATERIALS. ANY DISCREPANCY WITH THESE PLANS MUST BE BROUGHT TO THE ATTENTION OF THE ENGINEER BEFORE PROCEEDING WITH THE WORK.
4. THE CONTRACTOR SHALL COORDINATE UTILITY CONNECTIONS WITH THE UTILITY OWNER AND THE HEBER VALLEY AIRPORT AND SHALL RECIEVE WRITTEN PERMISSION BY THE UTILITY OWNER AND AIRPORT PRIOR TO PROCEEDING WITH THE WORK.
5. SANITARY SEWER CLEANOUTS SHALL BE PLACED AT EACH BEND AND EVERY 150' ALONG CONTINUOUS PIPE RUNS. CLEANOUT CAPS SHALL BE AIRCRAFT RATED PER THE DETAIL SHOWN ON THIS SHEET.
6. ALL EXCAVATIONS SHALL BE SLOPED, BENCHED, OR BRACED AS REQUIRED BY OSHA.
7. ACCESS TO THE CONSTRUCTION SITE SHALL BE ALLOWED ONLY OFF OF AIRPORT ROAD (MARKED "SITE ACCESS" ON THIS SHEET).
8. CONTRACTOR SHALL COORDINATE WITH HEBER VALLEY AIRPORT BEFORE ACCESSING SITE AND STARTING CONSTRUCTION.
9. CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS. ALL REQUIRED PERMITS SHALL BE OBTAINED BY THE CONTRACTOR, AND NO SEPARATE PAYMENT WILL BE MADE FOR COMPLETION OF THESE ITEMS.
10. THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES, CONDUITS, OR STRUCTURES SHOWN ON THESE PLANS IS OBTAINED BY A SEARCH OF THE AVAILABLE RECORDS AND CANNOT BE CONSTRUED TO BE COMPLETE.
11. CONTRACTOR SHALL MAINTAIN ALL EROSION CONTROL MEASURES/DEVICES REQUIRED BY THE MUNICIPALITY HAVING JURISDICTION SO THEY ARE OPERATING PROPERLY AND WILL REPLACE OR FIX ON AN AS NEEDED BASIS.
12. ALL SEDIMENTS TRACKED ONTO PAVED ROADS MUST BE SWEPT BY CONTRACTORS IN A TIMELY MANNER OR AS DIRECTED BY THE ENGINEER OR THE OWNER'S REPRESENTATIVE.
13. AREAS WITH VEGETATION ESTABLISHED THAT ARE DISTURBED DURING CONSTRUCTION WILL BE REVEGETATED AT THE EXPENSE OF THE CONTRACTOR.
14. UNLESS OTHERWISE SPECIFIED, ALL MATERIALS USED FOR SURFACING AND BACKFILL MUST CONFORM TO THE MOST CURRENT VERSION OF UTAH ADOPTED APWA SPECIFICATIONS.

CONSTRUCTION DETAILS

TRAFFIC RATED CLEANOUT
(N.T.S.)

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CALL DIGLINE INC.
PRIOR TO COMMENCING
UNDERGROUND WORK
DIAL: 811

LEGEND

W	PROPOSED WATER SERVICE
SEW	PROPOSED SEWER SERVICE
SD	PROPOSED STORM DRAIN LINE
G	PROPOSED GAS SERVICE
X X	PROPOSED CHAIN LINK FENCE
X X	EXISTING CHAIN LINK FENCE
	EXISTING IRON FENCE
	EXISTING EDGE OF PAVEMENT
G	EXISTING GAS LINE
SS	EXISTING SANITARY SEWER
W	EXISTING POTABLE WATER
	EXISTING FIRE HYDRANT
	EXISTING WATER VALVE
	EXISTING WATER METER
	EXISTING SEWER MANHOLE/CLEANOUT
	EXISTING GAS METER
	EXISTING ELECTRICAL METER
	EXISTING ELECTRICAL TRANSFORMER
5060	PROPOSED CONTOUR (MAJOR)
5061	PROPOSED CONTOUR (MINOR)
5060	EXISTING CONTOUR (MAJOR)
5061	EXISTING CONTOUR (MINOR)
	PROPOSED CONCRETE SURFACING
	PROPOSED ASPHALT SURFACING
	PROPOSED BUILDING

0 10 20 40 60

PROFESSIONAL STRUCTURAL ENGINEER
NO. 6880006
G. Ryan Taylor
STATE OF UTAH
07/09/2024

BORDER SIZE:	22"X34"
DESIGNED	GG
DRAWN	GG
CHECKED	SB
APPROVED	GRT

REVISIONS

NO.	DESCRIPTION	DATE
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Elemental Aviation

HEBER CITY, UTAH
TALLEY HANGAR DEVELOPMENT
UTILITY PLAN

ATTENTION:
0 1/2 1
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DATE: July 9, 2024
PROJECT: 240121
SHEET: C6

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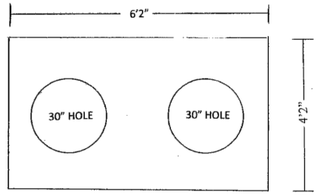
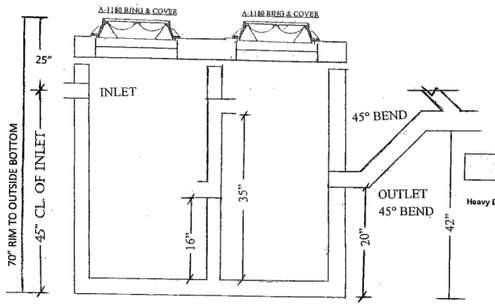
440 GALLON GREASE TRAP
LID 8" LID 2- A1180 R&C

DURA-CRETE,INC.

Dimensions: 4'2" x 5'8" x 5'4" O.D.
3'6" x 5' x 4'4" I.D.

Weight: Lid – 1900 lbs. / Box – 7800 lbs.



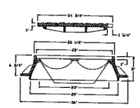


HS-20 LOADING DESIGN

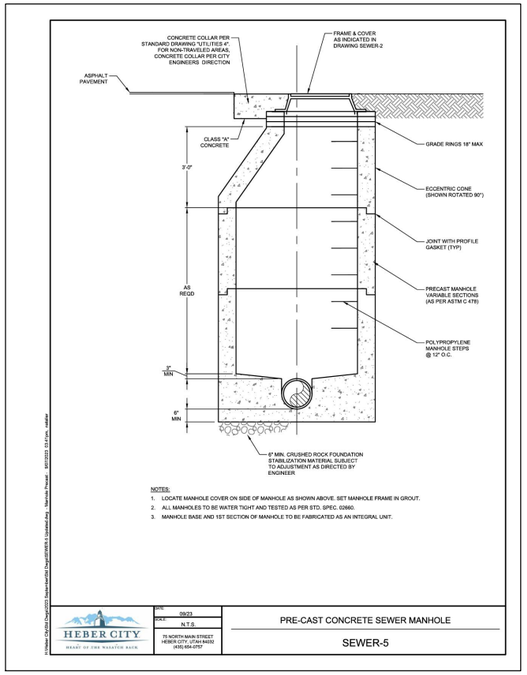
2- A1180 RING & COVER

A-1180 - A-1183
Manhole Ring and Cover

Heavy Duty



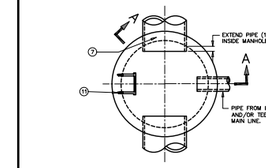
440 GALLON GREASE TRAP (1 / C7)
SCALE: NTS



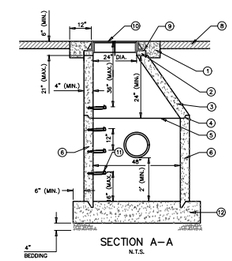
NOTES:
1. LOCATE MANHOLE COVER ON SIDE OF MANHOLE AS SHOWN ABOVE. SET MANHOLE FRAME IN GROUT.
2. ALL MANHOLES TO BE WATER TIGHT AND TESTED AS PER STD. SPEC. 02660.
3. MANHOLE BASE AND 1ST SECTION OF MANHOLE TO BE FABRICATED AS AN INTEGRAL UNIT.

HEBER CITY — HEART OF THE WASATCH BASIN
75 NORTH MAIN STREET, HEBER CITY, UTAH 84032, (435) 654-0757
DATE: 09/23 SCALE: N.T.S.
PRE-CAST CONCRETE SEWER MANHOLE
SEWER-5

SEWER MANHOLE (2 / C7)
SCALE: NTS



PLAN
N.T.S.

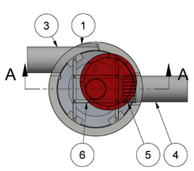


SECTION A–A
N.T.S.

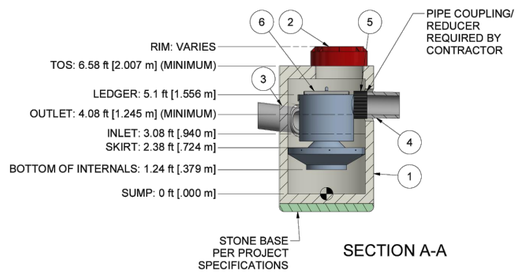
LEGEND
1. CONCRETE COLLAR IN PAVED STREET SECTIONS
2. GRADE RINGS GROUTED WATERTIGHT IN PLACE. NOT TO EXCEED 21" FROM FINISHED SURFACE TO TOP OF CONE.
3. PRECAST MONOLITHIC ECCENTRIC CONE SECTION. (REBAR NOT SHOWN).
4. RAMNEK OR APPROVED GASKETS AT ALL JOINTS.
5. PROPERLY ALIGN ALL INTERIOR JOINTS.
6. PRECAST CONCRETE MANHOLE BARREL SECTION (REBAR NOT SHOWN).
7. PRECAST GASKETED HUB RING OR RUBBER GASKETED COLLAR.
8. SURFACING TO MATCH FLUSH WITH EXISTING SURFACING (AS SHOWN).
9. FRAME TO BE GROUTED TO GRADE RINGS.
10. FRAME AND COVER
11. MANHOLE STEPS. SEE NOTE E.
12. CAST IN PLACE OR PREFABRICATED MANHOLE BASE.

NOTES:
A. OPTIONAL PREFABRICATED MANHOLE BASE WITH APPROVED PIPE CONNECTIONS MAY BE USED WITH ENGINEERS APPROVAL.
B. PLACE VERTICAL WALL ON UPSTREAM SIDE OF MANHOLE, ROTATED 45 DEGREES.
C. MANHOLE FRAME AND COVER:
   A. FRAME AND COVER SHALL BE FLUSH WITH
   B. SLOPE OF PAVEMENT.
   "STORM DRAIN" ON COVER.
D. WHERE PVC PIPE IS UTILIZED, INSTALL A RUBBER RING OR GASKET COLLAR WHERE THE PIPE IS IN CONTACT WITH MANHOLE BASE AND/OR MANHOLE BARREL, IN ORDER TO INSURE A WATERTIGHT SEAL.
E. VERIFY WITH ENGINEER REGARDING LOCAL PREFERENCE ON INSTALLATION OF MANHOLE STEPS PRIOR TO ORDERING MATERIALS OR INSTALLATION.

STORM DRAIN CATCH BASIN (3 / C7)
SCALE: NTS



HYDRO FRAME AND COVER (INCLUDED)
GRADE RINGS BY OTHERS AS REQUIRED



SECTION A-A

OUTLET STUB ID: 12" (300 mm)
OUTLET STUB OD: 12.5" (318 mm)

1. MANHOLE WALL AND SLAB THICKNESSES ARE NOT TO SCALE.
2. CONTACT HYDRO INTERNATIONAL FOR A BOTTOM OF STRUCTURE ELEVATION PRIOR TO SETTING DOWNSTREAM DEFENDER MANHOLE.

PROJECTION

IF IN DOUBT ASK

DATE:	SCALE:
12/7/2020	1:1

DRAWN BY:	CHECKED BY:	APPROVED BY
ER	MRJ	

Title: 4ft-DIAMETER DOWNSTREAM DEFENDER

GENERAL ARRANGEMENT

Hydro International — A DRM COMPANY — hydro-int.com — HYDRO INTERNATIONAL

WEIGHT: N/A | MATERIAL:
STOCK NUMBER:
DRAWING NO.: DD QA-4
SHEET SIZE: B | SHEET: 1 OF 1 | Rev: A

NOTE: NOT FOR CONSTRUCTION. CONTACT HYDRO FOR SITE SPECIFIC DETAIL

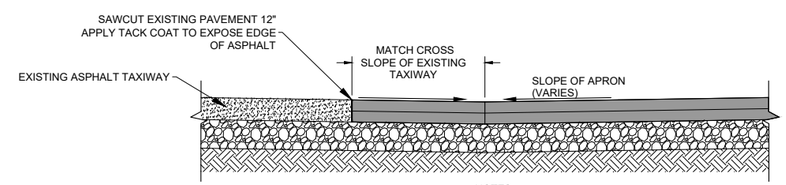
EQUIPMENT PERFORMANCE
The stormwater treatment unit shall adhere to the hydraulic parameters given in the chart below and provide the removal efficiencies and storage capacities as follows:

1. The treatment system shall use an induced vortex to separate pollutants from stormwater runoff.
2. Peak Hydraulic Capacity: 3.0 cfs (85 l/s)
3. Sediment Storage Capacity: 0.70 cu. yd. (0.53 cu. m)
4. Continuous Oil Storage Capacity: 70 gal. (265 liters)
5. Sediment shall be stored in a zone that is isolated from the main flow path and protected from reintrainment by a benching skirt.
6. For more product information including regulatory acceptances, please visit https://hydro-int.com/en/products/downstream-defender

PARTS LIST

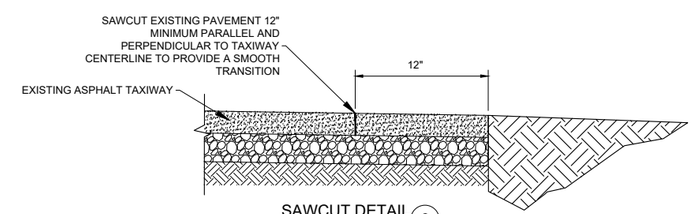
ITEM	QTY	SIZE (in)	SIZE (mm)	DESCRIPTION
1	1	48	1200	PRECAST MANHOLE (BY HYDRO VIA PRECASTER)
2	1	30	750	FRAME AND COVER
3	1	12 (MAX)	300 (MAX)	INLET PIPE (BY OTHERS)
4	1	12 (MAX)	300 (MAX)	OUTLET PIPE (BY OTHERS)
5	1			PIPE COUPLING (BY OTHERS)
6	1			INTERNAL COMPONENTS (PRE-INTALLED)

HYDRODYNAMIC SEPARATOR (4 / C7)
SCALE: NTS



ASPHALT SWALE DETAIL (5)
SCALE: NTS

NOTES:
1. ALL LONGITUDINAL ASPHALT JOINTS TO BE SEALED WITH A WATERPROOF JOINT SEALER.
2. SEE SHEET C4 - SITE PLAN FOR APPROPRIATE PAVEMENT SECTIONS.



SAWCUT DETAIL (6)
SCALE: NTS

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PRIOR TO COMMENCING UNDERGROUND WORK
DIAL: 811

PROFESSIONAL STRUCTURAL ENGINEER — NO. 6880006 — G. Ryan Taylor — STATE OF UTAH
07/09/2024

BORDER SIZE:	22"X34"
DESIGNED	GG
DRAWN	GG
CHECKED	SB
APPROVED	GRT

REVISIONS

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Elemental Aviation

HEBER CITY, UTAH
TALLEY HANGAR DEVELOPMENT
DETAILS

ATTENTION:
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DATE: July 9, 2024
PROJECT: 240121
SHEET: C7

E:\240121\03_CAD\SHEETS\CONSTRUCTION_DRAWING\240121-C7-DETAILS.DWG, 7/9/2024

WESTERN STEEL BUILDINGS

Western has you covered.™

1441 W Ute Blvd Suite 360 Park City, UT 84098
(435) 565-6882 www.westernsteel.com

BUILDING LOADS / DESCRIPTION:

WIDTH: 120 LENGTH: 85 HEIGHT: 30 /27.5
(BUILDING DIMENSIONS ARE NOMINAL. REFER TO PLANS).

THIS STRUCTURE IS DESIGNED UTILIZING THE LOADS INDICATED AND APPLIED AS REQUIRED BY : IBC 21 .

THE CONTRACTOR IS TO CONFIRM THAT THESE LOADS COMPLY WITH THE REQUIREMENTS OF THE LOCAL BUILDING DEPARTMENT.

ROOF DEAD LOAD:	2.00	PSF (ROOF PANELS & PURLINS)		
COLLATERAL LOAD:	3.00	PSF	SNOW EXPOSURE:	1.0000
ROOF LIVE LOAD:	20.00	PSF	WIND EXPOSURE:	C
ROOF SNOW LOAD:	43.00	PSF	INTERNAL PRESSURE COEFF.:	
GROUND SNOW LOAD:	43	PSF	0.18 / -0.18	
BASIC WIND SPEED:	105	MPH	SPECTRAL RESPONSE COEFF.	
SEISMIC ZONE:	D		Sds	0.50
THERMAL FACTOR:	1.00		Sd1	0.29

IMPORTANCE FACTORS:

WIND LOAD	___	1.00
SNOW LOAD	___	1.0000
SEISMIC LOAD	___	1.00

DESIGN BASE SHEAR, V:

EXPANDED FORMULA	0.667*Ie*Fa*Ss*W/R
LONGITUDINAL	29.38
TRANSVERSE	33.73

GENERAL NOTES:

1) MATERIALS :

	MINIMUM YIELD:
HOT ROLLED BAR	Fy = 36.0000 ksi MIN.
STRUCTURAL STEEL SHEET	Fy = 50.0000 ksi MIN.
STRUCTURAL STEEL PLATE	Fy = 50.0000 ksi MIN.
COLD FORMED SHAPES	Fy = 57.0000 ksi MIN.
WALL SHEETING	Fy = 60.0000 ksi MIN.
ROOF SHEETING	Fy = 50.0000 ksi MIN.
BOLTS	A307 & A325

THE METAL BUILDING MANUFACTURER RESERVES THE RIGHT TO SUBSTITUTE THE ABOVE MATERIALS WITH EQUAL OR BETTER MATERIAL.

2) BOLT TIGHTENING REQUIREMENTS:
ALL HIGH STRENGTH BOLTS ARE A325 UNLESS NOTED OTHERWISE. HIGH STRENGTH BOLTS SHALL BE TIGHTENED BY THE TURN OF THE NUT METHOD IN ACCORDANCE WITH THE LATEST EDITION AISC "SPECIFICATION FOR STRUCTURAL JOINTS USING ASTM A325 OR A490 BOLTS". A325 BOLTS SHALL BE INSTALLED WITH OUT WASHERS WHEN TIGHTENED BY THE "TURN OF THE NUT" METHOD. ALL BOLTED CONNECTIONS, FOR SHEAR/BEARING CONNECTION TYPE WITH BOLT THREADS EXCLUDED FROM THE SHEAR PLANE SHALL BE SNUG TIGHT ONLY.

3) ALL STRUCTUAL STEEL TO RECEIVE A RUST INHIBITIVE PRIMER. THIS PAINT IS NOT INTENDED FOR LONG TERM EXPOSURE TO THE ELEMENTS.

ROOF PANELS:

COLOR: Galvalume +

WALL PANELS:

COLOR: NEED SIG 200

TRIM COLORS:

CABLE: NEED SIG 200
CORNER: NEED SIG 200
EAVE: NEED SIG 200
FRAMED OPENINGS: NEED SIG 200

LINER PANELS:

COLOR: N/A

LINER TRIM:

COLOR: N/A

Colors:
Roof Panel - Polar White
Wall Panel - Ash Grey
Trim Colors - Charcoal

DEFLECTION LIMITS:

EW COL:	180
EW RAF LIVE:	180
EW RAF WIND:	180
WALL GIRT:	90
PURL LIVE:	180
PURL WIND:	150
WALL PANEL:	60
ROOF PANEL LIVE:	60
ROOF PANEL WIND:	60
RF HORIZONTAL:	60
RF VERTICAL:	180
WIND BENT:	60
RF CRANE:	0
RF SEIS:	65
WIND BENT SEIS:	65

SITE CLASS: d

OCCUPANCY CATEGORY: II – Normal

SEISMIC DESIGN CATEGORY: D

MAPPED SPECTRAL RESPONSE ACC.

Ss	0.56
St	0.20

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BY DATE

BUILDER / CONTRACTOR RESPONSIBILITIES

1. Compliance with Governing Authorities: It is the responsibility of the builder/contractor to ensure that all project plans and specifications comply with the applicable requirements of any governing building authorities. The supply of sealed engineering data and drawings for Western Steel Buildings does not imply or constitute an agreement that Western Steel Buildings or its design engineer is acting as the Engineer of Record or Design Professional for a construction project.

2. Permits and Approvals: The contractor must secure all required approvals and permits from the appropriate agency as required. Approval of Western Steel Buildings' drawings and calculations indicates that Western Steel Buildings correctly interpreted and applied the requirements of the contract drawings and specifications. Issues regarding proprietary rights of the fabricator are detailed in Chapter 4.2 of ANSI/AISC 303, Approved Edition.

3. Design Considerations and Timely Information Flow: Design considerations of any materials in the structure which are not furnished by Western Steel Buildings are the responsibility of the contractors and engineers other than Western Steel Buildings' engineer unless specifically indicated. The timely flow of information is outlined in Chapter 4.3 of ANSI/AISC 303, Approved Edition.

4. Erection of Steel: The contractor is responsible for all erection of steel and associated work in compliance with Western Steel Buildings' "For Construction" drawings. All bracing as shown and provided by Western Steel Buildings for this building is required and shall be installed by the erector as a permanent part of the structure. Temporary supports, such as temporary guys, braces, false work, cribbing, or other elements required for the erection operation, will be determined and furnished and installed by the erector. These temporary supports will secure the steel framing, or any partly assembled steel framing, against loads comparable in intensity to those for which the structure was designed, resulting from wind, seismic forces, and erection operations, but not the loads resulting from the performance of work by or the acts of others, nor such unpredictable loads as those due to tornado, explosion, or collision.

Approval Notes:

It is imperative that any changes to these drawings be made in contrasting ink (preferably red ink), have all instances of change clearly indicated, and be legible and unambiguous.

A signature and date are required on all pages.

Western Steel Buildings reserves the right to re-submit drawings with extensive or complex changes required to avoid misfabrication. This may impact the delivery schedule.

Approval of these drawings indicates conclusively that Western Steel Buildings has correctly interpreted the contract requirements, and further constitutes agreement that the building as drawn with indicated changes represents the total of the materials to be supplied by Western Steel Buildings.

Any changes noted on the drawings not in conformance with the terms and requirements of the contract between Western Steel Buildings and its customer are not binding on Western Steel Buildings unless subsequently specifically acknowledged and agreed to in writing by change order or separate documentation, as mentioned in Chapter 4.4 of ANSI/AISC 303, Approved Edition.

Approvals subject to corrections are addressed in Chapter 4.4 of ANSI/AISC 303, Approved Edition.

Western Steel Buildings recognizes that rubber stamps are routinely used for indicating approval, disapproval, rejection, or mere review of the drawings submitted. However, Western Steel Buildings does not accept changes or additions to contractual terms and conditions that may appear with the use of a stamp or similar indication of approval, disapproval, etc. Such language applied to Western Steel Buildings' drawings by the customer, architect, engineer, or any other party will be considered as unacceptable alterations to these drawing notes and will not alter the contractual rights and obligations existing between Western Steel Buildings and its customer.

Shop-standard material grades must conform to the specifications set forth in the currently approved AISC Reference Standards.

WARNING:

In no case should Galvalume steel panels be used in conjunction with lead or copper. Both lead and copper have harmful corrosion effects on the aluminum-zinc alloy coating when they are used in contact with Galvalume steel panels. Even run-off from copper flashing, wiring, or tubing onto Galvalume should be avoided.

REV.	DATE	
A	6/28/24	PRELIMINARY DRAWING

DESCRIPTION: COVER SHEET		
CUSTOMER: Edgewood Hangar	PROJECT: Jason Talley	
LOCATION:		
SCALE N.T.S.	JOB NO. P24-1325	SHEET NO. C1

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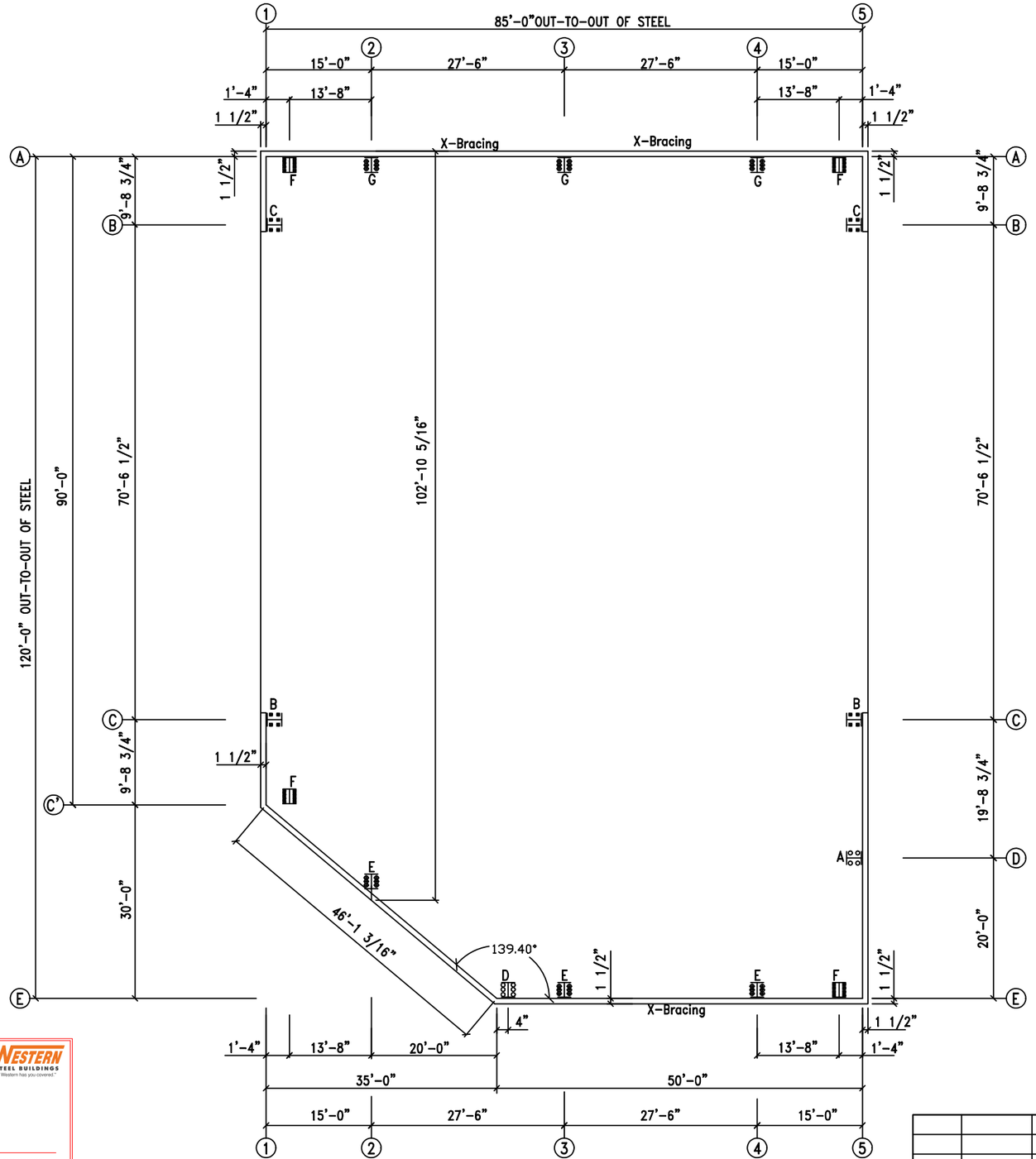

ANCHOR BOLT PLAN

NOTE: All Base Plates @ 100'-0" (U.N.)

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BY DATE

REV.	DATE	
A	6/28/24	PRELIMINARY DRAWING

DESCRIPTION: ANCHOR BOLT PLAN & DETAILS

CUSTOMER: Edgewood Hangar | PROJECT: Jason Talley

LOCATION:

SCALE	JOB NO.	SHEET NO.
N.T.S.	P24-1325	F1 OF F3

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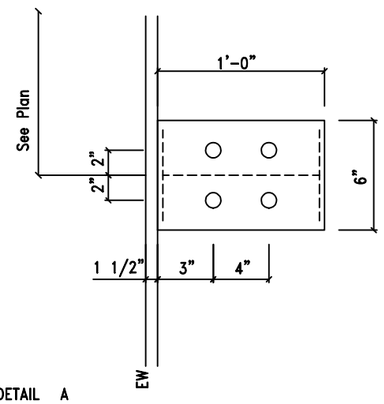
Dia= 5/8"



DETAIL A

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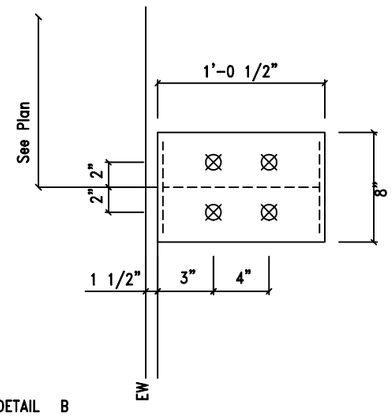

DETAIL B

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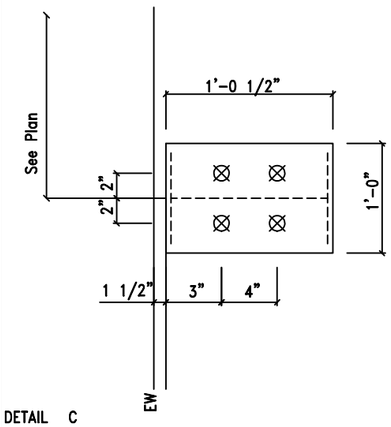

DETAIL C

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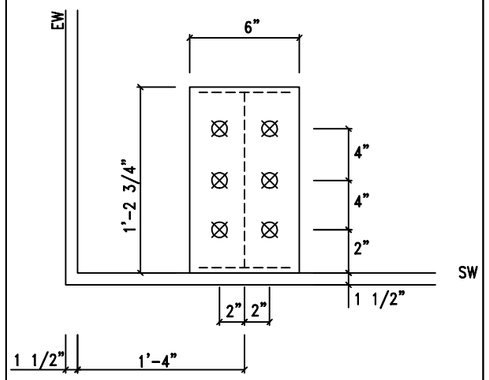

DETAIL D

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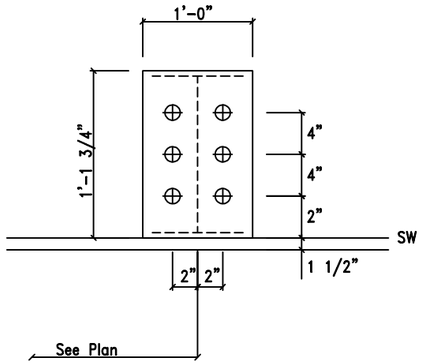

DETAIL E

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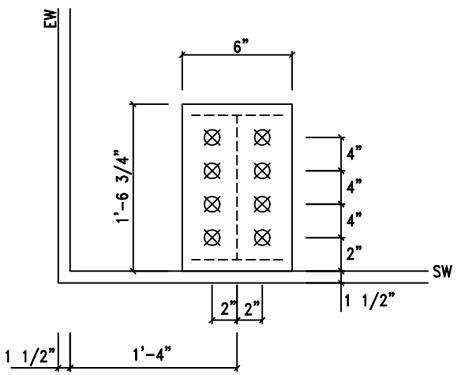

DETAIL F

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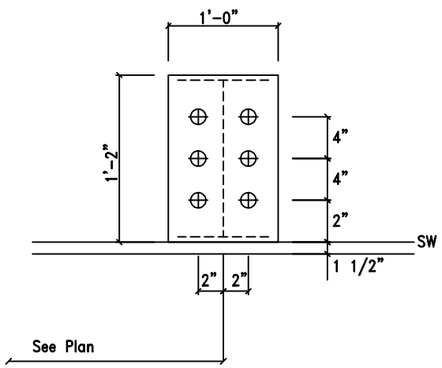

DETAIL G

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BY DATE

REV.	DATE	
A	6/28/24	PRELIMINARY DRAWING

DESCRIPTION: ANCHOR BOLT PLAN & DETAILS

CUSTOMER: Edgewood Hangar | PROJECT: Jason Talley

LOCATION:

SCALE	JOB NO.	SHEET NO.
N.T.S.	P24-1325	F2 OF F3

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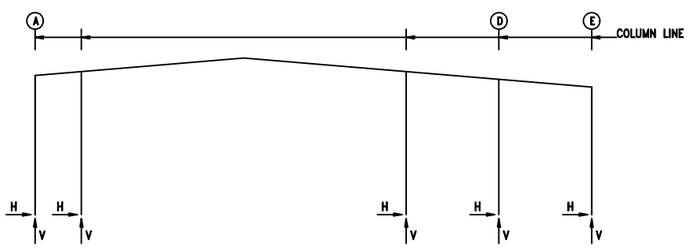
FRAME LINES: 1 5



ENDWALL COLUMN: BASIC COLUMN REACTIONS (k)

Frm Line	Col Line	---Dead--- Horz	Vert	Collat Vert	Live Vert	Snow Vert	Wind Left1 Vert	Wind Right1 Vert	Wind Left2 Vert	Wind Right2 Vert	Wind Press Horz	Wind Suct Horz	Wind Long1 Vert	Wind Long2 Vert
1	B	-1.5	2.7	2.0	13.4	28.7	-14.2	-10.3	-9.8	-5.9	-9.6	10.6	-13.7	-10.5
1	C	-1.5	2.5	1.6	10.4	22.5	-8.3	-10.7	-4.9	-7.3	-10.8	11.9	-8.0	-11.1

Frm Line	Col Line	Seis Left Vert	Seis Right Vert	Seis Long Vert	-MIN_SNOW-- Horz	Vert	E1UNB_SL_L- Horz	Vert	E1UNB_SL_R- Horz	Vert
1	B	-0.2	-0.6	0.0	0.0	13.4	0.0	31.6	0.0	16.6
1	C	-0.3	-0.3	0.0	0.0	10.5	0.0	12.6	0.0	22.8

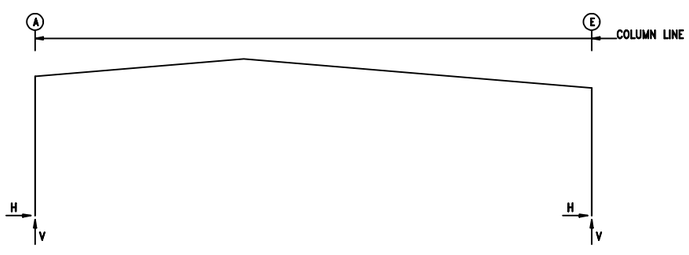
Frm Line	Col Line	---Dead--- Horz	Vert	Collat Vert	Live Vert	Snow Vert	Wind Left1 Vert	Wind Right1 Vert	Wind Left2 Vert	Wind Right2 Vert	Wind Press Horz	Wind Suct Horz	Wind Long1 Vert	Wind Long2 Vert
5	C	-1.5	2.5	1.6	10.4	22.5	-10.7	-8.3	-7.3	-4.9	-10.8	11.9	-11.1	-8.0
5	B	-1.5	2.7	2.0	13.3	28.7	-10.3	-14.2	-5.9	-9.8	-9.6	10.6	-10.5	-13.7

Frm Line	Col Line	Seis Left Vert	Seis Right Vert	Seis Long Vert	-MIN_SNOW-- Horz	Vert	E2UNB_SL_L- Horz	Vert	E2UNB_SL_R- Horz	Vert
5	C	-0.3	-0.3	0.0	0.0	10.5	0.0	22.8	0.0	12.5
5	B	-0.6	-0.2	0.0	0.0	13.4	0.0	16.6	0.0	31.6

ENDWALL COLUMN: MAXIMUM REACTIONS, ANCHOR BOLTS, & BASE PLATES

Frm Line	Col Line	Column_Reactions(k) Load Id	Hmax H	V Vmax	Load Id	Hmin H	V Vmin	Bolt(in) Qty	Dia	Base_Plate(in) Width	Length	Thick	Grout (in)
1	B	15	6.4	-6.5	16	-5.8	-6.2	4	0.750	12.00	12.50	0.750	0.0
		17	-1.5	35.9	15	6.4	-6.5						
1	C	18	7.2	-5.0	19	-6.5	-5.0	4	0.750	8.000	12.50	0.500	0.0
		20	-1.5	26.8	18	7.2	-5.0						
5	C	25	7.2	-5.0	16	-6.5	-5.0	4	0.750	8.000	12.50	0.500	0.0
		26	-1.5	26.8	25	7.2	-5.0						
5	B	21	6.4	-6.5	19	-5.8	-6.2	4	0.750	12.00	12.50	0.750	0.0
		24	-1.5	35.9	21	6.4	-6.5						

FRAME LINES: 2 3 4



RIGID FRAME: MAXIMUM REACTIONS, ANCHOR BOLTS, & BASE PLATES

Frm Line	Col Line	Column_Reactions(k) Load Id	Hmax H	V Vmax	Load Id	Hmin H	V Vmin	Bolt(in) Qty	Dia	Base_Plate(in) Width	Length	Thick	Grout (in)
1*	A	9	3.5	-22.0	10	-3.1	-25.3	8	0.750	6.000	18.75	0.750	0.0
					12	0.4	-52.2						
1*	E	5	1.1	0.4	8	-1.3	4.3	4	0.625	6.000	14.75	0.375	0.0
		13	-0.6	6.4	11	0.9	-0.7						
1*	@10.0	14	0.0	92.5				4	0.750	12.00	8.500	0.750	0.0
1*	@80.0	14	0.0	44.5				4	0.750	8.000	8.000	0.500	0.0
1*	D	15	3.1	-0.3	16	-2.8	-0.2	4	0.625	6.000	12.00	0.625	0.0
					8	0.0	-10.4						

1* Frame lines: 1 5

RIGID FRAME: MAXIMUM REACTIONS, ANCHOR BOLTS, & BASE PLATES

Frm Line	Col Line	Column_Reactions(k) Load Id	Hmax H	V Vmax	Load Id	Hmin H	V Vmin	Bolt(in) Qty	Dia	Base_Plate(in) Width	Length	Thick	Grout (in)
2*	A	1	52.4	87.3	3	-7.7	-8.3	6	1.000	12.00	14.00	0.625	0.0
					6	-4.3	-17.5						
2*	E	4	9.0	-9.9	2	-52.4	86.4	6	1.000	12.00	13.75	0.625	0.0
		1	-52.4	86.4	7	5.9	-19.7						

2* Frame lines: 2 3 4

RIGID FRAME: BASIC COLUMN REACTIONS (k)

Frame Line	Column Line	-----Dead---- Horz	Vert	--Collateral- Horz	Vert	-----Live---- Horz	Vert	-----Snow---- Horz	Vert	--Wind_Left1- Horz	Vert	-Wind_Right1- Horz	Vert
1*	A	0.2	-28.6	0.0	-1.5	0.1	-6.0	0.3	-21.3	-2.4	1.5	2.8	10.1
1*	E	-0.2	2.0	0.0	0.3	-0.1	1.1	-0.3	4.0	-1.6	-0.3	1.3	-2.4
1*	@10.0	0.0	48.2	0.0	2.7	0.0	10.8	0.0	38.6	0.0	-7.7	0.0	-14.5
1*	@80.0	0.0	21.9	0.0	1.4	0.0	5.6	0.0	20.2	0.0	-5.0	0.0	-7.3
1*	D	0.0	-7.5	0.0	0.0	0.0	0.2	0.0	0.6	0.0	-1.0	0.0	0.4

Frame Line	Column Line	--Wind_Left2- Horz	Vert	-Wind_Right2- Horz	Vert	--Wind_Press- HorzOP	Vert	--Wind_Suct-- HorzOP	Vert	--Wind_Long1- Horz	Vert	--Wind_Long2- Horz	Vert
1*	A	-3.2	-0.8	1.9	7.9	0.0	0.0	0.0	0.0	1.2	8.8	0.6	5.6
1*	E	-0.8	0.7	2.1	-1.3	0.0	0.0	0.0	0.0	-0.9	-2.0	-1.1	-2.4
1*	@10.0	0.0	-2.7	0.0	-9.6	0.0	0.0	0.0	0.0	0.0	-17.7	0.0	-11.8
1*	@80.0	0.0	-1.9	0.0	-4.1	0.0	0.0	0.0	0.0	0.0	-7.1	0.0	-10.2
1*	D	0.0	-1.1	0.0	0.2	-4.7	0.0	5.1	0.0	0.0	0.8	0.0	-0.8

Frame Line	Column Line	-Seismic_Left Horz	Vert	Seismic_Right Horz	Vert	-Seismic_Long Horz	Vert	-MIN_SNOW-- Horz	Vert	F1PAT_LL_1- Horz	Vert	F1PAT_LL_2- Horz	Vert
1*	A	-4.6	-14.5	4.6	14.5	0.0	0.0	0.2	-9.9	0.0	-6.2	0.0	-6.6
1*	E	-1.5	2.6	1.5	-2.6	0.0	0.0	-0.2	1.9	0.0	0.3	0.0	0.2
1*	@10.0	0.0	14.4	0.0	-14.4	0.0	0.0	0.0	17.9	0.0	11.0	0.0	10.4
1*	@80.0	0.0	1.0	0.0	-1.0	0.0	0.0	0.0	9.4	0.0	4.7	0.0	5.8
1*	D	0.0	-3.6	0.0	3.6	0.1	0.0	0.0	0.3	0.0	-2.0	0.0	-1.0

Frame Line	Column Line	F1PAT_LL_3- Horz	Vert	F1PAT_LL_4- Horz	Vert	F1PAT_LL_5- Horz	Vert	F1UNB_SL_L- Horz	Vert	F1UNB_SL_R- Horz	Vert
1*	A	0.0	0.3	0.0	0.6	0.1	-6.6	0.2	-22.2	0.3	-15.1
1*	E	0.0	0.9	0.0	-0.1	-0.1	1.2	-0.2	1.5	-0.3	4.1
1*	@10.0	0.0	-0.3	0.0	0.3	0.0	10.4	0.0	41.6	0.0	23.5
1*	@80.0	0.0	0.9	0.0	1.1	0.0	4.5	0.0	9.8	0.0	21.2
1*	D	0.0	2.2	0.0	1.0	0.0	-0.8	0.0	-2.1	0.0	0.5

Frame Line	Column Line	-----Dead---- Horz	Vert	--Collateral- Horz	Vert	-----Live---- Horz	Vert	-----Snow---- Horz	Vert	--Wind_Left1- Horz	Vert	-Wind_Right1- Horz	Vert
2*	A	5.3	11.2	3.1	5.0	12.3	19.8	44.0	71.1	-18.1	-25.1	-6.6	-19.2
2*	E	-5.3	10.6	-3.1	5.0	-12.3	19.8	-44.0	70.8	4.6	-17.1	20.3	-27.1

Frame Line	Column Line	--Wind_Left2- Horz	Vert	-Wind_Right2- Horz	Vert	--Wind_Long1- Horz	Vert	--Wind_Long2- Horz	Vert	-Seismic_Left Horz	Vert	Seismic_Right Horz	Vert
2*	A	-14.3	-13.8	-3.3	-7.8	-12.4	-40.4	-17.0	-37.3	-4.4	-2.3	4.4	2.3
2*	E	0.8	-5.8	16.9	-15.7	13.4	-31.8	15.1	-43.4	-6.1	2.3	6.1	-2.3

Frame Line	Column Line	-Seismic_Long Horz	Vert	-MIN_SNOW-- Horz	Vert	F2UNB_SL_L- Horz	Vert	F2UNB_SL_R- Horz	Vert
2*	A	0.0	-9.8	20.5	33.1	29.8	64.2	38.0	46.1
2*	E	0.0	-8.9	-20.5	32.9	-29.8	32.2	-38.0	68.6

1* Frame lines: 1 5
2* Frame lines: 2 3 4

BUILDING BRACING REACTIONS

Wall Loc	Wall Line	Col Line	± Reactions(k) Wind Horz	Wind Vert	Seismic Horz	Seismic Vert	Panel_Shear (lb/ft) Wind	Seis	Note
L_EW	1								(h)
F_SW	E	2,3	7.3	6.8	9.5	8.9			
		3,4	7.3	6.8	9.5	8.9			
R_EW	5								(h)
B_SW	A	4,3	7.6	7.8	9.6	9.8			
		3,2	7.6	7.8	9.6	9.8			

(h)Rigid frame at endwall

Reactions for seismic represent shear force, Eh

NOTES FOR REACTIONS

1. All loading conditions are examined and only maximum/minimum H or V and the corresponding H or V are reported.
2. Positive reactions are as shown in the sketch. Foundation loads are in opposite directions.
3. Bracing reactions are in the plane of the brace with the H pointing away from the braced bay. The vertical reaction is downward.
4. Building reactions are based on the following building data:

Width (ft)	=	120.0
Length (ft)	=	85.0
Eave Height (ft)	=	30.0/ 27.5
Roof Slope (rise/12)	=	1.0/ 1.0
Dead Load (psf)	=	2.0
Collateral Load (psf)	=	3.0
Roof Live Load(psf)	=	20.0
Frame Live Load(psf)	=	12.0
Snow Load (psf)	=	43.0
Wind Speed (mph)	=	105.0
Wind Code	=	IBC 21
Exposure	=	C
Closure	=	Enclosed
Importance Wind	=	1.00
Importance Seismic	=	1.00
Seismic Zone	=	D
Seismic Coeff (Fa*Ss)	=	0.76

5. Loading conditions are:
   1 Dead+Collateral+Snow
   2 Dead+Collateral+Snow+Slide_Snow
   3 0.6Dead+0.6Wind_Left1
   4 0.6Dead+0.6Wind_Right1
   5 0.6Dead+0.6Wind_Right2
   6 0.6Dead+0.6Wind_Long1L
   7 0.6Dead+0.6Wind_Long2L
   8 1.07Dead+1.07Collateral+0.7Seismic_Left
   9 1.07Dead+1.07Collateral+0.7Seismic_Right
   10 0.53Dead+0.7Seismic_Left
   11 0.53Dead+0.7Seismic_Right
   12 Dead+Collateral+F1UNB_SL_L
   13 Dead+Collateral+F1UNB_SL_R
   14 Dead+Collateral
   15 0.6Dead+0.6Wind_Left1+0.6Wind_Suction
   16 0.6Dead+0.6Wind_Pressure+0.6Wind_Long1L
   17 Dead+Collateral+E1UNB_SL_L
   18 0.6Dead+0.6Wind_Suction+0.6Wind_Long2L
   19 0.6Dead+0.6Wind_Pressure+0.6Wind_Long2L
   20 Dead+Collateral+E1UNB_SL_R
   21 0.6Dead+0.6Wind_Right1+0.6Wind_Suction
   22 Dead+0.6Wind_Left2+0.6Wind_Suction
   23 Dead+0.6Wind_Right2+0.6Wind_Suction
   24 Dead+Collateral+E2UNB_SL_R
   25 0.6Dead+0.6Wind_Suction+0.6Wind_Long1L
   26 Dead+Collateral+E2UNB_SL_L

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BY DATE

REV.	DATE	
A	6/28/24	ISSUED FOR APPROVAL

DESCRIPTION: ANCHOR BOLT REACTIONS
CUSTOMER: Edgewood Hangar PROJECT: Jason Talley
LOCATION:
SCALE N.T.S. | JOB NO. P24-1325 | SHEET NO. F3 OF F3

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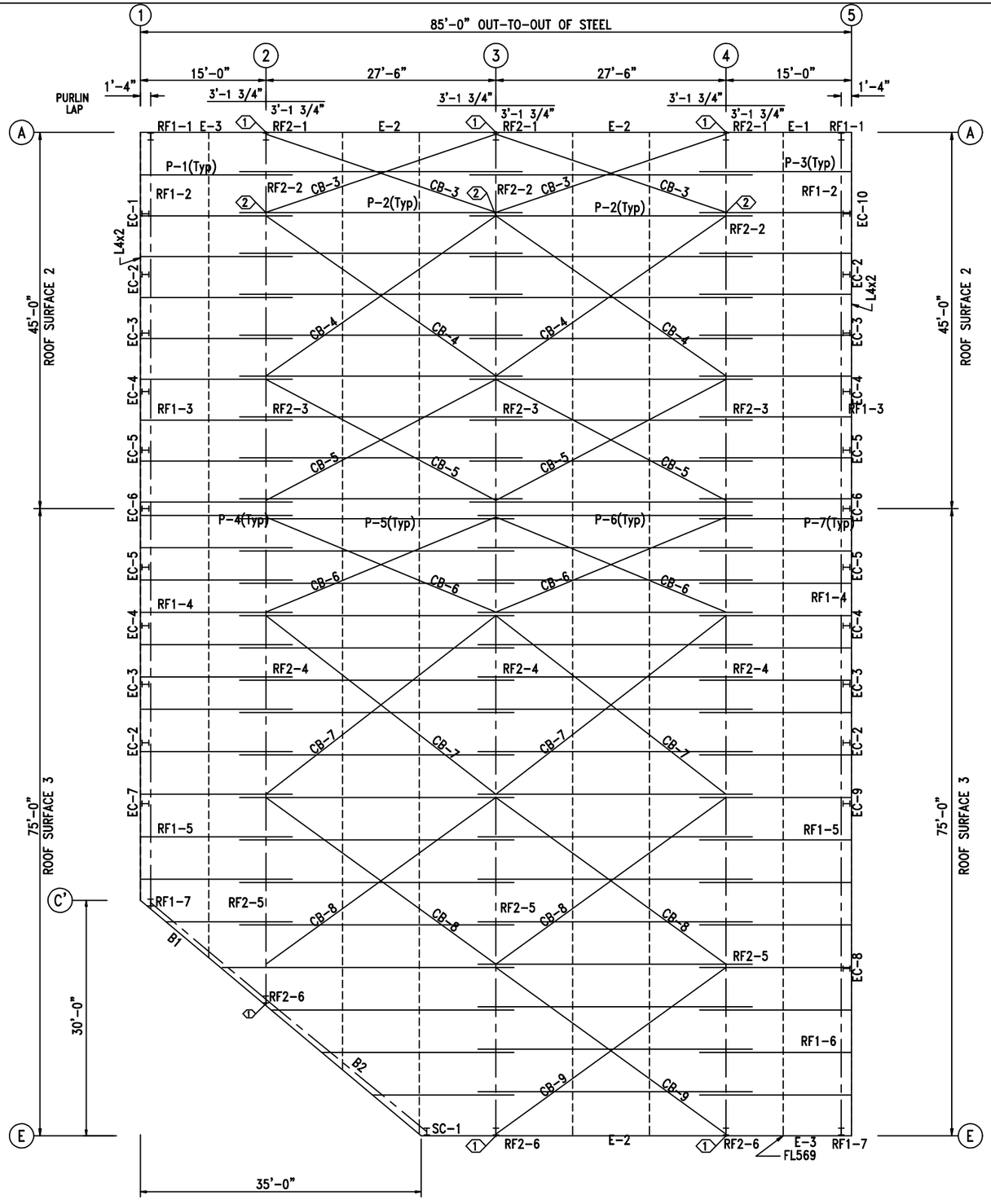

ROOF FRAMING PLAN

SPECIAL BOLTS ROOF PLAN					
◇ ID	QUAN	TYPE	DIA	LENGTH	WASH
1	4	A307	1/2"	1 1/4"	2
2	4	A307	1/2"	1 1/4"	0

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BY DATE

REV.	DATE	
A	6/28/24	PRELIMINARY DRAWING

DESCRIPTION: ROOF FRAMING PLAN
CUSTOMER: Edgewood Hangar
PROJECT: Jason Talley
LOCATION:

SCALE	JOB NO.	SHEET NO.
N.T.S.	P24-1325	E1 OF E11

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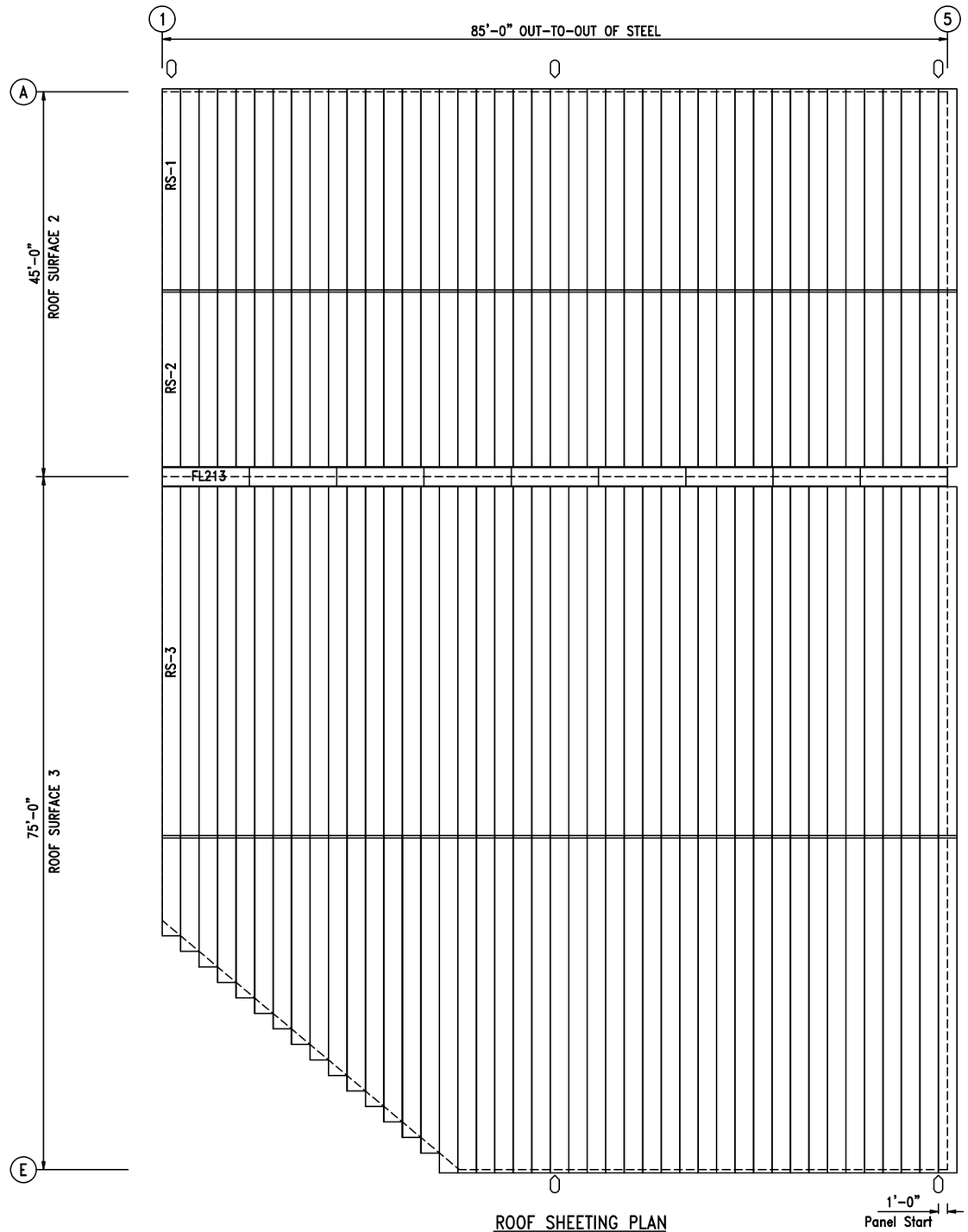
DOWNSPOUT LOCATIONS



ROOF SHEETING PLAN

PANELS: 24 Ga. DL24 – Galvalume +

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BY DATE

REV.	DATE	
A	6/28/24	PRELIMINARY DRAWING

DESCRIPTION: ROOF SHEETING PLAN

CUSTOMER: Edgewood Hangar | PROJECT: Jason Talley

LOCATION:

SCALE	JOB NO.	SHEET NO.
N.T.S.	P24-1325	E2 OF E11

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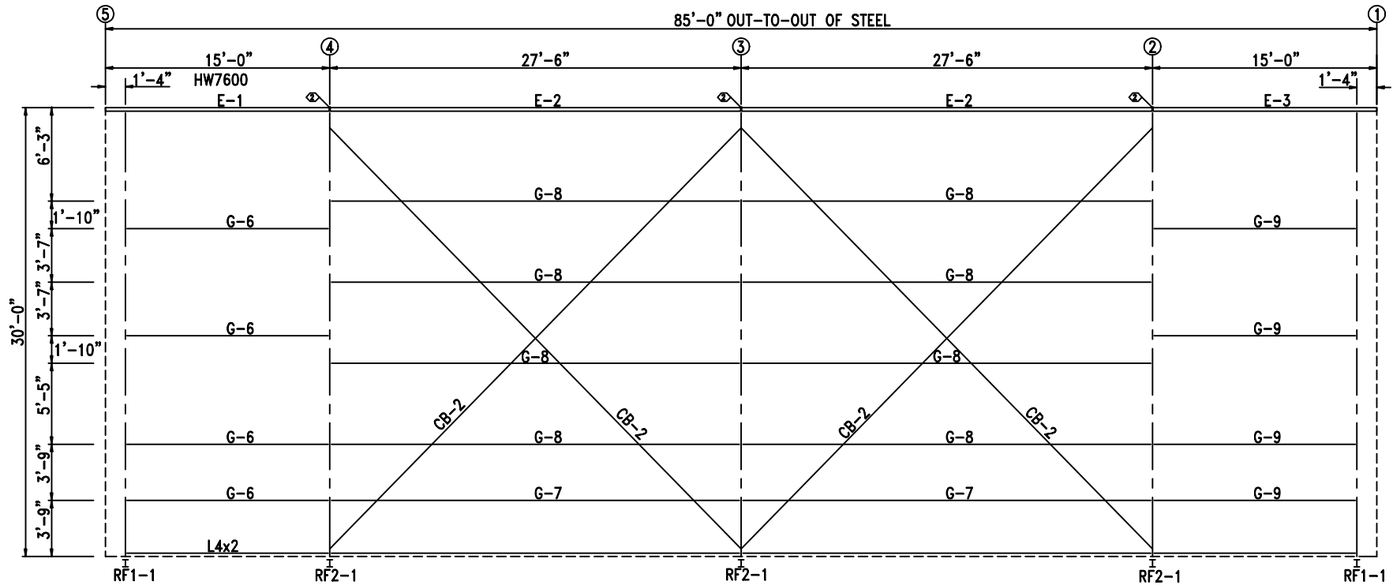
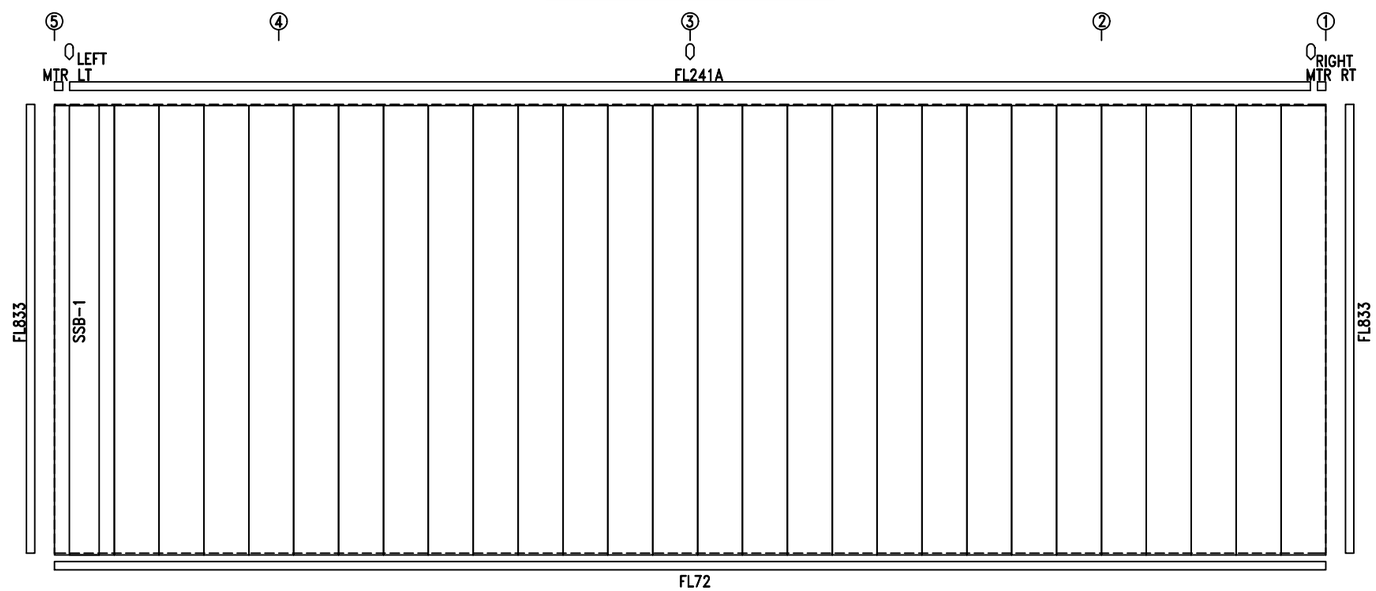
DOWNSPOUT LOCATIONS

SPECIAL BOLTS					
ID	QUAN	TYPE	DIA	LENGTH	WASH
2	4	A307	1/2"	1 1/4"	2



SIDEWALL FRAMING: FRAME LINE A



SIDEWALL SHEETING & TRIM: FRAME LINE A
PANELS: 26 Ga. PR – NEED SIG 200

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BY DATE

REV.	DATE	
A	6/28/24	PRELIMINARY DRAWING

DESCRIPTION: SIDEWALL FRAMING AND SHEETING
CUSTOMER: Edgewood Hangar
PROJECT: Jason Talley
LOCATION:

SCALE	JOB NO.	SHEET NO.
N.T.S.	P24-1325	E3 OF E11

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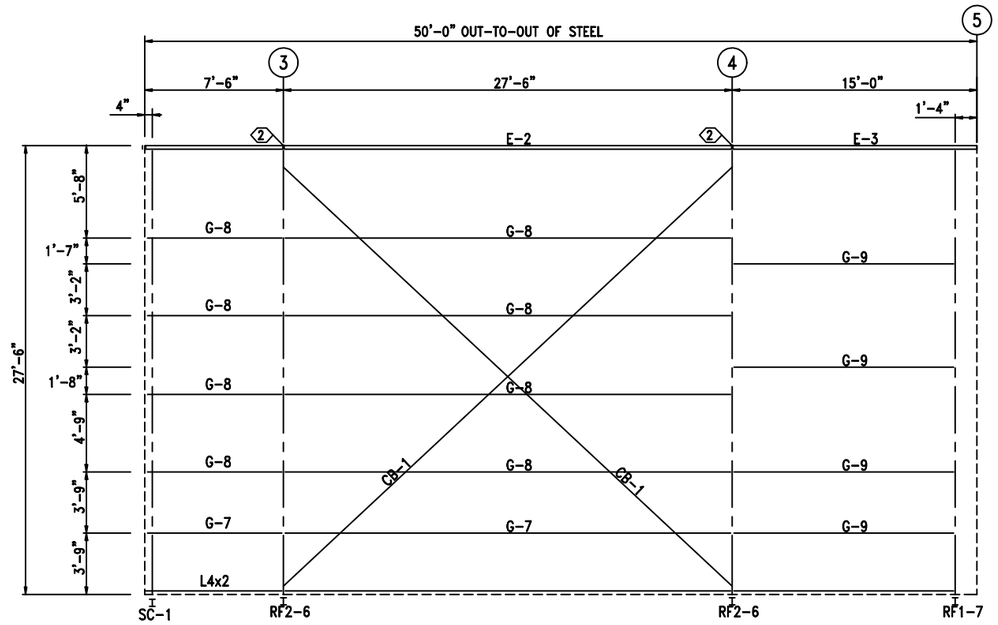
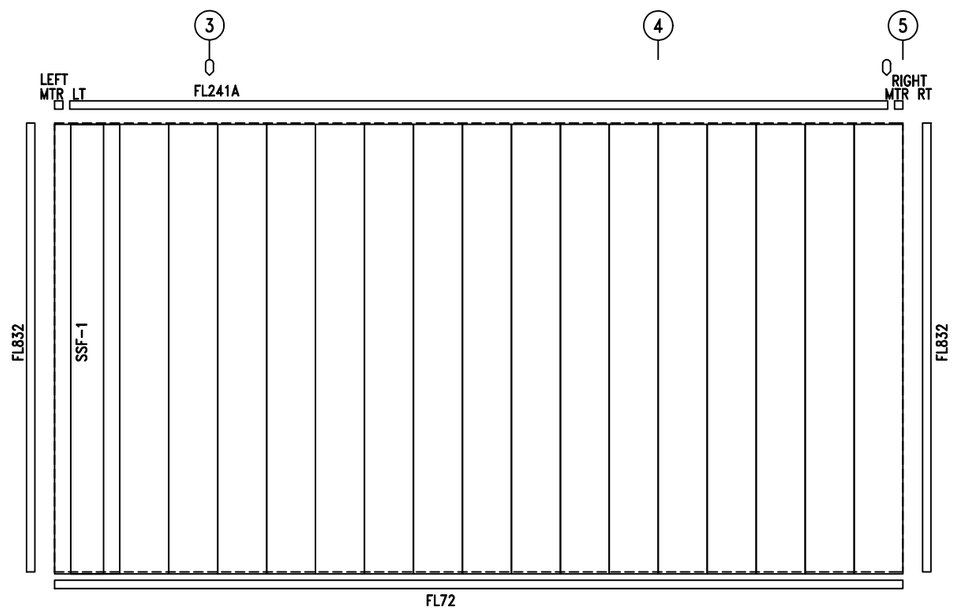
DOWNSPOUT LOCATIONS

SPECIAL BOLTS					
ID	QUAN	TYPE	DIA	LENGTH	WASH
2	4	A307	1/2"	1 1/4"	2



SIDEWALL FRAMING: FRAME LINE E



SIDEWALL SHEETING & TRIM: FRAME LINE E

PANELS: 26 Ga. PR – NEED SIG 200

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BY DATE

REV.	DATE	
A	6/28/24	PRELIMINARY DRAWING

DESCRIPTION: SIDEWALL FRAMING AND SHEETING

CUSTOMER: Edgewood Hangar | PROJECT: Jason Talley

LOCATION:

SCALE	JOB NO.	SHEET NO.
N.T.S.	P24-1325	E4 OF E11

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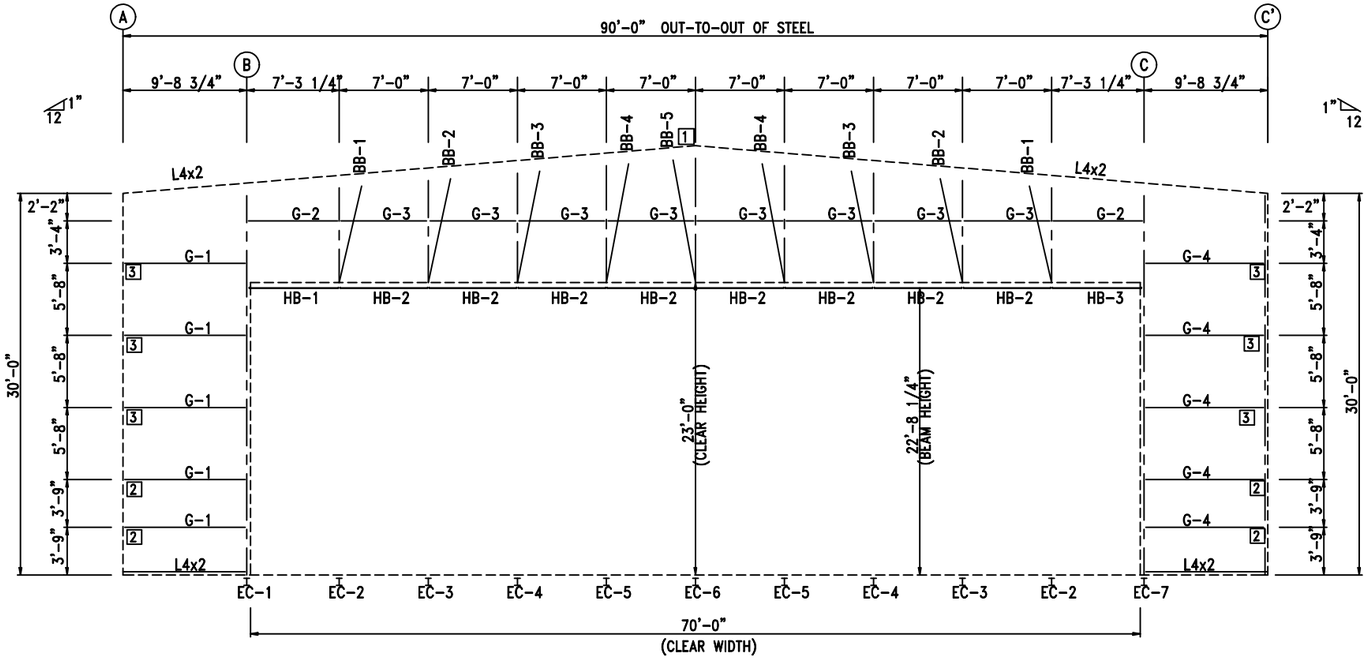
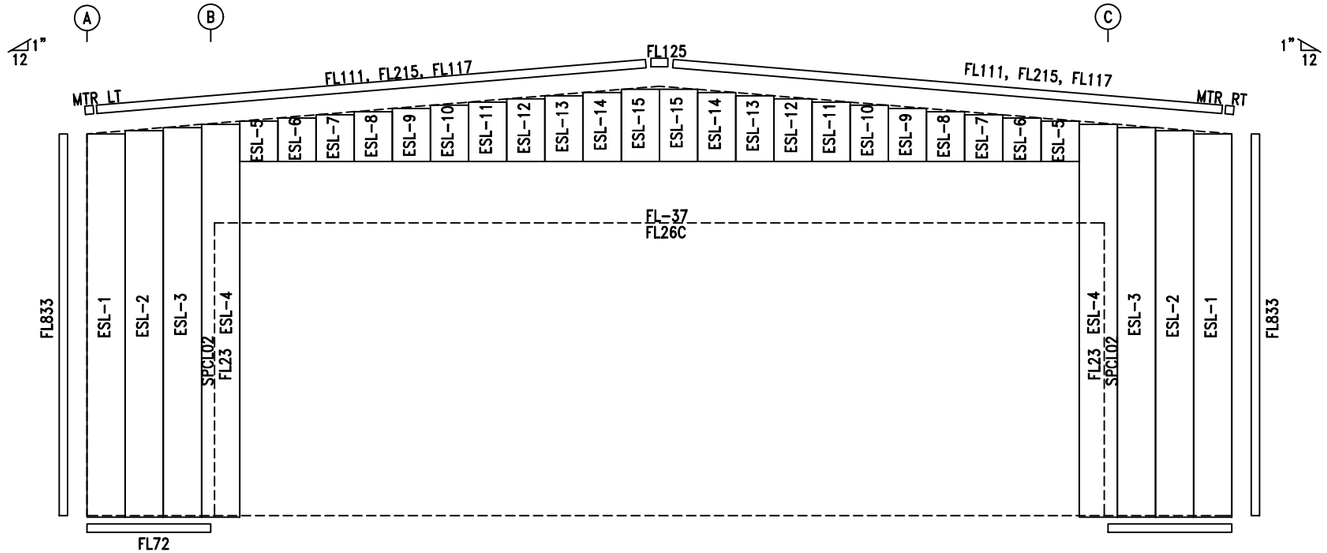


ENDWALL FRAMING: FRAME LINE 1



ENDWALL SHEETING & TRIM: FRAME LINE 1

PANELS: 26 Ga. PR - NEED SIG 200

BOLT TABLE
FRAME LINE 1

LOCATION	QUAN	TYPE	DIA	LENGTH
EC-1/FRAME	2	A325	5/8"	1 1/2"
EC-2/FRAME	2	A325	5/8"	1 1/2"
EC-3/FRAME	2	A325	5/8"	1 1/2"
EC-4/FRAME	2	A325	5/8"	1 1/2"
EC-5/FRAME	2	A325	5/8"	1 1/2"
EC-6/FRAME	6	A325	5/8"	1 1/2"
EC-7/FRAME	2	A325	5/8"	1 1/2"
EC-8/FRAME	4	A325	3/4"	2"
Back Braces	1	A325	5/8"	1 3/4"

CONNECTION PLATES
FRAME LINE 1

ID	MARK/PART
1	n1
2	r1
3	d1

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BY DATE

REV.	DATE	
A	6/28/24	PRELIMINARY DRAWING

DESCRIPTION: ENDWALL FRAMING AND SHEETING

CUSTOMER: Edgewood Hangar | PROJECT: Jason Talley

LOCATION:

SCALE	JOB NO.	SHEET NO.
N.T.S.	P24-1325	E5 OF E11

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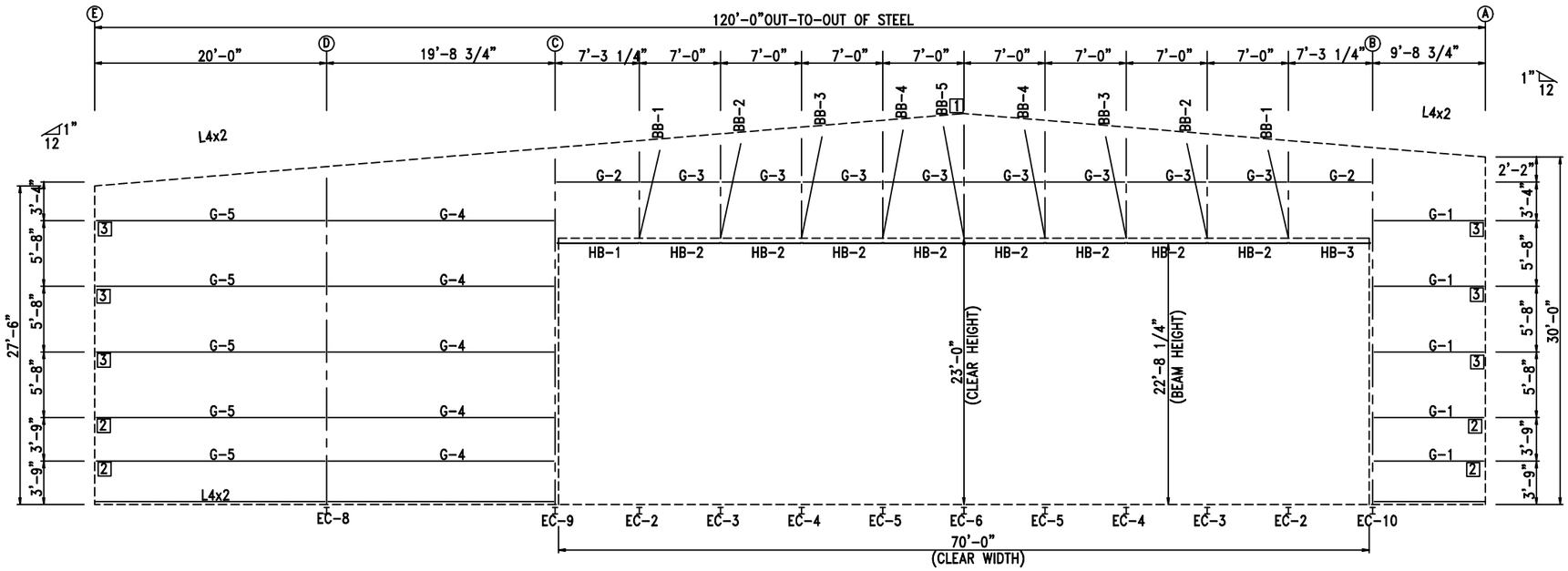
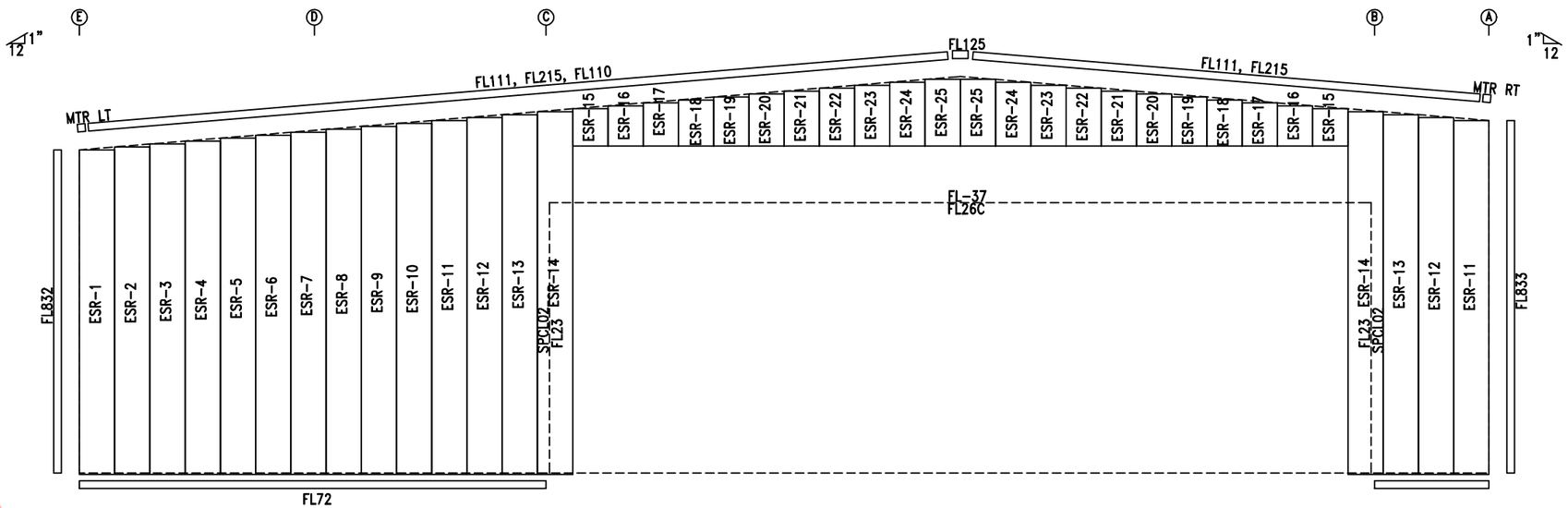
BOLT TABLE FRAME LINE 5				
LOCATION	QUAN	TYPE	DIA	LENGTH
EC-8/FRAME	4	A325	5/4"	2"
EC-9/FRAME	2	A325	5/8"	1 1/2"
EC-2/FRAME	2	A325	5/8"	1 1/2"
EC-3/FRAME	2	A325	5/8"	1 1/2"
EC-4/FRAME	2	A325	5/8"	1 1/2"
EC-5/FRAME	2	A325	5/8"	1 1/2"
EC-6/FRAME	6	A325	5/8"	1 1/2"
EC-10/FRAME	2	A325	5/8"	1 1/2"
Back Braces	1	A325	5/8"	1 3/4"

CONNECTION PLATES FRAME LINE 5	
ID	MARK/PART
1	n1
2	r1
3	d1



ENDWALL FRAMING: FRAME LINE 5



ENDWALL SHEETING & TRIM: FRAME LINE 5

PANELS: 26 Ga. PR - NEED SIG 200

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BY DATE

REV.	DATE	
A	6/28/24	PRELIMINARY DRAWING

DESCRIPTION: ENDWALL FRAMING AND SHEETING

CUSTOMER: Edgewood Hangar | PROJECT: Jason Talley

LOCATION:

SCALE	JOB NO.	SHEET NO.
N.T.S.	P24-1325	E6 OF E11

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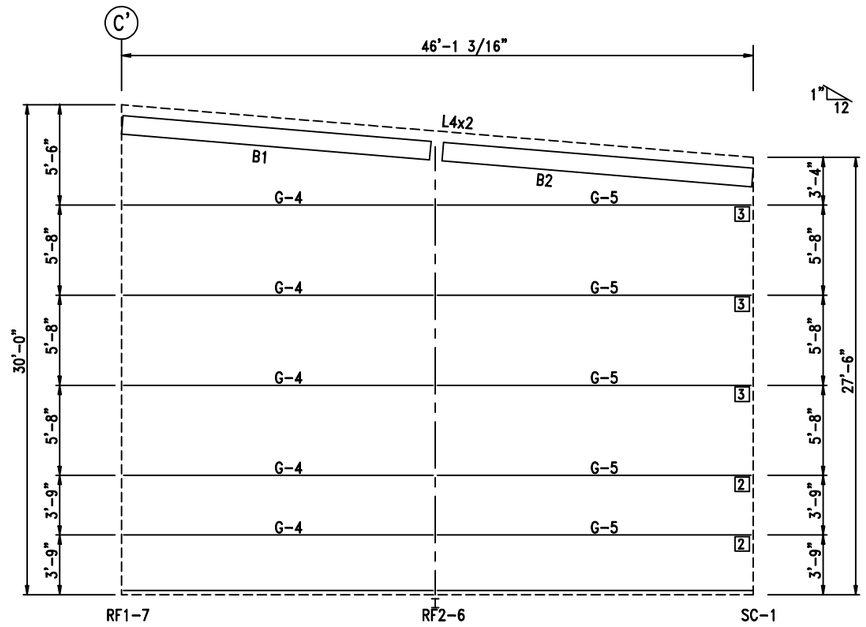
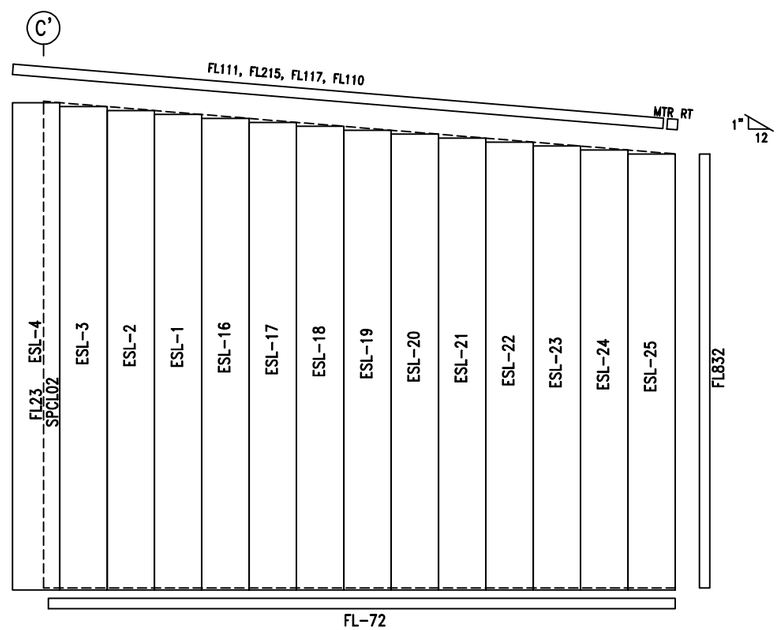
CONNECTION PLATES FRAME LINE 1	
☐ID	MARK/PART
2	r1
3	d1



ENDWALL FRAMING: SKEW LINE



ENDWALL SHEETING & TRIM: SKEW LINE

PANELS: 26 Ga. PR – NEED SIG 200

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BY DATE

REV.	DATE	
A	6/28/24	PRELIMINARY DRAWING

DESCRIPTION: ENDWALL FRAMING AND SHEETING

CUSTOMER: Edgewood Hangar | PROJECT: Jason Talley

LOCATION:

SCALE	JOB NO.	SHEET NO.
N.T.S.	P24-1325	E7 OF E11

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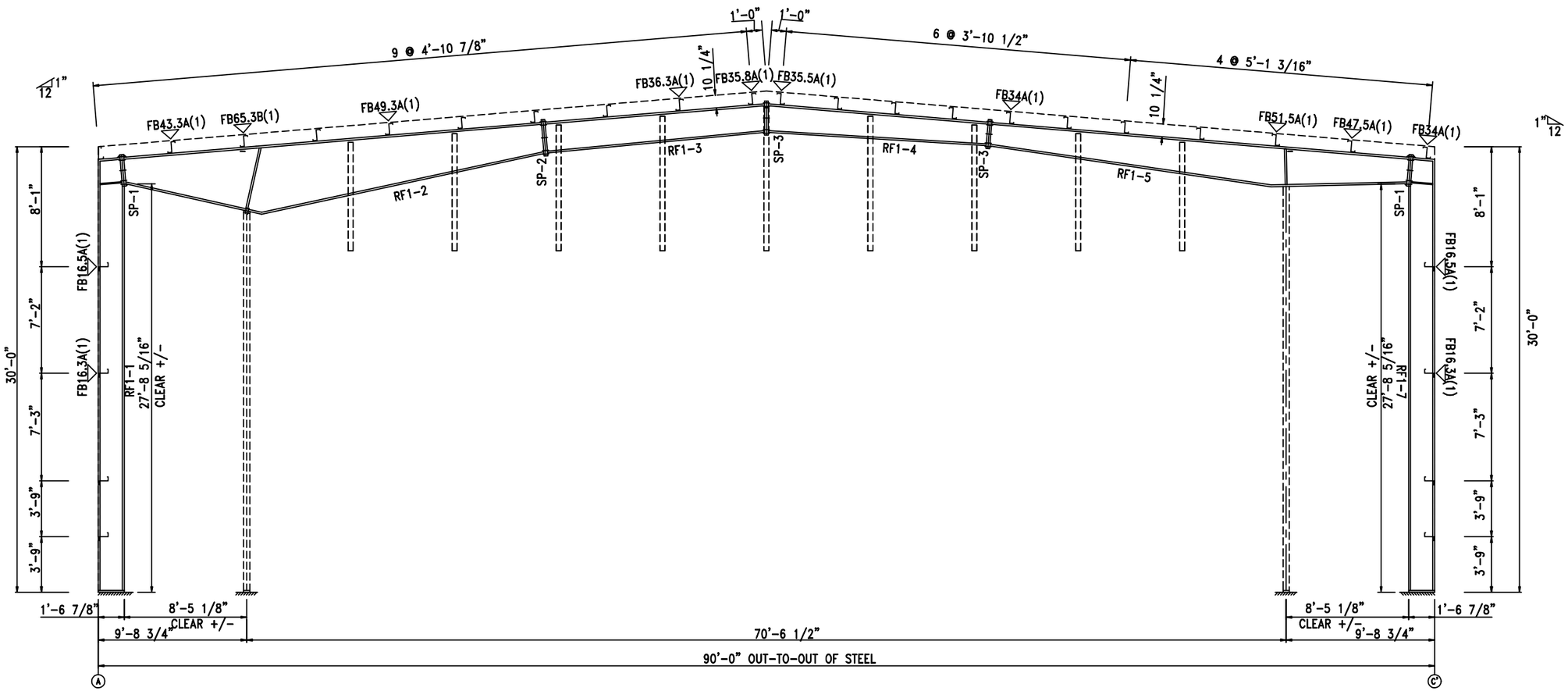
FLANGE BRACES: Both Sides(U.N.)
FBxxA(1): xx=length(in)
A - FB2X1/8
B - FB3X316



RIGID FRAME ELEVATION: FRAME LINE 1

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- ☐ REVISE AND RESUBMIT

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BY DATE

REV.	DATE	
A	6/28/24	PRELIMINARY DRAWING

DESCRIPTION: RIGID FRAME ELEVATION		
CUSTOMER: Edgewood Hangar	PROJECT: Jason Talley	
LOCATION:		
SCALE N.T.S.	JOB NO. P24-1325	SHEET NO. E8 OF E11

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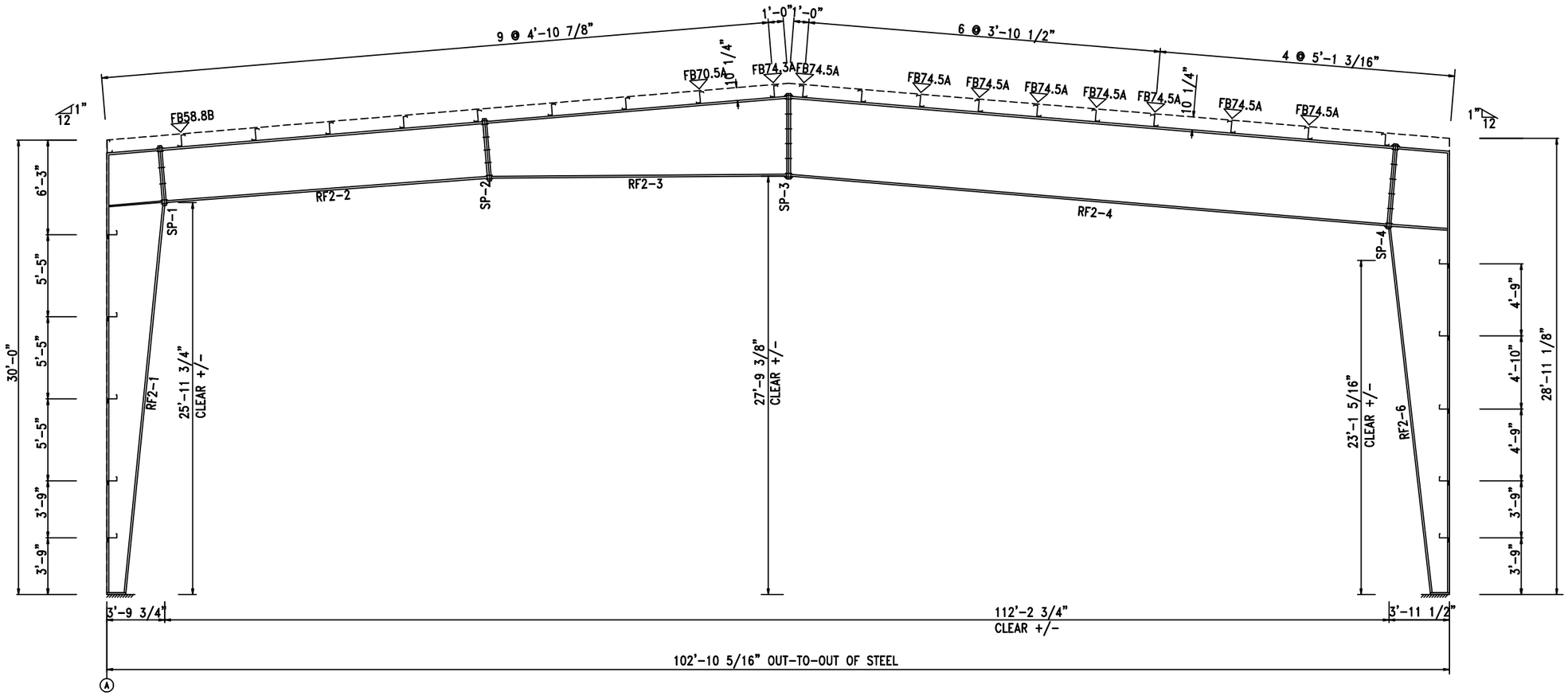
FLANGE BRACES: Both Sides(U.N.)
FBxxB(1): xx=length(in)
B - FB3X316
A - FB2X1/8



RIGID FRAME ELEVATION: FRAME LINE 2

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CUSTOMER: Edgewood Hangar	PROJECT: Jason Talley	
LOCATION:		
SCALE N.T.S.	JOB NO. P24-1325	SHEET NO. E9 OF E11

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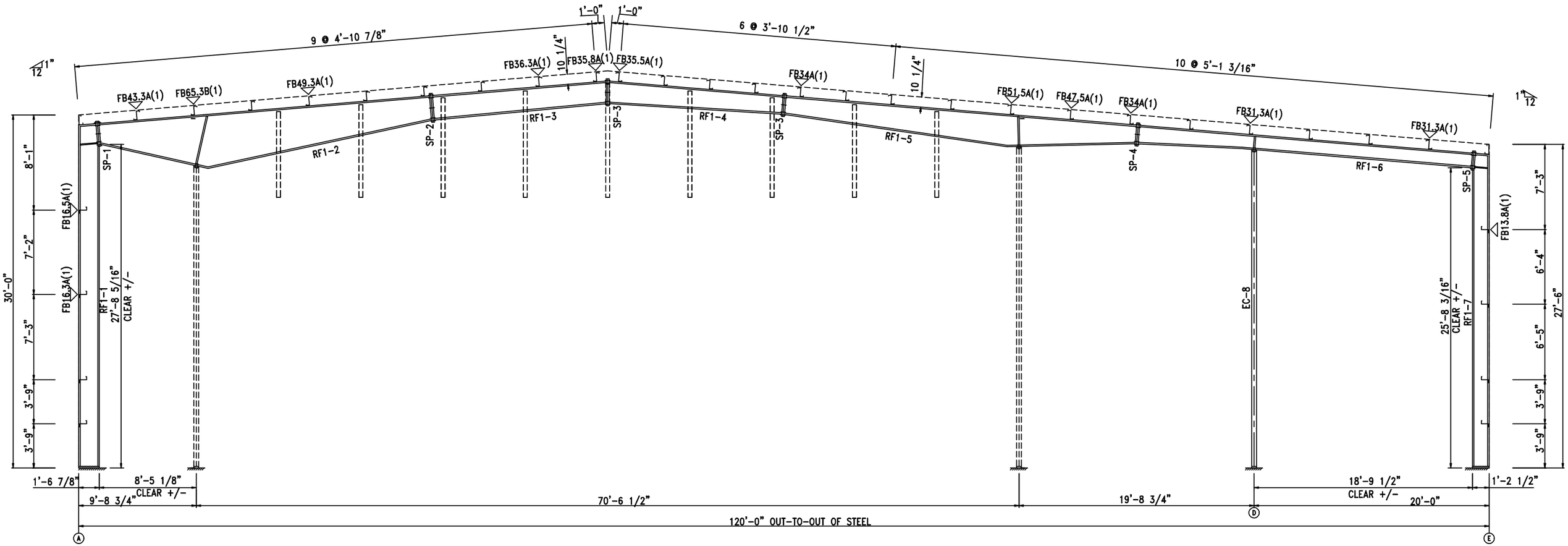
B - FB3X316



RIGID FRAME ELEVATION: FRAME LINE 5

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A	6/28/24	PRELIMINARY DRAWING

DESCRIPTION: RIGID FRAME ELEVATION
CUSTOMER: Edgewood Hangar
PROJECT: Jason Talley
LOCATION:

SCALE	JOB NO.	SHEET NO.
N.T.S.	P24-1325	E10 OF E11

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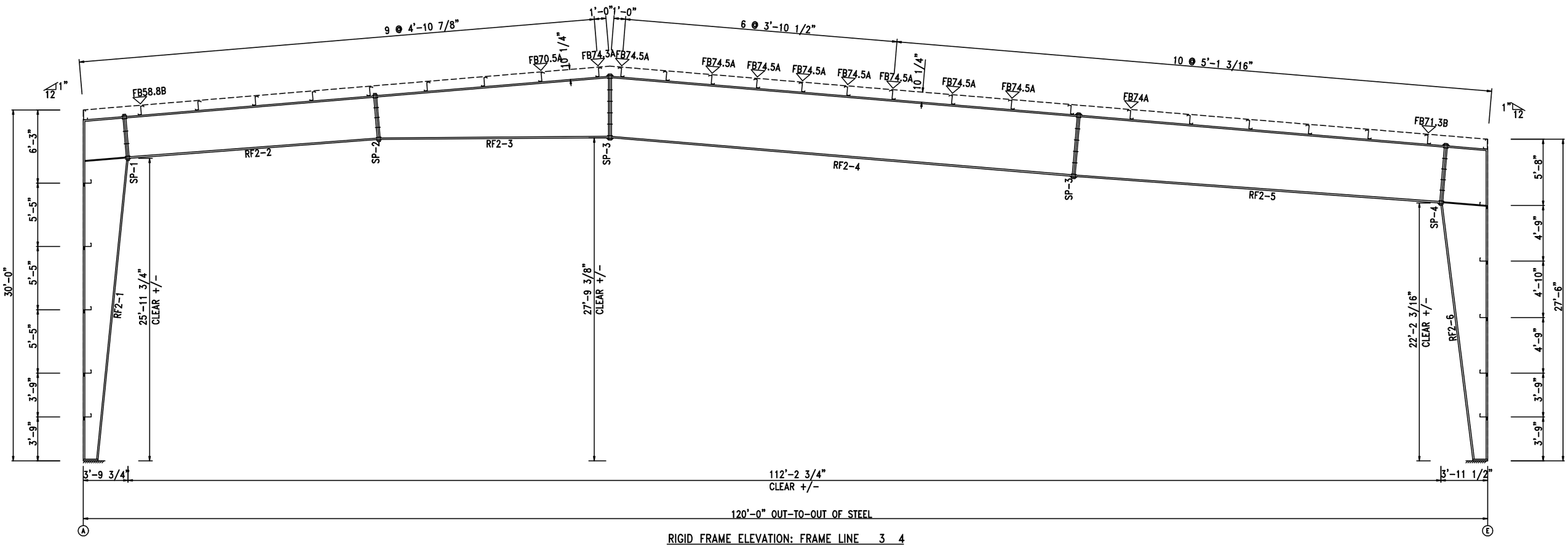
A - FB2X1/8



RIGID FRAME ELEVATION: FRAME LINE 3 4

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DESCRIPTION: RIGID FRAME ELEVATION		
CUSTOMER: Edgewood Hangar	PROJECT: Jason Talley	
LOCATION:		
SCALE N.T.S.	JOB NO. P24-1325	SHEET NO. E11 OF E11

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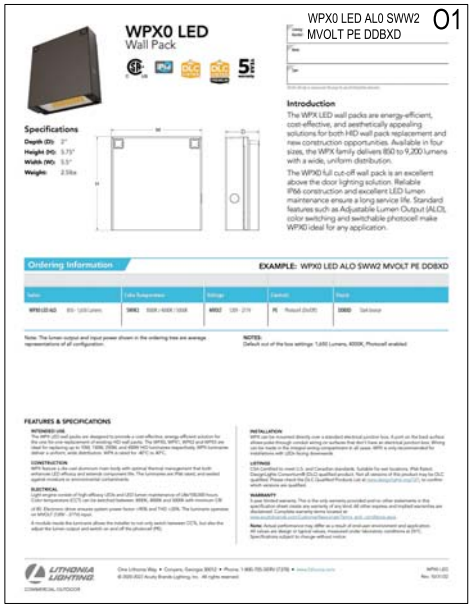
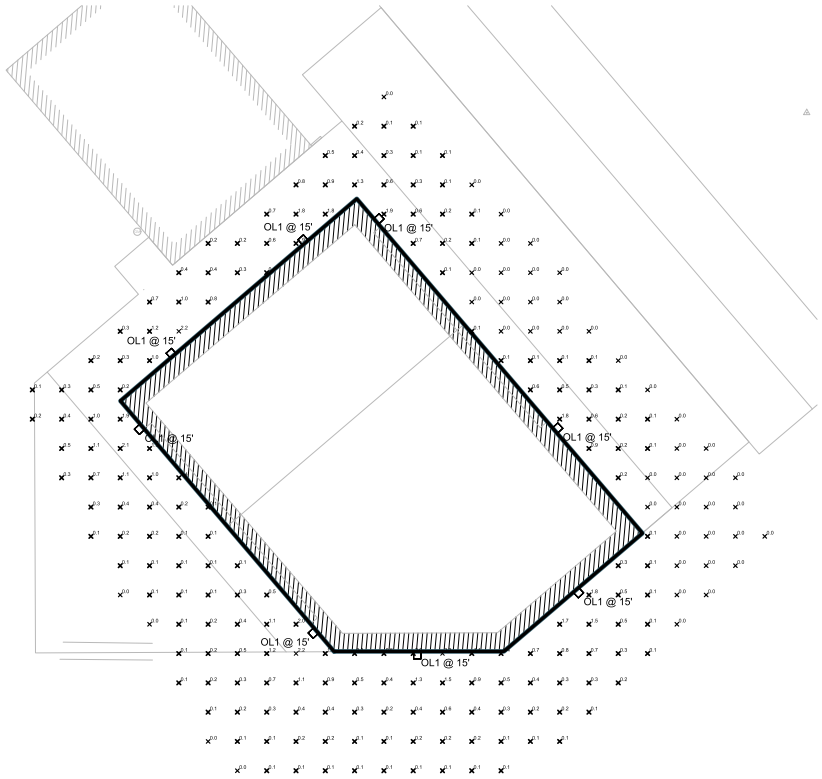


Schedule									
Symbol	Label	QTY	Manufacturer	Catalog	Description	Number Lamps	Lamp Output	LLF	Input Power
	OL1	8	Lithonia Lighting	WPX0 LED ALO SWW2 MVOLT	WPX0 LED, 850-1,650 Adjustable Lumen Output (1,650 Default), Switchable CCT (4000K Default), 120-277V	1	1645	0.9	12.4511

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
EXTERIOR	×	0.4 fc	2.2 fc	0.0 fc	N/A	N/A



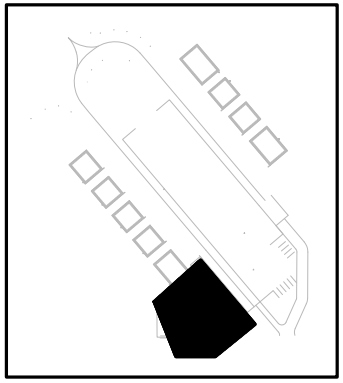
N

1 ES101 PHOTOMETRIC SITE PLAN
SCALE: 1/16" = 1'-0"
0' 16' 32'

GENERAL PHOTOMETRIC NOTES

A. THE PHOTOMETRIC CALCULATION WAS PERFORMED DURING THE DESIGN DEVELOPMENT PROCESS AND THE REFLECTANCE VALUES USED ARE DESIGNER AVERAGES AND ARE CALCULATED USING THE LUMINARIES SELECTED DURING THAT PROCESS. A MORE ACCURATE PHOTOMETRIC CALCULATION CAN BE PERFORMED ONCE THE FIXTURE HAS BEEN SELECTED AND LOCATED DURING CONSTRUCTION.

KEY PLAN



VBFA
www.vbfa.com
181 East 5600 South
Murray, UT 84107
801.530.3148 T
801.530.3150 F

PROFESSIONAL ENGINEER
Lewis Wolfe
No. 9076970
07-01-2024
STATE OF UTAH

Original drawings remain the property of the Engineer and as such the Engineer retains total ownership and control. The design represented by these drawings are sold to the client for a one time use, unless otherwise agreed upon in writing by the Engineer.
● Van Boerum & Frank Assoc., 2021

TALLEY HANGAR COMPLEX

HEBER CITY, UTAH

REVISIONS

VBFA PROJECT #:	240478
CHECKED BY:	LW
DRAWN BY:	AE
CURRENT/ISSUE DATE:	-.-.-

SHEET CONTENTS

ELECTRIC SITE PHOTOMETRIC

ES101

DRAINAGE REPORT

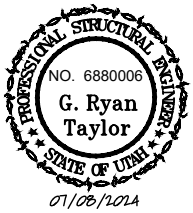
EDGEWOOD HANGER PROJECT

620 W AIRPORT ROAD

Client: Jason Talley

July 2024

Prepared by: Ardurra
65 E. Wadsworth Parkway
Suite 200
Draper UT, 84020



Engineers' certification

By affixing hereto my engineering stamp and signature, I hereby certify that this report/design for the management of stormwater for this development was prepared by me, or under my direct supervision in accordance with the provisions of Heber City's storm water design manual and standard specifications and drawings and was designed to comply with the provisions thereof. I understand that the city assumes no responsibility or liability for this report.

Introduction

This project sits on a 0.92-acre parcel located at the Heber Valley airport in Heber Utah. The existing parcel is bound by existing taxiway on the northeast and an existing hangar to the northwest. The overall grade of the parcel is fairly flat, less than 2%, draining from the northeast to the southwest. The vegetation on the parcel consists of low-cut natural grasses.

Project Scope

The intent of this project is to develop a single 9,670 sqft. hanger on the northeast end. The apron serving these taxiways are intended to be graded at slopes less than 3% to be able to maintain aircraft parking.

Design Criteria

There is no existing storm drain infrastructure in this portion of the airport. Our intent is to provide a sump and pond to serve the development. The new sump will consist of a 6' diameter manhole surrounded by rip rap wrapped with geotextile fabric, as per Heber City Specification 02772. As part of this storage requirements the area around the sump will be graded to serve as a retention pond. The onsite drainage will be capture with a series of catch basins and piped through a Hydrodynamic separator before discharging into the purposed pond. The storm design criteria will be a 100 year, 24 hour event. As the size of this site is fairly small and consists of a single drainage basin the rational method will be used to size the retention basin. The design storm used was based upon the information provided in the Heber city storm drain design manual. These calculations are provided on the following table.

Edgewood Airport Hanger
Heber, Utah

Post-development	Area Acres	C	CA		
				Weighted "C"	0.859
Roof Area	0.222	0.950	0.211	Total Acres	0.523
Paved Area	0.258	0.900	0.232		
Landscape	0.043	0.130	0.006	Correction Factor	1.000
Totals	0.523	N/A	0.449	Allowed Release Q cfs	0.000

100 Year - 24 Hour Storm Information

(4) Interval (min.)	Precipitation (inches/hr)	(1) Precipitation (inches)	(2) CF43,560(CA/12) (cu.ft./inch)	(3) (1)X(2) Accum. Sto. (cu.ft.)	(5) Maximum Release Rate (cu.ft./min.)	(6) (4)X(5) Accum. Rel. (cu.ft.)	(7) (3)-(6) Req'd. Sto. (cu.ft.)
5	6.52	0.54	1,629	884	0.0	0	884
10	4.96	0.83	1,629	1,347	0.0	0	1,347
15	4.08	1.02	1,629	1,661	0.0	0	1,661
30	2.76	1.38	1,629	2,248	0.0	0	2,248
60	1.71	1.71	1,629	2,785	0.0	0	2,785
120	0.96	1.92	1,629	3,128	0.0	0	3,128
180	0.65	1.94	1,629	3,160	0.0	0	3,160
360	0.35	2.12	1,629	3,453	0.0	0	3,453
720	0.21	2.51	1,629	4,089	0.0	0	4,089
1440	0.13	3.01	1,629	4,903	0.0	0	4,903

DATED: July 2024

Table 1: Retention calculation

Pond sizing

The retention pond is in the landscaping area on southwest end of the proposed project. The pond is approximately 2,560 sqft at its high-water elevation of 5646.5. The bottom area is approximately 1,030 sqft at an elevation of 5644. This provides a volume of 4,949 cuft. of storage.

Pretreatment device sizing

For the pretreatment of the stormwater, we have selected a Hydro International Downstream Defender model DD GA-4. The device is an approved and certified by the Washington state Technology Assessment Protocol - Ecology — better known as the TAPE program. This device is capable of treating up to 3.0 cfs at peak flow. Details have been included in the construction drawings details.

Flow Calculation for Pretreatment of Stormwater

1. Determine Runoff Coefficient Value (C)

Area (A) = **0.55** acres

C Values Taken From 2014 AASHTO Drainage Manual, Table 9-4

Land Use	Type	Runoff Potential	C	Acres
Industrial	Flat (0-5% Slope)	High	0.90	0.55
		Drainage Area Summary:	**0.90**	**0.55**

2. Determine Time of Concentration (T_c)

2-yr, 24-h rainfall depth, in. (P_2)= 0.058 in. **For Heber City this value should be 0.058 in**

Sheet Flow

Surface Description =	Smooth Surfaces	
Manning's Coefficient (n) =	0.011	
Length of Flow Path (L)=	93.00	ft.
Begin Elevation of Path =	5650.7	ft.
End Elevation of Path =	5649.8	ft.
Slope (S) =	0.009	ft./ft.
Sheet Flow Travel Time ($T_{t(sheet)}$)=	11.6	min.

Pipe Flow

Segment 1

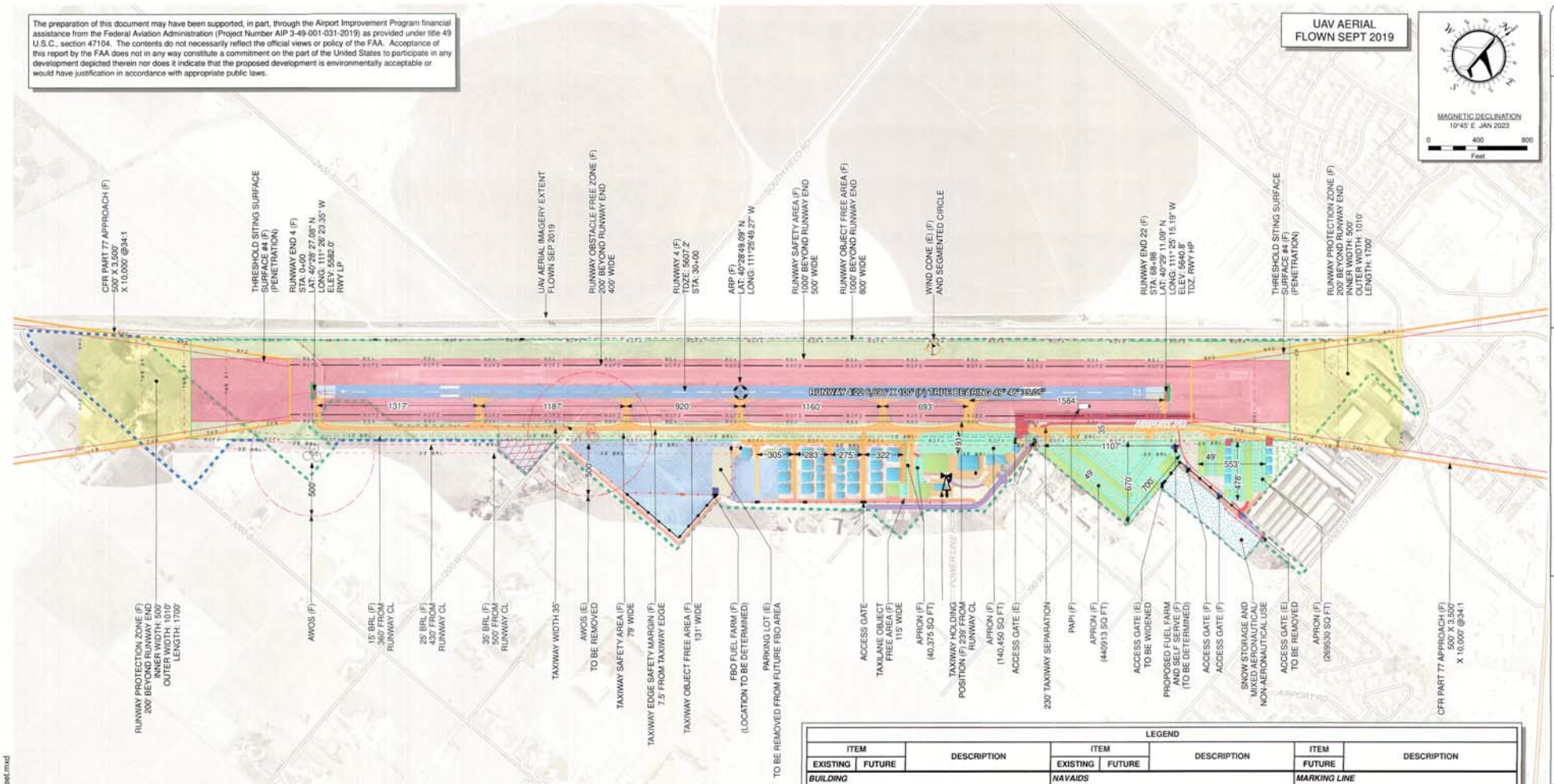
Type of Flow =		
Length of Flow Path (L)=	307	ft.
Begin Elevation of Path =	5645.9	ft.
End Elevation of Path =	5644.5	ft.
Slope (S) =	0.005	ft./ft.
Velocity from FlowMaster =	3.2	ft/s
Travel Time ($T_{t(channel\ or\ pipe)}$)=	1.6	min.

t_c = **13.2** min.

3. Determine Rainfall Intensity (i) and Peak Discharge (Q)

i_2 =	**1.31**	in/hr	Q_2 = CiA =	**0.6**	cfs
i_5 =	**1.80**	in/hr	Q_5 = CiA =	**0.9**	cfs
i_{10} =	**2.25**	in/hr	Q_{10} = CiA =	**1.1**	cfs
i_{25} =	**2.96**	in/hr	Q_{25} = CiA =	**1.5**	cfs
i_{50} =	**3.62**	in/hr	Q_{50} = CiA =	**1.8**	cfs
i_{100} =	**4.39**	in/hr	Q_{100} = CiA =	**2.2**	cfs

The preparation of this document may have been supported, in part, through the Airport Improvement Program financial assistance from the Federal Aviation Administration (Project Number AIP 3-49-001-031-2019) as provided under title 49 U.S.C., section 47104. The contents do not necessarily reflect the official views or policy of the FAA. Acceptance of this report by the FAA does not in any way constitute a commitment on the part of the United States to participate in any development depicted therein nor does it indicate that the proposed development is environmentally acceptable or would have justification in accordance with appropriate public laws.



ABBREVIATIONS

AP	AIRPORT
ARP	AIRPORT REFERENCE POINT
BRL	BUILDING RESTRICTION LINE
CL	CENTER LINE
ELEV	ELEVATION
(E)	EXISTING
(F)	FUTURE (MID-PHASE)
FAA	FEDERAL AVIATION ADMINISTRATION
HP	HIGH POINT
LP	LOW POINT
NPI	NONPRECISION INSTRUMENT
ROFA	RUNWAY OBJECT FREE AREA
ROFZ	RUNWAY OBSTACLE FREE ZONE
RPZ	RUNWAY PROTECTION ZONE
RSA	RUNWAY SAFETY AREA
RVZ	RUNWAY VISIBILITY ZONE
RWY	RUNWAY
STA	STATION
TESM	TAXIWAY EDGE SAFETY MARGIN
TOFA	TAXIWAY OBJECT FREE AREA
TSA	TAXIWAY SAFETY AREA
TDZ	TOUCH DOWN ZONE
TYP	TYPICAL
(U)	ULTIMATE (LONG-TERM)
VIS	VISUAL

CITY OF HEBER CITY
CITY MANAGER
9/6/23
DATE

FAA CONDITIONAL APPROVAL

SUBJECT TO LETTER DATED: 9/25/23

FEDERAL AVIATION ADMINISTRATION
DENVER AIRPORTS DISTRICT OFFICE

DATE: September 25, 2023

AIRSPACE CASE NO: 2023-ANM-374-NRA

LEGEND

ITEM EXISTING	ITEM FUTURE	DESCRIPTION	ITEM EXISTING	ITEM FUTURE	DESCRIPTION	ITEM FUTURE	DESCRIPTION
BUILDING			**NAVAIDS**			**MARKING LINE**	
		HANGAR TO BE REMOVED			AWOS		RUNWAY CENTERLINE
		HANGAR			AWOS PROTECTION		TAXIWAY CENTERLINE
FENCE					BEACON		TAXIWAY HOLDING POSITIION
		CHAINLINK FENCE (7')	X		PAPI		TIE DOWN
		FENCE TO BE REMOVED	X		THRESHOLD LIGHT	**SAFETY AREAS**	
		WIRE FENCE (8')			WIND CONE		RUNWAY SAFETY AREA (RSA)
		GATE			SEGMENTED CIRCLE		RUNWAY OBJECT FREE AREA (ROFA)
PART 77 SURFACE			**PAVEMENT**				RUNWAY PROTECTION ZONE (RPZ)
X		CFR PART 77 APPROACH	X		APRON		RUNWAY OBSTACLE FREE ZONE (ROFZ)
X		THRESHOLD SITING SURFACE			DRIVEWAY		TAXIWAY EDGE SAFETY MARGIN (TESM)
MISCELLANEOUS					PARKING LOT		TAXIWAY OBJECT FREE AREA (TOFA)
		AIRPORT BOUNDARY			ROAD		TAXIWAY SAFETY AREA (TSA)
X		AIRPORT REFERENCE POINT (ARP)	X		RUNWAY		15' BUILDING RESTRICTION LINE (BRL)
X		FBO AREA			TAXIWAY		25' BUILDING RESTRICTION LINE (BRL)
X		SNOW STORAGE	X		FUEL		35' BUILDING RESTRICTION LINE (BRL)
X		AIRPORT VIEW AREA	X		ELECTRIC PLANE PARKING		
X		GLIDER AREA			ROAD TO BE REMOVED		

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BORDER SIZE 17" X 11"
DESIGNED
DRAFT
DRAWN BRC
CHECKED BWC
APPROVED JLM

NO.	REVISIONS DESCRIPTION	DATE

ARDURRA
2175 W. 3000 S., SUITE 200
HEBER CITY, UTAH 84032
PHONE: 435.315.6168 WWW.ARDURRA.COM

A.I.P NO.: 3-49-001-031-2019

AIRPORT LAYOUT PLAN
FUTURE
HEBER VALLEY AIRPORT

DATE: MAY 04, 2023
PROJECT # 190036
SHEET: 3B
4 OF 21

Planning Commission Staff Report

MEETING DATE:	8/27/2024
SUBJECT:	Highlands Residential~Subdivision Preliminary, located at Intersection of US-40 and Commons Boulevard (Planner Denna Woodbury/Engineer Ross Hansen)
RESPONSIBLE:	Denna Woodbury
DEPARTMENT:	Planning
STRATEGIC RELEVANCE:	Community Development

SUMMARY

This item is a discussion/action item to consider the proposed for Subdivision Preliminary for Highlands Residential located at the intersection of US-40 and Commons Boulevard.

The policy questions include the following:

- Should a Subdivision Preliminary be approved for Highlands Residential?

RECOMMENDATION

Staff recommends that the Planning Commission approve the Subdivision Preliminary for Highlands Residential subject to findings and conditions.

BACKGROUND

G.C. Garcia, Inc. has reviewed the Subdivision Preliminary for Highlands Residential. The project is located at the intersection of US-40 and Commons Boulevard.

The proposed project creates subdivisions for the residential portion of the Highlands Master Planned Development. The application is to subdivide the land into residential parcels.

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

DISCUSSION

The Preliminary Subdivision Plats creates individual parcels for the single family detached housing and for the townhomes. It also creates parcels for the multifamily product in preparation for the grading and development. The plats also identify the open space areas.

The preliminary subdivision plats conform to the conceptual site plan that was approved with the amended development agreement that was approved by City Council on January 2, 2024.

FISCAL IMPACT

None.

CONCLUSION

The proposed Subdivision Preliminary for the Highlands Residential meets the City Code and is recommended for approval.

Staff recommends that the Subdivision Preliminary for Highlands Residential be approved by the Planning Commission with the following findings and conditions:

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

Conditions:
1 All requirements of the City Engineer shall be met.
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** Subdivision Preliminary for Highlands Residential as presented, with the findings and conditions as presented in the conclusion above.

Alterntive 2 - Continuance

I move to **continue** Subdivision Preliminary for Highlands Residential 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** Subdivision Preliminary for Highlands Residential with the following findings.

POTENTIAL MOTIONS

ACCOUNTABILITY

Department: Planning
Staff member: Denna Woodbury, Planning Consultant

EXHIBITS

1. 3- Highlands Residential Development- Plats
2. First Amendment to Master Development Agreement - Clean for Packet - 4893-4844-0473 - 1
3. 2024 Highlands MDA 3rd Amendment Recorded
4. Proposed Base V11B-4-OVERALL MAP

THE HIGHLANDS, RESIDENTIAL SUBDIVISION

PRELIMINARY PLAT

LOCATED WITHIN THE WEST HALF OF SECTION 20,
TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN
HEBER CITY, WASATCH COUNTY, UTAH

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN SECTION 19, AND SECTION 20, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN, WASATCH COUNTY, UTAH, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE WEST LINE OF THE WASATCH CANAL, AND THE SOUTH PROPERTY LINE OF THE UTAH VALLEY STATE COLLEGE PROPERTY AS DESCRIBED PER ENTRY NO. 333087, SAID INTERSECTION BEING NORTH 00°29'50" WEST 118.62 FEET ALONG THE SECTION LINE AND EAST 427.42 FEET FROM THE WASATCH COUNTY SURVEY ALUMINUM PIPE CAP MONUMENT MARKING THE WEST QUARTER CORNER OF SECTION 20, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN (BASIS OF BEARINGS FOR THIS DESCRIPTION IS SOUTH 04°04'03" EAST 2857.85 FEET ALONG A LINE DEFINED BY WASATCH COUNTY WATER SERVICE AREA NO. 1 SURVEY CONTROL MONUMENTS NO. 706 AND NO. 708 (BOTH ALUMINUM PIPE CAP MONUMENTS) SEE THE SURVEY CONTROL SHEET FOR THE CENTRAL UTAH WATER CONSERVANCY DISTRICT, WASATCH COUNTY WATER EFFICIENCY PROJECT, DRAWING NO. G-8 AS RECORDED IN BOOK 630 AT PAGES 766-767 AND AS ENTRY NO. 259146 OF THE WASATCH COUNTY RECORDS);
RUNNING THENCE ALONG SAID SOUTH PROPERTY LINE NORTH 58°00'22" EAST 202.21 FEET; THENCE NORTH 48°11'59" EAST 1098.03 FEET TO THE CENTERLINE OF THE TIMPANOGOS CANAL AS DESCRIBED IN THAT CONTRACT AND GRANT OF EASEMENT RECORDED AS ENTRY NO. 212641 OF SAID RECORDS; THENCE ALONG SAID CENTERLINE OF SAID CANAL THE FOLLOWING NINE COURSES: (1) NORTH 17°22'52" WEST 54.83 FEET; (2) NORTHWESTERLY 62.66 FEET ALONG A 57.21 FEET RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 62°45'14" AND A LONG CHORD OF NORTH 48°45'29" WEST 59.57 FEET; (3) NORTH 80°08'06" WEST 50.43 FEET; (4) NORTHWESTERLY 80.09 FEET ALONG A 77.16 FEET RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 59°28'06" AND A LONG CHORD OF NORTH 50°24'03" WEST 76.54 FEET; (5) NORTH 20°40'00" WEST 67.54 FEET; (6) NORTH 20°40'00" WEST 39.32 FEET (7) NORTHWESTERLY 26.35 FEET ALONG A 73.32 FEET RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 20°35'35" AND A LONG CHORD OF NORTH 30°57'47" WEST 26.21 FEET; (8) NORTH 41°15'35" WEST 114.29 FEET; (9) NORTHWESTERLY 11.22 FEET ALONG A 3029.45 FEET RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 0°12'44" AND A LONG CHORD OF NORTH 41°09'13" WEST 11.22 FEET TO A POINT ON THE EXTENSION THEREOF OF THE SOUTH PROPERTY LINE OF REINVESTMENT HOLDINGS PARCEL PER ENTRY NO. 371165; THENCE ALONG SOUTH PROPERTY LINE SOUTH 89°54'54" EAST 593.13 FEET; THENCE NORTH 21°24'08" EAST 258.16 FEET; THENCE SOUTH 70°03'55" EAST 252.30 FEET; THENCE SOUTH 26°05'49" EAST 172.53 FEET TO A POINT ON THE SOUTH PROPERTY LINE OF THE REINVESTMENT HOLDINGS PARCEL PER ENTRY NO. 371165; THENCE SOUTH 89°54'54" EAST 87.44 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT OF WAY LINE OF A PROPOSED COLLECTOR ROAD;
THENCE ALONG THE SOUTHWESTERLY RIGHT OF WAY LINE OF PROPOSED COLLECTOR ROAD THE FOLLOWING FIVE (5) COURSES & DISTANCES:
(1) SOUTH 19°59'55" EAST 438.90 FEET TO A POINT OF CURVATURE;
(2) SOUTHERLY 109.47 FEET ALONG THE ARC OF A 384.00 FOOT RADIUS CURVE TO THE LEFT; CHORD BEARS SOUTH 28°09'56" EAST 109.10 FEET;
(3) SOUTH 36°19'58" EAST 219.31 FEET TO A POINT OF CURVATURE;
(4) SOUTHEASTERLY 96.86 FEET ALONG THE ARC OF A 384.00 FOOT RADIUS CURVE TO THE LEFT; CHORD BEARS SOUTH 43°33'32" EAST 96.60 FEET;
(5) SOUTH 50°47'07" EAST 679.45 FEET;
THENCE SOUTH 39°12'53" WEST 160.00 FEET; THENCE SOUTH 48°47'41" WEST 209.84 FEET; THENCE SOUTH 47°21'15" WEST 58.64 FEET; THENCE SOUTH 11°49'56" EAST 40.21 FEET; THENCE SOUTH 49°46'59" WEST 126.86 FEET; THENCE SOUTH 59°43'42" WEST 112.86 FEET TO A POINT ON THE WEST PROPERTY LINE OF SAID REINVESTMENT HOLDINGS PARCEL PER ENTRY NO. 371165; THENCE ALONG SAID WEST PROPERTY LINE SOUTH 0°00'09" WEST 109.74 FEET TO THE CENTERLINE OF THE TIMPANOGOS CANAL AS DESCRIBED IN THAT CONTRACT AND GRANT OF EASEMENT RECORDED AS ENTRY NO. 212641 OF SAID RECORDS; THENCE ALONG SAID CENTERLINE THE FOLLOWING EIGHT COURSES:
(1) NORTH 10°34'34" WEST 26.14 FEET; (2) NORTHWESTERLY 18.66 FEET ALONG A 63.10 FEET RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 16°56'26" AND A LONG CHORD OF NORTH 19°02'47" WEST 18.59 FEET;
(3) NORTHWESTERLY 31.79 FEET ALONG A 63.10 FEET RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 28°51'57" AND A LONG CHORD OF NORTH 41°56'59" WEST 31.45 FEET;
(4) NORTH 56°22'57" WEST 51.03 FEET; (5) NORTHWESTERLY 56.42 FEET ALONG A 130.89 FEET RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 24°41'49" AND A LONG CHORD OF NORTH 44°02'02" WEST 55.98 FEET; (6) NORTH 31°41'08" WEST 60.09 FEET; (7) NORTHWESTERLY 126.00 FEET ALONG A 664.07 FEET RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 10°52'18" AND A LONG CHORD OF NORTH 37°07'17" WEST 125.82 FEET; (8) NORTH 42°33'26" WEST 8.76 FEET TO THE NORTH PROPERTY LINE OF THE VIEWPOINT HOLDINGS, LLC, PARCEL 1, PER ENTRY NO. 490647; THENCE ALONG SAID NORTH PROPERTY LINE NORTH 89°59'12" WEST 303.12 FEET TO THE NORTHWEST PROPERTY CORNER OF SAID VIEWPOINT HOLDINGS, LLC PARCEL; THENCE ALONG THE WEST PROPERTY LINE SOUTH 0°00'48" WEST 425.00 FEET, THENCE SOUTH 0°32'12" EAST 134.12 FEET TO THE SOUTHWEST PROPERTY CORNER OF THE VIEWPOINT HOLDINGS, LLC, PARCEL 2, PER ENTRY NO. 490647; THENCE ALONG THE SOUTH PROPERTY LINE NORTH 89°49'38" EAST 528.67 FEET TO A POINT ON THE WEST PROPERTY LINE OF THE REINVESTMENT HOLDINGS PARCEL PER ENTRY NO. 371165; THENCE SOUTH 0°00'09" WEST 1263.25 FEET TO THE NORTH PROPERTY LINE OF TRUDY F BISEL PARCEL PER ENTRY NO. 442517; THENCE ALONG SAID NORTH PROPERTY LINE NORTH 89°59'12" WEST 676.35 FEET TO THE CENTERLINE OF THE WASATCH CANAL; THENCE NORTH 89°59'12" WEST 52.77 FEET TO A POINT ON THE WEST LINE OF WASATCH CANAL AS DESCRIBED IN THAT CONTRACT AND GRANT OF EASEMENT RECORDED AS ENTRY NO. 212641 OF SAID RECORDS; THENCE ALONG SAID WEST LINE OF THE WASATCH CANAL THE FOLLOWING FIFTY-TWO COURSES:
(1) NORTHWESTERLY 36.10 FEET ALONG A 180.84 FEET RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 11°26'10" AND A LONG CHORD OF NORTH 48°19'44" WEST 36.04 FEET; (2) NORTH 42°36'39" WEST 243.31 FEET; (3) NORTHWESTERLY 59.37 FEET ALONG A 244.36 FEET RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 13°55'16" AND A LONG CHORD OF NORTH 49°34'17" WEST 59.23 FEET; (4) NORTH 56°31'55" WEST 141.96 FEET; (5) NORTHWESTERLY 52.18 FEET ALONG A 139.48 FEET RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 21°26'10" AND A LONG CHORD OF NORTH 45°48'50" WEST 51.88 FEET; (6) NORTH 35°05'45" WEST 32.66 FEET; (7) NORTHWESTERLY 24.90 FEET ALONG A 52.16 FEET RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 27°21'17" AND A LONG CHORD OF NORTH 48°46'23" WEST 24.67 FEET; (8) NORTH 62°27'02" WEST 31.01 FEET; (9) NORTHWESTERLY 60.61 FEET ALONG A 71.10 FEET RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 48°50'40" AND A LONG CHORD OF NORTH 45°21'15" WEST 58.80 FEET; (10) NORTH 28°15'28" WEST 46.48 FEET; (11) NORTHWESTERLY 27.92 FEET ALONG A 75.00 FEET RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 21°19'55" AND A LONG CHORD OF NORTH 38°55'26" WEST 27.76 FEET; (12) NORTH 49°35'23" WEST 30.70 FEET; (13) NORTHWESTERLY 89.92 FEET ALONG A 200.95 FEET RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 25°38'22" AND A LONG CHORD OF NORTH 36°46'12" WEST 89.18 FEET; (14) NORTH 23°57'01" WEST 161.09 FEET; (15) NORTHERLY 56.02 FEET ALONG A 129.03 FEET RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 24°52'29" AND A LONG CHORD OF NORTH 11°30'47" WEST 55.58 FEET; (16) NORTH 0°55'28" EAST 27.79 FEET; (17) NORTHWESTERLY 13.67 FEET ALONG A 19.04 FEET RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 41°08'53" AND A LONG CHORD OF NORTH 19°38'58" WEST 13.38 FEET; (18) NORTH 40°13'25" WEST 94.27 FEET; (19) NORTHERLY 88.73 FEET ALONG A 107.33 FEET RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 47°22'02" AND A LONG CHORD OF NORTH 16°32'24" WEST 86.23 FEET; (20) NORTH 7°08'37" EAST 78.23 FEET; (21) NORTHERLY 25.17 FEET ALONG A 99.68 FEET RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 14°27'55" AND A LONG CHORD OF NORTH 0°05'21" WEST 25.10 FEET; (22) NORTH 7°19'18" WEST 115.57 FEET; (23) NORTHWESTERLY 22.33 FEET ALONG A 12.44 FEET RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 102°52'01" AND A LONG CHORD OF NORTH 58°45'19" WEST 19.45 FEET; (24) SOUTH 69°48'41" WEST 41.25 FEET; (25) NORTHWESTERLY 126.93 FEET ALONG A 109.54 FEET RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 66°23'22" AND A LONG CHORD OF NORTH 76°59'38" WEST 119.94 FEET; (26) NORTH 43°47'57" WEST 25.44 FEET; (27) NORTHWESTERLY 32.56 FEET ALONG A 99.98 FEET RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 18°39'30" AND A LONG CHORD OF NORTH 53°07'42" WEST 32.41 FEET; (28) NORTHWESTERLY 45.58 FEET ALONG A 162.73 FEET RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 16°02'54" AND A LONG CHORD OF NORTH 54°26'00" WEST 45.43 FEET; (29) NORTH 46°24'33" WEST 16.21 FEET; (30) NORTHERLY 91.08 FEET ALONG A 98.34 FEET RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 53°04'03" AND A LONG CHORD OF NORTH 19°52'32" WEST 87.86 FEET; (31) NORTH 6°39'30" EAST 49.88 FEET; (32) NORTHWESTERLY 4.32 FEET ALONG A 3.28 FEET RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 75°25'34" AND A LONG CHORD OF NORTH 31°03'17" WEST 4.01 FEET; (33) NORTH 68°46'04" WEST 27.75 FEET; (34) NORTHWESTERLY 50.30 FEET ALONG A 340.23 FEET RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 8°28'12" AND A LONG CHORD OF NORTH 73°00'10" WEST 50.25 FEET; (35) NORTH 77°14'16" WEST 41.08 FEET; (36) NORTHWESTERLY 51.44 FEET ALONG A 124.93 FEET RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 23°35'29" AND A LONG CHORD OF NORTH 65°26'31" WEST 51.08 FEET; (37) NORTH 53°38'47" WEST 38.81 FEET; (38) NORTHWESTERLY 61.02 FEET ALONG A 138.65 FEET RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 25°12'50" AND A LONG CHORD OF NORTH 41°02'22" WEST 60.52 FEET; (39) NORTH 28°25'57" WEST 39.08 FEET; (40) NORTHWESTERLY 43.52 FEET ALONG A 64.31 FEET RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 38°46'17" AND A LONG CHORD OF NORTH 47°49'05" WEST 42.69 FEET; (41) NORTH 67°12'14" WEST 30.51 FEET; (42) NORTHWESTERLY 99.61 FEET ALONG A 133.72 FEET RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 42°40'53" AND A LONG CHORD OF NORTH 45°51'47" WEST 97.32 FEET; (43) NORTH 24°31'21" WEST 30.12 FEET; (44) NORTHWESTERLY 61.74 FEET ALONG A 273.10 FEET RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 12°57'12" AND A LONG CHORD OF NORTH 30°59'57" WEST 61.61 FEET; (45) NORTH 37°28'33" WEST 20.28 FEET; (46) NORTHERLY 79.97 FEET ALONG A 65.40 FEET RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 70°03'24" AND A LONG CHORD OF NORTH 2°26'51" WEST 75.08 FEET; (47) NORTH 32°34'51" EAST 61.85 FEET; (48) NORTHERLY 4.17 FEET ALONG A 4.35 FEET RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 54°54'55" AND A LONG CHORD OF NORTH 5°07'24" EAST 4.01 FEET; (49) NORTH 22°20'04" WEST 44.62 FEET; (50) NORTHERLY 41.59 FEET ALONG A 59.20 FEET RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 40°14'52" AND A LONG CHORD OF NORTH 2°12'38" WEST 40.74 FEET; (51) NORTH 17°54'48" EAST 63.72 FEET; (52) NORTHERLY 6.30 FEET ALONG A 12.00 FEET RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 30°03'44" AND A LONG CHORD OF NORTH 2°52'56" EAST 6.22 FEET TO THE POINT OF BEGINNING.

CONTAINING 116.26 ACRES, 572 LOTS, 30 PARCELS.

PLAT NOTES

1-PRIOR TO BUILDING PERMITS BEING ISSUED, SOIL AND/OR GEOTECHNICAL TESTING STUDIES MAY BE REQUIRED ON EACH LOT AS DETERMINED BY THE CITY BUILDING OFFICIAL.

2-BUILDING PERMITS WILL NOT BE ISSUED UNTIL ALL REQUIRED IMPROVEMENTS HAVE BEEN INSTALLED PER CITY STANDARDS AND ALL FEES INCLUDING IMPACT AND CONNECTION FEES ARE PAID.

3-NO CITY MAINTENANCE SHALL BE PROVIDED FOR STREETS AND IMPROVEMENTS DESIGNATED AS "PRIVATE" ON THIS PLAT.

4-ALL COMMON AND PARKING AREAS, AS APPLICABLE, AND PRIVATE STREETS, ARE DEDICATED AS CITY UTILITY EASEMENTS. HEBER CITY HAS THE RIGHT OF ACCESS THROUGH THESE EASEMENTS TO ACCESS, MAINTAIN, AND REPAIR CITY UTILITIES. NO CHANGES TO TOPOGRAPHY, STRUCTURES, ABOVE OR BELOW GROUND ARE ALLOWED IN EASEMENTS WITHIN 10 FEET OF CITY UTILITIES WITHOUT WRITTEN PERMISSION FROM THE HEBER CITY ENGINEER. ANY OBSTACLES ERECTED WITHIN THESE EASEMENTS WITHOUT WRITTEN PERMISSION WILL BE REMOVED AT THE CURRENT PROPERTY OWNER'S EXPENSE. ALL STORM DRAIN UTILITIES AND THEIR MAINTENANCE WITHIN PRIVATE PROPERTY SHALL BE THE RESPONSIBILITY OF PROPERTY OWNER. ALL SEWER LATERALS AND THEIR MAINTENANCE TO THE PUBLIC RIGHT-OF-WAY SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER. ALL DRINKING WATER AND PRESSURIZED IRRIGATION SERVICES AND THEIR MAINTENANCE FROM THE WATER METER OR SERVICE VAULT SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.

5-A GEOTECHNICAL REPORT HAS BEEN COMPLETED BY [GEOTECHNICAL ENGINEER], WHICH ADDRESSES SOIL AND GROUNDWATER CONDITIONS, PROVIDES ENGINEERING DESIGN CRITERIA, AND RECOMMENDS MITIGATION MEASURES IF PROBLEMATIC CONDITIONS WERE ENCOUNTERED. THE CITY ASSUMES NO LIABILITY OR RESPONSIBILITY FOR ANY RELIANCE ON THE INFORMATION OR LACK THEREOF IN THE REPORT.

6- AGRICULTURAL USES, OPERATIONS, AND RIGHTS ARE ADJACENT TO OR NEAR THE PLAT AND LOTS. THE LOTS IN THIS PLAT ARE SUBJECT TO THE SIGHTS, SOUNDS, ODORS, NUISANCES, AND ASPECTS ASSOCIATED WITH AGRICULTURAL OPERATIONS, USES, AND RIGHTS. THESE USES AND OPERATIONS MAY OCCUR AT ALL TIMES OF THE DAY AND NIGHT INCLUDING WEEKENDS AND HOLIDAYS. THE CITY IS NOT RESPONSIBLE OR LIABLE FOR THESE USES AND IMPACTS AND WILL NOT RESTRICT ANY GRANDFATHERED AGRICULTURAL USE FROM CONTINUING TO OCCUR LAWFULLY.

7- DRAINAGE ACROSS PROPERTY LINES SHALL NOT EXCEED THAT WHICH EXISTED PRIOR TO GRADING. EXCESS OR CONCENTRATED DRAINAGE SHALL BE CONTAINED ON SITE OR DIRECTED TO AN APPROVED DRAINAGE FACILITY. LOTS SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS, ACCORDING TO THE BUILDING CODE.

8-ALL OPEN SPACE, COMMON SPACE, AND TRAIL IMPROVEMENTS LOCATED HEREIN ARE TO BE INSTALLED BY OWNER AND MAINTAINED BY A HOMEOWNERS ASSOCIATION UNLESS SPECIFIED OTHERWISE ON EACH IMPROVEMENT.

9-LOTS/UNITS MAY BE SUBJECT TO ASSOCIATION BYLAWS, ARTICLES OF INCORPORATION AND CC&R'S."

10-PROPERTY IS LOCATED WITHIN THE FEMA ZONE "X"
MAP NUMBER: 49051C0116E
EFFECTIVE DATE: MARCH 15, 2012

SURVEYOR'S CERTIFICATE

I, SATTAR N. TABRIZ, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD LICENSE 155100, IN ACCORDANCE WITH UTAH CODE TITLE 58, CHAPTER 22 OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT. I FURTHER CERTIFY THAT, BY AUTHORITY OF THE OWNERS, I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS SUBDIVISION PLAT IN ACCORDANCE WITH SECTION 17-23-17, HAVE VERIFIED ALL MEASUREMENTS, HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS, TOGETHER WITH EASEMENTS, AND HAVE PLACED MONUMENTS ON THE GROUND AS REPRESENTED ON THE PLAT.

THE HIGHLANDS, RESIDENTIAL SUBDIVISION

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

_____ _____
SATTAR N. TABRIZ PLS, DATE:
UTAH LICENSE NO. 155100

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNER(S) OF THE HEREON-DESCRIBED TRACT OF LAND HAS/HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, PARCELS, AND STREETS, TOGETHER WITH EASEMENTS AND RIGHTS-OF-WAY, TO BE HEREAFTER KNOWN AS:

THE HIGHLANDS, RESIDENTIAL SUBDIVISION

AND DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC AND CITY ALL PARCELS, LOTS, STREETS, EASEMENTS, RIGHTS-OF-WAY, AND PUBLIC AMENITIES SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC OR CITY USE. THE UNDERSIGNED OWNER(S), AGENTS, SUCCESSORS, AND ASSIGNS SHALL VOLUNTARILY DEFEND, INDEMNIFY, AND SAVE HARMLESS THE CITY AGAINST ANY EASEMENTS OR OTHER ENCUMBRANCE ON A DEDICATED STREET, EASEMENT, OR RIGHT-OF-WAY THAT WILL INTERFERE WITH THE CITY'S USE, MAINTENANCE, AND OPERATION OF THE STREET OR UTILITIES. THE UNDERSIGNED OWNER(S), AGENTS, SUCCESSORS, AND ASSIGNS ALSO HEREBY CONVEY ANY OTHER EASEMENTS, AS SHOWN AND/OR NOTED ON THIS PLAT, TO THE PARTIES INDICATED AND FOR THE PURPOSES SHOWN AND/OR NOTED HEREON. THE CITY ASSUMES NO LIABILITY WITH RESPECT TO THE CREATION OF THIS SUBDIVISION, THE ALTERATION OF THE GROUND SURFACE, VEGETATION, DRAINAGE, OR SURFACE OR SUB-SURFACE WATER FLOWS WITHIN THIS SUBDIVISION, AND THE DEVELOPMENT ACTIVITY WITHIN THIS SUBDIVISION.

IN WITNESS WHEREOF I HAVE SET FORTH MY HAND

THIS _____DAY OF _____, 20____.

SIGNATURE:_____.

PRINT NAME:_____.

TITLE:_____.

ACKNOWLEDGEMENT

STATE OF UTAH)
) S.S.
COUNTY OF UTAH)

ON THIS_____DAY OF _____, 20___, PERSONALLY APPEARED BEFORE ME,

_____
WHO BEING BY ME DULY SWORN, DID PROVE TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES).

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC FULL NAME: _____.

COMMISSION NUMBER:_____.

MY COMMISSION EXPIRES: _____.

A NOTARY PUBLIC COMMISSIONED IN UTAH

APPROVAL BY LEGISLATIVE BODY

THE CITY COUNCIL OF HEBER CITY, COUNTY OF WASATCH, APPROVES THIS SUBDIVISION SUBJECT TO THE CONDITIONS AND RESTRICTIONS STATED HEREON, AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR THE PUBLIC PURPOSE OF THE PERPETUAL USE OF THE PUBLIC.

_____ _____
MAYOR DATE

RECORDER'S SEAL

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THE HIGHLANDS, RESIDENTIAL SUBDIVISION
PRELIMINARY PLAT
LOCATED WITHIN THE WEST HALF OF SECTION 20,
TOWNSHIP 3 SOUTH, RANGE 5 EAST,
SALT LAKE BASE AND MERIDIAN
HEBER CITY, WASATCH COUNTY, UTAH

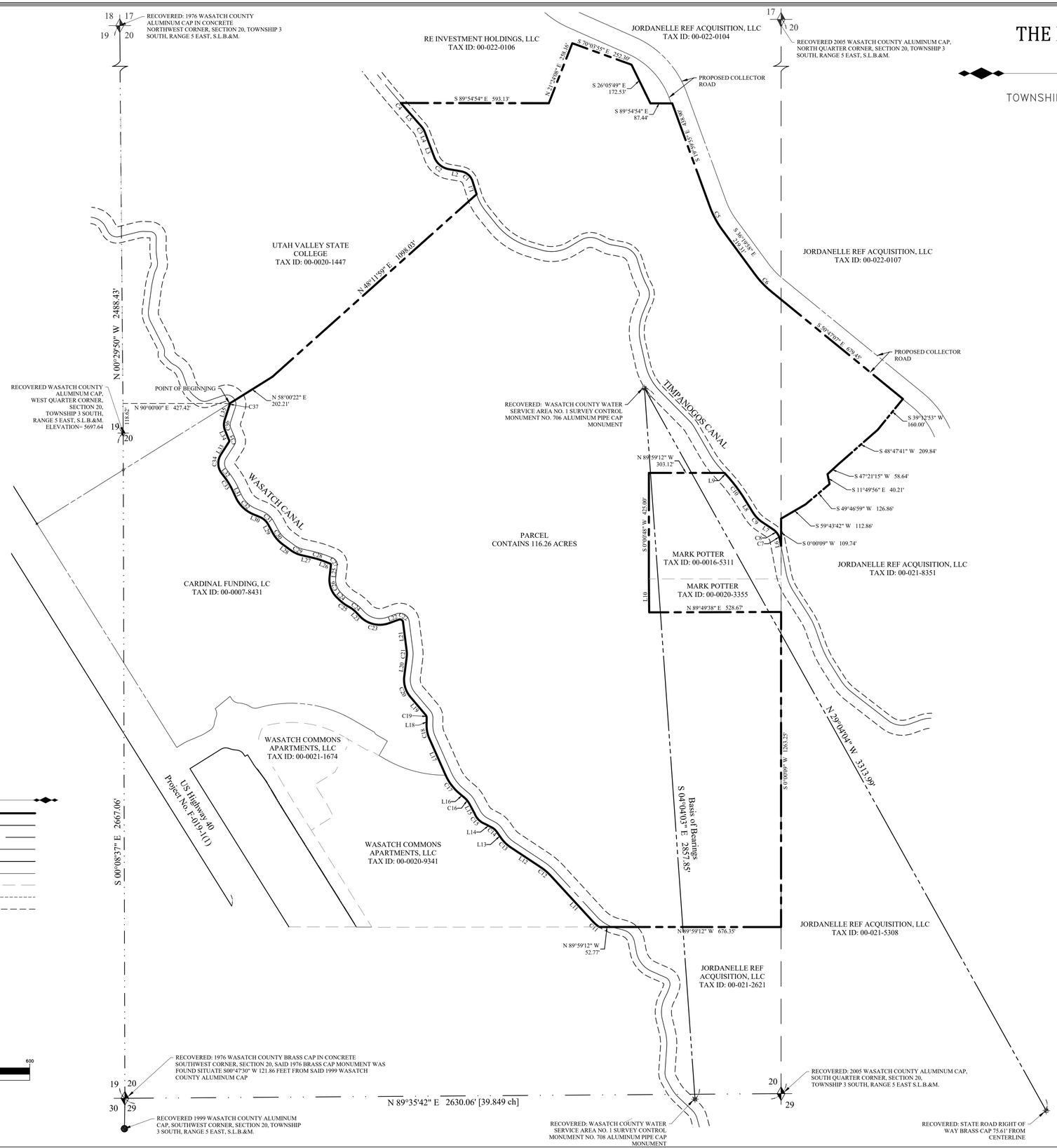
PLANNING MANAGER	CITY ENGINEER	WASATCH CO. FIRE DISTRICT	CITY ATTORNEY	COUNTY SURVEYOR	COUNTY RECORDER	SHEET
APPROVED THIS _____ DAY OF _____, A.D. 20___.	APPROVED THIS _____ DAY OF _____, A.D. 20___.	APPROVED THIS _____ DAY OF _____, A.D. 20___.	APPROVED THIS _____ DAY OF _____, A.D. 20___.	APPROVED THIS _____ DAY OF _____, A.D. 20___.	_____ RECORD NO. STATE OF UTAH, COUNTY OF WASATCH, RECORDED AND FILED AT THE REQUEST OF: _____ DATE_____TIME_____BOOK_____PAGE_____ FEES	PLAT PL-A
PLANNING MANAGER	CITY ENGINEER	FIRE CHIEF	CITY ATTORNEY	COUNTY SURVEYOR		

O:\Highlands\Survey\ACAD\Plats\PL-A Plat cover sheet.dwg Apr 26, 2024 - 2:13pm

THE HIGHLANDS, RESIDENTIAL SUBDIVISION

PRELIMINARY PLAT

LOCATED WITHIN THE WEST HALF OF SECTION 20,
TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN
HEBER CITY, WASATCH COUNTY, UTAH



Curve Table					
Curve #	Length	Radius	Delta	Bearing	Chord
C1	62.66	57.21	62°45'14"	N48° 45' 29"W	59.57
C2	80.09	77.16	59°28'06"	N50° 24' 03"W	76.54
C3	26.35	73.32	20°35'35"	N30° 57' 47"W	26.21
C4	11.22	3029.45	0°12'44"	N41° 09' 13"W	11.22
C5	109.47	384.00	16°20'03"	S28° 09' 56"E	109.10
C6	96.86	384.00	14°27'08"	S43° 33' 32"E	96.60
C7	18.66	63.10	16°56'26"	N19° 02' 47"W	18.59
C8	31.79	63.10	28°51'57"	N41° 56' 59"W	31.45
C9	56.42	130.89	24°41'49"	N44° 02' 02"W	55.98
C10	126.00	664.07	10°52'18"	N37° 07' 17"W	125.82
C11	36.10	180.84	11°26'10"	N48° 19' 44"W	36.04
C12	59.37	244.36	13°55'16"	N49° 34' 17"W	59.23
C13	52.18	139.48	21°26'10"	N45° 48' 50"W	51.88
C14	24.90	52.16	27°21'17"	N48° 46' 23"W	24.67
C15	60.61	71.10	48°50'40"	N45° 21' 15"W	58.80
C16	27.92	75.00	21°19'55"	N38° 55' 26"W	27.76
C17	89.92	200.95	25°38'22"	N36° 46' 12"W	89.18
C18	56.02	129.03	24°52'29"	N11° 30' 47"W	55.58
C19	13.67	19.04	41°08'53"	N19° 38' 58"W	13.38
C20	88.73	107.33	47°22'02"	N16° 32' 24"W	86.23
C21	25.17	99.68	14°27'55"	N0° 05' 21"W	25.10
C22	22.33	12.44	102°52'01"	N58° 45' 19"W	19.45
C23	126.93	109.54	66°23'22"	N76° 59' 38"W	119.94
C24	32.56	99.98	18°39'30"	N53° 07' 42"W	32.41
C25	45.58	162.73	16°02'54"	N54° 26' 00"W	45.43
C26	91.08	98.34	53°04'03"	N19° 52' 32"W	87.86
C27	4.32	3.28	75°25'34"	N31° 03' 17"W	4.01
C28	50.30	340.23	8°28'12"	N73° 00' 10"W	50.25
C29	51.44	124.93	23°35'29"	N65° 26' 31"W	51.08
C30	61.02	138.65	25°12'50"	N41° 02' 22"W	60.52
C31	43.52	64.31	38°46'17"	N47° 49' 05"W	42.69
C32	99.61	133.72	42°40'53"	N45° 51' 47"W	97.32
C33	61.74	273.10	12°57'12"	N30° 59' 57"W	61.61
C34	79.97	65.40	70°03'24"	N2° 26' 51"W	75.08
C35	4.17	4.35	54°54'55"	N5° 07' 24"E	4.01
C36	41.59	59.20	40°14'52"	N2° 12' 38"W	40.74
C37	6.30	12.00	30°03'44"	N2° 52' 56"E	6.22

Line Table		
Line #	Length	Direction
L1	54.83	N17° 22' 52"W
L2	50.43	N80° 08' 06"W
L3	67.54	N20° 40' 00"W
L4	39.32	N20° 40' 00"W
L5	114.29	N41° 15' 35"W
L6	26.14	N10° 34' 34"W
L7	51.03	N56° 22' 57"W
L8	60.09	N31° 41' 08"W
L9	8.76	N42° 33' 26"W
L10	134.12	S0° 32' 12"E
L11	243.31	N42° 36' 39"W
L12	141.96	N56° 31' 55"W
L13	32.66	N35° 05' 45"W
L14	31.01	N62° 27' 02"W
L15	46.48	N28° 15' 28"W
L16	30.70	N49° 35' 23"W
L17	161.09	N23° 57' 01"W
L18	27.79	N0° 55' 28"E
L19	94.27	N40° 13' 25"W
L20	78.23	N7° 08' 37"E
L21	115.57	N7° 19' 18"W
L22	41.25	S69° 48' 41"W
L23	25.44	N43° 47' 57"W
L24	16.21	N46° 24' 33"W
L25	49.88	N6° 39' 30"E
L26	27.75	N68° 46' 04"W
L27	41.08	N77° 14' 16"W
L28	38.81	N53° 38' 47"W
L29	39.08	N28° 25' 57"W
L30	30.51	N67° 12' 14"W
L31	30.12	N24° 31' 21"W
L32	20.28	N37° 28' 33"W
L33	61.85	N32° 34' 51"E
L34	44.62	N22° 20' 04"W
L35	63.72	N17° 54' 48"E

MAP LEGEND

- BOUNDARY LINE
- SECTION LINE
- QUARTER SECTION LINE
- CENTERLINE
- RIGHT OF WAY
- LOT LINE
- DEED LINE
- EASEMENT LINE
- RADIAL LINE
- MONUMENT
- LEAD PLUG

N W E S

GRAPHIC SCALE

200 0 100 200 400 600

(IN FEET)
1 inch = 200 ft.

THE HIGHLANDS, RESIDENTIAL SUBDIVISION
PRELIMINARY PLAT
LOCATED WITHIN THE WEST HALF OF SECTION 20,
TOWNSHIP 3 SOUTH, RANGE 5 EAST,
SALT LAKE BASE AND MERIDIAN
HEBER CITY, WASATCH COUNTY, UTAH

COUNTY RECORDER

RECORD NO.

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

DATE _____ TIME _____ BOOK _____ PAGE _____

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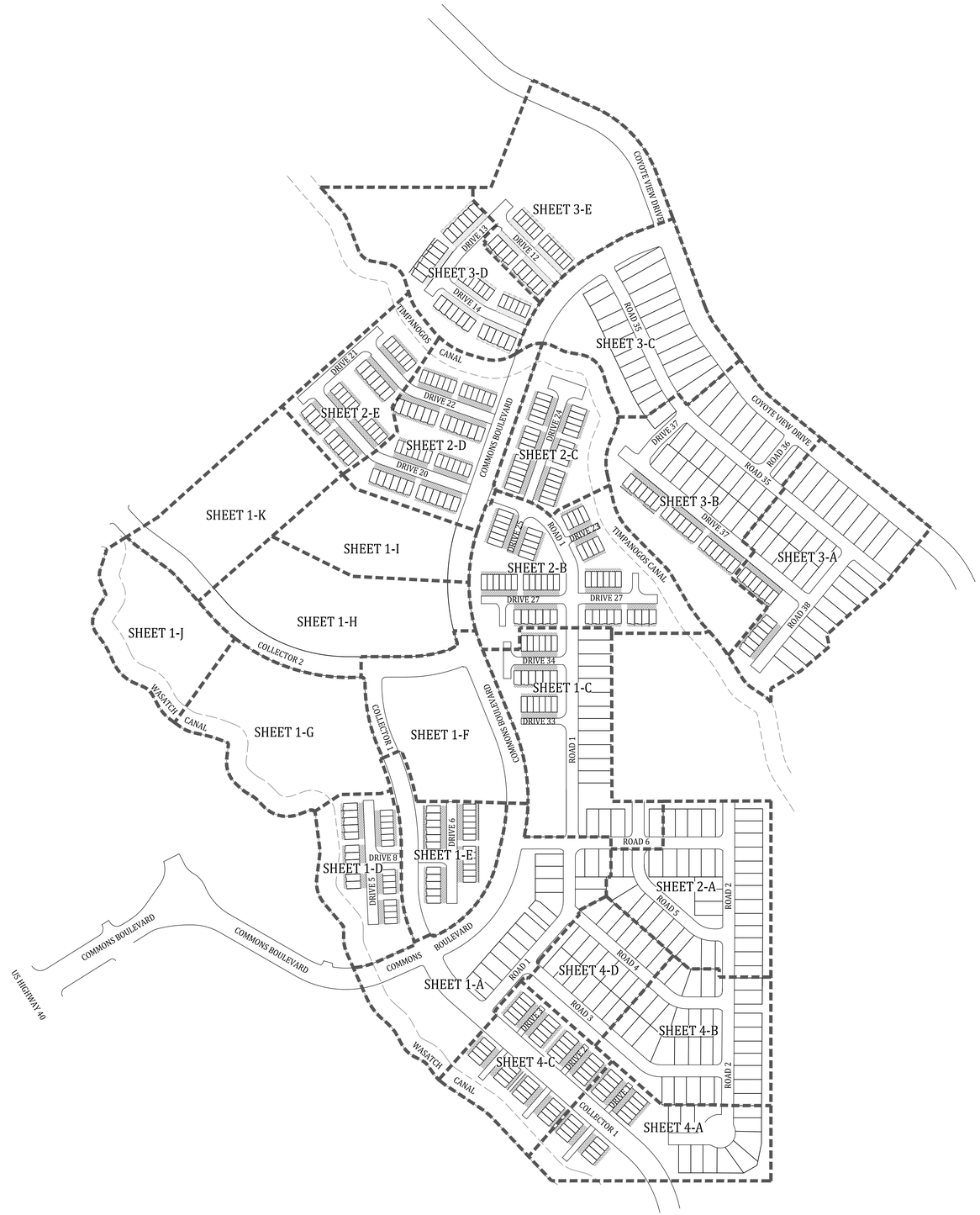
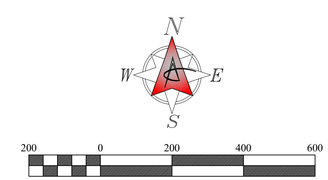
THE HIGHLANDS, RESIDENTIAL SUBDIVISION

PRELIMINARY PLAT

LOCATED WITHIN THE WEST HALF OF SECTION 20,
TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN
HEBER CITY, WASATCH COUNTY, UTAH





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THE HIGHLANDS, RESIDENTIAL SUBDIVISION

PRELIMINARY PLAT

LOCATED WITHIN THE WEST HALF OF SECTION 20,
TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN
HEBER CITY, WASATCH COUNTY, UTAH

Curve Table

Curve #	Length	Radius	Delta	Bearing	Chord
C1	6.30	12.00	30.0622	N2° 52' 56"E	6.22
C2	41.59	59.20	40.2478	S2° 12' 38"E	40.74
C3	4.17	4.35	54.9153	N5° 07' 23"E	4.01
C4	79.97	65.40	70.0567	S2° 26' 51"E	75.08
C5	61.74	273.10	12.9533	N30° 59' 57"W	61.61
C6	99.61	133.72	42.6814	S45° 51' 47"E	97.32
C7	43.52	64.31	38.7714	N47° 49' 06"W	42.69
C8	61.02	138.65	25.2139	S41° 02' 22"E	60.52
C9	51.44	124.93	23.5914	S65° 26' 31"E	51.08
C10	50.30	340.23	8.4700	N73° 00' 10"W	50.25
C11	4.32	3.28	75.4261	N31° 03' 17"W	4.01
C12	91.08	98.34	53.0675	S19° 52' 32"E	87.86
C13	45.58	162.73	16.0483	S54° 26' 00"E	45.43
C14	32.56	99.98	18.6583	N53° 07' 42"W	32.41
C15	126.93	109.54	66.3894	S76° 59' 38"E	119.94
C16	22.33	12.44	102.8669	N58° 45' 19"W	19.45
C17	25.17	99.68	14.4653	N0° 05' 21"W	25.10
C18	88.73	107.33	47.3672	S16° 32' 24"E	86.23
C19	13.67	19.04	41.1481	N19° 38' 58"W	13.38
C20	56.02	129.03	24.8747	S11° 30' 47"E	55.58
C21	89.92	200.95	25.6394	S36° 46' 12"E	89.18
C22	27.92	75.00	21.3319	N38° 55' 26"W	27.76
C23	60.61	71.10	48.8444	S45° 21' 15"E	58.80
C24	24.90	52.16	27.3547	N48° 46' 23"W	24.67
C25	52.18	139.48	21.4361	S45° 48' 50"E	51.88
C26	59.37	244.36	13.9211	N49° 34' 17"W	59.23
C27	36.10	180.84	11.4361	S48° 19' 44"E	36.04
C28	126.00	664.07	10.8717	N37° 07' 17"W	125.82
C29	56.42	130.89	24.6969	S44° 02' 02"E	55.98
C30	31.79	63.10	28.8658	N41° 56' 59"W	31.45
C31	18.66	63.10	16.9406	N19° 02' 47"W	18.59
C32	40.84	26.00	90.0000	S45° 00' 00"E	36.77
C33	109.47	384.00	16.3342	S28° 09' 56"E	109.10
C34	11.22	3029.45	0.2122	S41° 09' 13"E	11.22
C35	26.35	73.32	20.5931	N30° 57' 47"W	26.21
C36	80.09	77.16	59.4683	S50° 24' 03"E	76.54
C37	62.66	57.21	62.7538	N48° 45' 29"W	59.57
C38	154.37	263.00	33.6311	S82° 43' 30"W	152.17
C39	282.74	300.00	53.9994	S87° 05' 27"E	272.39
C40	62.96	334.00	10.7999	N71° 18' 34"E	62.86
C41	15.71	10.00	90.0000	S20° 54' 34"W	14.14
C42	15.71	10.00	89.9955	N69° 05' 18"W	14.14
C43	370.94	400.00	53.1339	N39° 17' 56"E	357.79
C44	17.31	11.00	90.1824	S20° 18' 15"W	15.58
C45	17.18	11.00	89.4824	S69° 20' 58"E	15.49
C46	140.76	334.00	24.1464	S36° 40' 53"E	139.72
C47	129.14	300.00	24.6640	S36° 25' 22"E	128.15
C48	111.27	266.00	23.9677	S36° 46' 15"E	110.46
C49	25.13	16.00	90.0000	N86° 14' 43"E	22.63
C50	13.61	26.00	30.0000	S26° 14' 43"W	13.46
C51	40.84	26.00	90.0000	S86° 14' 43"W	36.77
C52	17.23	26.00	37.9799	N22° 15' 19"E	16.92
C53	398.91	434.00	52.6635	N39° 03' 49"E	385.02
C54	370.94	400.00	53.1339	N39° 17' 56"E	357.79
C55	336.95	363.00	53.1833	N39° 19' 25"E	324.98
C56	7.84	26.00	17.2680	S81° 21' 58"W	7.81
C57	22.22	100.00	12.7320	N83° 38' 02"W	22.18
C58	24.45	26.00	53.8711	S26° 56' 08"W	23.56
C59	365.20	600.00	34.8741	N4° 42' 18"W	359.59
C60	17.23	26.00	37.9799	N71° 00' 36"W	16.92

Curve Table

Curve #	Length	Radius	Delta	Bearing	Chord
C61	40.84	26.00	90.0000	N45° 00' 00"E	36.77
C62	14.23	131.57	6.1964	N3° 14' 02"E	14.22
C63	41.04	105.00	22.3941	N11° 11' 49"E	40.78
C64	75.59	105.00	41.2453	S20° 37' 22"W	73.96
C65	57.59	80.00	41.2453	S20° 37' 22"W	56.35
C66	56.24	80.00	40.2767	S20° 08' 20"W	55.09
C67	32.88	105.00	17.9398	N31° 21' 51"E	32.74
C68	1.35	80.00	0.9674	S40° 45' 42"W	1.35
C69	1.67	105.00	0.9113	N40° 47' 23"E	1.67
C70	40.84	26.00	90.0000	S42° 41' 00"W	36.77
C71	40.84	26.00	90.0000	S45° 00' 00"W	36.77
C72	24.45	26.00	53.8711	S26° 56' 08"E	23.56
C73	8.46	215.00	2.2558	N88° 48' 40"E	8.46
C74	86.38	120.00	41.2452	S69° 22' 38"E	84.53
C75	167.73	441.50	21.7676	N79° 07' 07"E	166.73
C76	353.07	634.00	31.9079	N6° 11' 17"W	348.53
C77	78.12	100.00	44.7571	S22° 22' 43"E	76.14
C78	40.84	26.00	90.0000	N45° 00' 00"E	36.77
C79	40.84	26.00	90.0000	S45° 00' 00"W	36.77
C80	40.84	26.00	90.0000	S45° 00' 00"E	36.77
C81	25.13	16.00	90.0000	S45° 00' 00"E	22.63
C82	17.23	26.00	37.9799	N18° 59' 24"E	16.92
C83	25.13	16.00	90.0000	N45° 00' 00"E	22.63
C84	17.23	26.00	37.9733	S18° 59' 24"E	16.92
C85	1.01	26.00	2.2155	N1° 06' 28"W	1.01
C86	38.29	85.00	25.8105	S12° 54' 19"E	37.97
C87	28.89	83.10	19.9161	N46° 25' 28"W	28.74
C88	7.87	200.00	2.2558	S88° 48' 40"W	7.87
C89	16.80	26.01	37.0030	S82° 41' 57"W	16.51
C90	7.28	185.00	2.2558	S88° 48' 40"W	7.28
C91	23.44	26.00	51.6555	N28° 02' 36"W	22.65
C92	146.85	762.90	11.0288	S16° 01' 52"E	146.62
C93	331.66	802.50	23.6796	N11° 54' 03"W	329.31
C94	184.84	848.85	12.4764	N15° 40' 06"W	184.48
C95	175.31	418.00	24.0296	S12° 04' 33"E	174.03
C96	163.56	390.00	24.0296	S12° 04' 33"E	162.37
C97	151.82	362.00	24.0296	N12° 04' 33"W	150.71
C98	151.82	362.00	24.0296	S12° 04' 33"E	150.71
C99	24.45	26.00	53.8711	S63° 07' 32"E	23.56
C100	24.45	26.00	53.8710	N63° 00' 12"E	23.56
C101	517.63	609.50	48.6593	S65° 40' 04"E	502.21
C102	20.42	13.00	90.0000	S44° 59' 51"E	18.38
C103	1.01	26.00	2.2148	N20° 16' 24"E	1.00
C104	42.68	180.47	13.5495	S60° 07' 34"W	42.58
C105	39.69	73.66	30.8692	N19° 02' 25"W	39.21
C106	56.64	37.44	86.6804	N42° 02' 21"W	51.39
C107	15.89	100.00	9.1040	N84° 44' 24"W	15.87
C108	17.78	100.00	10.1881	N75° 05' 39"W	17.76
C109	16.46	100.00	9.4303	N65° 17' 05"W	16.44
C110	28.96	100.00	16.5928	N52° 16' 24"W	28.86
C111	20.42	13.00	90.0000	S45° 00' 09"W	18.38
C112	192.59	509.50	21.6574	N79° 10' 26"E	191.44
C113	183.78	475.50	22.1446	S78° 55' 49"W	182.64
C114	106.64	124.89	48.9215	S24° 18' 58"E	103.43
C115	43.72	600.80	4.1692	S20° 10' 05"E	43.71
C116	15.07	10.00	86.3171	N25° 04' 35"E	13.68
C117	0.91	475.50	0.1102	N68° 17' 24"E	0.91
C118	3.13	475.50	0.3770	N68° 02' 47"E	3.13
C119	15.62	10.00	89.5128	N66° 53' 54"W	14.08
C120	47.80	110.89	24.6969	N44° 02' 03"W	47.43

Curve Table

Curve #	Length	Radius	Delta	Bearing	Chord
C121	365.20	600.00	34.8741	N4° 42' 18"W	359.59
C122	342.68	563.00	34.8741	N4° 42' 18"W	337.41
C123	331.66	802.50	23.6796	N11° 54' 03"W	329.31
C124	214.66	518.00	23.7432	S11° 52' 09"E	213.12
C125	203.05	490.00	23.7432	S11° 52' 09"E	201.60
C126	191.45	462.00	23.7432	N11° 52' 09"W	190.08
C127	400.91	637.00	36.0608	N0° 03' 07"W	394.33
C128	432.57	600.00	41.3078	N1° 29' 17"W	423.27
C129	408.06	566.00	41.3078	S1° 29' 17"E	399.28
C130	488.75	575.50	48.6593	N65° 40' 04"W	474.20
C131	349.78	541.50	37.0099	S71° 29' 33"E	343.73
C132	400.91	637.00	36.0608	S0° 03' 07"E	394.33
C133	432.57	600.00	41.3078	N1° 29' 17"W	423.27
C134	408.06	566.00	41.3078	S1° 29' 17"E	399.28
C135	46.25	216.00	12.2675	S47° 28' 19"E	46.16
C136	53.53	250.00	12.2675	S47° 28' 19"E	53.42
C137	60.81	284.00	12.2675	S47° 28' 19"E	60.69
C138	50.61	284.00	10.2100	S48° 30' 02"E	50.54
C139	44.55	250.00	10.2100	S48° 30' 02"E	44.49
C140	38.49	216.00	10.2100	S48° 30' 02"E	38.44
C141	17.23	26.00	37.9799	N71° 00' 36"W	16.92
C142	40.49	26.00	89.2078	S45° 23' 32"W	36.52
C143	10.77	26.00	23.7253	N78° 08' 01"E	10.69
C144	29.72	26.00	65.4825	S33° 31' 47"W	28.13
C145	40.59	121.75	19.1008	N9° 09' 46"W	40.40
C146	29.00	128.92	12.8878	S25° 07' 22"E	28.94
C147	37.06	124.89	17.0014	N40° 16' 34"W	36.92
C148	85.09	100.00	48.7547	N24° 22' 38"W	82.55
C149	66.40	85.00	44.7571	S22° 22' 43"E	64.72
C150	6.98	100.00	3.9975	S46° 45' 21"E	6.98
C151	60.78	85.00	40.9690	N69° 14' 21"W	59.49
C152	71.50	100.00	40.9690	N69° 14' 21"W	69.99
C153	89.38	125.00	40.9690	N69° 14' 21"W	87.49
C154	20.90	125.00	9.5792	N53° 32' 39"W	20.87
C155	27.21	125.00	12.4724	N64° 34' 12"W	27.16
C156	41.27	125.00	18.9174	N80° 15' 54"W	41.08
C157	25.16	16.00	90.0890	N44° 40' 45"W	22.64
C158	17.36	26.00	38.2529	S71° 09' 00"W	17.04
C159	3.44	4980.00	0.0396	N0° 01' 11"E	3.44
C160	3.44	4954.95	0.0398	N0° 01' 11"E	3.44
C161	3.44	4933.50	0.0399	N0° 01' 11"E	3.44
C162	32.02	5020.00	0.3654	S0° 10' 58"W	32.02
C163	28.58	5018.70	0.3262	N0° 12' 08"E	28.58
C164	31.92	5005.00	0.3654	N0° 10' 58"E	31.92
C165	7.78	1816.08	0.2455	N0° 21' 25"E	7.78
C166	17.23	26.00	37.9799	N71° 00' 36"W	16.92
C167	25.13	16.00	90.0000	N45° 00' 00"E	22.63
C168	25.13	537.00	2.6810	S20° 30' 22"W	25.12
C169	40.84	26.00	89.9975	S25° 50' 08"E	36.77
C170	48.25	26.00	106.3350	N72° 19' 51"E	41.62
C171	157.16	200.00	45.0238	N48° 19' 21"W	153.15
C172	149.87	225.00	38.1641	S44° 53' 33"E	147.11
C173	84.64	185.00	26.2128	S38° 55' 01"E	83.90
C174	49.78	618.00	4.6152	N37° 16' 25"W	49.77
C175	129.80	684.07	10.8717	N37° 07' 17"W	129.61
C176	17.42	62.98	15.8481	N71° 43' 23"W	17.36
C177	45.05	100.00	25.8105	N12° 54' 19"W	44.67
C178	56.31	125.00	25.8105	S12° 54' 19"E	55.83
C179	6.05	26.00	13.3424	N6° 40' 16"E	6.04
C180	31.78	26.00	70.0318	N48° 21' 30"E	29.84

Curve Table

Curve #	Length	Radius	Delta	Bearing	Chord
C181	69.24	372.41	10.6526	S35° 20' 41"E	69.14
C182	24.45	26.00	53.8711	N26° 56' 08"W	23.56
C183	17.23	26.00	37.9799	N71° 00' 36"E	16.92
C184	24.45	26.00	53.8710	S26° 56' 08"W	23.56
C185	24.44	26.00	53.8604	N26° 55' 49"W	23.55
C186	24.45	26.00	53.8803	N26° 55' 51"E	23.56
C187	40.84	26.00	90.0024	S45° 00' 00"E	36.77
C188	112.37	201.47	31.9561	N28° 41' 06"W	110.92
C189	36.20	141.62	14.6447	N37° 20' 26"W	36.10
C190	68.37	312.41	12.5389	N36° 17' 16"W	68.23
C191	317.54	466.00	39.0418	S38° 41' 12"W	311.43
C192	12.96	25.99	28.5624	N4° 53' 19"E	12.82
C193	40.84	26.00	90.0000	N25° 50' 02"W	36.77
C194	35.96	26.00	79.2480	N31° 12' 36"W	33.16
C195	39.85	26.04	87.6893	S65° 17' 22"W	36.07
C196	3.85	25.90	8.5224	N12° 39' 31"E	3.85
C197	37.98	93.38	23.3054	N75° 27' 06"W	37.72
C198	102.94	93.79	62.8869	N48° 12' 13"W	97.85
C199	75.16	386.33	11.1467	N22° 20' 00"W	75.04
C200	73.24	82.84	50.6537	N2° 34' 48"W	70.87
C201	109.27	176.59	35.4539	N5° 01' 12"E	107.54
C202	20.86	81.62	14.6447	S37° 20' 26"E	20.81
C203	145.83	261.47	31.9561	S28° 41' 06"E	143.95
C204	67.40	133.00	29.0341	N56° 19' 02"W	66.68
C205	57.26	113.00	29.0341	S56° 19' 02"E	56.65
C206	4.30	98.00	2.5167	S69° 34' 33"E	4.30
C207	28.13	97.16	16.5911	S50° 01' 36"E	28.04
C208	17.19	133.00	7.4040	S67° 07' 57"E	17.17
C209	57.26	113.00	29.0341	S56° 19' 02"E	56.65
C210	37.90	98.00	22.1568	N52° 52' 44"W	37.66
C211	67.40	133.00	29.0340	S56° 19' 02"E	66.68
C212	40.84	26.00	90.0000	S3° 11' 59"W	36.77
C213	40.85	25.98	90.0843	S86° 48' 01"E	36.77
C214	40.84	26.00	90.0000	N3° 11' 59"E	36.77
C215	146.40	236.59	35.4539	S5° 01' 12"W	144.07
C216	67.40	133.00	29.0340	S56° 19' 02"E	66.68
C217	20.88	133.00	8.9936	S46° 17' 49"E	20.86
C218	11.82	98.00	6.9128	S45° 15' 24"E	11.82
C219	7.05	133.00	3.0380	S46° 09' 32"E	7.05
C220	53.75	133.00	23.1563	S59° 15' 22"E	53.39
C221	6.60	133.00	2.8427	S43° 13' 07"E	6.60
C222	165.10	537.00	17.6152	N34° 23' 22"E	164.45
C223	359.56	500.00	41.2026	N39° 46' 01"E	351.86
C224	297.92	466.00	36.6299	N39° 53' 33"E	292.87
C225	25.74	16.00	92.1781	N75° 42' 12"W	23.05
C226	25.74	16.00	92.1781	S75° 42' 12"E	23.05
C227	13.63	26.00	30.0327	N14° 35' 53"W	13.47
C228	125.93	537.00	13.4363	S53° 39' 01"W	125.64
C229	53.13	316.00	9.6331	S65° 11' 05"W	53.07
C230	58.85	350.00	9.6331	N65° 11' 05"E	58.78
C231	20.42	13.00	89.9881	N64° 59' 55"W	18.38
C232	20.42	13.00	90.0000	S25° 00' 05"W	18.38
C233	65.07	387.00	9.6331	N65° 11' 05"E	64.99
C234	25.13	16.00	90.0000	S5° 47' 07"E	22.63
C235	17.23	26.00	37.9799	S69° 46' 30"E	16.92
C236	25.13	16.00	90.0000	N5° 47' 07"W	22.63
C237	17.23	26.00	37.9799	N58° 12' 17"E	16.92
C238	17.23	26.00	37.9799	S69° 46' 30"E	16.92
C239	12.40	26.00	27.3251	N37° 07' 21"W	12.28
C240	40.84	26.00	90.0000	S5° 47' 07"E	36.77

Curve Table

Curve #	Length	Radius	Delta	Bearing	Chord
C241	24.42	185.00	7.5634	S42° 59' 48"W	24.40
C242	40.84	26.00	90.0000	S5° 47' 07"E	36.77
C243	26.40	200.00	7.5634	N42° 59' 48"E	26.38
C244	29.70	225.00	7.5634	N42° 59' 48"E	29.68
C245	17.24	16.00	61.7411	S15° 54' 28"W	16.42
C246	6.68	16.00	23.9125	S26° 55' 09"E	6.63
C247	23.92	16.00	85.6536	N3° 57' 05"E	21.75
C248	56.02	485.00	6.6179	S37° 13' 21"E	55.99
C249	124.03	525.00	13.5357	S32° 06' 27"E	123.74
C250	37.93	500.00	4.3464	S41° 02' 55"E	37.92
C251	222.05	500.00	25.4454	S38° 03' 45"E	220.23
C252	51.27	485.00	6.0573	S43° 33' 36"E	51.25
C253	18.70	500.00	2.1429	S44° 17' 36"E	18.70
C254	15.76	26.00	34.7269	N64° 08' 30"E	15.52
C255	40.57	531.91	4.3704	N47° 35' 49"W	40.56
C256	8.98	525.00	0.9801	N50° 17' 42"W	8.98
C257	47.30	500.00	5.4204	S48° 04' 30"E	47.28
C258	35.52	485.00	4.1964	S48° 41' 13"E	35.51
C259	40.84	26.00	90.0000	N84° 12' 53"E	36.77
C260	17.23	26.00	37.9799	N31° 47' 43"W	16.92
C261	25.13	16.00	89.9994	S84° 12' 54"W	22.63
C262	14.62	26.23	31.9226	N25° 14' 34"E	14.43
C263	88.28	350.00	14.4524	N43° 33' 32"W	88.05
C264	10.46	385.00	1.5573	N50° 00' 13"W	10.46
C265	46.71	385.01	6.9512	N45° 44' 17"W	46.68
C266	96.86	384.00	14.4524	S43° 33' 32"E	96.60
C267	39.69	382.56	5.9438	N39° 17' 37"W	39.67
C268	40.56	525.00	4.4267	N32° 38' 57"W	40.55
C269	40.54	525.00	4.4244	N28° 13' 25"W	40.53
C270	6.16	525.00	0.6718	N25° 40' 32"W	6.16
C271	16.20	485.00	1.9143	S26° 17' 49"E	16.20
C272	56.37	485.00	6.6595	S30° 35' 02"E	56.34
C273	222.05	500.00	25.4454	S38° 03' 45"E	220.23
C274	48.86	618.00	4.5302	S32° 42' 04"E	48.85
C275	103.83	618.00	9.6263	S30° 09' 11"E	103.71
C276	47.72	618.00	4.4244	S28° 13' 25"E	47.71
C277	7.25	618.00	0.6718	S25° 40' 32"E	7.25
C278	19.76	381.28	2.9701	N34° 51' 33"W	19.76
C279	46.68	385.01	6.9463	N29° 54' 05"W	46.65
C280	43.03	384.17	6.4178	N23° 12' 32"W	43.01
C281	99.78	350.00	16.3342	N28° 09' 56"W	99.44
C282	35.44	475.00	4.2746	S27° 28' 37"E	35.43
C283	37.30	500.00	4.2746	S27° 28' 37"E	37.29
C284	22.80	515.00	2.5364	S28° 20' 46"E	22.80
C285	38.42	515.00	4.2746	S27° 28' 37"E	38.41
C286	15.62	515.00	1.7382	S26° 12' 32"E	15.62
C287	28.50	382.00	4.2746	S27° 28' 37"E	28.49
C288	7.17	120.00	3.4241	S64° 18' 25"E	7.17
C289	26.78	120.00	12.7863	S59° 37' 33"E	26.72
C290	19.61	120.00	9.3622	S57° 54' 49"E	19.59
C291	22.32	100.00	12.7863	S59° 37' 33"E	22.27
C292	10.44	57.46	10.4124	S62° 30' 09"E	10.43
C293	10.43	85.00	7.0329	S62° 30' 09"E	10.43
C294	8.54	85.00	5.7534	S56° 06' 33"E	8.53
C295	35.13	235.00	8.5640	S41° 02' 58"W	35.09
C296	37.37	250.00	8.5640	S41° 02' 58"W	37.33
C297	40.36	270.00	8.5640	S41° 02' 58"W	40.32
C298	12.86	270.00	2.7282	N38° 07' 53"E	12.85
C299	17.81	270.00	3.7802	S41° 23' 08"W	17.81
C300	9.69	75.58	7.3483	S44° 18' 13"W	9.69

Curve Table

Curve #	Length	Radius	Delta	Bearing	Chord
C301	36.08	51.00	40.5293	S50° 46' 12"W	35.33
C302	33.54	93.32	20.5931	N30° 57' 47"W	33.36
C303	59.33	57.16	59.4683	N50° 24' 03"W	56.70
C304	84.57	77.21	62.7538	N48° 45' 29"W	80.40
C305	84.57	77.21	62.7538	N48° 45' 29"W	80.40
C306	66.25	177.03	21.4408	N28° 06' 06"W	65.86
C307	153.32	251.84	34.8822	N56° 15' 47"W	150.97
C308	102.18	125.11	46.7936	S82° 53' 56"W	99.36
C309	40.84	26.00	90.0000	S0° 19' 53"W	36.77
C310	40.84	26.00	90.0000	N89° 40' 07"W	36.77
C311	309.03	384.00	46.1093	N43° 03' 12"W	300.76
C312	281.67	350.00	46.1093	N43° 03' 12"W	274.13
C313	254.30	316.00	46.1093	N43° 03' 12"W	247.50
C314	108.07	351.50	17.6151	S39° 56' 50"E	107.64
C315	108.11	351.50	17.6221	S39° 56' 37"E	107.68
C316	138.76	385.50	20.6234	N38° 26' 35"W	138.01
C317	168.98	419.50	23.0801	N37° 12' 52"W	167.84
C318	12.86	24.00	30.6927	N74° 39' 13"W	12.70
C319	15.72	46.50	19.3694	N68° 07' 51"W	15.65
C320	28.45	53.83	30.2888	S87° 02' 24"W	28.12
C321	32.08	51.00	36.0348	S12° 29' 16"W	31.55
C322	16.32	51.00	18.3382	S14° 41' 55"E	16.25
C323	10.15	24.00	24.2332	S11° 45' 04"E	10.08
C324	128.68	51.00	144.5605	S48° 24' 45"W	97.16
C325	129.85	83.00	89.6346	N45° 10' 58"E	117.00
C326	19.45	14.00	79.6018	N50° 11' 57"E	17.92
C327	76.52	61.00	71.8750	S46° 18' 44"W	71.60
C328	20.00	80.00	14.3205	N82° 50' 22"W	19.94
C329	37.59	80.00	26.9246	S62° 13' 01"E	37.25
C330	57.59	80.00	41.2452	S69° 22' 38"E	56.35
C331	75.59	105.00	41.2452	N69° 22' 38"W	73.96
C332	21.82	120.00	10.4174	N53° 57' 48"W	21.79
C333	28.16	120.00	13.4447	N65° 53' 40"W	28.09
C334	36.41	120.00	17.3830	N81° 18' 30"W	36.27
C335	28.16	18.00	89.6348	N45° 10' 58"E	25.37
C336	17.14	26.01	37.7547	N70° 32' 12"W	16.83
C337	28.16	18.00	89.6348	N45° 10' 58"E	25.37
C338	17.40	26.00	38.3451	S70° 49' 38"E	17.08
C339	13.87	70.00	11.3555	S54° 25' 57"E	13.85
C340	36.52	70.00	29.8896	S75° 03' 18"E	36.10
C341	50.39	70.00	41.2452	N69° 22' 38"W	49.31
C342	68.37	95.11	41.1896	N69° 22' 52"W	66.91
C343	79.16	110.11	41.1898	N69° 22' 58"W	77.47
C344	22.42	95.00	13.5246	S55° 31' 01"E	22.37
C345	40.84	26.00	90.0000	N86° 14' 43"E	36.77
C346	8.00	185.00	2.4784	S53° 15' 45"E	8.00
C347	20.19	22.84	50.6537	S2° 34' 48"E	19.54
C348	86.83	446.33	11.1467	S22° 20' 00"E	86.69
C349	37.09	33.79	62.8869	S48° 12' 13"E	35.25
C350	34.02	122.98	15.8481	S71° 43' 23"E	33.91
C351	33.03	33.38	56.6989	N87° 51' 06"E	31.70
C352	17.23	26.00	37.9799	N45° 11' 59"E	16.92
C353	16.23	26.00	35.7648	S39° 15' 48"W	15.97
C354	149.87	225.00	38.1641	N44° 53' 33"W	147.11
C355	151.18	185.11	46.7936	N82° 53' 56"E	147.01
C356	189.85	311.84	34.8822	S56° 15' 47"E	186.93
C357	88.70	237.03	21.4408	S28° 06' 06"E	88.18
C358	18.85	17.21	62.7538	S48° 45' 29"E	17.92
C359	121.60	117.16	59.4683	S50° 24' 03"E	116.22
C360	11.98	33.32	20.5931	S30° 57' 47"E	11.91

Line Table

Line #	Length	Direction
L1	27.14	S62° 16' 46"E
L2	38.81	S53° 38' 47"E
L3	9.95	S0° 00' 09"W
L4	2.82	N87° 41' 00"E
L5	2.82	S87° 41' 00"W

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THE HIGHLANDS, RESIDENTIAL SUBDIVISION

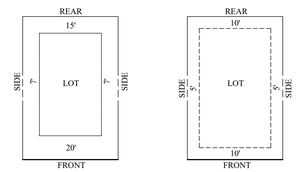
PRELIMINARY PLAT

LOCATED WITHIN THE WEST HALF OF SECTION 20,
TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN
HEBER CITY, WASATCH COUNTY, UTAH

MAP LEGEND

- BOUNDARY LINE
- SECTION LINE
- QUARTER SECTION LINE
- CENTERLINE
- RIGHT OF WAY
- LOT LINE
- DEED LINE
- EASEMENT LINE
- SETBACK LINE
- RADIAL LINE
- LIMITED COMMON

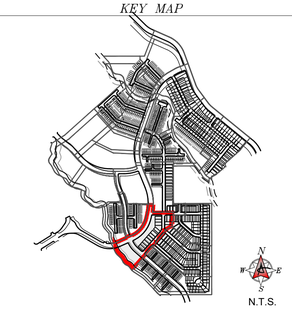
SINGLE FAMILY LOTS



TYPICAL SETBACKS

TYPICAL PUBLIC UTILITY EASEMENTS

KEY MAP



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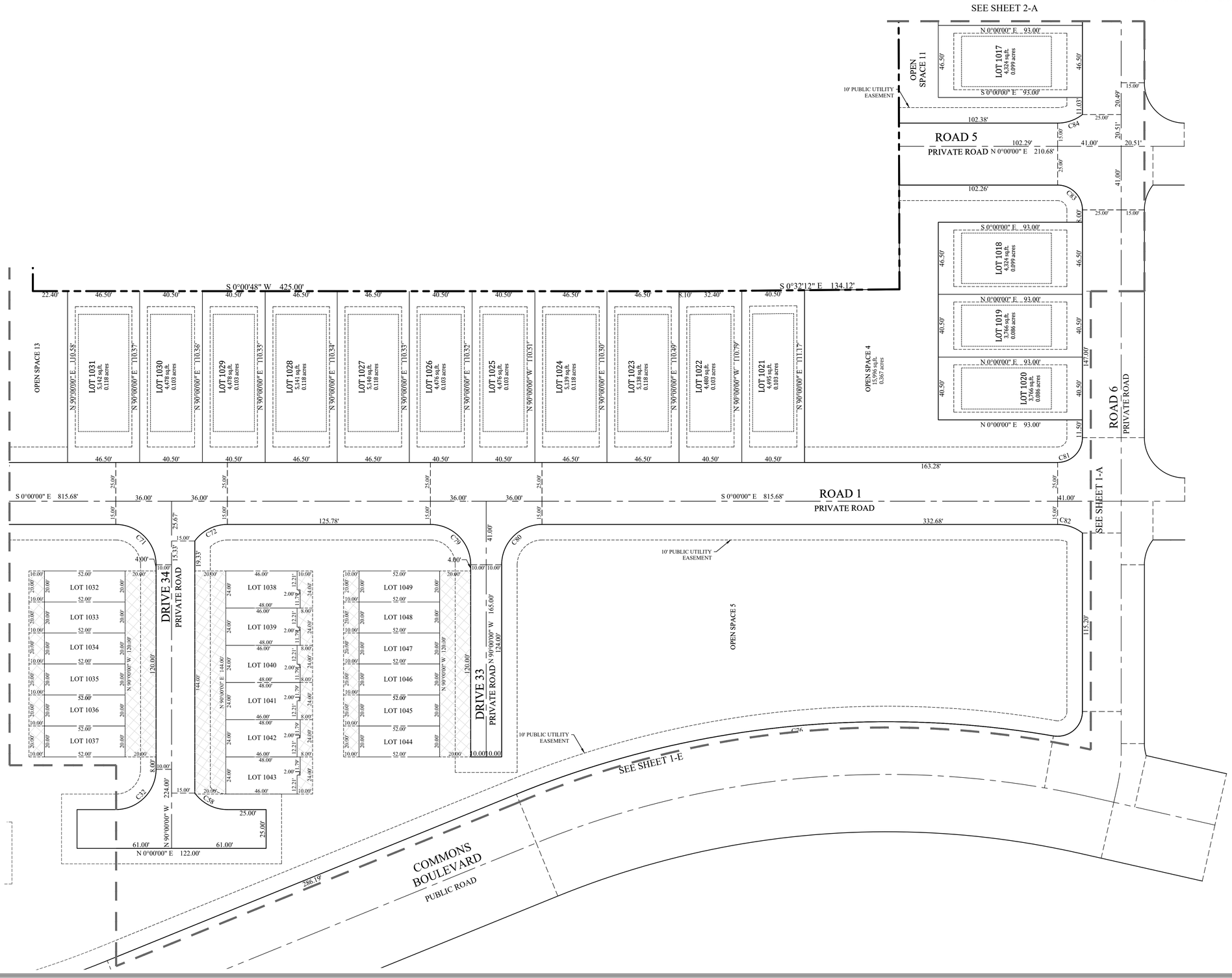

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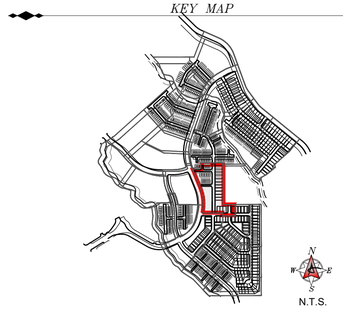

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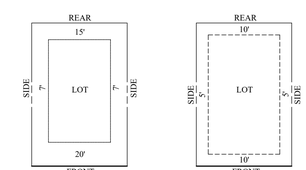
30 0 30 60 90

Scale 1" = 30'

SINGLE FAMILY LOTS



TYPICAL SETBACKS

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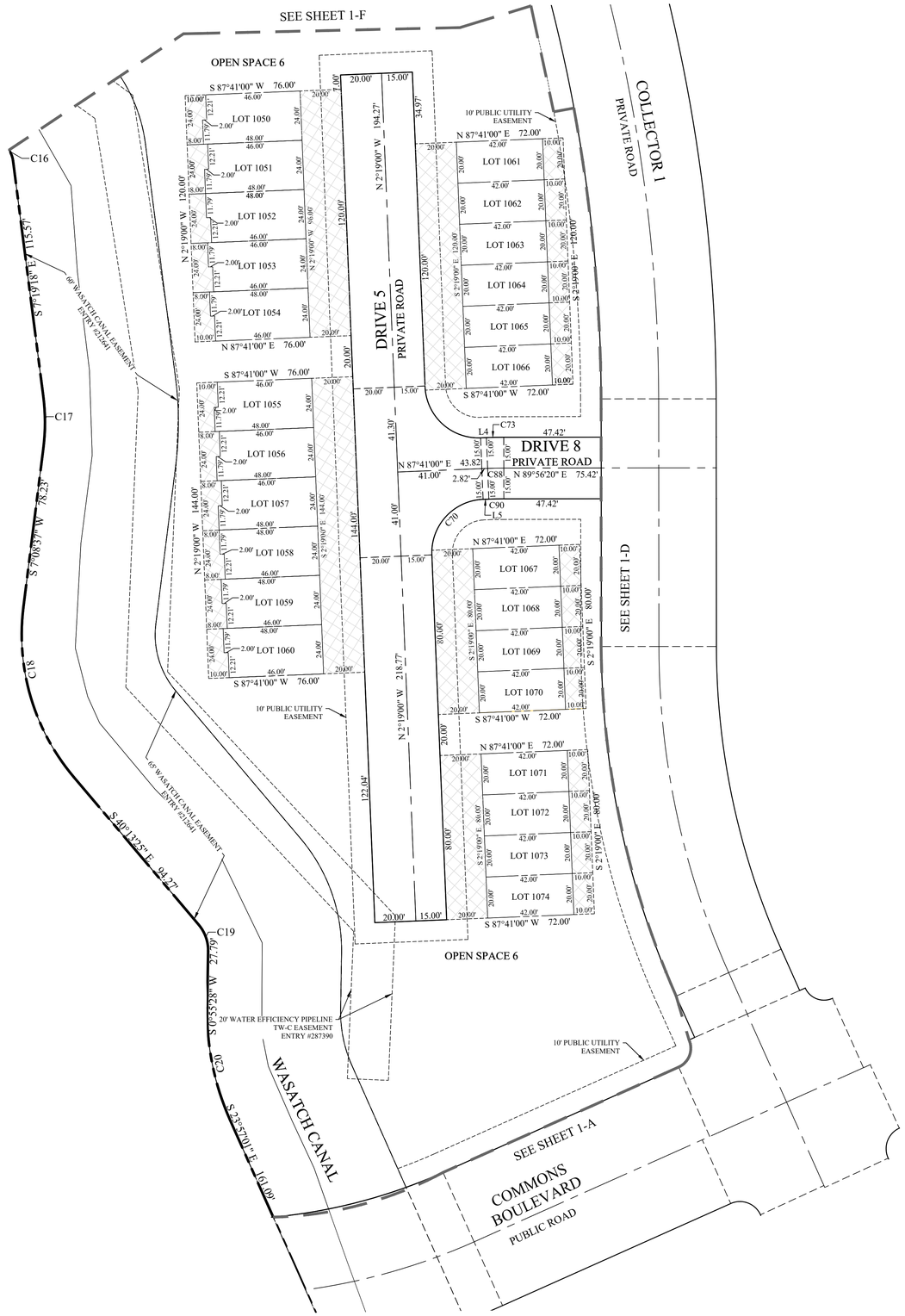

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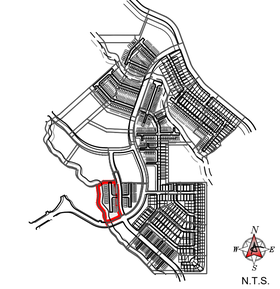

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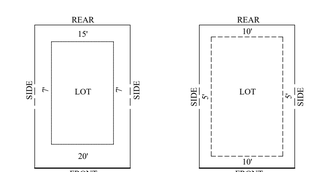
SINGLE FAMILY LOTS



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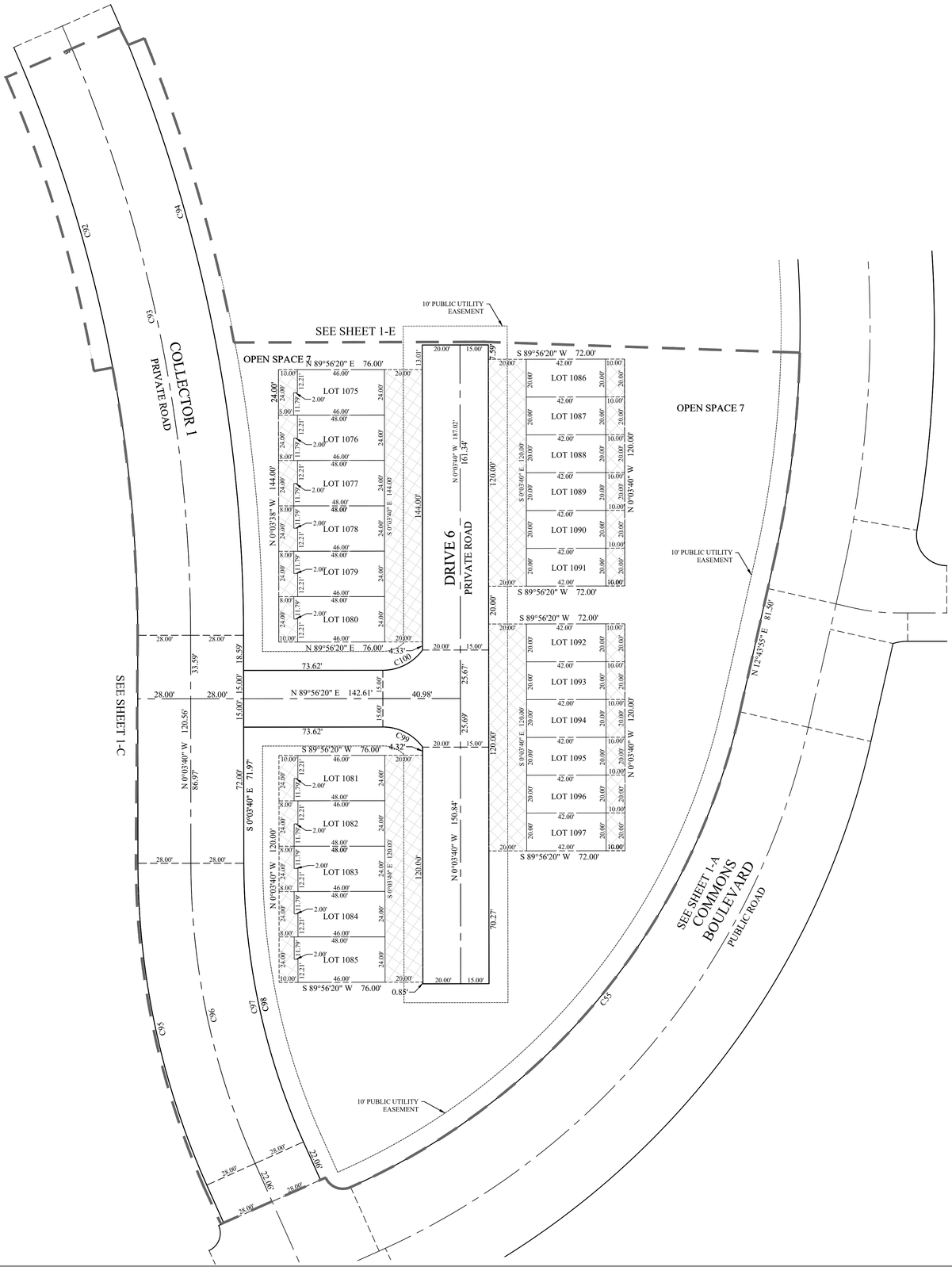

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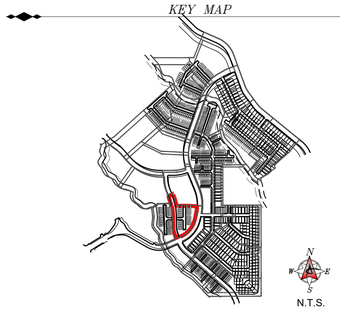

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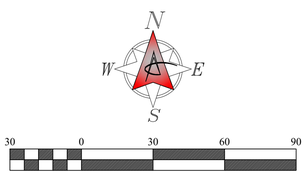
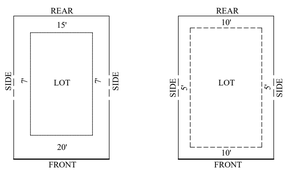


SINGLE FAMILY LOTS



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SHEET

PLAT

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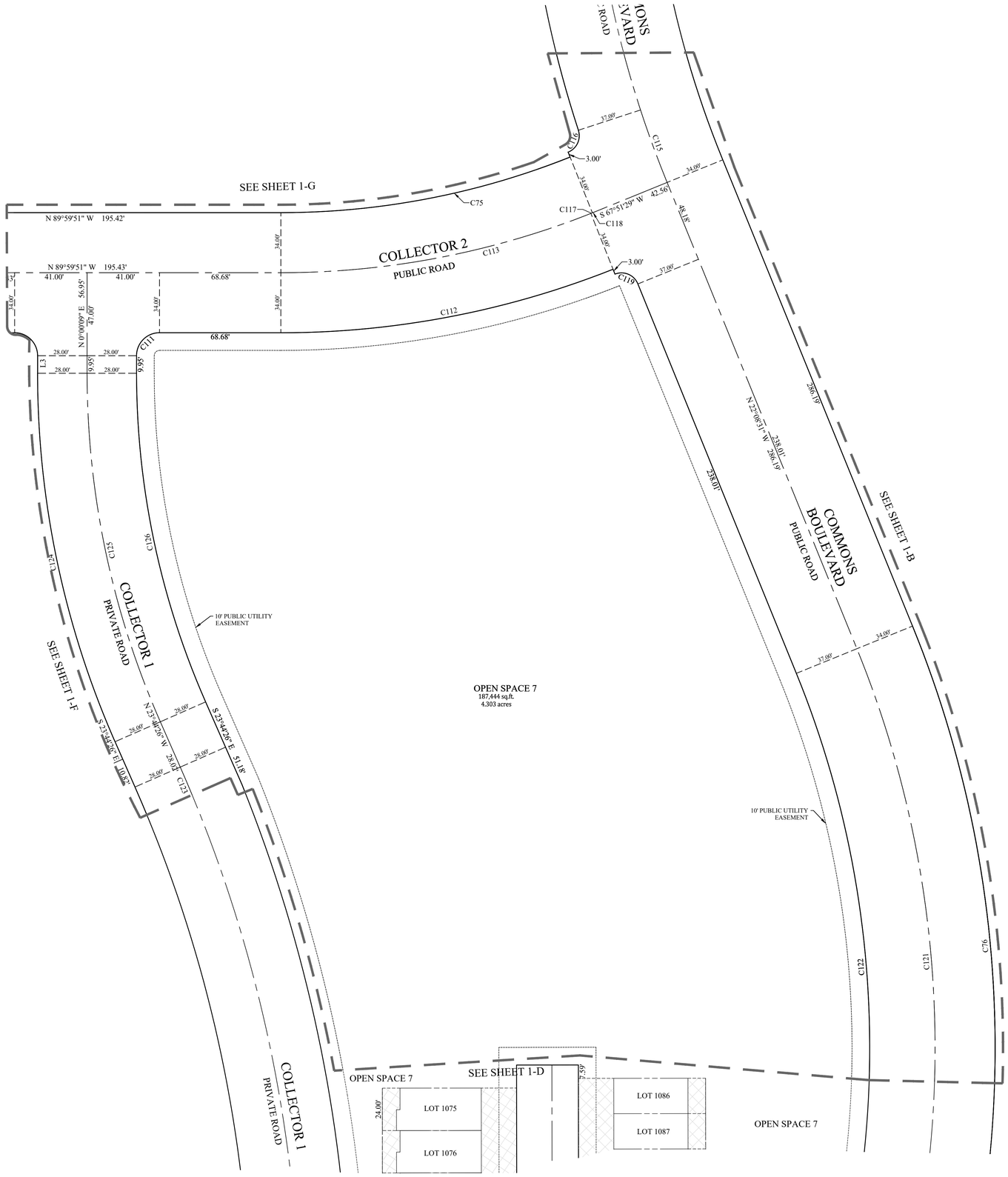
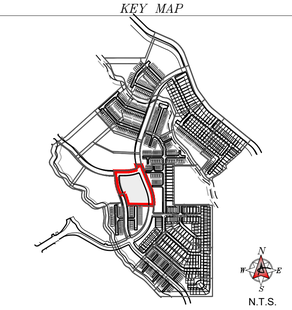
THE HIGHLANDS, RESIDENTIAL SUBDIVISION

PRELIMINARY PLAT

LOCATED WITHIN THE WEST HALF OF SECTION 20,
TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN
HEBER CITY, WASATCH COUNTY, UTAH



KEY MAP



MAP LEGEND

- BOUNDARY LINE
- SECTION LINE
- QUARTER SECTION LINE
- CENTERLINE
- RIGHT OF WAY
- LOT LINE
- DEED LINE
- EASEMENT LINE
- SETBACK LINE
- RADIAL LINE
- LIMITED COMMON

N W E S

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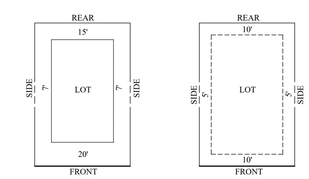
Scale 1" = 30'

SINGLE FAMILY LOTS



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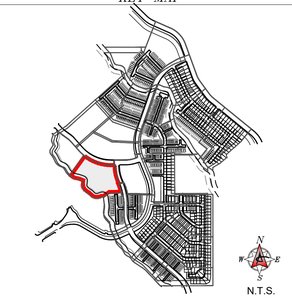
HEBER CITY, WASATCH COUNTY, UTAH

KEY MAP



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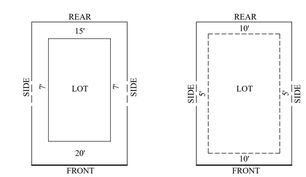
SINGLE FAMILY LOTS



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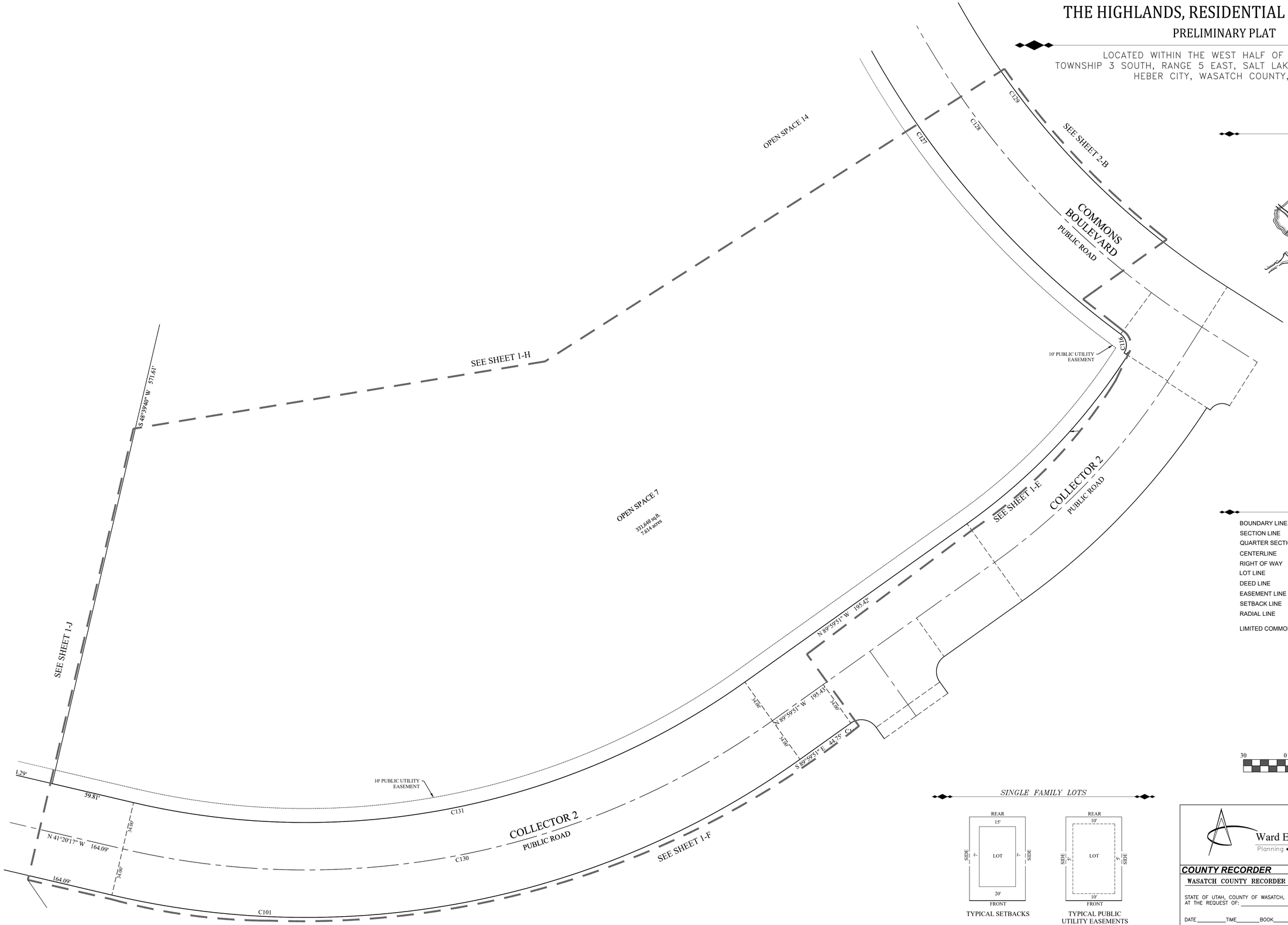

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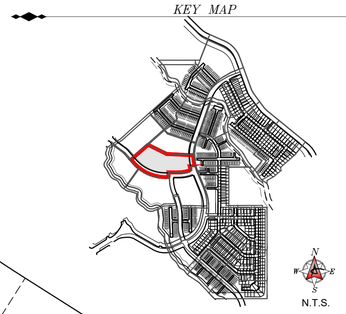

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SINGLE FAMILY LOTS

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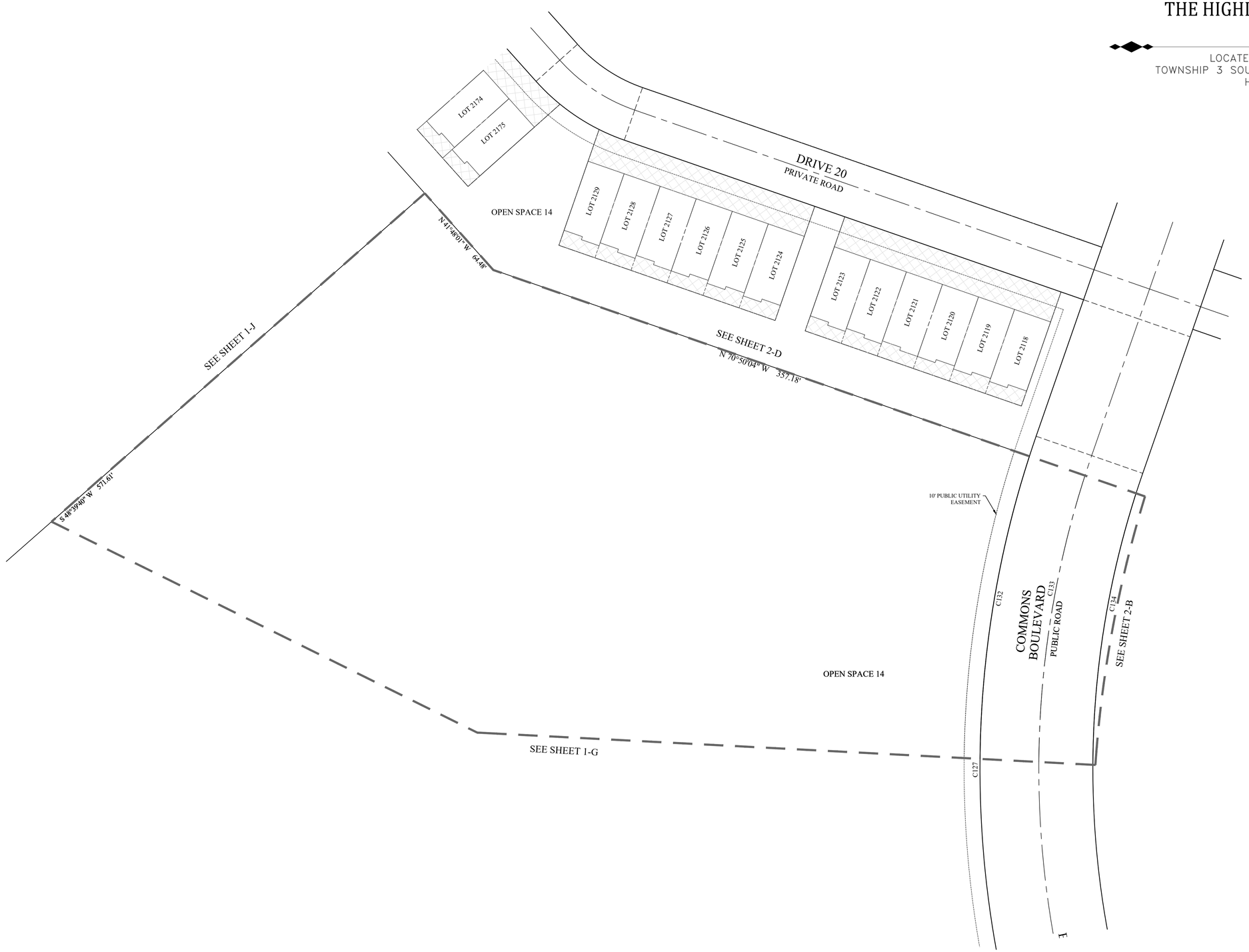

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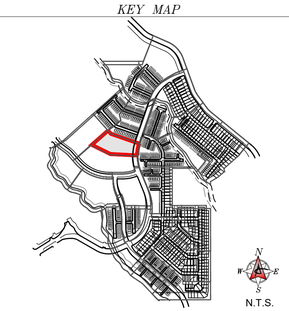

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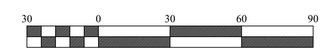

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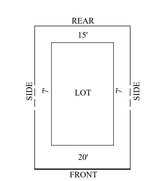
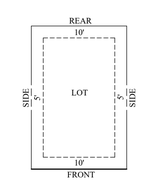


TYPICAL SETBACKS



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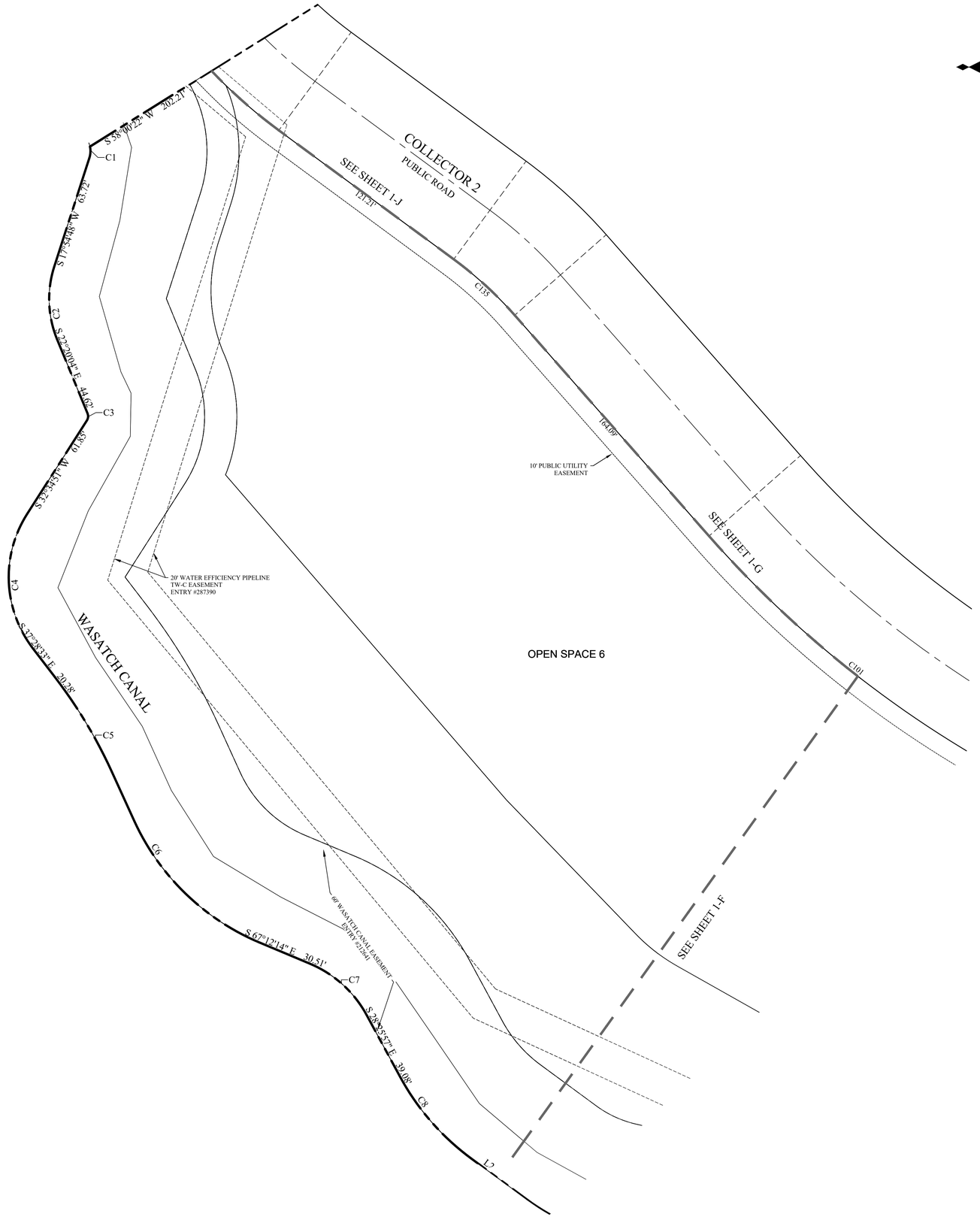

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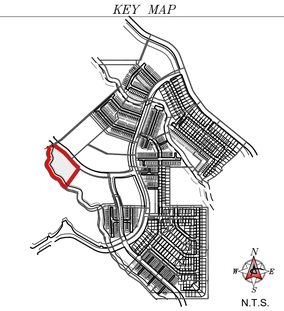

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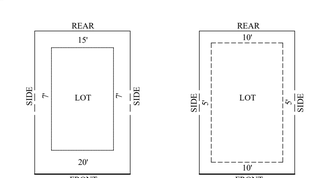
Scale 1" = 30'

SINGLE FAMILY LOTS



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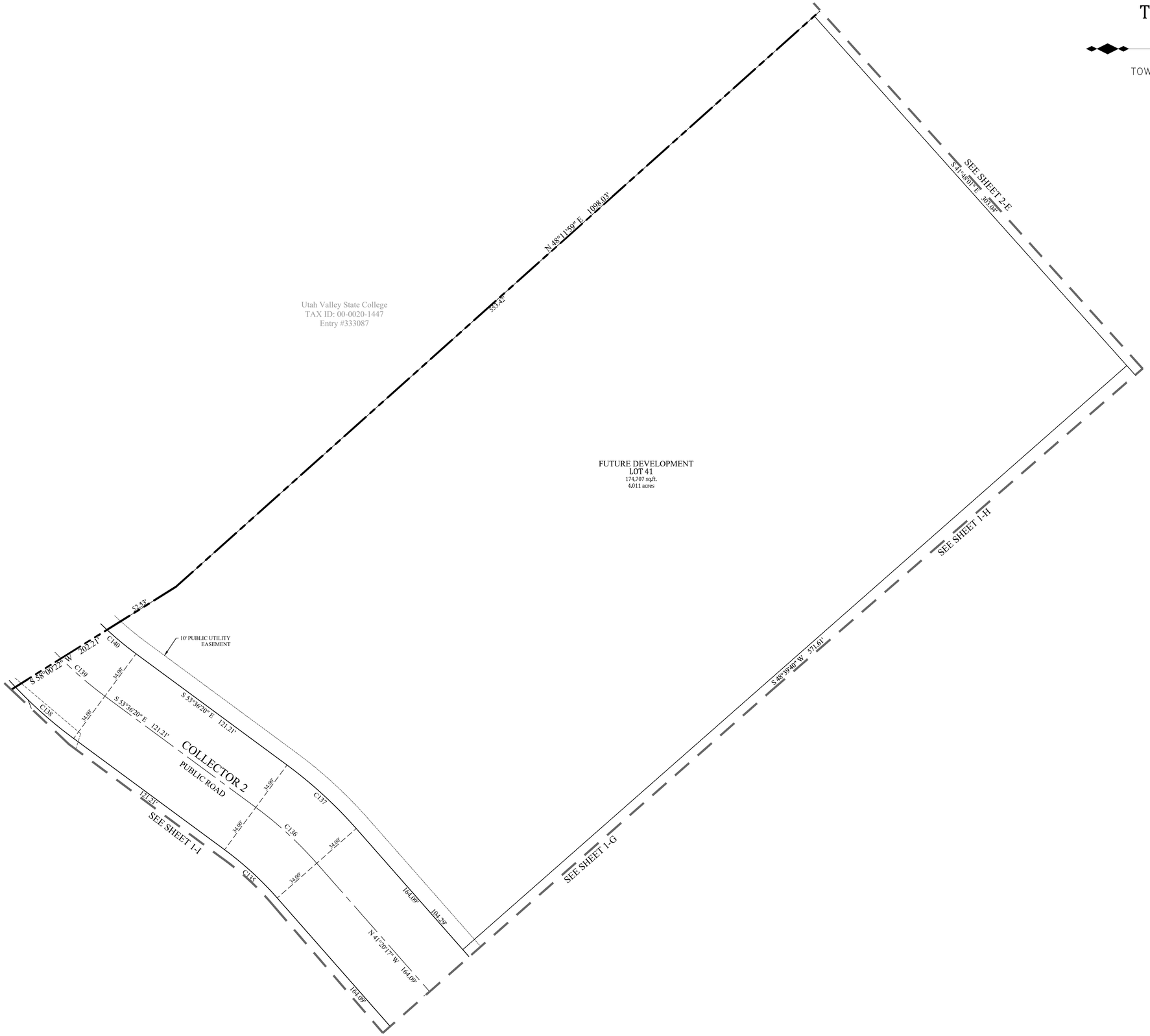

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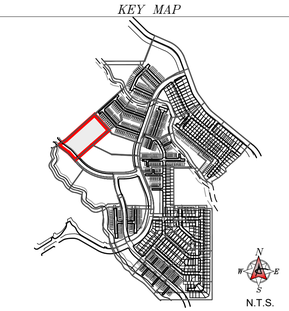

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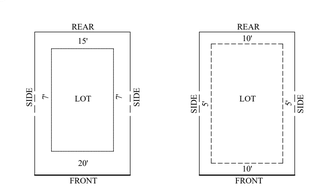

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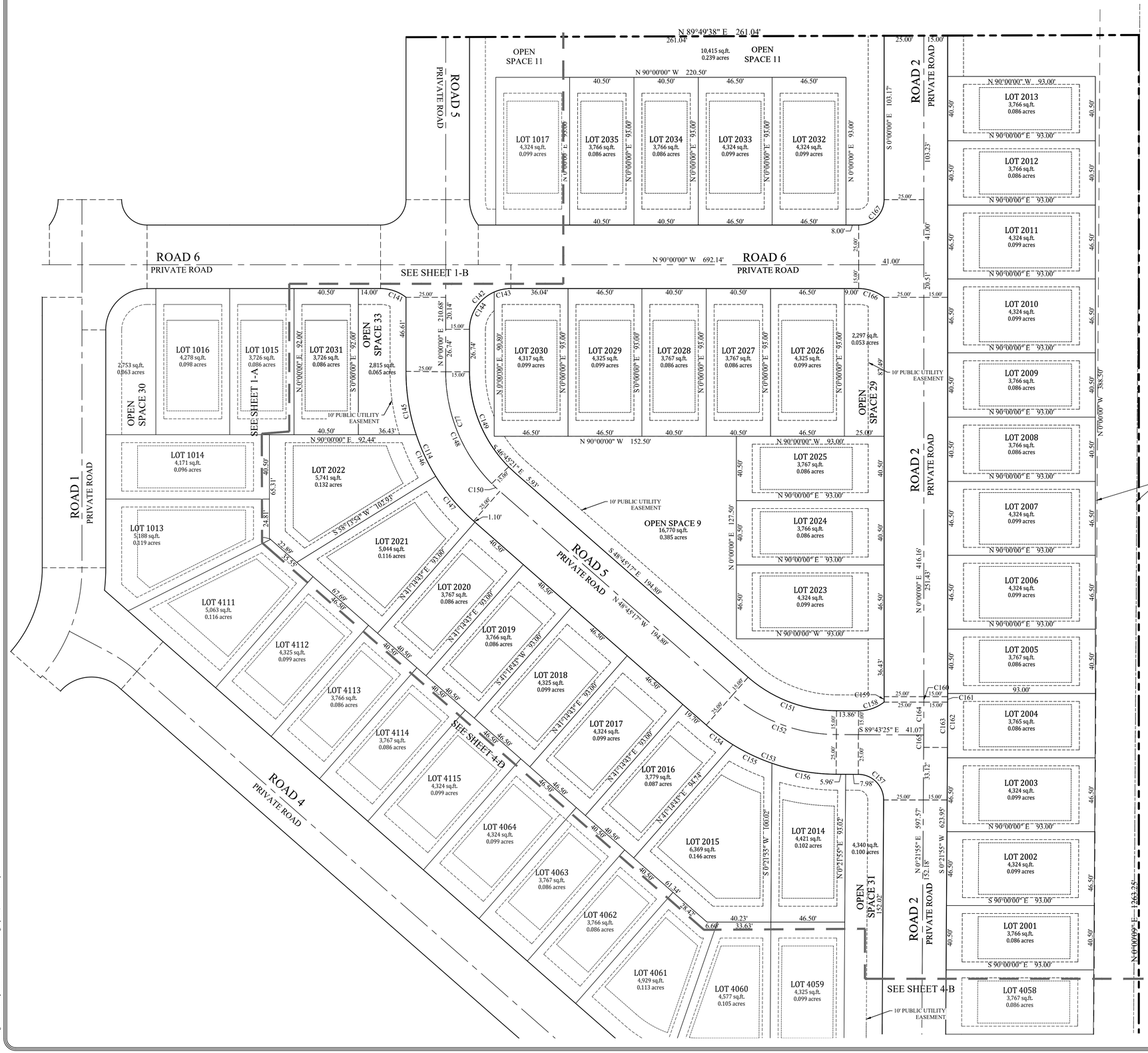

KEY MAP

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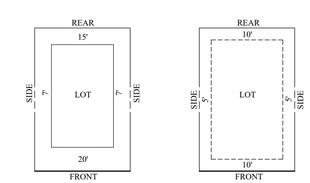
Scale 1" = 30'

SINGLE FAMILY LOTS



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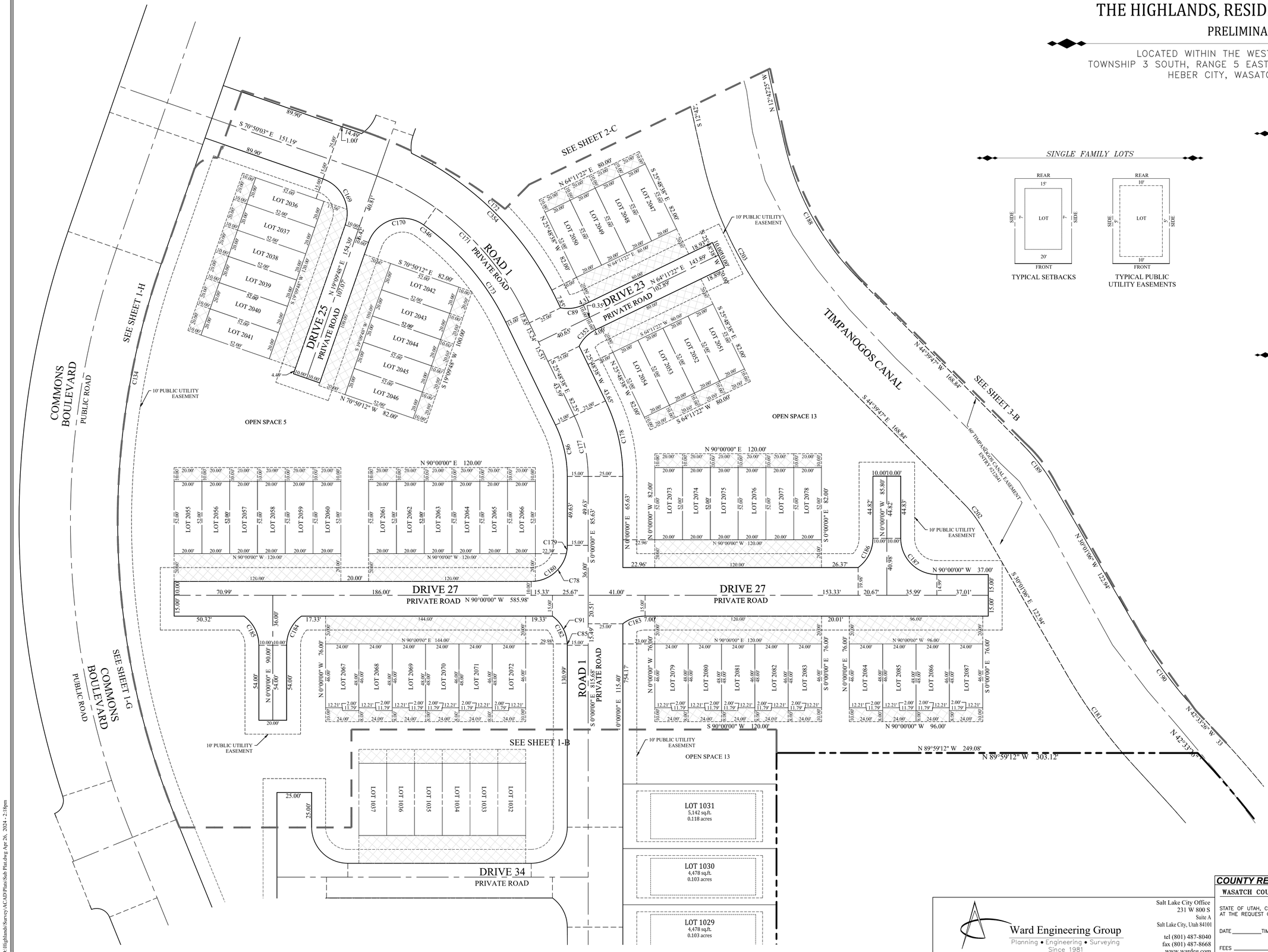

SINGLE FAMILY LOTS

TYPICAL SETBACKS

TYPICAL PUBLIC UTILITY EASEMENTS

KEY MAP

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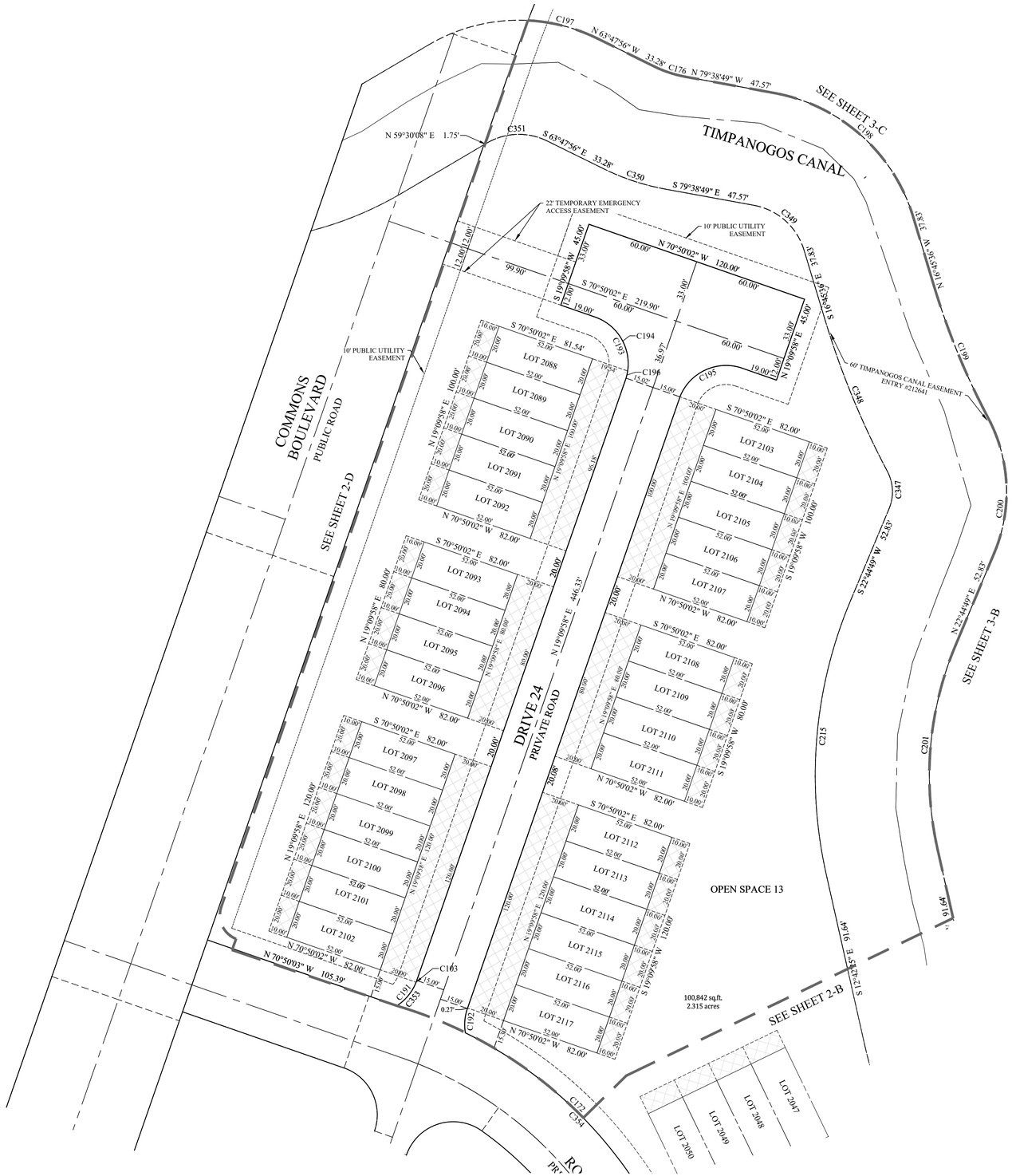

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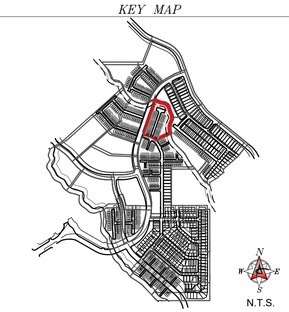

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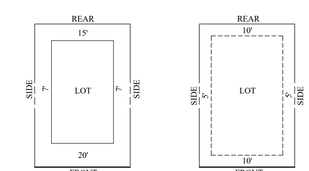

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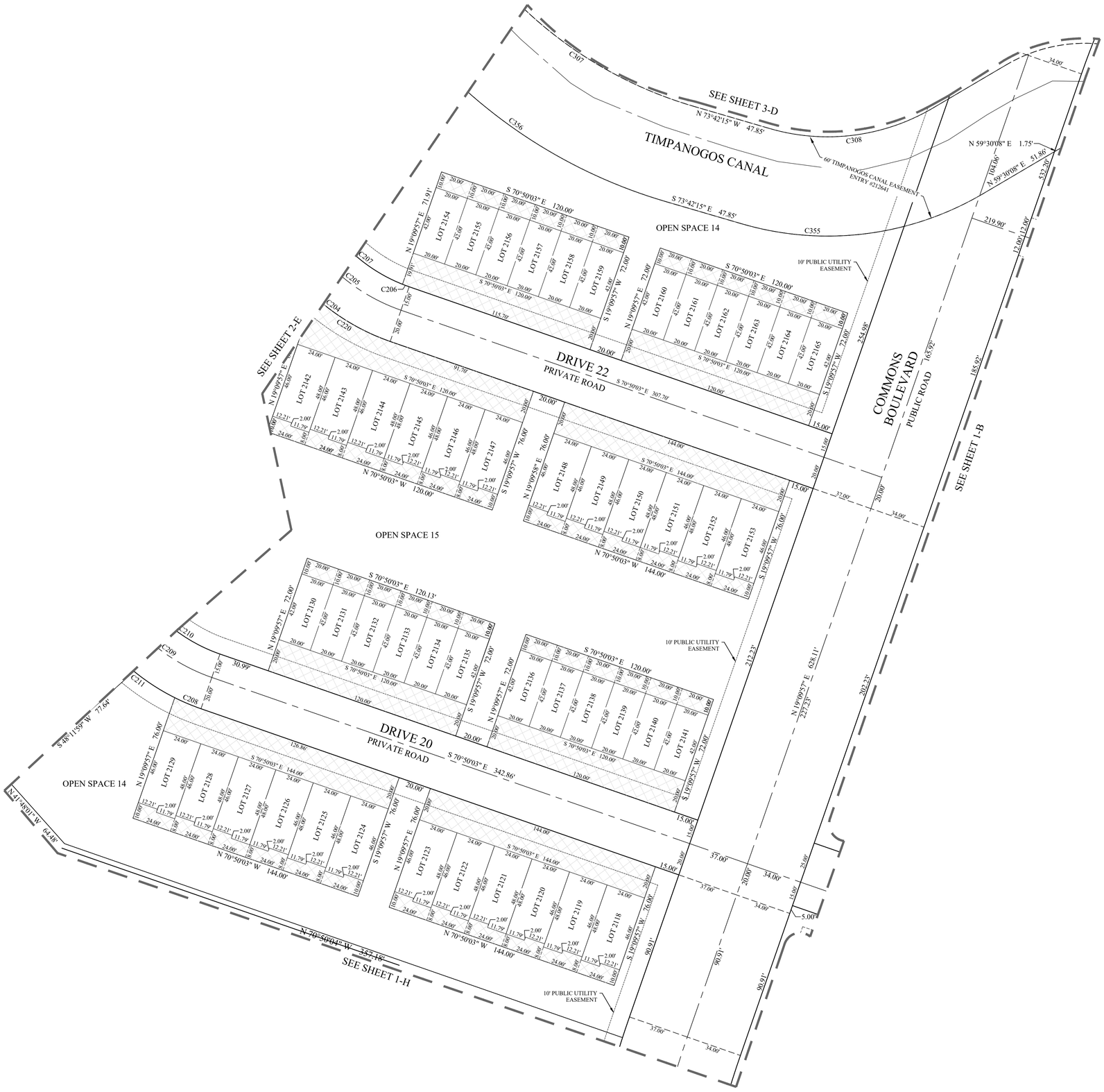

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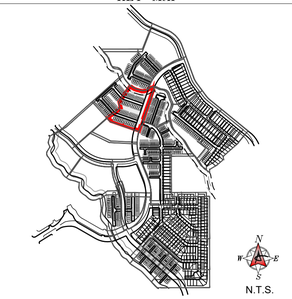

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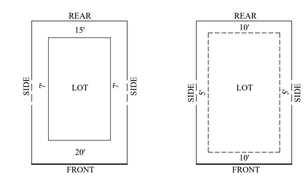
Scale 1" = 30'

SINGLE FAMILY LOTS



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SHEET

PLAT

P2–D

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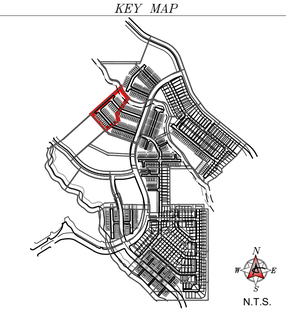
THE HIGHLANDS, RESIDENTIAL SUBDIVISION

PRELIMINARY PLAT

LOCATED WITHIN THE WEST HALF OF SECTION 20,
TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN
HEBER CITY, WASATCH COUNTY, UTAH

KEY MAP



MAP LEGEND

- BOUNDARY LINE
- SECTION LINE
- QUARTER SECTION LINE
- CENTERLINE
- RIGHT OF WAY
- LOT LINE
- DEED LINE
- EASEMENT LINE
- SETBACK LINE
- RADIAL LINE
- LIMITED COMMON

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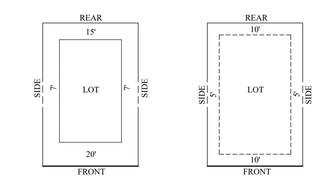
30 0 30 60 90

Scale 1" = 30'

SINGLE FAMILY LOTS



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

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PLAT

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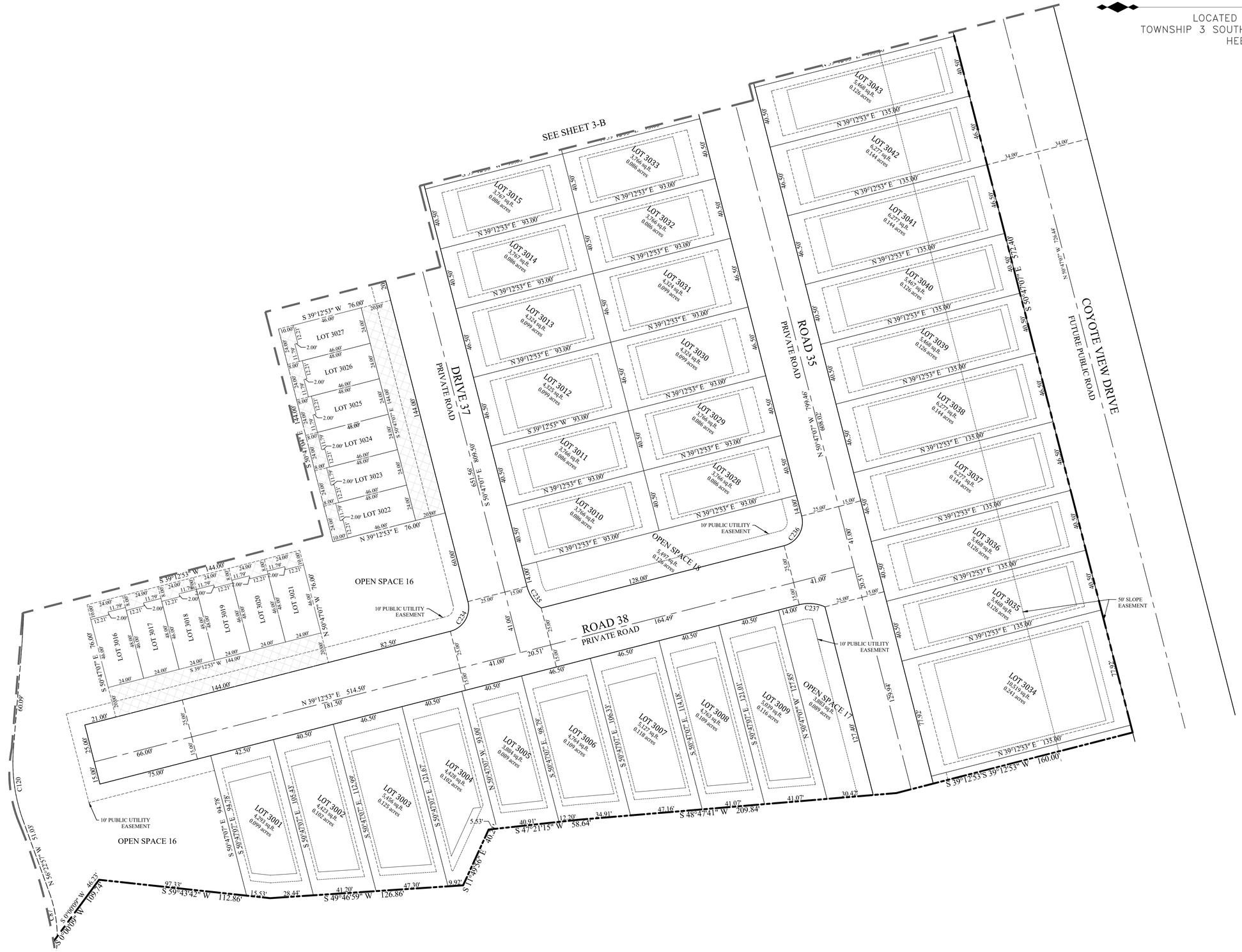
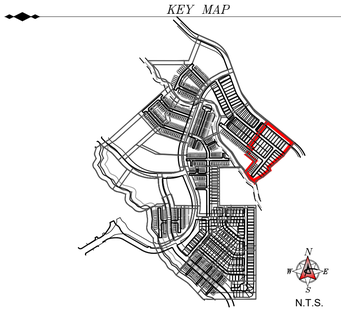
THE HIGHLANDS, RESIDENTIAL SUBDIVISION

PRELIMINARY PLAT

LOCATED WITHIN THE WEST HALF OF SECTION 20,
TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN
HEBER CITY, WASATCH COUNTY, UTAH



KEY MAP



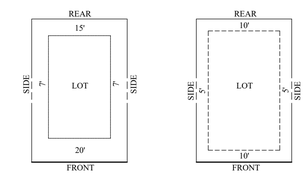
MAP LEGEND

- BOUNDARY LINE
- SECTION LINE
- QUARTER SECTION LINE
- CENTERLINE
- RIGHT OF WAY
- LOT LINE
- DEED LINE
- EASEMENT LINE
- SETBACK LINE
- RADIAL LINE
- LIMITED COMMON

30 0 30 60 90

Scale 1" = 30'

SINGLE FAMILY LOTS



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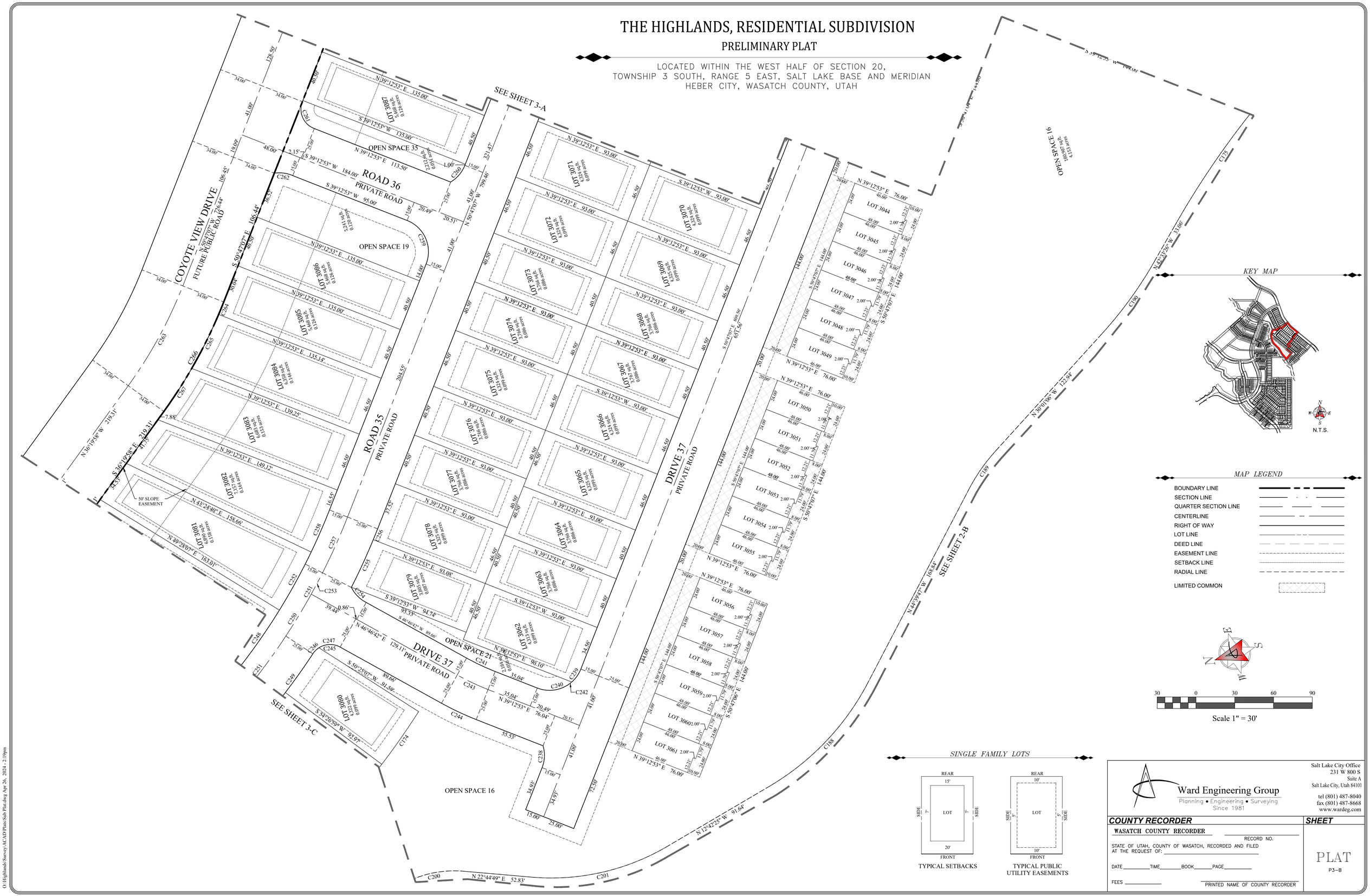
THE HIGHLANDS, RESIDENTIAL SUBDIVISION

PRELIMINARY PLAT

LOCATED WITHIN THE WEST HALF OF SECTION 20,
TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN
HEBER CITY, WASATCH COUNTY, UTAH



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PLAT

P3-B

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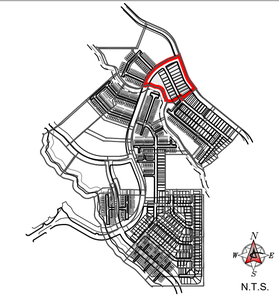
THE HIGHLANDS, RESIDENTIAL SUBDIVISION

PRELIMINARY PLAT

LOCATED WITHIN THE WEST HALF OF SECTION 20,
TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN
HEBER CITY, WASATCH COUNTY, UTAH

KEY MAP



MAP LEGEND

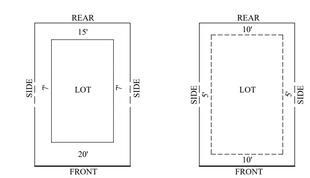
- BOUNDARY LINE
- SECTION LINE
- QUARTER SECTION LINE
- CENTERLINE
- RIGHT OF WAY
- LOT LINE
- DEED LINE
- EASEMENT LINE
- SETBACK LINE
- RADIAL LINE
- LIMITED COMMON

N E S W

30 0 30 60 90

Scale 1" = 30'

SINGLE FAMILY LOTS



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THE HIGHLANDS, RESIDENTIAL SUBDIVISION

PRELIMINARY PLAT

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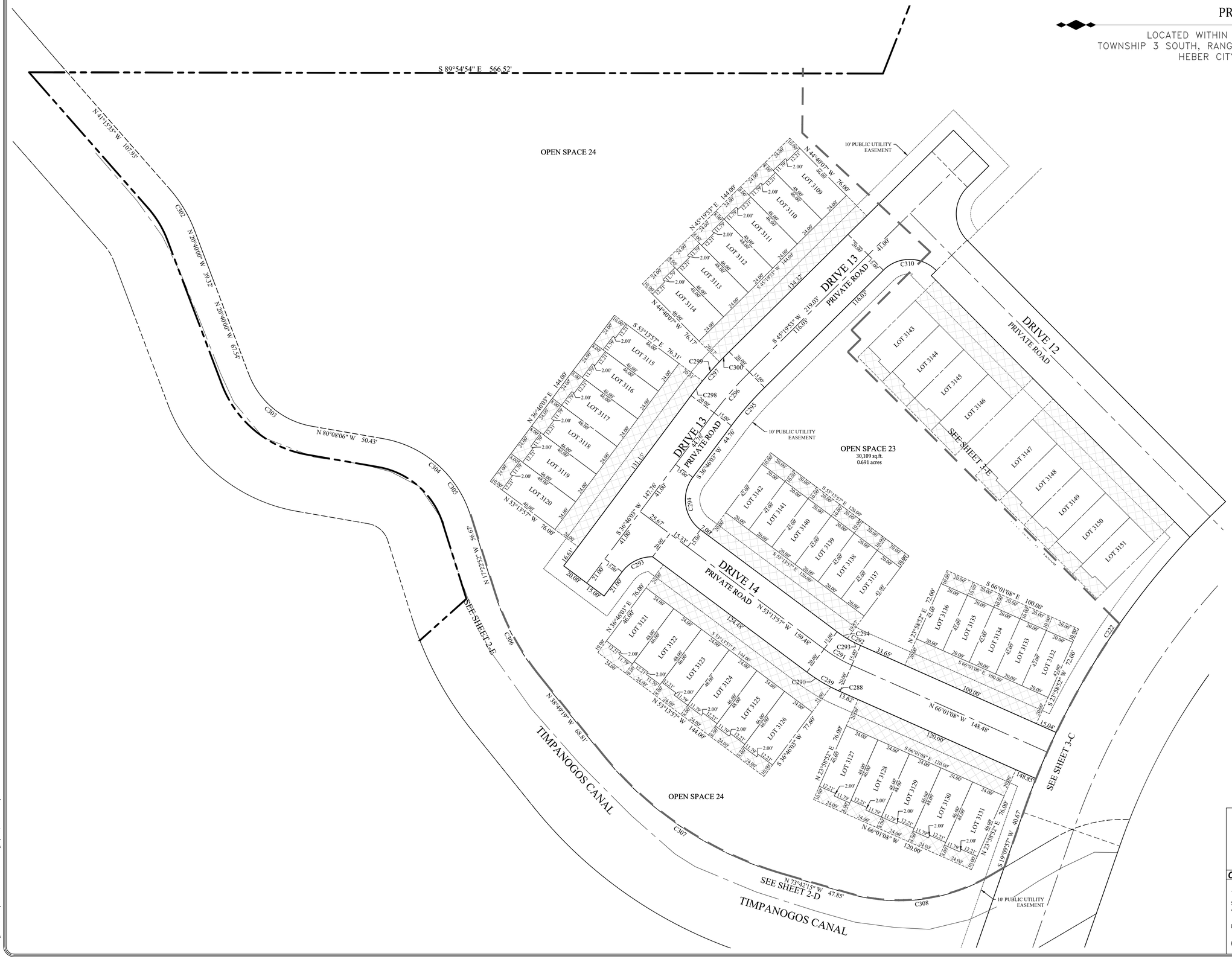
HEBER CITY, WASATCH COUNTY, UTAH



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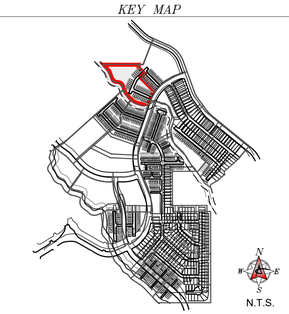

MAP LEGEND

- BOUNDARY LINE
- SECTION LINE
- QUARTER SECTION LINE
- CENTERLINE
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- DEED LINE
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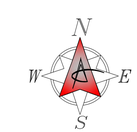
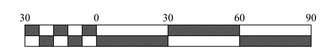
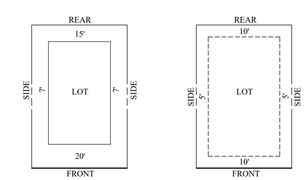




Scale 1" = 30'

SINGLE FAMILY LOTS



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THE HIGHLANDS, RESIDENTIAL SUBDIVISION

PRELIMINARY PLAT

LOCATED WITHIN THE WEST HALF OF SECTION 20,
TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN
HEBER CITY, WASATCH COUNTY, UTAH

KEY MAP

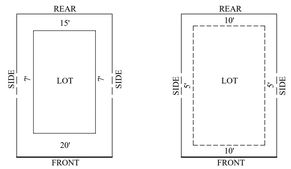
MAP LEGEND

- BOUNDARY LINE
- SECTION LINE
- QUARTER SECTION LINE
- CENTERLINE
- RIGHT OF WAY
- LOT LINE
- DEED LINE
- EASEMENT LINE
- SETBACK LINE
- RADIAL LINE
- LIMITED COMMON

30 0 30 60 90

Scale 1" = 30'

SINGLE FAMILY LOTS



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P3-E

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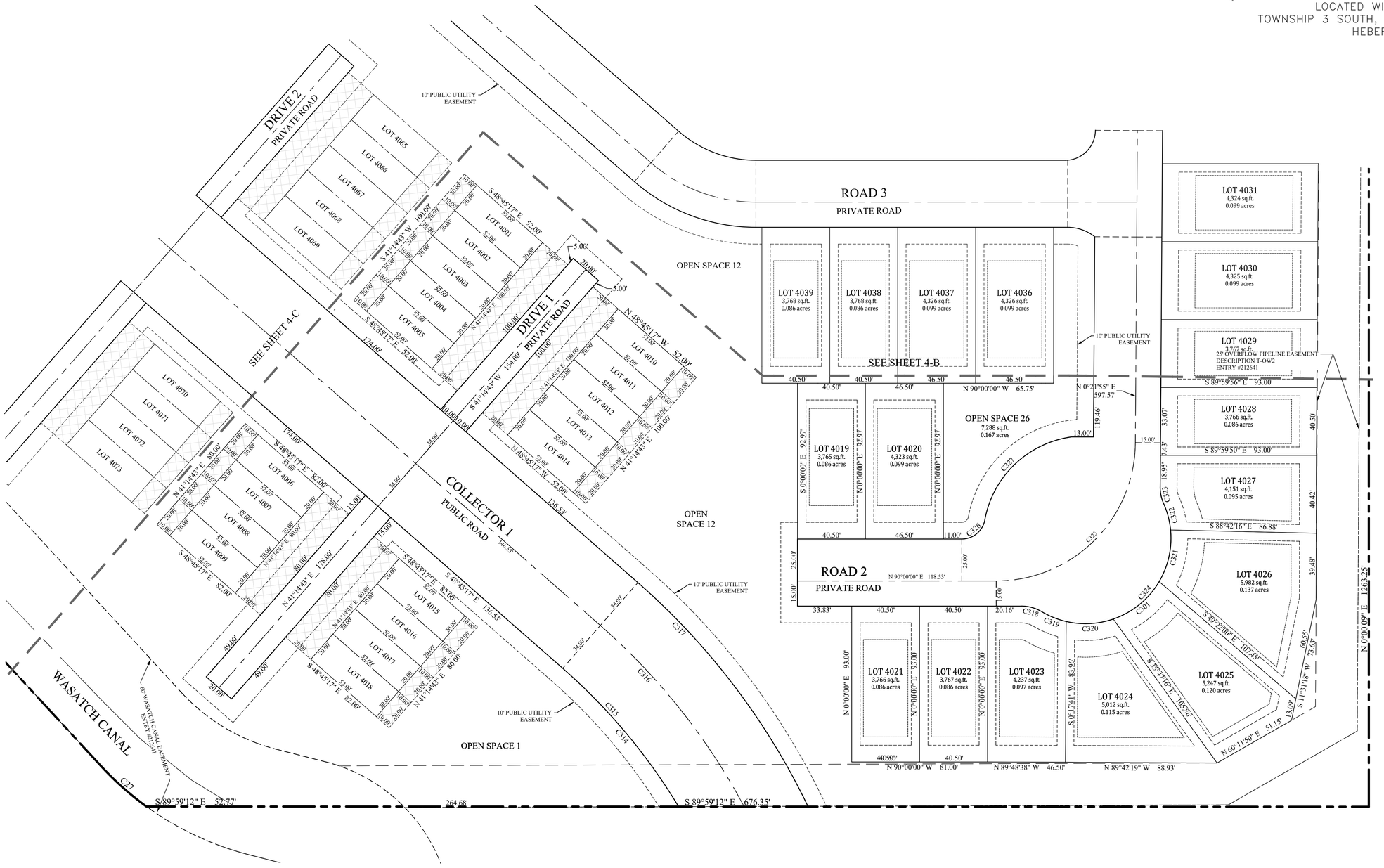
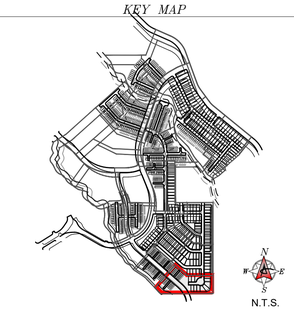
THE HIGHLANDS, RESIDENTIAL SUBDIVISION

PRELIMINARY PLAT

LOCATED WITHIN THE WEST HALF OF SECTION 20,
TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN
HEBER CITY, WASATCH COUNTY, UTAH



KEY MAP



MAP LEGEND

- BOUNDARY LINE
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- RADIAL LINE
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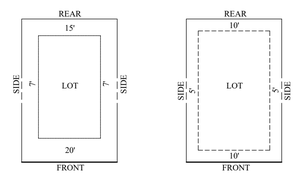
Scale 1" = 30'

SINGLE FAMILY LOTS



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PLAT

P4–A

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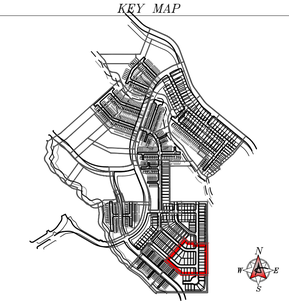
THE HIGHLANDS, RESIDENTIAL SUBDIVISION

PRELIMINARY PLAT

LOCATED WITHIN THE WEST HALF OF SECTION 20,
TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN
HEBER CITY, WASATCH COUNTY, UTAH

KEY MAP



N.T.S.

MAP LEGEND

- BOUNDARY LINE
- SECTION LINE
- QUARTER SECTION LINE
- CENTERLINE
- RIGHT OF WAY
- LOT LINE
- DEED LINE
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- SETBACK LINE
- RADIAL LINE
- LIMITED COMMON

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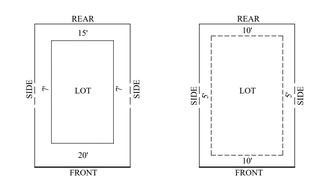
Scale 1" = 30'

SINGLE FAMILY LOTS



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WASATCH COUNTY RECORDER

RECORD NO.

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P4-B

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THE HIGHLANDS, RESIDENTIAL SUBDIVISION

PRELIMINARY PLAT

LOCATED WITHIN THE WEST HALF OF SECTION 20,
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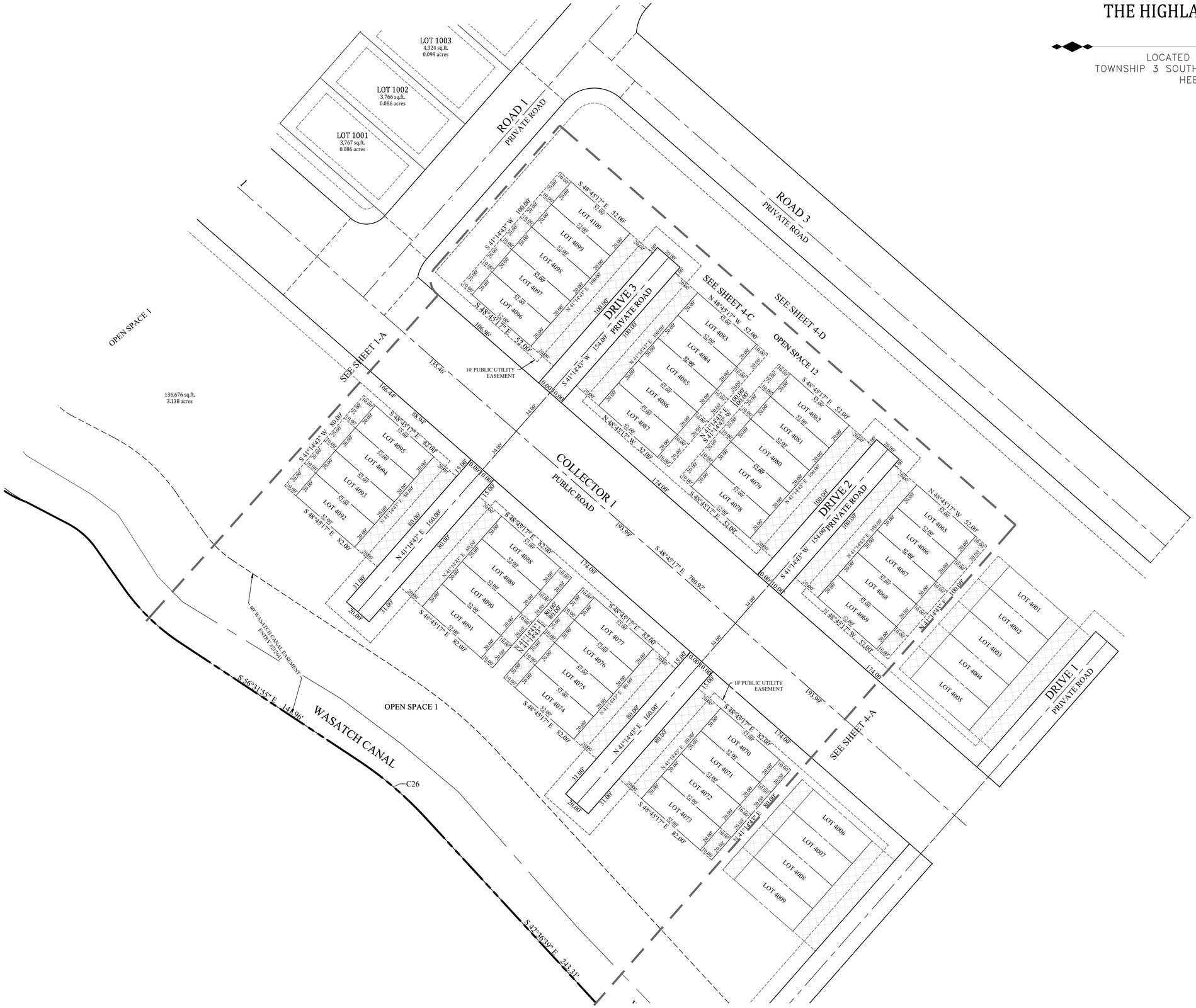
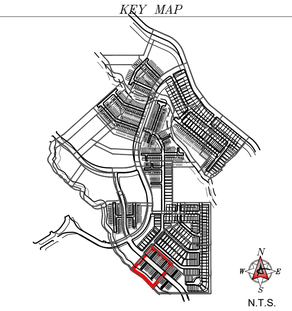
HEBER CITY, WASATCH COUNTY, UTAH



KEY MAP



MAP LEGEND

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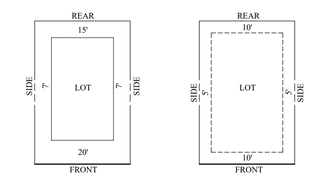
Scale 1" = 30'

SINGLE FAMILY LOTS



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P4–C

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THE HIGHLANDS, RESIDENTIAL SUBDIVISION

PRELIMINARY PLAT

LOCATED WITHIN THE WEST HALF OF SECTION 20,
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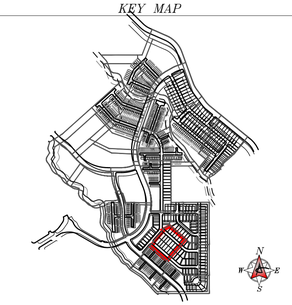
HEBER CITY, WASATCH COUNTY, UTAH

KEY MAP



N.T.S.

MAP LEGEND

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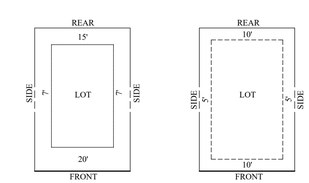
N E W S

30 0 30 60 90

Scale 1" = 30'

SINGLE FAMILY LOTS



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SHEET

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P4–D

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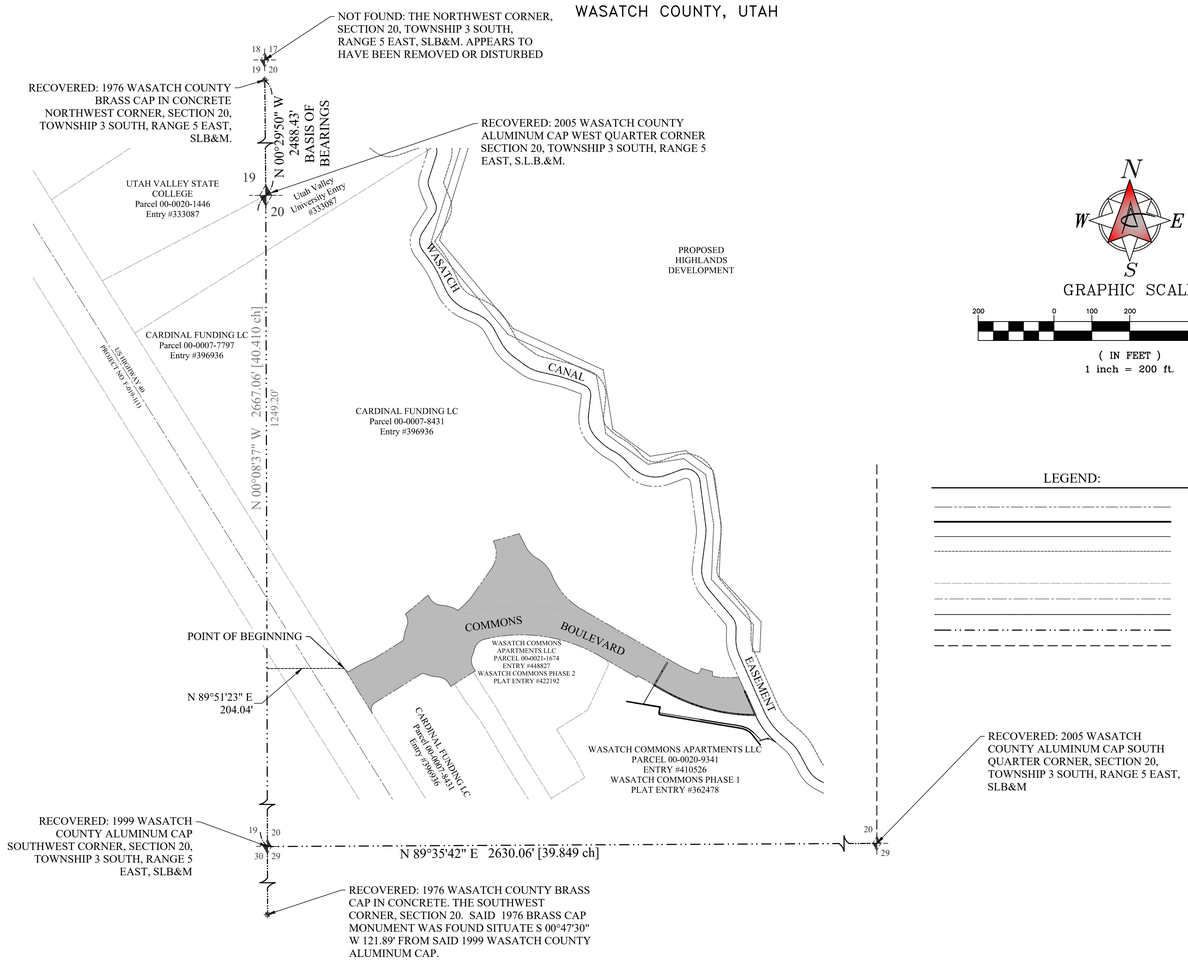
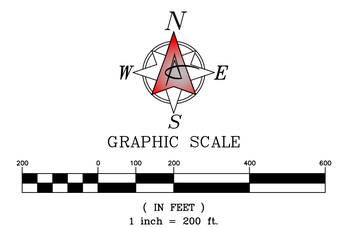
COMMONS BOULEVARD DEDICATION PLAT

LOCATED WITHIN THE SOUTHWEST QUARTER OF SECTION 20,
TOWNSHIP 3 SOUTH, RANGE 5 EAST,
SALT LAKE BASE AND MERIDIAN
WASATCH COUNTY, UTAH





LEGEND:

- BOUNDARY LINE
- RIGHT OF WAY LINE
- LOT LINE
- CANAL EASEMENTS
- IRRIGATION EASEMENT LINES
- DEED LINES
- CENTERLINES
- PUBLIC UTILITY EASEMENT
- SECTION LINE
- QUARTER SECTION LINES

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN, WASATCH COUNTY, UTAH DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EASTERLY RIGHT OF WAY LINE OF US HIGHWAY 40; SAID POINT BEING SOUTH 0°08'37" EAST 1249.20 FEET AND NORTH 89°51'23" EAST 204.04 FEET FROM THE 2005 WASATCH COUNTY SURVEY ALUMINUM PIPE CAP MONUMENT MARKING THE WEST QUARTER CORNER OF SECTION 20, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN (BASIS OF BEARINGS FOR THIS DESCRIPTION IS SOUTH 04°04'03" EAST 2857.85 FEET ALONG A LINE DEFINED BY WASATCH COUNTY WATER SERVICE AREA NO. 1 SURVEY CONTROL MONUMENTS NO. 706 AND NO. 708 (BOTH ALUMINUM PIPE CAP MONUMENTS) SEE THE SURVEY CONTROL SHEET FOR THE CENTRAL UTAH WATER CONSERVANCY DISTRICT, WASATCH COUNTY WATER EFFICIENCY PROJECT, DRAWING NO. G-8 AS RECORDED IN BOOK 630 AT PAGES 766-767 AND AS ENTRY NO. 259146 OF THE WASATCH COUNTY RECORDS); AND RUNNING THENCE SOUTHEASTERLY 15.52 FEET ALONG THE ARC OF A 20.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT; THE CENTER OF WHICH BEARS NORTH 57°59'58" EAST; CHORD TO SAID CURVE BEARS SOUTH 54°13'52" EAST 15.13 FEET; THENCE NORTH 57°57'55" EAST 21.82 FEET TO A POINT OF CURVATURE WITH A 165.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE EASTERLY 26.20 FEET ALONG THE ARC OF SAID CURVE; CHORD TO SAID CURVE BEARS NORTH 62°30'53" EAST 26.17 FEET; THENCE NORTH 67°03'50" EAST 24.81 FEET; THENCE NORTH 57°57'55" EAST 92.06 FEET TO A POINT OF CURVATURE WITH A 35.50 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT; THE CENTER OF WHICH BEARS NORTH 65°50'03" WEST; THENCE NORTHERLY 10.66 FEET ALONG THE ARC OF SAID CURVE; CHORD TO SAID CURVE BEARS NORTH 15°33'36" EAST 10.62 FEET; THENCE NORTHERLY 26.91 FEET ALONG THE ARC OF A 94.50 FOOT RADIUS REVERSE CURVE TO THE RIGHT; CHORD TO SAID CURVE BEARS NORTH 15°06'41" EAST 26.82 FEET; THENCE NORTHERLY 35.56 FEET ALONG THE ARC OF A 35.59 FOOT RADIUS REVERSE CURVE TO THE LEFT; CHORD TO SAID CURVE BEARS NORTH 05°23'20" WEST 34.10 FEET; THENCE NORTH 50°08'15" EAST 77.72 FEET; THENCE SOUTH 32°02'05" EAST 11.88 FEET TO A POINT OF CURVATURE WITH A 35.50 FOOT RADIUS CURVE TO THE LEFT; THENCE SOUTHERLY 34.27 FEET ALONG THE ARC OF SAID CURVE; CHORD TO SAID CURVE BEARS SOUTH 59°41'11" EAST 32.95 FEET; THENCE SOUTHEASTERLY 46.27 FEET ALONG THE ARC OF A 94.50 FOOT RADIUS REVERSE CURVE TO THE RIGHT; CHORD TO SAID CURVE BEARS SOUTH 73°18'42" EAST 45.81 FEET; NORTHEASTERLY 60.38 FEET ALONG THE ARC OF A 185.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT; THE CENTER OF WHICH BEARS NORTH 36°27'13" WEST; CHORD TO SAID CURVE BEARS NORTH 44°11'45" EAST 60.12 FEET; THENCE NORTH 34°50'43" EAST 81.61 FEET TO A POINT OF CURVATURE WITH A 71.50 FOOT RADIUS CURVE TO THE LEFT; THENCE NORTHERLY 76.51 FEET ALONG THE ARC OF SAID CURVE; THE CHORD TO SAID CURVE BEARS NORTH 04°11'24" EAST 72.91 FEET; THENCE NORTH 74°00'30" EAST 70.85 FEET; THENCE SOUTH 26°57'20" EAST 39.38 FEET TO A POINT OF CURVATURE WITH A 71.50 FOOT RADIUS CURVE TO THE LEFT; THENCE SOUTHERLY 42.06 FEET ALONG THE ARC OF SAID CURVE; CHORD TO SAID CURVE BEARS SOUTH 43°48'22" EAST 41.45 FEET; THENCE SOUTHERLY 61.53 FEET ALONG THE ARC OF A 92.00 FOOT RADIUS REVERSE CURVE TO THE RIGHT; CHORD TO SAID CURVE BEARS SOUTH 41°29'43" EAST 60.39 FEET; THENCE SOUTHERLY 124.50 FEET ALONG THE ARC OF A 185.16 FOOT RADIUS REVERSE CURVE TO THE LEFT; CHORD TO SAID CURVE BEARS SOUTH 41°36'17" EAST 122.16 FEET; THENCE SOUTH 60°05'28" EAST 293.18 FEET TO A POINT OF CURVATURE WITH A 266.00 FOOT RADIUS CURVE TO THE LEFT; THENCE SOUTHEASTERLY 54.44 FEET ALONG THE ARC OF SAID CURVE; CHORD TO SAID CURVE BEARS SOUTH 65°57'15" EAST 54.34 FEET; THENCE NORTHERLY 17.24 FEET ALONG THE ARC OF A 24.50 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT; THE CENTER OF WHICH BEARS NORTH 37°30'18" EAST; THE CHORD TO SAID CURVE BEARS NORTH 32°20'25" EAST 16.88 FEET; THENCE SOUTH 73°59'10" EAST 31.07 FEET; THENCE SOUTHERLY 12.48 FEET ALONG THE ARC OF A 24.50 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT; THE CENTER OF WHICH BEARS SOUTH 77°48'52" EAST; THE CHORD TO SAID CURVE BEARS SOUTH 02°24'44" EAST 12.35 FEET; THENCE EASTERLY 68.48 FEET ALONG THE ARC OF A 263.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT; THE CENTER OF WHICH BEARS NORTH 09°32'26" EAST; THE CHORD TO SAID CURVE BEARS SOUTH 87°55'08" EAST 68.29 FEET TO A POINT ON THE WESTERLY LINE OF THE JOHANSEN FAMILY HOLDINGS II, LLC AND THACKERY FAMILY HOLDINGS II, LLC PARCEL; THENCE SOUTH 23°57'01" EAST 109.12 FEET ALONG SAID WESTERLY PARCEL LINE; THENCE WESTERLY 252.73 FEET ALONG THE ARC OF A 483.50 FEET RADIUS NON-TANGENT CURVE TO THE RIGHT; THE CENTER OF WHICH BEARS NORTH 00°04'05" WEST; THE CHORD TO SAID CURVE BEARS NORTH 75°05'36" WEST 249.86 FEET; THENCE NORTH 60°07'07" WEST 79.46 FEET; THENCE SOUTH 28°58'00" WEST 5.06 FEET; THENCE NORTH 60°07'07" WEST 115.46 FEET; THENCE WESTERLY 313.04 FEET ALONG THE ARC OF A 411.57 FOOT RADIUS CURVE TO THE LEFT; THE CHORD TO SAID CURVE BEARS NORTH 81°54'44" WEST 305.55 FEET; THENCE SOUTHERLY 39.10 FEET ALONG THE ARC OF A 35.50 FOOT RADIUS CURVE TO THE LEFT; THE CHORD TO SAID CURVE BEARS SOUTH 44°44'32" WEST 37.15 FEET; THENCE SOUTHERLY 16.62 FEET ALONG THE ARC OF A 94.50 FOOT RADIUS CURVE TO THE RIGHT; THE CHORD TO SAID CURVE BEARS SOUTH 18°13'46" WEST 16.60 FEET; THENCE SOUTHERLY 34.19 FEET ALONG THE ARC OF A 35.18 FOOT RADIUS CURVE TO THE LEFT; THE CHORD TO SAID CURVE BEARS SOUTH 04°19'29" EAST 32.86 FEET; THENCE SOUTH 32°02'05" EAST 10.00 FEET; THENCE SOUTH 57°57'55" WEST 77.00 FEET; THENCE NORTH 32°02'05" WEST 10.00 FEET; THENCE NORTHERLY 34.17 FEET ALONG THE ARC OF A 35.56 FOOT RADIUS CURVE TO THE LEFT; THE CHORD TO SAID CURVE BEARS NORTH 59°47'18" WEST 32.87 FEET; THENCE WESTERLY 31.12 FEET ALONG THE ARC OF A 94.50 FOOT RADIUS CURVE TO THE RIGHT; THE CHORD TO SAID CURVE BEARS NORTH 77°54'14" WEST 30.98 FEET; THENCE WESTERLY 12.25 FEET ALONG THE ARC OF A 35.50 FOOT RADIUS CURVE TO THE LEFT; THE CHORD TO SAID CURVE BEARS NORTH 78°21'08" WEST 12.19 FEET; THENCE SOUTH 58°00'15" WEST 146.72 FEET; THENCE SOUTHERLY 31.51 FEET ALONG THE ARC OF A 20.02 FOOT RADIUS CURVE TO THE LEFT; THE CHORD TO SAID CURVE BEARS SOUTH 12°51'39" WEST 28.36 FEET; THENCE NORTH 31°59'41" WEST 140.10 FEET ALONG THE EASTERLY RIGHT OF WAY LINE OF US HIGHWAY 40 TO THE POINT OF BEGINNING.

CONTAINING 143,987 SQUARE FEET OR 3.305 ACRES.

GENERAL NOTES

1. THE BASIS OF BEARINGS FOR THIS DEDICATION PLAT IS NORTH 00°29'50" WEST 2488.43' FROM THE RECOVERED 1976 WASATCH COUNTY BRASS CAP IN CONCRETE, THE NORTHWEST CORNER, SECTION 20, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SLB&M. TO THE RECOVERED 2005 WASATCH COUNTY ALUMINUM CAP WEST QUARTER CORNER SECTION 20, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SLB&M.

   THE OVERALL BASIS OF BEARINGS DEVELOPED FOR THIS PROJECT IS BASED ON THE CENTRAL UTAH WATER CONSERVANCY DISTRICT, WASATCH COUNTY WATER EFFICIENCY PROJECT AS DEPICTED ON THE SURVEY CONTROL SHEET, DRAWING NO. G-8 AS RECORDED IN BOOK 630 AT PAGES 766-767 AND AS ENTRY NO. 259146 OF THE WASATCH COUNTY RECORDS. THE SPECIFIC BASIS OF BEARINGS IS SOUTH 04°04'03" EAST 2857.85 FEET ALONG A LINE DEFINED BY WASATCH COUNTY WATER SERVICE AREA NO. 1 SURVEY CONTROL MONUMENTS NO. 706 AND NO. 708 (BOTH ALUMINUM PIPE CAP MONUMENTS). THE COORDINATES FOR SAID SURVEY CONTROL MONUMENTS NO. 706 AND NO. 708 ARE SHOWN ON SAID SURVEY CONTROL SHEET IN THE PROJECT CONTROL COORDINATE LISTING TABLE. A LOW DISTORTION PROJECTION (LDP) WAS DERIVED TO AGREE WITH SAID WASATCH COUNTY WATER EFFICIENCY PROJECT FOR THE WASATCH COMMONS PROJECT AND ARE DEPICTED ON THE ALTA /NSPS SURVEY FOR THIS PROPERTY.

   COURSES AND DISTANCES SHOWN ON THIS MAP ARE MEASURED DIMENSIONS TAKEN FROM ACTUAL FIELD MEASUREMENTS, UNLESS CONTAINED WITHIN PARENTHESIS INDICATING A RECORD COURSE OR DISTANCE. RECORD INFORMATION IS TAKEN FROM MAPS, PLATS, DEEDS OF RECORD, OR OTHER SOURCES OF RECORD INFORMATION.

SURVEYOR'S CERTIFICATE

I, SATTAR N. TABRIZ, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR LICENSED TO PRACTICE IN THE STATE OF UTAH, AND THAT I HAVE MADE A SURVEY OF THE PARCEL OF LAND SHOWN AND DESCRIBED ON THIS MAP. I ALSO CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE DEDICATED SAID PARCEL INTO A PUBLIC STREET, TO BE HEREAFTER KNOWN AS:

COMMONS BOULEVARD

THE SURVEY WAS PERFORMED IN ACCORDANCE WITH GENERALLY ACCEPTED SURVEYING PRACTICES, AND WAS MARKED ON THE GROUND AS SHOWN ON THIS PLAT.

DATE: _____

SATTAR N. TABRIZ
LICENSE NO. 155100

OWNER'S DEDICATION

KNOWN ALL BY THESE PRESENTS THAT THE UNDERSIGNED OWNER OF THE DESCRIBED TRACTS OF LAND ABOVE, HAVING CAUSED THE SAME TO BE A DEDICATED STREET

COMMONS BOULEVARD

DOES HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE, AND WARRANT, DEFEND, AND SAVE THE CITY HARMLESS AGAINST ANY EASEMENTS OR OTHER ENCUMBRANCES ON THE DEDICATED STREET WHICH WILL INTERFERE WITH THE CITY'S USE, OPERATION, AND MAINTENANCE OF THE STREET AND DO FURTHER DEDICATE THE EASEMENTS AS SHOWN FOR THE USE BY ALL SUPPLIERS OF UTILITY OR OTHER NECESSARY SERVICES.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS THIS

_____ DAY OF _____, 20___ A.D.

_____
CARDINAL FUNDING, L.C.

PRINT
NAME: _____

ACKNOWLEDGEMENTS

STATE OF _____ }
COUNTY OF _____ } S.S.

ON THIS _____ DAY OF _____, 20 ___, PERSONALLY APPEARED BEFORE ME

ARMAND D JOHANSEN, WHO BEING BY ME DULY SWORN DID SAY THAT HE IS THE

_____ OF CARDINAL FUNDING L.C. , A LIMITED LIABILITY COMPANY, AND THAT THE FORGOING INSTRUMENT WAS SIGNED IN BEHALF OF SAID CARDINAL FUNDING L.C. BY THE AUTHORITY OF ITS BOARD OF DIRECTORS, AND HE ACKNOWLEDGED TO THAT SAID COMPANY EXECUTED THE SAME.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES:

RESIDING IN _____ COUNTY, _____

COMMONS BOULEVARD DEDICATION PLAT

LOCATED WITHIN THE SOUTHWEST QUARTER OF
SECTION 20, TOWNSHIP 3 SOUTH, RANGE 5 EAST,
SALT LAKE BASE AND MERIDIAN
WASATCH COUNTY, UTAH

PLANNING MANAGER	CITY ENGINEER	WASATCH CO. FIRE DISTRICT	CITY ATTORNEY	COUNTY SURVEYOR	COUNTY RECORDER	SHEET
APPROVED THIS _____ DAY OF _____, A.D. 20___.	APPROVED THIS _____ DAY OF _____, A.D. 20___.	APPROVED THIS _____ DAY OF _____, A.D. 20___.	APPROVED THIS _____ DAY OF _____, A.D. 20___.	APPROVED THIS _____ DAY OF _____, A.D. 20___.	RECORD NO. _____ STATE OF UTAH, COUNTY OF WASATCH, RECORDED AND FILED AT THE REQUEST OF: _____ DATE_____TIME_____BOOK_____PAGE_____ FEES	1 OF 2
PLANNING MANAGER	CITY ENGINEER	FIRE CHIEF	CITY ATTORNEY	COUNTY SURVEYOR		

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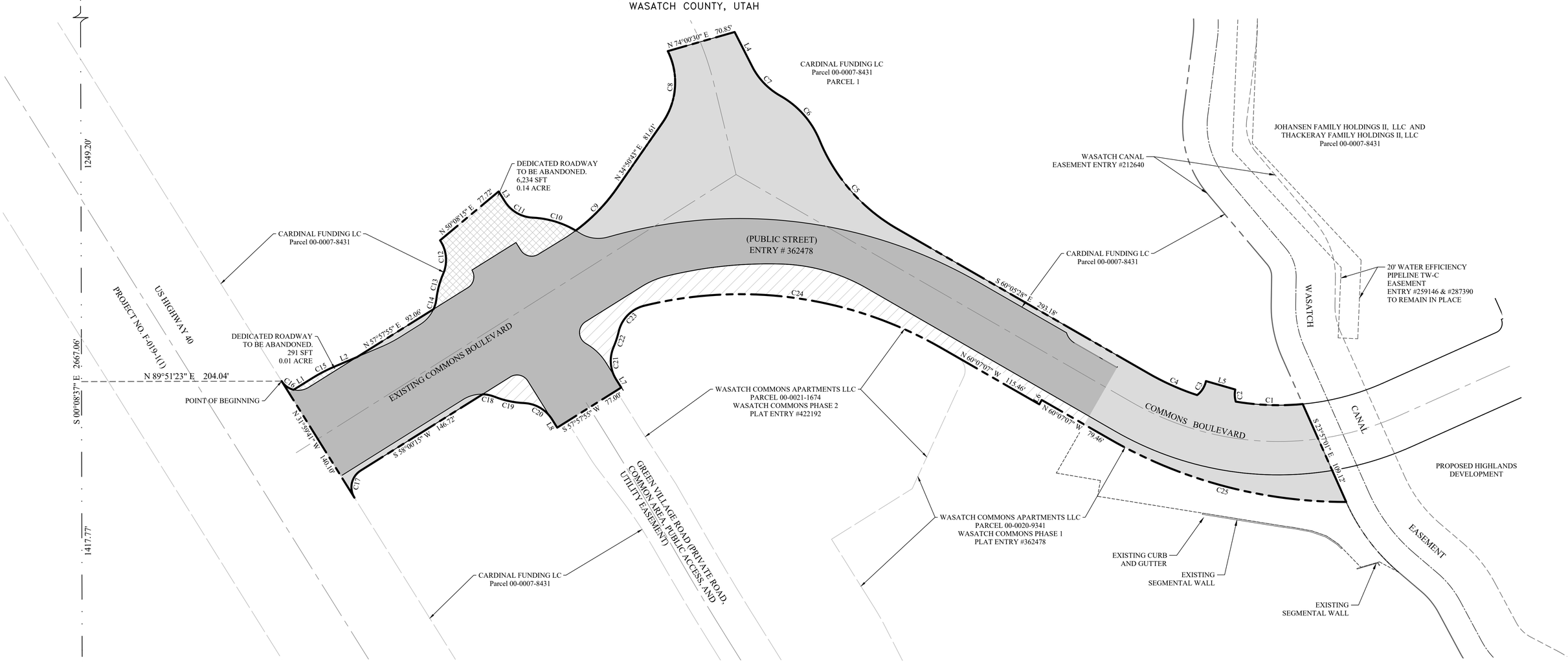
COMMONS BOULEVARD DEDICATION PLAT

SITUATE IN THE SOUTHWEST QUARTER OF SECTION 20,
TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE & MERIDIAN.
WASATCH COUNTY, UTAH



Line Table		
Line #	Length	Direction
L1	21.82	N57° 57' 55"E
L2	24.81	N67° 03' 50"E
L3	11.88	S32° 02' 05"E
L4	39.38	S26° 57' 20"E
L5	31.07	S73° 59' 10"E
L6	5.06	S28° 58' 00"W
L7	10.00	S32° 02' 05"E
L8	10.00	N32° 02' 05"W

Curve Table					
Curve #	Length	Radius	Delta	Bearing	Chord
C1	68.48	263.00	14°55'08"	S87°55'08"E	68.29
C2	12.48	24.50	29°11'43"	S2°24'44"E	12.35
C3	17.24	24.50	40°18'34"	N32°20'25"E	16.88
C4	54.44	266.00	11°43'33"	S65°57'15"E	54.34
C5	124.50	185.16	38°31'26"	S41°36'17"E	122.16
C6	61.53	92.00	38°19'20"	S41°29'43"E	60.39
C7	42.06	71.50	33°42'03"	S43°48'22"E	41.45
C8	76.51	71.50	61°18'38"	N4°11'24"E	72.91
C9	60.38	185.00	18°42'04"	N44°11'45"E	60.12
C10	46.27	94.50	28°03'11"	S73°18'42"E	45.81
C11	34.27	35.50	55°18'12"	S59°41'11"E	32.95
C12	35.56	35.59	57°14'32"	N5°23'20"W	34.10
C13	26.91	94.50	16°18'53"	N15°06'41"E	26.82

Curve Table					
Curve #	Length	Radius	Delta	Bearing	Chord
C14	10.66	35.50	17°12'43"	N15°33'36"E	10.62
C15	26.20	165.00	9°05'55"	N62°30'53"E	26.17
C16	15.52	20.00	44°27'40"	S54°13'52"E	15.13
C17	31.51	20.02	90°09'06"	S12°51'39"W	28.36
C18	12.25	35.50	19°45'54"	N78°21'08"W	12.19
C19	31.12	94.50	18°52'07"	N77°54'14"W	30.98
C20	34.17	35.56	55°03'00"	N59°47'18"W	32.87
C21	34.19	35.18	55°40'37"	S4°19'29"E	32.86
C22	16.62	94.50	10°04'40"	S18°13'46"W	16.60
C23	39.10	35.50	63°06'12"	S44°44'32"W	37.15
C24	313.04	411.57	43°34'45"	N81°54'44"W	305.55
C25	252.73	483.50	29°56'58"	N75°05'36"W	249.86

LEGEND:

- BOUNDARY LINE
- RIGHT OF WAY LINE
- LOT LINE
- CANAL EASEMENTS
- IRRIGATION EASEMENT LINES
- DEED LINES
- CENTERLINES
- PUBLIC UTILITY EASEMENT
- PROPOSED DEDICATED ROADWAY
- EXISTING ROADWAY DEDICATION
- LEFTOVER ROADWAY DEDICATION
- DEDICATED ROADWAY TO BE ABANDONED

N W E S

GRAPHIC SCALE

50 0 25 50 100 150

(IN FEET)
1 inch = 50 ft.

REVISIONS

No.	DATE	BY	REVISION

Ward Engineering Group
Planning • Engineering • Surveying
231 WEST 800 SOUTH
Salt Lake City, Utah 84101
Phone: (801)487-8040 Fax: (801)487-8668

SHEET

2 OF 2

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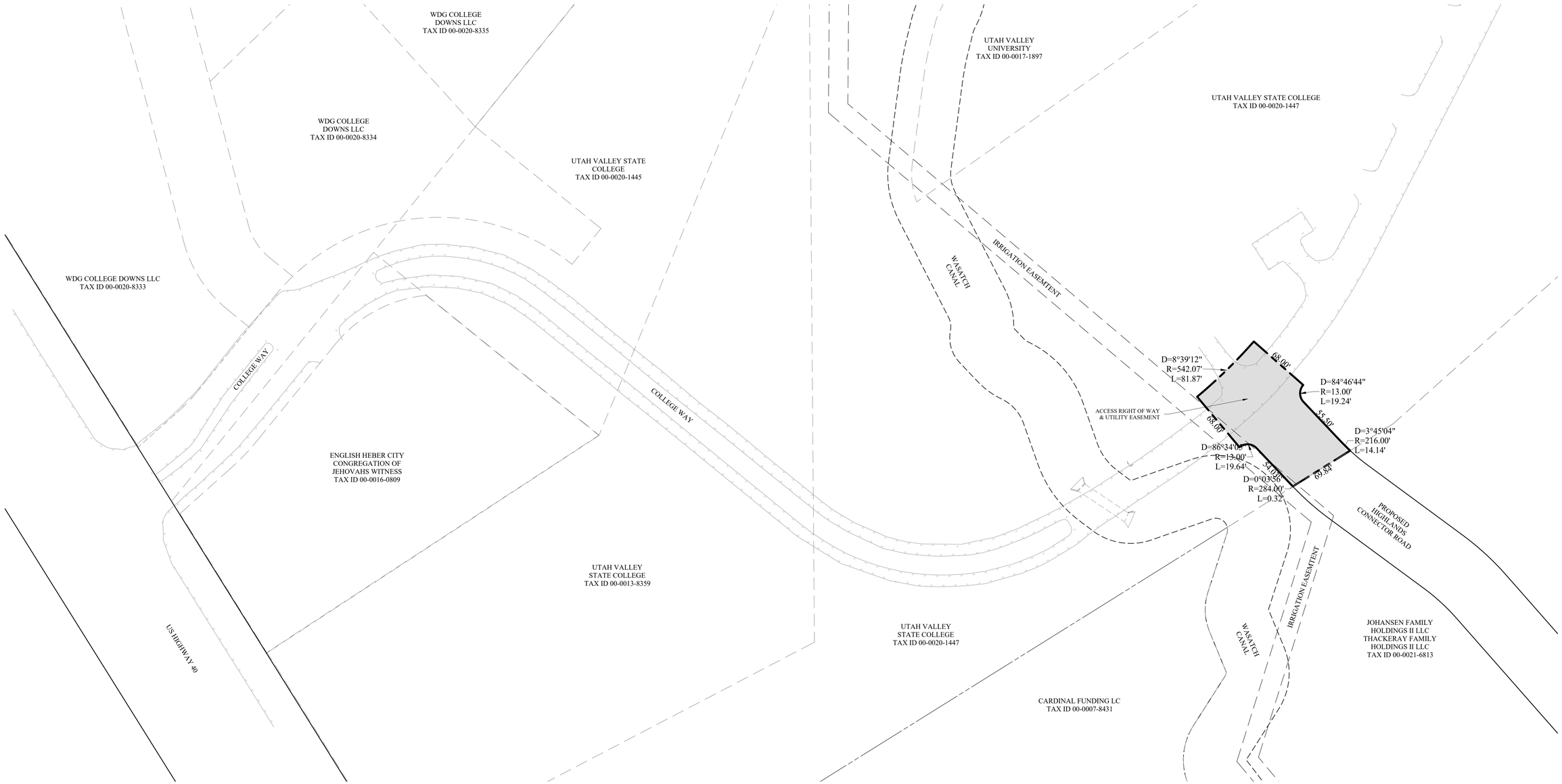
HIGHLANDS RESIDENTIAL
ACCESS & UTILITY EASEMENT

LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 19 AND THE WEST HALF OF SECTION 20, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE & MERIDIAN.
HEBER CITY, WASATCH COUNTY, UTAH



LEGAL DESCRIPTION

A PARCEL OF LAND SITUATE WITHIN THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE & MERIDIAN; DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT NORTH 00°29'50" WEST 197.63 FEET ALONG THE SECTION LINE AND NORTH 89°30'10" EAST 440.70 FEET FROM THE WEST QUARTER CORNER OF SECTION 20, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE & MERDIAIN;

AND RUNNING THENCE NORTH 39°57'49" WEST 68.00 FEET TO A POINT ON A 542.07 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT; THE CENTER OF SAID CURVE BEARS NORTH 39°57'49" WEST; THENCE NORTHEASTERLY 81.87 FEET ALONG THE ARC OF SAID CURVE (CHORD BEARS NORTH 45°42'35" EAST 81.79 FEET);
THENCE SOUTH 48°37'01" EAST 68.00 FEET TO A POINT ON A 13.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT; THE CENTER OF SAID CURVE BEARS SOUTH 48°37'01" EAST; THENCE SOUTHERLY 19.24 FEET ALONG THE ARC OF SAID CURVE (CHORD BEARS SOUTH 01°00'23" EAST 17.53 FEET);
THENCE SOUTH 43°23'45" EAST 55.50 FEET TO A POINT ON A 216.00 FOOT RADIUS CURVE TO THE LEFT; THENCE SOUTHEASTERLY 14.14 FEET ALONG THE ARC OF SAID CURVE (CHORD BEARS SOUTH 45°16'17" EAST 14.14 FEET) TO A POINT ON THE NORTHWESTERLY LINE OF GRANTEE'S PARCEL; THENCE SOUTH 58°00'22" WEST 69.84 FEET ALONG SAID GRANTEE'S PARCEL; THENCE NORTH 43°23'45" WEST 54.35 FEET TO A POINT ON A 13.00 FOOT RADIUS CURVE TO THE LEFT; THENCE NORTHWESTERLY 19.64 FEET ALONG THE ARC OF SAID CURVE (CHORD BEARS NORTH 86°40'47" WEST 17.83 FEET) TO THE POINT OF BEGINNING.

CONTAINS: 10,977 SQUARE FEET, OR 0.252 ACRE

N
W E
S

50 0 50 100 150

Scale 1" = 50'

SHEET

EA-1

DRAWN BY: FWH
FIELD CREW: BM
CHECKED BY: SNT
DATE: 12/01/22

CLIENT: DR HORTON
DWG: SURVEY BASE
JOB No: 3891-
DRAWING IS REDUCED IF LESS THAN 22"x34" DIMENSIONS AND NOTES TAKE PRECEDENCE OVER SCALE.

HIGHLANDS RESIDENTIAL
ACCESS & UTILITY EASEMENT
LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 19 AND THE WEST HALF OF SECTION 20, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE & MERIDIAN.
HEBER CITY, WASATCH COUNTY, UTAH

REVISIONS

No.	DATE	BY	REVISION

Salt Lake City Office tel (801) 487-8040
231 WEST 800 SOUTH fax (801) 487-8668
Salt Lake City, Utah 84101
Ward Engineering Group
Planning • Engineering • Surveying

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HIGHLANDS-OVERALL MASTER PLAN-V11B

HIGHLANDS OVERALL DEVELOPMENT SUMMARY

AREA= 144.65 A.C. ERU's= 758

HIGHLANDS RESIDENTIAL DEVELOPMENT SUMMARY

AREA= 116.26 A.C. ERU's= 579

DR HORTON	UNITS	ERUs/UNIT	ERUs
SINGLE FAMILY RESIDENTIAL ALTA LOTS (40.5x90)	110	0.75	83.25
SINGLE FAMILY RESIDENTIAL COTTAGE LOTS (66.5x90)	97	1.0	96.0
STACKED FLATS	226	N/A	104.6
TOWNHOMES - OLIVER	89	1.0	89.0
TOWNHOMES - MILLBROOK	119	0.75	89.25
TOWNHOMES - DALTON	156	0.75	117.0
	TOTAL UNITS = 806		TOTAL ERUs = 579

HIGHLANDS TOWN CENTER DEVELOPMENT SUMMARY

AREA= 28.39 AC. ERU's= 179

MULTI-FAMILY 48 PLEX : 4 STORIES + GARAGE
2 BUILDINGS = 176 UNITS
GARAGE PARKING = 264 SPACES (1.5/ UNITS)

COMMERCIAL / MIXED -USE (C-A) : 4 STORIES + GARAGE
RETAIL (1ST FLOOR): 28,000 SF
RESIDENTIAL (3 FLOORS) 40 UNITS (STUDENT HOUSING)
GARAGE PARKING = 200 SPACES
-COMMERCIAL = 140 SPACES (5/1000 SF)
- RESIDENTIAL = 60 SPACES (1.5/ UNIT)

COMMERCIAL / MIXED -USE (C-B) : 4 STORIES + GARAGE
RETAIL (1ST FLOOR): 27,000 SF
RESIDENTIAL (3 FLOORS) 60 UNITS (STUDENT HOUSING)
GARAGE PARKING = 225 SPACES
-COMMERCIAL = 135 SPACES (5/1000 SF)
- RESIDENTIAL = 90 SPACES (1.5/ UNIT)

COMMERCIAL (C-C) : 1 STORY
RETAIL (GROCERY) : 16,000 SF

COMMERCIAL (C-D) : 1 STORY
RESTAURANT (1ST FLOOR): 5,000 SF

COMMERCIAL (C-E) : 1 STORY
RESTAURANT (1ST FLOOR): 5,000 SF

COMMERCIAL (C-F) : 4 STORIES
HOTEL (4 FLOORS) : 135 KEYS
TOTAL: 60,000 SF * (15,000/FLOOR)

COMMERCIAL (C-G) : 1 STORY
GYM (1 ST FLOOR) : 15,000 SF

COMMERCIAL (C-H) : 3 STORIES + BASEMENT
STORAGE UNIT (4 FLOORS) : 25,000 SF EA
TOTAL: 100,000 SF*

LINEAR PARK = 6.86 AC

TOTAL COMM / MIXED-USE = 96,000 SF
(STORAGE UNIT NOT INCLUDED IN TOTAL PER DA)
TOTAL ERU= 758
AFFORDABLE HOUSING AT 10% (STUDENT HOUSING APPLIES)

TOTAL ERUs = 758

NOTE: THE HIGHLANDS DEVELOPMENT IS BASED ON AN EQUIVALENT RESIDENTIAL UNIT (ERU), AS DEFINED BY HEBER CITY. THE ACTUAL NUMBER OF PHYSICAL UNITS MAY CHANGE, HOWEVER THE TOTAL NUMBER OF ERU WILL NOT EXCEED 758 ERUs.

EDITED 11/21/2023

Scale 1" = 200

HIGHLANDS
HEBER CITY, UT
HIGHLANDS MASTER PLAN V11B

Ward Engineering Group
Planning • Engineering • Surveying

SHEET
EX-01

Ent 542653 Bk 1468 Pg 234-290
Date: 06-MAR-2024 2:08:34PM
Fee: $40.00 Check Filed By: CO
MARCY M MURRAY, Recorder
WASATCH COUNTY CORPORATION
For: JOHANSEN ARMAND D

WHEN RECORDED, RETURN TO:

Heber City
Attention: City Recorder
75 North Main Street
Heber City, Utah 84032
Tax Parcel Nos.: 00-0021-6813, 00-0007-8431, 00-0007-7797

(Space above for Recorder's use only.)

THIRD AMENDMENT TO DEVELOPMENT AGREEMENT FOR THE HIGHLANDS MASTER PLANNED COMMUNITY

THIS THIRD AMENDMENT TO DEVELOPMENT AGREEMENT FOR THE HIGHLANDS MASTER PLANNED COMMUNITY (this "**Amendment**") is entered into this ____ day of January, 2024, by and between HEBER CITY, a political subdivision of the State of Utah (the "**City**"), and CARDINAL FUNDING, LLC, a Utah limited liability company ("**Cardinal Funding**"). Each of Cardinal Funding and the City are hereinafter referred to individually as a "**Party**" and collectively as the "**Parties**"

RECITALS:

A. This Amendment amends that certain Development Agreement for the Highlands Master Planned Community (the "**Original Agreement**"), which Original Agreement is dated December 7, 2021 and was recorded in the official records of the Wasatch County Recorder on April 14, 2021 as Entry No. 518203 in Book 1405 at Page 1517-1607 (as such Original Agreement has been modified or amended prior to the date hereof and by this Amendment, the "**Agreement**"). Capitalized terms not otherwise defined in this Amendment shall have the meaning ascribed to them in the Original Agreement.

B. The Original Agreement was entered into by and among the City and Cardinal Funding with respect to that certain real property (the "**Property**") described therein and described on Exhibit A attached hereto, which Property is presently owned by Thackeray Family Holdings II, LLC, a Utah limited liability company ("**TFHII**") and Johansen Family Holdings II, LLC, a Utah limited liability company ("**JFHII**" and together with TFHII, the "**Landowners**"), which are executing this Amendment as owners of the Property.

C. The Original Agreement incorporated certain Design Guidelines, which Design Guidelines "are the approved guidelines for certain aspects of the design and construction of the development of the Property, including setbacks, building sizes, open space, height limitations, parking and signage, and, the design and construction standards for buildings, roadways and infrastructure, as set forth in and adopted as part of [the Original Agreement.]"

D. The Design Guidelines are applied in the context of the Zone, as the Zone is interpreted, clarified and/or modified by the City pursuant to this Agreement, and Cardinal Funding has sought certain interpretive guidance and clarification and certain amendments or other modifications from the City with respect to the Zone.

E. The Original Agreement was previously modified through an Administrative Amendment approved by Staff and recognized by the City Council on July 19, 2022 for the Highlands Conceptual Master Plan V6 (dated January 31, 2022) (the "**First Amendment**"). Staff approved the First Amendment on July 27, 2022. The First Amendment revised the general layout of the residential portion of the development, including a revision of the number of stacked flats, decreasing the total number of dwelling units and increasing the number of owner-occupied units. This Amendment entirely replaces and supersedes the First Amendment.

F. The Original Agreement was previously modified through an Administrative Amendment approved by Staff and recognized by the City Council on September 20, 2022 (the "**Second Amendment**"). Staff approved the Second Amendment on October 18, 2022. The Second Amendment modified the layout of the development to accommodate the City's Storm Water Master Plan. Such modifications included relocation of the clubhouse, the addition of several detention basins to be located throughout the development area and modifications to the Community Park, including the addition of a water feature planned to traverse through the Community Park and Town Center. Additionally, the commercial storage building was moved to the southern end of the development, and the size of the hotel was increased. The changes approved pursuant to the Second Amendment resulted in a decrease of 45 housing units and a decrease of ERU's by 0.74. This Amendment replaces and supersedes the Second Amendment, except for the Water Feature Amenity details, which are retained pursuant to the Third Amendment as shown in Exhibit O attached hereto.

G. The City's planning staff and Planning Commission have reviewed the proposed clarifications, modifications and amendments in one or more public hearings and provided a recommendation to the City Council based upon the unique and challenging topography of the Property but also seeking to maintain the overall intent of the required zoning design elements. On January 2, 2024, the City Council approved this Amendment as an Administrative Amendment pursuant to the requirements of the Original Agreement.

H. The upper road, Coyote View Drive, is a major reason for this Amendment, as the City and the adjoining Jordanelle Ridge Development desire to relocate Coyote View Drive to a location that differs from that shown in the Original Highlands Master Plan. This road relocation was done to facilitate a better design of the Arts District to the North of the Property.

I. At the request of the City, Cardinal Funding or its affiliates have exchanged real property (the "**Property Exchange**") along the eastern boundary of the Property with RE Investment Holdings, L.L.C. ("**REIH**").

J. The property owned by REIH prior to the Property Exchange was subject to that certain Development Agreement for the Upper Jordanelle Master Planned Community, recorded in the office of the Wasatch County Recorder on November 2, 2020 as Entry No. 487731 in Book 1321 at Page 1398 (as amended, supplemented or otherwise modified, the "**Upper Jordanelle Development Agreement**").

K. Cardinal Funding and the City desire to amend the Original Agreement so as to recognize the effect of the Property Exchange and to provide for the application of this Agreement to the property received by Cardinal Funding or its affiliates in the Property Exchange.

L. Pursuant to the requirements of Sections 17 and 18 of the Original Agreement, Cardinal Funding and the City are authorized and have the right to amend the Original Agreement and now desire to amend the Original Agreement as more fully set forth below.

AGREEMENT:

NOW, THEREFORE, in consideration of the foregoing and the mutual covenants made herein and in the Original Agreement, the receipt and sufficiency of which are hereby acknowledged, the parties to this Amendment agree as follows:

1. Amendment of Section 1.2.69. Section 1.2.69 of the Agreement is hereby amended and restated in its entirety as follows:

> 1.2.69 **Zone** means the City's North Village Overlay District Zone, as interpreted, clarified, amended or modified by the "NVOZ Specific Application Standards—Highlands Master Planned Community" attached to this Agreement as **Exhibit L**.

2. Amendment of Section 3.1. Section 3.1 of the Agreement is hereby amended such that the Base Density Entitlements (670 ERUs) are increased to 691 ERUs by reason of the property exchange and resulting additional property area described in Section 5 of this Amendment; provided, however, the twenty-one (21) additional ERUs shall not be used in the calculation of Bonus Density Entitlements under the Original Agreement and the Parties acknowledge and agree that the 691 ERUs set forth above do not include the 67 affordable housing units included in the Bonus Density Entitlements, which affordable housing units are unaffected by this Amendment for a total of 758 ERUs.

3. References to "NVOZ" or "NVOZ Zone and Ordinance". All references to the terms "NVOZ" and "NVOZ Zone and Ordinance" included in the Original Agreement are hereby changed to "Zone."

4. Exhibits. Exhibit D to the Original Agreement (i.e. the Master Plan) is hereby replaced with Exhibit D attached to this Amendment (i.e. the A&R Master Plan, dated October 19, 2023).

5. Addition/Removal of Property. In recognition of the Property Exchange and from and after the date of this Amendment, the Parties agree that: (a) the real property described on Exhibit M attached hereto shall no longer be subject to the Upper Jordanelle Development Agreement and shall be subject to and governed by the Agreement; and (b) the real property described on Exhibit N attached hereto shall no longer be subject to the Agreement and shall be subject to and governed by the Upper Jordanelle Development Agreement. Taking into account the foregoing adjustments, the Property subject to the Original Agreement, as amended, is the real property described on Exhibit P attached hereto.

6. **Conflicts.** In the event of any conflict between the terms and conditions set forth in this Amendment and those set forth in the Original Agreement, the terms and conditions of this Amendment shall control.

7. **Ratification.** Except as expressly set forth in this Amendment, the Agreement is ratified and confirmed as written.

[Signatures appear on the following pages]

IN WITNESS WHEREOF, this Amendment has been entered into by and among the City and Cardinal Funding with the consent and agreement of the Landowners as of the date and year first above written.

CARDINAL FUNDING:

CARDINAL FUNDING, LLC, a
Utah limited liability company

By: _____
Name: JOHN R. THACKERAY
Title: MANAGER

CARDINAL FUNDING ACKNOWLEDGMENT

STATE OF UTAH)
:§.
CITY OF Utah)

On the 5 day of February, 2024, personally appeared before me John R. Thackeray, who being by me duly sworn, did say that he is the Manager of Cardinal Funding, 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.

Gaylynn Hart
NOTARY PUBLIC

GAYLYNN HART
NOTARY PUBLIC - STATE OF UTAH
My Comm. Exp. 11/05/2024
Commission # 715019

4862-5893-5178, v. 13

CITY:

Heber City, a political subdivision of the State of Utah

Heidi Franco

Heidi Franco, Mayor

Approved as to form and legality:

City Attorney

By:

Attest:

City Recorder

By:

CITY ACKNOWLEDGMENT

STATE OF UTAH)
:§.
CITY OF HEBER)

On the 4th day of March, 2024, personally appeared before me Heidi Franco, who being by me duly sworn, did say that she is the Mayor of City of Heber, a political subdivision of the State of Utah, and that said instrument was signed in behalf of the City by authority of its governing body.

NOTARY PUBLIC

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

4862-5893-5178, v. 13

CONSENT AND ACKNOWLEDGMENT OF LANDOWNERS

Each of the undersigned Landowners hereby: (a) confirms and acknowledges such Landowner's receipt of this Amendment and confirms that the Agreement, as amended by this Amendment, is in full force and effect with respect to the to the properties owned by such Landowner and located within the Property; and (b) consents and agrees to abide by the terms and conditions of the Agreement, as amended pursuant to this Amendment, each to the extent applicable to the properties owned by such Landowner.

LANDOWNERS:

Thackeray Family Holdings II, LLC, a Utah limited liability company

By: _____
Name: John R. Thackeray
Title: Manager

Date of Execution: 2/5, 2024

STATE OF UTAH)
:§.
CITY OF Utah)

On the 5 day of February, 2024, personally appeared before me John R. Thackeray, who being by me duly sworn, did say that he is the Manager of Thackeray Family Holdings II, 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.

Gaylynn Hart
NOTARY PUBLIC

GAYLYNN HART
NOTARY PUBLIC - STATE OF UTAH
My Comm. Exp. 11/05/2024
Commission # 715019

4862-5893-5178, v. 13

Johansen Family Holdings II, LLC, a Utah limited liability company

By: Armand D. Johansen
Name: Armand D. Johansen
Title: Manager

Date of Execution: Feb. 5, 2024

STATE OF UTAH)
:§.
CITY OF Utah)

On the 5 day of February 2024, personally appeared before me Armand D. Johansen who being by me duly sworn, did say that he is the Manager of Johansen Family Holdings II, 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.

Gaylynn Hart
NOTARY PUBLIC

GAYLYNN HART
NOTARY PUBLIC - STATE OF UTAH
My Comm. Exp. 11/05/2024
Commission # 715019

Exhibit A
to
Third Amendment
to
Development Agreement for Highlands Master Planned Community

(Description of Property)

[See attached.]

NORTH PARCEL:

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 19 AND THE WEST HALF OF SECTION 20 ALL IN TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN, WASATCH COUNTY, UTAH DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF COMMONS BOULEVARD AND THE EASTERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY 40 PROJECT NO. F-019-1(1), SAID INTERSECTION BEING EAST 214.59 FEET AND SOUTH 1260.57 FEET FROM THE 2005 WASATCH COUNTY SURVEY ALUMINUM PIPE CAP MONUMENT MARKING THE WEST QUARTER CORNER OF SECTION 20, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN (BASIS OF BEARINGS FOR THIS DESCRIPTION IS SOUTH 04°04'03" EAST 2857.85 FEET ALONG A LINE DEFINED BY WASATCH COUNTY WATER SERVICE AREA NO. 1 SURVEY CONTROL MONUMENTS NO. 706 AND NO. 708 (BOTH ALUMINUM PIPE CAP MONUMENTS) SEE THE SURVEY CONTROL SHEET FOR THE CENTRAL UTAH WATER CONSERVANCY DISTRICT, WASATCH COUNTY WATER EFFICIENCY PROJECT, DRAWING NO. G-8 AS RECORDED IN BOOK 630 AT PAGES 766-767 AND AS ENTRY NO. 259146 OF THE WASATCH COUNTY RECORDS); THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE NORTH 32°00'02" WEST 1,057.48 FEET TO THE SOUTHEASTERLY LINE OF PARCEL 2 AS DESCRIBED IN THAT WARRANTY DEED TO UTAH VALLEY STATE COLLEGE RECORDED AS ENTRY NO. 333087 OF SAID RECORDS AND ALSO DESCRIBED ON RECORD OF SURVEY NO. OWC-035-019-0-1157 AS FILED IN THE WASATCH COUNTY SURVEYORS OFFICE; THENCE ALONG SAID SOUTHEASTERLY LINE THE FOLLOWING TWO COURSES (1) NORTH 58°00'22" EAST 1,112.69 FEET (NORTH 57°59'34" EAST 1,111.85 FEET BY RECORD); AND (2) NORTH 48°11'59" EAST 1,098.03 FEET (NORTH 48°11'11" EAST 1,097.66 FEET BY RECORD) TO THE CENTERLINE OF THE TIMPANOGOS CANAL AS DESCRIBED IN THAT CONTRACT AND GRANT OF EASEMENT RECORDED AS ENTRY NO. 212641 OF SAID RECORDS; THENCE ALONG SAID CENTERLINE THE FOLLOWING NINE COURSES: (1) NORTH 17°22'52" WEST 54.83 FEET (NORTH 17°22'52" WEST 54.71 FEET PER SAID PARCEL 2); (2) NORTHWESTERLY 62.66 FEET ALONG A 57.21 FEET RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 62°45'14" AND A LONG CHORD OF NORTH 48°45'29" WEST 59.57 FEET; (3) NORTH 80°08'06" WEST 50.43 FEET; (4) NORTHWESTERLY 80.09 FEET ALONG A 77.16 FEET RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 59°28'06" AND A LONG CHORD OF NORTH 50°24'03" WEST 76.54 FEET; (5) NORTH 20°40'00" WEST 67.54 FEET TO STA 212+38 OF SAID TIMPANOGOS CANAL WHICH STA 212+38 IS SOUTH 1318.48 FEET AND EAST 1244.36 FEET FROM THE 1976 WASATCH COUNTY BRASS CAP MONUMENT FOR THE NORTHWEST CORNER OF SECTION 20 PER PARCEL NO. WCWEP-T-0584(P) OF SAID ENTRY NO. 212641; (6) CONTINUING NORTH 20°40'00" WEST 39.32 FEET; (7) NORTHWESTERLY 26.35 FEET ALONG A 73.32 FEET RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 20°35'35" AND A LONG CHORD OF NORTH 30°57'47" WEST 26.21 FEET; (8) NORTH 41°15'35" WEST 114.29 FEET; AND (9) NORTHWESTERLY 11.22 FEET ALONG A 3,029.45 FEET RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 00°12'44" AND A LONG CHORD OF NORTH 41°09'13" WEST 11.22 FEET TO AN EXISTING FENCE; THENCE ALONG SAID EXISTING FENCE SOUTH 89°54'54" EAST 1,524.20 FEET TO THE NORTH-SOUTH CENTER SECTION LINE OF SAID SECTION 20; THENCE ALONG SAID NORTH-SOUTH CENTER SECTION LINE SOUTH 00°00'09" WEST 1,774.05 FEET TO THE

CENTERLINE OF THE SAID TIMPANOGOS CANAL; THENCE ALONG SAID CENTERLINE THE FOLLOWING EIGHT COURSES: (1) NORTH 10°34'34" WEST 26.14 FEET; (2) NORTHERLY 18.66 FEET ALONG A 63.10 FEET RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 16°56'26" AND A LONG CHORD OF NORTH 19°02'47" WEST 18.59 FEET TO STA 236+55 OF SAID TIMPANOGOS CANAL WHICH STA 236+55 IS NORTH 2238.88 FEET AND WEST 10.76 FEET FROM THE 2005 WASATCH COUNTY ALUMINUM PIPE CAP MONUMENT FOR THE SOUTH QUARTER CORNER OF SECTION 20 PER SAID PARCEL NO. WCWEP-T-0584(P) OF SAID ENTRY NO. 212641; (3) CONTINUING NORTHWESTERLY 31.79 FEET ALONG SAID 63.10 FEET RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 28°51'57" AND A LONG CHORD OF NORTH 41°56'59" WEST 31.45 FEET; (4) NORTH 56°22'57" WEST 51.03 FEET; (5) NORTHWESTERLY 56.42 FEET ALONG A 130.89 FEET RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 24°41'49" AND A LONG CHORD OF NORTH 44°02'03" WEST 55.98 FEET; (6) NORTH 31°41'08" WEST 60.09 FEET; (7) NORTHWESTERLY 126.00 FEET ALONG A 664.07 FEET RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 10°52'18" AND A LONG CHORD OF NORTH 37°07'17" WEST 125.82 FEET; AND (8) NORTH 42°33'26" WEST 8.76 FEET TO THE NORTH LINE OF PARCEL 1 DESCRIBED IN A WARRANTY DEED RECORDED AS ENTRY NO. 462588 OF SAID RECORDS (WHICH SAID PARCEL 1 IS THE SAME AS PARCEL 4 AS DEPICTED ON A RECORD OF SURVEY MAP PREPARED BY EVERGREEN ENGINEERING FILED AS NO. OWC-035-020-0-881 IN THE WASATCH COUNTY SURVEYORS OFFICE, WHICH BEARINGS ARE ROTATED 0°00'48" CLOCKWISE TO AGREE WITH THE ABOVE DESCRIBED BASIS OF BEARINGS); THENCE ALONG SAID NORTH LINE NORTH 89°59'12" WEST 303.12 FEET (WEST BY DEED) TO THE NORTHWEST CORNER OF SAID PARCEL 1; THENCE ALONG THE WEST LINE OF SAID PARCEL 1 SOUTH 00°00'48" WEST 425.00 FEET (SOUTH BY DEED) TO AN EXISTING EVERGREEN ENGINEERING REBAR & CAP AND THE NORTHWEST CORNER OF PARCEL 2 OF SAID WARRANTY DEED (WHICH SAID PARCEL 2 IS THE SAME AS QUIT CLAIM #2 AS DEPICTED ON A RECORD OF SURVEY MAP PREPARED BY BUHLER ASSOCIATES FILED AS NO. 0001830 IN THE WASATCH COUNTY SURVEYORS OFFICE); THENCE ALONG THE WEST LINE OF SAID QUIT CLAIM #2 SOUTH 00°32'12" EAST 134.12 FEET (SOUTH BY DEED) TO AN EXISTING BUHLER ASSOCIATES REBAR & CAP; THENCE ALONG THE SOUTH LINE OF SAID QUIT CLAIM #2 NORTH 89°49'38" EAST 528.67 FEET (EAST BY DEED) EXTENDING THROUGH AN EXISTING BUHLER ASSOCIATES REBAR & CAP TO SAID NORTH-SOUTH CENTER SECTION LINE; THENCE ALONG SAID NORTH-SOUTH CENTER SECTION LINE SOUTH 00°00'09" WEST 1,263.25 FEET TO A BING CHRISTENSEN REBAR & CAP AS DEPICTED ON A RECORD OF SURVEY MAP PREPARED BY MCM ENGINEERING AND FILED AS NO. 1033 IN SAID WASATCH COUNTY SURVEYOR'S OFFICE; THENCE ALONG AN EXISTING FENCE NORTH 89°59'12" WEST 676.35 FEET TO STATION 154+09 ON THE CENTERLINE OF THE WASATCH CANAL AS DESCRIBED IN SAID CONTRACT AND GRANT OF EASEMENT RECORDED AS ENTRY NO. 212641 OF SAID RECORDS, SAID POINT BEING 676.32 FEET WEST AND 668.13 FEET NORTH OF THE SOUTH QUARTER CORNER OF SAID SECTION 20; THENCE CONTINUING NORTH 89°59'12" WEST 52.77 FEET TO THE WESTERLY LINE OF SAID WASATCH CANAL; THENCE ALONG SAID WESTERLY LINE THE FOLLOWING FOURTEEN COURSES: (1) NORTHWESTERLY 36.10 FEET ALONG A 180.84 FEET RADIUS NON-TANGENT CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 11°26'10" AND A LONG CHORD OF NORTH 48°19'44" WEST 36.04 FEET; (2) NORTH 42°36'39" WEST 243.31 FEET; (3) NORTHWESTERLY 59.37 FEET ALONG A 244.36 FEET RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 13°55'16"

AND A LONG CHORD OF NORTH 49°34'17" WEST 59.23 FEET; (4) NORTH 56°31'55" WEST 141.96 FEET; (5) NORTHWESTERLY 52.18 FEET ALONG A 139.48 FEET RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 21°26'10" AND A LONG CHORD OF NORTH 45°48'50" WEST 51.88 FEET; (6) NORTH 35°05'45" WEST 32.66 FEET; (7) NORTHWESTERLY 24.90 FEET ALONG A 52.16 FEET RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 27°21'17" AND A LONG CHORD OF NORTH 48°46'23" WEST 24.67 FEET; (8) NORTH 62°27'02" WEST 31.01 FEET; (9) NORTHWESTERLY 59.68 FEET ALONG A 100.00 FEET RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 34°11'34" AND A LONG CHORD OF NORTH 45°21'15" WEST 58.80 FEET; (10) NORTH 28°15'28" WEST 46.48 FEET; (11) NORTHWESTERLY 27.92 FEET ALONG A 75.00 FEET RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 21°19'55" AND A LONG CHORD OF NORTH 38°55'26" WEST 27.76 FEET; (12) NORTH 49°35'23" WEST 30.70 FEET; (13) NORTHWESTERLY 89.92 FEET ALONG A 200.95 FEET RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 25°38'22" AND A LONG CHORD OF NORTH 36°46'12" WEST 89.18 FEET; AND (14) NORTH 23°57'01" WEST 0.10 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF COMMONS BOULEVARD PER WASATCH COMMONS SUBDIVISION PHASE 1 RECORDED AS ENTRY NO. 362478 OF SAID RECORDS, WHICH SAID PHASE 1 BEARINGS ARE ROTATED 0°01'39" COUNTERCLOCKWISE TO AGREE WITH THE ABOVE DESCRIBED BASIS OF BEARINGS; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE THE FOLLOWING TWO COURSES: (1) WESTERLY 252.73 FEET ALONG A 483.50 FEET RADIUS NON-TANGENT CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 29°56'58" AND A LONG CHORD OF NORTH 75°05'36" WEST 249.86 FEET; AND (2) NORTH 60°07'07" WEST 29.46 FEET; THENCE NORTH 29°52'53" EAST 67.00 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF SAID COMMONS BOULEVARD; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE THE FOLLOWING EIGHTEEN COURSES (1) NORTH 60°07'07" WEST 50.00 FEET; (2) NORTHWESTERLY 13.57 FEET ALONG A 17.50 FEET RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 44°24'55" AND A LONG CHORD OF NORTH 37°54'40" WEST 13.23 FEET; (3) NORTH 60°07'07" WEST 103.22 FEET; (4) WESTERLY 391.17 FEET ALONG A 488.50 FEET RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 45°52'49" AND A LONG CHORD OF NORTH 83°03'31" WEST 380.80 FEET; (5) WESTERLY 30.50 FEET ALONG A 35.50 FEET RADIUS REVERSE CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 49°13'32" AND A LONG CHORD OF NORTH 81°23'10" WEST 29.57 FEET; (6) WESTERLY 50.41 FEET ALONG A 94.50 FEET RADIUS REVERSE CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 30°33'53" AND A LONG CHORD OF NORTH 72°03'20" WEST 49.82 FEET; (7) NORTHWESTERLY 34.27 FEET ALONG A 35.50 FEET RADIUS REVERSE CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 55°18'12" AND A LONG CHORD OF NORTH 59°41'11" WEST 32.95 FEET; (8) NORTH 32°02'05" WEST 11.88 FEET; (9) SOUTH 50°08'15" WEST 77.72 FEET; (10) SOUTH 32°02'05" EAST 1.29 FEET; (11) SOUTHERLY 34.27 FEET ALONG A 35.50 FEET RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 55°18'12" AND A LONG CHORD OF SOUTH 04°22'59" EAST 32.95 FEET; (12) SOUTHERLY 26.91 FEET ALONG A 94.50 FEET RADIUS REVERSE CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 16°18'53" AND A LONG CHORD OF SOUTH 15°06'41" WEST 26.82 FEET; (13) SOUTHWESTERLY 31.61 FEET ALONG A 35.50 FEET RADIUS REVERSE CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 51°00'41" AND A LONG CHORD OF SOUTH 32°27'35" WEST 30.57 FEET; (14) SOUTH 57°57'55" WEST 24.11 FEET; (15) SOUTHWESTERLY 21.44 FEET ALONG A 135.00 FEET RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 09°05'55" AND A LONG CHORD OF SOUTH 62°30'53" WEST 21.42 FEET; (16) SOUTH 67°03'50" WEST

52.01 FEET; (17) SOUTHWESTERLY 26.20 FEET ALONG A 165.00 FEET RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 09°05'55" AND A LONG CHORD OF SOUTH 62°30'53" WEST 26.17 FEET; AND (18) SOUTH 57°57'55" WEST 27.54 FEET TO THE POINT OF BEGINNING.

CONTAINING 6,038,681 SQUARE FEET OR 138.629 ACRES.

SOUTH PARCEL:

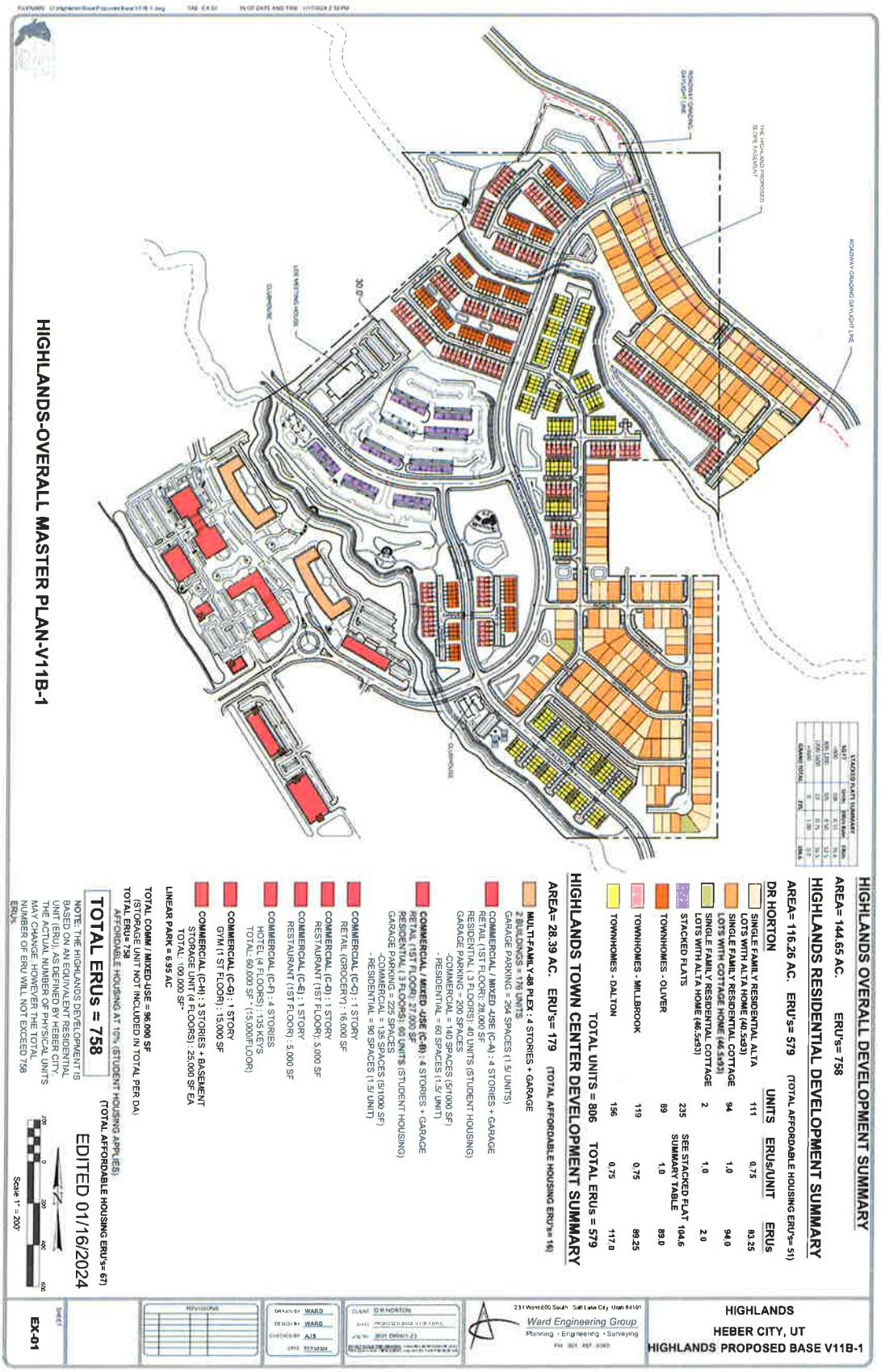
A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 20 ALL IN TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN, WASATCH COUNTY, UTAH DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY 40 PROJECT NO. F-019-1(1), SAID POINT BEING NORTH 0°08'37" WEST 687.06 FEET ALONG THE SECTION LINE AND EAST 659.19 FEET FROM THE 1999 WASATCH COUNTY SURVEY ALUMINUM CAP MONUMENT MARKING THE SOUTHWEST QUARTER CORNER OF SECTION 20, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN (BASIS OF BEARINGS FOR THIS DESCRIPTION IS SOUTH 04°04'03" EAST 2857.85 FEET ALONG A LINE DEFINED BY WASATCH COUNTY WATER SERVICE AREA NO. 1 SURVEY CONTROL MONUMENTS NO. 706 AND NO. 708 (BOTH ALUMINUM PIPE CAP MONUMENTS) SEE THE SURVEY CONTROL SHEET FOR THE CENTRAL UTAH WATER CONSERVANCY DISTRICT, WASATCH COUNTY WATER EFFICIENCY PROJECT, DRAWING NO. G-8 AS RECORDED IN BOOK 630 AT PAGES 766-767 AND AS ENTRY NO. 259146 OF THE WASATCH COUNTY RECORDS); THE PARCEL 2 DESCRIPTION AS RECORED AS ENTRY NO. 396936 OF SAID RECORDS, WHICH SAID PARCEL 2 BEARINGS ARE ROTATED 0°01'39" COUNTERCLOCKWISE TO AGREE WITH THE ABOVE DESCRIBED BASIS OF BEARINGS; THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE NORTH 32°00'02" WEST 748.34 FEET ALONG THE EASTERLY RIGHT OF WAY LINE OF SAID STATE HIGHWAY 40 TO THE BOUNDARY LINE OF WASATCH COMMONS SUBDIVISION, SAID BOUNDARY ALSO BEING THE SOUTH RIGHT OF WAY LINE FOR COMMONS BOULEVARD; THENCE ALONG THE SAID SOUTH RIGHT OF WAY LINE AND BOUNDARY LINE NORTH 57°57'55" EAST 146.97 FEET; THENCE NORTHEASTERLY 33.19 FEET ALONG A 35.50 FEET RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 53°33'54" AND A LONG CHORD OF NORTH 84°44'52" EAST 31.99 FEET; THENCE SOUTHEASTERLY 31.12 FEET ALONG A 94.50 FEET RADIUS REVERSE CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 18°52'06" AND A LONG CHORD OF SOUTH 77°54'14" EAST 30.98 FEET; THENCE SOUTHEASTERLY 34.27 FEET ALONG A 35.50 FEET RADIUS REVERSE CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 55°18'12" AND A LONG CHORD OF SOUTH 59°41'11" EAST 32.95 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE FOR GREEN VALLEY ROAD; THENCE ALONG SAID RIGHT OF WAY LINE AND SAID BOUNDARY LINE SOUTH 32°02'05" EAST 10.00 FEET; THENCE NORTH 57°57'55" EAST 12.00 FEET; THENCE SOUTH 32°02'05" EAST 44.05 FEET; THENCE SOUTHEASTERLY 14.86 FEET ALONG A 153.00 FEET RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 5°33'55" AND A LONG CHORD OF SOUTH 34°49'02" EAST 14.86 FEET; THENCE SOUTH 37°36'00" EAST 36.75 FEET; THENCE SOUTHEASTERLY 59.80 FEET ALONG A 447.00 FEET RADIUS CURVE TO THE

RIGHT THROUGH A CENTRAL ANGLE OF 7°39'55" AND A LONG CHORD OF SOUTH 33°46'03" EAST 59.76 FEET; THENCE SOUTH 29°56'05" EAST 24.60 FEET; THENCE SOUTHEASTERLY 92.27 FEET ALONG A 2517.50 FEET RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 2°06'00" AND A LONG CHORD OF SOUTH 30°59'05" EAST 92.26 FEET; THENCE SOUTH 32°02'05" EAST 544.50 FEET; THENCE NORTH 89°59'12" WEST 270.18 FEET TO THE POINT OF BEGINNING.

CONTAINS 185,067 SQUARE FEET OR 4.249 ACRES

Exhibit D to Third Amendment to Development Agreement for Highlands Master Planned Community (Master Plan)



4862-5893-5178, v. 13

Exhibit L
to
Third Amendment
to
Development Agreement for Highlands Master Planned Community

(NVOZ Specific Application Standards—Highlands Master Planned Community)

Article and Section references are to the General Provisions of the North Village Overlay District Code referenced in the 18.21.010 of the Zone:

Article 3.0 Buildings, Section 3.2, Explanation of Building Standards, 4 Street Façade Requirements, is hereby amended to eliminate the last phrase of the first sentence (i.e., "including a parking lot") and the second sentence in the introductory paragraph (i.e. 360-degree architecture is not required), provided, however, all facades facing a public or private right-of-way shall satisfy the "Blank Wall Limitations" set forth in sub-party (2) of sub-paragraph 4 (see Exhibit L.1).

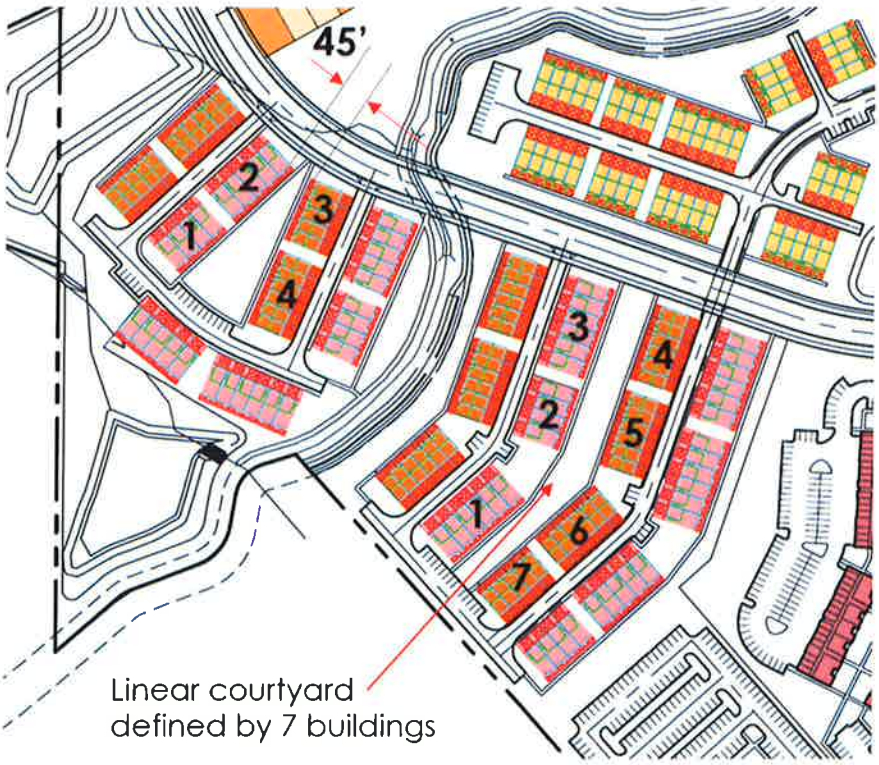
Article 3.0 Buildings, Section 3.2, Explanation of Building Standards, 5 Unique Architecture, is hereby amended to reduce the 400-foot distance to 120 feet for lots that are less than a quarter acre in size so long as there are at least 6 different building facades within such 120-foot distance on both sides of the street. A plan for such will be submitted at preliminary approval.

Article 3.0 Buildings, Section 3.2, Explanation of Building Standards, 2 Building Height, Sub-paragraph 2(d), is hereby amended to provide that the stated requirements only apply to adjacent buildings on the same side of the street and facing a public street and to indicate that the height variation requirements do not apply if the natural topography of the site enables a perceived height variation between adjacent buildings. 3 / 4 split buildings shall be treated as 3-story buildings with respect to height variation requirements (see Exhibit L.1).

Exhibit L.1

Article 3.0 Buildings, Section 3.6 Townhouse Building, Sub-paragraph 2, Footnote 2, is hereby amended to eliminate the 3-building requirement and to impose a 50-foot average courtyard width requirement where the courtyard is non-linear; provided, in no event shall a non-linear courtyard be less than 30 feet in width at any location (See Exhibit L.2).

Exhibit L.2.

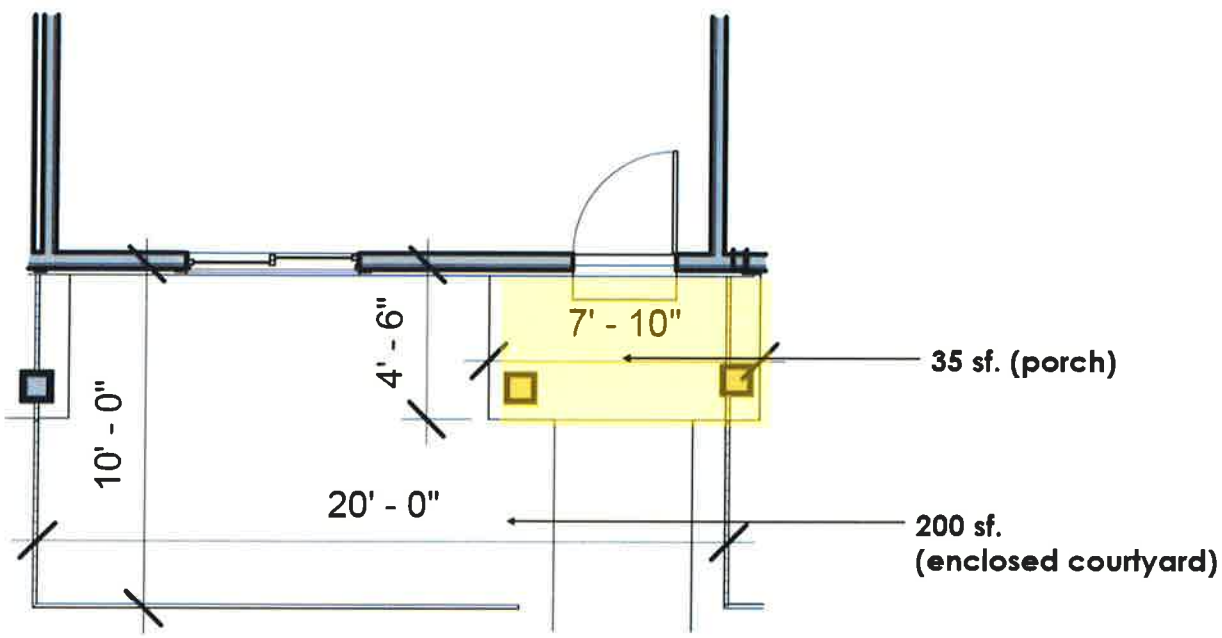


Article 3.0 Buildings, Section 3.9 Craftsman, Sub-paragraph 9, is hereby amended to allow for Front Porches of varying sizes to promote a variation in facades; provided, an exception to the minimum 60 square-foot requirement shall be satisfied by providing a private enclosed courtyard of at least the same size (See Exhibit L.3).

Article 3.0 Buildings, Section 3.10 Farmhouse, Sub-paragraph 7, is hereby amended to allow for Front Porches of varying sizes to promote a variation in facades; provided, an exception to the minimum 60 square-foot requirement shall be satisfied by providing a private enclosed courtyard of at least the same size (See Exhibit L.3).

Article 3.0 Buildings, Section 3.11 Mountain Modern, Sub-paragraph 7, is hereby amended to allow for Front Porches of varying sizes to promote a variation in facades; provided, an exception to the minimum 60 square-foot requirement shall be satisfied by providing a private enclosed courtyard of at least the same size (See Exhibit L.3).

Exhibit L.3



Article 3.0 Buildings, Section 3.6 Townhouse Building, Figure 3.6 (5), is hereby amended to require Townhouses facing common greens to have three-

sided architecture with windows (but not a wrap-around porch), provided, where a townhouse faces another row of townhouses, the façade shall include architectural elements approved by the City planning staff that present a pleasing facade to the facing properties (See Exhibit L.4).

Exhibit L.4

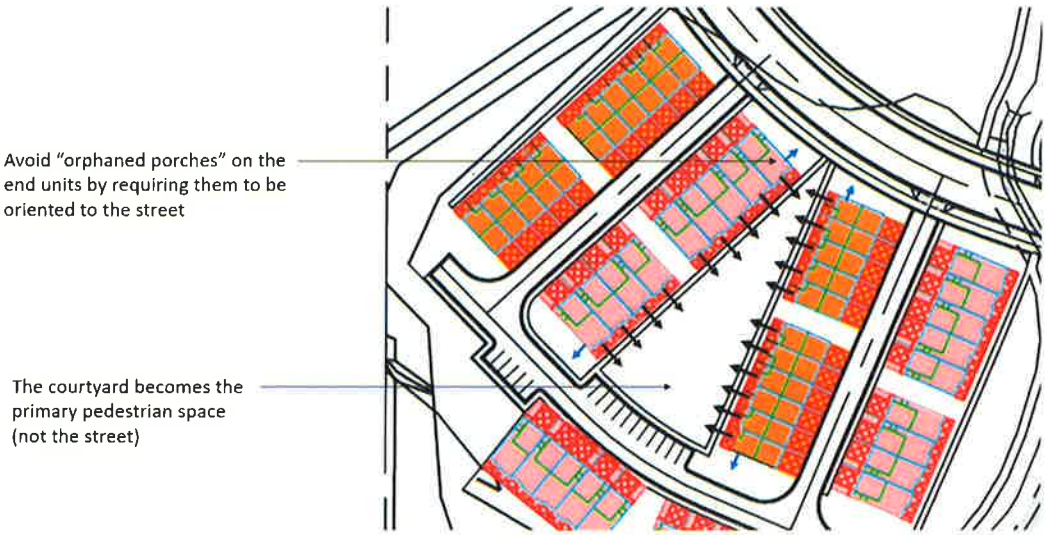


Table 3.4(1), Line a, is hereby amended to allow the City planning staff to reduce the "Front Property Line Coverage" percentage to accommodate site topography and to provide that access drives shall be excluded from the "Front Property Line Coverage" calculation (See Exhibit L.5).

Exhibit L.5

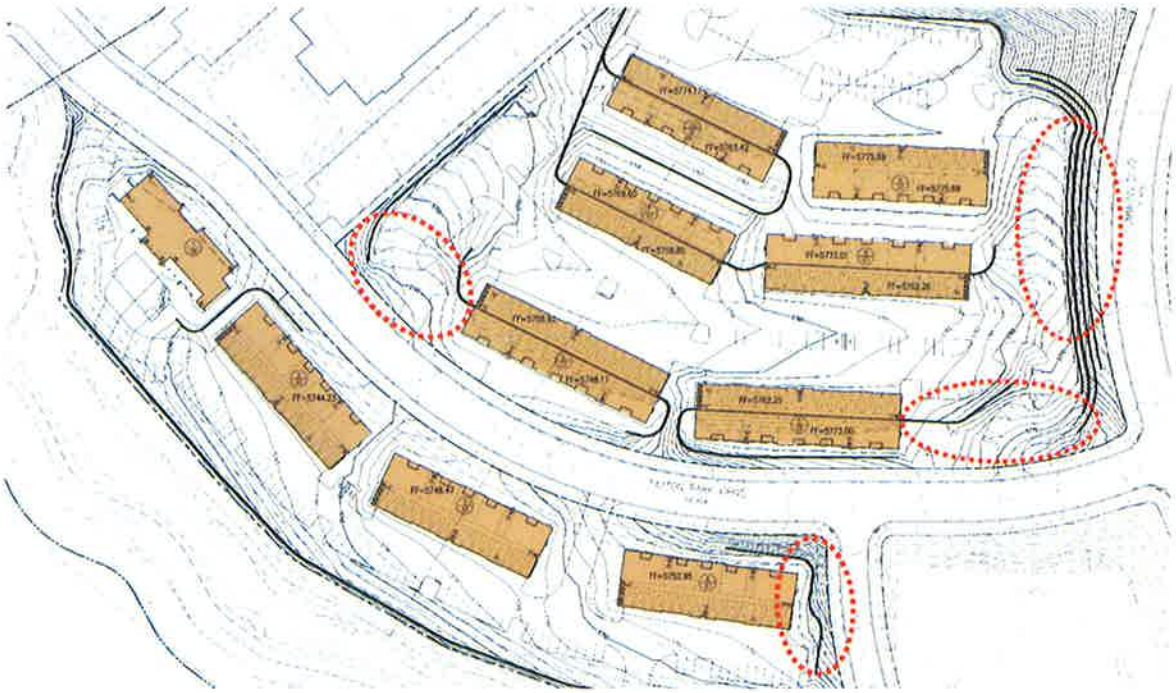


Table 3.4(1), Line b, is hereby amended to allow the City planning staff to increase the "Front Build-to-Zone" requirements to accommodate topography or when the front property line curves such that a 10'-20' front build-to-zone is not reasonably achievable (See Exhibit L.6).

Exhibit L.6

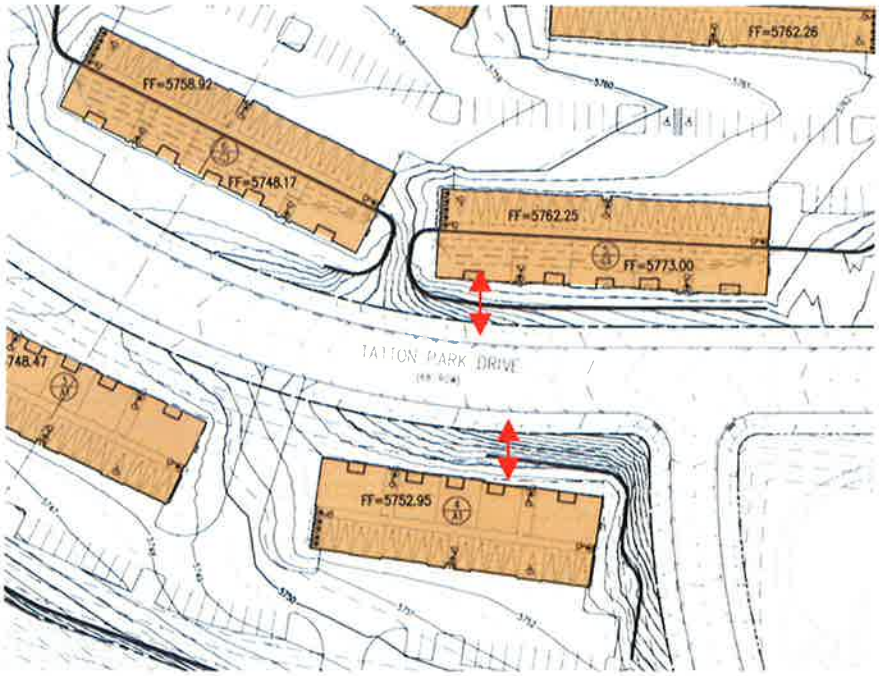


Table 3.7(1), Line I, together with footnote 5, are hereby amended to allow the garage to be set back from the building Façade not less than 2 feet, measured from any floor of the building where one or more of the following design elements are incorporated into the design of the building or street face to reduce visual impact of the garage[s], as approved by the City's planning department (See examples Exhibit L.7):

1. Utilize private streets for any dwelling with front loaded garages to minimize City burden of plowing and parking enforcement.
2. Require multiple wall planes along the front face of each building Façade.
3. Require a window in each projecting wall plane of the building Façade.
4. Require a 2-foot projection beyond the garage face on the second story of the building.
5. Require alternating (a.k.a. flipped) floor plans from lot to lot to maximize on-street parking. A plan for such will be submitted at preliminary approval.
6. Require differing lot sizes to maximize on-street parking and enhance the feel or architectural mix.
7. Require front door to face the street.
8. Require a covered porch.
9. Require supportive pillars in front of the garage face.
10. Garage doors shall be of varied architectural styles, material and colors and shall include windows, which windows may reasonably vary from home to home in location, size and window type (top, side, clear, opaque, etc.) consistent with the architectural style of the building.

Exhibit L.7

Table 4.2(1), Line I, Maximum Block Perimeter, together with footnote 1, are hereby amended to indicate that block perimeters may be increased by the City's planning department by more than 20% to accommodate the topography of the site, and to allow for increased maximum block perimeters where internal parking lots, and private access drives are proposed to achieve vehicular connectivity and sidewalks, trails or paths are proposed to achieve pedestrian connectivity (See Exhibit L.8).

Exhibit L.8

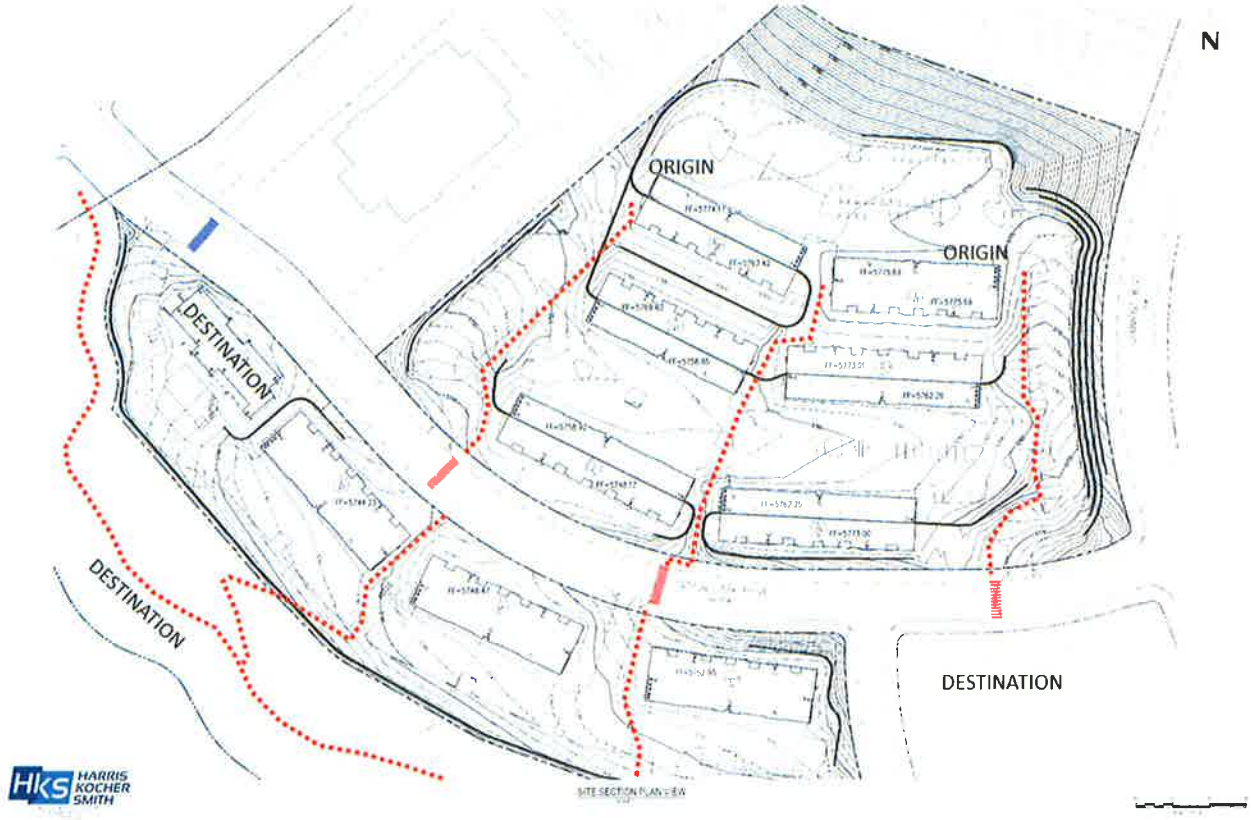


Exhibit M
to
Third Amendment
to
Development Agreement for Highlands Master Planned Community

Parcel 1:

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 20, IN TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN, WASATCH COUNTY, UTAH DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF THE PROPOSED HIGHLANDS DEVELOPMENT; SAID POINT BEING NORTH 00°29'50" WEST 1307.75 FEET ALONG THE SECTION LINE AND NORTH 89°30'10" EAST 1717.20 FEET FROM THE WASATCH COUNTY SURVEY ALUMINUM PIPE CAP MONUMENT MARKING THE WEST QUARTER CORNER OF SECTION 20, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN; (BASIS OF BEARINGS FOR THIS DESCRIPTION IS SOUTH 04°04'03" EAST 2857.85 FEET ALONG A LINE DEFINED BY WASATCH COUNTY WATER SERVICE AREA NO. 1 SURVEY CONTROL MONUMENTS NO. 706 AND NO. 708 (BOTH ALUMINUM PIPE CAP MONUMENTS) (SEE THE SURVEY CONTROL SHEET FOR THE CENTRAL UTAH WATER CONSERVANCY DISTRICT, WASATCH COUNTY WATER EFFICIENCY PROJECT, DRAWING NO. G-8 AS RECORDED IN BOOK 630 AT PAGES 766-767 AND AS ENTRY NO. 259146 OF THE WASATCH COUNTY RECORDS);
AND RUNNING THENCE NORTH 21°24'08" EAST 258.16 FEET; THENCE SOUTH 70°03'55" EAST 252.30 FEET; THENCE SOUTH 26°05'49" EAST 172.53 FEET TO A POINT ON THE NORTH LINE OF THE PROPOSED HIGHLANDS DEVELOPMENT; THENCE NORTH 89°54'54" WEST 407.29 FEET ALONG THE NORTH LINE OF SAID PROPOSED HIGHLANDS DEVELOPMENT TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS: 64,087 SQUARE FEET, OR 1.471 ACRES

Parcel 3:

A PARCEL OF LAND LOCATED IN THE EAST HALF OF SECTION 20, IN TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN, WASATCH COUNTY, UTAH DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST LINE OF THE PROPOSED HIGHLANDS DEVELOPMENT; SAID POINT BEING NORTH 00°29'50" WEST 512.50 FEET ALONG THE SECTION LINE AND NORTH 89°30'10" EAST 2641.36 FEET FROM THE WASATCH COUNTY SURVEY ALUMINUM PIPE CAP MONUMENT MARKING THE WEST QUARTER CORNER OF SECTION 20, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN; (BASIS OF BEARINGS FOR THIS DESCRIPTION IS SOUTH 04°04'03" EAST 2857.85 FEET ALONG A LINE DEFINED BY WASATCH COUNTY WATER SERVICE AREA NO. 1 SURVEY CONTROL MONUMENTS NO. 706 AND NO. 708 (BOTH ALUMINUM PIPE CAP MONUMENTS) (SEE THE SURVEY CONTROL SHEET FOR THE CENTRAL UTAH WATER CONSERVANCY DISTRICT, WASATCH COUNTY WATER EFFICIENCY PROJECT, DRAWING NO. G-8 AS RECORDED IN BOOK 630 AT PAGES 766-767 AND AS ENTRY NO. 259146 OF THE WASATCH COUNTY RECORDS);
AND RUNNING THENCE SOUTH 50°47'07" EAST 630.14 FEET; THENCE SOUTH 39°12'53" WEST 160.00 FEET; THENCE SOUTH 48°47'41" WEST 209.84 FEET;

THENCE SOUTH 47°21'15" WEST 58.64 FEET; THENCE SOUTH 11°49'56" EAST 40.21 FEET; THENCE SOUTH 49°46'59" WEST 126.86 FEET; THENCE SOUTH 59°43'42" WEST 112.86 FEET TO A POINT ON THE EAST LINE OF THE PROPOSED HIGHLANDS DEVELOPMENT; THENCE NORTH 0°0'09" EAST 878.48 FEET ALONG SAID EAST LINE TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS: 224,569 SQUARE FEET, OR 5.155 ACRE

Note: The above-referenced Parcels 1 and 3 are depicted on Highlands Residential Land Swap Exhibit, a copy of which is attached to Exhibit N.

Exhibit N
to
Third Amendment
to
Development Agreement for Highlands Master Planned Community

PARCEL 2:

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 20, IN TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN, WASATCH COUNTY, UTAH DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST LINE OF THE PROPOSED HIGHLANDS DEVELOPMENT; SAID POINT BEING NORTH 00°29'50" WEST 512.50 FEET ALONG THE SECTION LINE AND NORTH 89°30'10" EAST 2641.36 FEET FROM THE WASATCH COUNTY SURVEY ALUMINUM PIPE CAP MONUMENT MARKING THE WEST QUARTER CORNER OF SECTION 20, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN; (BASIS OF BEARINGS FOR THIS DESCRIPTION IS SOUTH 04°04'03'' EAST 2857.85 FEET ALONG A LINE DEFINED BY WASATCH COUNTY WATER SERVICE AREA NO. 1 SURVEY CONTROL MONUMENTS NO. 706 AND NO. 708 (BOTH ALUMINUM PIPE CAP MONUMENTS) (SEE THE SURVEY CONTROL SHEET FOR THE CENTRAL UTAH WATER CONSERVANCY DISTRICT, WASATCH COUNTY WATER EFFICIENCY PROJECT, DRAWING NO. G-8 AS RECORDED IN BOOK 630 AT PAGES 766-767 AND AS ENTRY NO. 259146 OF THE WASATCH COUNTY RECORDS);
SAID POINT OF BEGINNING ALSO BEING ON THE SOUTHERLY RIGHT OF WAY LINE OF A PROPOSED COLLECTOR ROAD; AND RUNNING THENCE NORTHERLY ALONG SAID SOUTHERLY RIGHT OF WAY LINE THE FOLLOWING FIVE (5) COURSES & DISTANCES;
(1) NORTH 50°47'07" WEST 49.30 FEET TO A POINT OF CURVATURE;
(2) NORTHWESTERLY 96.86 FEET ALONG THE ARC OF A 384.00 FOOT RADIUS CURVE TO THE RIGHT; CHORD BEARS NORTH 43°33'32" WEST 96.60 FEET;
(3) NORTH 36°19'58" WEST 219.31 FEET TO A POINT OF CURVATURE;
(4) NORTHWESTERLY 109.47 FEET ALONG THE ARC OF A 384.00 FOOT RADIUS CURVE TO THE RIGHT; CHORD BEARS NORTH 28°09'56" WEST 109.10 FEET;
(5) NORTH 19°59'55" WEST 438.90 FEET;
THENCE SOUTH 89°54'54" EAST 436.34 FEET; THENCE SOUTH 00°00'09" WEST 785.83 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS: 209,989 SQUARE FEET, OR 4.820 ACRES

Note: The above-referenced Parcels 2 is depicted on Highlands Residential Land Swap Exhibit, a copy of which is attached to this Exhibit N.

Exhibit O
to
Third Amendment
to
Development Agreement for Highlands Master Planned Community

Water Feature Details

[See attached.]

Ent 542653 Bk 1468 Pg 261

HIGHLANDS

CREEKSIDE AT HIGHLANDS

Master Plan Amendment

DATE: Tuesday September 20, 2022

Highlands
HEBER CITY • UTAH

LAI DESIGN GROUP
Design for when it Matters

HIGHLANDS
ONSITE DRAINAGE PLAN

Ent 542653 Bk 1468 Pg 262

Scale 1" = 200'

LEGEND:

- ON SITE RETENTION POND
- OFF SITE RETENTION POND
- MIXED ONSITE / OFFSITE
- DETENTION POND FOR EXISTING ON SITE APARTMENTS

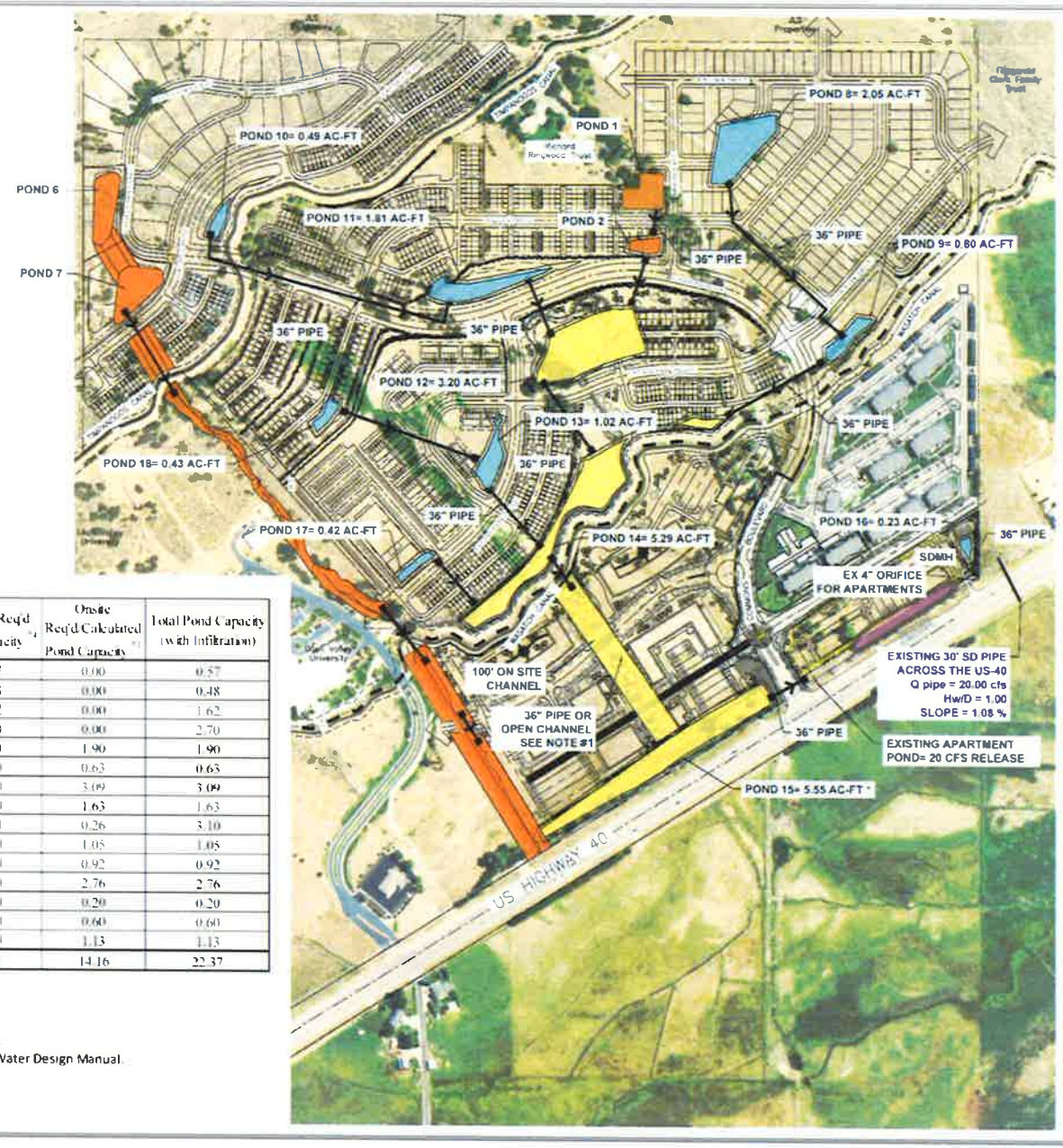
GENERAL NOTES:

1. THE PIPELINE SHOWN THROUGH THE TOWN CENTER CAN BE EITHER 36" PIPE OR AN OPEN CHANNEL TO BE DETERMINED THROUGH THE TOWN CENTER PLANNING ANALYSIS.

TABLE 1: POND ANALYSIS

Pond	Flow Criteria	Designed Pond Capacity (ACFT) *2	On-site Off-site Total Pond Capacity (No Infiltration) *3	Infiltration Rate (in/hr)	Pond Infiltration (CFS)	Off-site Req'd Pond Capacity *4	Onsite Req'd/Calculated Pond Capacity *1	Total Pond Capacity (with Infiltration)
1	OFF-SITE	0.57	0.57	2.00	0.79	0.57	0.00	0.57
2	OFF-SITE	0.48	0.48	2.00	0.29	0.48	0.00	0.48
6	OFF-SITE	1.62	1.62	2.00	0.75	1.62	0.00	1.62
7	OFF-SITE	2.70	2.70	2.00	1.16	2.70	0.00	2.70
8	ON-SITE	2.05	2.70	2.00	1.33	0.00	1.90	1.90
9	ON-SITE	0.80	0.86	2.00	0.50	0.00	0.63	0.63
10	ON-SITE	0.49	3.11	2.00	0.27	0.00	3.09	3.09
11	ON-SITE	1.81	2.14	2.00	1.12	0.00	1.63	1.63
12	MIXED	3.20	0.74	2.00	2.10	2.84	0.26	3.10
13	ON-SITE	1.02	1.34	2.00	0.63	0.00	1.05	1.05
14	MIXED	5.29	1.68	2.00	3.08	0.00	0.92	0.92
15	MIXED	5.55	4.08	2.00	3.58	0.00	2.76	2.76
16	ON-SITE	0.23	0.66	2.00	0.14	0.00	0.20	0.20
17	ON-SITE	0.42	0.72	2.00	0.25	0.00	0.60	0.60
18	ON-SITE	0.43	1.22	2.00	0.26	0.00	1.13	1.13
TOTAL		26.66	24.61		16.26	8.21	14.16	22.37

*1. On-site required pond capacity calculated with an infiltration rate of 2 in/hr.
*2. This is based on preliminary grading of Highlands.
*3. This is the required/calculated capacity of the pond based on a 100 year - 24 hour storm event.
*4. This is the off-site pond capacity required per the Heber City Master Plan North Village Storm Water Design Manual.



HIGHLANDS
WASATCH COUNTY, UTAH
ON SITE RETENTION

Ward Engineering Group

EX-01B

HIGHLANDS
PARK MASTER PLAN

Ent 542653 Bk 1468 Pg 263

Linear Park = 6.95 AC

Original Park= 4.85 AC

HIGHLANDS
LINEAR PARK RENDERING

HIGHLANDS
LINEAR PARK ENLARGEMENT

Ent 542653 Bk 1468 Pg 265

Ent 542653 Bk 1468 Pg 266

HIGHLANDS
LINEAR PARK – 5 PARK ELEMENTS

Linear Park
- **6.95 acres of the required 43.47** acres per the Master Development Agreement. Original Neighborhood Park = 4.85 acres
- Pursuant to the standards outlined in *Section 5.0 Parks, Trails & Natural Lands Preservation* of the NVOZ
- **Exact layout of following elements is subject to change.**

Highlands Park
- Adventure Park (6-10 years old)
- Tot Lot (2-6 years old)
- Active Lawn Play
- Restrooms
- Pavilions
- Wildflower, Butterfly, & Hummingbird Basins
- Overlooks with Interpretive/Informational Signage
- Trailhead

Wasatch Greenway
- Trailhead(s)
- Water Filling Stations
- Crusher Fines Trail
- Arbors
- Reading Nooks
- Sensory/Music Gardens
- Pavilion

Brookside Park
- Water Wall
- Pedestrian Bridge
- Shade Shelter
- Cascading Water Feature w/ Check Dams
- Overlook Platform
- Sculptures
- Passive Lawn Area
- Landscape Steps
- Specialty Paving

Creekside Plaza
- Cascading Water Features w/ Check Dams
- Overlook Platform
- Specialty Paving
- Sculptures
- Pedestrian Bridges
- Plaza
- Ample Seating and Gathering Space

Ceremony Plaza
- Flagpoles
- Monument Signs
- Cascading Water Features w/ Check Dams
- Overlook Platform
- Specialty Paving
- Sculptures
- Pedestrian Bridges
- Plaza
- Waterfall

Note: For illustrative purposes only. Final design is subject to change.

HIGHLANDS
NVOZ BASIC AMENITY LIST

Ent 542653 Bk 1468 Pg 267

PARK AND OPEN SPACE AMENITIES

BASIC AMENITY	REQUIREMENTS
Park Bench	1 per 1/4 mile of paved or gravel trail. 4 per first 1/2 acre and 2 additional per acre for Urban Gathering Places, Local, and larger parks
Water Stations	Minimum 1 per Urban Gathering Places. 1 per park amenity node(pavillions, bath-rooms, etc.) for larger parks
Pavilion	Minimum one per Plaza, Square, Local Parks (15 person size), 2 per 3 acres of park for Neighborhood/Community Parks (30 person)
Playground	Minimum one per Local and 1 per 10 acres for larger parks
Picnic Area	Minimum 1 per Local and larger parks. Minimum 4 tables, 2 barbeques, shade, hard surfacing
Restrooms	1 per Neighborhood and larger parks (inte-rior &exterior lighting)
Amenity Options	
Baseball Field	1 baseball field
Softball Field	1 softball field
Passive Lawn	Well graded 1/2 acre of turf grass lawn with 5-10 large park trees per acre
Sports field	1 multi sport field (soccer lacrosse, rugby, etc)
Tennis courts	2 Tennis Courts
Pickleball courts	4 Pickleball Courts
Outdoor Basketball	1 Outdoor Concrete Basketball Court
Outdoor Pool	1 Outdoor Pool
Rec Center	1 Recreation Center
Community Center	1 Community Center
Trail Options	See Parks and Trails Master Plan for standards
Trail Head	1 Trailhead Sign and 10 Parking Stalls. 1 water station to include equestrian water access.
Fitness system nodes	1 per 1/4 mile includes a combination of physical/active stations and activity signs
On Trail Sign	Trail directional sign at all trail intersections

Note: For illustrative purposes only. Final design is subject to change.

Table 5.1 (1). Area Park Open Space Requirements by Sub-District

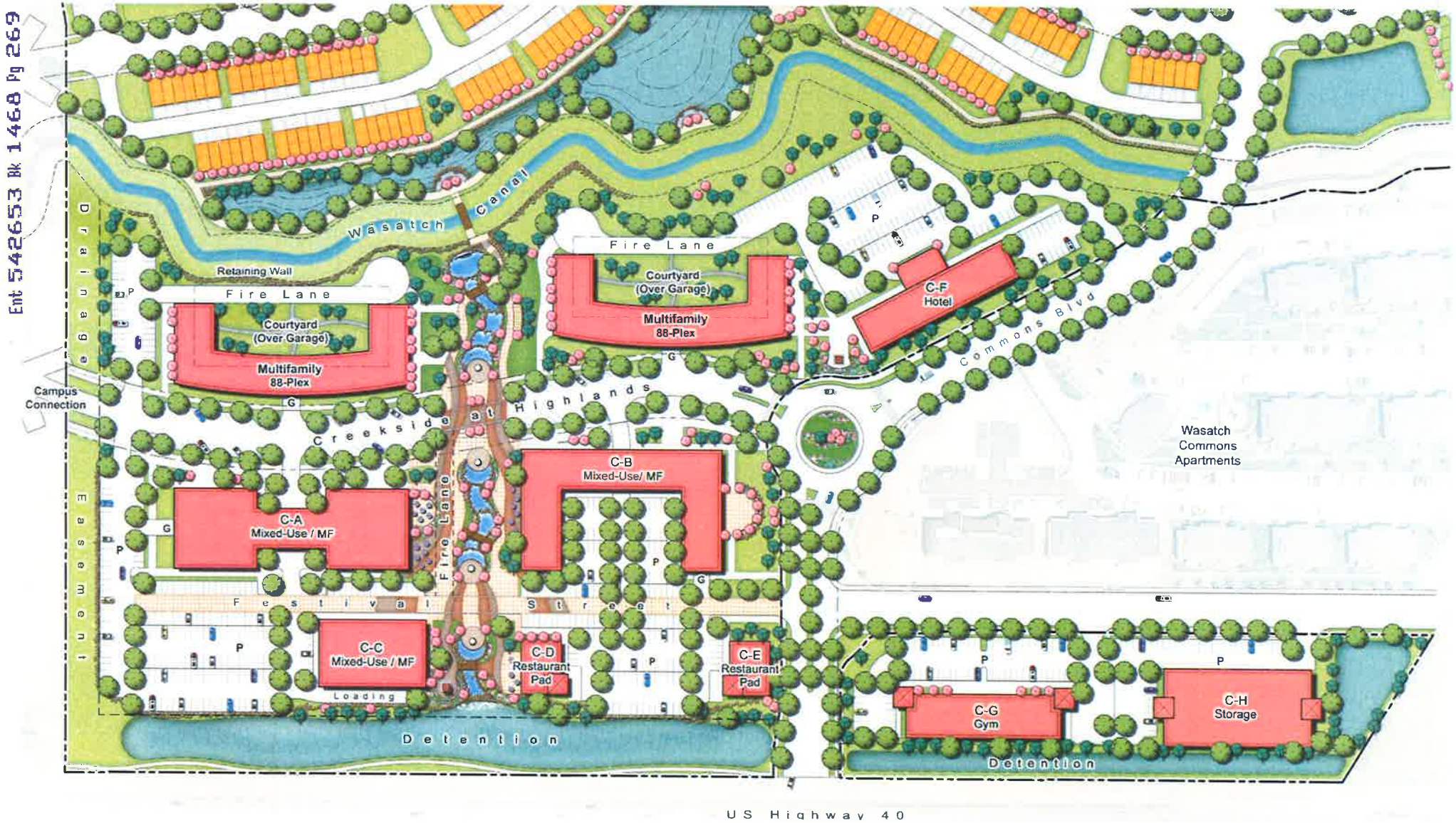
Qualifying Uses for Parks and Open Space

Use	Meets Park Requirements	Meets Open Space Requirements
Trails within Parks	Yes	Yes
Trails in Open Space	No	Yes
Ball Courts	Yes	Yes
Farm or Agricultural Lands	No	Yes
Stormwater for Parks [a]	Yes	Yes
Stormwater for Development [a]	No	Yes
Stormwater in Common Areas [a]	No	Yes
Parking for Parks	Yes	Yes
Plazas, Courtyard, Park	Yes	Yes
Pocket Park,Community Park	Yes	Yes
Landscape around Private Buildings	No	Yes See #14
Recreation Center Buildings	Yes	Yes
Agriculture Buildings	No	No
Rooftop Gardens [b]	Partial	Partial
Playgrounds	Yes	Yes
Common Areas for Developments	Yes	Yes
Amphitheater	Yes	Yes
Sports fields	Yes	Yes
Community pools & pool areas	Yes	Yes
Sensitive Lands Preserved [c]	Yes	Yes
Recreation Center	Yes	Yes

Ent 542653 Bk 1468 Pg 268

HIGHLANDS
CREEKSIDE ENLARGEMENT

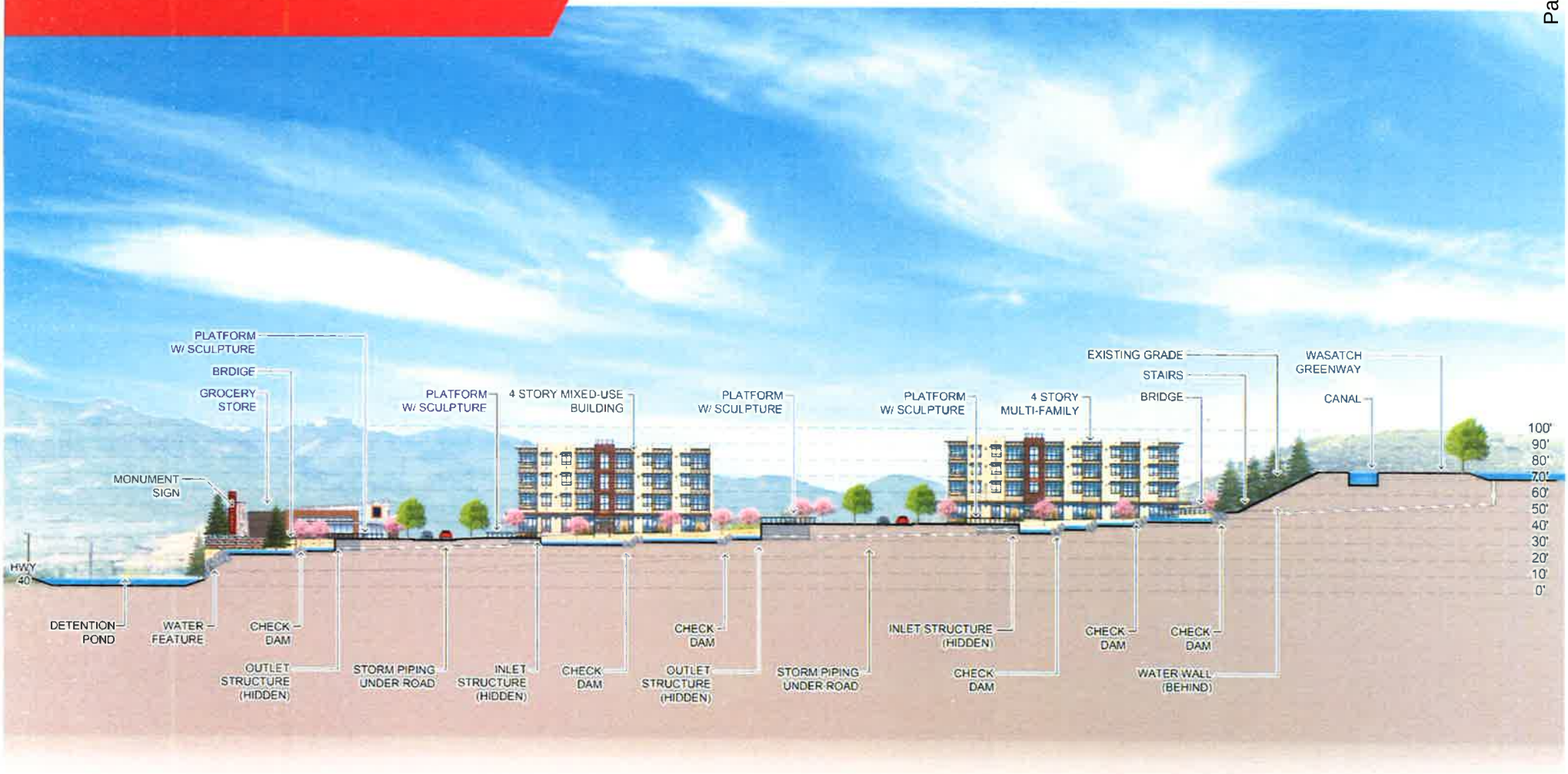
HIGHLANDS
TOWN CENTER ENLARGEMENT



Ent 542653 Bk 1468 Pg 269

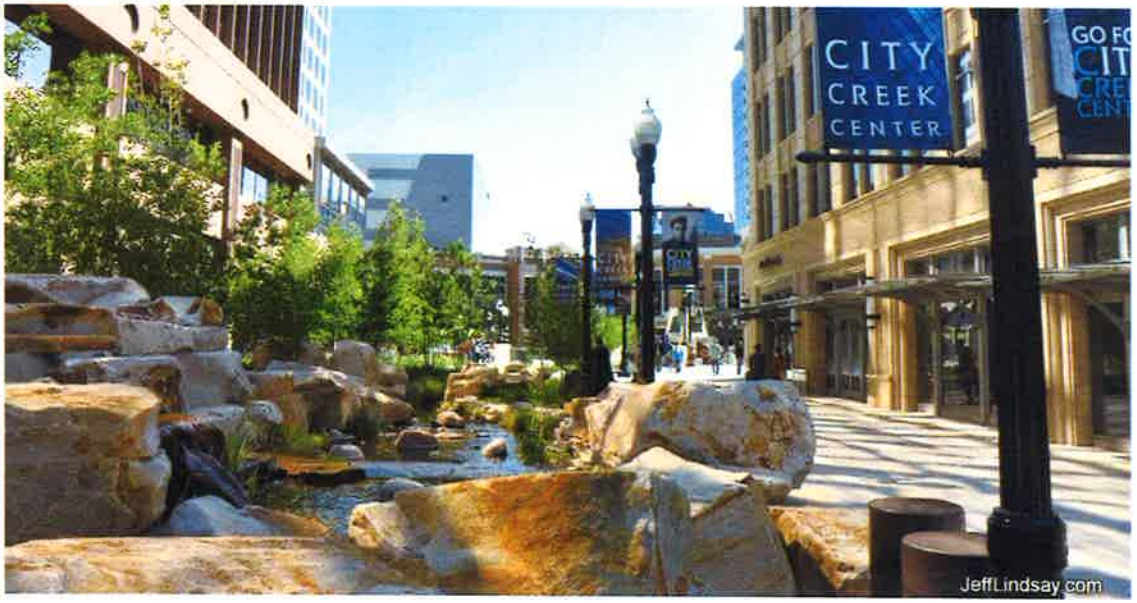
Ent 542653 Bk 1468 Pg 270

HIGHLANDS
TOWN CENTER SECTION



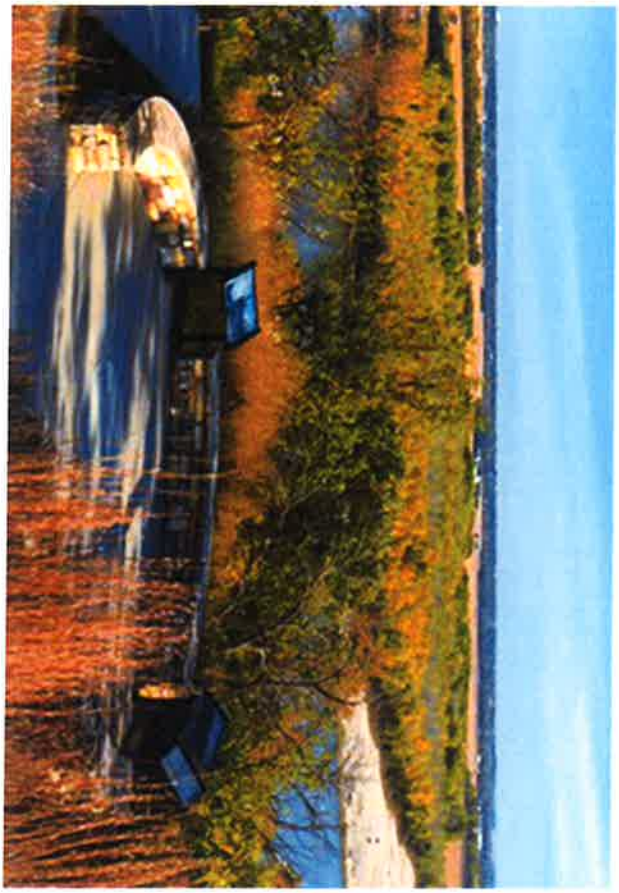
Ent 542653 Bk 1468 Pg 271

HIGHLANDS
PEDESTRIAN PLAZAS



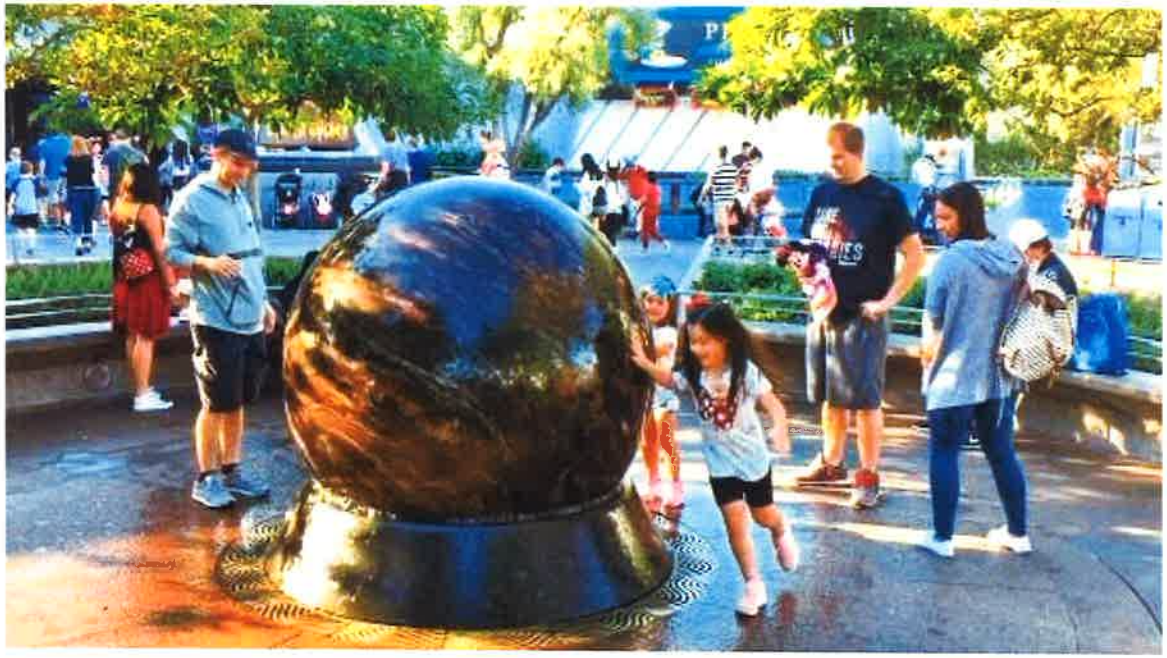
HIGHLANDS PARKS & SHELTERS

HIGHLANDS PARK FEATURES



Ent 542653 Bk 1468 Pg 274

HIGHLANDS
PUBLIC ART



Ent 542653 Bk 1468 Pg 275

HIGHLANDS
NATIVE LANDSCAPE PLANTINGS

Ent 542653 Bk 1468 Pg 276

LAI DESIGN GROUP
Design for when it Matters

88 Inverness Circle East Building J, Suite 101 - Englewood, CO 80012
T: 303.734.1777
E: info@LAIdesigngroup.com

Architecture ▪ Planning & Entitlements ▪ Visual Media ▪ Landscape Architecture ▪ Real Estate Advisory

Exhibit P
to
Third Amendment
to
Development Agreement for Highlands Master Planned Community

Legal Description of Property on a Post-Adjustment Basis

HIGHLANDS RESIDENTIAL LEGAL DESCRIPTION:

A PARCEL OF LAND LOCATED IN SECTION 19, AND SECTION 20, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN, WASATCH COUNTY, UTAH, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE WEST LINE OF THE WASATCH CANAL, AND THE SOUTH PROPERTY LINE OF THE UTAH VALLEY STATE COLLEGE PROPERTY AS DESCRIBED PER ENTRY NO. 333087, SAID INTERSECTION BEING NORTH 00°29'50" WEST 118.62 FEET ALONG THE SECTION LINE AND EAST 427.42 FEET FROM THE WASATCH COUNTY SURVEY ALUMINUM PIPE CAP MONUMENT MARKING THE WEST QUARTER CORNER OF SECTION 20, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN (BASIS OF BEARINGS FOR THIS DESCRIPTION IS SOUTH 04°04'03" EAST 2857.85 FEET ALONG A LINE DEFINED BY WASATCH COUNTY WATER SERVICE AREA NO. 1 SURVEY CONTROL MONUMENTS NO. 706 AND NO. 708 (BOTH ALUMINUM PIPE CAP MONUMENTS) SEE THE SURVEY CONTROL SHEET FOR THE CENTRAL UTAH WATER CONSERVANCY DISTRICT, WASATCH COUNTY WATER EFFICIENCY PROJECT, DRAWING NO. G-8 AS RECORDED IN BOOK 630 AT PAGES 766-767 AND AS ENTRY NO. 259146 OF THE WASATCH COUNTY RECORDS);

RUNNING THENCE ALONG SAID SOUTH PROPERTY LINE NORTH 58°00'22" EAST 202.21 FEET; THENCE NORTH 48°11'59" EAST 1098.03 FEET TO THE CENTERLINE OF THE TIMPANOGOS CANAL AS DESCRIBED IN THAT CONTRACT AND GRANT OF EASEMENT RECORDED AS ENTRY NO. 212641 OF SAID RECORDS; THENCE ALONG SAID CENTERLINE OF SAID CANAL THE FOLLOWING NINE COURSES: (1) NORTH 17°22'52" WEST 54.83 FEET; (2) NORTHWESTERLY 62.66 FEET ALONG A 57.21 FEET RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 62°45'14" AND A LONG CHORD OF NORTH 48°45'29" WEST 59.57 FEET; (3) NORTH 80°08'06" WEST 50.43 FEET; (4) NORTHWESTERLY 80.09 FEET ALONG A 77.16 FEET RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 59°28'06" AND A LONG CHORD OF NORTH 50°24'03" WEST 76.54 FEET; (5) NORTH 20°40'00" WEST 67.54 FEET; (6) NORTH 20°40'00" WEST 39.32 FEET (7) NORTHWESTERLY 26.35 FEET ALONG A 73.32 FEET RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 20°35'35" AND A LONG CHORD OF NORTH 30°57'47" WEST 26.21 FEET; (8)

NORTH 41°15'35" WEST 114.29 FEET; (9) NORTHWESTERLY 11.22 FEET ALONG A 3029.45 FEET RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 0°12'44" AND A LONG CHORD OF NORTH 41°09'13" WEST 11.22 FEET TO A POINT ON THE EXTENSION THEREOF OF THE SOUTH PROPERTY LINE OF REINVESTMENT HOLDINGS PARCEL PER ENTRY NO. 371165; THENCE ALONG SOUTH PROPERTY LINE SOUTH 89°54'54" EAST 593.13 FEET; THENCE NORTH 21°24'08" EAST 258.16 FEET; THENCE SOUTH 70°03'55" EAST 252.30 FEET; THENCE SOUTH 26°05'49" EAST 172.53 FEET TO A POINT ON THE SOUTH PROPERTY LINE OF THE REINVESTMENT HOLDINGS PARCEL PER ENTRY NO. 371165; THENCE SOUTH 89°54'54" EAST 87.44 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT OF WAY LINE OF A PROPOSED COLLECTOR ROAD;

THENCE ALONG THE SOUTHWESTERLY RIGHT OF WAY LINE OF PROPOSED COLLECTOR ROAD THE FOLLOWING FIVE (5) COURSES & DISTANCES:

(1) SOUTH 19°59'55" EAST 438.90 FEET TO A POINT OF CURVATURE;

(2) SOUTHERLY 109.47 FEET ALONG THE ARC OF A 384.00 FOOT RADIUS CURVE TO THE LEFT; CHORD BEARS SOUTH 28°09'56" EAST 109.10 FEET;

(3) SOUTH 36°19'58" EAST 219.31 FEET TO A POINT OF CURVATURE;

(4) SOUTHEASTERLY 96.86 FEET ALONG THE ARC OF A 384.00 FOOT RADIUS CURVE TO THE LEFT; CHORD BEARS SOUTH 43°33'32" EAST 96.60 FEET;

(5) SOUTH 50°47'07" EAST 679.45 FEET;

THENCE SOUTH 39°12'53" WEST 160.00 FEET; THENCE SOUTH 48°47'41" WEST 209.84 FEET; THENCE SOUTH 47°21'15" WEST 58.64 FEET; THENCE SOUTH 11°49'56" EAST 40.21 FEET; THENCE SOUTH 49°46'59" WEST 126.86 FEET; THENCE SOUTH 59°43'42" WEST 112.86 FEET TO A POINT ON THE WEST PROPERTY LINE OF SAID REINVESTMENT HOLDINGS PARCEL PER ENTRY NO. 371165; THENCE ALONG SAID WEST PROPERTY LINE SOUTH 0°00'09" WEST 109.74 FEET TO THE CENTERLINE OF THE TIMPANOGOS CANAL AS DESCRIBED IN THAT CONTRACT AND GRANT OF EASEMENT RECORDED AS ENTRY NO. 212641 OF SAID RECORDS; THENCE ALONG SAID CENTERLINE THE FOLLOWING EIGHT COURSES:

(1) NORTH 10°34'34" WEST 26.14 FEET; (2) NORTHWESTERLY 18.66 FEET ALONG A 63.10 FEET RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 16°56'26" AND A LONG CHORD OF NORTH 19°02'47" WEST 18.59 FEET;

(3) NORTHWESTERLY 31.79 FEET ALONG A 63.10 FEET RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 28°51'57" AND A LONG CHORD OF NORTH 41°56'59" WEST 31.45 FEET;

(4) NORTH 56°22'57" WEST 51.03 FEET; (5) NORTHWESTERLY 56.42 FEET ALONG A 130.89 FEET RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 24°41'49" AND A LONG CHORD OF NORTH 44°02'02" WEST 55.98 FEET; (6) NORTH 31°41'08" WEST 60.09 FEET; (7) NORTHWESTERLY 126.00 FEET ALONG A 664.07 FEET RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 10°52'18" AND A LONG CHORD OF NORTH 37°07'17" WEST 125.82

FEET; (8) NORTH 42°33'26" WEST 8.76 FEET TO THE NORTH PROPERTY LINE OF THE VIEWPOINT HOLDINGS, LLC, PARCEL 1, PER ENTRY NO. 490647; THENCE ALONG SAID NORTH PROPERTY LINE NORTH 89°59'12" WEST 303.12 FEET TO THE NORTHWEST PROPERTY CORNER OF SAID VIEWPOINT HOLDINGS, LLC PARCEL; THENCE ALONG THE WEST PROPERTY LINE SOUTH 0°00'48" WEST 425.00 FEET, THENCE SOUTH 0°32'12" EAST 134.12 FEET TO THE SOUTHWEST PROPERTY CORNER OF THE VIEWPOINT HOLDINGS, LLC, PARCEL 2, PER ENTRY NO. 490647; THENCE ALONG THE SOUTH PROPERTY LINE NORTH 89°49'38" EAST 528.67 FEET TO A POINT ON THE WEST PROPERTY LINE OF THE REINVESTMENT HOLDINGS PARCEL PER ENTRY NO. 371165; THENCE SOUTH 0°00'09" WEST 1263.25 FEET TO THE NORTH PROPERTY LINE OF TRUDY F BISEL PARCEL PER ENTRY NO. 442517; THENCE ALONG SAID NORTH PROPERTY LINE NORTH 89°59'12" WEST 676.35 FEET TO THE CENTERLINE OF THE WASATCH CANAL; THENCE NORTH 89°59'12" WEST 52.77 FEET TO A POINT ON THE WEST LINE OF WASATCH CANAL AS DESCRIBED IN THAT CONTRACT AND GRANT OF EASEMENT RECORDED AS ENTRY NO. 212641 OF SAID RECORDS; THENCE ALONG SAID WEST LINE OF THE WASATCH CANAL THE FOLLOWING FIFTY-TWO COURSES:

(1) NORTHWESTERLY 36.10 FEET ALONG A 180.84 FEET RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 11°26'10" AND A LONG CHORD OF NORTH 48°19'44" WEST 36.04 FEET; (2) NORTH 42°36'39" WEST 243.31 FEET; (3) NORTHWESTERLY 59.37 FEET ALONG A 244.36 FEET RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 13°55'16" AND A LONG CHORD OF NORTH 49°34'17" WEST 59.23 FEET; (4) NORTH 56°31'55" WEST 141.96 FEET; (5) NORTHWESTERLY 52.18 FEET ALONG A 139.48 FEET RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 21°26'10" AND A LONG CHORD OF NORTH 45°48'50" WEST 51.88 FEET; (6) NORTH 35°05'45" WEST 32.66 FEET; (7) NORTHWESTERLY 24.90 FEET ALONG A 52.16 FEET RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 27°21'17" AND A LONG CHORD OF NORTH 48°46'23" WEST 24.67 FEET; (8) NORTH 62°27'02" WEST 31.01 FEET; (9) NORTHWESTERLY 60.61 FEET ALONG A 71.10 FEET RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 48°50'40" AND A LONG CHORD OF NORTH 45°21'15" WEST 58.80 FEET; (10) NORTH 28°15'28" WEST 46.48 FEET; (11) NORTHWESTERLY 27.92 FEET ALONG A 75.00 FEET RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 21°19'55" AND A LONG CHORD OF NORTH 38°55'26" WEST 27.76 FEET; (12) NORTH 49°35'23" WEST 30.70 FEET; (13) NORTHWESTERLY 89.92 FEET ALONG A 200.95 FEET RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 25°38'22" AND A LONG CHORD OF NORTH 36°46'12" WEST 89.18 FEET; (14) NORTH 23°57'01" WEST 161.09 FEET; (15) NORTHERLY 56.02 FEET ALONG A 129.03 FEET RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 24°52'29" AND A LONG CHORD OF NORTH 11°30'47" WEST 55.58 FEET; (16) NORTH 0°55'28" EAST 27.79 FEET; (17) NORTHWESTERLY 13.67 FEET ALONG A 19.04 FEET RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 41°08'53" AND A LONG CHORD OF NORTH 19°38'58" WEST 13.38 FEET; (18) NORTH 40°13'25" WEST 94.27 FEET; (19) NORTHERLY 88.73 FEET ALONG A 107.33 FEET RADIUS CURVE TO THE RIGHT

THROUGH A CENTRAL ANGLE OF 47°22'02" AND A LONG CHORD OF NORTH 16°32'24" WEST 86.23 FEET; (20) NORTH 7°08'37" EAST 78.23 FEET; (21) NORTHERLY 25.17 FEET ALONG A 99.68 FEET RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 14°27'55" AND A LONG CHORD OF NORTH 0°05'21" WEST 25.10 FEET; (22) NORTH 7°19'18" WEST 115.57 FEET; (23) NORTHWESTERLY 22.33 FEET ALONG A 12.44 FEET RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 102°52'01" AND A LONG CHORD OF NORTH 58°45'19" WEST 19.45 FEET; (24) SOUTH 69°48'41" WEST 41.25 FEET; (25) NORTHWESTERLY 126.93 FEET ALONG A 109.54 FEET RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 66°23'22" AND A LONG CHORD OF NORTH 76°59'38" WEST 119.94 FEET; (26) NORTH 43°47'57" WEST 25.44 FEET; (27) NORTHWESTERLY 32.56 FEET ALONG A 99.98 FEET RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 18°39'30" AND A LONG CHORD OF NORTH 53°07'42" WEST 32.41 FEET; (28) NORTHWESTERLY 45.58 FEET ALONG A 162.73 FEET RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 16°02'54" AND A LONG CHORD OF NORTH 54°26'00" WEST 45.43 FEET; (29) NORTH 46°24'33" WEST 16.21 FEET; (30) NORTHERLY 91.08 FEET ALONG A 98.34 FEET RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 53°04'03" AND A LONG CHORD OF NORTH 19°52'32" WEST 87.86 FEET; (31) NORTH 6°39'30" EAST 49.88 FEET; (32) NORTHWESTERLY 4.32 FEET ALONG A 3.28 FEET RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 75°25'34" AND A LONG CHORD OF NORTH 31°03'17" WEST 4.01 FEET; (33) NORTH 68°46'04" WEST 27.75 FEET; (34) NORTHWESTERLY 50.30 FEET ALONG A 340.23 FEET RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 8°28'12" AND A LONG CHORD OF NORTH 73°00'10" WEST 50.25 FEET; (35) NORTH 77°14'16" WEST 41.08 FEET; (36) NORTHWESTERLY 51.44 FEET ALONG A 124.93 FEET RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 23°35'29" AND A LONG CHORD OF NORTH 65°26'31" WEST 51.08 FEET; (37) NORTH 53°38'47" WEST 38.81 FEET; (38) NORTHWESTERLY 61.02 FEET ALONG A 138.65 FEET RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 25°12'50" AND A LONG CHORD OF NORTH 41°02'22" WEST 60.52 FEET; (39) NORTH 28°25'57" WEST 39.08 FEET; (40) NORTHWESTERLY 43.52 FEET ALONG A 64.31 FEET RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 38°46'17" AND A LONG CHORD OF NORTH 47°49'05" WEST 42.69 FEET; (41) NORTH 67°12'14" WEST 30.51 FEET; (42) NORTHWESTERLY 99.61 FEET ALONG A 133.72 FEET RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 42°40'53" AND A LONG CHORD OF NORTH 45°51'47" WEST 97.32 FEET; (43) NORTH 24°31'21" WEST 30.12 FEET; (44) NORTHWESTERLY 61.74 FEET ALONG A 273.10 FEET RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 12°57'12" AND A LONG CHORD OF NORTH 30°59'57" WEST 61.61 FEET; (45) NORTH 37°28'33" WEST 20.28 FEET; (46) NORTHERLY 79.97 FEET ALONG A 65.40 FEET RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 70°03'24" AND A LONG CHORD OF NORTH 2°26'51" WEST 75.08 FEET; (47) NORTH 32°34'51" EAST 61.85 FEET; (48) NORTHERLY 4.17 FEET ALONG A 4.35 FEET RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 54°54'55" AND A LONG CHORD OF NORTH 5°07'24" EAST 4.01 FEET; (49) NORTH 22°20'04" WEST 44.62 FEET; (50)

NORTHERLY 41.59 FEET ALONG A 59.20 FEET RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 40°14'52" AND A LONG CHORD OF NORTH 2°12'38" WEST 40.74 FEET; (51) NORTH 17°54'48" EAST 63.72 FEET; (52) NORTHERLY 6.30 FEET ALONG A 12.00 FEET RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 30°03'44" AND A LONG CHORD OF NORTH 2°52'56" EAST 6.22 FEET TO THE POINT OF BEGINNING.

CONTAINING 116.26 ACRES.

COMMERCIAL PARCELS:

NORTH PARCEL:

BEGINNING AT THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF COMMONS BOULEVARD AND THE EASTERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY 40, SAID POINT ALSO BEING NORTH 00°06'58" WEST 1,407.18 FEET ALONG THE SECTION LINE AND EAST 212.70 FEET FROM THE SOUTHWEST CORNER OF SECTION 20, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE NORTH 32°00'26" WEST 1,057.02 FEET ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID STATE HIGHWAY 40; THENCE NORTH 57°59'34" EAST 909.98 FEET TO THE WESTERLY LINE OF THE WASATCH CANAL; THENCE SOUTHEASTERLY 13.50 FEET ALONG THE ARC OF A 12.00 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS SOUTH 43°16'46" WEST AND THE CHORD BEARS SOUTH 14°28'51" EAST 12.80 FEET WITH A CENTRAL ANGLE OF 64°28'45") ALONG THE WESTERLY LINE OF THE WASATCH CANAL; THENCE SOUTH 17°45'17" WEST 63.72 FEET ALONG THE WESTERLY LINE OF THE WASATCH CANAL; THENCE SOUTHEASTERLY 41.60 FEET ALONG THE ARC OF A 59.20 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS SOUTH 72°14'43" EAST AND THE CHORD BEARS SOUTH 02°22'27" EAST 40.75 FEET WITH A CENTRAL ANGLE OF 40°15'28") ALONG THE WESTERLY LINE OF THE WASATCH CANAL; THENCE SOUTH 22°29'35" EAST 44.62 FEET ALONG THE WESTERLY LINE OF THE WASATCH CANAL; THENCE SOUTHWESTERLY 4.17 FEET ALONG THE ARC OF A 4.35 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS SOUTH 67°30'25" WEST AND THE CHORD BEARS SOUTH 04°57'50" WEST 4.01 FEET WITH A CENTRAL ANGLE OF 54°54'51") ALONG THE WESTERLY LINE OF THE WASATCH CANAL; THENCE SOUTH 32°25'20" WEST 61.85 FEET ALONG THE WESTERLY LINE OF THE WASATCH CANAL; THENCE SOUTHEASTERLY 79.97 FEET ALONG THE ARC OF A 65.40 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS SOUTH 57°34'40" EAST AND THE CHORD BEARS SOUTH 02°36'27" EAST 75.08 FEET WITH A CENTRAL ANGLE OF 70°03'35") ALONG THE WESTERLY LINE OF THE WASATCH CANAL; THENCE SOUTH 37°38'04" EAST 20.28 FEET ALONG THE WESTERLY LINE OF THE WASATCH CANAL; THENCE SOUTHEASTERLY 61.74 FEET ALONG THE ARC OF A 273.10 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS SOUTH 52°21'56" WEST AND THE CHORD BEARS SOUTH 31°09'29" EAST 61.61 FEET WITH A CENTRAL ANGLE OF 12°57'09") ALONG THE WESTERLY LINE OF THE WASATCH CANAL; THENCE SOUTH 24°40'52" EAST 30.12 FEET ALONG THE WESTERLY LINE

OF THE WASATCH CANAL; THENCE SOUTHEASTERLY 99.61 FEET ALONG THE ARC OF A 133.72 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS NORTH 65°19'08" EAST AND THE CHORD BEARS SOUTH 46°01'20" EAST 97.33 FEET WITH A CENTRAL ANGLE OF 42°40'55") ALONG THE WESTERLY LINE OF THE WASATCH CANAL; THENCE SOUTH 67°21'45" EAST 30.51 FEET ALONG THE WESTERLY LINE OF THE WASATCH CANAL; THENCE SOUTHEASTERLY 43.52 FEET ALONG THE ARC OF A 64.31 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS SOUTH 22°38'15" WEST AND THE CHORD BEARS SOUTH 47°58'31" EAST 42.70 FEET WITH A CENTRAL ANGLE OF 38°46'28") ALONG THE WESTERLY LINE OF THE WASATCH CANAL; THENCE SOUTH 28°35'28" EAST 39.08 FEET ALONG THE WESTERLY LINE OF THE WASATCH CANAL; THENCE SOUTHEASTERLY 61.02 FEET ALONG THE ARC OF A 138.66 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS NORTH 61°24'32" EAST AND THE CHORD BEARS SOUTH 41°11'55" EAST 60.53 FEET WITH A CENTRAL ANGLE OF 25°12'54") ALONG THE WESTERLY LINE OF THE WASATCH CANAL; THENCE SOUTH 53°48'18" EAST 38.81 FEET ALONG THE WESTERLY LINE OF THE WASATCH CANAL; THENCE SOUTHEASTERLY 51.43 FEET ALONG THE ARC OF A 124.93 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS NORTH 36°11'42" EAST AND THE CHORD BEARS SOUTH 65°35'56" EAST 51.07 FEET WITH A CENTRAL ANGLE OF 23°35'17") ALONG THE WESTERLY LINE OF THE WASATCH CANAL; THENCE SOUTH 77°23'47" EAST 41.08 FEET ALONG THE WESTERLY LINE OF THE WASATCH CANAL; THENCE SOUTHEASTERLY 50.29 FEET ALONG THE ARC OF A 340.23 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS SOUTH 12°36'13" WEST AND THE CHORD BEARS SOUTH 73°09'41" EAST 50.25 FEET WITH A CENTRAL ANGLE OF 08°28'11") ALONG THE WESTERLY LINE OF THE WASATCH CANAL; THENCE SOUTH 68°55'35" EAST 27.75 FEET ALONG THE WESTERLY LINE OF THE WASATCH CANAL; THENCE SOUTHEASTERLY 4.32 FEET ALONG THE ARC OF A 3.28 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS SOUTH 21°04'25" WEST AND THE CHORD BEARS SOUTH 31°12'43" EAST 4.01 FEET WITH A CENTRAL ANGLE OF 75°25'43") ALONG THE WESTERLY LINE OF THE WASATCH CANAL; THENCE SOUTH 06°29'59" WEST 49.88 FEET ALONG THE WESTERLY LINE OF THE WASATCH CANAL; THENCE SOUTHEASTERLY 91.09 FEET ALONG THE ARC OF A 98.34 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS SOUTH 83°30'01" EAST AND THE CHORD BEARS SOUTH 20°02'06" EAST 87.86 FEET WITH A CENTRAL ANGLE OF 53°04'09") ALONG THE WESTERLY LINE OF THE WASATCH CANAL; THENCE SOUTH 46°34'04" EAST 16.21 FEET ALONG THE WESTERLY LINE OF THE WASATCH CANAL; THENCE SOUTHEASTERLY 45.58 FEET ALONG THE ARC OF A 162.73 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS NORTH 43°25'56" EAST AND THE CHORD BEARS SOUTH 54°35'33" EAST 45.43 FEET WITH A CENTRAL ANGLE OF 16°02'58") ALONG THE WESTERLY LINE OF THE WASATCH CANAL; THENCE SOUTHEASTERLY 32.56 FEET ALONG THE ARC OF A 99.98 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS SOUTH 27°22'58" WEST AND THE CHORD BEARS SOUTH 53°17'16" EAST 32.42 FEET WITH A CENTRAL ANGLE OF 18°39'31") ALONG THE WESTERLY LINE OF THE WASATCH CANAL; THENCE SOUTH 43°57'28" EAST 25.44 FEET ALONG THE WESTERLY LINE OF THE WASATCH CANAL; THENCE SOUTHEASTERLY 126.92 FEET ALONG THE ARC OF A 109.54 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS NORTH 46°02'32"

EAST AND THE CHORD BEARS SOUTH 77°09'00" EAST 119.93 FEET WITH A CENTRAL ANGLE OF 66°23'03") ALONG THE WESTERLY LINE OF THE WASATCH CANAL; THENCE NORTH 69°39'10" EAST 41.25 FEET ALONG THE WESTERLY LINE OF THE WASATCH CANAL; THENCE SOUTHEASTERLY 22.33 FEET ALONG THE ARC OF A 12.44 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS SOUTH 20°20'50" EAST AND THE CHORD BEARS SOUTH 58°54'45" EAST 19.45 FEET WITH A CENTRAL ANGLE OF 102°52'09") ALONG THE WESTERLY LINE OF THE WASATCH CANAL; THENCE SOUTH 07°28'49" EAST 115.57 FEET ALONG THE WESTERLY LINE OF THE WASATCH CANAL; THENCE SOUTHEASTERLY 25.17 FEET ALONG THE ARC OF A 99.68 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS SOUTH 82°31"11" WEST AND THE CHORD BEARS SOUTH 00°14'49" EAST 25.10 FEET WITH A CENTRAL ANGLE OF 14°27'59") ALONG THE WESTERLY LINE OF THE WASATCH CANAL; THENCE SOUTH 06°59'06" WEST 78.23 FEET ALONG THE WESTERLY LINE OF THE WASATCH CANAL; THENCE SOUTHEASTERLY 88.74 FEET ALONG THE ARC OF A 107.33 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS SOUTH 83°00'54" EAST AND THE CHORD BEARS SOUTH 16°42'03" EAST 86.23 FEET WITH A CENTRAL ANGLE OF 47°22'19") ALONG THE WESTERLY LINE OF THE WASATCH CANAL; THENCE SOUTH 40°22'56" EAST 94.27 FEET ALONG THE WESTERLY LINE OF THE WASATCH CANAL; THENCE SOUTHEASTERLY 13.67 FEET ALONG THE ARC OF A 19.04 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS SOUTH 49°37'04" WEST AND THE CHORD BEARS SOUTH 19°48'25" EAST 13.38 FEET WITH A CENTRAL ANGLE OF 41°09'02") ALONG THE WESTERLY LINE OF THE WASATCH CANAL; THENCE SOUTH 00°45'57" WEST 27.79 FEET ALONG THE WESTERLY LINE OF THE WASATCH CANAL; THENCE SOUTHEASTERLY 56.01 FEET ALONG THE ARC OF A 129.03 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS SOUTH 89°14'03" EAST AND THE CHORD SOUTH 11 °40'13" EAST 55.57 FEET WITH A CENTRAL ANGLE OF 24°52'21") ALONG THE WESTERLY LINE OF THE WASATCH CANAL; THENCE SOUTH 24°06'32" EAST 157.61 FEET ALONG THE WESTERLY LINE OF THE WASATCH CANAL TO THE SOUTHERLY RIGHT-OF-WAY LINE OF COMMONS BOULEVARD; THENCE NORTHWESTERLY 259.90 FEET ALONG THE ARC OF A 483.50 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS NORTH 00°53'23" WEST AND THE CHORD BEARS NORTH 75°29'26" WEST 256.78 FEET WITH A CENTRAL ANGLE OF 30°47'55") ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF COMMONS BOULEVARD; THENCE NORTH 60°05'28" WEST 29.46 FEET ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF COMMONS BOULEVARD; THENCE NORTH 29°54'32" EAST 67.00 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF COMMONS BOULEVARD; THENCE NORTH 60°05'28" WEST 50.00 FEET ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF COMMONS BOULEVARD; THENCE NORTHWESTERLY 13.57 FEET ALONG THE ARC OF A 17.50 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS NORTH 29°54'32" EAST AND THE CHORD BEARS NORTH 37°53'00" WEST 13.23 FEET WITH A CENTRAL ANGLE OF 44°24'55") ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF COMMONS BOULEVARD; THENCE NORTH 60°05'28" WEST 103.22 FEET ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF COMMONS BOULEVARD; THENCE NORTHWESTERLY 391.17 FEET ALONG THE ARC OF A 488.50 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS SOUTH 29°54'32" WEST AND THE CHORD

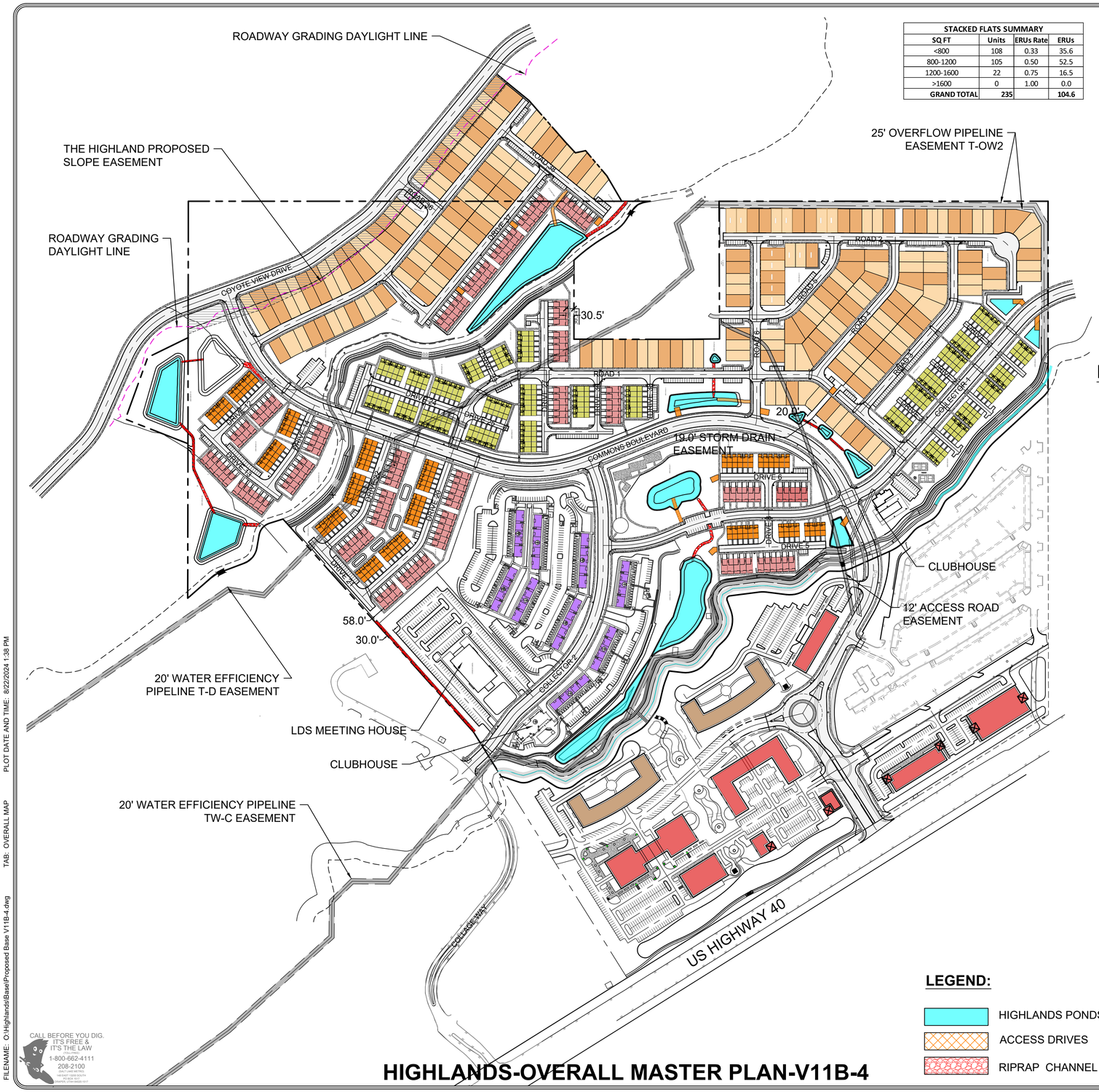
BEARS NORTH 83°01'52" WEST 380.80 FEET WITH A CENTRAL ANGLE OF 45°52'49") ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF COMMONS BOULEVARD; THENCE NORTHWESTERLY 30.50 FEET ALONG THE ARC OF A 35.50 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS NORTH 15°58'17" WEST AND THE CHORD BEARS NORTH 81°21'31" WEST 29.57 FEET WITH A CENTRAL ANGLE OF 49°13'32") ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF COMMONS BOULEVARD; THENCE NORTHWESTERLY 50.41 FEET ALONG THE ARC OF A 94.50 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS SOUTH 33°15'16" WEST AND THE CHORD BEARS NORTH 72°01'41" WEST 49.82 FEET WITH A CENTRAL ANGLE OF 30°33'53") ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF COMMONS BOULEVARD; THENCE NORTHWESTERLY 34.27 FEET ALONG THE ARC OF A 35.50 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS NORTH 02°41'22" EAST AND THE CHORD BEARS NORTH 59°39'32" WEST 32.95 FEET WITH A CENTRAL ANGLE OF 55°18'12") ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF COMMONS BOULEVARD; THENCE NORTH 32°00'26" WEST 11.87 FEET ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF COMMONS BOULEVARD; THENCE SOUTH 50°09'54" WEST 77.72 FEET ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF COMMONS BOULEVARD; THENCE SOUTH 32°00'26" EAST 1.29 FEET ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF COMMONS BOULEVARD; THENCE SOUTHEASTERLY 34.27 FEET ALONG THE ARC OF A 35.50 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS SOUTH 57°59'34" WEST AND THE CHORD BEARS SOUTH 04°21'20" EAST 32.95 FEET WITH A CENTRAL ANGLE OF 55°18'12") ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF COMMONS BOULEVARD; THENCE SOUTHWESTERLY 26.91 FEET ALONG THE ARC OF A 94.50 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS SOUTH 66°42'14" EAST AND THE CHORD BEARS SOUTH 15°08'20" WEST 26.82 FEET WITH A CENTRAL ANGLE OF 16°18'53") ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF COMMONS BOULEVARD; THENCE SOUTHWESTERLY 31.61 FEET ALONG THE ARC OF A 35.50 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS NORTH 83°01'07" WEST AND THE CHORD BEARS SOUTH 32°29'14" WEST 30.57 FEET WITH A CENTRAL ANGLE OF 51°00'41") ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF COMMONS BOULEVARD; THENCE SOUTH 57°59'34" WEST 24.11 FEET; THENCE SOUTHWESTERLY 21.44 FEET ALONG THE ARC OF A 135.00 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS NORTH 32°00"26" WEST AND THE CHORD BEARS SOUTH 62°32'31" WEST 21.42 FEET WITH A CENTRAL ANGLE OF 09°05'55") ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF COMMONS BOULEVARD; THENCE SOUTH 67°05'29" WEST 52.01 FEET ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF COMMONS BOULEVARD; THENCE SOUTHWESTERLY 26.20 FEET ALONG THE ARC OF A 165.00 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS SOUTH 22°54'31" EAST AND THE CHORD BEARS SOUTH 62°32'32" WEST 26.17 FEET WITH A CENTRAL ANGLE OF 09°05'55") ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF COMMONS BOULEVARD; THENCE SOUTH 57°59'34" WEST 26.05 FEET ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF COMMONS BOULEVARD TO THE POINT OF BEGINNING.

SOUTH PARCEL:

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 20 ALL IN TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN, WASATCH COUNTY, UTAH DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY 40 PROJECT NO. F-019-1(1), SAID POINT BEING NORTH 0°08'37" WEST 687.06 FEET ALONG THE SECTION LINE AND EAST 659.19 FEET FROM THE 1999 WASATCH COUNTY SURVEY ALUMINUM CAP MONUMENT MARKING THE SOUTHWEST QUARTER CORNER OF SECTION 20, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN (BASIS OF BEARINGS FOR THIS DESCRIPTION IS SOUTH 04°04'03" EAST 2857.85 FEET ALONG A LINE DEFINED BY WASATCH COUNTY WATER SERVICE AREA NO. 1 SURVEY CONTROL MONUMENTS NO. 706 AND NO. 708 (BOTH ALUMINUM PIPE CAP MONUMENTS) SEE THE SURVEY CONTROL SHEET FOR THE CENTRAL UTAH WATER CONSERVANCY DISTRICT, WASATCH COUNTY WATER EFFICIENCY PROJECT, DRAWING NO. G-8 AS RECORDED IN BOOK 630 AT PAGES 766-767 AND AS ENTRY NO. 259146 OF THE WASATCH COUNTY RECORDS); THE PARCEL 2 DESCRIPTION AS RECORED AS ENTRY NO. 396936 OF SAID RECORDS, WHICH SAID PARCEL 2 BEARINGS ARE ROTATED 0°01'39" COUNTERCLOCKWISE TO AGREE WITH THE ABOVE DESCRIBED BASIS OF BEARINGS; THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE NORTH 32°00'02" WEST 748.34 FEET ALONG THE EASTERLY RIGHT OF WAY LINE OF SAID STATE HIGHWAY 40 TO THE BOUNDARY LINE OF WASATCH COMMONS SUBDIVISION, SAID BOUNDARY ALSO BEING THE SOUTH RIGHT OF WAY LINE FOR COMMONS BOULEVARD; THENCE ALONG THE SAID SOUTH RIGHT OF WAY LINE AND BOUNDARY LINE NORTH 57°57'55" EAST 146.97 FEET; THENCE NORTHEASTERLY 33.19 FEET ALONG A 35.50 FEET RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 53°33'54" AND A LONG CHORD OF NORTH 84°44'52" EAST 31.99 FEET; THENCE SOUTHEASTERLY 31.12 FEET ALONG A 94.50 FEET RADIUS REVERSE CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 18°52'06" AND A LONG CHORD OF SOUTH 77°54'14" EAST 30.98 FEET; THENCE SOUTHEASTERLY 34.27 FEET ALONG A 35.50 FEET RADIUS REVERSE CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 55°18'12" AND A LONG CHORD OF SOUTH 59°41'11" EAST 32.95 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE FOR GREEN VALLEY ROAD; THENCE ALONG SAID RIGHT OF WAY LINE AND SAID BOUNDARY LINE SOUTH 32°02'05" EAST 10.00 FEET; THENCE NORTH 57°57'55" EAST 12.00 FEET; THENCE SOUTH 32°02'05" EAST 44.05 FEET; THENCE SOUTHEASTERLY 14.86 FEET ALONG A 153.00 FEET RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 5°33'55" AND A LONG CHORD OF SOUTH 34°49'02" EAST 14.86 FEET; THENCE SOUTH 37°36'00" EAST 36.75 FEET; THENCE SOUTHEASTERLY 59.80 FEET ALONG A 447.00 FEET RADIUS CURVE TO

THE RIGHT THROUGH A CENTRAL ANGLE OF 7°39'55" AND A LONG CHORD OF SOUTH 33°46'03" EAST 59.76 FEET; THENCE SOUTH 29°56'05" EAST 24.60 FEET; THENCE SOUTHEASTERLY 92.27 FEET ALONG A 2517.50 FEET RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 2°06'00" AND A LONG CHORD OF SOUTH 30°59'05" EAST 92.26 FEET; THENCE SOUTH 32°02'05" EAST 544.50 FEET; THENCE NORTH 89°59'12" WEST 270.18 FEET TO THE POINT OF BEGINNING.



STACKED FLATS SUMMARY			
SQ FT	Units	ERUs Rate	ERUs
<800	108	0.33	35.6
800-1200	105	0.50	52.5
1200-1600	22	0.75	16.5
>1600	0	1.00	0.0
GRAND TOTAL	235		104.6

HIGHLANDS OVERALL DEVELOPMENT SUMMARY

AREA= 144.65 AC. ERU's= 758

HIGHLANDS RESIDENTIAL DEVELOPMENT SUMMARY

AREA= 116.26 AC. ERU's= 579 (TOTAL AFFORDABLE HOUSING ERU's= 51)

DR HORTON	UNITS	ERUs/UNIT	ERUs
SINGLE FAMILY RESIDENTIAL ALTA LOTS WITH ALTA HOME (40.5x93)	112	0.75	84.0
SINGLE FAMILY RESIDENTIAL COTTAGE LOTS WITH COTTAGE HOME (46.5x93)	93	1.0	93.0
STACKED FLATS	235	SEE STACKED FLAT SUMMARY TABLE	104.6
TOWNHOMES - OLIVER	89	1.0	89.0
TOWNHOMES - MILLBROOK	145	0.75	108.75
TOWNHOMES - DALTON	133	0.75	99.75

TOTAL UNITS = 807 TOTAL ERUs = 579

HIGHLANDS TOWN CENTER DEVELOPMENT SUMMARY

AREA= 28.39 AC. ERU's= 179 (TOTAL AFFORDABLE HOUSING ERU's= 16)

MULTI-FAMILY-88 PLEX : 4 STORIES + GARAGE
2 BUILDINGS = 176 UNITS
GARAGE PARKING = 264 SPACES (1.5/ UNITS)

COMMERCIAL / MIXED -USE (C-A) : 4 STORIES + GARAGE
RETAIL (1ST FLOOR): 28,000 SF
RESIDENTIAL (3 FLOORS): 40 UNITS (STUDENT HOUSING)
GARAGE PARKING = 200 SPACES
-COMMERCIAL = 140 SPACES (5/1000 SF)
- RESIDENTIAL = 60 SPACES (1.5/ UNIT)

COMMERCIAL / MIXED -USE (C-B) : 4 STORIES + GARAGE
RETAIL (1ST FLOOR): 27,000 SF
RESIDENTIAL (3 FLOORS): 60 UNITS (STUDENT HOUSING)
GARAGE PARKING = 225 SPACES
-COMMERCIAL = 135 SPACES (5/1000 SF)
- RESIDENTIAL = 90 SPACES (1.5/ UNIT)

COMMERCIAL (C-C) : 1 STORY
RETAIL (GROCERY) : 16,000 SF

COMMERCIAL (C-D) : 1 STORY
RESTAURANT (1ST FLOOR): 5,000 SF

COMMERCIAL (C-E) : 1 STORY
RESTAURANT (1ST FLOOR) : 5,000 SF

COMMERCIAL (C-F) : 4 STORIES
HOTEL (4 FLOORS) : 135 KEYS
TOTAL: 60,000 SF * (15,000/FLOOR)

COMMERCIAL (C-G) : 1 STORY
GYM (1 ST FLOOR) : 15,000 SF

COMMERCIAL (C-H) : 3 STORIES + BASEMENT
STORAGE UNIT (4 FLOORS) : 25,000 SF EA
TOTAL: 100,000 SF*

LINEAR PARK = 6.95 AC

TOTAL COMM / MIXED-USE = 96,000 SF
(STORAGE UNIT NOT INCLUDED IN TOTAL PER DA)
TOTAL ERU= 758
AFFORDABLE HOUSING AT 10% (STUDENT HOUSING APPLIES)

TOTAL ERUs = 758

NOTE: THE HIGHLANDS DEVELOPMENT IS BASED ON AN EQUIVALENT RESIDENTIAL UNIT (ERU), AS DEFINED BY HEBER CITY. THE ACTUAL NUMBER OF PHYSICAL UNITS MAY CHANGE. HOWEVER THE TOTAL NUMBER OF ERU WILL NOT EXCEED 758 ERUs.

LEGEND:

- HIGHLANDS PONDS
- ACCESS DRIVES
- RIPRAP CHANNEL

EDITED 07/31/2024

200 0 200 400 600
Scale 1" = 200'

HIGHLANDS-OVERALL MASTER PLAN-V11B-4

CALL BEFORE YOU DIG. IT'S FREE & IT'S THE LAW 1-800-662-4111 208-2100

HIGHLANDS RESIDENTIAL DEVELOPMENT
HEBER CITY, UT
HIGHLANDS PROPOSED BASE V11B-4

231 West 800 South Salt Lake City, Utah 84101
Ward Engineering Group
Planning • Engineering • Surveying
PH: 801. 487. 8040

CLIENT: D.R.HORTON
DWG: PROPOSED BASE V11B-4.DWG
JOB No: 3891-DRH01-23
DO NOT SCALE THIS DRAWING DRAWING IS REDUCED IF LESS THAN 24" x 36" SUBSECTION AND NOTES MAY BE INCORRECT

DRAWN BY: WARD
DESIGN BY: WARD
CHECKED BY: AJS
DATE: 07/29/2024

REVISIONS

1	07/30/2024	GRADING REVISION

SHEET
EX-01

FILENAME: O:\Highlands\Base\Proposed Base V11B-4.dwg TAB: OVERALL MAP PLOT DATE AND TIME: 8/22/2024 1:38 PM

Planning Commission Staff Report

MEETING DATE:	8/27/2024
SUBJECT:	Central Heber Overlay Zone (John Janson & Tony Kohler)
RESPONSIBLE:	Tony Kohler
DEPARTMENT:	Planning
STRATEGIC RELEVANCE:	Community Development

SUMMARY

The Planning Commission discussed at the last meeting a potential calendar for the Central Heber Overlay Zone (CHOZ). The Planning Commission made some comments on the proposed CHOZ draft, asked for the CHOZ to be discussed with Engineering and the Fire Department and asked for presentation materials to be created for the upcoming workshop. August 27 is set for continuing discussion on CHOZ and a report back to the Planning Commission on the Fire Department's response. Policy questions include the following:
1. Should the proposed calendar be finalized?
2. Does the Planning Commission have additional comments on the CHOZ draft?
3. Are the draft presentation materials proceeding in the right direction?

RECOMMENDATION

N/A

BACKGROUND

Engineering and John Janson met with the Fire Department on Monday August 26. Staff will report to the Planning Commission about that meeting on August 27.

DISCUSSION

The calendar is shown below.

- August 27 Fire Department & Public Works Report on CHOZ
- September 10 PC Prep Meeting
- September 18 PC Open House
- September 24 PC Public Hearing

75 N Main Street
Heber City, UT 84032
Phone: 435-657-0757
Fax: 435-657-2543
heberut.gov

- October 8 PC Recommendation Meeting
- October 15 Report by PC to CC at Work Meeting
- November 5 CC Work Meeting
- November 19 CC Decision

FISCAL IMPACT

N/A

CONCLUSION

N/A

ALTERNATIVES

N/A

POTENTIAL MOTIONS

ACCOUNTABILITY

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

EXHIBITS

1. CHOZ Draft

EXHIBIT 1: 18.83 Central Heber Overlay Zone
Draft Date: 8/6/24

18.83.010 Purpose
18.83.020 Permitted and Conditional Uses
18.83.030 Spatial Requirements
18.83.040 Design Requirements
18.83.050 Visual Screening
18.83.060 Related Provisions

18.83.010 Purpose

To implement the Central Heber Vision, the Central Heber Overlay Zone (CHOZ) has been created and includes three individual districts:

A. Infill District (ID). The Infill District, as part of the Central Heber Overlay Zone, has been established to allow for various forms of infill. These include flag lots, lots on a private right of way, small lots, and certain missing middle housing types. The Infill District adds additional housing flexibility to the R-2 and R-3 zones in the Downtown area.
B. Midway Lane District (MLD). The Midway Lane District (MLD) has been established as a mixed use zone consisting of residential and commercial uses. The area is primarily serving residential uses, but it is intended that future use of this area will include additional selective commercial uses to connect the West Gateway to Main Street.
C. Transition District (TD). The Central Heber Vision suggests an additional mix of uses could be considered as a transition to the residential neighborhoods east and west of the Main Street area. The Transition District (TD) has been established to promote limited uses with a mix consisting of residential and commercial uses. The mix of uses would allow for medium to higher density residential uses, with occasional corners for lower intensity commercial uses. A portion of the Transition District, between 150 West and 150 East, has been identified by the Central Heber Vision, as an area to be considered for rezoning to C-3 Commercial.

18.83.020 Permitted and Conditional Uses

The underlying zone uses remain. The CVOZ includes additional uses and limitations as described below. In order to accomplish the objectives and purposes of this title and to stabilize and protect the essential district characteristics, the following uses are allowed the CHOZ:

A. Table of Land Use Regulations.
   P = PERMITTED USE (P) A site plan application is required with staff processing. Site plan applications are approved, when and if they meet the ordinance standards.
   C = PLANNING COMMISSION CONDITIONAL USE REVIEW (C). A site plan application with Planning Commission review is required.
   N = not allowed in the particular overlay area
B. If a use is not specifically designated below, then it is prohibited.
   All uses listed in the use table and that require a building permit shall also require a site plan application.

Permitted and Conditional Use Chart

Land Use	ID	TD	MLD	Limitations
Artist related studios (includes live-work units)	N	P	P	
Bed and Breakfast Inns	P	P	P	See requirements in 18.68.610
Hotels	N	C	C	See note 1 & 2 below
Single-family homes including detached accessory dwellings	P	N	P	Subject to the Subdivision ordinance
Small lots	P	N	N	
Flag lots	P	P	P	• Subject to the Subdivision ordinance • See standards in Section 18.83.040
Lower Density Missing Middle Housing (including small lots, duplexes, twin homes, and Mansion-Style Homes (up to 6 units per building)	P	P	P	See standards in section 18.83.040
Medium Density Missing Middle Housing (including townhomes, lots on a private ROW, Mansion-Style Homes (over 6 units per building)	C	P	P	See standards in section 18.83.040
Courtyard Residential Buildings	N	P	P	
Accessory Dwelling Units (ADUs)	P	P	P	Must meet the standards for ADUs as per Section 18.68.611, except both an internal and an external ADU are permitted for each single family detached dwelling
Commercial retail and services (not including tattoo parlors and pawn shops)	N	C	P	No more than a 5,000 square foot footprint
Offices	N	P	P	• See note 1 below • No more than a 5,000 square foot footprint
Restaurants, including outdoor dining	N	C	P	• No drive-up windows • No fast-food • See note 2 below
Medical offices, clinics	N	P	P	See note 1 below
Public Buildings	C	P	P	
Banking or financial institutions	N	P	P	• Excludes check cashing; • See note 1 & 2 below
Fitness centers, including gymnasiums	N	P	P	See note 1 & 2 below
Commercial day care	C	P	P	
Home occupations including home based pre-schools, daycares and micro-schools	P	P	P	As regulated by Section 18.68.609 and State Law

Land Use	ID	TD	MLD	Limitations
Public/Private schools	P	P	P	As regulated in State Law and Section 18.68.230
Secondhand stores	N	P	P	See note 1 & 2 below
Signs	P	P	P	As regulated by Section 18.104 and limited to one monument (max 10 square feet) sign and one wall sign (max 30 square feet) or one projecting sign (as per the standards in 18.104)
Mixed use residential-commercial development	N	C	C	See note 1 & 2 below

1 For the MLD, permitted only for properties fronting 100 South
2 For the TD, permitted only for properties fronting 100 East and 100 West

18.83.030 Spatial Standards

A. Spatial standards shall be as set forth in the underlying zone, except for Small lots, Flag lots and lots on a private ROW.
B. The maximum height of all principal structures shall be thirty-five feet and accessory buildings shall follow the requirements of the underlying zone.

Spatial Requirements by Building Type

Use	Lot Width	Front	Rear	Side	Area-Depth	Height
Small Lot - see 18.83.040 (E)	49' Corner – 56'	15 feet from ROW	20'	6'	4,500sq. ft. 98' depth	30 feet max
Flag Lot – see section 18.83.104 (F)	As per the underlying zone and may include the pole portion	10' from driveway	10'	10'	Min of 50% of the underlying zone standard	20' max
Lots on a Private ROW – see 18.83.104 (G)	30'	20 feet from private ROW	20'	10' except where zero lot lines are allowed	2500 sq. ft. not including the private ROW	Two stories 30' max
Duplex/Twin home – see 18.83.104 (H)	As per the underlying zone	20'min from ROW	As per the underlying zone	As per the underlying zone	As per the underlying zone	As per the underlying zone

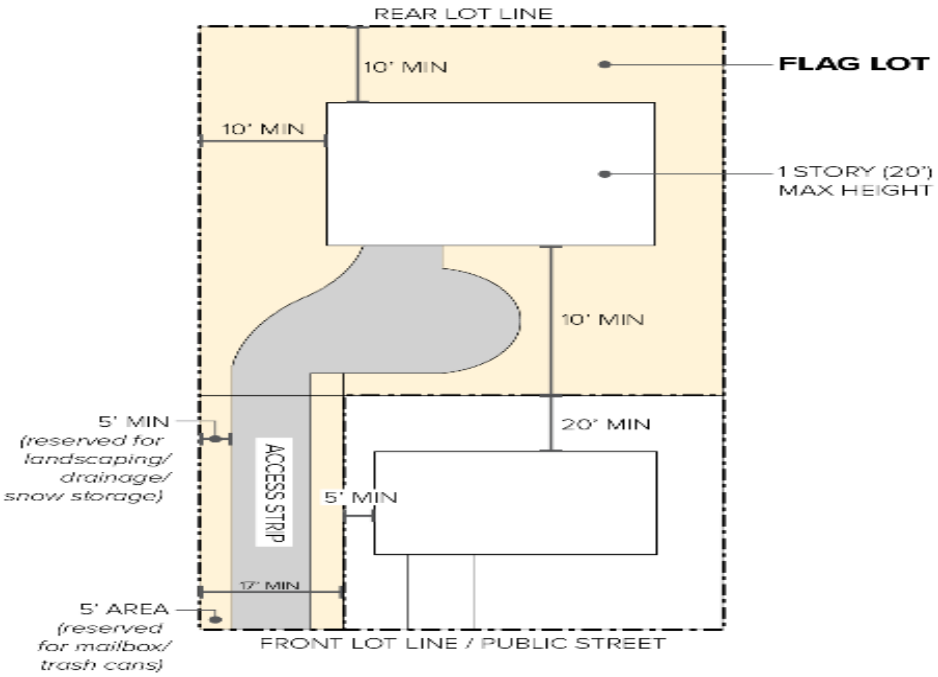
Use	Lot Width	Front	Rear	Side	Area-Depth	Height
Tri-plexes and Four-plexes – See 18.83.104 (I)	As per the underlying zone	As per the underlying zone	As per the underlyin g zone	As per the underlying zone	As per the underlying zone	As per the underlying zone
Townhouse – see 28.83.104 (J)	100’ min	20’ from ROW	20’ min	10’ min	As per the underlying zone	30’ max
Courtyard Building – see 18.83.104 (K)	100’ min	20 feet from ROW	20’ min	10’ min	As per the underlying zone	30’ max
Mixed Use Buildings – see 18.83.104 (L)	As per the underlying zone	15 feet from ROW	20’ min	10’ min	As per the underlying zone	Three stories, 35’ max
Commercial Buildings - see 18.83.104 (M)	50’ min	15 feet from ROW	20’ min	10’ min	As per the underlying zone	Three stories, 35’ max

18.83.040 Design Requirements

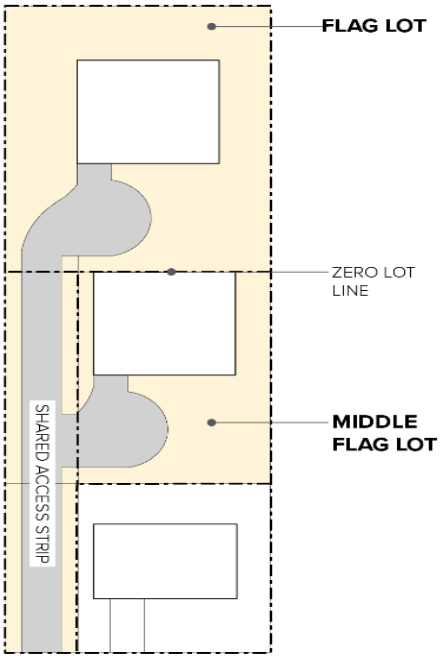
A. Those who desire to convert homes, lots or other buildings to commercial use or multi-family use shall maintain the required landscaping and no parking is allowed in the front yard.
B. Rooftops may be used as garden type open space, and/or passive recreation space.
C. All Rooftop Heating, Ventilating, and Air Conditioning equipment (HVAC) shall be enclosed or screened such that it is not readily recognizable as HVAC equipment.
D. Special Standards for certain uses and structures.
   1. Non-residential uses shall not produce noise exceeding fifty-five (55) decibels as measured at the property line, vibration, fumes smoke, dust or other particulate matter, odorous matter, heat, humidity, glare, electrical interference or other objectionable effects.
   2. Where garages are built, they shall be wired for 220 Volt vehicle charging.
   3. Temporary outdoor sales area allowed.
E. Small lots:
   1. Allowed in the ID zone only.
   2. Such interior lots may have a width no less than 49’at the front yard setback and if located on a corner, 56’ wide.
   3. Any street facing garage shall be setback from the front face of the dwelling by at least ten feet.
   4. Lots with a detached rear yard garage are required to have a minimum twelve (12') foot side yard from the side property line, to accommodate a driveway to the required rear parking. The opposite side yard setback is a minimum of six (6) feet.
F. Flag lots. Flag lots shall meet the following requirements. These requirements supersede the requirements for flag lots in Section 18.52.050:

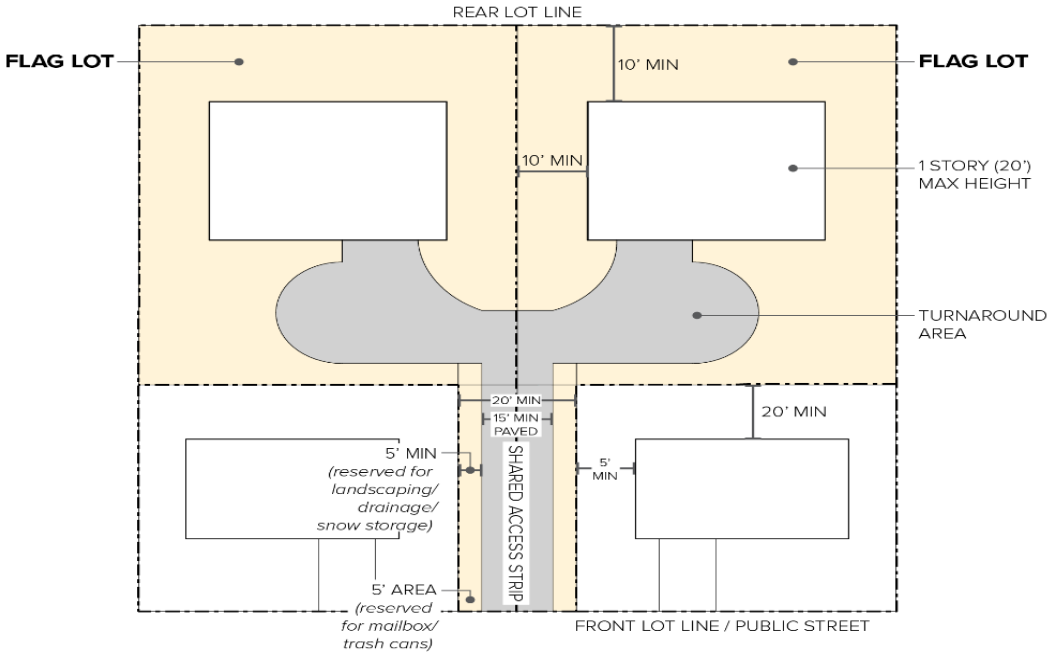
1. Up to two (2) flag lots (plus the existing home) may be created from an existing parcel of property.
2. The flag lot(s) shall be used exclusively for a single-family residential dwelling and shall be located to the rear of the original or front lot. If the dwelling on the front lot is torn down, any new dwelling shall face the adjacent street.
3. The main body of a flag lot, exclusive of the access strip, shall be no smaller than 50% of the required lot area in the zone in which it is located.
4. The existing front lot shall meet the required lot area, lot width, front yard, and side yard requirements for the governing zoning district in which it is located. The rear setback shall be a minimum of twenty feet (20').
5. If two flag lots are proposed, one behind the other, see graphic below. The access strip portion of a flag lot:
    a. Shall be at least 17' wide for its entire length from the street to the point where the access strip adjoins the main body of the flag lot;
    b. Shall be paved except for the 5' reserved for landscaping/drainage/snow storage adjacent to the neighboring property line, unless agreed to in writing by the adjoining property owner;
    c. Hard surfaced driveways shall be located a minimum of 5' from any existing home on the original or neighboring lots;
    d. Shall front on a public street; and
    e. Shall not exceed one hundred fifty feet (150') in length unless approved by the Fire Department
        1) Where the 5' landscaped area abuts the public street, it shall contain a mailbox (s), displaying the lot address (s), and a gravel or paved area for trash cans.
6. Where two flag lots are proposed behind a lot on the public street, the middle lot may have a zero lot line using the property line adjacent to the furthest lot.
7. Two (2) adjoining flag lots may share a common access strip only if the access strip is twenty (20') wide or greater – this includes a 5' landscaped drainage/snow storage area and 15' of pavement.
8. The access strip portion of a flag lot shall be platted as a contiguous portion of the flag lot(s) or as an easement but require public utility easements for access and public utilities from the original lot and to the adjacent street.
9. The subdivision plat shall include an outline of the buildable area proposed for the home (s).

10. 2 parking spaces are required for the home, as well as a turnaround area to prevent the need to back out through the driveway/access strip.

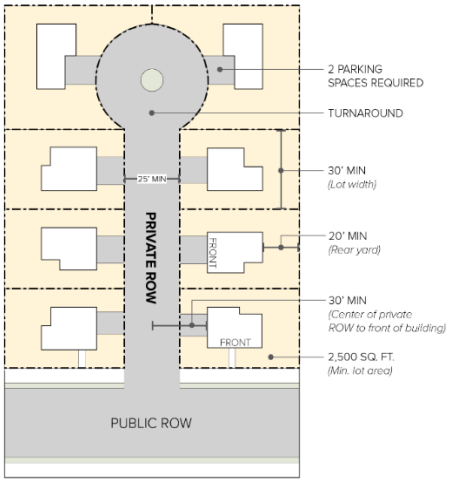


11. The address of the flag lot dwelling shall be clearly visible on the home(s) when viewed from the access strip.

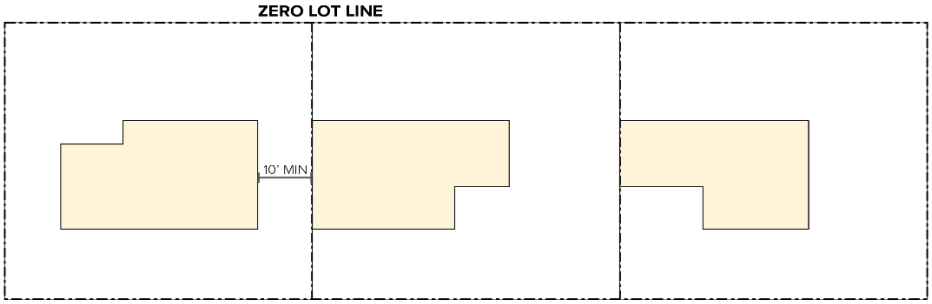




G. Lots on a Private Right-of-Way
   1. The requirements of the Subdivision Ordinance shall govern.
   2. The minimum distance from the private right-of-way line to the front line of the building shall be twenty feet.
   3. Two paved vehicle parking spaces are required.
   4. The home on the lot adjacent to the public ROW shall face the street, with access to parking from the private ROW, unless the existing house remains and an existing driveway access is to the public street. Such lots shall have a minimum 20' rear yard and a minimum ten foot side yard.
   5. Private ROWs shall be constructed to meet City standards, however, certain requirements and reductions as specified below, are allowed:
      a. A private ROW shall not extend more than 400 feet.
      b. A maximum of ten (10) lots/units are allowed on a private ROW.
      c. The minimum street width is 26' and no curb, gutter, or sidewalk is required.
      d. Storm drainage from the private street and the development shall not enter the public street/stormwater system, as per City Engineering.
      e. All such private ROWs shall include an approved turnaround within the private ROW, as per Fire Code
      f. 10 foot wide dry utility easements shall be provided along each public and private right of way. Dry utility placement shall occur in the public Right of Way or through negotiated locations such as the private drive/street, an alley or a public utility easement (PUE) on private property. A determination of the best locations for utilities shall occur during the application process with an application requirement for a conceptual utility plan as part of that process. No above ground utilities, especially utility boxes shall be placed in the clear view of an intersection or driveway. Any above ground utilities shall be located in an easement (PUE) behind the front face of the building, and preferably to the rear of the building.
      g. Sewer, water, and irrigation shall be metered from the public ROW and distributed through the development as private ownership. Such extensions are not a City responsibility.

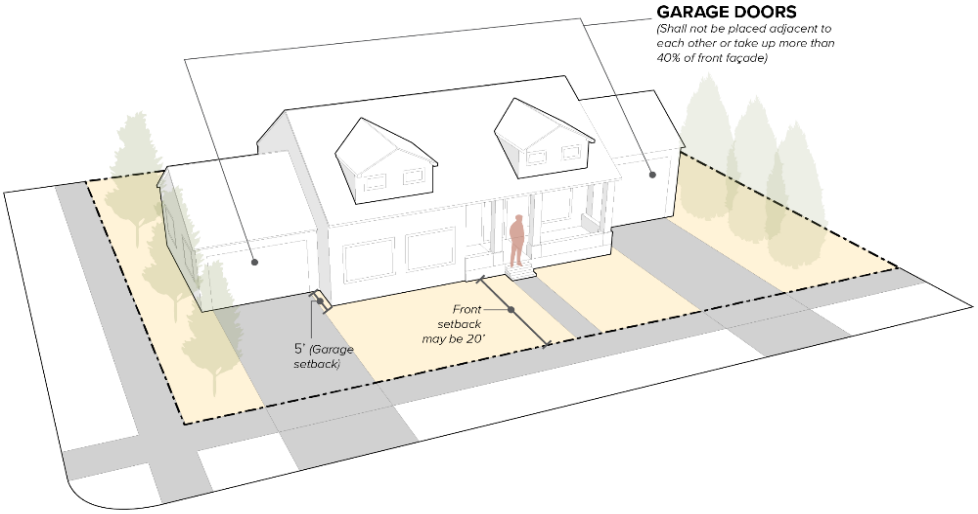


6. Zero lot line buildings are allowed except for the lot furthest from the public street and the lot adjacent to the public street. Those lots shall maintain a rear or side yard, depending on the configuration of 20'. Windows on a zero lot line side shall either be opaque or transom type (higher up). The minimum side yard opposite the zero lot line shall be 5'.



7. If a private drive or alley development allows for lots facing each other, all of the above requirements apply.
8. Recorded agreements for the private ROW maintenance are required between the property owners and shall include a property owner funded system of regular road maintenance that addresses surfacing, snow removal, and potential road replacement.

H. Duplexes and Twin homes: the garage door shall reflect no more than 40% of the front façade (A) and shall be recessed as per the drawing below.

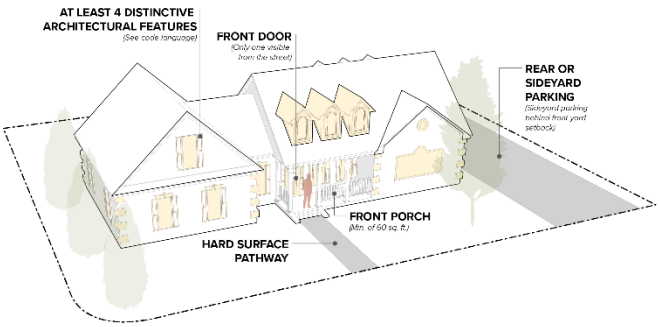


1. If garages are proposed for each unit, they shall not be placed adjacent to each other and shall be setback 5' from the front façade (B).
2. Setbacks in the existing zone shall be utilized except the front yard setback may be 20'.
3. Vinyl and aluminum siding are not allowed.
4. Separate utility lines and connections are required for each unit.

I. Tri-plexes and Four-plexes shall be designed to resemble larger homes, called Mansion Homes, with only one visible front door from the street. The front door area shall include a porch with a minimum of 60 square feet and a hard surfaced pathway to the street. Parking shall be provided to rear or side beyond front yard setback. Vinyl and aluminum siding are not allowed.

All Mansion Style apartment buildings shall include at least 4 distinctive architectural features from the following list (only one item from each letter below, as a minimum) and shall be incorporated in each building:

1. Ornamental details such as knee braces, exposed joists, decorative vents, window shutters.
2. Box or bay windows
3. Balconies with at least 50 square feet.
4. A minimum of 5 windows, 12 square foot minimum on the front façade.
5. A substantial/noticeable change of material applied to the front façade.
6. A substantial/noticeable change of color applied to the front façade.

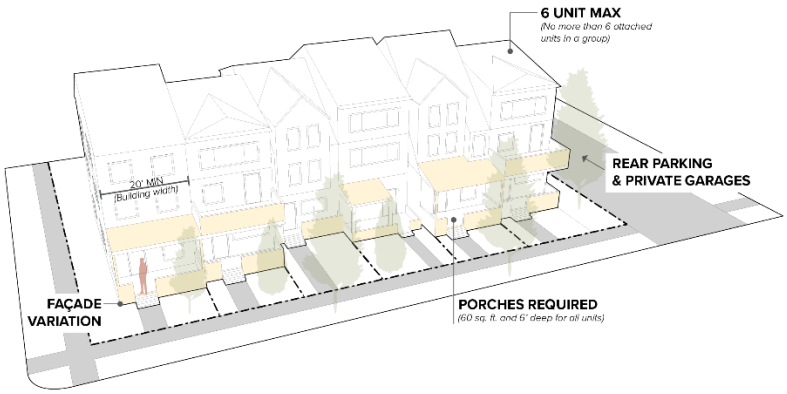


7. A change of pattern that is substantial/noticeable on the façade (Example: changing brick work from face brick to a soldier course or basket weave pattern.)
8. Brick or stone along the front of the building, covering at least 25% of the front of the building.

9. Materials – brick, stone, wood, cement composite materials, and metal accents
Separate utilities for each unit are required if condominium units are proposed.

J. Townhouse. Horizontally attached multi-story units in a rowhouse configuration. This building type can include live/work units. If end units face the street they shall include windows covering at least 25% of the façade for each floor. Parking and private garages shall be to the rear of the building allowing the primary façade to front a public street or public greenspace. Provide outdoor balconies or patios for 100% of the units at a minimum of 6 feet deep and 60 square feet each.

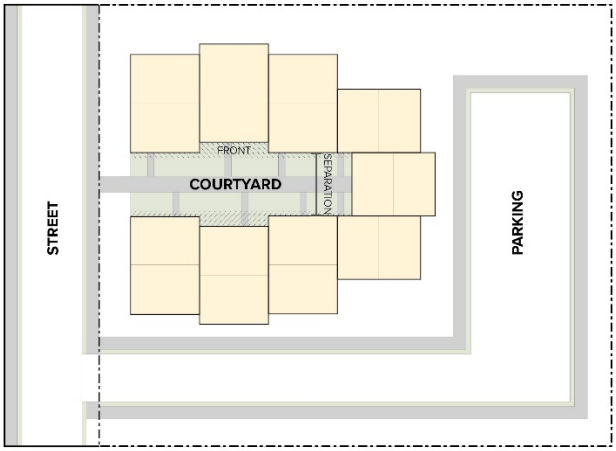
Building width shall be a minimum of 20'. Guest parking shall not include any driveway area that accesses a garage. No more than 6 attached units per building. Townhouse developments with over 12 units shall include at least a play structure and a barbeque/seating area and one passive leisure space of at least 3000 square feet. Separate utilities for each unit are required and may require easements for units that are distant from a public street.

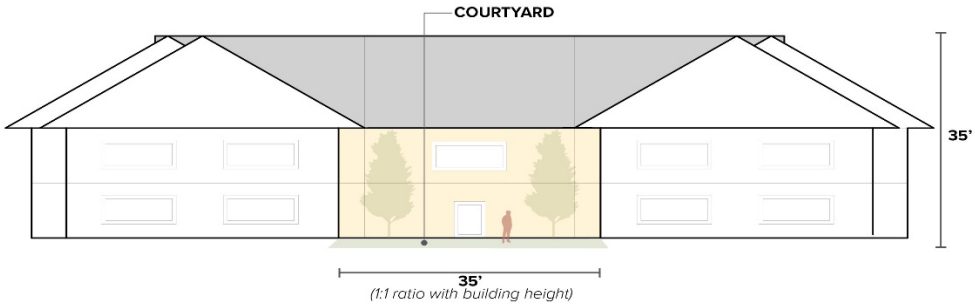


K. Multi-family Courtyard Oriented Development: A building (s) that contains residential uses, oriented toward a courtyard with parking to the rear. Provide outdoor balconies or patios for 100% of the units at a minimum of 6 feet deep and 60 square feet each. If end units face the street they shall include windows, covering at least 25% of the façade for each floor. Multi-family developments with over 12 units shall provide recreational amenities, with at least a play structure and a barbeque/seating area and one passive leisure space of at least 3000 square feet. Unit diversity shall be accomplished by constructing at least 20% of the units with different numbers of bedrooms.

Exterior materials of a durable or resilient nature such as brick, stone, composite materials, or other materials of similar quality, hardiness, and low maintenance characteristics are required. Roughhewn, exposed wood beams, columns and supports are required for all facades facing a street. New development in the TD, shall incorporate common, locally found materials such as granite, stone, sandstone, wood, and brick as part of the first floor of each building for at least 75% of the first floor, excluding the windows. All stories above the first floor shall incorporate at least 50% of the above specified materials. Stucco and EIFS are prohibited for use as materials on any façade visible from a right-of-way, but may be used on second and third floor if additional scoring provides a brick-like appearance. Other materials may be considered by the Planning Director for soffits, or as accents or unique architectural features. Twenty-five year guarantee architectural shingles or other longer-lasting materials are required for sloped roofs.

Up to two stories may be constructed for this type of development. Separate utilities for each unit are required and may require easements for units that are distant from a public street.





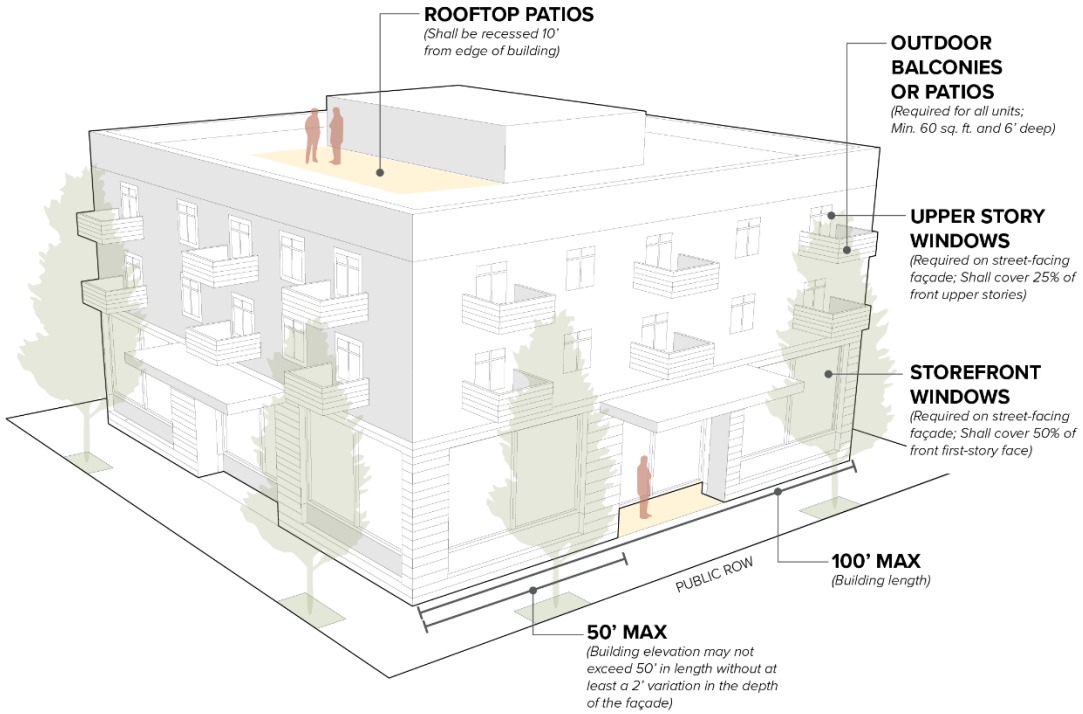
L. Mixed-use buildings. Intended for a mix of primarily residential with commercial/office or commercial and office uses required to be located on the first floor, and optional above the first floor at or near the front build-to-line with parking to the rear, underground, or podium type. No podium parking is allowed to front a street. This building type may support office, retail, hotel/hospitality or residential uses mixed vertically. For residential units, provide outdoor balconies or patios for 100% of the residential units at a minimum of 6 feet deep and 60 square feet each. No wood burning fireplaces, stoves, appliances, or outdoor fire pits are allowed. Provide indoor bike storage or bike lockers. Rooftop patios are allowed but shall be recessed ten feet from the edge of the building.

Exterior materials of a durable or resilient nature such as brick, stone, composite materials, or other materials of similar quality, hardiness, and low maintenance characteristics are required. Roughhewn, exposed wood beams, columns and supports are required for all facades facing a street. New development in the TD and MLD, shall incorporate common, locally found materials such as granite, stone, sandstone, wood, and brick as part of the first floor of each building for at least 75% of the first floor, excluding the windows. All stories above the first floor shall incorporate at least 50% of the above specified materials. Stucco and EIFS are prohibited for use as materials on any façade visible from a right-of-way, but may be used on second and above stories if additional scoring provides a brick-like appearance. Other materials may be considered, by the Planning Director for soffits, or as accents or unique architectural features. Twenty-five year guarantee architectural shingles or other longer-lasting materials are required for sloped roofs. 360 degree architectural consistency is required.

No new building elevation may exceed 50 feet in length without at least a 2-foot variation in the depth of the façade along the public right of way and a 1-foot variation on other facades. Residential unit balconies shall not be interpreted to meet this requirement. No single building shall exceed 100 feet.

Storefront windows are required on the street facing façade and street facing windows shall be cover a minimum of 50% of the front first story face and 25 percent of all upper story

facades.



10 foot wide dry utility easements shall be provided along each public and private right of way. Dry utility placement shall occur in the public Right of Way or through negotiated locations such as the private drive/street, an alley or a public utility easement (PUE) on private property. A determination of the best locations for utilities shall occur during the application process with an application requirement for a conceptual utility plan as part of that process. No above ground utilities, especially utility boxes shall be placed in the clear view of an intersection or driveway. Any above ground utilities shall be located in an easement (PUE) behind the front face of the building, and preferably to the rear of the building.

Sewer, water, and irrigation shall be metered from the public ROW and distributed through the development as private ownership. Such extensions are not a City responsibility.

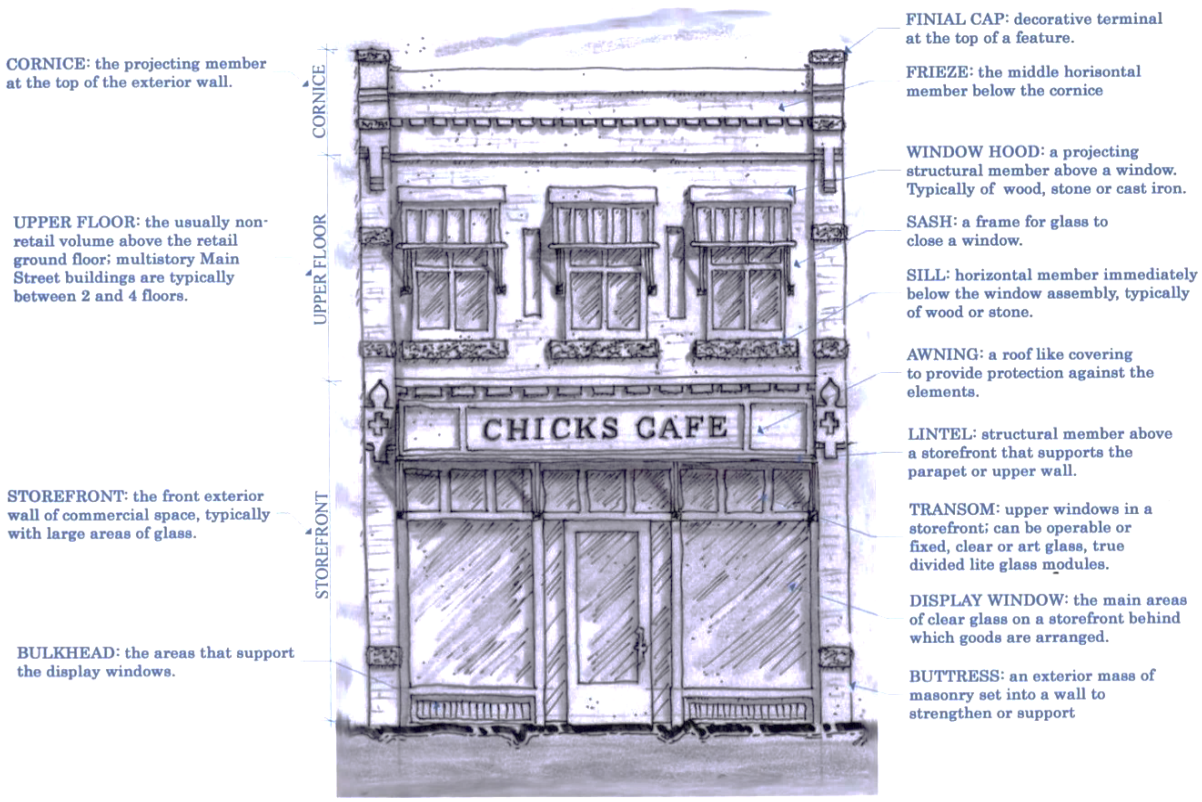
M. Commercial Buildings.

Minimum 2-story building with the primary use of office, retail, civic or commercial use. All such buildings shall include at least 1 vehicle charging station per building.

Exterior materials of a durable or resilient nature such as brick, stone, composite materials, or other materials of similar quality, hardiness, and low maintenance characteristics are required. Roughhewn, exposed wood beams, columns and supports are required for all facades facing a street. New development in the TD and MLD, shall incorporate common, locally found materials such as granite, stone, sandstone, wood, and brick as part of the first floor of each building for at least 75% of the first floor, excluding the windows. All stories above the first floor shall incorporate at least 50% of the above specified materials. Stucco and EIFS are prohibited for use as materials on any façade visible from a right-of-way, but may be used on second and above stories if additional scoring provides a brick-like appearance. Other materials may be considered, by the Planning Director for soffits, or as accents or unique architectural features. Twenty-five year guarantee architectural shingles or other longer-lasting materials are required for sloped roofs. 360 degree architectural consistency is required.

Principal entrance shall face the street or be located on the corner of the building and recessed. Front façade shall include a storefront type appearance and include at least two additional features from the sketch below:

ANATOMY OF A MAIN STREET BUILDING:

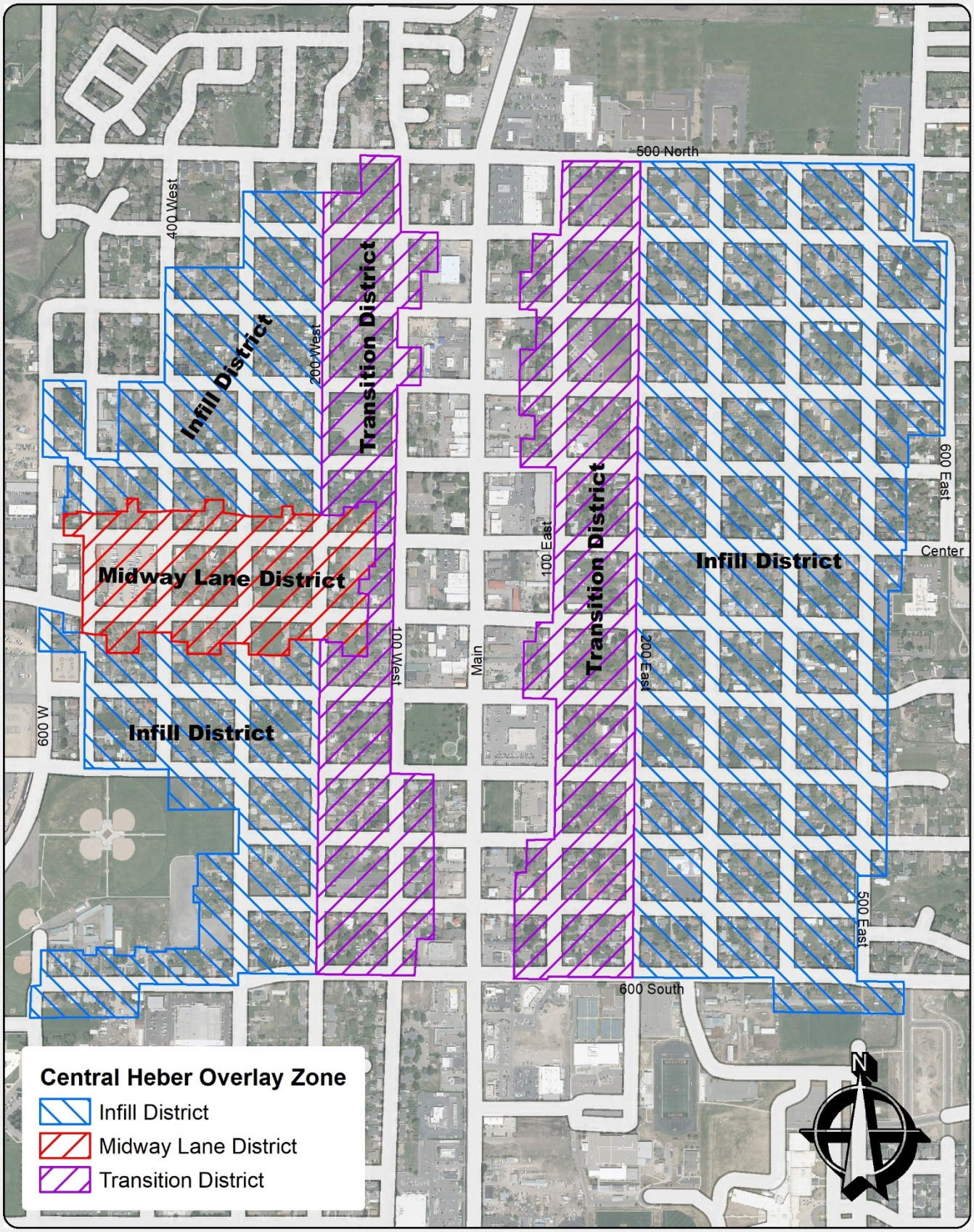


18.83.050 Visual Screening

All commercial lots within the zone shall have a six foot rear yard sight obscuring fence.

18.83.060 Related Provisions

Chapter 18.12	Administration
Chapter 18.08	Definitions
Chapter 18.68	Supplementary Regulations
Chapter 18.108	Conditional Use Permits
Chapter 18.72	Off-Street Parking and Loading
Chapter 18.103	Sign Regulations
Chapter 18.78	Lighting
Chapter 18.174	Enforcement
Chapter 18.117	Subdivisions



Central Heber Overlay Zone (CHOZ)

May 16, 2024

CODE OF CONDUCT AND ETHICS FOR PUBLIC OFFICALS
(Mayor, City Council members, Commissions, Committees, Boards)

A. DECLARATION OF POLICY

It is the policy of the City of Heber to uphold, promote, and demand ethical conduct from its elected and appointed public officials. The citizens and businesses of Heber City are entitled to have fair, ethical, and accountable local government.

As members of the City Council, we recognize the importance of codifying and making known to the general public the ethical principles and laws that guide the work of elected officials and members of appointed boards, commissions, and committees (public officials). Public officials are to maintain the highest standards of personal integrity, truthfulness, and fairness in carrying out their public duties.

In order to fulfill this mission, the City of Heber hereby adopts a Code of Conduct and Ethics for public officials to assure public confidence in the integrity of local government and its effective and fair operation. This code describes the standards of behavior to which its leaders aspire. The constant and consistent theme through the conduct guidelines is "respect." Public officials experience huge workloads and tremendous stress in making decisions that could impact thousands of lives. Despite these pressures, public officials are called upon to exhibit appropriate behavior at all times. These guidelines help public officials to do the right thing in even the most difficult situations. Public officials have the duty to conduct City affairs in a businesslike manner, assuring timely consideration of matters before them and thoughtful expeditious decision-making. These guidelines incorporating best practices among city governments can help guide public officials to contribute to this end.

Furthermore, the effective functioning of democratic government requires that public officials comply with both the letter and spirit of the laws and policies affecting the operations of government; that public officials be independent, impartial and fair in their judgment and actions; that public office be used for the public good, not for personal gain; and that public deliberations and processes be conducted openly, unless legally confidential, in an atmosphere of respect and civility.

B. GENERAL PRINCIPLES UNDERLYING THE CODE OF CONDUCT AND ETHICS

The stability and proper operation of a democratic representative government depends upon public confidence in the integrity of the government, and upon responsible exercise of the trust conferred by the people upon their public officials.

Governmental decisions and policy must be made and implemented through proper channels and processes of the government structure.

Public local government officials must be able to act in a manner that maintains their integrity and independence, yet is responsive to the interests and needs of those they represent.

Public local government officials must always remain aware that at various times they play different roles:

1. **As advocates,** who strive to advance the legitimate needs of their citizens,

2. **As legislators,** who balance the public interest and private rights in considering and enacting ordinances, orders, and resolutions, and

3. **As fair and impartial decision-makers,** when making quasi-judicial and administrative determinations.

Public local government officials must know how to distinguish among these roles, to determine when each role is appropriated, and to act accordingly.

Public local government officials must be aware of their obligations to conform their behavior to standards of ethical conduct that warrant the trust of their constituents. Each official must find within his/her own conscience the touchstone by which to determine what conduct is appropriate.

C. APPLICABLE LAWS AND POLICIES

1. Compliance with Law

a. Public officials should take care to obey all laws that apply to their official actions as public officials. Public officials should be guided by the spirit as well as the letter of the law in whatever they do to give their best judgment.

b. At the same time, public officials should feel free to assert policy positions and opinions without fear of reprisal from fellow official members or citizens. To assert that a public official is behaving unethically based upon a disagreement with other officials on a question of policy (and not on the public officials ethical behavior) is unfair, dishonest, irresponsible, and itself unethical.

c. The commissions, committees, boards, and city's governing body shall endeavor to keep itself up-to-date, through its attorney or other sources, of new or on-going legal or ethical quandaries or difficulties that they may face in their official positions.

d. Public officials shall comply with the laws of the nation, the State of Utah, and the City of Heber in the performance of their public duties to foster respect for all government. These laws include, but are not limited to: the United States and Utah Constitutions and any City Codes, resolutions, ordinances and policies; laws pertaining to conflicts of interest, contracts with public entities, election campaigns, financial disclosures, and employer responsibilities and open processes of government.

2. Responsibility of Public Office

a. Recognizing that stewardship of the public interest must be their primary concern, public officials shall work for the common good of the people of Heber City, avoiding actions that are inconsistent with the best interests of the city, and not for any private or personal interest; and they will endeavor to treat all persons, claims, and transactions in a fair and equitable manner.

b. Public officials should act with integrity and with independence from improper influence as they exercise the functions of their offices.

c. Public officials should not place themselves in situations where their honesty and integrity may be questioned, should not behave improperly and should, on all occasions, avoid the appearance of such behavior.

d. City Council members and the Mayor - Because of the value of the independent advice of boards, committees or commissions to the public decision-making process, members of the City Council and Mayor shall, except when the City Council or Mayor is a member of the that public body, limit their participation in the proceedings of such subordinate public bodies to the communication of requested information and providing factual information relevant to the discussion at hand, and shall not otherwise attempt to unduly use their position to influence the deliberations or outcomes of the proceedings.

e. Public Officials should use their best independent judgment to pursue the common good as they see it, presenting their opinions to all in a reasonable, forthright, consistent manner. They should be self-governing and not subject to improper influence, while at the same time being able to consider the opinions and ideas of others. At the same time, public officials should recognize that they are part of a larger group and should act accordingly. They should respect their office and not behave in ways that reflect badly on it. They should treat other public officials and the public with respect, and should honor the opinions of others even when they disagree. They should recognize that they are not generally authorized to act on behalf of the board, commission, committee, or council, since the board, commission, committee or council must take official action as a body.

3. Impropriety

a. Public officials should avoid impropriety in the exercise of their official duties. Their official actions should be above reproach.

b. A public official is considered to be acting with impropriety if a reasonable person who was made aware of the totality of the circumstance surrounding the public official's action would conclude that it was more likely than not that the behavior did not befit someone in the public official's position.

c. If a public official concludes that his/her actions, while legal and ethical, may be misunderstood, he/she may seek the advice of the City Attorney. He/she may also state on the record the facts of the situation and the steps taken to resolve it.

4. Performance of Duties

a. Public officials shall perform their duties in accordance with the processes and rules of order established by the State, City Council, boards, commissions, and committees, governing the deliberation of public policy issues, meaningful involvement of the public, and implementation of policy decisions of the City Council by City staff.

b. Public officials shall be loyal to the political objectives expressed by the electorate and the programs developed to attain those objectives.

c. Public Officials of local governing boards should be faithful in the performance of the duties of their offices. They should act as the especially responsible citizens whom others can trust and respect. Public officials should be faithful in their attendance at meetings and in their preparation for those meetings. They should carefully analyze all credible information that is provided to them or which they obtained from outside sources.

d. Public officials shall publicly share with the body substantive information that is relevant to a matter under consideration by the council, boards, commissions, and committees, which they may have received from sources outside the public decision-making process.

e. Public officials should be accountable to the public for their actions and the manner in which they carry out their responsibilities, and should cooperate fully and honestly with the scrutiny appropriate to their particular office.

f. As a group of citizens to whom much has been entrusted, the board should demand full accountability from those over whom it has authority. The board should set a good example for others in the community, keeping in mind that trust and respect must continually be earned.

g. All public officials should be willing to bear their fair share of the governing board's workload. To the extent appropriate, they should be willing to put the City's interests ahead of their own.

5. Conduct of Public Meetings

a. Public officials of local governing boards should conduct the affairs of their meetings in an open and public manner. They should comply with all applicable laws of governing open meetings and public records, recognizing that doing so is an important way to be worthy of the public's trust. This includes being sensitive to those matters recognized by law.

b. The public officials should remember when meeting that they are conducting the public's business. They should also remember that the records of their local government belong to the public and not to them or their employees or staff. They should make clear that a climate of openness is to be maintained at all times in their government units.

c. In order to ensure strict compliance with the laws governing openness, governing public officials should strive to be open.

d. They should prohibit unjustified delay in fulfilling public records requests.

e. They should take deliberate steps before they go into closed session for any reason, to ensure that the closed secession will be lawful.

f. Public officials shall inform themselves of public issues, listen courteously and attentively to public discussions before the body and focus on the business at hand.

g. Officials shall refrain from interrupting other speakers, making personal comments not relevant to the business of the body, or otherwise interfere with the orderly conduct of meetings.

h. Appropriate City staff should be involved when public officials meet in their regular meetings and with officials from other agencies and jurisdictions to ensure proper staff support and to keep staff informed.

6. Procedures of Public Meetings

a. During public meetings, public officials shall assist in preserving order and decorum and shall neither by conversation or otherwise delay or interrupt the proceedings nor refuse to obey the orders of the presiding officer or the rules of the city council.

b. A public official desiring to speak shall address the chair and, upon recognition by the presiding officer, shall confine discussion to the question under debate, avoid discussion of personalities and indecorous language, and refrain from personal attacks and verbal abuse.

c. A public official, once recognized, shall not be interrupted while speaking unless called to order by the presiding officer, unless a point of order is raised by another council member, or unless the speaker chooses to yield to questions from another member. If a public official member is called to order while speaking, that member shall cease speaking immediately until the question of order is determined. If ruled to be in order, the member shall be permitted to proceed. If ruled to be not in order, the member shall remain silent or make additional remarks so as to comply with rules of the city council.

d. Public officials shall confine their questions to the particular matters before the assembly and in debate shall confine their remarks to the issues before the body.

e. When there is more than one speaker on the same subject, the public official will delay their comments until after all speakers on the subject have been heard.

f. The City Manager and any other appointed, administrative level official shall be entitled at all times to any privilege of the floor for the purpose of speaking upon any question that pertains to their duties, responsibilities and authority.

7. Public Participation in Public Meetings

a. Any resident or interested party desiring to address the body shall be first recognized by the chair. She/he shall then step to the floor microphone and state her/his name and address in an audible tone for the City's record. Remarks shall be limited to the question under discussion.

b. The purpose of addressing the public officials body is to communicate formally with the regarding matters that relate to the public officials business or citizens' concerns within the subject matter jurisdiction of the public officials. Persons addressing the public officials' body on an agenda item shall confine their remarks to the matter under consideration by the public officials' body.

c. Members of the public may address the public officials' body during public comments and/or before consideration of any agenda item; however, no person shall address the public officials' body without first being recognized by the Mayor or chair. Any

person wishing to speak, during an agenda item, must wait until the chair calls for the particular agenda item.

d. Each person addressing the public officials' body shall do so in an orderly manner and shall not engage in conduct that disrupts, disturbs, or otherwise impedes the orderly conduct of the meeting. Any person, who so disrupts the meeting shall, at the discretion of the Mayor or a majority of the public body members, be subject to removal from that meeting.

e. Members of the audience shall not engage in disorderly or boisterous conduct, including the utterance of loud, threatening, or abusive language; clapping; whistling; stamping; or other acts that disturb, disrupt, impede, or otherwise render the orderly conduct of the public meeting unfeasible.

f. A member of the audience engaging in such conduct shall, at the discretion of the Mayor or a majority of the public officials' body, be subject to removal from that meeting.

8. Conduct of Public Officials in Open Public or Private Meetings and Using the Social Media Network

a. The professional and personal conduct of public officials must be above reproach and avoid even the appearance of impropriety.

b. Public officials shall refrain from abusive conduct, unsubstantiated personal charges or verbal attacks upon the character or motives of other members of the City Council, boards, commissions, committees, the staff or the public.

c. Public officials shall refrain from interrupting other speakers, making personal comments not relevant to the business of the body; or otherwise interfering with the orderly conduct of the meetings.

d. Public officials shall commit to practice civility and decorum in discussions and debates.

e. Public officials shall commit to honoring the role of the chair in maintaining order, keeping discussion on track, and focusing discussion on agenda items at hand.

f. Public officials shall avoid arguments with the public.

g. Public officials shall not engage in personal attacks of any kind under any circumstance.

h. Public officials should treat each other and the public with respect, regardless of their race, age, religion, gender, sexual orientation, or disability, and should not unlawfully discriminate against any person or group of persons.

D. PUBLIC OFFICIALS ACKNOWLEDGMENT AND COMMITMENT TO THE CODE OF CONDUCT AND ETHICS

1. We respect the individual

2. I treat my fellow public officials, staff and the public with patience, courtesy and civility, even when we disagree on what is best for the community.

3. I promote consistency, equity and non-discrimination in public agency decision-making.

4. I respect the dignity and privacy of individuals and organizations.

5. I recognize the worth of individual members and appreciate their individual talents, perspectives and contributions.

6. I will conduct my public affairs with honesty, integrity, fairness, respect for others and will not slander or defame others.

7. I will avoid and discourage conduct that is divisive, harmful or not in the best interest of other individuals.

a. We Honor the Public Trust as Stewards of the Community

1. I am a steward of the public trust.

2. I understand that the community expects me to serve with dignity and respect for my office, as well as to be an agent of the democratic process in the public interest.

3. I avoid actions that might cause the public to question my independent judgment.

4. I do not use my office or the resources of the City for personal or political gain.

5. I am a prudent steward of public resources and actively consider the impact of my decisions on the financial and social stability of the City, its citizens and businesses.

6. I am prepared to make decisions in the public's best interest based on the merits and substance of the matter at hand, and to take responsibility for my actions, whether those decisions are popular or not.

b. We Maintain Open and Honest Communication

1. I am honest and forthright with my fellow officials, the public and others, even when it is uncomfortable to do so.

2. I encourage diverse public engagement in our decision-making processes and support the public's right to know.

We, the public officials of Heber City, hold ourselves as individuals and the City of Heber organization as a whole, accountable for acting consistently with the Code of Conduct and Ethics.

I affirm that I have read and understand the city of Heber Code of Conduct and Ethics and agree to uphold it.

Signature: _____ Date: _____

1. Implementation

a. The Code of Conduct and Ethics for the public officials of the City of Heber is intended to be self-enforcing. It therefore becomes most effective when officials are thoroughly familiar with it and embraces its provisions. For this reason ethical standards shall be included in the regular orientation for candidates for the City Council, applicants to boards, committees, and commissions, newly elected officials, and appointed members of boards, commissions and committees.

b. Public Officials entering office or appointment will receive a statement certifying they have read and understand the City of Heber Code of Conduct and Ethics. Signing the statement is optional. All public officials are subject to the provisions of the Code of Conduct and Ethics whether or not the statement is signed.

c. All Public officials (Mayor, City Council, boards, commissions, and committees) shall review and sign this personal code of conduct and ethics at the first meeting in February of each year when the Public Officials meet, as a symbol of each Public Official's continuing commitment to abide by the principles of this code. This code shall be evaluated by the city council in the first meeting of January of every even year.

2. Compliance and Enforcement

a. The City of Heber Code of Conduct and Ethics expresses standards of ethical conduct expected for the public officials of the Mayor, City Council, boards, commissions, and committed. Officials themselves have the primary responsibility to assure that ethical standards are understood and met, and that the public can continue to have full confidence in the integrity of government.

b. The Chairs of commissions, boards, committees and the Mayor have the additional responsibility to intervene when actions of members that appear to be in violation of the Code of Conduct and Ethics are brought to their attention.

c. All City Council members shall have a responsibility to intervene when actions of another City Council member appear to be in violation of the Code of Conduct and Ethics are brought to their attention.

d. A person making a complaint against a public official of violation of this policy shall submit the complaint in writing, to the City Manager or Mayor who will determine legal sufficiency. The written complaint must be based substantially upon the personal knowledge of the complaint and signed under oath or affirmation by the person filing the complaint. The City Manager or Mayor when receiving a complaint shall report all complaints to the City Council regardless of determination.

e. The Mayor or City Manager shall investigate the complaint and shall give the person the opportunity to be heard. A written report of the findings and the recommendations of the Mayor or City Manager shall be filed with the governing body.

f. The governing body shall make a final determination upon a majority vote of all members, expect or any member which is the subject of a complaint. No hearing shall be bound by the strict rule of evidence, and the standard of proof required for a final determination of violation of this policy shall be a preponderance of evidence. At the discretion of the City Council, sanction may include requesting a formal public apology reprimands or censure, or removal or exclusion from leadership positions, governing board, and other official positions or duties that do not conflict with Utah Statutes.

g. A violation of this code of conduct and ethics shall not be considered a basis for challenging the validity of a City Council, board, committee, or commission decision.

HEBER CITY PLANNING COMMISSION BYLAWS

Adoption Date: March 8, 2012

Article 1:

Authority

These rules and procedures are adopted pursuant to Section 10-9-202 (2a), of the Utah State Code, and 18.12.180, and 2.48 of the Heber City Code.

Article 2:

Jurisdiction

The physical jurisdiction of the Planning Commission is the Heber City Limits.

Article 3:

Appointment and Terms of Members

A. The Planning Commission shall consist of seven (7) regular members and one (1) alternate member.

B. Planning Commission members shall be residents of Heber City.

C. The terms of office for Planning Commission members shall be six (6) years.

D. Improper conduct and non-performance of duties shall result in removal for cause as stated in 2.48.020. Members may be removed after a public hearing, by a majority vote of the City Council.

Article 4:

Planning Commission Officers and their Duties

A. Chairperson

1. The Planning Commission shall elect a Chairperson and a Vice-Chairperson from among its members at the first regular meeting in January.

2. The Chairperson and Vice-Chairperson shall serve for a term of two (2) years, beginning the first regular meeting in February, and may be re-elected.

3. The Chairperson shall preserve order, and decide all points of order, subject to appeal of the membership. Such an appeal shall be decided by a majority vote of the members present. The Chairperson may vote on all matters before the Planning Commission.

    a. The Chairperson with the concurrence of a majority vote of the Planning Commission may create such special subcommittees as he/she may, from time-to-time, deem necessary or desirable.

    b. The Chairperson or Vice-Chairperson shall sign all final plats and transmittals to the City Council.

    c. In the event of absence or disability the Chairperson, the Vice-Chairperson shall preside. In the absence of both, the members shall appoint a Chairperson for that meeting.

4. The Chairperson shall sign all documents of the Planning Commission that require a signature.

B. Vice-Chairperson

1. Perform all of the above duties in the absence of the Chairperson;

2. Conduct the annual review of the Planning Commission actions;

3. Coordinate and conduct the annual meeting of the Commission; and

4. Provide orientation to new Planning Commission members.

C. Secretary

1. Assure true construction and maintenance of the public record, record the proceedings of all hearings and meetings; and prepare the minutes of the Commission.

    a. Minutes shall include:

        i. Findings or conclusions;

        ii. Ordinance used as basis for decision;

        iii. Motions made, seconded, voting, abstentions, reasons for.

D. Chairperson Pro-Tempore

In extraordinary cases, where both the Chairperson and Vice-Chairperson are absent from a meeting or hearing, the remainder of the Commission shall elect a Chairperson Pro-Tempore by majority vote.

Article 5:

Staff of the Commission and their Duties

A. Planning Staff

1. Shall advise the Planning Commission or Municipal Council, and Chief Administrative Officers regarding Planning, regulation of development, development and re-development.

2. Shall prepare all documents for presentation to the Planning Commission; and;

3. Assist the Chairperson and Vice-Chairperson of the Commission in the exercise of their duties.

4. All recommendations to the City Council, where necessary, shall be submitted by the Staff to the City Attorney for review. Once reviewed shall be returned to the Chairperson for verification before submittal to the City Council.

B. Legal Counsel

The City Attorney or his designee shall be the legal counsel for the Planning Commission and its committees.

Article 6:

Meetings

A. The Planning Commission shall meet as set forth in the annual notice of meeting schedule to conduct its duly appointed business.

B. A special meeting for any purpose may be held on the call of the Chairperson or of four (4) members of the Planning Commission. Commission members and public shall be notified of such meetings by the Secretary, in accordance with the provision of City and State law.

C. A quorum of the Planning Commission shall consist of four (4) voting members. A quorum shall be necessary to conduct business. To recuse is to disqualify

oneself in a particular item or matter, and not participate because of possible bias or personal interest by removing oneself from participation to avoid a conflict of interest. Removal from participation in this instance shall mean leaving the chamber while the item or matter is discussed and adjudicated. If a member, after having disclosed a potential conflict, determines not to recuse himself and participates in discussion but chooses not to vote this shall be considered an abstention. A decision by a member to participate in any manner after a disclosure of a conflict does not necessarily, automatically require a recusal, nor does such a disclosure automatically resolve or absolve the issue of a potential conflict. However, whether to remain and vote, remain and discuss but not participate in the vote, or ultimately recuse and leave the chamber shall be left to the discretion of the individual member. All conflicts of interest must be disclosed. Notwithstanding proper disclosure of a potential conflict, participation of a member of the Planning Commission with a conflict of interest that rises to a violation of Utah State Code Sections 10-3-1304 and 10- 3-1305 may be cause for removal. The interests of that Planning Commission member may be represented before the Commission by agent or legal representative at the public hearing, regular meeting, or work session and entered into the public record.

1. Any agenda item must receive a majority of votes for approval or recommendation to City Council for approval.

2. A failure to vote by a member shall be counted as an abstention.

3. In the case of a tie, the alternate shall break the tie.

4. In case of a tie vote the item may be continued.

D. The Planning Commission Secretary shall prepare and deliver or mail an agenda to all necessary parties at least six (6) days prior to each Planning Commission meeting. No material received after this time will be considered unless approved for consideration by the Chairperson.

E. Order of Business for Regular Meetings

1. Call to order and determination of quorum

2. Approval of the minutes of the previous meeting

3. Announcements

4. Old Business

a. Matters regarding the comprehensive plan;

b. Matters regarding capital improvements;

c. Matters related to the subdivision of land;

d. Matters related to the zoning ordinance;

e. Matters related to other regulatory devices.

F. New Business

1. Matters regarding the comprehensive plan;

2. Matters regarding capital improvements;

3. Matters related to the subdivision of land;

4. Matters related to the zoning ordinance;

5. Matters related to other regulatory devices.

G. Other Business

1. Review of the Planning Commission Calendar

2. Adjournment or Recess at call of Chairperson

Article 7:

Participation by Staff and Public

A. No person shall be permitted to speak unless recognized by the Chairperson, who shall designate time limits to persons permitted to speak on any matter properly before the Commission. Each person speaking before the Planning Commission shall first state his name, address and then the substance of his remarks.

B. Matters before the Planning Commission shall be presented in the following manner:

1. Presentation by staff;

2. Presentation by applicant;

3. Comments from the public, where appropriate, (decided by the Chairperson);

4. Comment and questions from the Planning Commission;

5. Further comments by applicant and public; and

6. Concluding comments from the staff.

Article 8:

Form and Character of Motions

The Planning Commission observes Roberts Rules of Order.

1. Upon review of the public record on a request and due deliberation among the members of the Planning Commission, any member of the Commission, except; the Chairperson, may make a motion. The motion shall include not only the direction of the motion (approval, approval with conditions, or denial), but also a recitation of the specific findings and conclusions supporting such motion.

2. A second shall be required for each motion.

3. A motion shall die in absence of a second.

4. Discussion and amendments on the motion.

5. Where a motion to deny a request has been defeated, a member of the Commission initially in opposition shall make a motion to:

    a. Approve the request;

    b. To table, or

    c. To continue the matter for further study or investigation.

Article 9:

Requirements for the Submission of Requests

A. The Planning Commission shall adopt standard forms for the submission of requests. All requests shall have reasonable advance time requirements;

B. The Planning Staff shall certify completeness of requests;

C. Any request denied shall not be resubmitted for a period of six (6) months; and

D. The Planning Commission may recommend to the City Council a fee schedule for the submission of requests to cover processing, duplication, and distribution of requests and related documents.

Article 10:

Documents of the Commission

A. Any and all materials submitted to the Planning Commission regarding a request shall be entered into the public record by a motion to "accept for the record".

B. All notices, agendas, requests, agency or consultant letters or reports, staff reports, minutes of meetings, and resolutions or record shall constitute the documents of the Planning Commission and shall be indexed as public record.

Article 11:

Administrative Calendar

A. Notice for all public hearings, work sessions and regular meetings shall conform to requirements of law.

B. Regular meeting schedule for the calendar year following shall be determined at the annual meeting of the Planning Commission.

C. The Planning Commission shall have an annual public meeting, to review the work of the previous year and plan the work program for the coming year.

Article 12:

Conduct of Members of the Planning Commission

A. Members of the Planning Commission shall prepare themselves for hearings and meetings.

B. An appointed member of the Planning Commission absent from three (3) consecutive regular meetings or four (4) regular meetings within a calendar year without being excused by the Chairperson may be removed from the Planning Commission for cause.

C. Any Planning Commission member not present at the time the first matter of business is opened shall be replaced by the alternate for that meeting. If the late member shows up for the meeting, that member becomes the alternate.

D. A Planning Commission member with a potential conflict of interest in a matter before the Commission shall publicly disclose to the members of the body immediately prior to any discussion by such body concerning matters relating to item or entity, the nature of his interest in that item or entity. The disclosure statement shall be entered in the minutes of the meeting. Disclosure by a member under this section is satisfied if the member makes the disclosure in the manner

required by Sections 10-3-1305 and 10-3-1306 of the Utah Code Annotated. To recuse is to disqualify oneself in a particular item or matter, and not participate because of possible bias or personal interest by removing oneself from participation to avoid a conflict of interest. Removal from participation in this instance shall mean leaving the chamber while the item or matter is discussed and adjudicated. If a member, after having disclosed a potential conflict, determines not to recuse himself and participates in discussion but chooses not to vote this shall be considered an abstention. A decision by a member to participate in any manner after a disclosure of a conflict does not necessarily, automatically require a recusal, nor does such a disclosure automatically resolve or absolve the issue of a potential conflict. However, whether to remain and vote, remain and discuss but not participate in the vote, or ultimately recuse and leave the chamber shall be left to the discretion of the individual member. All conflicts of interest must be disclosed.

1. Notwithstanding proper disclosure of a potential conflict, participation of a member of the Planning Commission with a conflict of interest that rises to a violation of Utah State Code Sections 10-3-1304 and 10- 3-1305 may be cause for removal. The interests of that Planning Commission member may be represented before the Commission by agent or legal representative at the public hearing, regular meeting, or work session and entered into the public record.

Article 13:

Changes Affecting the General Plan

Anytime the Planning Commission would make a decision affecting the General Plan, it is the Planning Commission's intent to hold a public hearing.

Article 14:

Adoption and Amendment of Bylaws

A. Bylaw adoption, or amendment, shall be made by the Planning Commission following review by the Commission's legal counsel.

B. The Planning Commission bylaws shall be adopted or amended upon a vote of a majority plus one of the appointed members. Such shall take effect immediately after a successful vote to adopt or amend.

Article 15:

The Planning Commission complies with current statutory requirements of the public and open meetings act.