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

April 14, 2026

6:00 p.m. – Regular Meeting

-Time and Order of Items are approximate and may be changed as Time Permits-

Public notice is hereby given that the monthly meeting of the Heber City Planning Commission will be in the Heber City Office Building, 75 North Main, South door, in the Council Chambers upstairs.

1. **Regular Meeting:**
   - I. Call to Order
   - II. Roll Call
   - III. Pledge of Allegiance: By Invitation
   - IV. Prayer/Thought by Invitation ()
   - V. Recuse for Conflict of Interest
2. **Consent Agenda:**
   - I. 03.24.2026 Planning Commission Minutes for Approval
3. **Action Items:**
   - I. *Item has been moved to 05.12.2026 Public Hearing to consider a rezone of the City's Hospital Well from R-1 and R-3 Residential to Institutional & Public Facility Zone (IPFZ)
   - II. Subdivision Preliminary Approval for Jordanelle Ridge Village 3 Pod 27 (Del Webb)
4. **Work Meeting:**
5. **Administrative Items:**
   - I. City Council Communication Item
6. **Adjournment:**

Ordinance 2006-05 allows Commission Members to participate in meetings via telecommunications media.
In accordance with the Americans with Disabilities Act, those needing special accommodations during this meeting or who are non-English speaking should contact Meshelle Kijanen at the Heber City Offices at 435.657.7898 at least eight hours prior to the meeting.
Posted on 04.09.2026, in the Heber City Municipal Building located at 75 North Main, the Heber City Website at www.heberut.gov, and on the Utah Public Notice Website at http://pmn.utah.gov.

HEBER CITY CORPORATION
75 North Main Street
Heber City, UT 84032
Heber City Council Meeting
March 24, 2026

DRAFT Minutes

6:00 p.m. – Regular Meeting

1. Regular Meeting:

I. Call to Order

Planning Commission Chair Phil Jordan called the Planning Commission Meeting to order at 6:02 p.m. and welcomed everyone present.

II. Roll Call

Planning Commission Present:	Chairman Phil Jordan Vice-Chair Tori Broughton Commissioner Dave Richards Commissioner Darek Slagowski Commissioner Josh Knight Commissioner Robert Wilson Alternate Commissioner Robert McKinley
Planning Commission Absent:	Commissioner Greg Royall
Staff Present:	Community Development Director Tony Kohler City Recorder Trina Cooke

Staff Participating Remotely: Jason Visconti

Also Present: Sandra Layton, Brent Haight and Alternate Commissioner Kristina Goodnough

Also Attending Remotely: Jason Visconti

III. Pledge of Allegiance: By Invitation

Commissioner Dave Richards led the recitation of the Pledge of Allegiance.

IV. Prayer/Thought by Invitation ()

No one came forward to offer a prayer or thought.

V. Recuse for Conflict of Interest

Commissioner Dave Richards disclosed that he was the neighboring property owner of agenda item two.

2. Consent Agenda:

I. 03.10.2026 Planning Commission Minutes for Review

Motion: Commissioner Broughton moved to approve the March 10, 2026, Planning Commission Meeting Minutes.
Second: Commissioner McKinley made the second.
Voting Yes: Planning Commissioner Richards, Commissioner Slagowski, Commissioner Knight, Commissioner Jordan, Commissioner Wilson, Commissioner McKinley, Commissioner Broughton.
Voting No: None.
The **Motion Passed 7-0.**

The meeting moved forward to Work Meeting agenda item II.

3. Action Items: N/A

4. Work Meeting:

I. Review Council Budget & Policy Priorities & Planning Related Presentations from Council's Budget Retreat. (Community Development Director Tony Kohler)

Community Development Director Tony Kohler provided an overview of the City Council's budget and policy priorities as established at the 2026 Council Retreat, including the following:

- Dark Sky Standards and strategies to implement increased regulations, including public education and seeking the International Dark Sky Association (IDA) certification.
- Public Parking

Discussion moved ahead in the meeting materials to review the Council's budgeting priorities. Mr. Kohler reviewed the budget worksheet as included in the meeting materials.

II. Review of Rezone of City's Hospital Well to Institutional & Public Facility Zone. (Community Development Director Tony Kohler)

Community Development Director Tony Kohler provided background for the proposed

cell tower installation. The current zone permitted a maximum tower height of 35'. The petitioner, Atlas Towers, was requesting a zone change on the property to the Institutional and Public Facilities Zone (IPFZ), which permitted tower height up to 65'. Mr. Kohler reviewed other allowed uses in the IPFZ. Sandra Layton was present to represent Atlas Towers. Mr. Kohler provided map Images of the proposed location for the tower.

Ms. Layton shared a PowerPoint presentation as included in the meeting materials. The presentation provided a project overview, reviewed a community outreach plan, shared the site location, and described the benefits of the 65' tower to the community.

The Planning Commissioners discussed the proposed location, alternate locations, reasoning for the additional height proposed, and potential Health risks asking for a bulletpoint of updated information as included in the meeting materials. Commission Chair Phil Jordan recapped the request of the Commissioners for the following:

- data on cell dead-zones and how the proposed tower would fix it
- what the City would do with the tower revenue from the proposed lease
- updated health information
- alternate site proposals

There would need to be a public hearing before the proposal is forwarded to the City Council for consideration.

5. Administrative Items:

I. City Council Communication Item

Community Development Director Tony Kohler provided an overview of the March 17, 2026, City Council Meeting.

6. Adjournment:

Motion: Knight
Second: CouncilMember
Voting Yes: Planning Commissioners Richards, Slagowski, Knight, Jordan, Broughton, Mckinley, and Wilson.
Voting No: None.
The meeting adjourned at 7:45pm

_____Meshelle Kijanen_____
Meshelle Kijanen, Administrative Assistant

Planning Commission Staff Report

MEETING DATE: 4/14/2026

SUBJECT: *Item has been moved to 05.12.2026 Public Hearing to consider a rezone of the City's Hospital Well from R-1 and R-3 Residential to Institutional & Public Facility Zone (IPFZ)

RESPONSIBLE:

DEPARTMENT: Planning

STRATEGIC RELEVANCE:

SUMMARY

RECOMMENDATION

BACKGROUND

DISCUSSION

FISCAL IMPACT

CONCLUSION

ALTERNATIVES

POTENTIAL MOTIONS

ACCOUNTABILITY

Department: Planning
Staff member:

EXHIBITS

None

Planning Commission Staff Report

MEETING DATE:	4/14/2026
SUBJECT:	Subdivision Preliminary Approval for Jordanelle Ridge Village 3 Pod 27 (Del Webb)
RESPONSIBLE:	Aubrey Larsen
DEPARTMENT:	Planning
STRATEGIC RELEVANCE:	Community Development

SUMMARY

The City has received a request for Subdivision Preliminary approval for Jordanelle Ridge Village 3 Pod 27 (Del Webb).

RECOMMENDATION

Staff recommends that the Planning Commission approve Phase 1 of Jordanelle Ridge Village 3 Pod 27 (Del Webb) subject to findings and conditions.

BACKGROUND

Jordanelle Ridge Village 3 Pod 27 (Del Webb) is located south of Highway 32, east of Highway 139, and southwest of the Benloch Ranch development within the Mountain Community Zone (MCZ). Phase 1 includes 285 units on 99.9 acres. After four rounds of departmental review, the majority of outstanding issues have been resolved. Remaining items will be addressed as conditions of final approval, including resolution of grading and slope requirements with the City.

DISCUSSION

Review of Jordanelle Ridge Village 3 Pod 27 (Del Webb) focused on compliance with Subdivision Preliminary requirements, Mountain Community Zone standards, and the Master Development Agreement. Key considerations included roadway access and phasing, utility coordination, stormwater management, geotechnical constraints, fire access and safety, affordable housing, and 30% slope requirements. Consistent with the Sensitive Lands Ordinance (18.67), natural slopes over 30% are considered steep and generally cannot be developed. The issue with steep slopes is being resolved through MDA Amendment #6 and will be addressed as a condition of final approval.

FISCAL IMPACT

N/A

CONCLUSION

Staff recommends approval of **Jordanelle Ridge Village 3 Pod 27 (Del Webb) Subdivision Preliminary** subject to the following findings and conditions:

Findings:
1. The application complies with the Municipal Zoning Code in conjunction with the Master Development Agreement, pending resolution of the 30% slope engineering requirement through MDA Amendment #6.
2. With the anticipated amendment, the application is consistent with the Master Development Agreement.
3. The application is consistent with the General Plan.

Conditions:
1. All requirements of the City Engineer shall be met.
2. All conditions of the Wasatch fire District shall be met.
3. All conditions of the Special Service District shall be met.
4. Any other conditions or changes as articulated by the Planning Commission.

ALTERNATIVES

Staff Recommended Option - Approval

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

Alterntive 2 - Continuance

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

Alternative 3 - DENIAL

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

POTENTIAL MOTIONS

ACCOUNTABILITY

Department: Planning
Staff member: Aubrey Larsen , Planning Consultant

EXHIBITS

1. 23192 JR Pulte Ph 1 Prelim-stamped (5) C
2. 24279 Pulte Jordanelle Village 3 Geotechnical Report_final
3. 4 - Phasing Plan - Jordanelle Ridge V3 Pod 27 23192
4. 24005RP JRidge3 Webb1 Drain Wilding Add 250612 C
5. Slides JRV 3 Pod 27 Del Webb Sub Pre - PC 04142026

DEL WEBB JORDANELLE RIDGE PHASE 1

PRELIMINARY CONSTRUCTION DRAWINGS

HEBER CITY ENGINEERING PLAN REVIEW COMMENTS
Plans Received 11/19/25 Comments Back xxxx

PRIOR TO HC FINAL DRAWING APPROVAL:
- Provide: NVSSD approval letter or drawing stamp.
- Provide: Fire District written approval.
- Note: Approval will be contingent on an MOU between the City and County being in place, outlining responsibility for JRidge Dr which meanders through both City and County jurisdictions. Approval will also be contingent on JRidge Dr being complete or, with City's approval, built concurrently .

DOCUMENTS CHECKED:
- JRidge 3 Wilding Webb Storm Water report 6/12/25. (previous)
- JRidge 3 Wilding Geotech report 3/13/25. (previous)

GENERAL COMMENTS:
- Traffic:
  - Explain how visitor parking will be handled on the narrow 24' private streets during busy times so traffic is not obstructed with Preliminary re-submittal. Review CCRs once submitted.

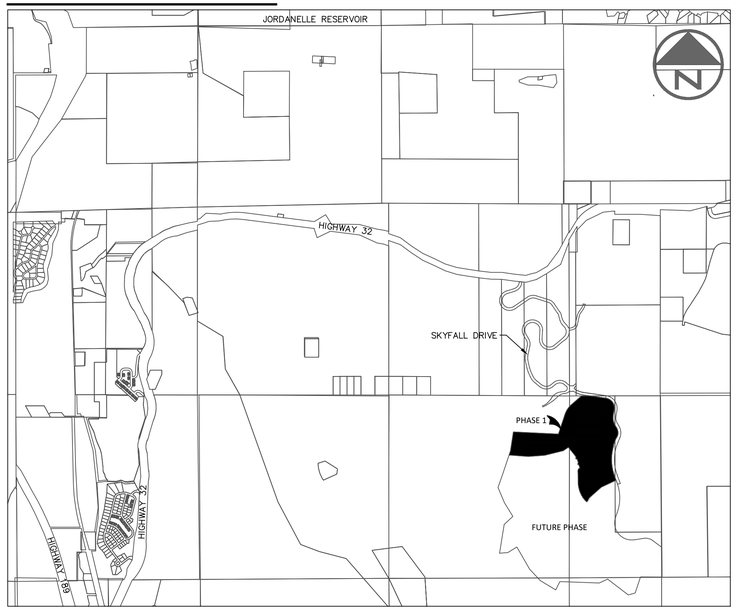
- Storm Water:
  - Correlate with Villages 1,3,4,5 master storm water report addressing City comments before Final submittal.
  - Provide Final Webb Ph1 supplemental storm water report addressing City comments with Final submittal.
  - Provide lake design and details with Final submittal.
  - Provide written confirmation from Dam Safety whether any of the ponds/basins in project will require their review with Final submittal.

- Geotech:
  - Provide updated Wilding 3/13/25 Village 3 Geotech report addressing City comments, including recommendations for any areas with 30% slopes, before Final submittal. Include recommendations for cut/fill slopes greater than 3:1. Provide erosion protection recommendations.
  - Add to the report the City spec for fill and compaction under the roadways. Section 022250 2.03. Fill or embankment materials shall normally consist of A-1 materials.

- Other:
  - Subject to current negotiations with the City, and possible code modification, show how any 30% slope requirements will be complied with.

  - Note: Ensure water rights are in place to cover water use associated with the lake as a condition of Final approval.
  - Provide: Written Fire Dist approval of paving phasing plan proposed for this project (Shown in drawing below) with Preliminary re-submittal.
  - Note: Remaining City comments noted as Preliminary in these construction drawings need to be addressed in the re-submittal. Comments noted as Final, along with any other items identified as Final in Engineering Checklist, are not due until the Final submittal.

VICINITY MAP



SHEET INDEX

C101	COVER SHEET	C310	DISCOVERY WAY – PLAN & PROFILE
1 OF 2	JORDANELLE VILLAGE PROPERTY ALTA SURVEY	C311	DISCOVERY WAY – PLAN & PROFILE
2 OF 2	JORDANELLE VILLAGE PROPERTY ALTA SURVEY	C312	DISCOVERY WAY – PLAN & PROFILE
1 OF 6	DEL WEBB JORDANELLE RIDGE PHASE 1 PLAT	C313	DISCOVERY WAY – PLAN & PROFILE
2 OF 6	DEL WEBB JORDANELLE RIDGE PHASE 1 PLAT	C314	DISCOVERY WAY – PLAN & PROFILE
3 OF 6	DEL WEBB JORDANELLE RIDGE PHASE 1 PLAT	C315	DISCOVERY WAY – PLAN & PROFILE
4 OF 6	DEL WEBB JORDANELLE RIDGE PHASE 1 PLAT	C316	DISCOVERY WAY – PLAN & PROFILE
5 OF 6	DEL WEBB JORDANELLE RIDGE PHASE 1 PLAT	C317	DISCOVERY WAY – PLAN & PROFILE
6 OF 6	DEL WEBB JORDANELLE RIDGE PHASE 1 PLAT	C318	DISCOVERY WAY – PLAN & PROFILE
C102	GENERAL NOTES AND CROSS SECTIONS	C319	DISCOVERY WAY – PLAN & PROFILE
C201	OVERALL SHEETS SHEET INDEX	C320	PATHFINDER PASS – PLAN & PROFILE
C202	MASTER UTILITY PLAN – OVERALL VIEW	C321	PATHFINDER PASS – PLAN & PROFILE
C203	MASTER UTILITY PLAN – VIEW "A"	C322	PATHFINDER PASS – PLAN & PROFILE
C204	MASTER UTILITY PLAN – VIEW "B"	C323	PATHFINDER PASS – PLAN & PROFILE
C205	MASTER UTILITY PLAN – VIEW "C"	C324	SUMMIT CIRCLE – PLAN & PROFILE
C206	MASTER UTILITY PLAN – VIEW "D"	C325	SUMMIT CIRCLE – PLAN & PROFILE
C207	GRADING AND DRAINAGE PLAN – OVERALL VIEW	C326	SUMMIT CIRCLE – PLAN & PROFILE
C208	GRADING AND DRAINAGE PLAN – VIEW "A"	C327	TRAVELER LANE – PLAN & PROFILE
C209	GRADING AND DRAINAGE PLAN – VIEW "B"	C328	FRONTIER WAY – PLAN & PROFILE
C210	GRADING AND DRAINAGE PLAN – VIEW "C"	C329	FRONTIER WAY – PLAN & PROFILE
C211	GRADING AND DRAINAGE PLAN – VIEW "D"	C329	FRONTIER WAY – PLAN & PROFILE
C212	DRY UTILITY PLAN	C330	FRONTIER WAY – PLAN & PROFILE
C301	EXPLORER PARKWAY – PLAN & PROFILE	C331	TRAVERSE TERRACE – PLAN & PROFILE
C302	EXPLORER PARKWAY – PLAN & PROFILE	C332	CANVAS COURT – PLAN & PROFILE
C303	EXPLORER PARKWAY – PLAN & PROFILE	C333	CANVAS COURT – PLAN & PROFILE
C304	ADVENTURE LOOP – PLAN & PROFILE	C334	NOMAD PASS – PLAN & PROFILE
C305	ADVENTURE LOOP – PLAN & PROFILE		
C306	JOURNEYER LANE – PLAN & PROFILE		
C307	DISCOVERY WAY – PLAN & PROFILE		
C308	DISCOVERY WAY – PLAN & PROFILE		
C309	DISCOVERY WAY – PLAN & PROFILE		

ENGINEER OF RECORD CERTIFICATION

BY AFFIXING HERETO MY PROFESSIONAL ENGINEERING STAMP AND SIGNATURE, I HEREBY REPRESENT AS THE ENGINEER-OF-RECORD, 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 THE CITY'S ACKNOWLEDGEMENT (ACCEPTANCE) OF THESE PLANS:

1. SHALL NOT BE CONSTRUED TO BE A PERMIT FOR, OR AN APPROVAL OF, ANY VARIANCE FROM ANY OF THE PROVISIONS OF THE STANDARDS, UNLESS A SEPARATE WRITTEN APPROVAL AUTHORIZING A SPECIFIC DEVIATION HAS BEEN PROVIED BY THE CITY ENGINEER.
2. DOES NOT CONSTITUTE A PERMIT FORM THE FEDERAL OR STATE GOVERNMENT OR PERMISSION TO DEVIATE FROM FEDERAL OR STATE LAWS OR REGULATIONS.
3. DOES NOT GRANT PERMISSION TO WORK ON THE PROPERTIES OF OTHERS.

ENGINEER SIGNATURE

PLANS COMPLY WITH APPLICABLE CODES AND ORDINANCES AS FOLLOWS:

HEBER CITY STANDARD SPECIFICATIONS AND DRAWINGS DATED JUNE 2020 AND THE DEVELOPMENT AGREEMENT FOR THE UPPER JORDANELLE MASTER PLANNED COMMUNITY. MDA AND VESTED LAWS SUPERSEDES LATER ADOPTED HEBER CITY STANDARD SPECIFICATIONS AND DRAWINGS OR MANUALS.

ANY VARIATION FROM THE APPLICABLE CODES AND ORDINANCES ON THIS PLAN SET WILL BE SPECIFICALLY REQUESTED FOR JORDANELLE RIDGE CONSIDERATION. ANY ACCEPTABLE VARIATION TO THE APPLICABLE CODES AND ORDINANCES IS SPECIFIC TO THIS PLAN SET.

PROJECT CONTACTS

PULTE GROUP
QUINCY EDWARDS, P.E.
(702)-296-3033
quincy.edwards@pultegroup.com

WILDING ENGINEERING
MIKE CARLTON, P.E.
(801)-793-0443
mcarlton@wildingengineering.com

TYLER CARLTON
tcarlton@wildingengineering.com
(801)-440-2738

Update date

HEBER CITY ENGINEER'S ACCEPTANCE

SIGNATURE DATE

JORDANELLE SPECIAL SERVICE DISTRICT
FINAL
Approved for Final Construction
Date
Signed

WILDING ENGINEERING
14721 South Heritage Crest Way
Bluffdale, Utah 84065
801.553.8112
www.wildingengineering.com

DRAWING NOTES:

Know what's below. 811
Call 811 before you dig.
BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC.
www.bluestakes.org
1-800-662-4111

G:\DATA\23192 Jordanelle Ridge\dwg\Engineering\Pulte\Phase 1 Prelim\23192 JR Pulte C101 Overall.dwg
PLOT DATE: Nov 19, 2025

PULTE GROUP

NO.	REVISION	DATE
4	HEBER CITY COMMENT	11/6/25
3	REVISIONS TO LOTS 251 & 240	9/22/25
2	HEBER CITY COMMENT	8/21/25
1	HEBER CITY COMMENT	6/12/25

PROJECT INFORMATION

PULTE DEL WEBB JORDANELLE RIDGE

PHASE 1 PRELIMINARY COVER SHEET

HEBER CITY, UTAH

DRAWN	CHECKED	PROJECT #
TMC	MEC	23192

PROFESSIONAL ENGINEER No. 5251757 MIKE E. CARLTON 11/19/2025 STATE OF UTAH
ENGINEER'S STAMP

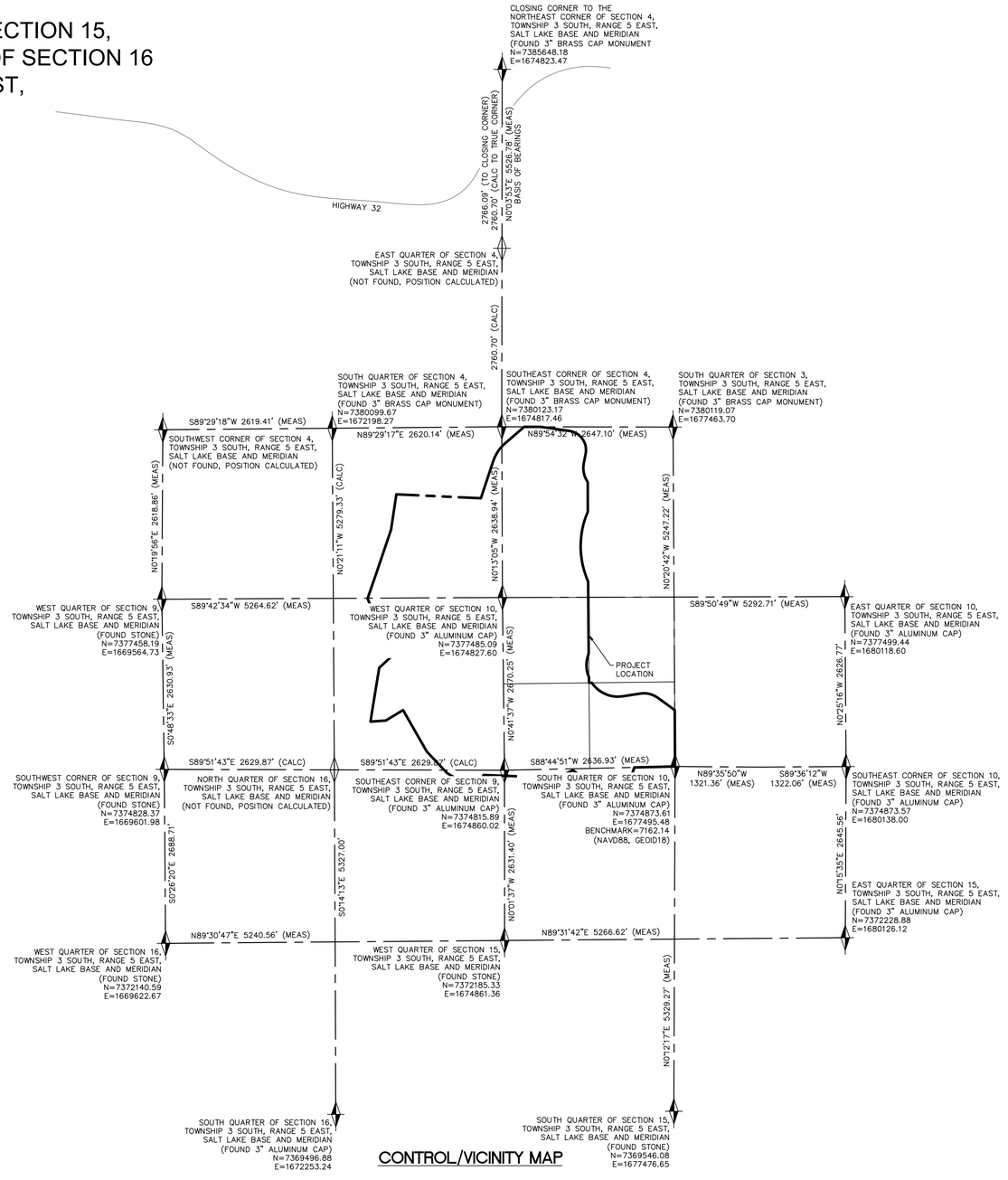
DATE 3/10/25

SCALE NONE

SHEET C101

JORDANELLE VILLAGE PROPERTY

LOCATED IN THE EAST HALF OF SECTION 9,
THE WEST HALF OF SECTION 10,
THE NORTHWEST QUARTER OF SECTION 15,
AND THE NORTHEAST QUARTER OF SECTION 16
TOWNSHIP 3 SOUTH, RANGE 5 EAST,
SALT LAKE BASE AND MERIDIAN
ALTA/NSPS LAND TITLE SURVEY



CONTROL/VICINITY MAP

SURVEYOR'S CERTIFICATE:

TO: PULTE HOME COMPANY, LLC, A MICHIGAN LIMITED LIABILITY COMPANY;
FIRST AMERICAN TITLE INSURANCE COMPANY;

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 4, 5, 8, 13, AND 16 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JULY 16, 2024.

PROFESSIONAL LAND SURVEYOR
KAGAN M. DIXON
NO. 9061091
05/05/2025
STATE OF UTAH

TITLE DESCRIPTION

A TRACT OF LAND BEING SITUATE IN THE EAST HALF OF SECTION 9, THE WEST HALF OF SECTION 10, THE NORTHEAST QUARTER OF SECTION 16, AND THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN, HAVING A BASIS OF BEARINGS OF NORTH 00°03'53" EAST BETWEEN THE SOUTHEAST CORNER AND THE CLOSING CORNER TO THE NORTHEAST CORNER OF SAID SECTION 4, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH QUARTER CORNER OF SAID SECTION 10, AND RUNNING THENCE SOUTH 88°44'51" WEST ALONG THE SECTION LINE A DISTANCE OF 630.54 FEET; THENCE SOUTH 18°24'52" WEST 471.19 FEET; THENCE SOUTH 73°49'05" WEST 208.90 FEET; THENCE NORTH 52°23'02" WEST 756.03 FEET; THENCE SOUTH 64°14'17" WEST 266.80 FEET; THENCE NORTH 87°50'13" WEST 1,142.24 FEET; THENCE SOUTH 26°46'09" WEST 270.27 FEET; THENCE NORTH 58°34'07" WEST 518.80 FEET; THENCE NORTH 43°16'39" WEST 454.76 FEET; THENCE NORTH 29°49'00" WEST 542.40 FEET; THENCE NORTH 29°57'47" WEST 198.74 FEET; THENCE SOUTH 58°39'55" WEST 310.64 FEET; THENCE SOUTH 85°50'35" WEST 237.13 FEET; THENCE NORTH 09°05'34" EAST 607.33 FEET; THENCE NORTH 09°23'02" EAST 234.84 FEET; THENCE NORTH 47°03'33" EAST 338.70 FEET; THENCE NORTH 29°27'26" WEST 93.11 FEET; THENCE NORTH 32°00'11" WEST 364.86 FEET; THENCE NORTH 22°47'49" WEST 487.34 FEET; THENCE NORTH 19°06'42" EAST 428.12 FEET; THENCE NORTH 18°37'28" EAST 698.48 FEET; THENCE NORTH 08°29'49" EAST 551.15 FEET; THENCE SOUTH 87°19'25" EAST 1,307.64 FEET; THENCE NORTH 18°22'13" EAST 602.37 FEET TO THE POINT OF A 634.00 FOOT RADIUS TANGENT CURVE TO THE RIGHT; THENCE ALONG SAID CURVE A DISTANCE OF 340.42 FEET THROUGH A CENTRAL ANGLE OF 30°45'51" (CHORD BEARS NORTH 33°45'08" EAST 336.34 FEET); THENCE NORTH 49°08'04" EAST 387.01 FEET TO THE NORTH LINE OF SAID SECTION 10; THENCE SOUTH 89°54'32" EAST ALONG THE SECTION LINE A DISTANCE OF 253.80 FEET; THENCE SOUTH 81°50'47" EAST 452.97 FEET TO THE POINT OF A 296.00 FOOT RADIUS TANGENT CURVE TO THE RIGHT; THENCE ALONG SAID CURVE A DISTANCE OF 479.27 FEET THROUGH A CENTRAL ANGLE OF 92°46'15" (CHORD BEARS SOUTH 35°27'33" EAST 428.61 FEET); THENCE SOUTH 10°55'34" WEST 155.21 FEET TO THE POINT OF A 377.00 FOOT RADIUS TANGENT CURVE TO THE LEFT; THENCE ALONG SAID CURVE A DISTANCE OF 276.48 FEET THROUGH A CENTRAL ANGLE OF 42°01'11" (CHORD BEARS SOUTH 10°05'01" EAST 270.33 FEET); THENCE SOUTH 31°05'36" EAST 25.51 FEET TO THE NORTH-SOUTH 40-ACRE LINE; THENCE SOUTH 00°16'53" EAST ALONG SAID LINE A DISTANCE OF 457.43 FEET TO THE POINT OF A 1,337.00 FEET RADIUS NON-TANGENT CURVE TO THE LEFT; THENCE ALONG SAID CURVE A DISTANCE OF 1,038.23 FEET THROUGH A CENTRAL ANGLE OF 44°29'32" (CHORD BEARS SOUTH 01°16'33" WEST 1,012.34 FEET); THENCE SOUTH 20°58'14" EAST 77.86 FEET TO THE NORTH-SOUTH 40-ACRE LINE; THENCE SOUTH 00°16'53" EAST ALONG SAID LINE A DISTANCE OF 238.44 FEET TO THE SOUTH QUARTER CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 10; THENCE SOUTH 00°31'16" EAST ALONG THE NORTH-SOUTH 40-ACRE LINE A DISTANCE OF 865.31 FEET; THENCE SOUTH 19°57'18" WEST 18.87 FEET TO THE POINT OF A 487.00 FEET RADIUS TANGENT CURVE TO THE LEFT; THENCE ALONG SAID CURVE A DISTANCE OF 366.07 FEET THROUGH A CENTRAL ANGLE OF 43°04'05" (CHORD BEARS SOUTH 01°34'45" EAST 357.51 FEET) TO THE NORTH-SOUTH 40-ACRE LINE; THENCE SOUTH 00°31'16" EAST ALONG SAID LINE A DISTANCE OF 82.01 FEET TO THE CENTER OF THE SOUTHWEST QUARTER OF SAID SECTION 10; THENCE NORTH 89°17'56" EAST ALONG THE EAST-WEST 40-ACRE LINE A DISTANCE OF 43.64 FEET TO THE POINT OF A 487.00 FEET RADIUS NON-TANGENT CURVE TO THE LEFT; THENCE ALONG SAID CURVE A DISTANCE OF 551.07 FEET THROUGH A CENTRAL ANGLE OF 64°50'00" (CHORD BEARS SOUTH 66°27'40" EAST 522.13 FEET); THENCE NORTH 81°07'20" EAST 273.98 FEET TO THE POINT OF A 363.00 FEET RADIUS TANGENT CURVE TO THE RIGHT; THENCE ALONG SAID CURVE A DISTANCE OF 284.77 FEET THROUGH A CENTRAL ANGLE OF 44°56'51" (CHORD BEARS SOUTH 76°24'14" EAST 277.52 FEET); THENCE SOUTH 53°55'49" EAST 324.35 FEET; THENCE SOUTH 00°20'42" EAST 871.67 FEET TO THE POINT OF BEGINNING.

GENERAL NOTES

(1) OTHER DOCUMENTS USED IN THE PREPARATION OF THIS SURVEY:
1. COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, DATED SEPTEMBER 27, 2024, FILE NO. 390-6324532, REVISION NO. 3.
2. OTHER DOCUMENTS AS SHOWN ON THIS MAP

(2) WILDING ENGINEERING SURVEYED ABOVE GROUND VISIBLE EVIDENCE OF STRUCTURES THAT WOULD INDICATE THE POSSIBILITY OF AN EXISTING EASEMENT OR ENCUMBRANCE ON THE PROPERTY. A TITLE REPORT WHICH WOULD PROVIDE ADDITIONAL EVIDENCE OF EXISTING UTILITIES WAS NOT PROVIDED FOR THIS PROPERTY AT THE TIME THIS SURVEY WAS CONDUCTED.

(3) EXCEPTIONS AS SHOWN IN SCHEDULE B, PART 2 OF THE ABOVE REFERENCED COMMITMENT FOR TITLE INSURANCE HAVE BEEN ADDRESSED AS FOLLOWS:

1–2 NOT ADDRESSED BY THIS SURVEY.

3 EASEMENTS, CLAIMS OF EASEMENT OR ENCUMBRANCES THAT ARE NOT SHOWN BY THE PUBLIC RECORDS.
SURVEY NOTES: DIRT ROADS TRAVERSE THROUGH THE PROPERTY AS SHOWN HEREON. THESE ROADS MAY HAVE PRESCRIPTIVE RIGHTS.

4–28 NOT ADDRESSED BY THIS SURVEY.

29 TERMS AND CONDITIONS OF THAT ROADWAY EASEMENT AGREEMENT BY AND BETWEEN HIGHWAY 32 LAND, LLC, A UTAH LIMITED LIABILITY COMPANY AND JORDANELLE REF ACQUISITION LLC, A DELAWARE LIMITED LIABILITY COMPANY RECORDED FEBRUARY 02, 2024 AS ENTRY NO. 541486 IN BOOK 1465 AT PAGE 895 OF OFFICIAL RECORDS.
SURVEY NOTES: AS SHOWN HEREON.

30 NOT ADDRESSED BY THIS SURVEY.

31 LACK OF A LEGAL RIGHT OF ACCESS TO AND FROM THE LAND.
SURVEY NOTES: WHILE NO PUBLIC RIGHT-OF-WAYS ABUT THE SURVEYED LANDS, THERE ARE A NUMBER OF DIRT ROADS WHICH MAY CONSTITUTE PRESCRIPTIVE RIGHTS.

32–33 NOT ADDRESSED BY THIS SURVEY.

34 THE FOLLOWING MATTERS DISCLOSED ON THAT CERTAIN SURVEY PREPARED BY WILDING ENGINEERING, HAVING BEEN CERTIFIED UNDER THE DATE OF AUGUST 19, 2024, AS JOB NO. PULTE GROUP, BY KAGAN M. DIXON, A REGISTERED LAND SURVEYOR HOLDING LICENSE NO. 9061091: EXISTING DIRT ROADS
SURVEY NOTES: AS SHOWN HEREON.

35–36 NOT ADDRESSED BY THIS SURVEY.

(4) ALL NORTHINGS AND EASTINGS SHOWN ON THIS SURVEY ARE NAD83 GRID, UTAH STATE PLANE, CENTRAL ZONE, U.S. SURVEY FEET.

(5) NO PROPERTY CORNERS HAVE BEEN SET WITH THIS SURVEY.

(6) TOPOGRAPHIC CONTOURS AS SHOWN ON THIS MAP WERE OBTAINED BY MEANS OF AERIAL LIDAR AND AERIAL PHOTOGRAMMETRY. BOTH OF WHICH RELIED UPON AERIAL TARGETS SET WITH GPS. CONTOUR INTERVALS ARE 2 FOOT.

(7) DURING THE PERFORMANCE OF THIS SURVEY, THERE WAS NO EVIDENCE OF CURRENT BUILDING CONSTRUCTION, BUILDING ADDITIONS, OR EARTH MOVING WORK.

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS SOUTH 00°03'53" WEST BETWEEN THE CLOSING CORNER TO THE NORTHEAST CORNER AND THE SOUTHEAST CORNER OF SECTION 4, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN.

NARRATIVE OF BOUNDARY

THE PURPOSE OF THIS SURVEY WAS TO LOCATE AND MONUMENT ON THE GROUND FOR FUTURE DEVELOPMENT. NO PROPERTY CORNERS HAVE BEEN SET WITH THE PERFORMANCE OF THIS SURVEY.

LEGEND

SECTION LINE
FOUND SECTION CORNER
BOUNDARY LINE
FOUND REBAR AND CAP (PLAT NOTED)

WILDING ENGINEERING
14721 South Heritage Crest Way
Bluffdale, Utah 84065
801.553.8112
www.wildingengineering.com

G:\DATA\23192 Jordanelle Ridge\dwg\Survey\Pulte Survey\23192 Pulte ALTA.dwg
PLOT DATE: May 05, 2025

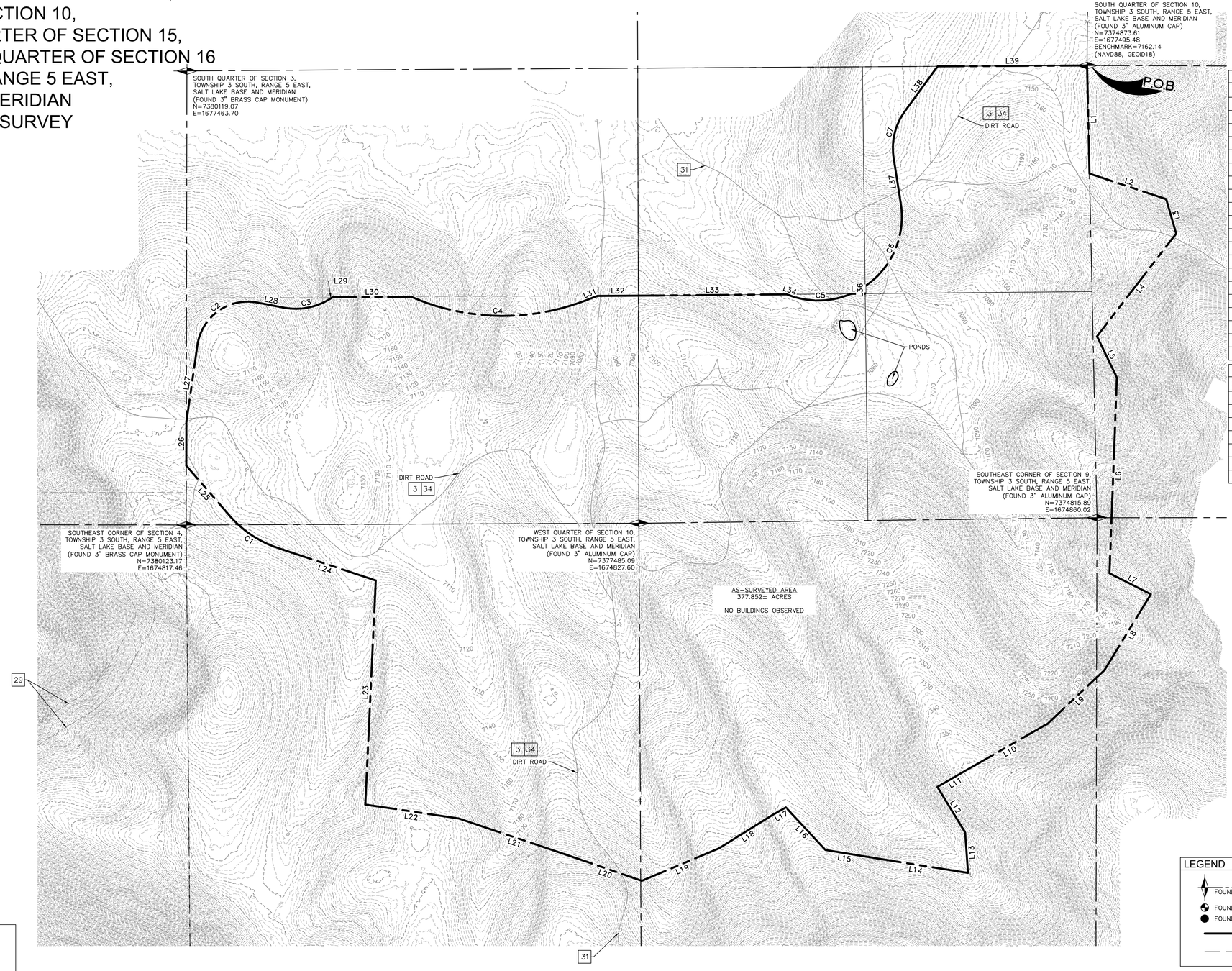
UTILITY STATEMENT:
THE UNDERGROUND UTILITIES SHOWN HEREON HAVE BEEN LOCATED FROM FIELD OBSERVATIONS AND UTILITY MARKINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN HEREON COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN HEREON ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH THE SURVEYOR DOES STATE THAT THE UTILITIES SHOWN HEREON ARE LOCATED AS ACCURATELY AS POSSIBLE, FROM INFORMATION AVAILABLE AT THE TIME THE SURVEY WAS CONDUCTED. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES AND THE EXACT LOCATION OF SOME UTILITIES MAY REQUIRE FURTHER FIELD INVESTIGATION OR EXCAVATION TO DETERMINE THEIR PRECISE LOCATIONS.

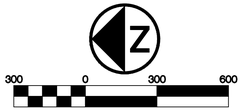
NO.	REVISION	DATE

DRAWING TITLE	ALTA/NSPS LAND TITLE SURVEY
PROJECT NAME	PULTE GROUP
LOCATION	NO COUNTY ADDRESS
DRAWN	KMD
CHECKED	KMD
PROJECT ID:	23192
	HEBER, UTAH
COUNTY	WASATCH
DATE	8/19/2024
SCALE	1" = 1000'
SHEET	1 OF 2

JORDANELLE VILLAGE PROPERTY

LOCATED IN THE EAST HALF OF SECTION 9,
THE WEST HALF OF SECTION 10,
THE NORTHWEST QUARTER OF SECTION 15,
AND THE NORTHEAST QUARTER OF SECTION 16
TOWNSHIP 3 SOUTH, RANGE 5 EAST,
SALT LAKE BASE AND MERIDIAN
ALTA/NSPS LAND TITLE SURVEY





Parcel Line Table		
Line #	Length	Direction
L1	630.54'	S88°44'51"W
L2	471.19'	S18°24'52"W
L3	208.90'	S73°49'05"W
L4	756.03'	N52°23'02"W
L5	266.80'	S64°14'17"W
L6	1142.24'	N87°50'13"W
L7	270.27'	S26°46'09"W
L8	518.80'	N58°34'07"W
L9	454.76'	N43°16'39"W
L10	542.40'	N29°49'00"W
L11	198.74'	N29°57'47"W
L12	310.64'	S58°39'55"W
L13	237.13'	S85°50'35"W
L14	607.33'	N09°05'34"E
L15	234.84'	N09°23'02"E
L16	338.70'	N47°03'33"E
L17	93.11'	N29°27'26"W
L18	364.86'	N32°00'11"W
L19	487.34'	N22°47'49"W
L20	428.12'	N19°06'42"E

Parcel Line Table		
Line #	Length	Direction
L21	698.48'	N18°37'28"E
L22	551.15'	N08°29'49"E
L23	1307.64'	S87°19'25"E
L24	602.37'	N18°22'13"E
L25	387.01'	N49°08'04"E
L26	253.80'	S89°54'32"E
L27	452.97'	S81°50'41"E
L28	155.21'	S10°55'34"W
L29	25.51'	S31°05'36"E
L30	457.43'	S00°16'53"E
L31	77.86'	S20°58'14"E
L32	238.44'	S00°16'53"E
L33	865.31'	S00°31'16"E
L34	18.87'	S19°57'18"W
L35	82.01'	S00°31'16"E
L36	43.64'	N89°17'56"E
L37	273.98'	N81°07'20"E
L38	324.35'	S53°55'49"E
L39	871.67'	S00°20'42"E

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Distance
C1	340.42'	634.00'	30°45'51"	N33°45'08"E	336.34'
C2	479.27'	296.00'	92°46'15"	S35°27'33"E	428.61'
C3	276.48'	377.00'	42°01'11"	S10°05'01"E	270.33'
C4	1038.23'	1337.00'	44°29'32"	S01°16'33"W	1012.34'
C5	366.07'	487.00'	43°04'05"	S01°34'45"E	357.51'
C6	551.07'	487.00'	64°50'00"	S66°27'40"E	522.13'
C7	284.77'	363.00'	44°56'51"	S76°24'14"E	277.52'

NOTE:
SEE SHEET 1 FOR SECTION CONTROL MEASUREMENTS.

LEGEND

- SECTION LINE
- FOUND SECTION CORNER
- FOUND RIGHT-OF-WAY MONUMENT
- FOUND REBAR AND CAP
- (BOUNDARY LINE)
- ADJACENT PROPERTY / ROW LINE

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G:\DATA\23192 Jordanelle Ridge\dwg\Survey\Pulte Survey\23192 Pulte ALTA.dwg
PLOT DATE: May 05, 2025

NO.	REVISION	DATE

DRAWING TITLE: ALTA/NSPS LAND TITLE SURVEY	PROJECT NAME: PULTE GROUP		DATE: 8/19/2024
LOCATION: NO COUNTY ADDRESS	DRAWN: KMD	CHECKED: KMD	PROJECT ID: 23192	SCALE: 1" = 30'
HEBER, UTAH	COUNTY: WASATCH		SHEET: 2 OF 2

DEL WEBB JORDANELLE RIDGE PHASE 1

PRELIMINARY PLAT

LOCATED IN THE NORTHEAST QUARTER OF SECTION 9 AND THE WEST HALF OF SECTION 10, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN
WASATCH COUNTY, UTAH

HEBER CITY STANDARD PLAT NOTES

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

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

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

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

5. A GEOTECHNICAL REPORT HAS BEEN COMPLETED BY WILDING ENGINEERING, INC 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.

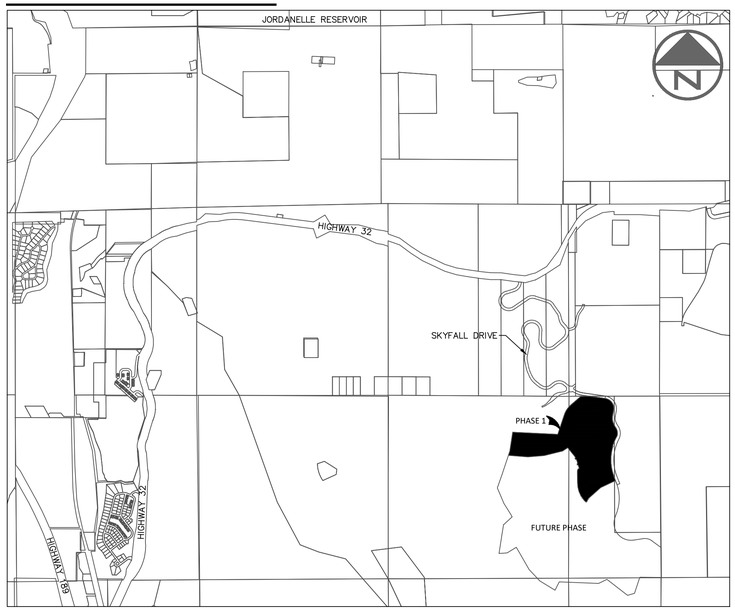
6. AGRICULTURAL USES, OPERATIONS, AND RIGHTS ARE ADJACENT TO OR NEAR THE PLAT AND LOTS. THE LOTS IN THIS PLAT ARE SUBJECT TO THE SIGHTS, SOUNDS, ODORS, NUISANCES, AND ASPECTS ASSOCIATED WITH AGRICULTURAL OPERATIONS, USES, AND RIGHTS. THESE USES AND OPERATIONS MAY OCCUR AT ALL TIMES OF THE DAY AND NIGHT 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, AND TRAIL IMPROVEMENTS LOCATED HEREIN ARE TO BE INSTALLED BY OWNER AND MAINTAINED BY A HOMEOWNER'S ASSOCIATION UNLESS SPECIFIED OTHERWISE ON EACH IMPROVEMENT.

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

VICINITY MAP



OTHER PLAT NOTES

1. PROJECT IS OUTSIDE ANY MAPPED FLOOD ZONES ACCORDING TO FEMA MAP 49051C0125E.

2. ALL TRAILS OUTSIDE OF THE PUBLIC RIGHT-OF-WAY AND WITHIN SUBDIVISION PLAT ARE PRIVATE AND THE RESPONSIBILITY OF THE RESPECTIVE OWNER'S ASSOCIATION.

3. ALL OPEN SPACE, COMMON SPACE, AND TRAIL IMPROVEMENTS LOCATED HEREIN ARE TO BE MAINTAINED AS SPECIFIED IN HOMEOWNERS ASSOCIATION GOVERNING DOCUMENTS.

4. ALL RESIDENTIAL PARCELS SUBJECT TO JORDANELLE RIDGE PUBLIC INFRASTRUCTURE DISTRICT NO. 3 ENTRY NO. _____.

DATA TABLE

INFORMATION	AC	SQ FT.	%TOTAL	#	NOTES
TOTAL PROJECT AREA	99.74	4,344,854	100%		
OPEN SPACE	42.30	1,842,741	42.41%		
ROW AREA	11.10	483,659	11.13%		
LOTS	46.34	2,018,454	46.46%	287	
NET DENSITY DWELLINGS BY ACRE				2.87	

SURVEYOR'S CERTIFICATE

I, KAGAN M. DIXON, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD LICENSE NO. 9061091 IN ACCORDANCE WITH UTAH CODE TITLE 58, CHAPTER 22 OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT. I FURTHER CERTIFY THAT, BY AUTHORITY OF THE OWNERS, I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS SUBDIVISION PLAT IN ACCORDANCE WITH SECTION 17-23-17, HAVE VERIFIED ALL MEASUREMENTS, HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS, TOGETHER WITH EASEMENTS, AND HAVE PLACED MONUMENTS ON THE GROUND AS REPRESENTED ON THE PLAT. I ALSO CERTIFY THAT I HAVE FILED WITH THE WASATCH COUNTY SURVEYOR, PURSUANT TO STATE LAW, A MAP OF THE SURVEY I COMPLETED.

BOUNDARY DESCRIPTION

BEGINNING AT A POINT ALONG THE SECTION LINE BETWEEN THE SOUTHEAST CORNER OF SECTION 4, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN AND THE SOUTH QUARTER OF SECTION 3, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN, SAID POINT BEING SOUTH 89°54'32" EAST 345.82 FEET FROM THE SAID SOUTHEAST CORNER OF SECTION 4 AND RUNNING THENCE SOUTH 89°54'32" EAST 253.80 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF JORDANELLE RIDGE DRIVE; THENCE RUNNING ALONG SAID RIGHT OF WAY THE FOLLOWING THIRTEEN (13) COURSES: 1) SOUTH 81°50'41" EAST 453.26 FEET; 2) SOUTHEASTERLY 469.56 FEET ALONG THE ARC OF A 290.00 FOOT RADIUS TANGENT CURVE TO THE RIGHT (CHORD BEARS SOUTH 35°27'33" EAST 419.92 FEET); 3) SOUTH 10°55'34" WEST 161.22 FEET; 4) SOUTHEASTERLY 280.88 FEET ALONG THE ARC OF A 383.00 FOOT RADIUS TANGENT CURVE TO THE LEFT (CHORD BEARS SOUTH 10°05'01" EAST 274.63 FEET); 5) SOUTH 31°05'36" EAST 100.76 FEET; 6) SOUTHEASTERLY 195.04 FEET ALONG THE ARC OF A 290.00 FOOT RADIUS TANGENT CURVE TO THE RIGHT (CHORD BEARS SOUTH 11°49'34" EAST 191.39 FEET); 7) SOUTHWESTERLY 65.13 FEET ALONG THE ARC OF A 182.00 FOOT RADIUS TANGENT CURVE TO THE RIGHT (CHORD BEARS SOUTH 17°41'36" WEST 64.78 FEET); 8) SOUTH 27°56'32" WEST 90.97 FEET; 9) SOUTH 24°7'52" WEST 44.41 FEET; 10) SOUTHWESTERLY 167.48 FEET ALONG THE ARC OF A 1354.00 FOOT RADIUS TANGENT CURVE TO THE LEFT (CHORD BEARS SOUTH 20°35'15" WEST 167.37 FEET); 11) SOUTH 72°1'39" EAST 11.00 FEET; 12) SOUTHEASTERLY 890.90 FEET ALONG THE ARC OF A 1343.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT (CHORD BEARS SOUTH 01°57'59" EAST 874.66 FEET); 13) SOUTH 20°58'14" EAST 126.94 FEET; THENCE LEAVING SAID RIGHT OF WAY LINE, SOUTH 64°52'36" WEST 470.71 FEET; THENCE SOUTH 48°25'49" WEST 473.29 FEET; THENCE SOUTH 27°44'37" WEST 54.00 FEET; THENCE SOUTH 32°21'23" WEST 54.00 FEET; THENCE SOUTH 36°58'05" WEST 25.19 FEET; THENCE NORTH 45°22'51" WEST 54.31 FEET; THENCE NORTH 41°21'20" WEST 54.00 FEET; THENCE NORTH 37°20'31" WEST 54.00 FEET; THENCE NORTH 32°39'37" WEST 71.96 FEET; THENCE NORTH 28°14'21" WEST 47.00 FEET; THENCE NORTH 24°44'45" WEST 47.00 FEET; THENCE NORTH 21°15'09" WEST 47.00 FEET; THENCE NORTH 17°45'33" WEST 47.00 FEET; THENCE NORTH 14°15'57" WEST 47.00 FEET; THENCE NORTH 10°46'22" WEST 47.00 FEET; THENCE NORTH 07°16'46" WEST 47.00 FEET; THENCE NORTH 03°47'10" WEST 47.00 FEET; THENCE NORTH 01°15'26" WEST 47.00 FEET; THENCE NORTH 01°08'31" WEST 235.00 FEET; THENCE NORTH 01°08'31" WEST 85.98 FEET; THENCE NORTH 15°57'56" EAST 42.58 FEET; THENCE NORTH 50°06'15" EAST 42.30 FEET; THENCE NORTH 69°42'57" EAST 13.10 FEET; THENCE NORTH 20°17'03" WEST 26.35 FEET; THENCE NORTHWESTERLY 67.26 FEET ALONG THE ARC OF A 1014.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT (CHORD BEARS NORTH 18°23'01" WEST 67.25 FEET); THENCE NORTHWESTERLY 33.72 FEET ALONG THE ARC OF A 20.00 FOOT RADIUS TANGENT CURVE TO THE LEFT (CHORD BEARS NORTH 64°24'47" WEST 29.86 FEET); THENCE NORTH 06°46'16" WEST 28.97 FEET; THENCE NORTHEASTERLY 29.53 FEET ALONG THE ARC OF A 20.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT (CHORD BEARS NORTH 27°07'18" EAST 26.92 FEET); THENCE NORTH 15°10'49" WEST 18.44 FEET; THENCE NORTHWESTERLY 86.32 FEET ALONG THE ARC OF A 606.00 FOOT RADIUS TANGENT CURVE TO THE LEFT (CHORD BEARS NORTH 19°15'39" WEST 86.24 FEET); THENCE NORTHWESTERLY 31.02 FEET ALONG THE ARC OF A 20.00 FOOT RADIUS TANGENT CURVE TO THE LEFT (CHORD BEARS NORTH 67°46'11" WEST 28.00 FEET); THENCE NORTH 32°30'50" WEST 28.43 FEET; THENCE NORTHEASTERLY 33.91 FEET ALONG THE ARC OF A 20.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT (CHORD BEARS NORTH 18°33'48" EAST 29.99 FEET); THENCE NORTHWESTERLY 97.39 FEET ALONG THE ARC OF A 606.00 FOOT RADIUS TANGENT CURVE TO THE LEFT (CHORD BEARS NORTH 34°36'54" WEST 97.29 FEET); THENCE NORTH 39°10'08" WEST 263.02 FEET; THENCE SOUTH 57°04'28" WEST 181.05 FEET; THENCE SOUTH 76°12'53" WEST 548.20 FEET; THENCE SOUTH 85°36'14" WEST 472.55 FEET; THENCE NORTH 85°38'53" WEST 562.82 FEET; THENCE NORTH 18°37'26" EAST 131.71 FEET; THENCE NORTH 08°29'49" EAST 551.15 FEET; THENCE SOUTH 87°19'25" EAST 1307.64 FEET; THENCE NORTH 18°22'13" EAST 602.37 FEET; THENCE NORTHEASTERLY 340.42 FEET ALONG THE ARC OF A 634.00 FOOT RADIUS TANGENT CURVE TO THE RIGHT (CHORD BEARS NORTH 33°45'08" EAST 336.34 FEET); THENCE NORTH 49°08'04" EAST 387.01 FEET TO THE POINT OF BEGINNING.

CONTAIN 99.90 ACRES, MORE OR LESS.

ACRES: 99.90 , # LOTS 287 , # PARCELS 11 .

SURVEYOR'S SEAL

OWNER'S DEDICATION

THE UNDERSIGNED OWNER(S) OF THE ABOVE-DESCRIBED TRACT OF LAND HAS/HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, PARCELS, AND STREETS, TOGETHER WITH EASEMENTS AND RIGHTS-OF-WAY, TO BE HEREAFTER KNOWN AS:

DEL WEBB JORDANELLE RIDGE PHASE 1

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.

ALSO, THE OWNER HEREBY GRANTS TO WASATCH COUNTY, HEBER CITY, TWIN CREEKS SSD AND WASATCH COUNTY FIRE DISTRICT, A NON-EXCLUSIVE EASEMENT OVER PRIVATE ROADS, PRIVATE DRIVEWAYS, INDICATED COMMON AREA TRACTS AND ALL OTHER EASEMENTS SHOWN ON THIS PLAT FOR THE PURPOSE OF PROVIDING UTILITY INSTALLATION, MAINTENANCE, OPERATION, AND EVENTUAL REPLACEMENT.

IN WITNESS WHEREOF I HAVE SET FORTH MY HAND THIS_____ DAY OF _____ , 20__.

SIGNATURE PRINTED NAME TITLE

_____ _____ _____

OWNER'S ACKNOWLEDGMENT

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:_____

WILDING ENGINEERING
14721 South Heritage Crest Way
Bluffdale, Utah 84065
801.553.8112
www.wildingengineering.com

C:\DATA\23192 Jordanelle Ridge\dwg\Plat\Del Webb Jordanelle Ridge Phase 1 Prelim Plat.dwg
PLOT DATE: Nov 06, 2025

SHEET 1 OF 6

JORDANELLE SPECIAL SERVICE DISTRICT	PLANNING DIRECTOR	CITY ENGINEER	COUNTY SURVEYOR	CITY CLERK - RECORDER
APPROVED ON THIS_____DAY OF_____, 20_____	APPROVED ON THIS_____DAY OF_____, 20_____	APPROVED ON THIS_____DAY OF_____, 20_____	APPROVED ON THIS_____DAY OF_____, 20_____	APPROVED ON THIS_____DAY OF_____, 20_____
TWIN CREEKS SPECIAL SERVICE DISTRICT MANAGER	PLANNING MANAGER	CITY ENGINEER	COUNTY SURVEYOR	CITY CLERK-RECORDER

WASATCH COUNTY RECORDER

ENTRY NUMBER:_____
BOOK:_____ PAGE:_____
DATE:_____ TIME:_____ FEE:_____
FOR:_____
BY:_____ WASATCH COUNTY RECORDER

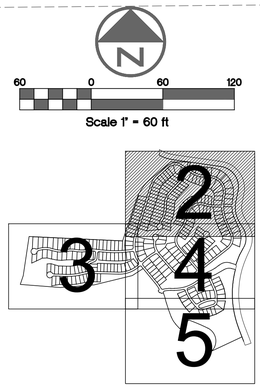
NOT FOR RECORDATION

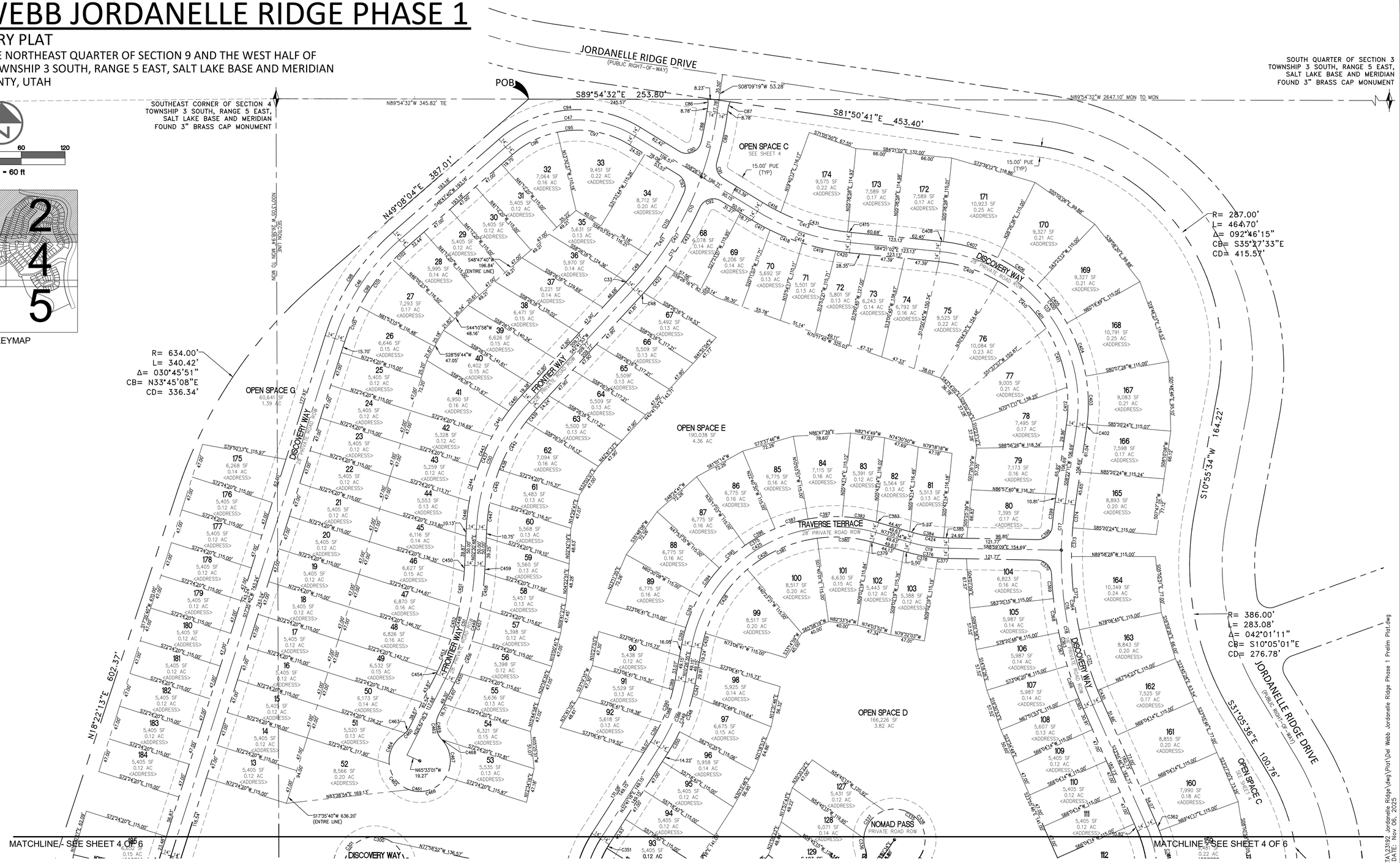
RECORDER'S SEAL

DEL WEBB JORDANELLE RIDGE PHASE 1

PRELIMINARY PLAT

LOCATED IN THE NORTHEAST QUARTER OF SECTION 9 AND THE WEST HALF OF SECTION 10, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN
WASATCH COUNTY, UTAH





LEGEND	PLAT PREPARED 2/11/25
SECTION LINE / FOUND SECTION CORNER	
PROPERTY LINE	
RIGHT-OF-WAY CENTERLINE / STREET MONUMENT (TO BE SET)	
RIGHT-OF-WAY	
15' PUBLIC UTILITY EASEMENT	

WILDING ENGINEERING
14721 South Heritage Crest Way
Bluffdale, Utah 84065
801.553.8112
www.wildingengineering.com

WASATCH COUNTY RECORDER

ENTRY NUMBER: _____

BOOK: _____ PAGE: _____

DATE: _____ TIME: _____ FEE: _____

FOR: _____

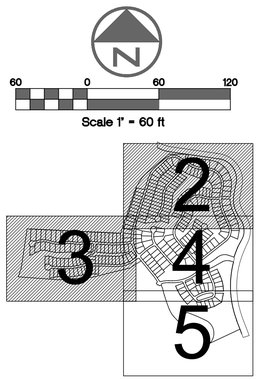
BY: _____ WASATCH COUNTY RECORDER

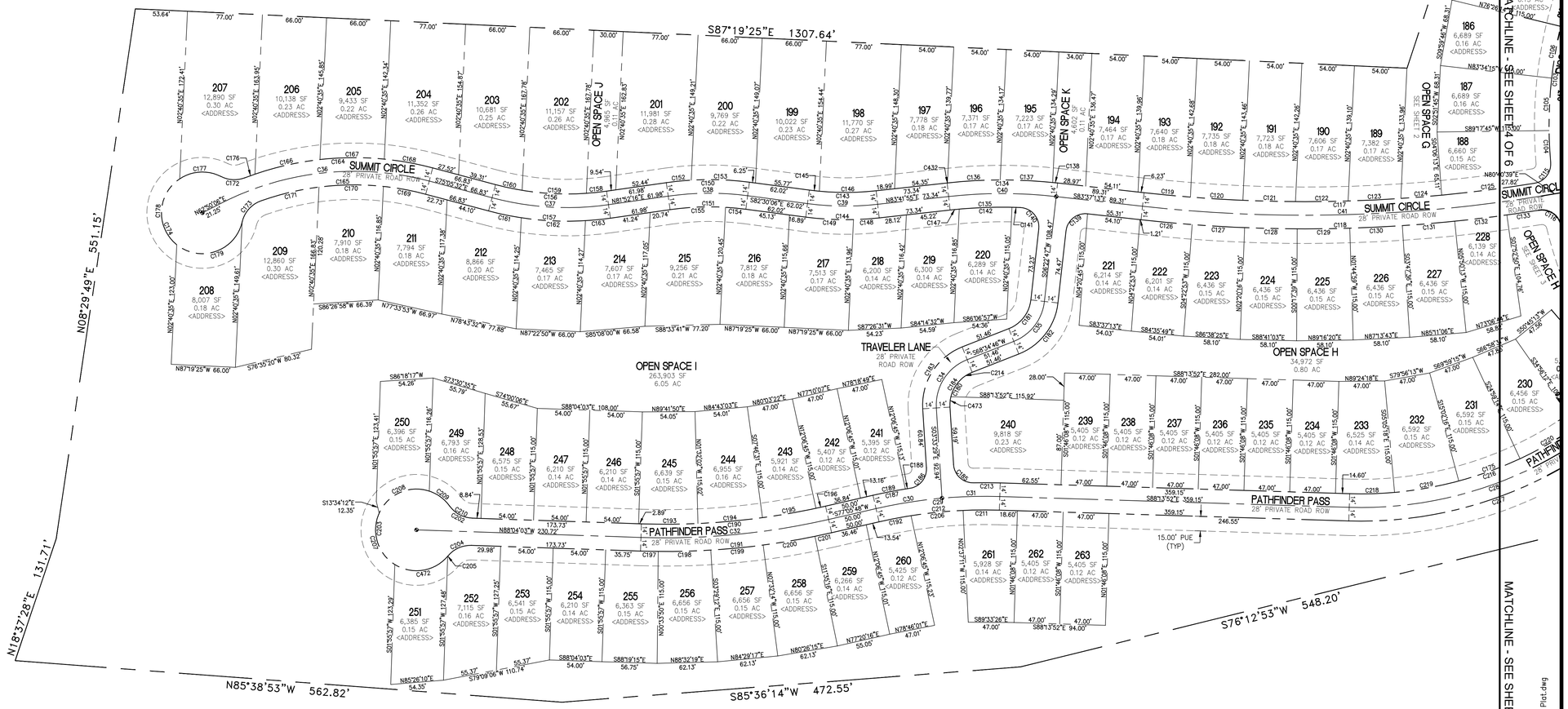
G:\DATA\23192 Jordanelle Ridge\dwg\Plat\Del Webb Jordanelle Ridge Phase 1 Prelim Plat.dwg
PLOT DATE: Nov 06, 2025

DEL WEBB JORDANELLE RIDGE PHASE 1

PRELIMINARY PLAT

LOCATED IN THE NORTHEAST QUARTER OF SECTION 9 AND THE WEST HALF OF SECTION 10, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN
WASATCH COUNTY, UTAH





WILDING
ENGINEERING
14721 South Heritage Crest Way
Bluffdale, Utah 84065
801.553.8112
www.wildingengineering.com

LEGEND

PLAT PREPARED 2/11/25

- SECTION LINE
- FOUND SECTION CORNER
- PROPERTY LINE
- RIGHT-OF-WAY CENTERLINE
- STREET MONUMENT (TO BE SET)
- RIGHT-OF-WAY
- 15' PUBLIC UTILITY EASEMENT

WASATCH COUNTY RECORDER

ENTRY NUMBER: _____

BOOK: _____ PAGE: _____

DATE: _____ TIME: _____ FEE: _____

FOR: _____

BY: _____ WASATCH COUNTY RECORDER

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PLOT DATE: Nov 06, 2025

SHEET 3 OF 6

DEL WEBB JORDANELLE RIDGE PHASE 1

PRELIMINARY PLAT

LOCATED IN THE NORTHEAST QUARTER OF SECTION 9 AND THE WEST HALF OF SECTION 10, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN
WASATCH COUNTY, UTAH

60 0 60 120
Scale 1" = 60 ft

KEYMAP

MATCHLINE - SEE SHEET 2 OF 6

MATCHLINE - SEE SHEET 3 OF 6

MATCHLINE - SEE SHEET 5 OF 6

MATCHLINE - SEE SHEET 2 OF 6

SUMMIT CIRCLE
28' PRIVATE ROAD ROW

DISCOVERY WAY
28' PRIVATE ROAD ROW

PATHFINDER PASS
28' PRIVATE ROAD ROW

NOMAD PASS
28' PRIVATE ROAD ROW

TRAVERSE TERRACE
28' PRIVATE ROAD ROW

CANVAS COURT
28' PRIVATE ROAD ROW

EXPLORER PARKWAY
28' PRIVATE ROAD ROW

ADVENTURE LOOP
28' PRIVATE ROAD ROW

JORDANELLE RIDGE DRIVE
(PUBLIC RIGHT-OF-WAY)

OPEN SPACE A
23,542 SF
0.54 AC

OPEN SPACE C
273,877 SF
6.29 AC

OPEN SPACE D
SEE SHEET 2

OPEN SPACE E
SEE SHEET 2

OPEN SPACE F
SEE SHEET 3

OPEN SPACE H
SEE SHEET 3

OPEN SPACE I
SEE SHEET 3

AMENITY CENTER PARCEL 1
SEE SHEET 5

15.00' PUE (TYP)

S57°04'28"W 181.05'

N39°10'08"W 265.02'

N00°13'05"W 2618.94' MON TO MON

SECTION LINE

R= 606.00'
L= 97.39'
Δ= 009°12'30"
CB= N34°36'54"W
CD= 97.29'

N32°30'50"W 28.43'

R= 606.00'
L= 86.32'
Δ= 008°09'39"
CB= N19°15'39"W
CD= 86.24'

R= 287.00'
L= 217.86'
Δ= 043°29'31"
CB= S09°20'51"E
CD= 212.66'

R= 182.00'
L= 49.37'
Δ= 015°32'37"
CB= S20°10'14"W
CD= 49.22'

S27°56'32"W 81.30'

S27°56'32"W 59.02'

R= 1358.00'
L= 153.44'
Δ= 006°28'26"
CB= S20°17'00"W
CD= 153.36'

S72°11'39"E 12.00'

R= 1346.00'
L= 892.93'
Δ= 038°00'36"
CB= S01°57'56"E
CD= 876.65'

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LEGEND

PLAT PREPARED 2/11/25

- SECTION LINE
- FOUND SECTION CORNER
- PROPERTY LINE
- RIGHT-OF-WAY CENTERLINE
- STREET MONUMENT (TO BE SET)
- RIGHT-OF-WAY
- 15' PUBLIC UTILITY EASEMENT

WASATCH COUNTY RECORDER

ENTRY NUMBER:
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BY: WASATCH COUNTY RECORDER

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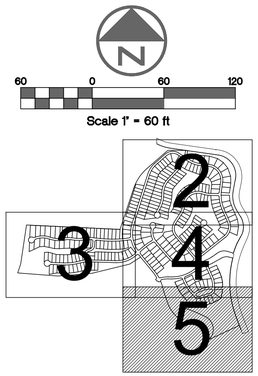
PLOT DATE: Nov 06, 2025

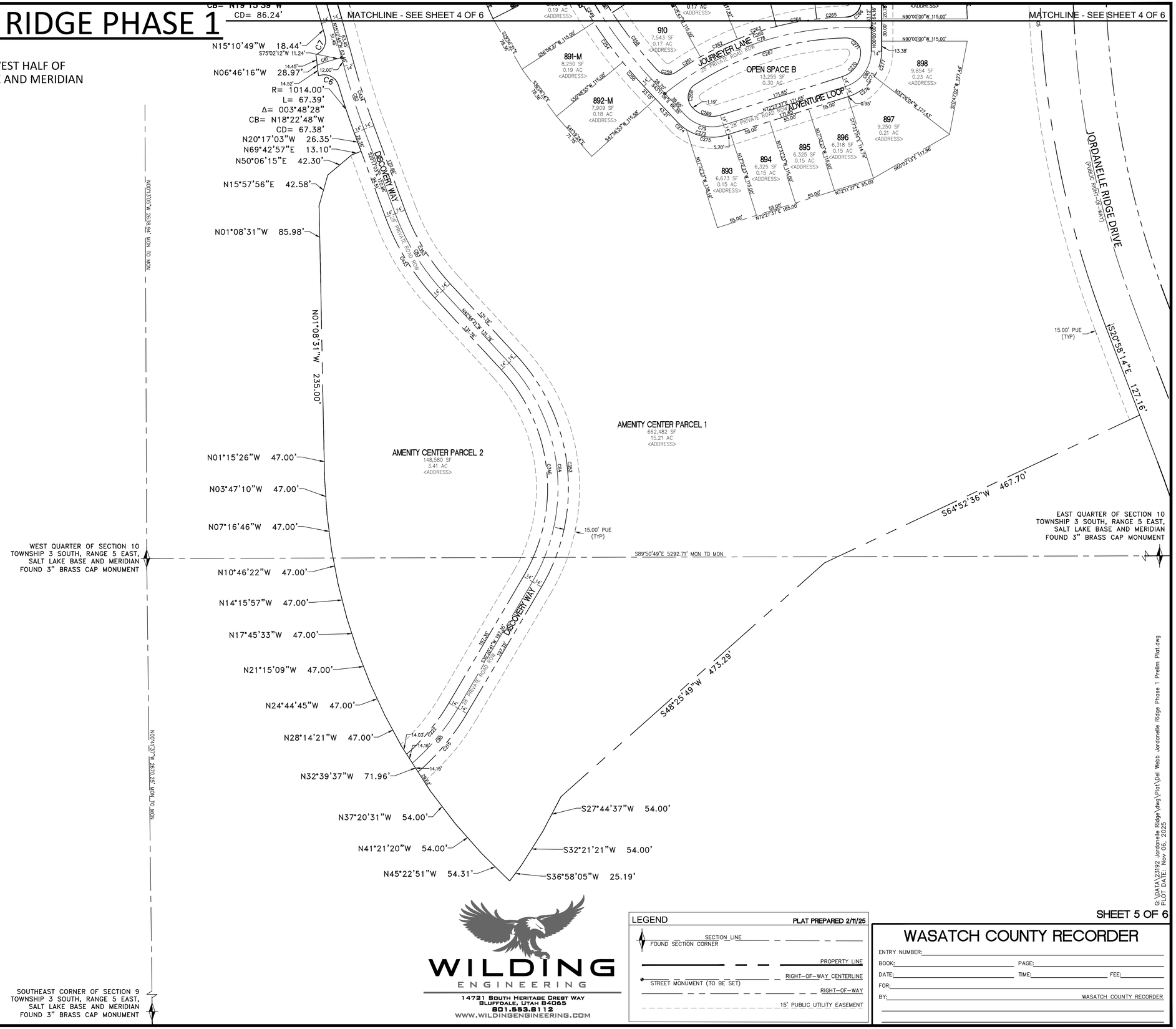
SHEET 4 OF 6

DEL WEBB JORDANELLE RIDGE PHASE 1

PRELIMINARY PLAT

LOCATED IN THE NORTHEAST QUARTER OF SECTION 9 AND THE WEST HALF OF SECTION 10, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN
WASATCH COUNTY, UTAH





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LEGEND

PLAT PREPARED 2/11/25

- SECTION LINE
- FOUND SECTION CORNER
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- STREET MONUMENT (TO BE SET)
- RIGHT-OF-WAY
- 15' PUBLIC UTILITY EASEMENT

WASATCH COUNTY RECORDER

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FOR:
BY: WASATCH COUNTY RECORDER

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PLOT DATE: Nov 06, 2025

SHEET 5 OF 6

DEL WEBB JORDANELLE RIDGE PHASE 1

PRELIMINARY PLAT

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	142.93'	1329.93'	6°09'28"	S20°28'20"W	142.87'
C2	10.50'	280.14'	2°08'55"	S17°42'42"W	10.50'
C3	46.04'	1346.00'	1°57'35"	S16°03'35"W	46.03'
C4	10.71'	1346.00'	0°27'21"	S14°51'07"W	10.71'
C5	836.19'	1346.00'	35°35'40"	S03°10'24"E	822.81'
C6	33.59'	20.00'	96°13'48"	N64°35'28"W	29.78'
C7	29.53'	20.00'	84°36'14"	N27°07'18"E	26.92'
C8	31.02'	20.00'	88°51'25"	N67°46'11"W	28.00'
C9	33.91'	20.00'	97°08'54"	N18°33'48"E	29.99'
C10	271.30'	450.00'	34°32'33"	N25°25'36"E	267.21'
C11	90.17'	450.00'	11°28'49"	N13°53'44"E	90.02'
C12	146.88'	464.00'	18°08'13"	N33°37'46"E	146.27'
C14	135.68'	300.00'	25°54'46"	S71°23'39"E	134.53'
C15	339.84'	210.00'	92°43'13"	N37°59'26"W	303.95'
C16	281.86'	500.00'	32°17'57"	S07°46'47"E	278.14'
C17	64.19'	500.00'	7°21'20"	S04°41'31"W	64.15'
C18	217.67'	500.00'	24°56'37"	S11°27'27"E	215.96'
C19	52.57'	200.00'	15°03'35"	S81°27'21"E	52.42'
C20	230.72'	175.00'	75°32'17"	N13°50'23"E	214.37'
C21	191.65'	150.00'	73°12'24"	S03°54'54"E	178.88'
C22	250.88'	950.00'	15°07'51"	N41°26'30"E	250.15'
C23	381.05'	250.00'	87°19'51"	S84°43'33"E	345.22'
C24	174.42'	200.00'	49°58'05"	S16°04'36"E	168.95'
C25	25.12'	200.00'	7°11'51"	S37°27'42"E	25.11'
C26	149.30'	200.00'	42°46'14"	S12°28'40"E	145.85'
C27	143.23'	700.00'	11°43'24"	S54°36'40"W	142.98'
C28	300.33'	400.00'	43°01'10"	N70°15'33"E	293.33'
C29	128.04'	500.00'	14°40'21"	S84°25'57"W	127.69'
C30	68.61'	500.00'	7°51'46"	S81°01'40"W	68.56'
C31	59.43'	500.00'	6°48'35"	S88°21'50"W	59.39'
C32	194.20'	750.00'	14°50'09"	S84°30'52"W	193.66'
C33	1.22'	436.00'	0°09'39"	N42°37'03"E	1.22'
C34	62.95'	50.00'	72°08'15"	S32°30'38"W	58.88'
C35	54.28'	50.00'	62°11'59"	N37°28'47"E	51.65'
C36	220.29'	300.00'	42°04'23"	S83°52'17"W	215.38'
C37	120.62'	300.00'	23°02'12"	S86°36'38"E	119.81'
C38	81.82'	300.00'	15°37'38"	S89°41'05"W	81.57'
C39	72.26'	300.00'	13°48'00"	S89°24'06"E	72.08'
C40	110.67'	500.00'	12°40'53"	N89°57'39"W	110.44'
C41	411.08'	1500.00'	15°42'08"	N88°31'43"E	409.80'
C42	416.10'	420.00'	56°45'48"	S10°47'14"E	399.29'
C43	197.31'	420.00'	26°55'01"	S04°08'10"W	195.50'
C44	215.21'	420.00'	29°21'33"	S24°00'07"E	212.87'
C45	3.57'	420.00'	0°29'14"	S38°55'31"E	3.57'
C46	163.36'	300.00'	31°12'00"	S33°11'40"W	161.35'
C47	190.51'	150.00'	72°46'03"	S85°10'42"W	177.96'
C48	6.08'	464.00'	0°45'03"	N42°19'21"E	6.08'
C49	46.71'	436.00'	6°08'18"	N39°28'04"E	46.69'
C50	192.87'	275.00'	40°11'05"	S22°36'20"W	188.94'
C51	160.46'	380.00'	24°11'38"	N14°36'37"E	159.27'
C52	259.58'	620.00'	23°59'20"	N27°10'29"W	257.69'
C53	139.16'	620.00'	12°51'37"	N32°44'20"W	138.87'
C54	120.42'	620.00'	11°07'43"	N20°44'40"W	120.23'
C55	171.52'	425.00'	23°07'25"	S79°01'13"W	170.36'
C56	35.10'	425.00'	4°43'55"	S69°49'28"W	35.09'
C57	136.42'	425.00'	18°23'30"	S81°23'11"W	135.84'
C58	318.82'	520.00'	35°07'44"	N73°01'04"E	313.85'
C59	154.86'	520.00'	17°03'47"	N82°03'02"E	154.29'
C60	163.96'	520.00'	18°03'57"	N64°29'10"E	163.28'
C61	112.74'	400.00'	16°08'58"	N47°22'43"E	112.37'
C62	23.87'	400.00'	3°25'07"	N53°44'38"E	23.86'
C63	88.88'	400.00'	12°43'51"	N45°40'09"E	88.69'
C64	41.26'	200.00'	11°49'15"	S57°56'42"W	41.19'
C65	114.81'	610.00'	10°47'00"	S69°14'50"W	114.64'
C66	79.00'	610.00'	7°25'14"	S67°33'56"W	78.95'
C67	35.80'	610.00'	3°21'47"	S72°57'26"W	35.80'
C68	49.09'	200.00'	14°03'48"	N67°36'26"E	48.97'
C69	114.51'	150.00'	43°44'18"	S82°26'40"W	111.75'
C70	125.09'	242.00'	29°37'02"	N54°06'45"E	123.71'
C71	100.25'	242.00'	23°44'09"	S51°10'18"W	99.54'
C72	24.84'	242.00'	5°52'54"	S65°58'50"W	24.83'
C73	100.90'	400.00'	14°27'13"	N61°41'40"E	100.64'
C74	15.57'	150.00'	5°56'50"	N51°29'39"E	15.56'
C75	155.21'	150.00'	59°17'06"	S78°09'47"W	148.38'
C76	126.42'	300.00'	24°08'43"	N12°04'21"W	125.49'
C77	270.94'	600.00'	25°52'23"	S30°14'54"E	268.64'
C78	297.74'	400.00'	42°38'55"	S72°22'42"W	290.92'
C79	56.16'	50.00'	64°21'18"	S75°21'44"E	53.25'
C80	63.23'	50.00'	72°27'37"	N36°13'48"E	59.10'
C81	23.03'	200.00'	6°35'56"	S71°44'14"W	23.02'
C82	89.08'	1000.00'	5°06'14"	S17°43'56"E	89.05'
C83	122.28'	312.00'	22°27'18"	S31°30'42"E	121.50'

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C84	317.06'	248.00'	73°15'01"	N06°06'50"W	295.90'
C85	96.27'	300.00'	18°23'11"	N39°42'16"E	95.86'
C86	7.98'	25.00'	18°17'28"	N00°59'25"W	7.95'
C87	9.21'	25.00'	21°06'01"	S18°42'19"W	9.15'
C88	42.86'	436.00'	5°37'55"	N10°58'17"E	42.84'
C89	66.37'	464.00'	8°11'42"	N12°15'10"E	66.31'
C90	37.62'	20.00'	107°46'29"	N67°40'29"E	32.31'
C91	26.11'	20.00'	74°47'18"	S21°02'37"E	24.29'
C92	33.86'	20.00'	97°00'05"	S73°03'41"W	29.96'
C93	28.57'	20.00'	81°50'49"	N17°30'52"W	26.20'
C94	208.29'	164.00'	72°46'03"	S85°10'42"W	194.57'
C95	172.72'	136.00'	72°46'03"	S85°10'42"W	161.35'
C96	69.68'	136.00'	29°21'20"	S63°28'20"W	68.92'
C97	103.04'	136.00'	43°24'43"	N80°08'38"W	100.60'
C98	170.99'	314.00'	31°12'00"	S33°11'40"W	168.88'
C99	155.74'	286.00'	31°12'00"	S33°11'40"W	153.82'
C100	52.50'	286.00'	10°31'04"	S22°51'13"W	52.43'
C101	78.86'	286.00'	15°47'53"	S36°00'41"W	78.61'
C102	24.38'	286.00'	4°53'03"	S46°21'09"W	24.37'
C103	171.35'	434.00'	22°37'16"	S06°17'03"W	170.24'
C104	32.74'	434.00'	4°19'20"	S02°51'55"E	32.73'
C105	54.03'	434.00'	7°08'01"	S02°51'45"W	54.00'
C106	54.03'	434.00'	7°08'01"	S09°59'46"W	54.00'
C107	30.54'	434.00'	4°01'54"	S15°34'43"W	30.53'
C108	361.24'	406.00'	50°58'46"	S07°53'43"E	349.44'
C109	79.83'	406.00'	11°15'57"	S11°57'42"W	79.70'
C110	98.84'	436.00'	12°59'22"	N29°54'14"E	98.63'
C111	66.41'	406.00'	9°22'19"	S01°38'34"W	66.34'
C112	74.97'	406.00'	10°34'49"	S08°20'00"E	74.87'
C113	71.58'	406.00'	10°06'04"	S18°40'27"E	71.48'
C114	68.45'	406.00'	9°39'36"	S28°33'17"E	68.37'
C115	29.98'	20.00'	85°53'45"	N37°55'17"E	27.25'
C116	29.85'	20.00'	85°31'23"	N56°22'40"W	27.16'
C117	402.28'	1486.00'	15°30'38"	N88°37'28"E	401.05'
C118	410.08'	1514.00'	15°31'09"	S88°37'13"W	408.83'
C119	47.84'	1486.00'	1°50'41"	S84°32'33"E	47.84'
C120	54.01'	1486.00'	2°04'57"	S86°30'22"E	54.01'
C121	54.02'	1486.00'	2°04'58"	S88°35'19"E	54.01'
C122	54.10'	1486.00'	2°05'09"	N89°19'38"E	54.09'
C123	54.25'	1486.00'	2°05'30"	N87°14'19"E	54.24'
C124	42.06'	1486.00'	1°37'18"	N85°22'55"E	42.06'
C125	96.01'	1486.00'	3°42'07"	N82°43'12"E	95.99'
C126	52.80'	1514.00'	1°59'54"	S84°37'10"E	52.80'
C127	54.00'	1514.00'	2°02'37"	S86°38'25"E	54.00'
C128	54.00'	1514.00'	2°02'37"	S88°41'03"E	54.00'
C129	54.00'	1514.00'	2°02'37"	N89°16'20"E	54.00'
C130	54.00'	1514.00'	2°02'37"	N87°13'43"E	54.00'
C131	54.00'	1514.00'	2°02'37"	N85°11'06"E	54.00'
C132	54.00'	1514.00'	2°02'37"	N83°08'28"E	54.00'
C133	33.26'	1514.00'	1°15'31"	N81°29'24"E	33.26'
C134	113.76'	514.00'	12°40'53"	N89°57'39"W	113.53'
C135	72.08'	486.00'	8°29'50"	S87°56'50"W	72.01'
C136	54.31'	514.00'	6°03'16"	S86°45'42"W	54.29'
C137	54.02'	514.00'	6°01'20"	N87°12'00"W	54.00'
C138	5.10'	514.00'	0°34'07"	N83°54'16"W	5.10'
C139	31.42'	20.00'	90°00'00"	S51°22'47"W	28.28'
C140	32.88'	20.00'	94°11'03"	N40°42'44"W	29.30'
C141	8.43'	486.00'	0°59'37"	N88°18'04"W	8.43'
C142	54.21'	486.00'	6°23'27"	S88°00'24"W	54.18'
C143	68.88'	286.00'	13°48'00"	S89°24'06"E	68.72'
C144	75.63'	314.00'	13°48'00"	S89°24'06"E	75.45'
C145	10.45'	286.00'	2°05'39"	S83°32'55"E	10.45'
C146	58.43'	286.00'	11°42'21"	N89°33'05"E	58.33'
C147	9.44'	486.00'	1°06'46"	S84°15'18"W	9.44'
C148	26.41'	314.00'	4°49'06"	N86°06'28"E	26.40'
C149	49.22'	314.00'	8°58'54"	S86°59'33"E	49.17'
C150	85.64'	314.00'	15°37'38"	S89°41'05"W	85.38'
C151	78.01'	286.00'	15°37'38"	S89°41'05"W	77.76'
C152	25.78'	314.00'	4°42'14"	S84°13'23"W	25.77'
C153	59.86'	314.00'	10°55'24"	N87°57'48"W	59.77'
C154	21.06'	286.00'	4°13'06"	N84°36'39"W	21.05'
C155	56.95'	286.00'	11°24'32"	S87°34'32"W	56.86'
C156	114.99'	286.00'	23°02'12"	S86°36'38"E	114.22'
C157	126.25'	314.00'	23°02'12"	S86°36'38"E	125.40'
C158	20.87'	286.00'	4°10'54"	N83°57'43"E	20.87'
C159	66.15'	286.00'	13°15'06"	S87°19'17"E	66.00'
C160	27.97'	286.00'	5°36'12"	S77°53'38"E	27.96'
C161	34.35'	314.00'	6°16'05"	S78°13'34"E	34.33'
C162	66.12'	314.00'	12°03'55"	S87°23'34"E	66.00'
C163	25.78'	314.00'	4°42'13"	N84°13'22"E	25.77'
C164	196.51'	314.00'	35°51'23"	S86°58'47"W	193.31'
C165	172.00'	286.00'	34°27'26"	S87°40'45"W	169.42'

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C166	68.57'	314.00'	12°30'46"	S77°20'08"W	68.44'
C167	66.22'	314.00'	12°04'57"	S89°37'59"W	66.09'
C168	50.60'	314.00'	9°14'01"	N79°42'32"W	50.55'
C169	44.24'	286.00'	8°51'43"	N79°31'23"W	44.19'
C170	66.26'	286.00'	13°16'24"	S89°24'34"W	66.11'
C171	61.51'	286.00'	12°19'19"	S76°36'42"W	61.39'
C172	25.20'	30.00'	48°07'14"	S86°53'18"E	24.46'
C173	30.18'	30.00'	57°38'21"	S41°37'52"W	28.92'
C174	208.45'	42.00'	284°21'38"	S25°00'30"E	51.51'
C175	67.03'	386.00'	9°56'58"	N69°59'15"E	66.94'
C176	11.11'	314.00'	2°01'39"	S70°03'55"W	11.11'
C177	44.57'	42.00'	60°48'03"	S86°46'18"W	42.51'
C178	78.98'	42.00'	107°44'53"	S02°29'50"W	67.85'
C179	84.89'	42.00'	115°48'42"	N70°43'02"E	71.16'
C180	19.34'	36.00'	30°46'46"	S28°56'01"W	19.11'
C181	39.08'	36.00'	62°11'59"	N37°28'47"E	37.19'
C182	69.48'	64.00'	62°11'59"	N37°28'47"E	66.12'
C183	80.58'	64.00'	72°08'15"	S32°30'38"W	75.36'
C184	45.33'	36.00'	72°08'15"	S32°30'38"W	42.39'
C185	30.63'	20.00'	87°44'22"	S47°25'41"E	27.72'
C186	29.66'	20.00'	84°57'26"	N38°55'14"E	27.01'
C187	38.60'	514.00'	4°18'10"	S79°14'52"W	38.59'
C188	4.74'	514.00'	0°31'42"	S81°08'06"W	4.74'
C189	33.86'	514.00'	3°46'28"	S78°59'01"W	33.85'
C190	190.58'	736.00'	14°50'09"	N84°30'52"E	190.04'
C191	197.83'	764.00'	14°50'09"	N84°30'52"E	197.27'
C192	33.47'	486.00'	3°56'47"	S79°04'11"W	33.47'
C193	58.14'	736.00'	4°31'34"	N89°40'10"E	58.13'
C194	66.56'	736.00'	5°10'53"	N84°48'56"E	66.54'
C195	55.72'	736.00'	4°20'15"	N80°03'22"E	55.70'
C196	10.16'	736.00'	0°47'27"	N77°29'31"E	10.16'
C197	18.25'	764.00'	1°22'07"	S88°45'07"E	18.25'
C198	54.01'	764.00'	4°03'02"	N88°32'19"E	54.00'
C199	54.01'	764.00'	4°03'02"	N84°29'17"E	54.00'
C200	54.01'	764.00'	4°03'02"	N80°26'15"E	54.00'
C201	17.54'	764.00'	1°18'56"	N77°45'16"E	17.54'
C202	27.40'	30.00'	52°19'48"	S61°54'09"E	26.46'
C203	208.67'	42.00'	284°39'37"	S01°55'57"W	51.33'
C204	27.40'	30.00'	52°19'48"	S65°46'03"W	26.46'
C205	0.45'	42.00'	0°36'26"	N39°54'21"E	0.45'
C206	53.76'	486.00'	6°20'15"	S84°12'42"W	53.73'
C207	60.28'	42.00'	82°14'07"	S16°54'16"E	55.24'
C208	61.64'	42.00'	84°05'11"	S66°15'23"W	56.25'
C209	26.36'	42.00'	35°57'46"	N53°43'08"W	25.93'
C210	27.40'	30.00'	52°19'48"	S61°54'09"E	26.46'
C211	37.22'	486.00'	4°23'18"	S89°34'28"W	37.21'
C212	124.46'	486.00'	14°40'21"	S84°25'57"W	124.12'
C213	27.51'	514.00'	3°03'59"	N89°45'52"W	27.51'
C214	15.24'	36.00'	24°15'22"	S56°27'05"W	15.13'
C215	102.84'	314.00'	18°45'55"	N39°53'38"E	102.38'
C216	289.82'	386.00'	43°01'10"	N70°15'33"E	283.06'
C217	310.84'	414.00'	43°01'10"	N70°15'33"E	303.59'
C218	46.20'	386.00'	6°51'26"	N88°20'25"E	46.17'
C219	67.03'	386.00'	9°56'58"	N79°56'13"E	66.94'
C220	67.03'	386.00'	9°56'58"	N60°02'17"E	66.94'
C221	42.54'	386.00'	6°18'50"	N51°54'23"E	42.52'
C222	89.70'	286.00'	17°58'12"	N39°29'46"E	89.33'
C223	32.14'	20.00'	92°04'54"	N85°12'35"W	28.79'
C224	29.08'	20.00'	83°19'06"	N07°05'25"E	26.59'
C225	158.71'	434.00'	20°57'09"	S24°05'33"E	157.83'
C226	34.16'	20.00'	97°51'57"	S82°19'04"E	30.16'
C227	30.69'	20.00'	87°55'06"	S04°47'25"W	27.77'
C228	114.69'	634.00'	10°21'54"	N33°59'12"W	114.53'
C229	8.42'	634.00'	0°45'38"	N38°47'20"W	8.42'
C230	54.13'	634.00'	4°53'29"	N35°57'46"W	54.11'
C231	52.15'	634.00'	4°42'46"	N31°09'38"W	52.13'
C232	26.32'	20.00'	75°24'26"	S66°30'28"E	24.46'
C233	113.35'	439.00'	14°47'37"	S83°11'07"W	113.03'
C234	430.57'	506.00'	48°45'16"	N66°12'17"E	417.70'
C235	119.16'	252.00'	27°05'37"	S55°22'28"W	118.06'
C236	98.38'	390.00'	14°27'13"	N67°45'16"E	98.12'
C237	14.53'	140.00'	5°56'50"	N51°29'39"E	14.53'
C238	165.56'	160.00'	59°17'06"	S78°09'47"W	158.27'
C239	5.03'	25.00'	11°31'40"	S77°57'29"E	5.02'
C240	5.97'	25.00'	13°40'51"	N68°50'45"W	5.96'
C241	106.87'	140.00'	43°44'18"	S82°26'40"W	104.30'
C242	48.72'	210.00'	13°17'37"	N67°13'20"E	48.61'
C243	34.21'	20.00'	98°00'51"	S24°51'43"W	30.19'
C244	30.63'	20.00'	87°44'08"	N68°00'47"W	27.72'
C245	151.57'	600.00'	14°28'27"	S60°52'56"W	151.17'
C246	151.02'	534.00'	16°12'13"	N61°44'49"E	150.52'
C247	31.60'	20.00'	90°32'28"	S24°34'41"W	28.42'

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C248	28.92'	20.00'	82°50'34"	N61°40'37"W	26.46'
C249	245.72'	614.00'	22°55'46"	S31°43'13"E	244.08'
C250	226.20'	586.00'	22°07'00"	S31°45'03"E	224.80'
C251	16.77'	614.00'	1°33'54"	S21°02'17"E	16.77'
C252	54.02'	614.00'	5°02'26"	S24°20'27"E	54.00'
C253	66.03'	614.00'	6°09'42"	S29°56'31"E	66.00'
C254	66.03'	614.00'	6°09'42"	S36°06'14"E	66.00'
C255	42.87'	614.00'	4°00'00"	S41°11'05"E	42.86'
C256	59.89'	586.00'	5°51'20"	S23°37'13"E	59.86'
C257	68.53'	586.00'	6°42'02"	S29°53'54"E	68.49'
C258	97.78'	586.00'	9°33'38"	S38°01'44"E	97.67'
C259	28.61'	20.00'	81°57'07"	S83°47'06"E	26.23'
C260	243.37'	414.00'	33°40'55"	S72°04'48"W	239.89'
C261	38.17'	414.00'	5°16'58"	S57°52'49"W	38.16'
C262	55.16'	414.00'	7°38'03"	S64°20'19"W	55.12'
C263	55.04'	414.00'	7°37'03"	S71°57'52"W	55.00'
C264	55.16'	414.00'	7°38'04"	S79°35'25"W	55.12'
C265	39.84'	414.00'	5°30'48"	S86°09'51"W	39.82'
C266	31.16'	20.00'	89°16'25"	N44°17'03"E	28.10'
C267	214.77'	386.00'	31°52'48"	S72°45'25"W	212.01'
C268	34.91'	20.00'	100°00'06"	S06°48'57"W	30.64'
C269	40.44'	36.00'	64°21'18"	S75°21'44"E	38.34'
C270	40.51'	36.00'	64°28'06"	N40°13'34"E	38.40'
C271	34.66'	20.00'	99°17'42"	N41°39'20"W	30.48'
C272	71.89'	64.00'	64°21'18"	S75°21'44"E	68.17'
C273	80.94'	64.00'	72°27'37"	N36°13'48"E	75.65'
C274	15.60'	64.00'	13°58'11"	S50°10'11"E	15.57'
C275	56.28'	64.00'	50°23'07"	S82°20'50"E	54.48'
C276	44.96'	64.00'	40°14'51"	N52°20'11"E	44.04'
C277	35.98'	64.00'	32°12'46"	N16°06'23"E	35.51'
C278	118.76'	286.00'	23°47'33"	N12°14'56"W	117.91'
C279	132.32'	314.00'	24°08'43"	N12°04'21"W	131.35'
C280	18.86'	286.00'	3°46'42"	N22°15'22"W	18.86'
C281	99.90'	286.00'	20°00'51"	N10°21'35"W	99.40'
C282	42.62'	314.00'	7°46'37"	N20°15'24"W	42.59'
C283	55.29'	314.00'	10°05'17"	N11°19'27"W	55.21'
C284	34.42'	314.00'	6°16'49"	N03°08'24"W	34.40'
C285	146.09'	714.00'	11°43'24"	S54°36'40"W	145.84'
C286	140.36'	686.00'	11°43'24"	S54°36'40"W	140.12'
C287	37.41'	714.00'	3°00'06"	S50°15'01"W	37.40'
C288	108.69'	714.00'	8°43'18"	S56°06'43"W	108.58'
C289	45.94'	686.00'	3°50'13"	S50°40'04"W	45.93'
C290	94.42'	686.00'	7°53'11"	S56°31'46"W	94.35'
C291	29.80'	20.00'	85°22'20"	N17°47'12"E	27.12'
C292	27.39'	20.00'	78°28'00"	N80°17'38"W	25.30'
C293	126.27'	214.00'	33°48'25"	S07°59'45"E	124.45'
C294	43.23'	214.00'	11°34'27"	S19°06'44"E	43.16'
C295	52.13'	214.00'	13°57'25"	S06°20'49"E	52.00'
C296	30.91'	214.00'	8°16'34"	S04°46'10"W	30.88'
C297	27.40'	30.00'	52°19'48"	N17°15'27"W	26.46'
C298	15.18'	30.00'	28°59'24"	N05°35'15"W	15.02'
C299	12.22'	30.00'	23°20'25"	N31°45'09"W	12.14'
C300	208.67'	42.00'	284°39'37"	N81°05'33"W	51.33'
C301	122.49'	42.00'	167°05'41"	S40°07'29"W	83.47'
C302	71.45'	42.00'	97°27'52"	N07°35'45"W	63.14'
C303	14.73'	42.00'	20°06'04"	N51°11'13"E	14.66'
C304	27.40'	30.00'	52°19'48"	S35°04'21"W	26.46'
C305	162.21'	186.00'	49°58'05"	S16°04'36"E	157.12'
C306	36.64'	186.00'	11°17'09"	S03°15'52"W	36.58'
C307	125.57'	186.00'	38°40'56"	S21°43'10"E	123.20'
C308	352.94'	236.00'	85°41'10"	S83°54'13"E	320.96'
C309	402.39'	264.00'	87°19'51"	S84°43'33"E	364.56'
C310	17.40'	264.00'	3°46'37"	S42°56'56"E	17.40'
C311	384.99'	264.00'	83°33'14"	S86°36'52"E	351.77'
C312	92.18'	236.00'	22°22'46"	S52°15'01"E	91.60'
C313	145.74'	236.00'	35°23'00"	S81°07'55"E	143.44'
C314	115.01'	236.00'	27°55'23"	N67°12'54"E	113.88'
C315	32.73'	20.00'	93°46'18"	N06°22'03"E	29.20'
C316	30.67'	20.00'	87°52'22"	S84°27'17"E	27.75'
C317	31.25'	20.00'	89°31'31"	S04°14'39"W	28.17'
C318	31.58'	20.00'	90°28'29"	S85°45'21"E	28.40'
C319	236.78'	936.00'	14°29'38"	N41°45'36"E	236.15'
C320	244.73'	964.00'	14°32'44"	N41°44'03"E	244.07'
C321	10.44'	936.00'	0°38'22"	N48°41'14"E	10.44'
C322	53.59'	936.00'	3°16'50"	N46°43'39"E	53.58'
C323	53.59'	936.00'	3°16'50"	N43°26'49"E	53.58'
C324	53.59'	936.00'	3°16'50"	N40°09'59"E	53.58'
C325	53.59'	936.00'	3°16'50"	N36°53'09"E	53.58'
C326	11.97'	936.00'	0°43'57"	N34°52'46"E	11.97'
C327	8.60'	964.00'	0°30'40"	N48°45'05"E	8.60'
C328	47.00'	964.00'	2°47'37"	N47°05'57"E	47.00'
C329	47.00'	964.00'	2°47'37"	N44°18'19"E	47.00'

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C330	47.00'	964.00'	2°47'37"	N41°30'42"E	47.00'
C331	47.00'	964.00'	2°47'37"	N38°43'04"E	47.00'
C332	48.11'	964.00'	2°51'34"	N35°53'29"E	48.11'
C333	27.70'	30.00'	52°54'39"	N08°03'28"E	26.73'
C334	27.12'	30.00'	51°47'49"	S60°21'36"W	26.21'
C335	208.66'	42.00'	284°39'22"	N56°04'10"W	51.34'
C336	15.50'	42.00'	21°08'21"	S07°49'41"E	15.41'
C337	49.90'	42.00'	68°04'24"	S36°46'42"W	47.02'
C338	105.36'	42.00'	143°43'29"	N37°19'21"W	79.83'
C339	37.91'	42.00'	51°43'07"	N60°23'57"E	36.64'
C340	209.54'	164.00'	73°12'24"	S03°54'54"E	195.58'
C341	173.77'	136.00'	73°12'24"	S03°54'54"E	162.19'
C342	33.12'	164.00'	11°34'20"	S34°43'56"E	33.07'
C343	54.25'	164.00'	18°57'07"	S19°28'13"E	54.00'
C344	122.17'	164.00'	42°40'57"	S11°20'50"W	119.37'
C345	167.69'	136.00'	70°38'54"	S05°11'39"E	157.27'
C346	299.16'	234.00'	73°15'01"	N06°06'50"W	279.20'
C347	17.30'	264.00'	3°45'14"	N12°19'12"E	17.29'
C348	52.20'	264.00'	11°19'45"	N19°51'42"E	52.12'
C349	102.50'	264.00'	22°14'43"	N21°33'57"E	101.86'
C350	33.00'	264.00'	7°09'44"	N29°06'26"E	32.98'
C351	6.07'	136.00'	2°33'31"	S31°24'33"W	6.07'
C352	334.96'	262.00'	73°15'01"	N06°06'50"W	312.61'
C353	116.79'	298.00'	22°27'18"	S31°30'42"E	116.04'
C354	212.26'	161.00'	75°32'17"	N13°50'23"E	197.22'
C355	249.18'	189.00'	75°32'17"	N13°50'23"E	231.52'
C356	11.36'	161.00'	4°02'39"	N49°35'12"E	11.36'
C357	106.33'	161.00'	37°50'29"	N28°38'38"E	104.41'
C358	94.56'	161.00'	33°39'09"	N07°06'11"W	93.21'
C359	93.36'	189.00'	28°18'08"	N37°27'27"E	92.41'
C360	77.54'	189.00'	23°30'26"	N11°33'11"E	77.00'
C361	66.34'	189.00'	20°06'40"	N10°15'23"W	66.00'
C362	11.93'	189.00'	3°37'03"	N22°07'14"W	11.93'
C363	191.02'	514.00'	21°17'35"	S13°16'58"E	189.92'
C364	273.97'	486.00'	32°17'57"	S07°46'47"E	270.36'
C365	16.09'	514.00'	1°47'39"	S23°01'56"E	16.09'
C366	47.02'	514.00'	5°14'27"	S19°30'53"E	47.00'
C367	47.02'	514.00'	5°14'27"	S14°16'26"E	47.00'
C368	47.02'	514.00'	5°14'27"	S09°01'58"E	47.00'
C369	33.88'	514.00'	3°46'34"	S04°31'28"E	33.87'
C370	30.14'	20.00'	86°20'58"	N45°48'40"W	27.37'
C371	86.57'	486.00'	10°12'23"	S16°59'26"E	86.46'
C372	101.05'	486.00'	11°54'47"	S05°55'51"E	100.87'
C373	39.31'	486.00'	4°38'04"	S02°20'34"W	39.30'
C374	31.47'	486.00'	3°42'35"	S06°30'53"W	31.46'
C375	357.18'	214.00'	95°37'51"	S58°15'31"W	317.14'
C376	56.25'	214.00'	15°03'35"	S81°27'21"E	56.09'
C377	14.63'	214.00'	3°55'03"	S87°01'37"E	14.63'
C378	41.62'	214.00'	11°08'32"	S79°29'50"E	41.55'
C379	3.23'	186.00'	0°59'39"	N74°25'23"W	3.23'
C380	73.84'	186.00'	22°44'48"	N86°17'37"W	73.36'
C381	106.23'	186.00'	32°43'20"	S65°58'19"W	104.79'
C382	47.17'	214.00'

GENERAL NOTES

1. THE TERM CONTRACTOR SHALL MEAN ALL CONTRACTORS, SUBCONTRACTORS, AND ALL FOLLOW-ON CONTRACTORS. REQUIREMENTS FOR ONE SHALL APPLY TO ALL.
2. CONTRACTOR TO FAMILIARIZE THEMSELVES WITH CONSTRUCTION NOTES IN APPLICABLE CODES AND ORDINANCES.
3. ALL CONSTRUCTION MUST STRICTLY FOLLOW THE APPLICABLE CODES AND ORDINANCES SET FORTH BY: HEBER CITY STANDARDS AND SPECIFICATIONS (HTTPS://WWW.HEBERUT.GOV/160/STANDARD-DRAWINGS), JORDANELLE SPECIAL SERVICE DISTRICT, THE DESIGN ENGINEER, APWA (CURRENT EDITION), AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) FOR IMPROVEMENTS OWNED, OPERATED, AND MAINTAINED BY THESE ENTITIES. THE ORDER LISTED ABOVE IS ARRANGED BY SENIORITY. THE LATEST EDITION OF ALL STANDARDS AND SPECIFICATIONS MUST BE ADHERED TO. IF A CONSTRUCTION PRACTICE IS NOT SPECIFIED BY ANY OF THE LISTED SOURCES, CONTRACTOR MUST CONTACT DESIGN ENGINEER FOR DIRECTION.
4. CONTRACTOR TO STRICTLY FOLLOW THE MOST CURRENT COPY OF THE SOILS REPORT FOR THIS PROJECT, UNLESS A STRICTER STANDARD IS REQUIRED BY THE STANDARDS AND SPECIFICATIONS OF THE ENTITY RESPONSIBLE FOR IMPROVEMENTS AT THE TIME OF PLAN APPROVAL. ALL GRADING INCLUDING BUT NOT LIMITED TO CUT, FILL, COMPACTION, ASPHALT SECTION, SUBBASE, TRENCH EXCAVATION/BACKFILL, SITE GRUBBING, AND FOOTINGS MUST BE COORDINATED DIRECTLY WITH SOILS REPORT.
5. CONTRACTOR MUST VERIFY ALL EXISTING CONDITIONS BEFORE BIDDING, AND REQUEST ADDITIONAL INFORMATION IF NEEDED PRIOR TO SUBMITTING BID.
6. CONTRACTOR SHALL PROVIDE A CONSTRUCTION SCHEDULE IN ACCORDANCE WITH THE CITY, STATE, OR COUNTY REGULATIONS FOR WORKING IN THE PUBLIC WAY.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR DUST CONTROL ACCORDING TO GOVERNING AGENCY STANDARDS. WET DOWN DRY MATERIALS AND RUBBISH TO PREVENT BLOWING.
8. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO ADJACENT SURFACE IMPROVEMENTS.
9. CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING ANY SETTLEMENT OF OR DAMAGE TO EXISTING UTILITIES.
10. CONTRACTOR IS RESPONSIBLE TO FURNISH ALL MATERIALS TO COMPLETE THE PROJECT.
11. ALL EXPOSED CONCRETE SURFACES WILL HAVE A TEXTURED FINISH, RUBBED, OR BROOMED. ANY "PLASTERING" OF NEW CONCRETE WILL BE DONE WHILE IT IS STILL "GREEN".
12. PRIOR TO STARTING CONSTRUCTION, CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THAT ALL REQUIRED PERMITS ND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.
13. THE LOCATIONS OF UNDERGROUND FACILITIES SHOWN ON THESE PLANS ARE BASED ON FIELD SURVEYS AND LOCAL UTILITY COMPANY RECORDS. IT SHALL BE THE CONTRACTOR'S FULL RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES TO LOCATE THEIR FACILITIES PRIOR TO PROCEEDING WITH CONSTRUCTION. NO ADDITIONAL COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR DAMAGE AND REPAIR TO THESE FACILITIES CAUSED BY THEIR WORKFORCE. CONTRACTOR SHALL START INSTALLATION AT LOW-POINT OF ALL NEW GRAVITY UTILITY LINES.
14. ALL DIMENSIONS, GRADES, AND UTILITY DESIGN SHOWN ON THE PLANS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER IF ANY DISCREPANCIES EXIST, PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN OR GRADE CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO THE DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.
15. NO CHANGE IN DESIGN OR ROAD GRADE WILL BE MADE BY THE CONTRACTOR WITHOUT THE WRITTEN APPROVAL OF THE PROJECT ENGINEER, HEBER CITY, AND ENTITY RESPONSIBLE FOR THE IMPROVEMENTS.
16. NATURAL VEGETATION AND SOIL COVER SHALL NOT BE DISTURBED PRIOR TO ACTUAL CONSTRUCTION OF A REQUIRED FACILITY OR IMPROVEMENT. MASS CLEARING OF THE SITE IN ANTICIPATION OF CONSTRUCTION SHALL BE PROHIBITED WITHOUT AN APPROVED HEBER CITY GRADING PERMIT.
17. CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING, MAINTAINING, OR RESTORING ALL MONUMENTS AND MONUMENT REFERENCE MARKS WITHIN THE PROJECT SITE. CONTACT THE CITY OR COUNTY SURVEYOR FOR MONUMENT LOCATIONS AND CONSTRUCTION DETAILS.
18. EXISTING UTILITY INFORMATION SHOWN IS FOR INFORMATIONAL PURPOSES ONLY. IT IS DERIVED FROM ON-SITE SURVEY AND/OR UTILITY MAPPING PROVIDED TO THE ENGINEER, AND THEREFORE UTILITIES MAY NOT BE LOCATED CORRECTLY, EITHER HORIZONTALLY OR VERTICALLY, AND MAY NOT BE ALL INCLUSIVE. CONTRACTOR IS REQUIRED TO FOLLOW THE PROCEDURE OUTLINED BELOW:
   - 18.1. CONTRACTOR IS REQUIRED TO LOCATE AND POTHOLE ALL EXISTING UTILITY LINES (BOTH HORIZONTALLY AND VERTICALLY) THAT AFFECT THE PROJECT CONSTRUCTION, EITHER ON-SITE OR OFF-SITE, AND DETERMINE IF THERE ARE ANY CONFLICTS WITH THE DESIGN OF THE SITE AS SHOWN ON THE APPROVED PLANS PRIOR TO ANY CONSTRUCTION. IF IT IS DETERMINED THAT CONFLICTS EXIST BETWEEN EXISTING UTILITIES AND DESIGN UTILITIES (OR ANOTHER ASPECT OF PROPOSED CONSTRUCTION) THE ENGINEER MUST BE NOTIFIED IMMEDIATELY TO CORRECT THE CONFLICTS BEFORE ANY WORK CAN BEGIN. IF THE CONTRACTOR FAILS TO FOLLOW THIS ABSOLUTE REQUIREMENT AND CONFLICTS ARISE DURING CONSTRUCTION THE CONTRACTOR WILL BEAR THE SOLE RESPONSIBILITY TO FIX THE CONFLICTS.
   - 18.2. CONTRACTOR IS REQUIRED TO VERIFY THAT PROPER COVER AND PROTECTION OF EXISTING UTILITY LINES IS MAINTAINED OR ATTAINED WITHIN THE DESIGN ONCE VERIFICATION OF THE EXISTING UTILITIES IS COMPLETED AS OUTLINED IN 17.1 ABOVE.
   - 18.3. IN ADDITION TO 17.1 AND 17.2 ABOVE, THE CONTRACTOR WILL VERIFY DEPTHS OF UTILITIES IN THE FIELD BY "POTHOLING" A MINIMUM OF 300 FEET AHEAD OF PROPOSED PIPELINE CONSTRUCTION TO AVOID POTENTIAL CONFLICTS WITH DESIGNATED PIPELINE ALIGNMENT AND GRADE AND EXISTING UTILITIES.
   - 18.4. IF A CONFLICT ARISES BETWEEN EXISTING UTILITIES AND DESIGN UTILITIES (OR ANOTHER ASPECT OF PROPOSED CONSTRUCTION) AS DETERMINED UNDER 17.1, 17.2, OR 17.3 THE CONTRACTOR WILL NOTIFY THE ENGINEER IMMEDIATELY TO RESOLVE THE CONFLICT.
   - 18.5. IF A CONFLICT ARISES BETWEEN EXISTING UTILITIES AND DESIGN UTILITIES (OR ANOTHER ASPECT OF PROPOSED CONSTRUCTION) RESULTING FROM THE CONTRACTOR'S NEGLIGENCE TO IDENTIFY AND/OR "POTHOLE" EXISTING UTILITIES AS REQUIRED IN 17.1, 17.2, AND 17.3 ABOVE, THE CONTRACTOR WILL BE REQUIRED TO RESOLVE THE CONFLICT WITHOUT ADDITIONAL COST OR CLAIM TO THE OWNER OR ENGINEER.
19. ANY AREA OUTSIDE THE LIMIT OF WORK THAT IS DISTURBED SHALL BE RESTORED TO ITS ORIGINAL CONDITION AT NO COST TO OWNER.
20. CONSULT ALL OF THE DRAWINGS AND SPECIFICATIONS FOR COORDINATION REQUIREMENTS BEFORE COMMENCING CONSTRUCTION. ADDITIONAL NOTES THAT ARE SHOWN ON DESIGN OR DETAIL DRAWINGS ARE TO BE ADHERED TO IN THEIR ENTIRETY.
21. AT ALL LOCATIONS WHERE EXISTING PAVEMENT ABUTS NEW CONSTRUCTION, THE EDGE OF THE EXISTING PAVEMENT SHALL BE SAWCUT TO A CLEAN, SMOOTH EDGE.
22. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE MOST RECENT, ADOPTED EDITION OF ADA ACCESSIBILITY GUIDELINES.
23. CONTRACTOR SHALL, AT THE TIME OF BIDDING AND THROUGHOUT THE PERIOD OF THE CONTRACT, BE LICENSED IN THE STATE OF UTAH AND SHALL BE BONDABLE FOR AN AMOUNT REQUIRED BY THE OWNER.
24. CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE ALL WATER, POWER, SANITARY FACILITIES, AND TELEPHONE SERVICES AS REQUIRED FOR THE CONTRACTOR'S USE DURING CONSTRUCTION.
25. CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATELY SCHEDULING INSPECTION AND TESTING OF ALL FACILITIES CONSTRUCTED UNDER THIS CONTRACT. ALL TESTING SHALL CONFORM TO THE REGULATORY AGENCY'S STANDARD SPECIFICATIONS. ALL RE-TESTING AND/OR RE-INSPECTION SHALL BE PAID FOR BY THE CONTRACTOR.
26. IF EXISTING IMPROVEMENTS NEED TO BE DISTURBED AND/OR REMOVED FOR THE PROPER PLACEMENT OF IMPROVEMENTS TO BE CONSTRUCTED BY THESE PLANS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXISTING IMPROVEMENTS FROM DAMAGE. COST OF REPLACING OR REPAIRING EXISTING IMPROVEMENTS SHALL BE INCLUDED IN THE UNIT PRICE BID FOR ITEMS REQUIRING REMOVAL AND/OR REPLACEMENT. THERE WILL BE NO EXTRA COST DUE TO THE CONTRACTOR FOR REPLACING OR REPAIRING EXISTING IMPROVEMENTS.
27. WHENEVER EXISTING FACILITIES ARE REMOVED, DAMAGED, BROKEN, OR CUT IN THE INSTALLATION OF THE WORK COVERED BY THESE PLANS OR SPECIFICATIONS, SAID FACILITIES SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE WITH MATERIALS EQUAL TO OR BETTER THAN THE MATERIALS USED IN THE ORIGINAL EXISTING FACILITIES. THE FINISHED PRODUCT SHALL BE SUBJECT TO THE APPROVAL OF THE OWNER, THE ENGINEER, AND THE RESPECTIVE REGULATORY AGENCY.
28. CONTRACTOR SHALL MAINTAIN A NEATLY MARKED SET OF FULL-SIZE RECORD DRAWINGS SHOWING THE FINAL LOCATION AND LAYOUT OF ALL STRUCTURES AND OTHER FACILITIES. RECORD DRAWINGS SHALL REFLECT CHANGE ORDERS, ACCOMMODATIONS, AND ADJUSTMENTS TO ALL IMPROVEMENTS CONSTRUCTED. WHERE NECESSARY, SUPPLEMENTAL DRAWINGS SHALL BE PREPARED AND SUBMITTED BY THE CONTRACTOR. PRIOR TO ACCEPTANCE OF THE PROJECT, THE CONTRACTOR SHALL DELIVER TO THE ENGINEER ONE SET OF NEATLY MARKED RECORD DRAWINGS SHOWING THE INFORMATION REQUIRED ABOVE. RECORD DRAWINGS SHALL BE REVIEWED AND THE COMPLETE RECORD DRAWING SET SHALL BE CURRENT WITH ALL CHANGES AND DEVIATIONS REDLINED AS A PRECONDITION TO THE FINAL PROGRESS PAYMENT APPROVAL AND/OR FINAL ACCEPTANCE.
29. 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.
30. ALL EXISTING GATES AND FENCES ARE TO REMAIN UNLESS OTHERWISE NOTED ON PLANS. PROTECT ALL GATES AND FENCES FROM DAMAGE.
31. ALL EXISTING TREES ARE TO REMAIN UNLESS OTHERWISE NOTED ON PLANS. PROTECT ALL TREES FROM DAMAGE.
32. ASPHALT MIX DESIGN MUST BE SUBMITTED AND APPROVED BY THE GOVERNING AGENCY PRIOR TO THE PLACEMENT.
33. CONTRACTORS ARE RESPONSIBLE FOR ALL OSHA REQUIREMENTS ON THE PROJECT SITE.
34. A UTAH POLLUTANT DISCHARGE ELIMINATION SYSTEM (UPDES) PERMIT IS REQUIRED FOR ALL CONSTRUCTION ACTIVITIES 1 ACRE OR LARGER IN ADDITION TO A STORM WATER POLLUTION PREVENTION PLAN (SWPPP).

DRY UTILITY NOTES

1. IT IS THE CONTRACTORS RESPONSIBILITY TO FURNISH AND INSTALL BLANK (USUALLY SCHEDULE 80, 4" OR 6" PVC) SLEEVES AT LOCATIONS DEPTHS AND NUMBERS REQUIRED FOR FUTURE UTILITY ROAD CROSSINGS. THESE SLEEVES MAY BE USED FOR WATER, SEWER, POWER, NATURAL GAS, IRRIGATION PURPOSES, TELEPHONE, COMMUNICATION CABLES, ETC. CONCURRENT WITH ROAD CONSTRUCTION, DESIGN DRAWINGS WILL BE FURNISHED TO EACH SERVICE PROVIDER, REQUESTING SUCH, FOR FUTURE SERVICE ROUTING OF THEIR UTILITY. IT IS THE CONTRACTORS RESPONSIBILITY TO OBTAIN EACH UTILITY'S ROUTING DESIGN, FURNISH AND INSTALL CONDUITS ACCORDING TO THE RESPECTIVE UTILITY'S SPECIFICATIONS AND TO PROVIDE NORTHINGS, EASTINGS, AND ELEVATIONS OF SUCH SLEEVES SO THAT THIS INFORMATION CAN BE PLACED ON AS-BUILT RECORD DRAWINGS. NO ROAD CUTS WILL BE ALLOWED AFTER PAVING OPERATIONS HAVE BEEN COMPLETED. ADDITIONAL UTILITY CROSSINGS WILL BE BY BORING, JACKING, AND/OR CASINGS AND SOLELY AT THE CONTRACTORS EXPENSE. UTILITY LOCATIONS THAT PARALLEL ROAD CONSTRUCTION WILL BE AS SHOWN IN THE DESIGN DRAWINGS. AS A MINIMUM, ROAD INTERSECTIONS WILL REQUIRE THREE (3) SLEEVES TO BE PLACED ON EACH LEG OF THE INTERSECTION AND AT 500 FEET (+) SLEEVE SPACING ON ROAD TANGENTS.

UTILITY NOTES

1. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THESE CONTRACT DOCUMENTS, CITY AND STATE REQUIREMENTS, AND THE MOST RECENT EDITIONS OF THE FOLLOWING: THE INTERNATIONAL PLUMBING CODE, UTAH DRINKING WATER REGULATIONS, JORDANELLE SPECIAL SERVICE DISTRICT, APWA MANUAL OF STANDARD PLANS AND SPECIFICATIONS. THE CONTRACTOR IS REQUIRED TO ADHERE TO ALL OF THE ABOVE-MENTIONED DOCUMENTS.
2. CONTRACTOR SHALL COORDINATE LOCATION OF NEW "DRY UTILITIES" WITH THE APPROPRIATE UTILITY COMPANY, INCLUDING BUT NOT LIMITED TO: TELEPHONE & INTERNET SERVICE, GAS SERVICE, CABLE, AND POWER.
3. EXISTING UTILITIES HAVE BEEN SHOWN ON THE PLANS BASED ON ON-SITE SURVEY. PRIOR TO COMMENCING ANY WORK, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO HAVE EACH UTILITY COMPANY LOCATE, IN THE FIELD, THEIR MAIN AND SERVICE LINES. THE CONTRACTOR SHALL NOTIFY BLUE STAKES AT 1-800-662-4111 3 BUSINESS DAYS IN ADVANCE OF PERFORMING ANY EXCAVATION WORK. THE CONTRACTOR SHALL RECORD THE BLUE STAKES ORDER NUMBER AND FURNISH ORDER NUMBER TO OWNER AND ENGINEER PRIOR TO ANY EXCAVATION. IT WILL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO DIRECTLY CONTACT ANY AND ALL OTHER UTILITY COMPANIES THAT ARE NOT MEMBERS OF BLUE STAKES. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO PROTECT ALL EXISTING UTILITIES SO THAT NO DAMAGE RESULTS TO THEM DURING THE PERFORMANCE OF THIS CONTRACT. ANY REPAIRS NECESSARY TO DAMAGED UTILITIES SHALL BE PAID FOR BY THE CONTRACTOR. THE CONTRACTOR SHALL BE REQUIRED TO COOPERATE WITH OTHER CONTRACTORS AND UTILITY COMPANIES INSTALLING NEW STRUCTURES, UTILITIES AND SERVICE TO THE PROJECT.
4. CARE SHALL BE TAKEN IN ALL EXCAVATIONS DUE TO POSSIBLE EXISTENCE OF UNRECORDED UTILITY LINES. EXCAVATION REQUIRED WITHIN PROXIMITY OF EXISTING UTILITIES SHALL BE DONE BY HAND. CONTRACTOR SHALL REPAIR ANY DAMAGE TO EXISTING UTILITY LINES OR STRUCTURES INCURRED DURING CONSTRUCTION OPERATIONS AT CONTRACTOR'S EXPENSE.
5. TRENCH BACKFILL MATERIAL AND COMPACTION TESTS OUTSIDE OF ROADWAY ARE TO BE TAKEN PER APWA STANDARD SPECIFICATIONS (CURRENT EDITION), SECTION 33 05 20 – BACKFILLING TRENCHES, OR AS REQUIRED BY THE GEOTECHNICAL REPORT IF NATIVE MATERIALS ARE USED. NO NATIVE MATERIALS ARE ALLOWED IN THE PIPE ZONE. THE MAXIMUM LIFT FOR BACKFILLING EXCAVATIONS IS DETERMINED BY THE GEOTECHNICAL RECOMMENDATIONS. TRENCH BACK FILL MATERIAL AND TESTS WITHIN ROADWAYS SHALL CONFORM TO THE APPLICABLE CODES AND ORDINANCES.
6. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR CONFORMING TO LOCAL AND FEDERAL CODES GOVERNING SHORING AND BRACING OF EXCAVATIONS AND TRENCHES AND FOR THE PROTECTION OF WORKERS.
7. THE CONTRACTOR IS REQUIRED TO KEEP ALL CONSTRUCTION ACTIVITIES WITHIN THE APPROVED PROJECT LIMITS. THIS INCLUDES, BUT IS NOT LIMITED TO VEHICLE AND EQUIPMENT STAGING, MATERIAL STORAGE AND LIMITS OF TRENCH EXCAVATION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN PERMISSION AND/OR EASEMENTS FROM THE APPROPRIATE GOVERNING ENTITY AND/OR INDIVIDUAL PROPERTY OWNER(S) FOR WORK OR STAGING OUTSIDE OF THE PROJECT LIMITS.
8. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE, CAUSED BY ANY CONDITION INCLUDING SETTLEMENT, TO EXISTING UTILITIES FROM WORK PERFORMED AT OR NEAR EXISTING UTILITIES. THE CONTRACTOR SHALL TAKE ALL MEASURES NECESSARY TO PROTECT ALL EXISTING PUBLIC AND PRIVATE ROADWAY AND UTILITY FACILITIES. DAMAGE TO EXISTING FACILITIES CAUSED BY THE CONTRACTOR MUST BE REPAIRED BY THE CONTRACTOR AT HIS/HER EXPENSE TO THE SATISFACTION OF THE OWNER OF SAID FACILITIES.
9. ALL WATER LINE AND SEWER LINE INSTALLATION AND TESTING TO BE IN ACCORDANCE WITH LOCAL GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
10. ALL MANHOLES, HYDRANTS, VALVES, CLEANOUT BOXES, CATCH BASINS, METERS, ETC. MUST BE REAISED OR LOWERED TO FINAL GRADE PER JSSD AND APWA (CURRENT EDITION) STANDARDS AND INSPECTOR REQUIREMENTS. CONCRETE COLLARS MUST BE CONSTRUCTED ON ALL MANHOLES, CLEANOUT BOXES, CATCH BASINS, AND VALVES PER APWA STANDARDS. ALL MANHOLE, CATCH BASIN, OR CLEANOUT BOX CONNECTIONS MUST BE MADE WITH THE PIPE CUT FLUSH WITH THE INSIDE OF THE BOX AND GROUTED OR SEALED.
11. CONTRACTOR SHALL NOT ALLOW ANY GROUNDWATER OR DEBRIS TO ENTER THE NEW OR EXISTING PIPE DURING CONSTRUCTION.
12. SILT AND DEBRIS ARE TO BE CLEANED OUT OF ALL STORM DRAIN BOXES. CATCH BASINS ARE TO BE MAINTAINED IN A CLEANED CONDITION AS NEEDED UNTIL AFTER THE FINAL BOND RELEASE INSPECTION.
13. CONTRACTOR SHALL CLEAN ASPHALT, TAR, OR OTHER ADHESIVES OFF OF ALL MANHOLE LIDS AND INLET GRATES TO ALLOW ACCESS.
14. EACH TRENCH SHALL BE EXCAVATED SO THAT THE PIPE CAN BE LAID TO THE ALIGNMENT AND GRADE AS REQUIRED. THE TRENCH WALL SHALL BE SO BRACED THAT THE WORKMEN MAY WORK SAFELY AND EFFICIENTLY. ALL TRENCHES SHALL BE DRAINED SO THE PIPE LAYING MAY TAKE PLACE IN DEWATERED CONDITIONS.
15. CONTRACTOR SHALL PROVIDE AND MAINTAIN AT ALL TIMES AMPLE MEANS AND DEVICES WITH WHICH TO REMOVE PROMPTLY AND TO PROPERLY DISPOSE OF ALL WATER ENTERING THE TRENCH EXCAVATION.
16. ALL SEWER LINES AND SEWER SERVICES SHALL HAVE A MINIMUM SEPARATION OF 10 FEET, EDGE TO EDGE, FROM THE WATER LINES. IF A 10 FOOT SEPARATION CAN NOT BE MAINTAINED, CONSTRUCT PER GOVERNING AGENCY'S MINIMUM SEPARATION STANDARDS.
17. CONTRACTOR SHALL INSTALL THRUST BLOCKING AT ALL WATERLINE ANGLE POINTS AND TEES.
18. ALL UNDERGROUND UTILITIES SHALL BE IN PLACE PRIOR TO INSTALLATION OF CURB, GUTTER, SIDEWALK, AND STREET PAVING.
19. CONTRACTOR SHALL INSTALL MAGNETIC LOCATING TAPE CONTINUOUSLY OVER ALL NONMETALLIC PIPE.

DEMOLITION NOTES

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

GRADING AND DRAINAGE NOTES

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

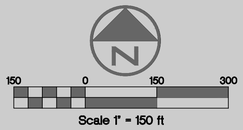
TRAFFIC CONTROL AND SAFETY NOTES

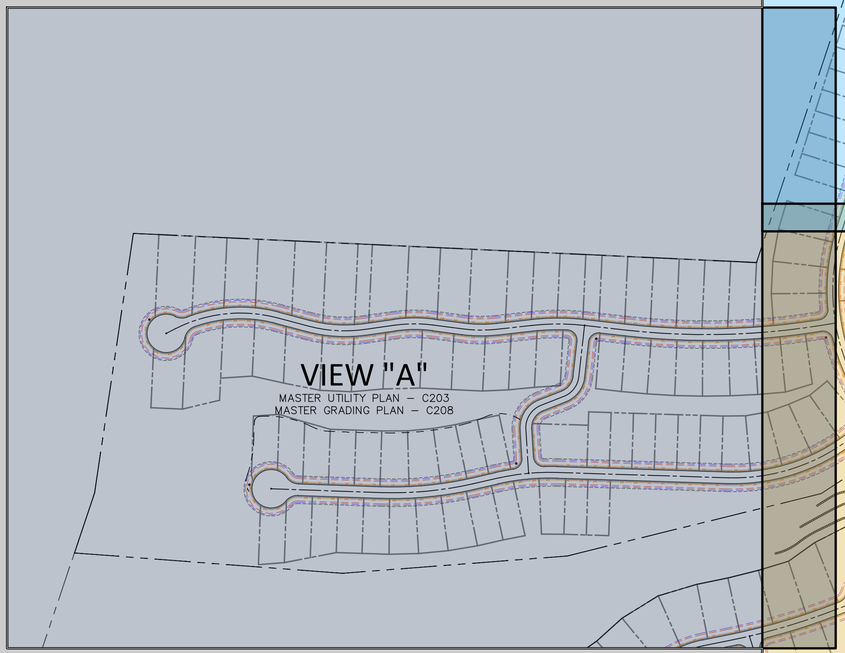
1. TRAFFIC CONTROL AND STRIPING TO CONFORM TO THE CURRENT MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD)
2. BARRICADING AND DETOURING SHALL BE IN CONFORMANCE WITH THE REQUIREMENTS OF THE CURRENT MUTCD.
3. NO STREET SHALL BE CLOSED TO TRAFFIC WITHOUT WRITTEN PERMISSION FROM THE APPROPRIATE AGENCY,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

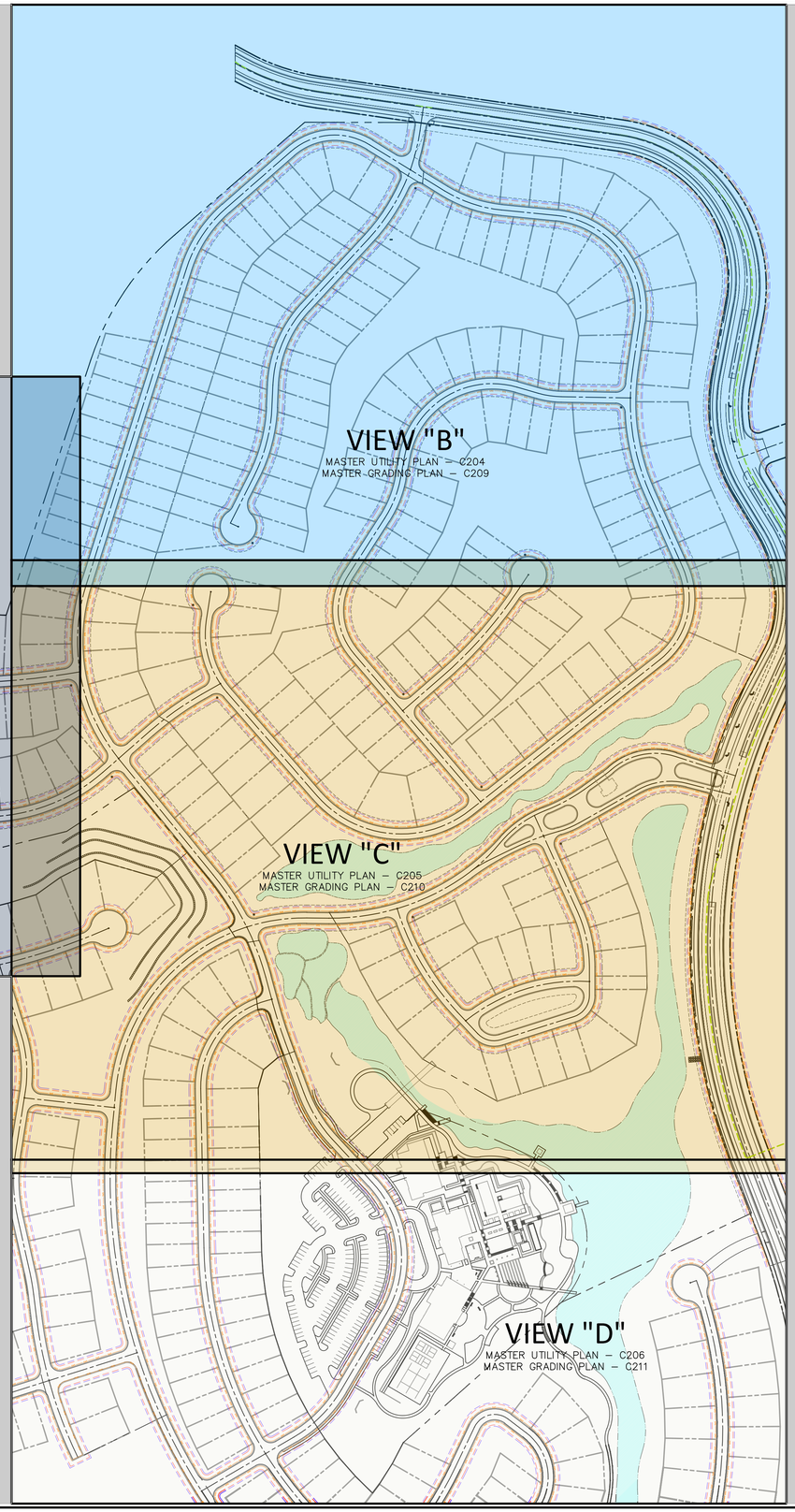
HEBER CITY STANDARD NOTES

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 (AV







WILDING
ENGINEERING
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DRAWING NOTES:

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

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PLOT DATE: Nov 19, 2025

PULTE GROUP

NO.	REVISION	DATE
4	HEBER CITY COMMENT	11/6/25
3	REVISIONS TO LOTS 251 & 240	9/22/25
2	HEBER CITY COMMENT	8/21/25
1	HEBER CITY COMMENT	6/12/25

PROJECT INFORMATION

PULTE DEL WEBB JORDANELLE RIDGE

PHASE 1 PRELIMINARY
OVERALL SHEET INDEX

HEBER CITY, UTAH

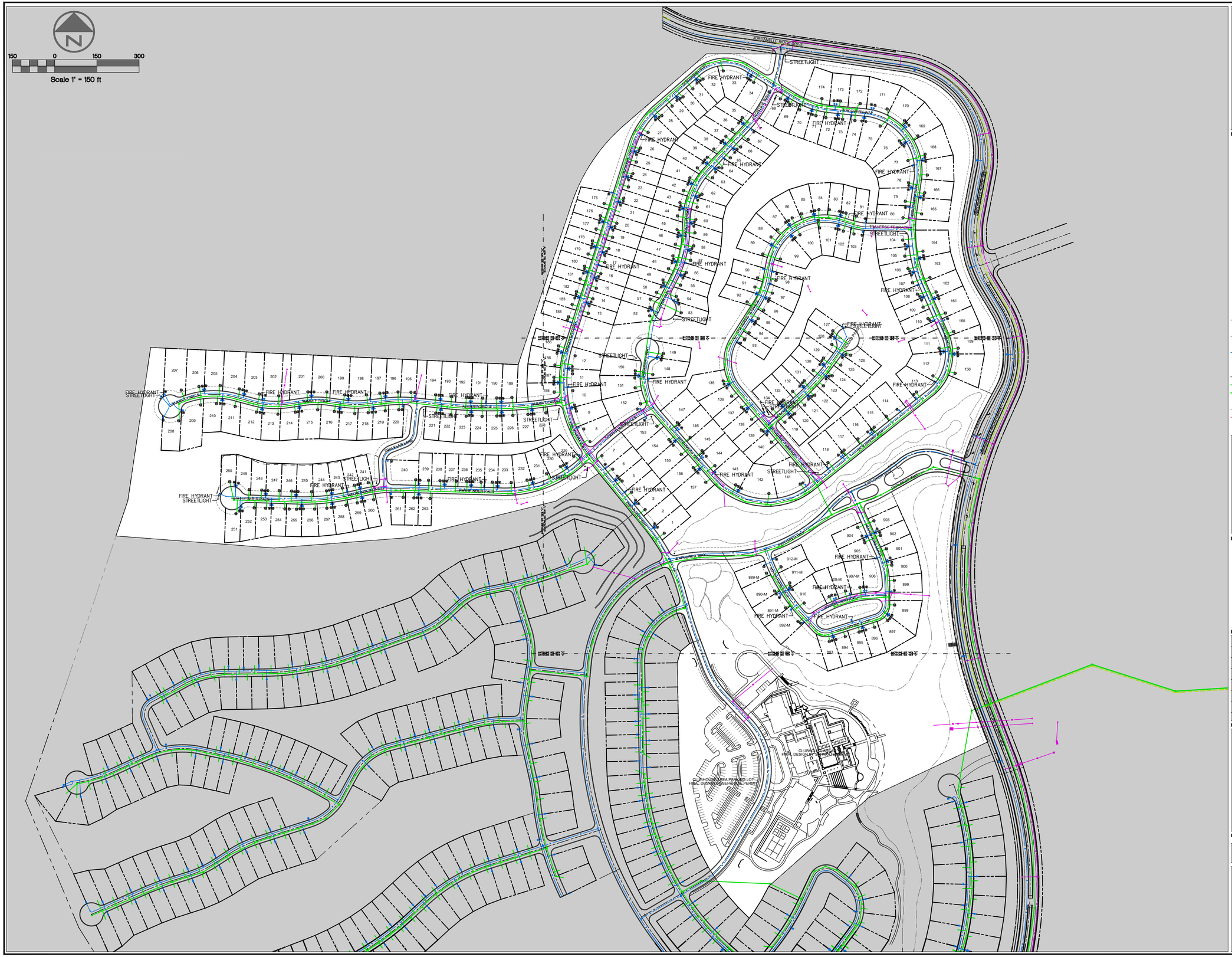
DRAWN	CHECKED	PROJECT #
TMC	MEC	23192

PROFESSIONAL ENGINEER
No. 5251757
MIKE E. CARLTON
11/19/2025
STATE OF UTAH
ENGINEER'S STAMP

DATE 3/10/25

SCALE 1" = 150'

SHEET C201



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ENGINEERING
14721 South Heritage Crest Way
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801.553.8112
www.wildingengineering.com

DRAWING NOTES:

1. A NOTICE TO PROCEED MUST BE OBTAINED FROM THE CITY ENGINEER PRIOR TO DOING ANY CITY IMPROVEMENT WORK ON THE PROJECT.
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LEGEND

- CURRENT PHASE BOUNDARY
- AND/OR LOT LINE
- EXISTING WATERLINE
- EXISTING FIRE HYDRANT
- PROPOSED WATERLINE
- 1" DUAL WATER METER
- PROPOSED FIRE HYDRANT
- EXISTING SEWER
- PROPOSED SEWER
- SEWER FLOW DIRECTION
- SEWER LATERAL
- EXISTING STORM DRAIN
- PROPOSED STORM DRAIN
- STREET LIGHT

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PULTE GROUP

NO.	REVISION	DATE
4	HEBER CITY COMMENT	11/6/25
3	REVISIONS TO LOTS 251 & 240	9/22/25
2	HEBER CITY COMMENT	8/21/25
1	HEBER CITY COMMENT	6/12/25

PROJECT INFORMATION

PULTE DEL WEBB JORDANELLE RIDGE

PHASE 1 PRELIMINARY SITE AND UTILITY PLAN - OVERALL VIEW

HEBER CITY, UTAH

DRAWN	CHECKED	PROJECT #
TMC	MEC	10093

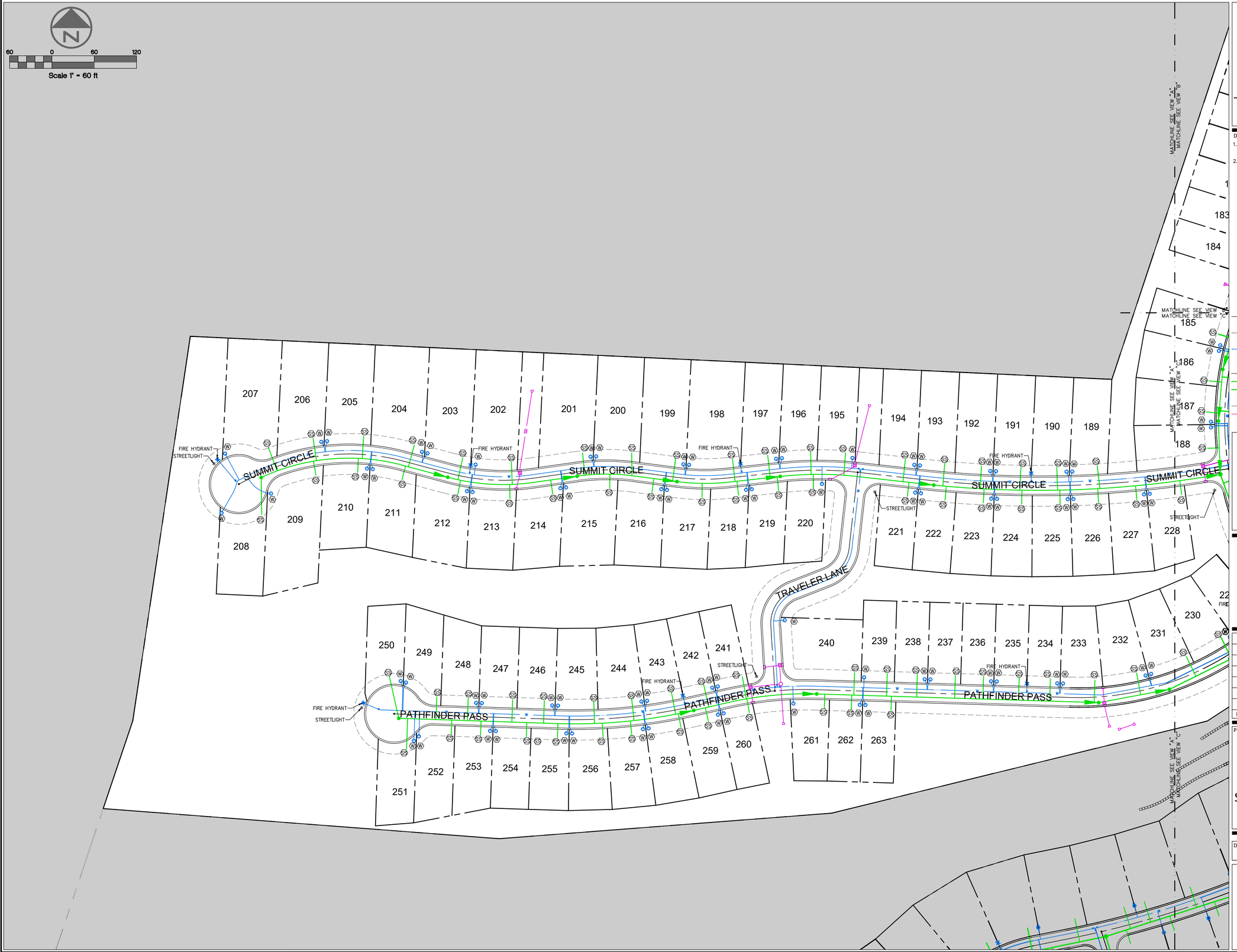
PROFESSIONAL ENGINEER
No. 5251757
MIKE E. CARLTON
11/19/2025
STATE OF UTAH
ENGINEER'S STAMP

DATE 3/10/25

SCALE 1" = 150'

SHEET C202

G:\DATA\23192 Jordanelle Ridge\dwg\Engineering\Pulte\Phase 1 Prelim\23192 JR Pulte C101 Overall.dwg
PLOT DATE: Nov 19, 2025



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LEGEND

- CURRENT PHASE BOUNDARY
- AND/OR LOT LINE
- EXISTING WATERLINE
- EXISTING FIRE HYDRANT
- PROPOSED WATERLINE
- 1" DUAL WATER METER
- PROPOSED FIRE HYDRANT
- EXISTING SEWER
- PROPOSED SEWER
- SEWER FLOW DIRECTION
- SEWER LATERAL
- EXISTING STORM DRAIN
- PROPOSED STORM DRAIN
- STREET LIGHT

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PULTE GROUP

NO.	REVISION	DATE
4	HEBER CITY COMMENT	11/6/25
3	REVISIONS TO LOTS 251 & 240	9/22/25
2	HEBER CITY COMMENT	8/21/25
1	HEBER CITY COMMENT	6/12/25

PROJECT INFORMATION

PULTE DEL WEBB JORDANELLE RIDGE

PHASE 1 PRELIMINARY SITE AND UTILITY PLAN - VIEW "A"

HEBER CITY, UTAH

DRAWN	CHECKED	PROJECT #
TMC	MEC	10093

PROFESSIONAL ENGINEER
No. 5251757
MIKE E. CARLTON
11/19/2025
STATE OF UTAH
ENGINEER'S STAMP

DATE: 3/10/25
SCALE: 1" = 60'
SHEET: C203

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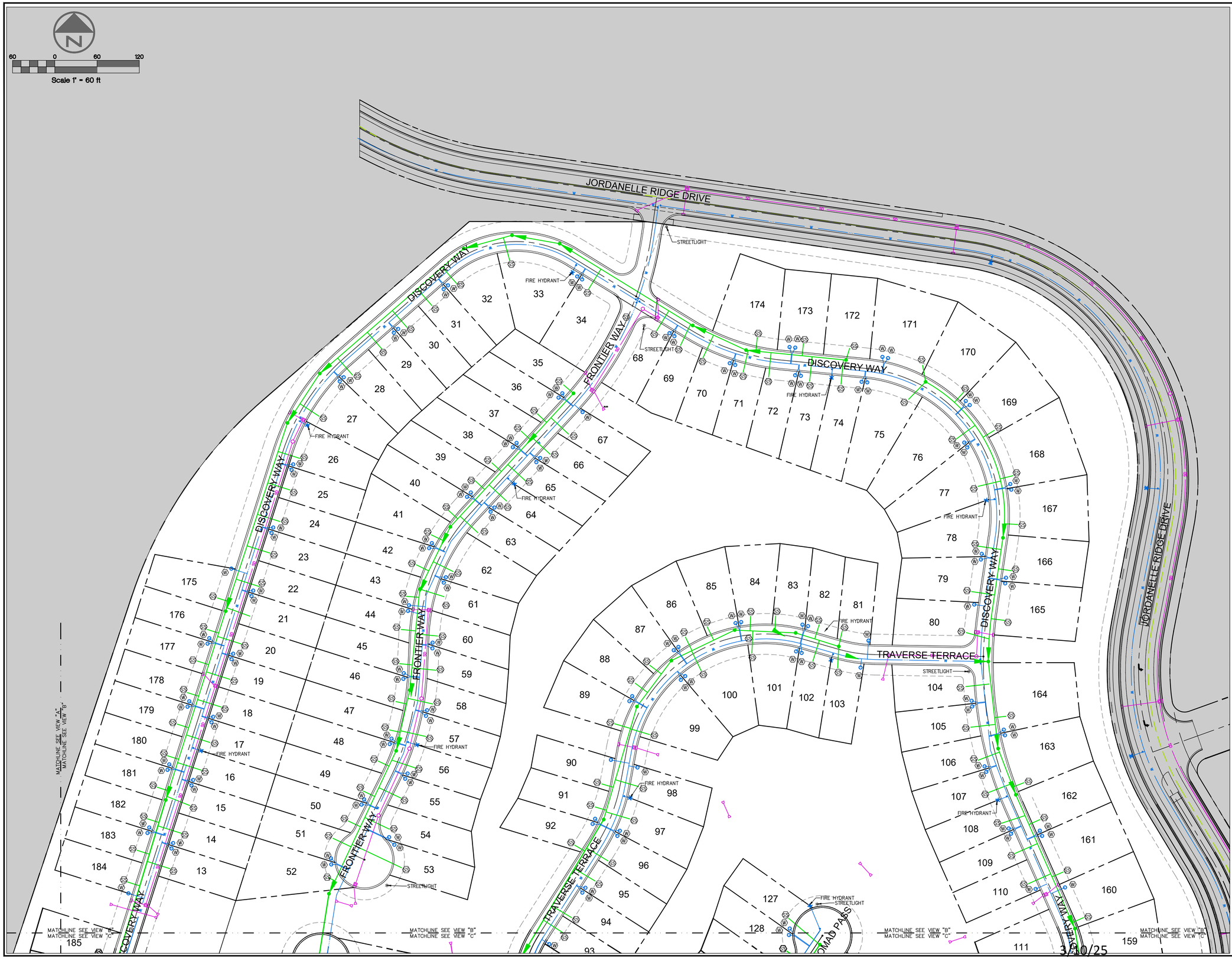
PLOT DATE: Nov 19, 2025



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- PROPOSED FIRE HYDRANT
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- PROPOSED SEWER
- SEWER FLOW DIRECTION
- SEWER LATERAL
- EXISTING STORM DRAIN
- PROPOSED STORM DRAIN
- STREET LIGHT

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PLOT DATE: Nov 19, 2025

PULTE GROUP

NO.	REVISION	DATE
4	HEBER CITY COMMENT	11/6/25
3	REVISIONS TO LOTS 251 & 240	9/22/25
2	HEBER CITY COMMENT	8/21/25
1	HEBER CITY COMMENT	6/12/25

PROJECT INFORMATION

PULTE DEL WEBB JORDANELLE RIDGE

PHASE 1 PRELIMINARY SITE AND UTILITY PLAN - VIEW "B"

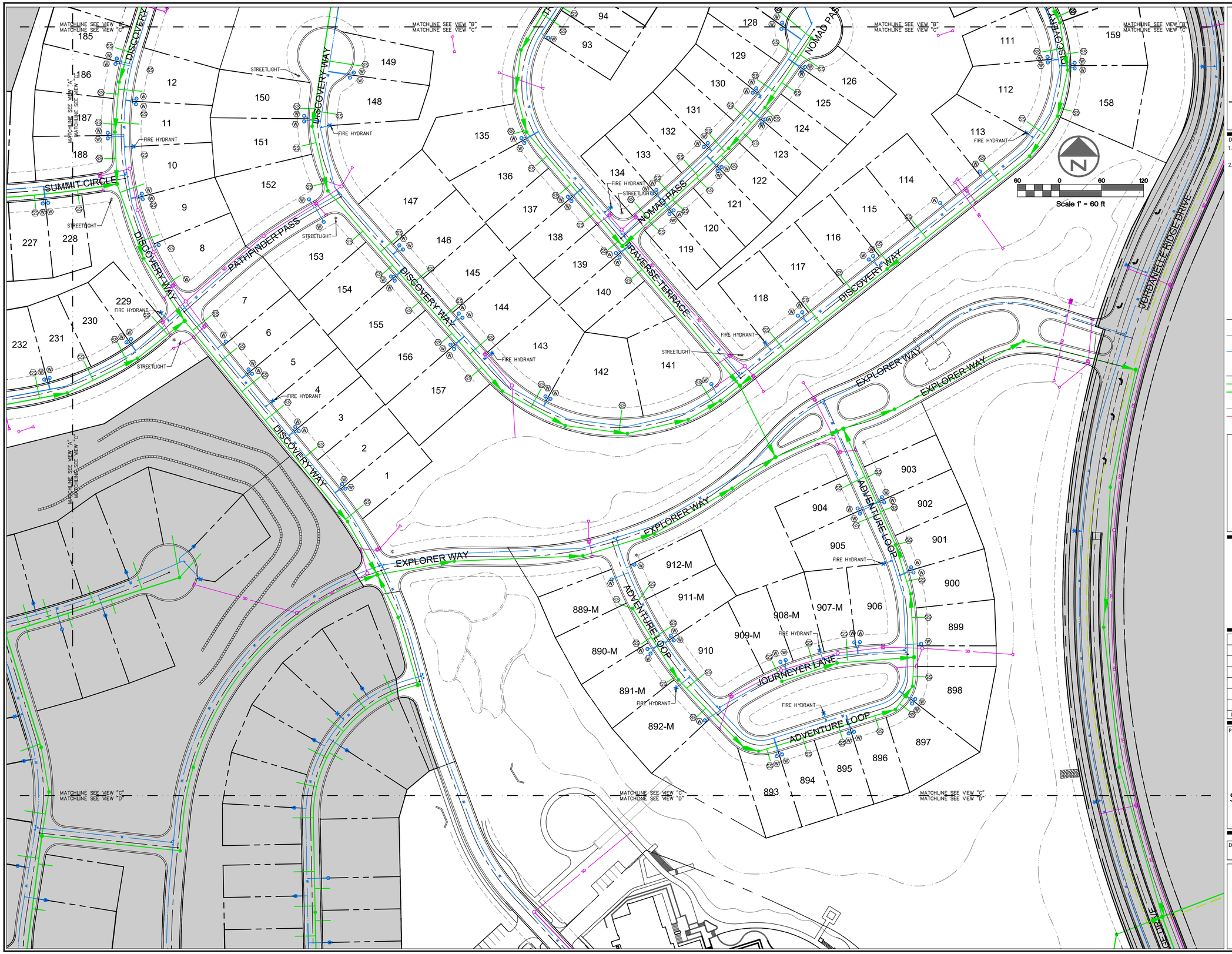
HEBER CITY, UTAH

DRAWN	CHECKED	PROJECT #
TMC	MEC	10093

PROFESSIONAL ENGINEER
No. 5251757
MIKE E. CARLTON
11/19/2025
STATE OF UTAH
ENGINEER'S STAMP

DATE: 3/10/25
SCALE: 1" = 60'
SHEET: C204

3/10/25



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- CURRENT PHASE BOUNDARY
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- EXISTING FIRE HYDRANT
- PROPOSED WATERLINE
- 1" DUAL WATER METER
- PROPOSED FIRE HYDRANT
- EXISTING SEWER
- PROPOSED SEWER
- SEWER FLOW DIRECTION
- SEWER LATERAL
- EXISTING STORM DRAIN
- PROPOSED STORM DRAIN
- STREET LIGHT

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PLOT DATE: Nov 19, 2025

PULTE GROUP

NO.	REVISION	DATE
4	HEBER CITY COMMENT	11/6/25
3	REVISIONS TO LOTS 251 & 240	9/22/25
2	HEBER CITY COMMENT	8/21/25
1	HEBER CITY COMMENT	6/12/25

PROJECT INFORMATION

PULTE DEL WEBB JORDANELLE RIDGE

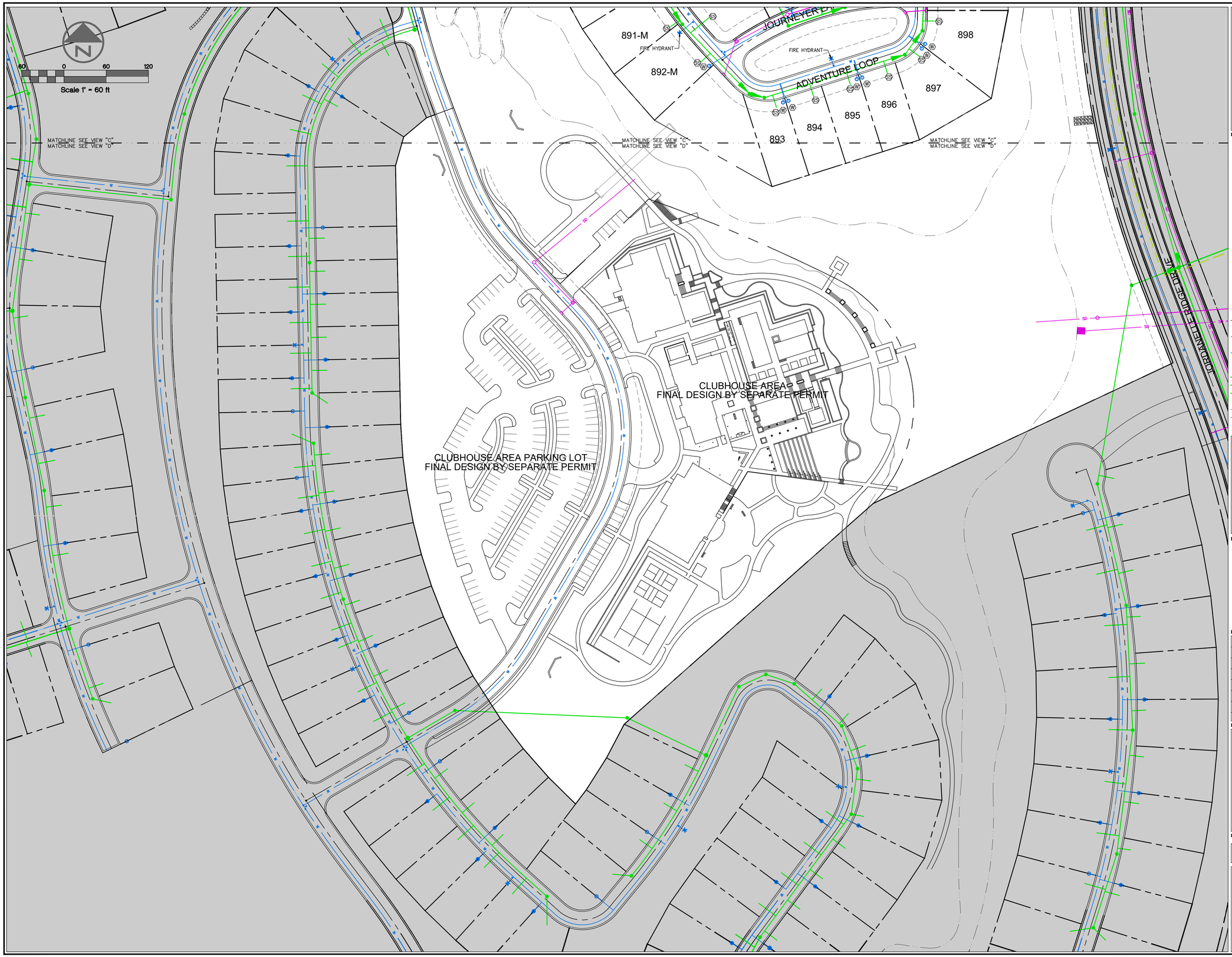
PHASE 1 PRELIMINARY SITE AND UTILITY PLAN - VIEW "C"

HEBER CITY, UTAH

DRAWN	CHECKED	PROJECT #
TMC	MEC	10093

PROFESSIONAL ENGINEER
No. 5251757
MIKE E. CARLTON
11/19/2025
STATE OF UTAH
ENGINEER'S STAMP

DATE: 3/10/25
SCALE: 1" = 60'
SHEET: C205



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- EXISTING WATERLINE
- EXISTING FIRE HYDRANT
- PROPOSED WATERLINE
- 1" DUAL WATER METER
- PROPOSED FIRE HYDRANT
- EXISTING SEWER
- PROPOSED SEWER
- SEWER FLOW DIRECTION
- SEWER LATERAL
- EXISTING STORM DRAIN
- PROPOSED STORM DRAIN
- STREET LIGHT

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PLOT DATE: Nov 19, 2025

PULTE GROUP

NO.	REVISION	DATE
4	HEBER CITY COMMENT	11/6/25
3	REVISIONS TO LOTS 251 & 240	9/22/25
2	HEBER CITY COMMENT	8/21/25
1	HEBER CITY COMMENT	6/12/25

PROJECT INFORMATION

PULTE DEL WEBB JORDANELLE RIDGE

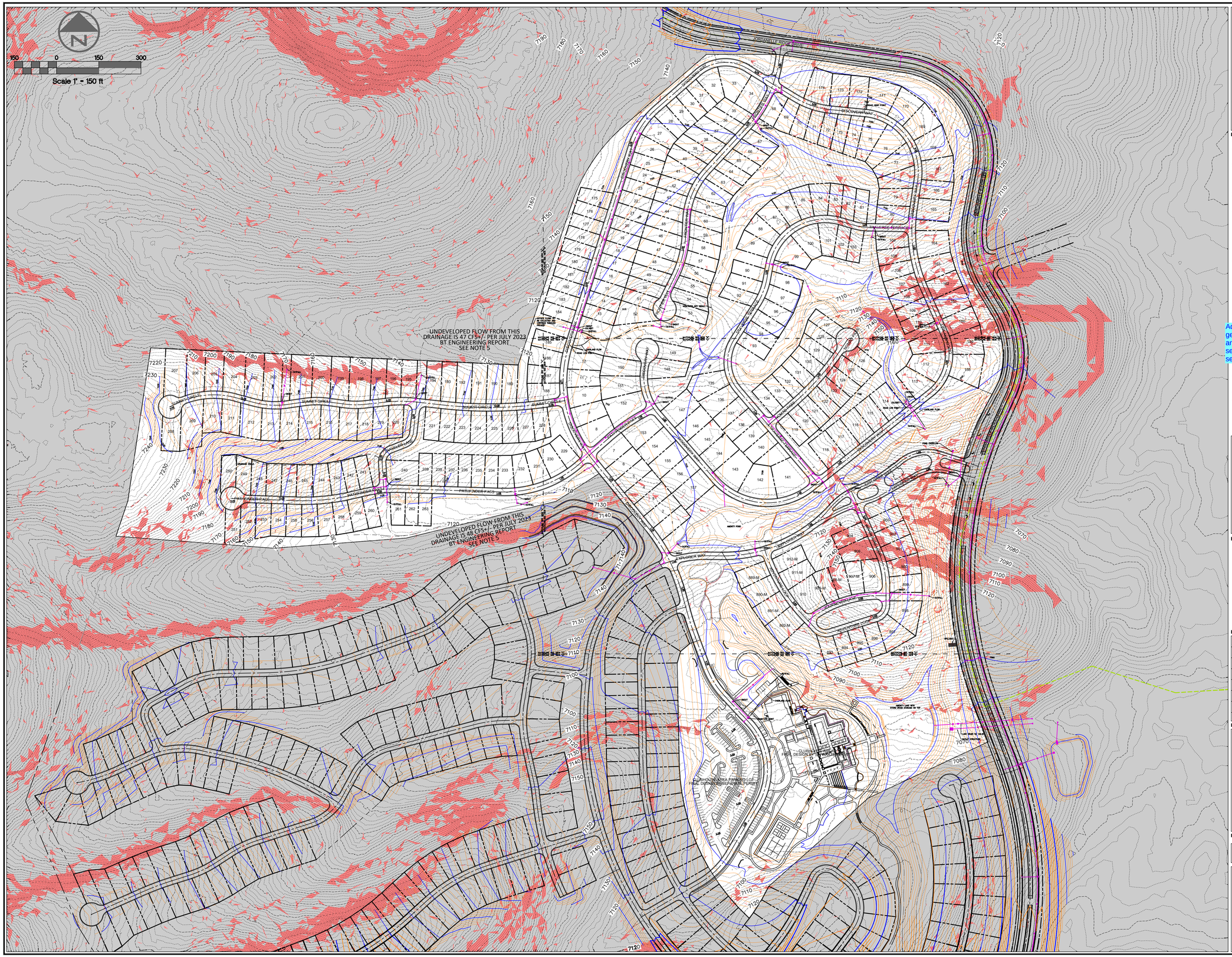
PHASE 1 PRELIMINARY SITE AND UTILITY PLAN - VIEW "D"

HEBER CITY, UTAH

DRAWN	CHECKED	PROJECT #
TMC	MEC	10093

PROFESSIONAL ENGINEER
No. 5251757
MIKE E. CARLTON
11/19/2025
STATE OF UTAH
ENGINEER'S STAMP

DATE: 3/10/25
SCALE: 1" = 60'
SHEET: C206



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DRAWING NOTES:

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3. FINAL PIPE SIZING IS PENDING THE FINAL HYDRAULIC AND HYDROLOGY REPORT. HEBER CITY MINIMUM PIPE SIZES WILL BE MAINTAINED.
4. ENGINEER'S CERTIFICATION: BY AFFIXING HERETO MY ENGINEERING STAMP AND SIGNATURE, I HEREBY CERTIFY THAT THIS REPORT/DESIGN FOR THE MANAGEMENT OF STORM WATER OF THIS DEVELOPMENT WAS PREPARED BY ME, OR UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH THE PROVISIONS OF APPLICABLE CODES AND CITY ORDINANCES, AND WAS DESIGNED TO COMPLY WITH THE PROVISIONS THEREOF. I UNDERSTAND THAT THE CITY ASSUMES NO RESPONSIBILITY OF LIABILITY FOR THIS REPORT.
5. THE BT ENGINEERING REPORT REFERENCED ON THIS PLAN SHOWS UNDEVELOPED UPSTREAM FLOWS COMING INTO THIS PROJECT. HOWEVER, THE FLOWS IN THE BT REPORT ARE BEING ADJUSTED AND ARE LOCATED AT JORDANELLE RIDGE DRIVE SOUTH, WHICH IS OUR EASTERN BOUNDARY LINE AND SHOULD BE LESS AT OUR WESTERN BOUNDARY LINE WHERE THE FLOWS ENTER THIS PROJECT. WHEN THIS PROJECT GOES TO FINAL, THESE FLOWS WILL BE VERIFIED AND ACCOUNTED FOR IN OUR STORM DRAINAGE CALCULATIONS.
6. SEE SHEETS C207–C211 FOR MORE DETAILS REGARDING GRADING.

Add Note that references the recommendations noted in the geotechnical report in section 7.2.4 Structural Fill Placement and Compaction concerning deep fills, type of material and settlement monitoring. Show the locations where the settlement monitoring will occur.

EXISTING CONTOUR (2')
PROPOSED INDEX CONTOUR (10')
PROPOSED CONTOUR (2')
EXISTING STORM DRAIN
PROPOSED STORM DRAIN
30%+ SLOPES

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G:\DATA\23192 Jordanelle Ridge\dwg\Engineering\Pulte\Phase 1 Overall.dwg
PLOT DATE: Nov 19, 2025
JR Pulte C101

PULTE GROUP

NO.	REVISION	DATE
4	HEBER CITY COMMENT	11/6/25
3	REVISIONS TO LOTS 251 & 240	9/22/25
2	HEBER CITY COMMENT	8/21/25
1	HEBER CITY COMMENT	6/12/25

PROJECT INFORMATION

PULTE DEL WEBB JORDANELLE RIDGE

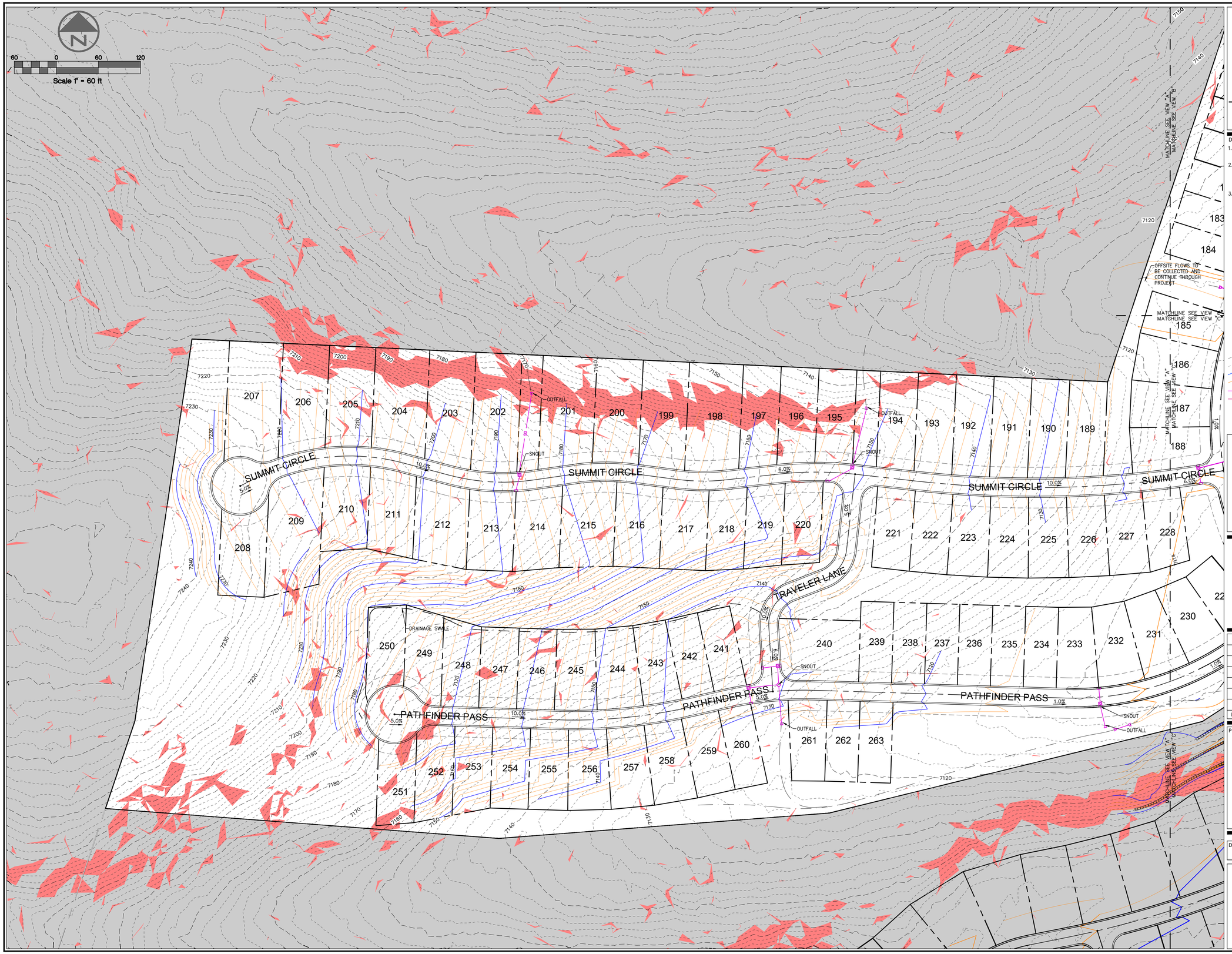
PHASE 1 PRELIMINARY GRADING AND DRAINAGE PLAN OVERALL VIEW

HEBER CITY, UTAH

DRAWN	CHECKED	PROJECT #
TMC	MEC	10093

PROFESSIONAL ENGINEER No. 5251757 MIKE E. CARLTON 11/19/2025 STATE OF UTAH
ENGINEER'S STAMP

DATE 3/10/25
SCALE 1" = 150'
SHEET C207



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LEGEND

- EXISTING INDEX CONTOUR (10')
- EXISTING CONTOUR (2')
- PROPOSED INDEX CONTOUR (10')
- PROPOSED CONTOUR (2')
- EXISTING STORM DRAIN
- PROPOSED STORM DRAIN
- 30%+ SLOPES

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PLOT DATE: Nov 19, 2025

PULTE GROUP

NO.	REVISION	DATE
4	HEBER CITY COMMENT	11/6/25
3	REVISIONS TO LOTS 251 & 240	9/22/25
2	HEBER CITY COMMENT	8/21/25
1	HEBER CITY COMMENT	6/12/25

PROJECT INFORMATION

PULTE DEL WEBB JORDANELLE RIDGE

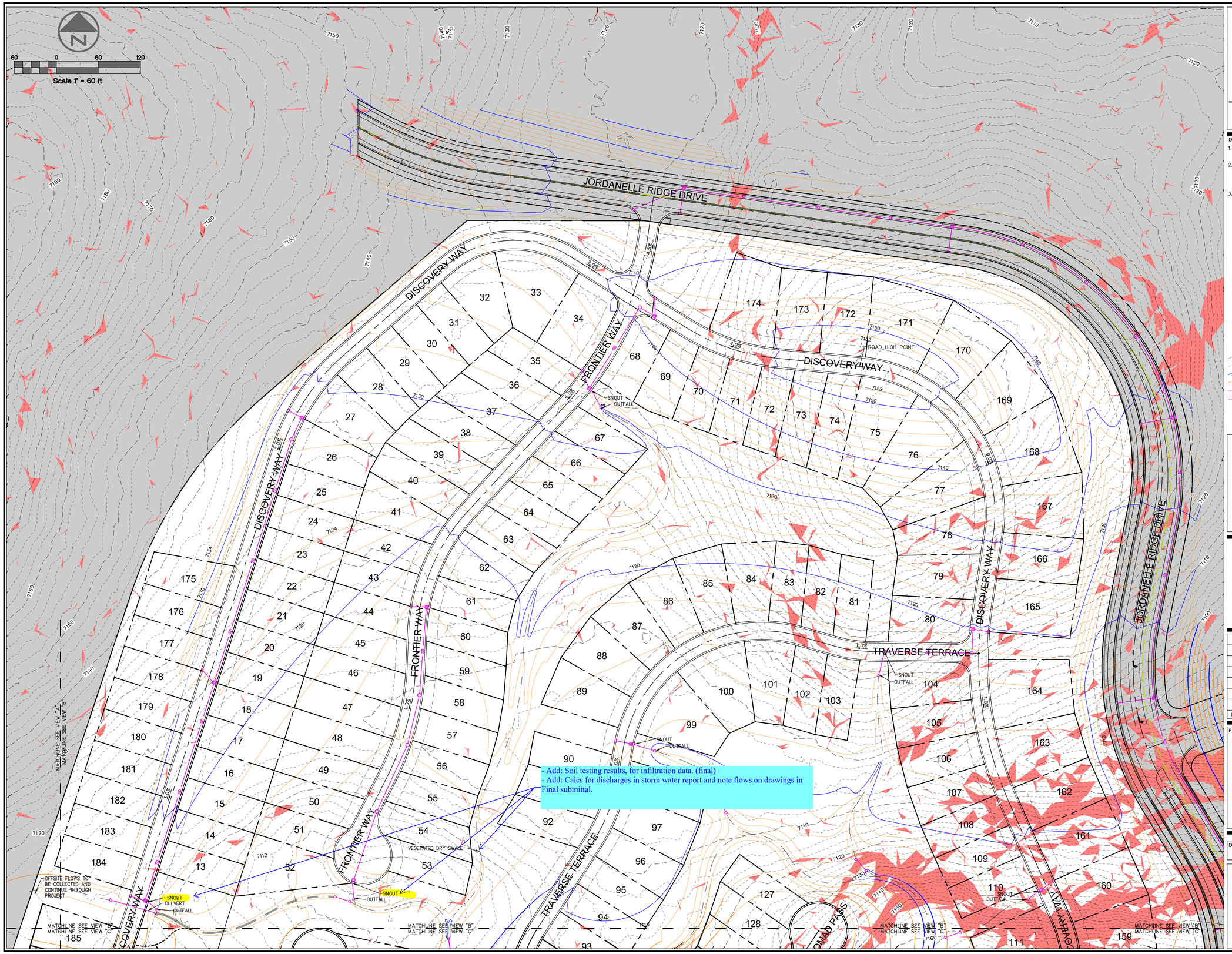
PHASE 1 PRELIMINARY GRADING AND DRAINAGE PLAN VIEW "A"

HEBER CITY, UTAH

DRAWN	CHECKED	PROJECT #
TMC	MEC	10093

PROFESSIONAL ENGINEER
No. 5251757
MIKE E. CARLTON
11/19/2025
STATE OF UTAH
ENGINEER'S STAMP

DATE: 3/10/25
SCALE: 1" = 60'
SHEET: C208



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LEGEND

- EXISTING INDEX CONTOUR (10')
- EXISTING CONTOUR (2')
- PROPOSED INDEX CONTOUR (10')
- PROPOSED CONTOUR (2')
- EXISTING STORM DRAIN
- PROPOSED STORM DRAIN
- 30%+ SLOPES

Know what's below. Call 811 before you dig.
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PLOT DATE: Nov 19, 2025

PULTE GROUP

NO.	REVISION	DATE
4	HEBER CITY COMMENT	11/6/25
3	REVISIONS TO LOTS 251 & 240	9/22/25
2	HEBER CITY COMMENT	8/21/25
1	HEBER CITY COMMENT	6/12/25

PROJECT INFORMATION

PULTE DEL WEBB JORDANELLE RIDGE

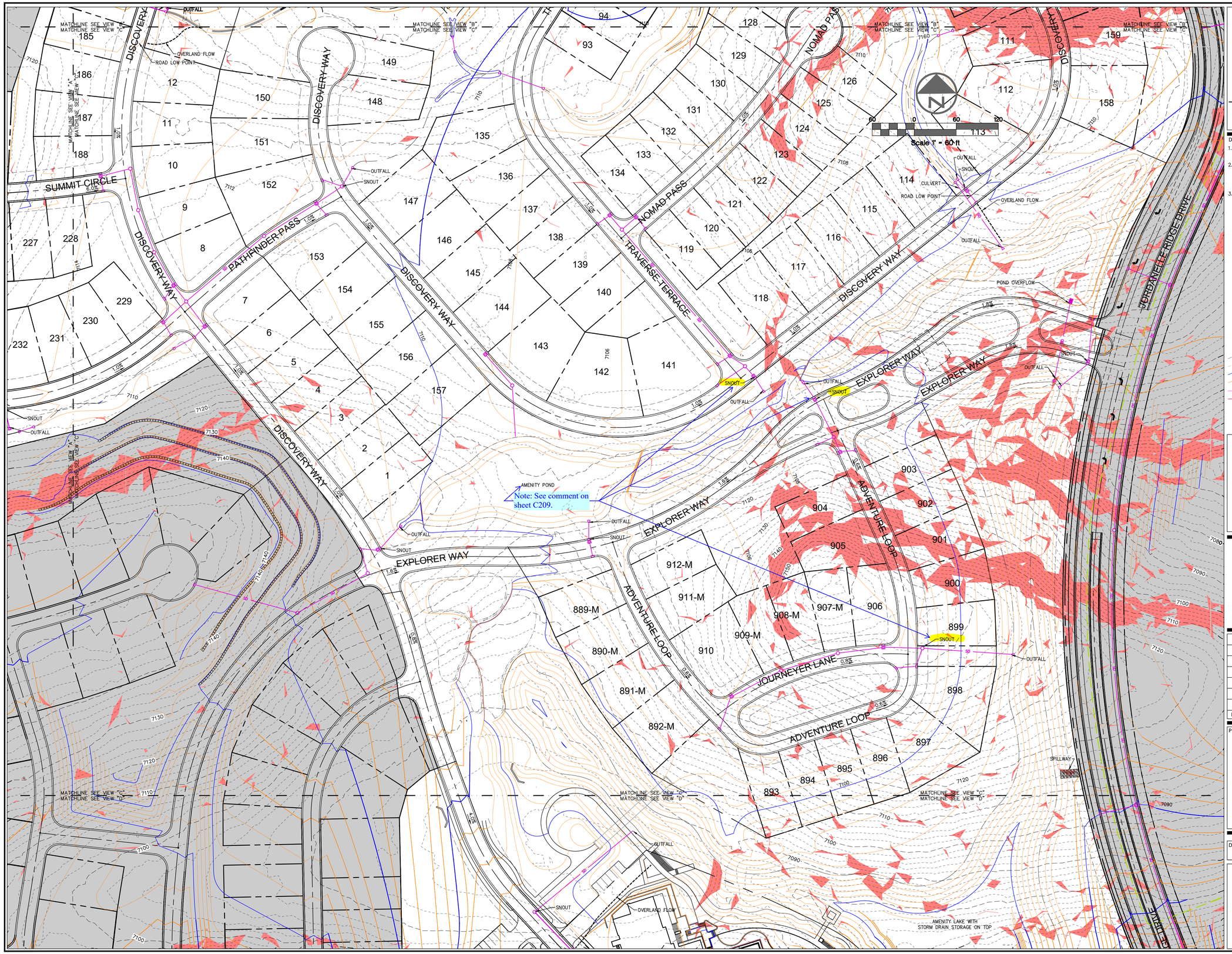
PHASE 1 PRELIMINARY GRADING AND DRAINAGE PLAN VIEW "B"

HEBER CITY, UTAH

DRAWN	CHECKED	PROJECT #
TMC	MEC	10093

PROFESSIONAL ENGINEER
No. 5251757
MIKE E. CARLTON
11/19/2025
STATE OF UTAH
ENGINEER'S STAMP

DATE: 3/10/25
SCALE: 1" = 60'
SHEET: C209



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LEGEND

- EXISTING INDEX CONTOUR (10')
- EXISTING CONTOUR (2')
- PROPOSED INDEX CONTOUR (10')
- PROPOSED CONTOUR (2')
- EXISTING STORM DRAIN
- PROPOSED STORM DRAIN
- 30%+ SLOPES

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PLOT DATE: Nov 19, 2025

PULTE GROUP

NO.	REVISION	DATE
4	HEBER CITY COMMENT	11/6/25
3	REVISIONS TO LOTS 251 & 240	9/22/25
2	HEBER CITY COMMENT	8/21/25
1	HEBER CITY COMMENT	6/12/25

PROJECT INFORMATION

PULTE DEL WEBB JORDANELLE RIDGE

PHASE 1 PRELIMINARY GRADING AND DRAINAGE PLAN VIEW "C"

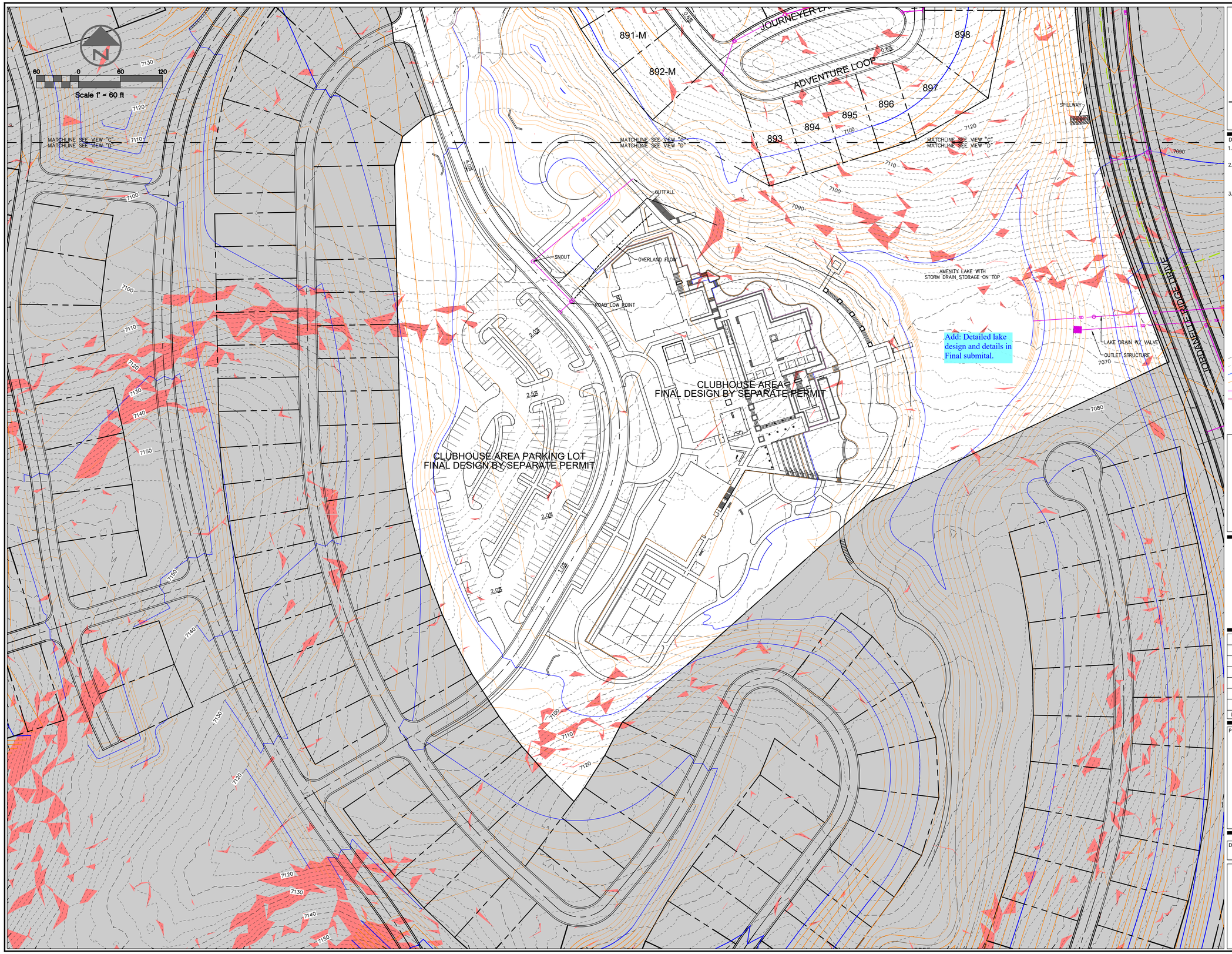
HEBER CITY, UTAH

DRAWN	CHECKED	PROJECT #
TMC	MEC	10093

PROFESSIONAL ENGINEER
No. 5251757
MIKE E. CARLTON
11/19/2025
STATE OF UTAH

ENGINEER'S STAMP

DATE: 3/10/25
SCALE: 1" = 60'
SHEET: C210



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- EXISTING CONTOUR (2')
- PROPOSED INDEX CONTOUR (10')
- PROPOSED CONTOUR (2')
- EXISTING STORM DRAIN
- PROPOSED STORM DRAIN
- 30%+ SLOPES

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PLOT DATE: Nov 19, 2025

PULTE GROUP

NO.	REVISION	DATE
4	HEBER CITY COMMENT	11/6/25
3	REVISIONS TO LOTS 251 & 240	9/22/25
2	HEBER CITY COMMENT	8/21/25
1	HEBER CITY COMMENT	6/12/25

PROJECT INFORMATION

PULTE DEL WEBB JORDANELLE RIDGE

PHASE 1 PRELIMINARY

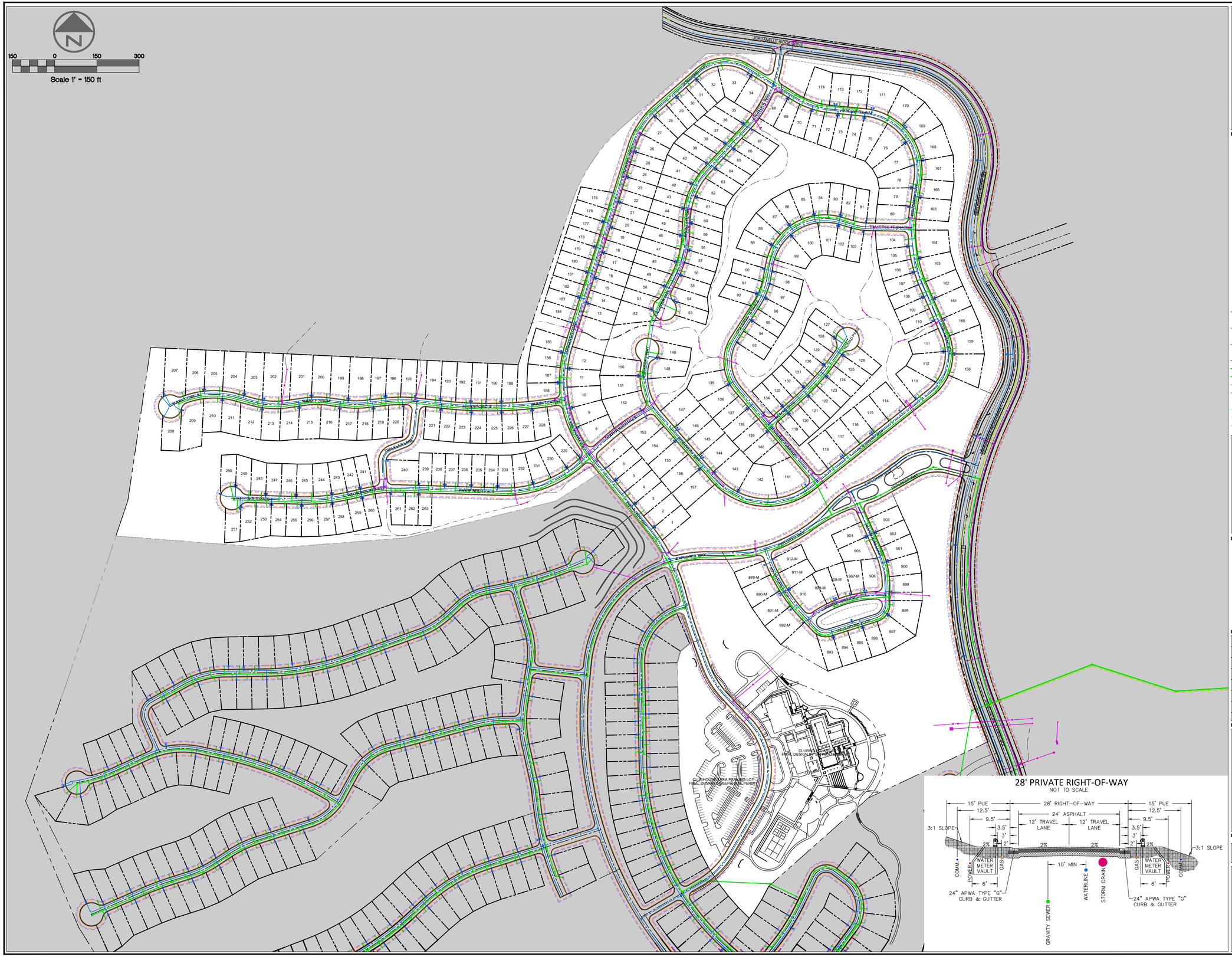
GRADING AND DRAINAGE PLAN VIEW "D"

HEBER CITY, UTAH

DRAWN	CHECKED	PROJECT #
TMC	MEC	10093

PROFESSIONAL ENGINEER
No. 5251757
MIKE E. CARLTON
11/19/2025
STATE OF UTAH
ENGINEER'S STAMP

DATE: 3/10/25
SCALE: 1" = 60'
SHEET: C211



WILDING
ENGINEERING
14721 South Heritage Crest Way
Bluffdale, Utah 84065
801.553.8112
www.wildingengineering.com

DRAWING NOTES:

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

LEGEND

- CURRENT PHASE BOUNDARY AND/OR LOT LINE
- EXISTING WATERLINE
- EXISTING FIRE HYDRANT
- PROPOSED WATERLINE
- PROPOSED FIRE HYDRANT
- EXISTING SEWER
- PROPOSED SEWER
- SEWER FLOW DIRECTION
- EXISTING STORM DRAIN
- PROPOSED STORM DRAIN
- STREET LIGHT
- PROPOSED POWER
- PROPOSED GAS
- PROPOSED COMMUNICATIONS

Know what's below. 811
Call 811 before you dig.
BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC.
www.bluestakes.org
1-800-662-4111

G:\DATA\23192 Jordanelle Ridge\dwg\Engineering\Pulte\Phase 1 Prelim\23192 JR Pulte C101 Overall.dwg
PLOT DATE: Nov 19, 2025

PULTE GROUP

NO.	REVISION	DATE
4	HEBER CITY COMMENT	11/6/25
3	REVISIONS TO LOTS 251 & 240	9/22/25
2	HEBER CITY COMMENT	8/21/25
1	HEBER CITY COMMENT	6/12/25

PROJECT INFORMATION

PULTE DEL WEBB JORDANELLE RIDGE

PHASE 1 PRELIMINARY DRY UTILITY PLAN

HEBER CITY, UTAH

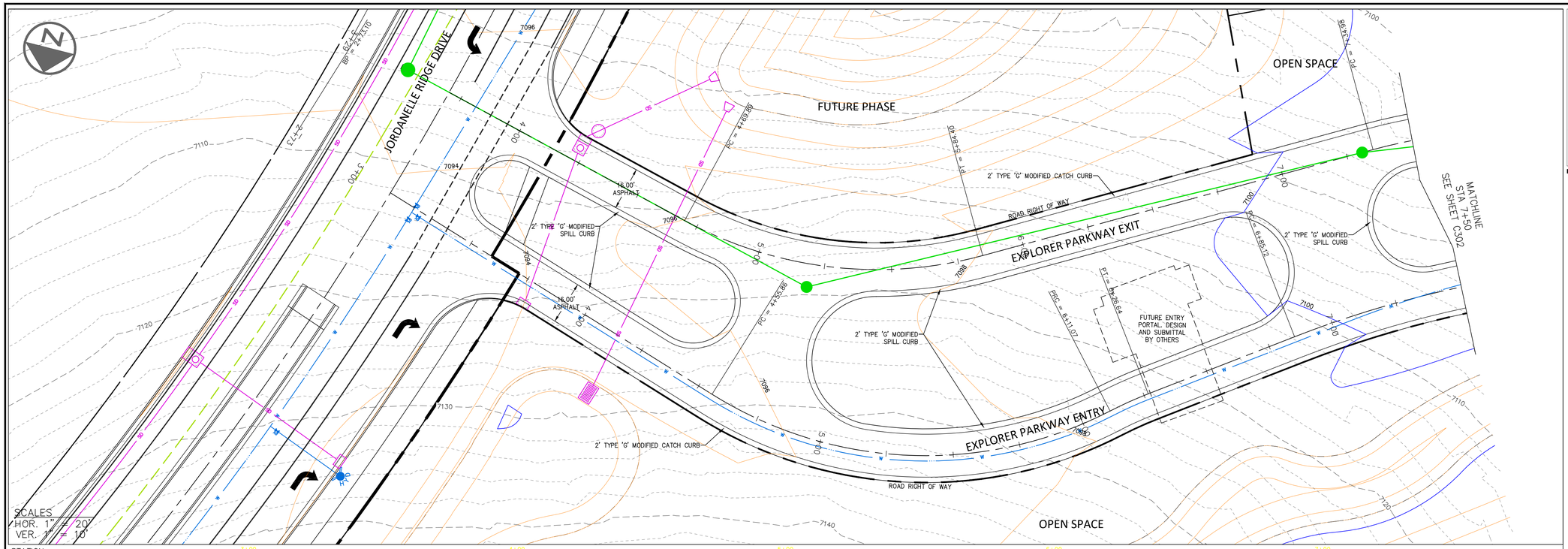
DRAWN	CHECKED	PROJECT #
TMC	MEC	10093

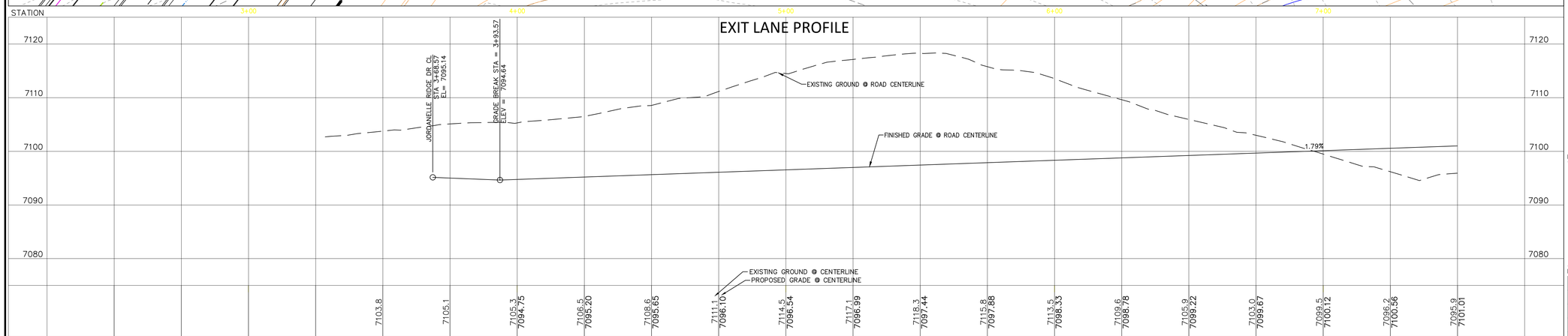
PROFESSIONAL ENGINEER
No. 5251757
MIKE E. CARLTON
11/19/2025
STATE OF UTAH
ENGINEER'S STAMP

DATE 3/10/25

SCALE 1" = 150'

SHEET C212





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801.553.8112
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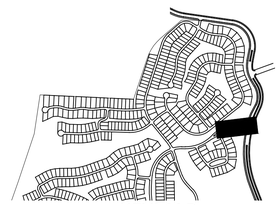
DRAWING NOTES:



KEYMAP

G:\DATA\23192 Jordanelle Ridge\dwg\Engineering\Pulte\Phase 1 Prelim\23192 JR Pulte C301 Explorer Parkway PP.dwg
PLOT DATE: Aug 22, 2025

PULTE GROUP

NO.	REVISION	DATE
2	HEBER CITY COMMENT	8/21/25
1	HEBER CITY COMMENT	6/12/25

PROJECT INFORMATION

DEL WEBB JORDANELLE RIDGE PRELIMINARY

EXPLORER PARKWAY
BEGINNING - 7+50

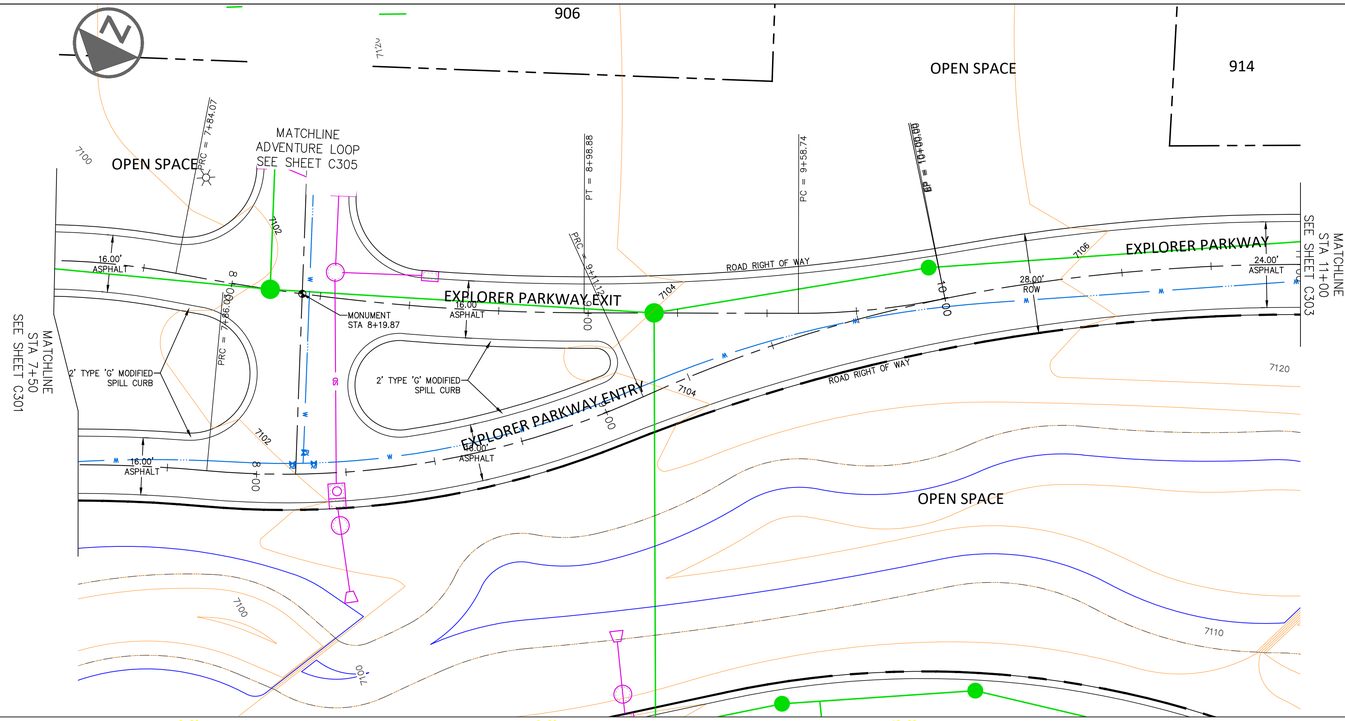
HEBER CITY, UTAH

DRAWN	CHECKED	PROJECT #
MEC		23192

ENGINEER'S STAMP
No. 12175
MIKE E. CARLTON
08/22/2025
STATE OF UTAH

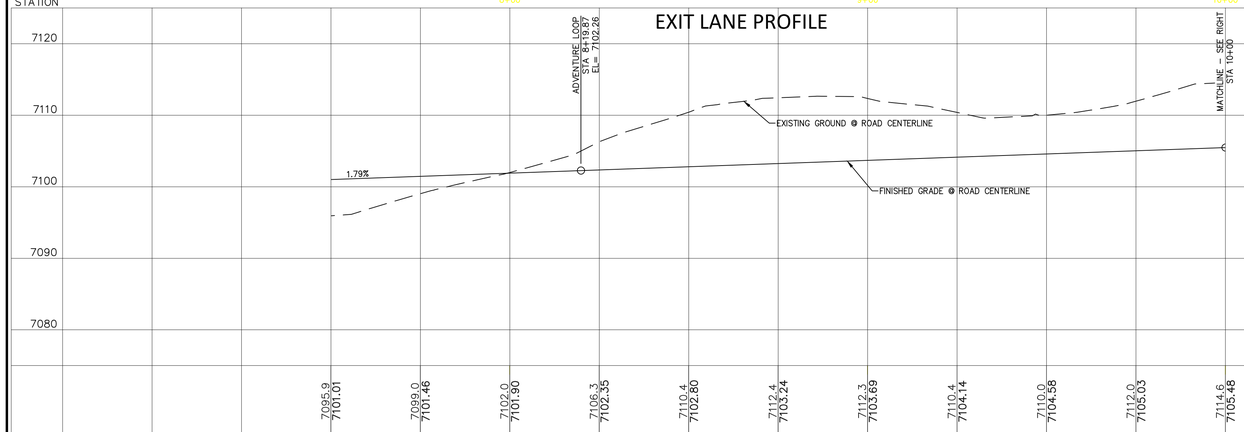
NOT FOR CONSTRUCTION

DATE	3/10/25
HORIZONTAL SCALE	1" = 20'
VERTICAL SCALE	1" = 10'
SHEET	C301



SCALES
HOR. 1" = 20'
VER. 1" = 10'

EXIT LANE PROFILE



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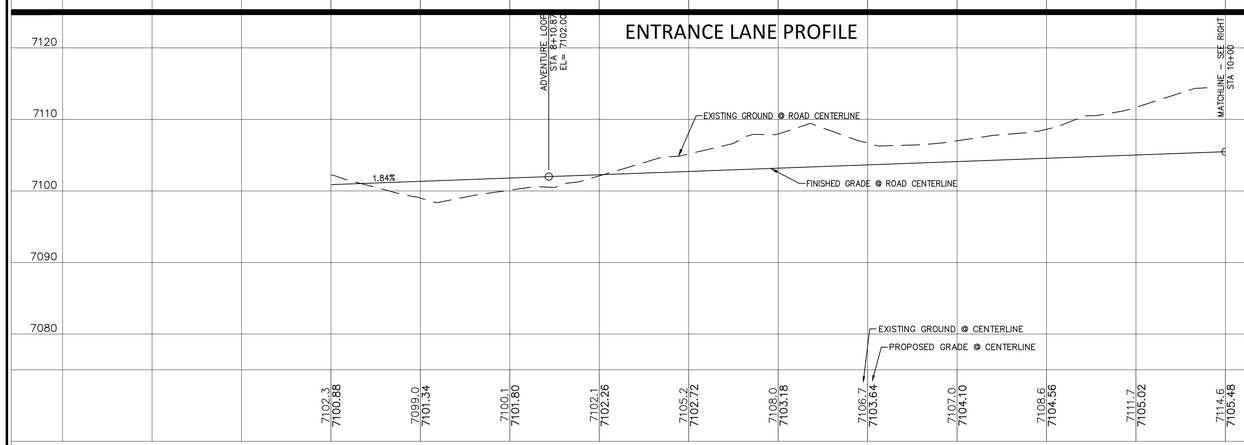

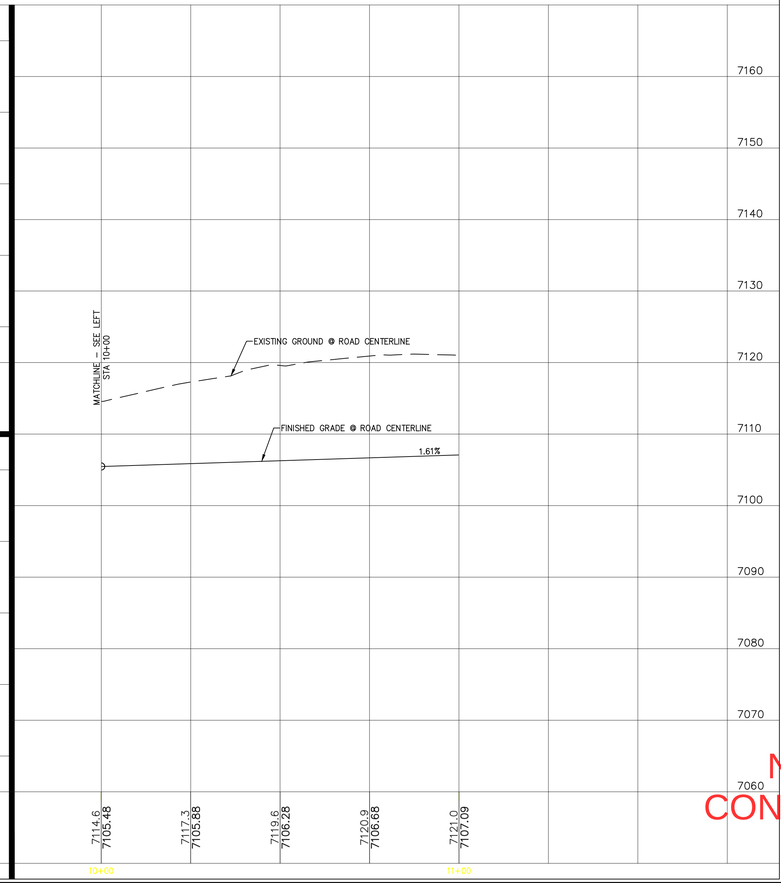

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ENGINEERING
14721 South Heritage Crest Way
Bluffdale, Utah 84065
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DRAWING NOTES:

KEYMAP

PULTE GROUP

NO.	REVISION	DATE
2	HEBER CITY COMMENT	8/21/25
1	HEBER CITY COMMENT	6/12/25

PROJECT INFORMATION

DEL WEBB JORDANELLE RIDGE
PRELIMINARY

EXPLORER PARKWAY
STATION 7+50 - 11+00

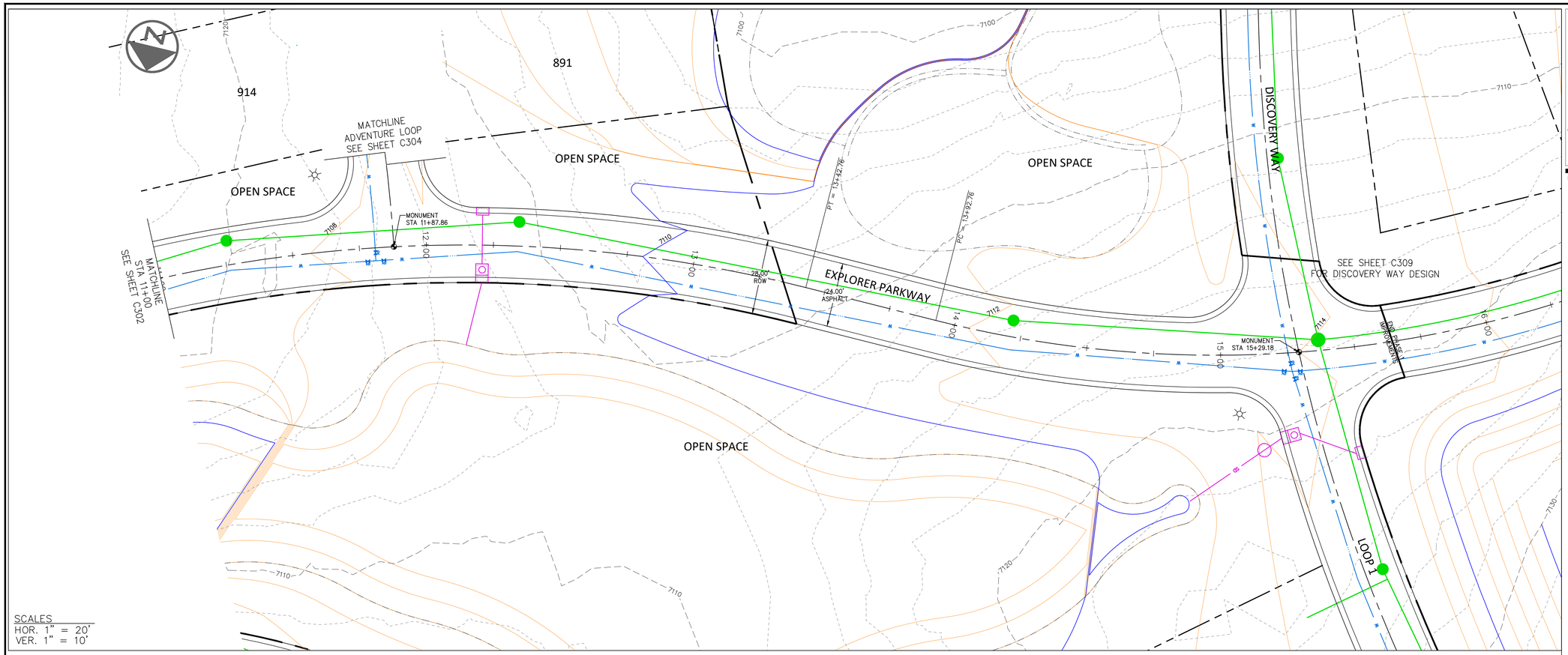
HEBER CITY, UTAH

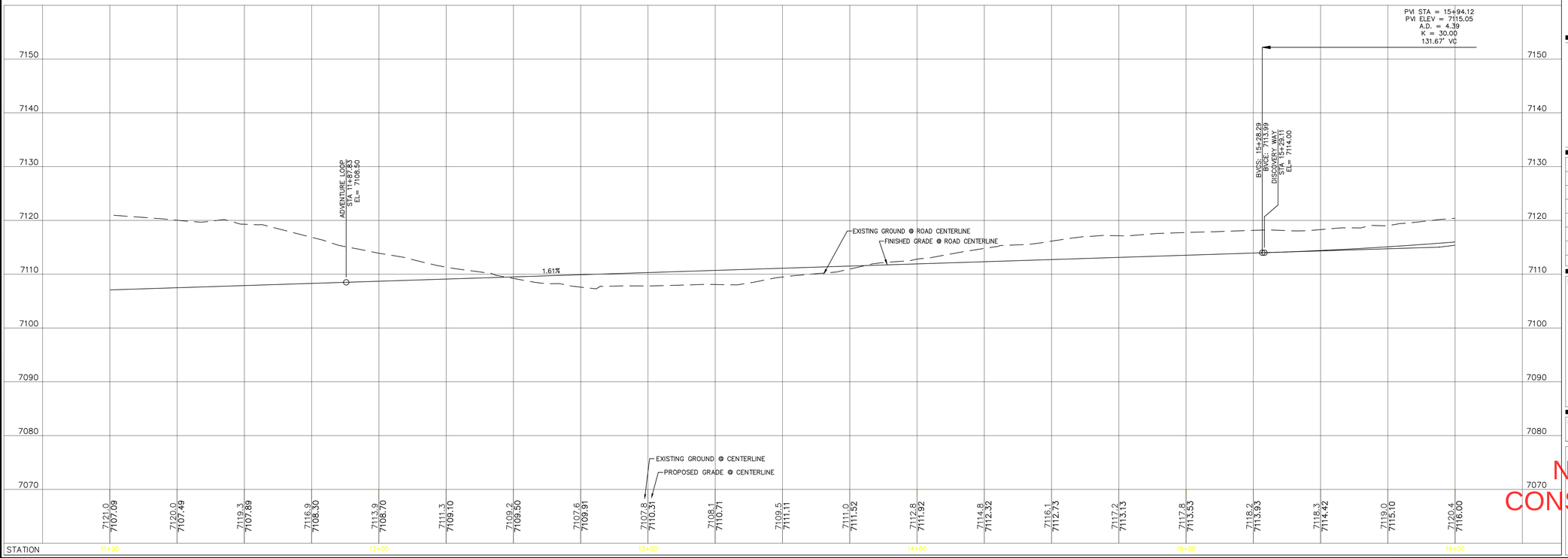
DRAWN	CHECKED	PROJECT #
MEC		23192

NOT FOR CONSTRUCTION

ENGINEER'S STAMP
No. 12175
MIKE J. CARLTON
08/22/2025
STATE OF UTAH

DATE 3/10/25
HORIZONTAL SCALE 1" = 20'
VERTICAL SCALE 1" = 10'
SHEET C302





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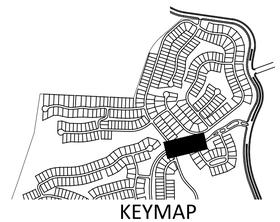
DRAWING NOTES:



KEYMAP

PULTE GROUP

NO.	REVISION	DATE
2	HEBER CITY COMMENT	8/21/25
1	HEBER CITY COMMENT	6/12/25

PROJECT INFORMATION

DEL WEBB JORDANELLE RIDGE PRELIMINARY

EXPLORER PARKWAY
STATION 11+00 - END PH 1

HEBER CITY, UTAH

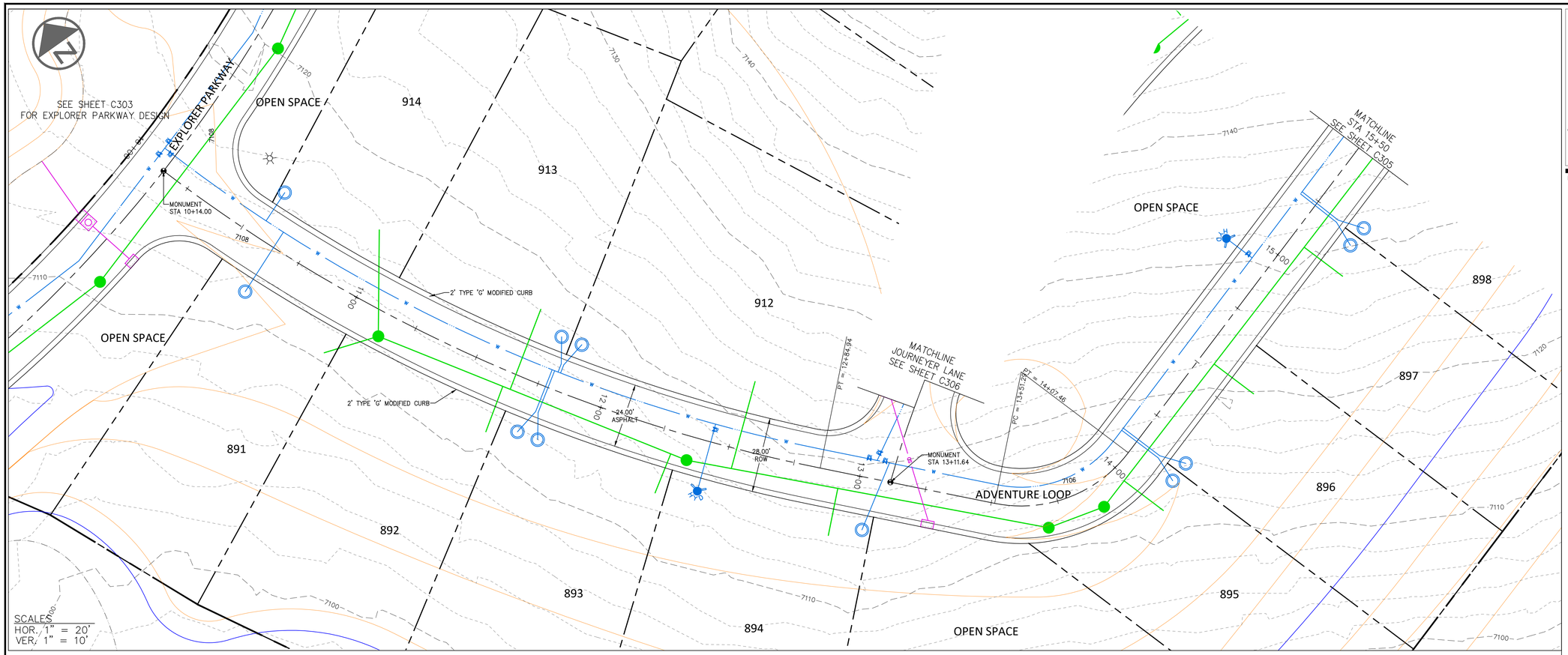
DRAWN	CHECKED	PROJECT #
MEC		23192

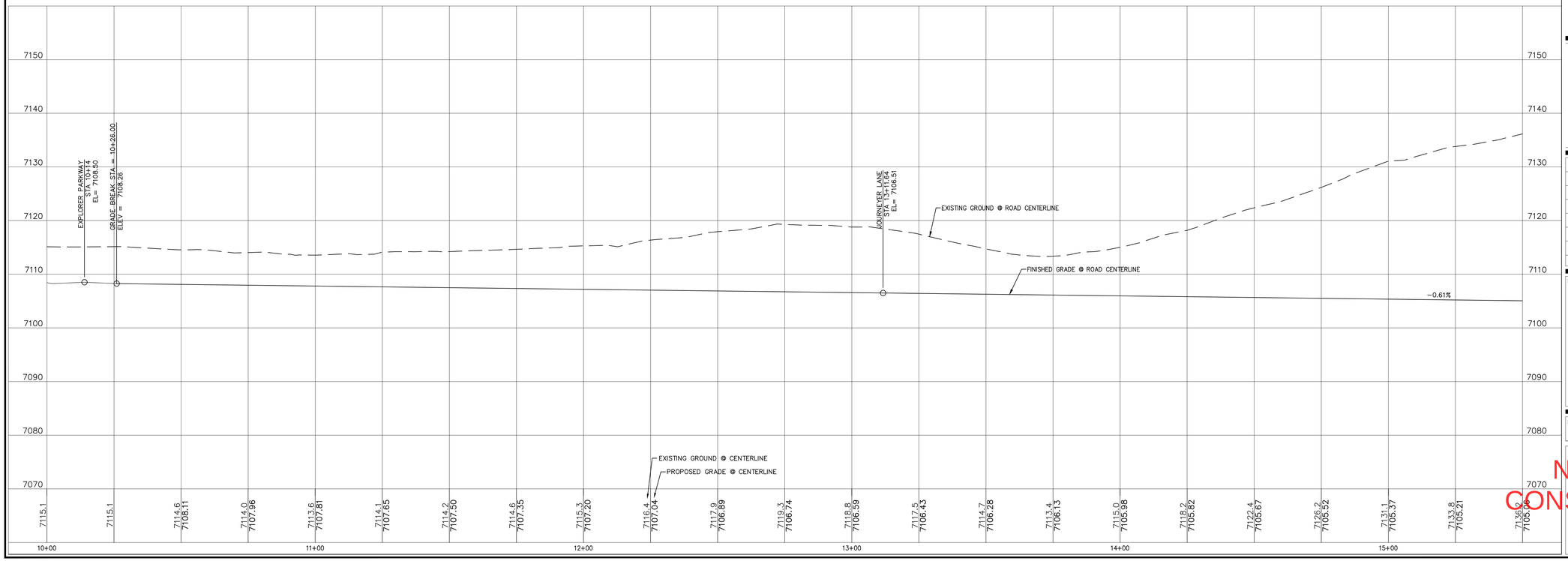
NOT FOR CONSTRUCTION

ENGINEER'S STAMP
PROFESSIONAL ENGINEER
No. 7817577
MIKE E. CARLTON
08/22/2025
STATE OF UTAH

DATE: 3/10/25
HORIZONTAL SCALE: 1" = 20'
VERTICAL SCALE: 1" = 10'
SHEET: C303

G:\DATA\23192 Jordanelle Ridge\dwg\Engineering\Pulte\Phase 1 Prelim\23192 JR Pulte C301 Explorer Parkway PP.dwg
PLOT DATE: Aug 22, 2025





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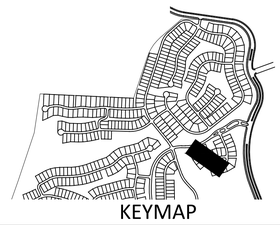
DRAWING NOTES:



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PLOT DATE: Aug 22, 2025

PULTE GROUP

NO.	REVISION	DATE
2	HEBER CITY COMMENT	8/21/25
1	HEBER CITY COMMENT	6/12/25

PROJECT INFORMATION

DEL WEBB JORDANELLE RIDGE PRELIMINARY

ADVENTURE LOOP
STATION 10+00 - 15+50

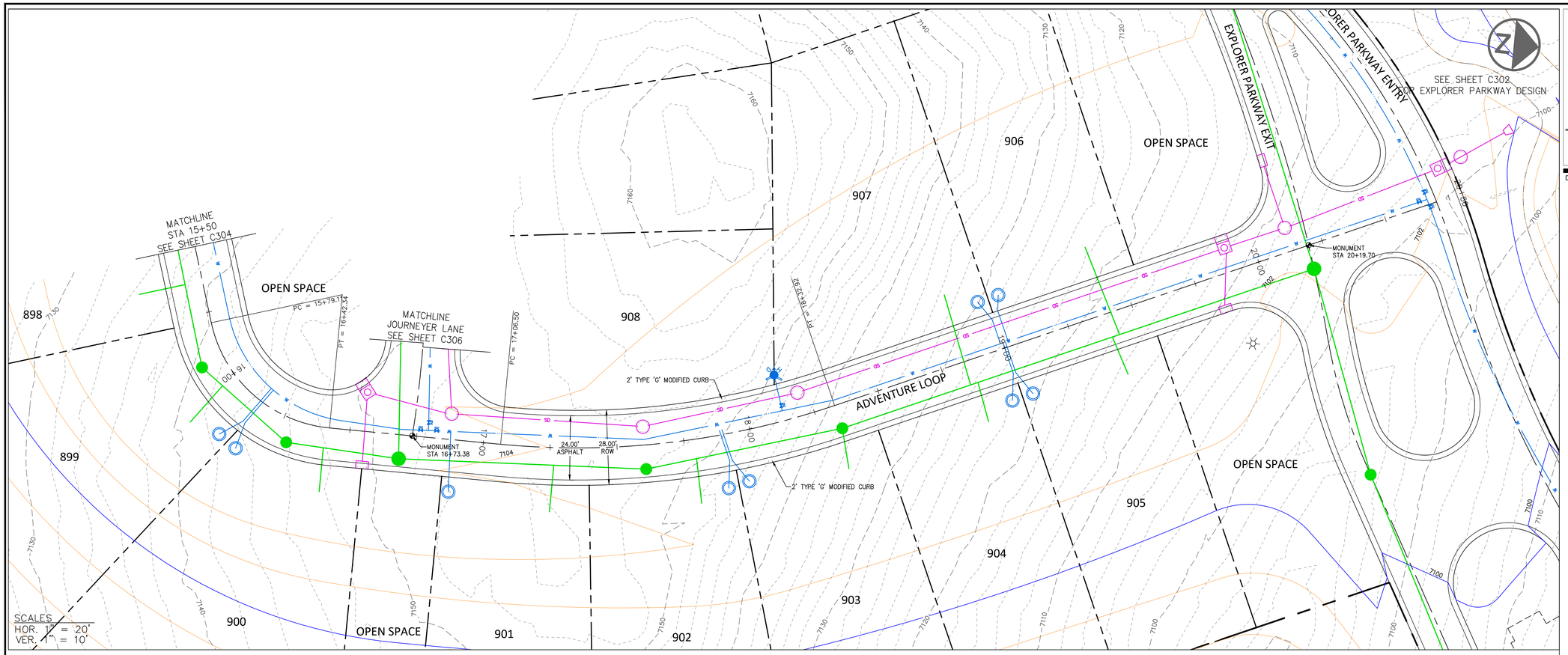
HEBER CITY, UTAH

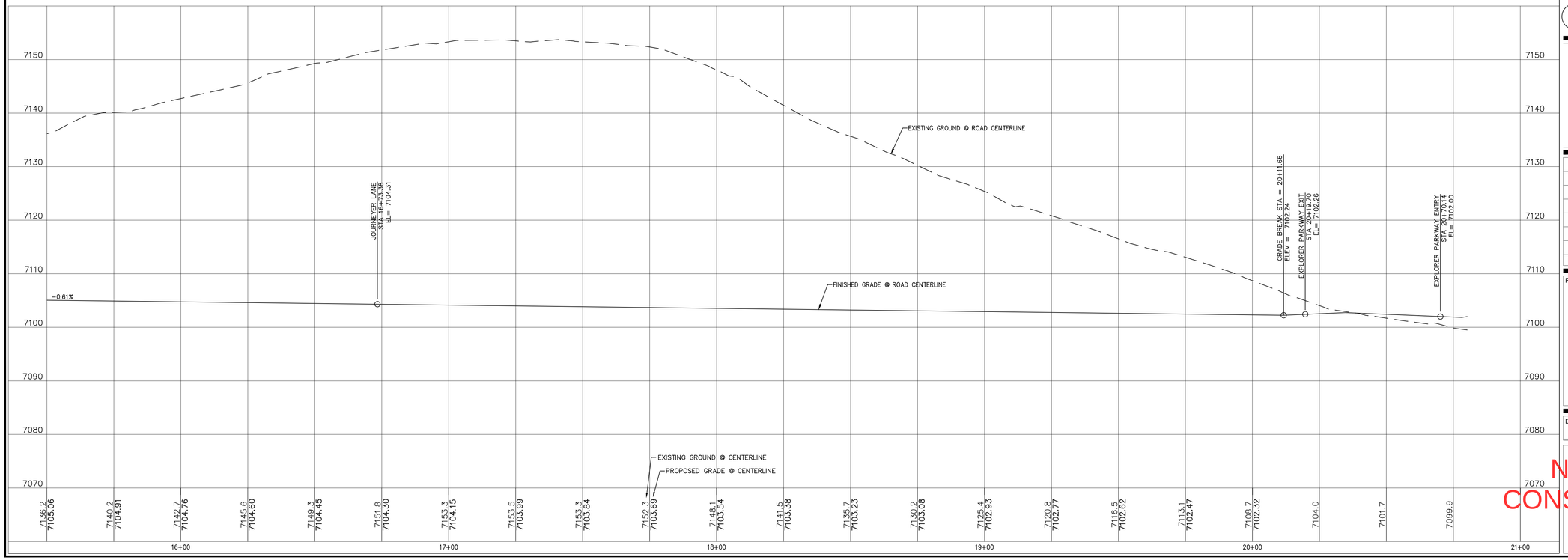
DRAWN	CHECKED	PROJECT #
MEC		23192

DATE: 3/10/25
HORIZONTAL SCALE: 1" = 20'
VERTICAL SCALE: 1" = 10'
SHEET: C304

NOT FOR CONSTRUCTION

ENGINEER'S STAMP





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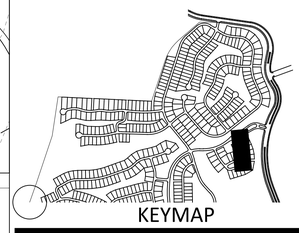
DRAWING NOTES:



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PLOT DATE: Aug 22, 2025

PULTE GROUP

NO.	REVISION	DATE
2	HEBER CITY COMMENT	8/21/25
1	HEBER CITY COMMENT	6/12/25

PROJECT INFORMATION

DEL WEBB JORDANELLE RIDGE PRELIMINARY

ADVENTURE LOOP
STATION 15+50 - END

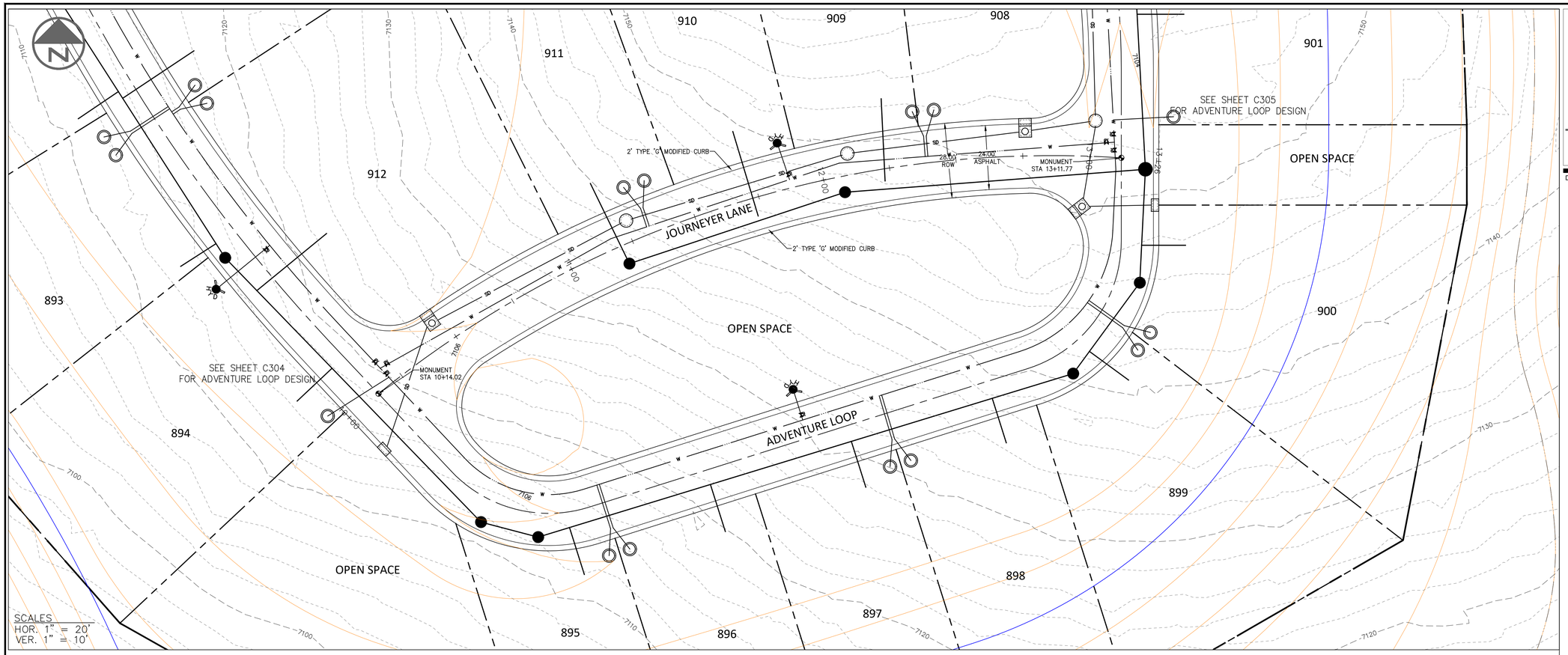
HEBER CITY, UTAH

DRAWN	CHECKED	PROJECT #
MEC		23192

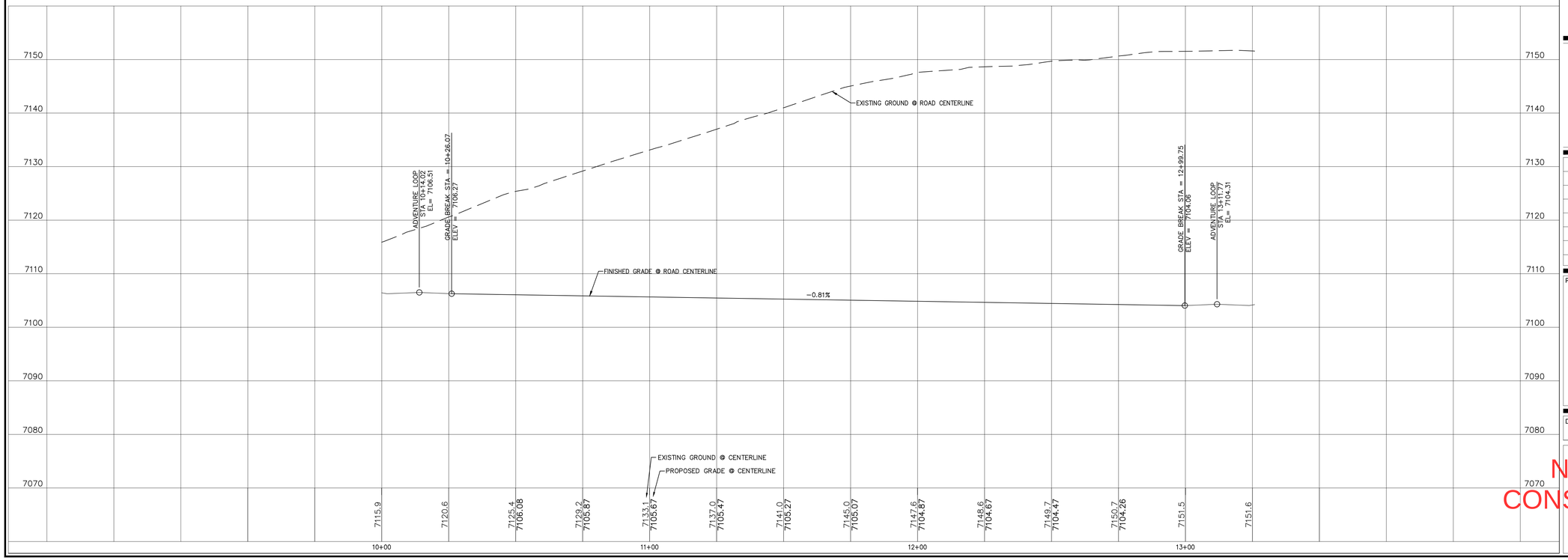
NOT FOR CONSTRUCTION

ENGINEER'S STAMP
No. 211757
MIKE F. CARLTON
08/22/2025
REGISTERED PROFESSIONAL ENGINEER
STATE OF UTAH

DATE 3/10/25
HORIZONTAL SCALE 1" = 20'
VERTICAL SCALE 1" = 10'
SHEET C305



SCALES
HOR. 1" = 20'
VER. 1" = 10'



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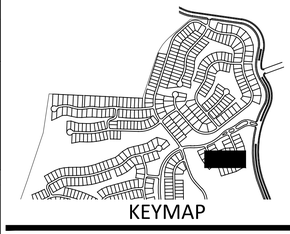
DRAWING NOTES:



KEYMAP

PULTE GROUP

NO.	REVISION	DATE
2	HEBER CITY COMMENT	8/21/25
1	HEBER CITY COMMENT	6/12/25

PROJECT INFORMATION

DEL WEBB JORDANELLE RIDGE PRELIMINARY

JOURNEYER LANE

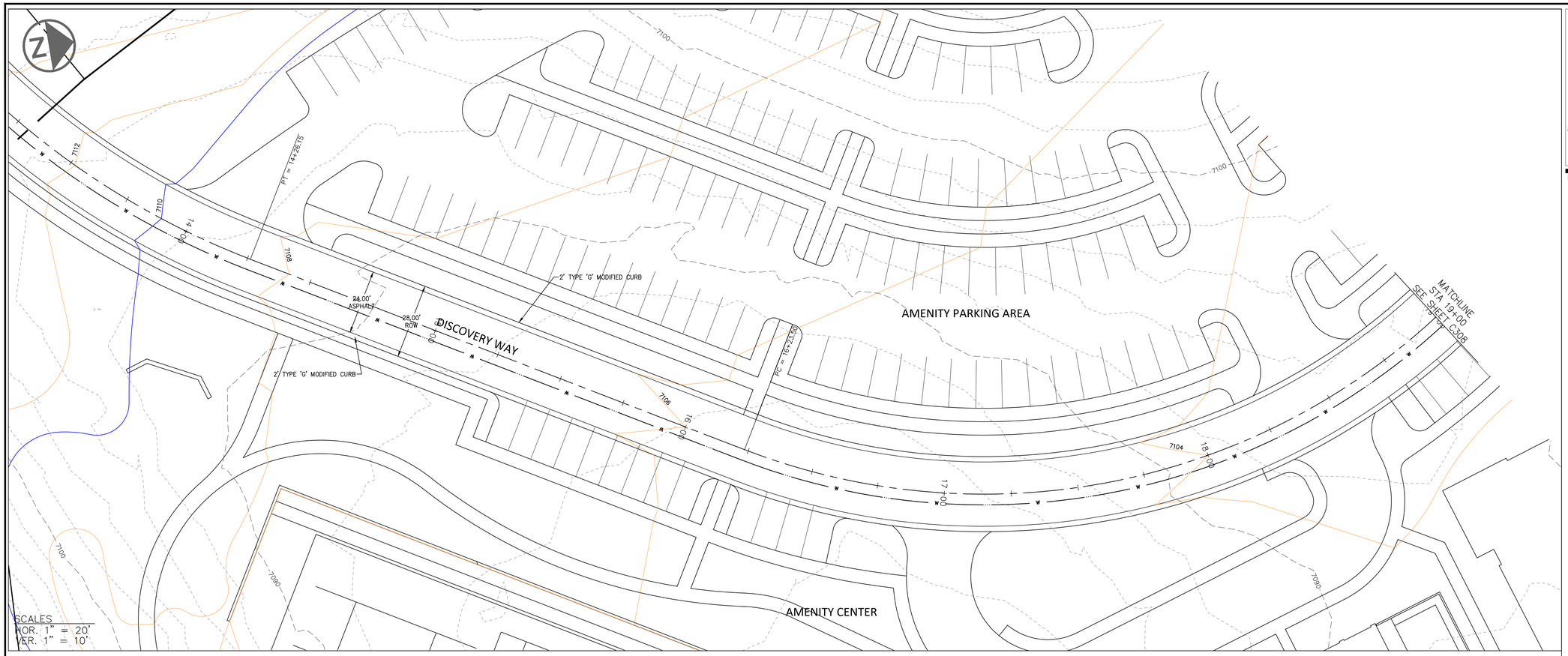
HEBER CITY, UTAH

DRAWN	CHECKED	PROJECT #
MEC		23192

DATE 3/10/25
HORIZONTAL SCALE 1" = 20'
VERTICAL SCALE 1" = 10'
SHEET C306

NOT FOR CONSTRUCTION

PROFESSIONAL ENGINEER — NO. 211757 — MARK E. CARLTON — 08/22/2025 — STATE OF UTAH
ENGINEER'S STAMP



SCALES
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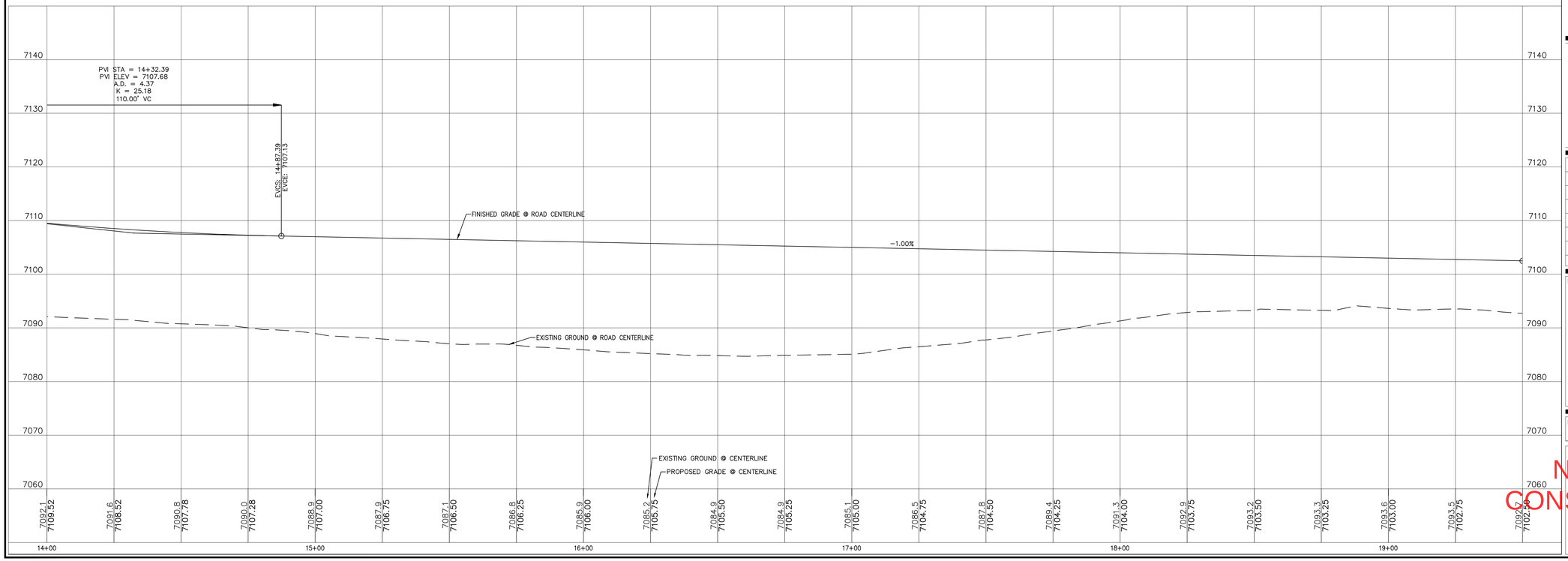
VER. 1" = 10'



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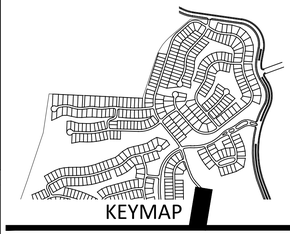
DRAWING NOTES:



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PLOT DATE: Aug 22, 2025

PULTE GROUP

NO.	REVISION	DATE
2	HEBER CITY COMMENT	8/21/25
1	HEBER CITY COMMENT	6/12/25

PROJECT INFORMATION

DEL WEBB JORDANELLE RIDGE PRELIMINARY

DISCOVERY WAY
STATION 14+00 - 19+50

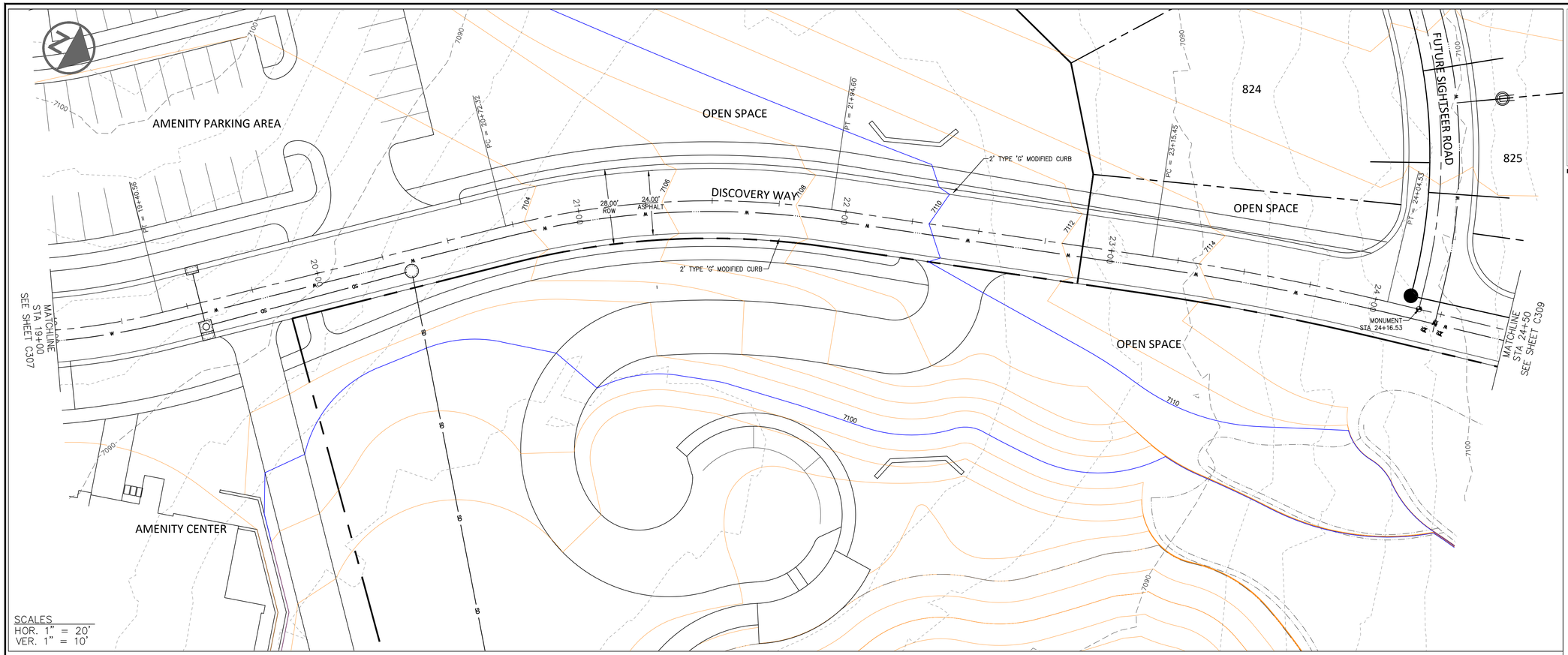
HEBER CITY, UTAH

DRAWN	CHECKED	PROJECT #
MEC		23192

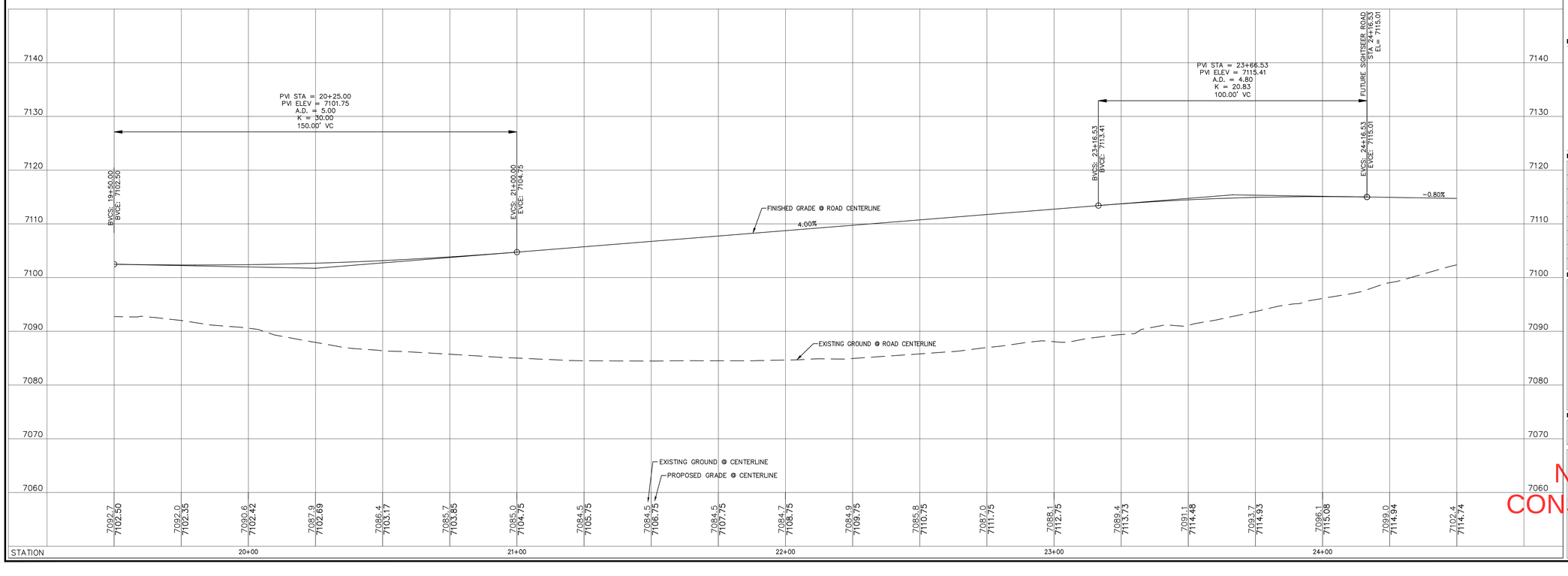
NOT FOR CONSTRUCTION

ENGINEER'S STAMP
PROFESSIONAL ENGINEER
NO. 7811757
MIKE E. CARLTON
08/22/2025
STATE OF UTAH

DATE	3/10/25
HORIZONTAL SCALE	1" = 20'
VERTICAL SCALE	1" = 10'
SHEET	C307



SCALES
HOR. 1" = 20'
VER. 1" = 10'



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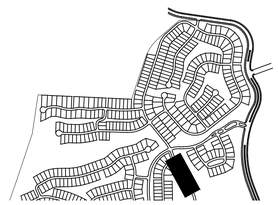
DRAWING NOTES:



KEYMAP

PULTE GROUP

NO.	REVISION	DATE
2	HEBER CITY COMMENT	8/21/25
1	HEBER CITY COMMENT	6/12/25

PROJECT INFORMATION

DEL WEBB JORDANELLE RIDGE
PRELIMINARY

DISCOVERY WAY
STATION 19+50 - 24+50

HEBER CITY, UTAH

DRAWN	CHECKED	PROJECT #
MEC		23192

NOT FOR CONSTRUCTION

ENGINEER'S STAMP
PROFESSIONAL ENGINEER
No. 12175
MIKE L. CARLTON
08/22/2025
STATE OF UTAH

DATE 3/10/25
HORIZONTAL SCALE 1" = 20'
VERTICAL SCALE 1" = 10'
SHEET C308

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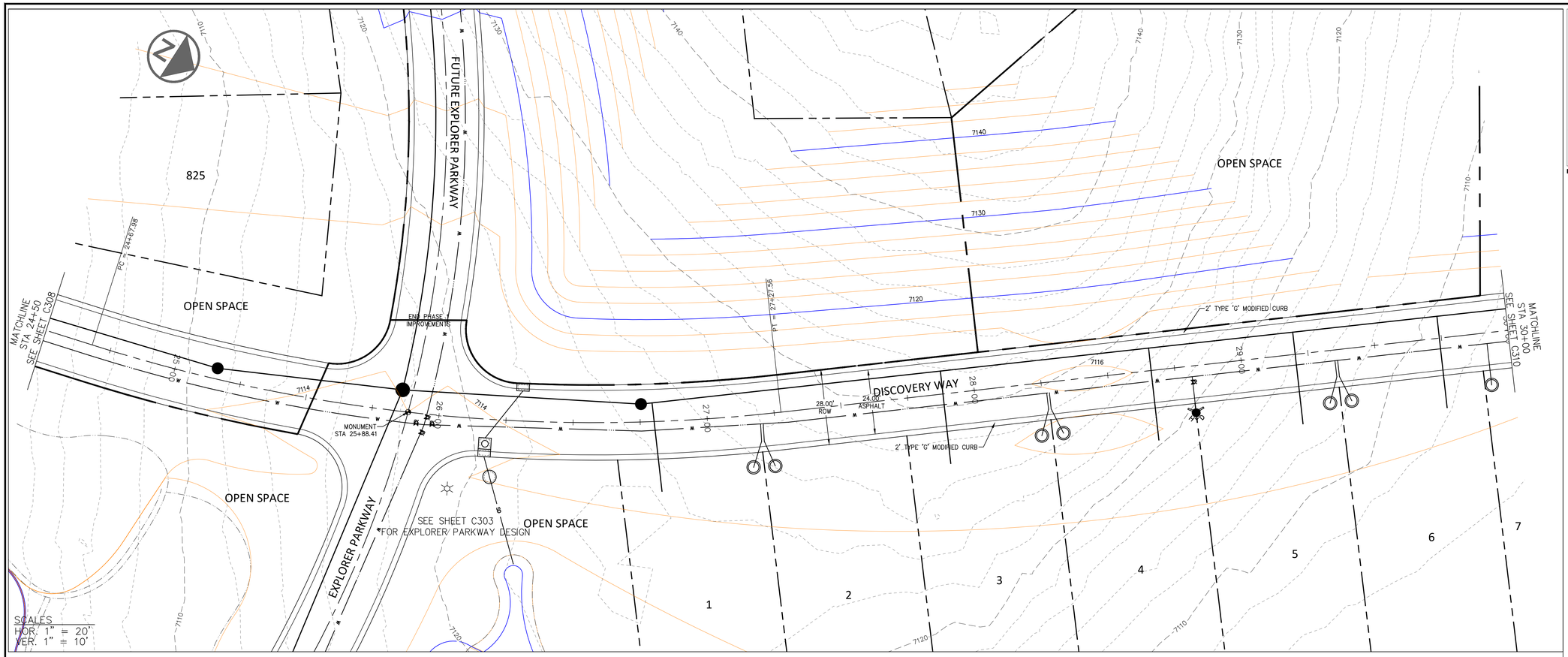
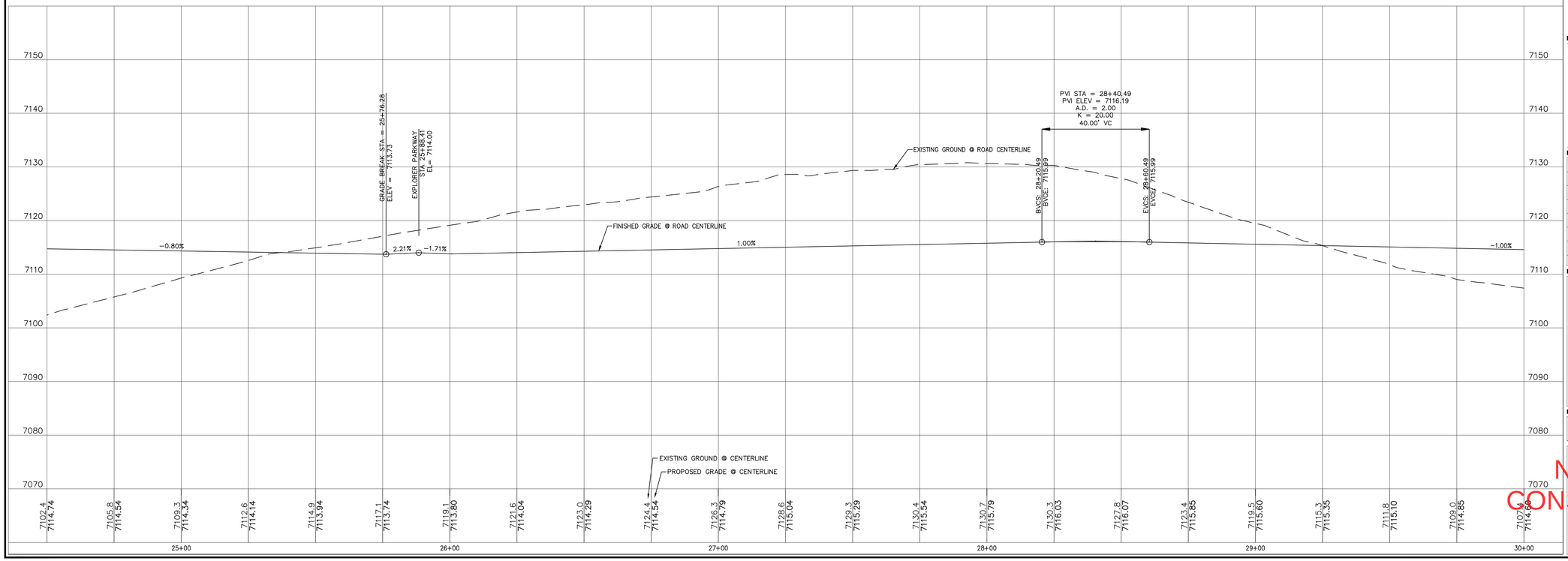
PLOT DATE: Aug 22, 2025





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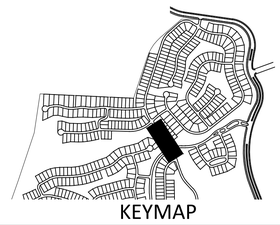
Bluffdale, Utah 84065
801.553.8112
www.wildingengineering.com

DRAWING NOTES:



PULTE GROUP

NO.	REVISION	DATE
2	HEBER CITY COMMENT	8/21/25
1	HEBER CITY COMMENT	6/12/25

PROJECT INFORMATION

DEL WEBB JORDANELLE RIDGE PRELIMINARY

DISCOVERY WAY
STATION 24+50 - 30+00

HEBER CITY, UTAH

DRAWN	CHECKED	PROJECT #
MEC		23192

DATE 3/10/25
HORIZONTAL SCALE 1" = 20'
VERTICAL SCALE 1" = 10'
SHEET C309

ENGINEER'S STAMP

NOT FOR CONSTRUCTION

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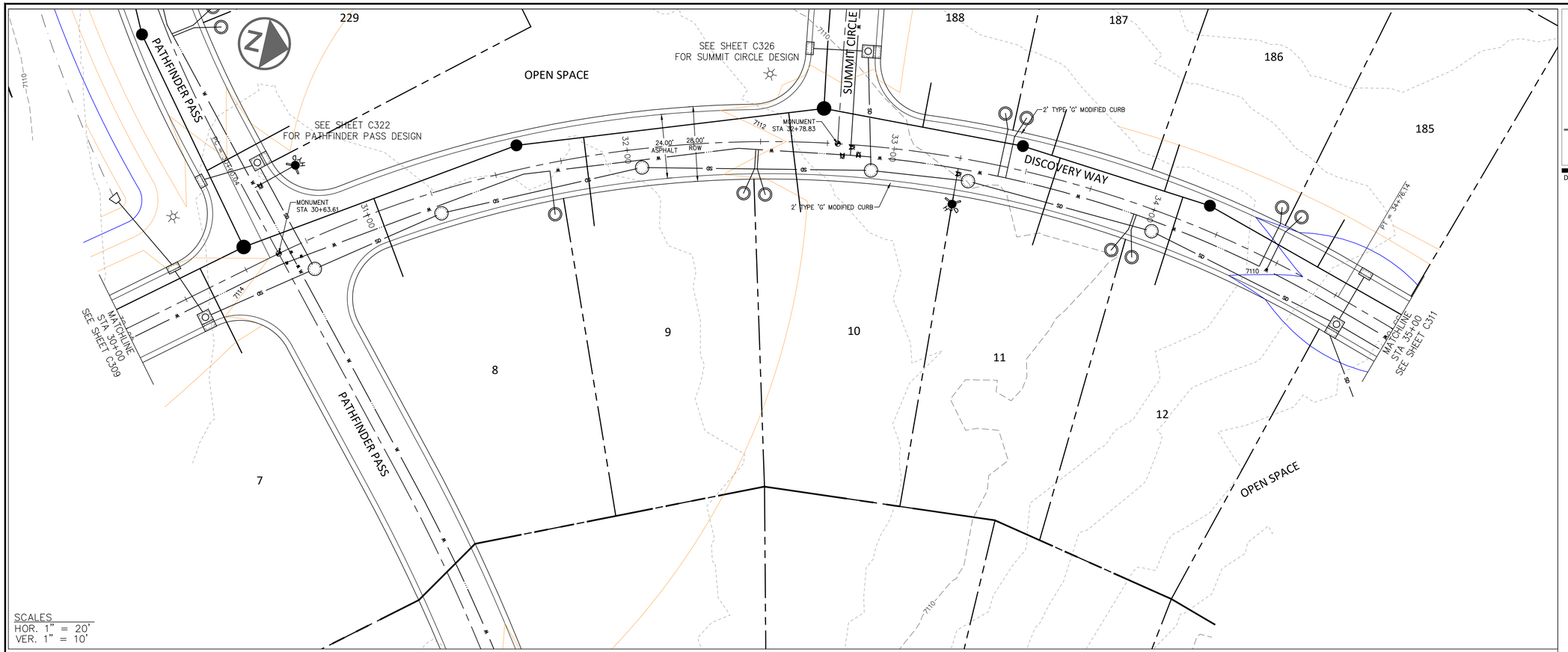
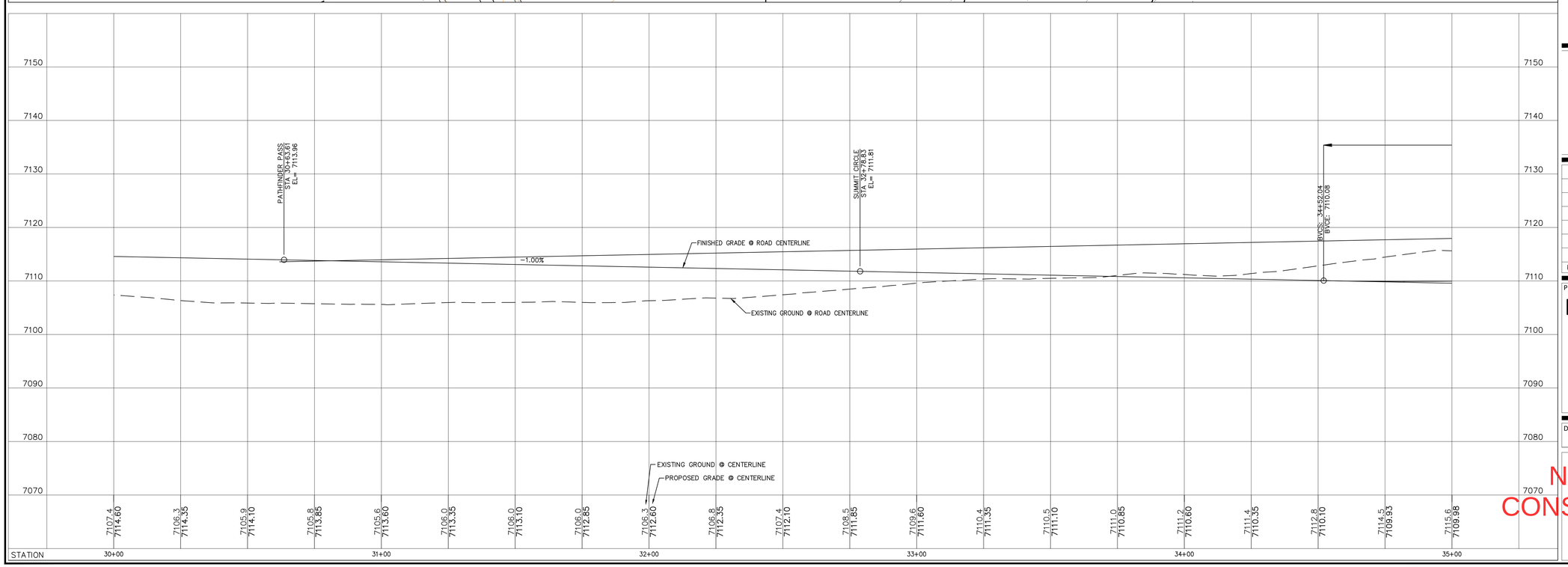
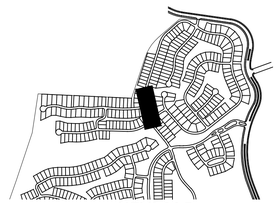
PLOT DATE: Aug 22, 2025





WILDING
ENGINEERING
14721 South Heritage Crest Way
Bluffdale, Utah 84065
801.553.8112
www.wildingengineering.com

DRAWING NOTES:



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PLOT DATE: Aug 22, 2025

PULTE GROUP

NO.	REVISION	DATE
2	HEBER CITY COMMENT	8/21/25
1	HEBER CITY COMMENT	6/12/25

PROJECT INFORMATION

DEL WEBB JORDANELLE RIDGE
PRELIMINARY

DISCOVERY WAY
STATION 30+00 - 35+00

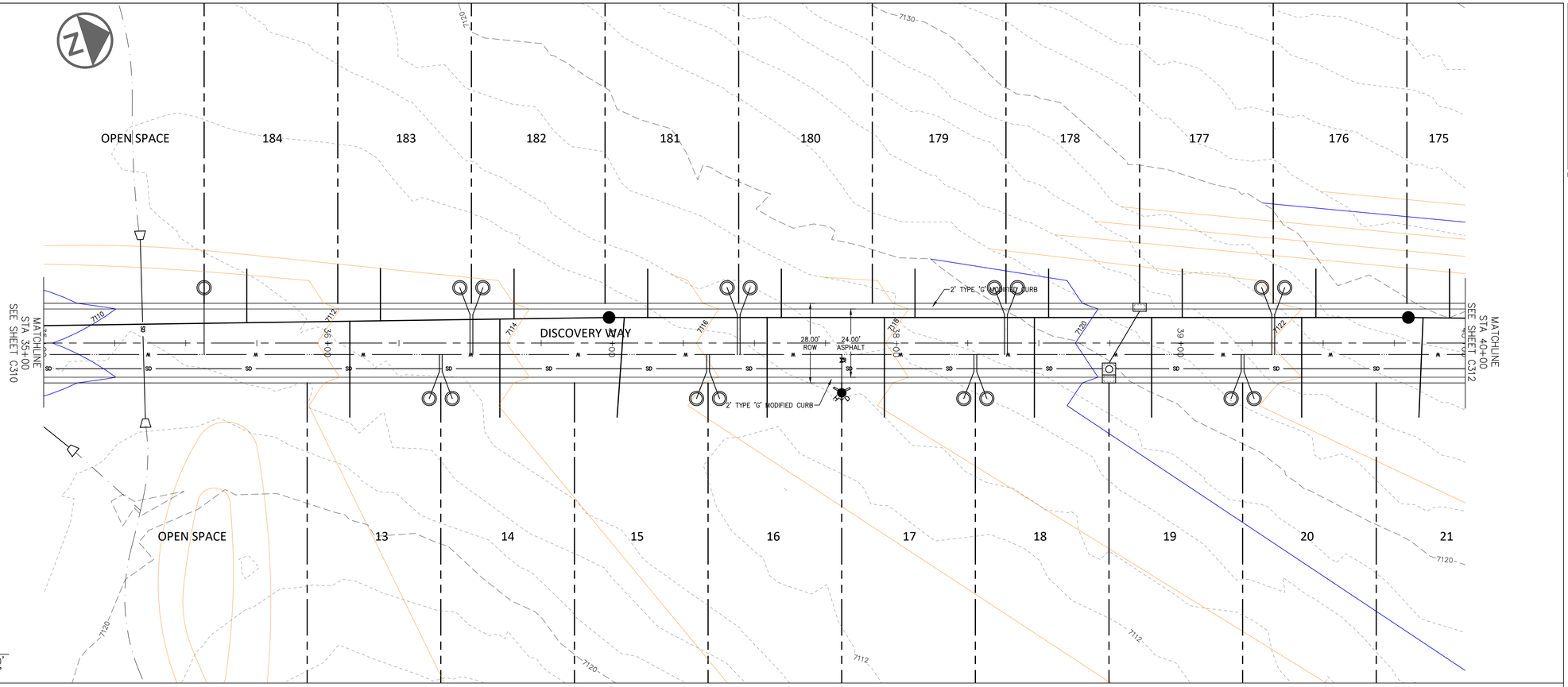
HEBER CITY, UTAH

DRAWN	CHECKED	PROJECT #
MEC		23192

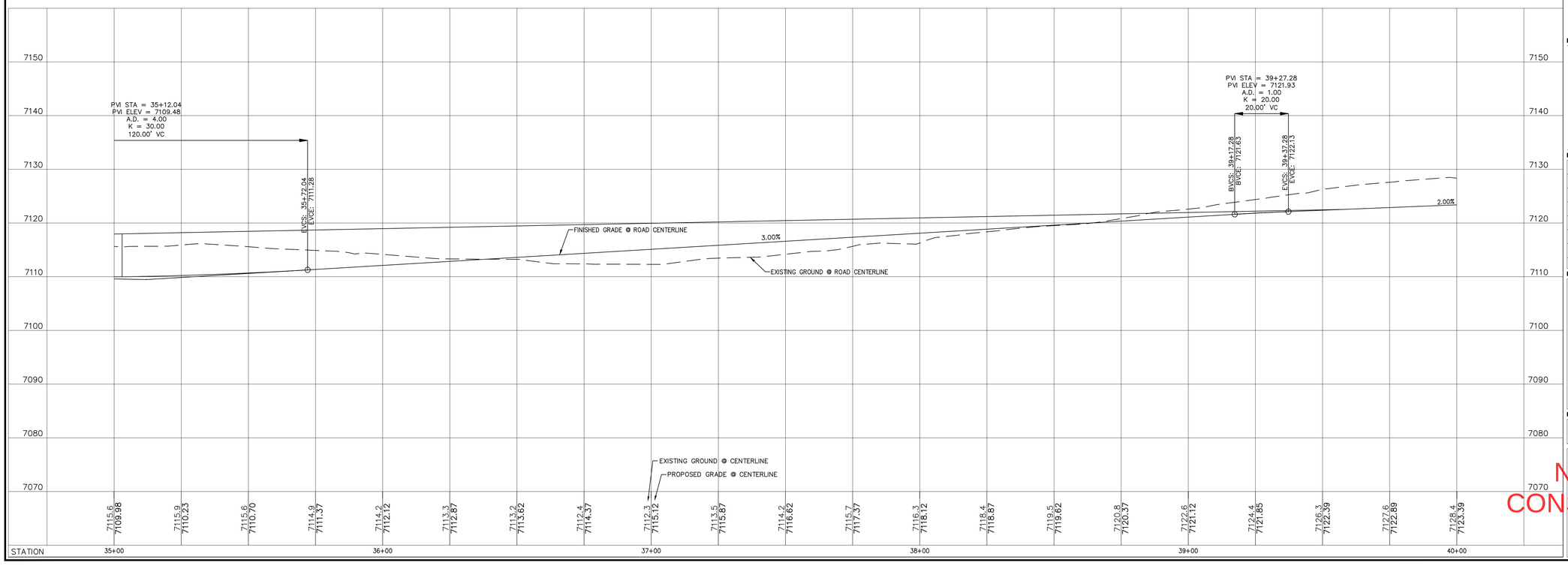
NOT FOR CONSTRUCTION

ENGINEER'S STAMP
NO. 12175
MIKE E. CARLTON
08/22/2025
STATE OF UTAH

DATE	3/10/25
HORIZONTAL SCALE	1" = 20'
VERTICAL SCALE	1" = 10'
SHEET	C310



SCALES
HOR. 1" = 20'
VER. 1" = 10'



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ENGINEERING
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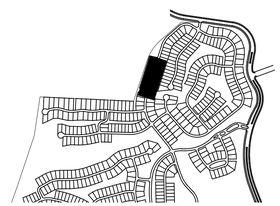
Bluffdale, Utah 84065
801.553.8112
www.wildingengineering.com

DRAWING NOTES:



G:\DATA\23192 Jordanelle Ridge\dwg\Engineering\Pulte\Phase 1 Prelim\23192 JR Pulte C307 Discovery Way PP.dwg
PLOT DATE: Aug 22, 2025

PULTE GROUP

NO.	REVISION	DATE
2	HEBER CITY COMMENT	8/21/25
1	HEBER CITY COMMENT	6/12/25

PROJECT INFORMATION

DEL WEBB JORDANELLE RIDGE
PRELIMINARY

DISCOVERY WAY
STATION 35+00 - 40+00

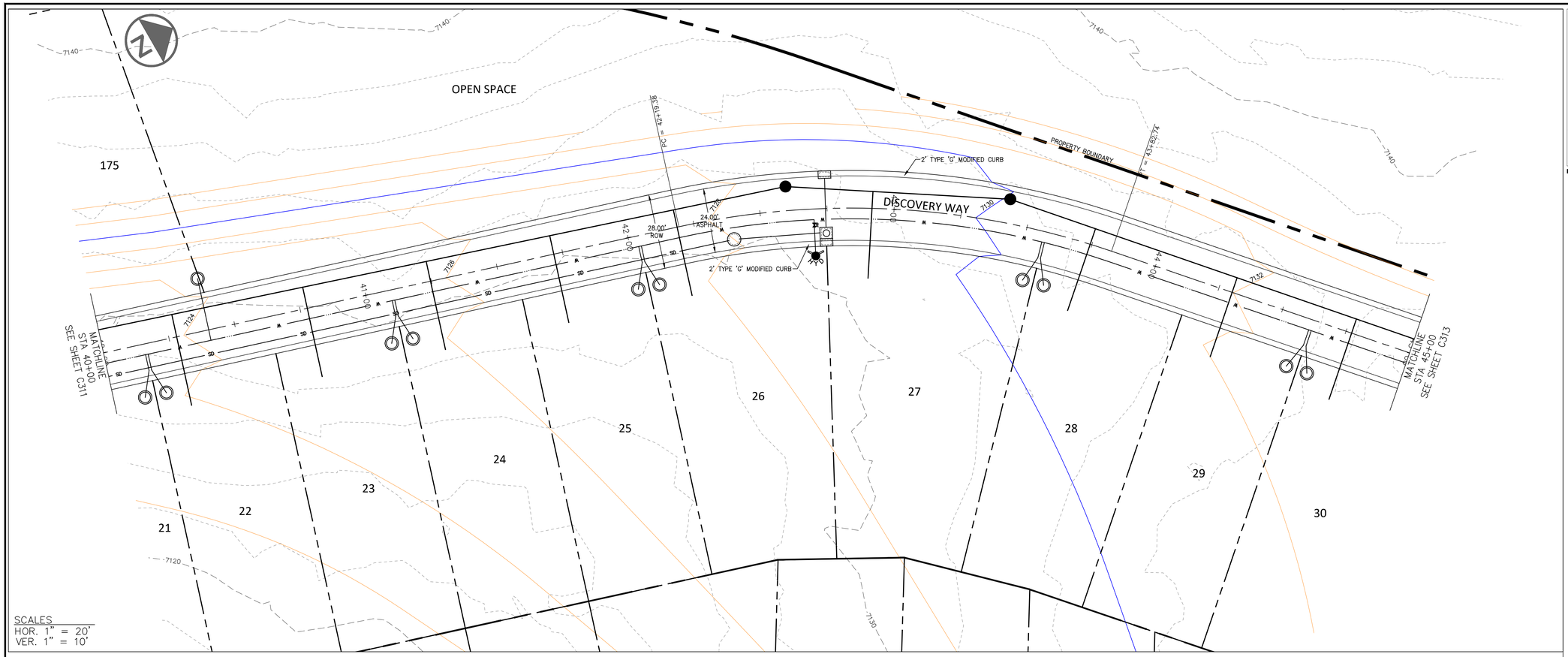
HEBER CITY, UTAH

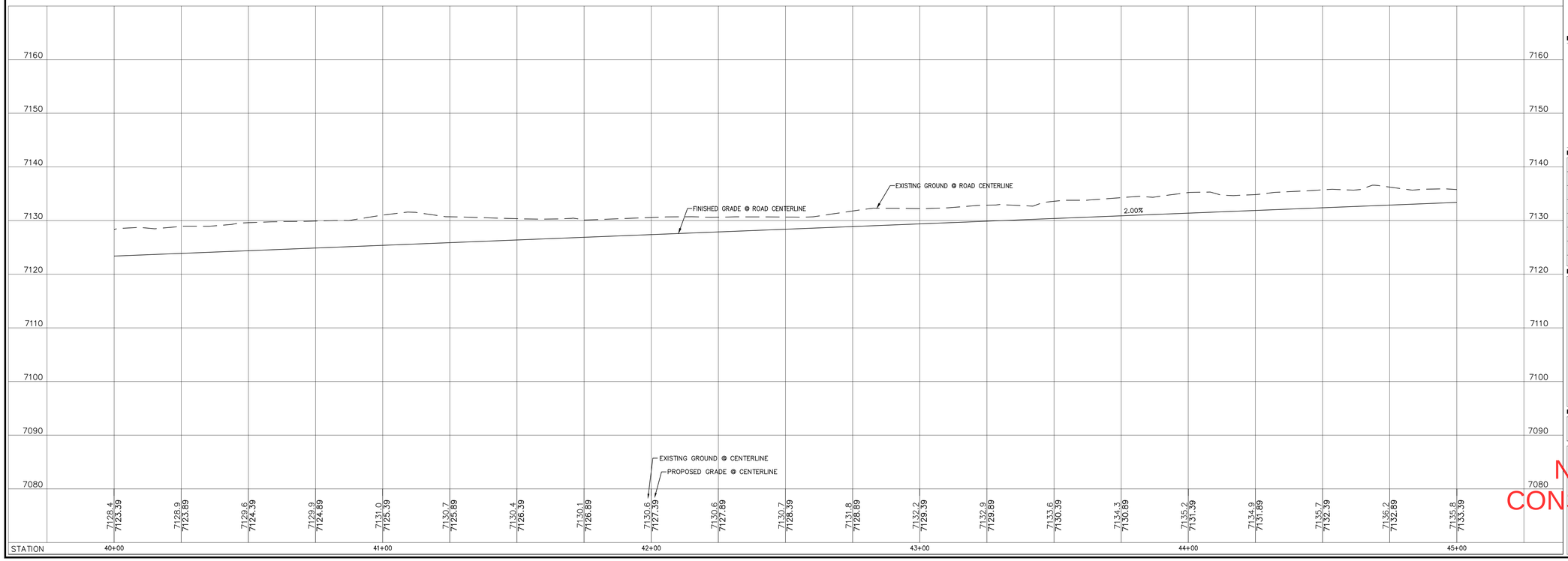
DRAWN	CHECKED	PROJECT #
MEC		23192

DATE 3/10/25
HORIZONTAL SCALE 1" = 20'
VERTICAL SCALE 1" = 10'
SHEET C311

PROFESSIONAL ENGINEER
NO. 12175
MIKLE CARLTON
08/22/2025
STATE OF UTAH
ENGINEER'S STAMP

NOT FOR CONSTRUCTION





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Bluffdale, Utah 84065
801.553.8112
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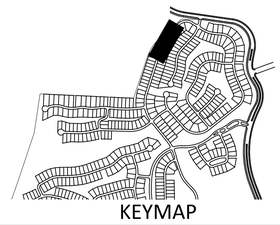
DRAWING NOTES:



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PLOT DATE: Aug 22, 2025

PULTE GROUP

NO.	REVISION	DATE
2	HEBER CITY COMMENT	8/21/25
1	HEBER CITY COMMENT	6/12/25

PROJECT INFORMATION

DEL WEBB JORDANELLE RIDGE PRELIMINARY

DISCOVERY WAY
STATION 40+00 - 45+00

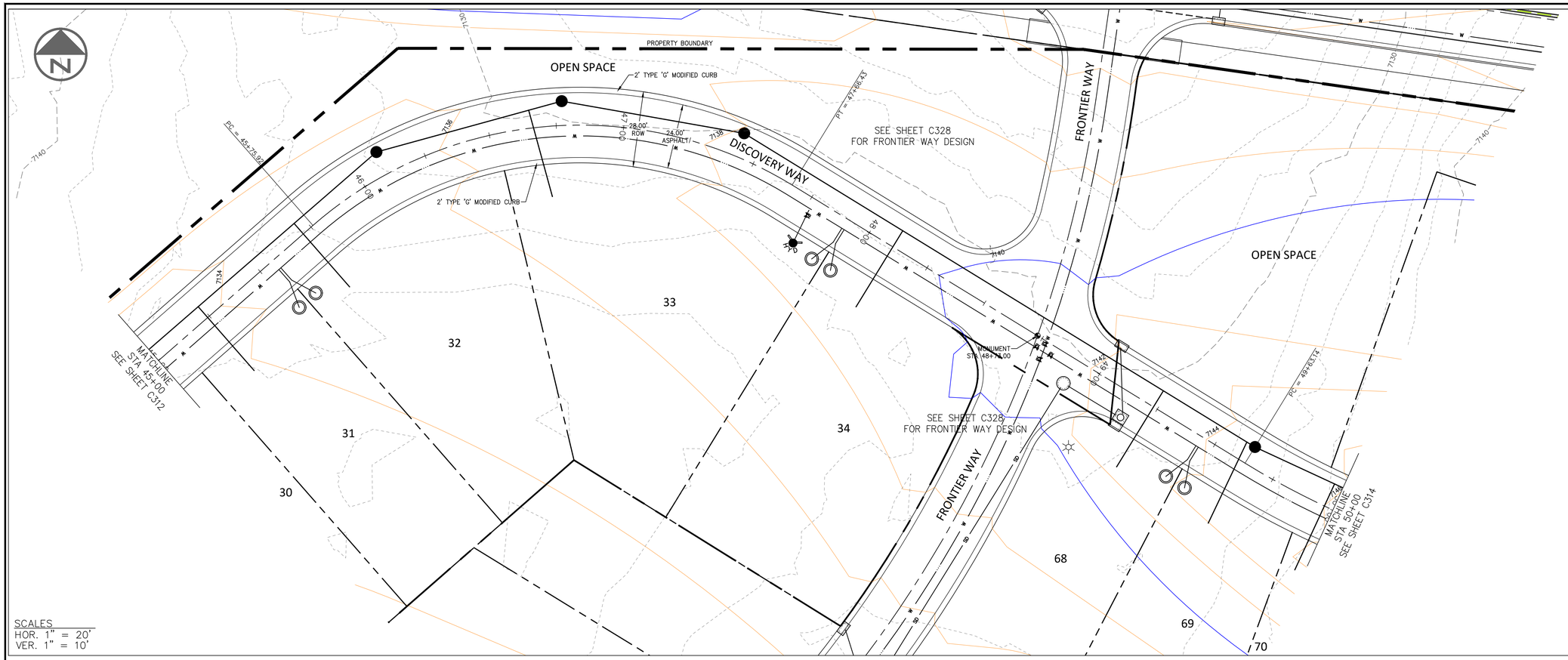
HEBER CITY, UTAH

DRAWN	CHECKED	PROJECT #
MEC		23192

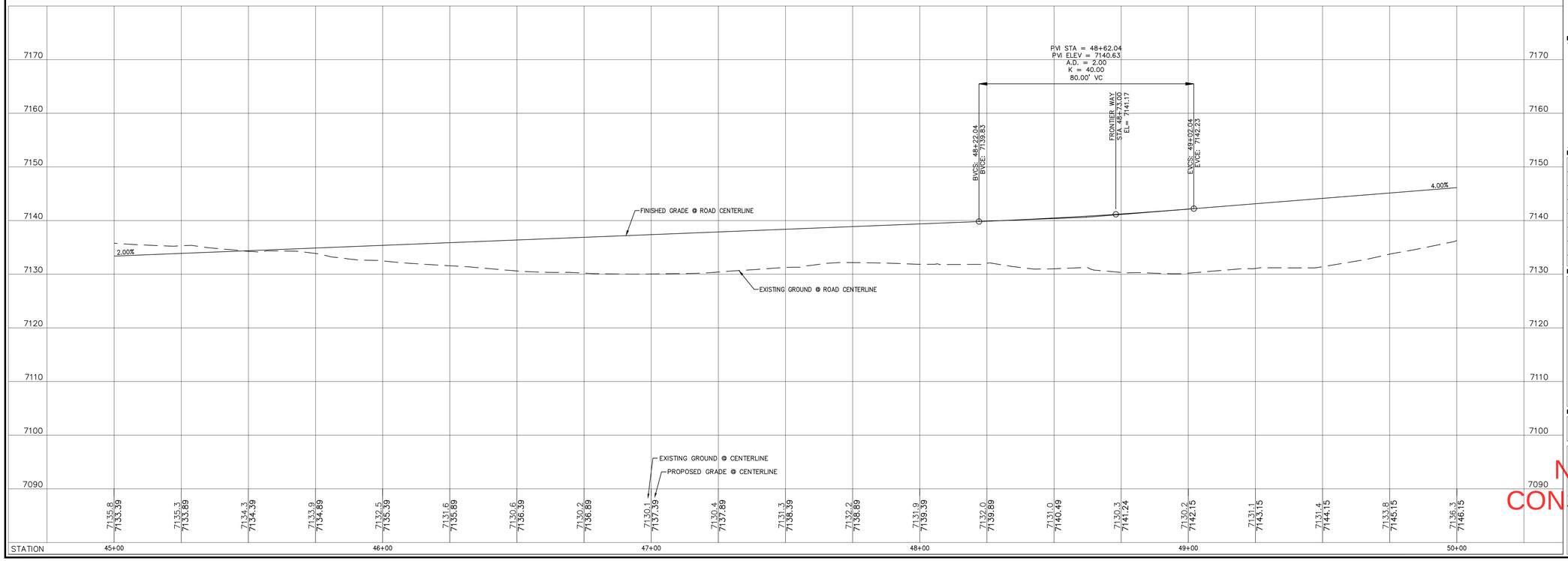
DATE: 3/10/25
HORIZONTAL SCALE: 1" = 20'
VERTICAL SCALE: 1" = 10'
SHEET: C312

NOT FOR CONSTRUCTION

ENGINEER'S STAMP
PROFESSIONAL ENGINEER
NO. 211757
MIKE E. CARLTON
08/22/2025
STATE OF UTAH



SCALES
HOR. 1" = 20'
VER. 1" = 10'



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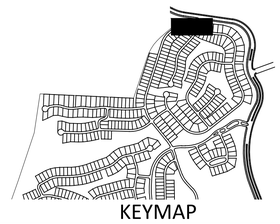
DRAWING NOTES:



G:\DATA\23192 Jordanelle Ridge\dwg\Engineering\Pulte\Phase 1 Prelim\23192 JR Pulte C307 Discovery Way PP.dwg
PLOT DATE: Aug 22, 2025

PULTE GROUP

NO.	REVISION	DATE
2	HEBER CITY COMMENT	8/21/25
1	HEBER CITY COMMENT	6/12/25

PROJECT INFORMATION

DEL WEBB JORDANELLE RIDGE PRELIMINARY

DISCOVERY WAY
STATION 45+00 - 50+00

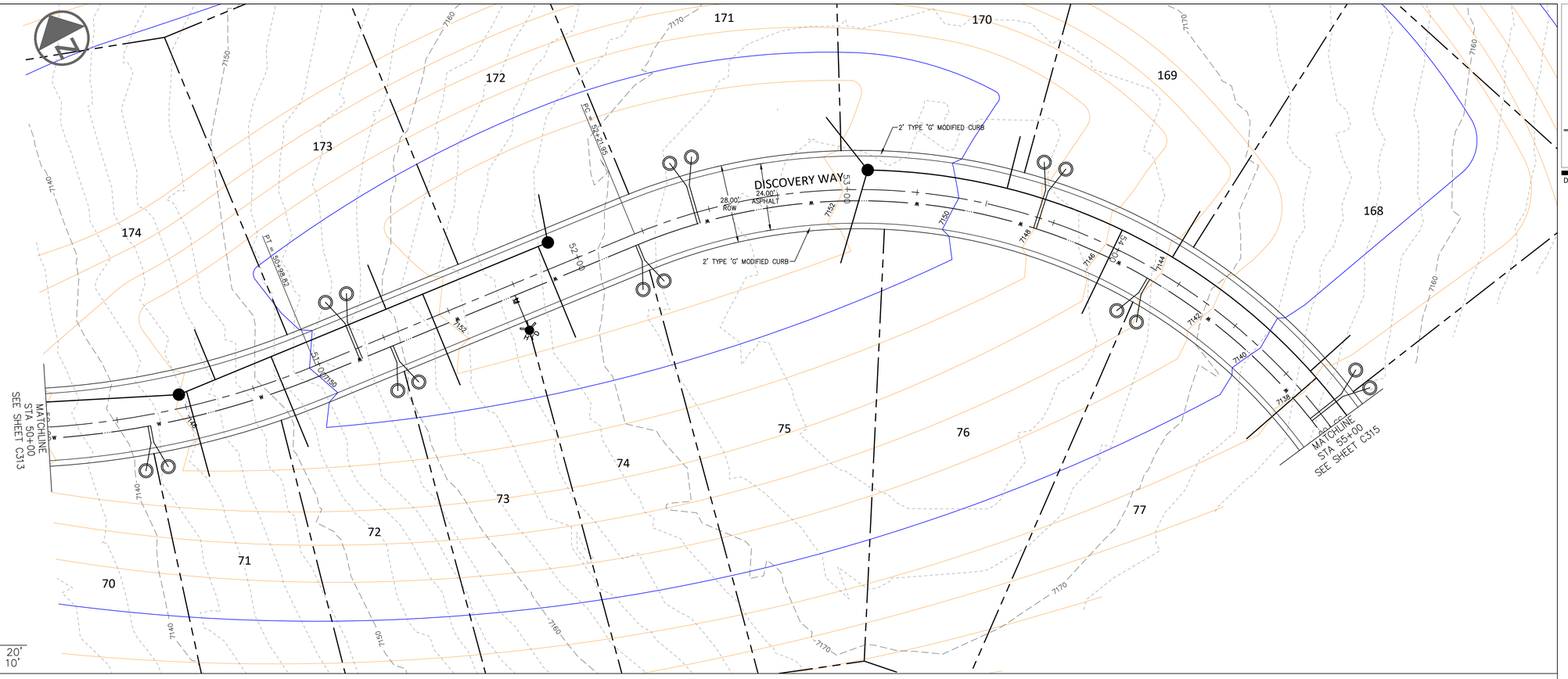
HEBER CITY, UTAH

DRAWN	CHECKED	PROJECT #
MEC		23192

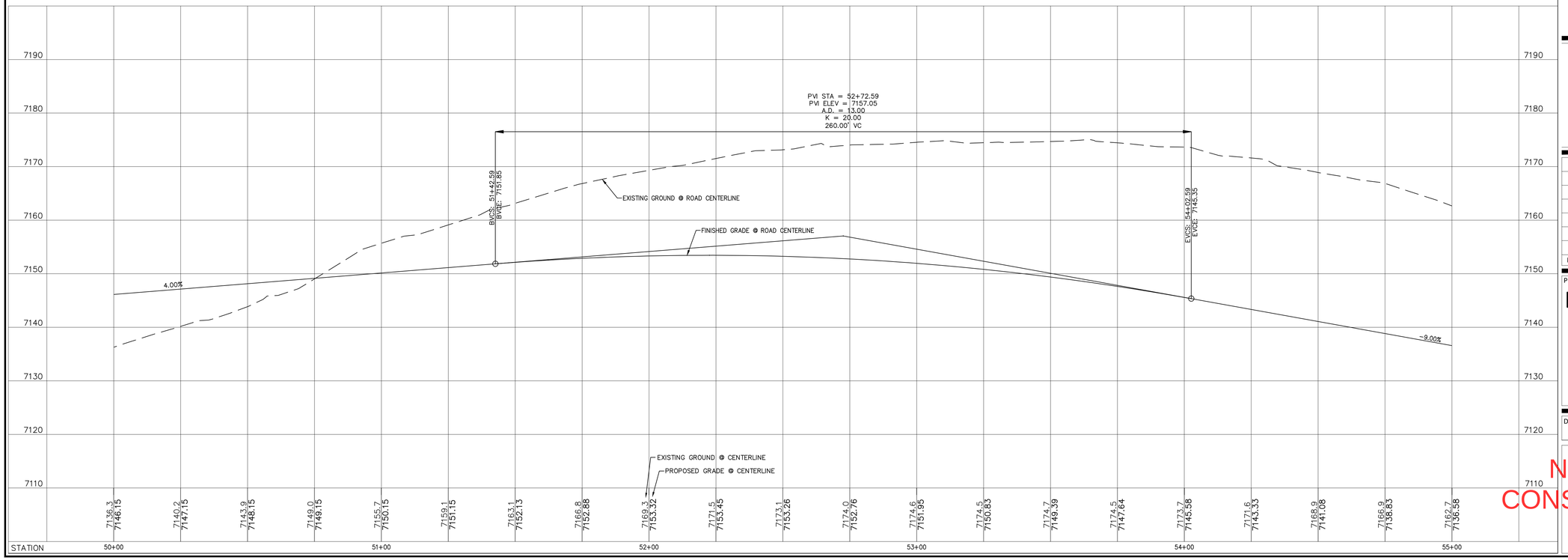
NOT FOR CONSTRUCTION

ENGINEER'S STAMP
No. 7817577
MIKE P. CARLTON
08/22/2025
PROFESSIONAL ENGINEER
STATE OF UTAH

DATE 3/10/25
HORIZONTAL SCALE 1" = 20'
VERTICAL SCALE 1" = 10'
SHEET C313



SCALES
HOR. 1" = 20'
VER. 1" = 10'



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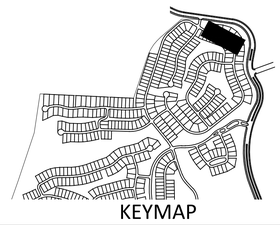
DRAWING NOTES:



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PLOT DATE: Aug 22, 2025

PULTE GROUP

NO.	REVISION	DATE
2	HEBER CITY COMMENT	8/21/25
1	HEBER CITY COMMENT	6/12/25

PROJECT INFORMATION

DEL WEBB JORDANELLE RIDGE PRELIMINARY

DISCOVERY WAY
STATION 50+00 - 55+00

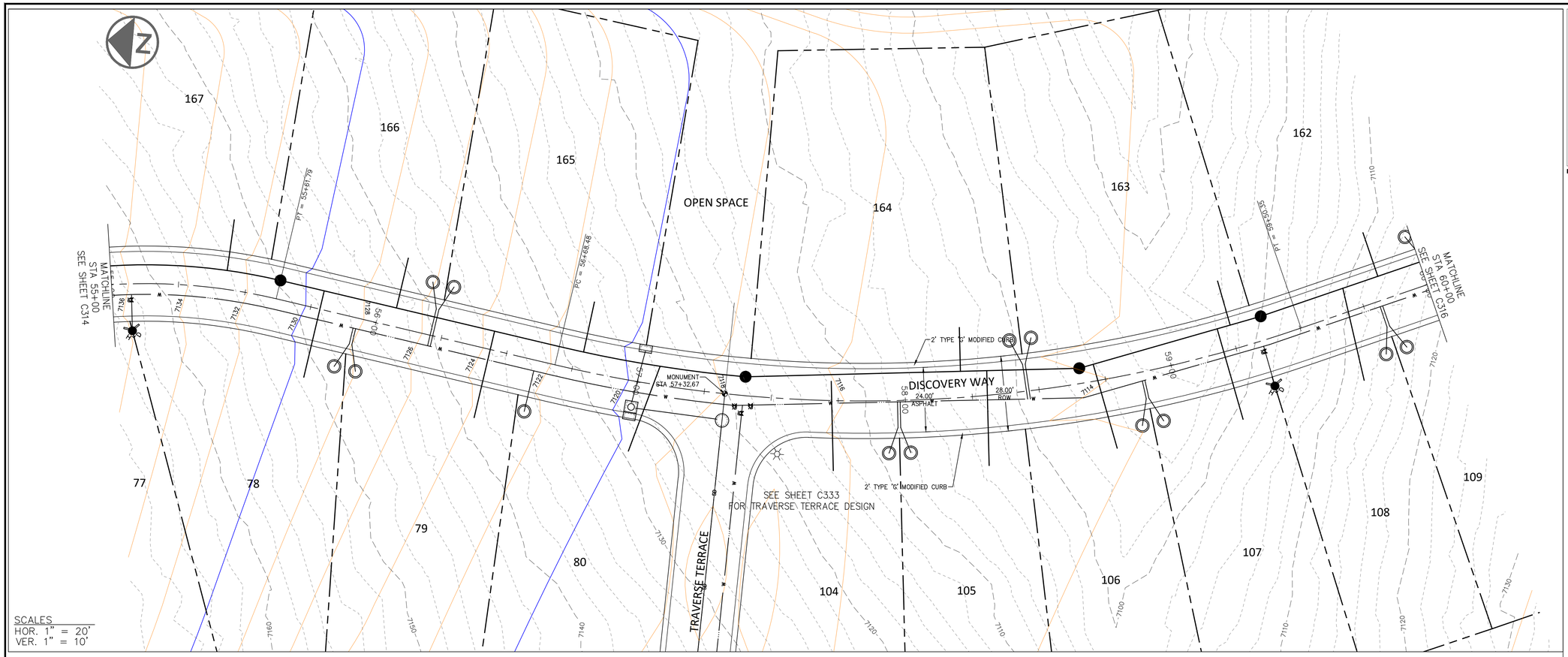
HEBER CITY, UTAH

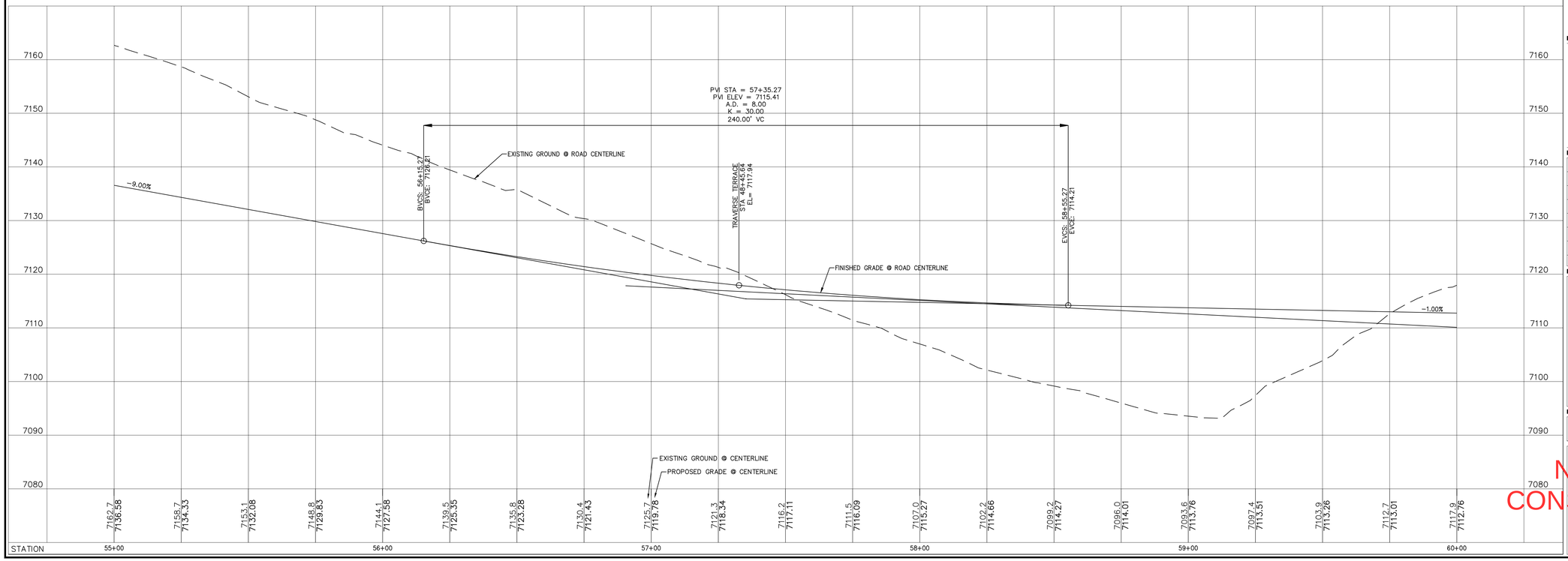
DRAWN	CHECKED	PROJECT #
MEC		23192

DATE 3/10/25
HORIZONTAL SCALE 1" = 20'
VERTICAL SCALE 1" = 10'
SHEET C314

NOT FOR CONSTRUCTION

ENGINEER'S STAMP
NO. 211757
MIKE E. CARLTON
08/22/2025
PROFESSIONAL ENGINEER
STATE OF UTAH





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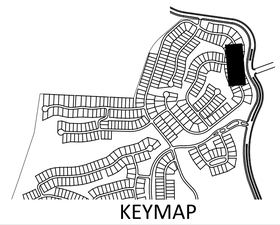
DRAWING NOTES:



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PLOT DATE: Aug 22, 2025

PULTE GROUP

NO.	REVISION	DATE
2	HEBER CITY COMMENT	8/21/25
1	HEBER CITY COMMENT	6/12/25

PROJECT INFORMATION

DEL WEBB JORDANELLE RIDGE PRELIMINARY

DISCOVERY WAY
STATION 55+00 - 60+00

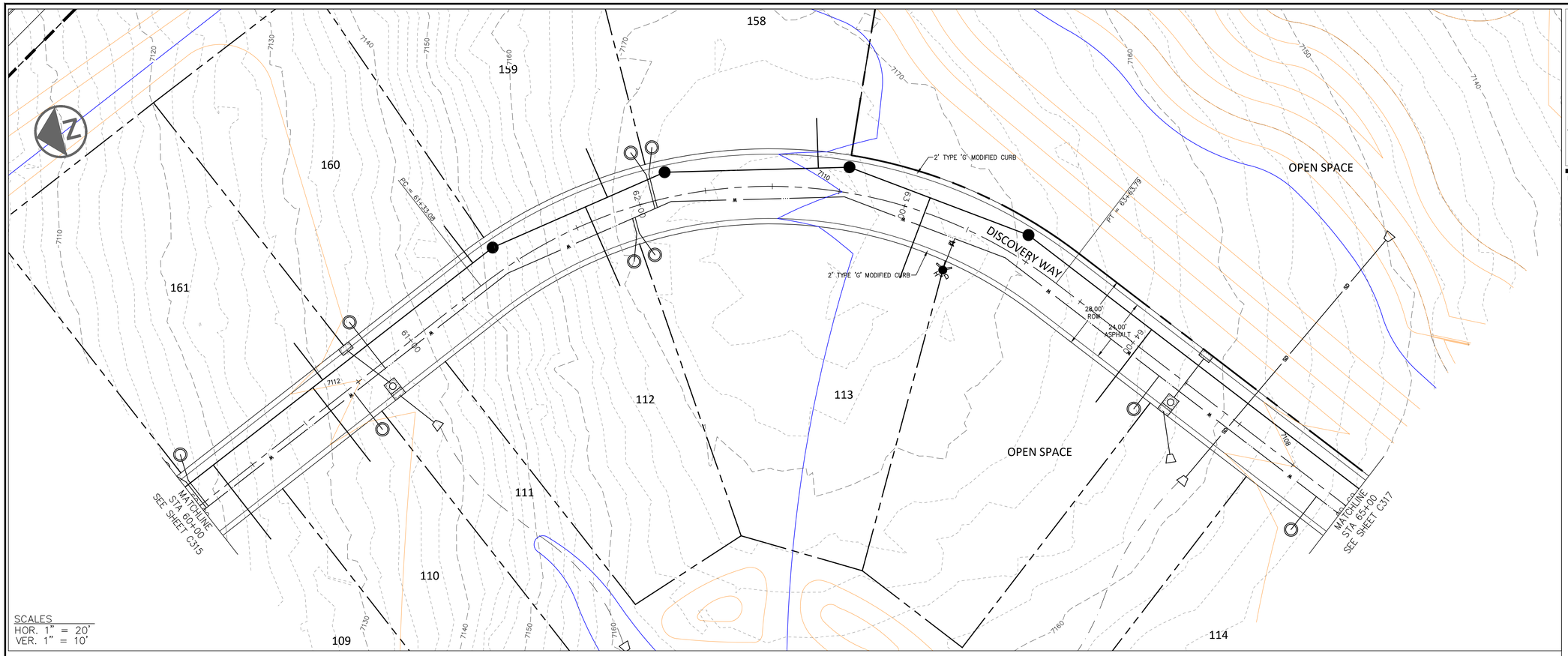
HEBER CITY, UTAH

DRAWN	CHECKED	PROJECT #
MEC		23192

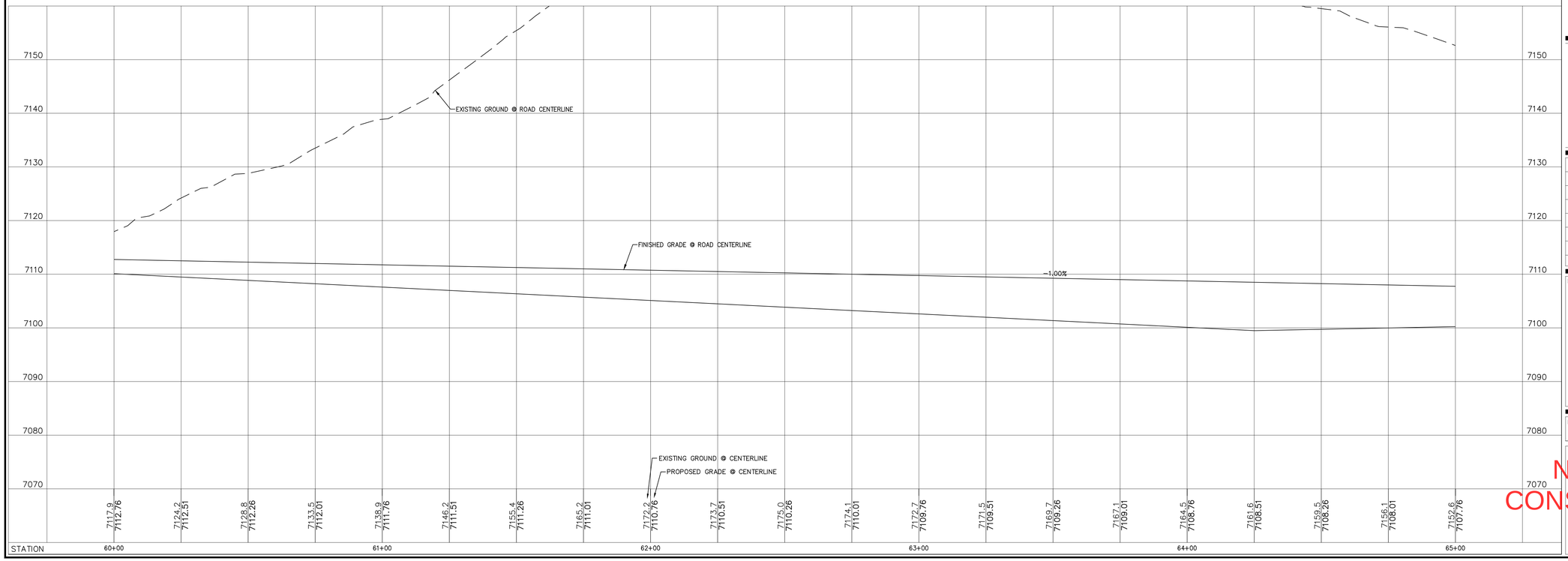
NOT FOR CONSTRUCTION

ENGINEER'S STAMP
PROFESSIONAL ENGINEER
NO. 7817577
MARK E. CARLTON
08/22/2025
STATE OF UTAH

DATE 3/10/25
HORIZONTAL SCALE 1" = 20'
VERTICAL SCALE 1" = 10'
SHEET C315



SCALES
HOR. 1" = 20'
VER. 1" = 10'



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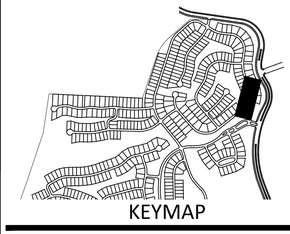
Bluffdale, Utah 84065
801.553.8112
www.wildingengineering.com

DRAWING NOTES:



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PLOT DATE: Aug 22, 2025

PULTE GROUP

NO.	REVISION	DATE
2	HEBER CITY COMMENT	8/21/25
1	HEBER CITY COMMENT	6/12/25

PROJECT INFORMATION

DEL WEBB JORDANELLE RIDGE PRELIMINARY

DISCOVERY WAY
STATION 60+00 - 65+00

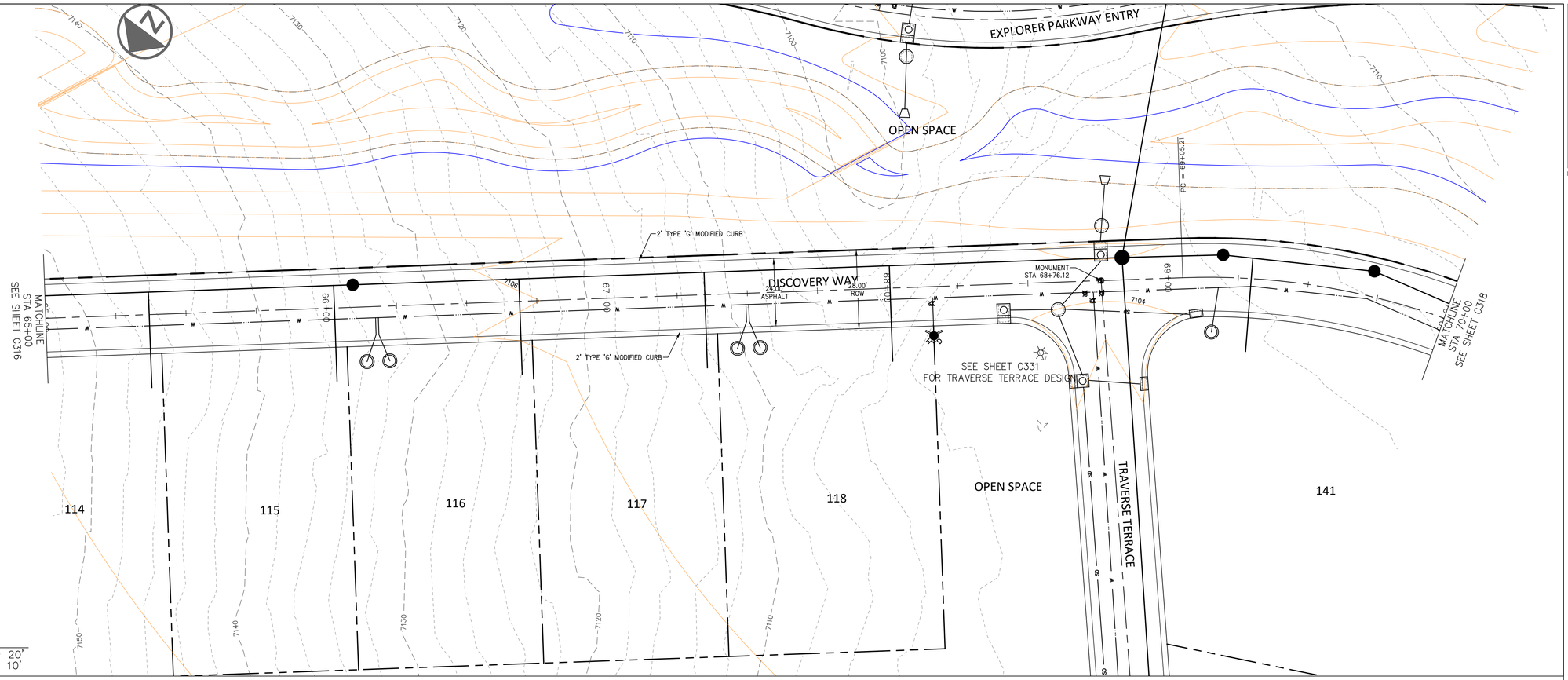
HEBER CITY, UTAH

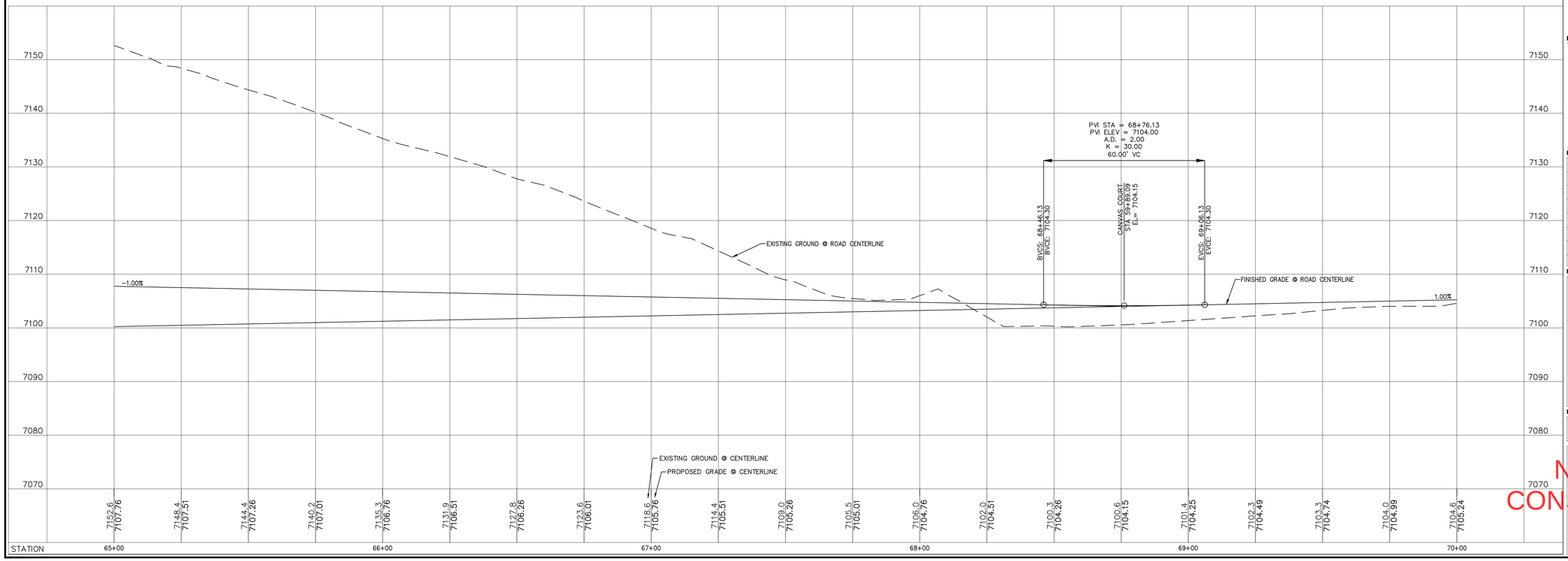
DRAWN	CHECKED	PROJECT #
MEC		23192

NOT FOR CONSTRUCTION

ENGINEER'S STAMP
No. 211175
MIKE E. CARLTON
08/22/2025
PROFESSIONAL ENGINEER
STATE OF UTAH

DATE 3/10/25
HORIZONTAL SCALE 1" = 20'
VERTICAL SCALE 1" = 10'
SHEET C316





WILDING ENGINEERING
14721 South Heritage Crest Way
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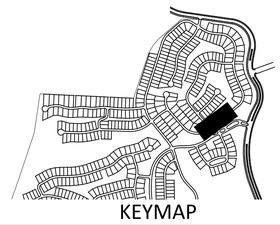
www.wildingengineering.com

DRAWING NOTES:



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PLOT DATE: Aug 22, 2025

PULTE GROUP

NO.	REVISION	DATE
2	HEBER CITY COMMENT	8/21/25
1	HEBER CITY COMMENT	6/12/25

PROJECT INFORMATION

DEL WEBB JORDANELLE RIDGE PRELIMINARY

DISCOVERY WAY
STATION 65+00 - 70+00

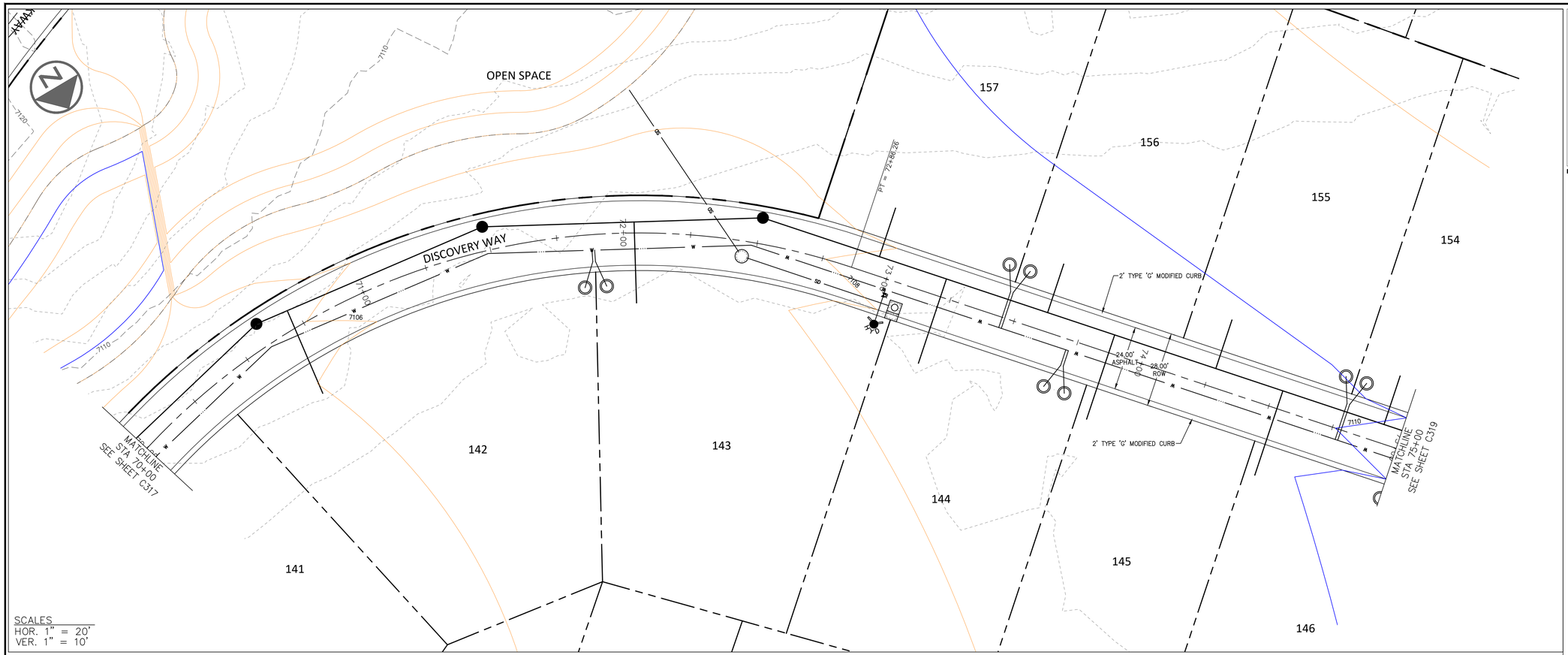
HEBER CITY, UTAH

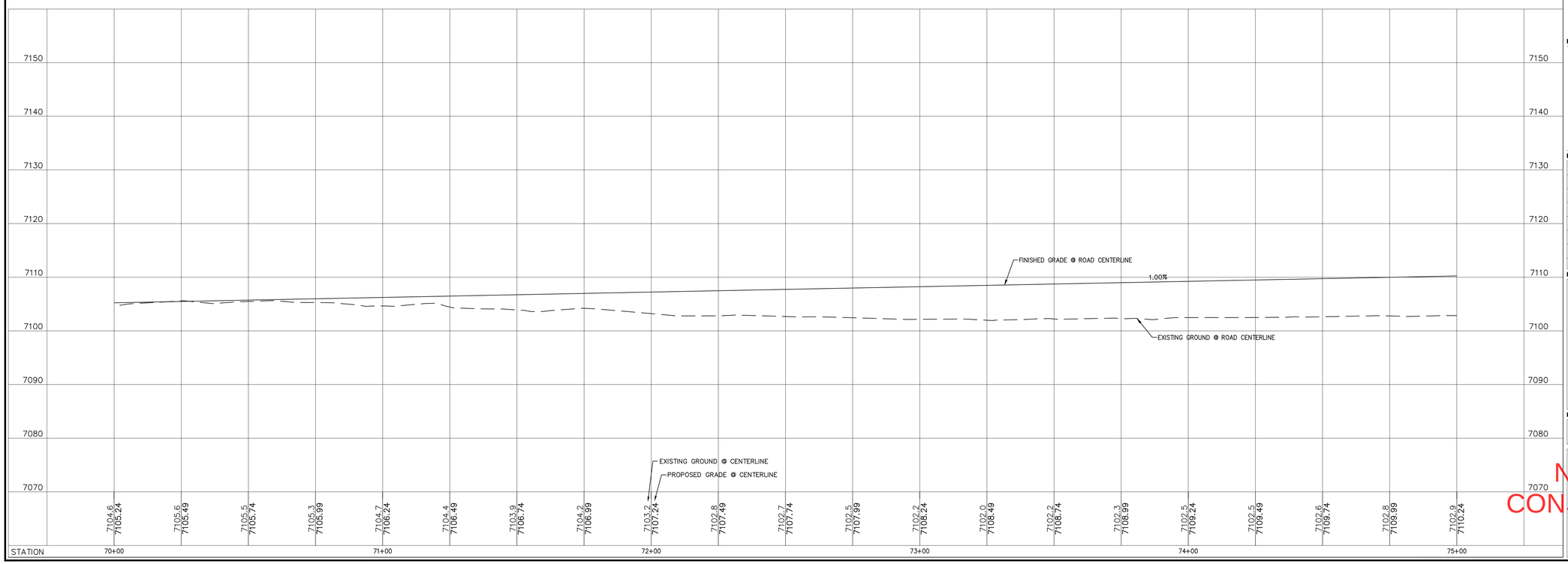
DRAWN	CHECKED	PROJECT #
MEC		23192

DATE: 3/10/25
HORIZONTAL SCALE: 1" = 20'
VERTICAL SCALE: 1" = 10'
SHEET: C317

NOT FOR CONSTRUCTION

ENGINEER'S STAMP
PROFESSIONAL ENGINEER
NO. 7211757
MARK E. CARLTON
08/22/2025
STATE OF UTAH





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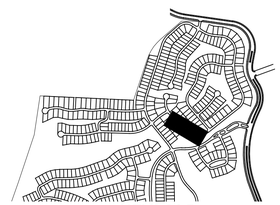
801.553.8112
www.wildingengineering.com

DRAWING NOTES:



KEYMAP

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PLOT DATE: Aug 22, 2025

PULTE GROUP

NO.	REVISION	DATE
2	HEBER CITY COMMENT	8/21/25
1	HEBER CITY COMMENT	6/12/25

PROJECT INFORMATION

DEL WEBB JORDANELLE RIDGE PRELIMINARY

DISCOVERY WAY
STATION 70+00 - 75+00

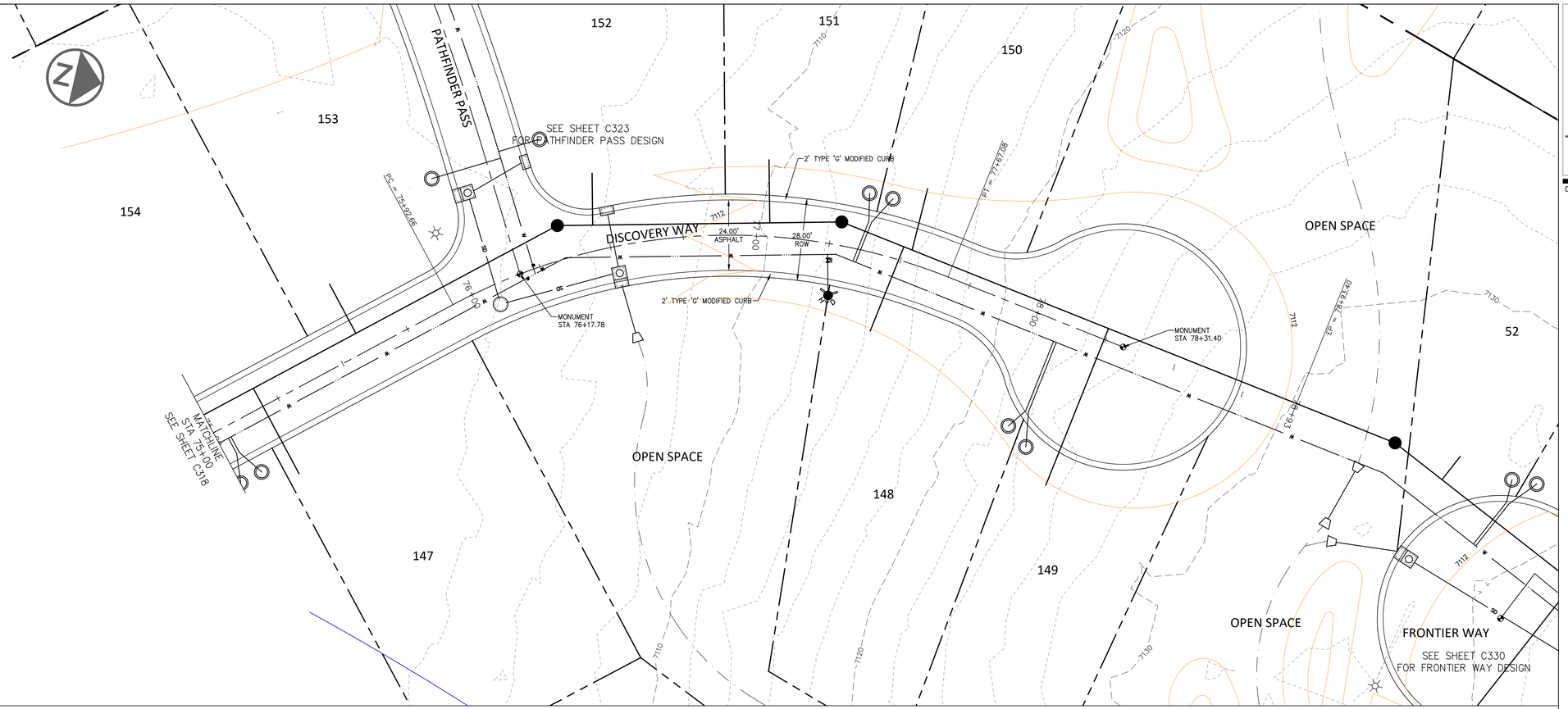
HEBER CITY, UTAH

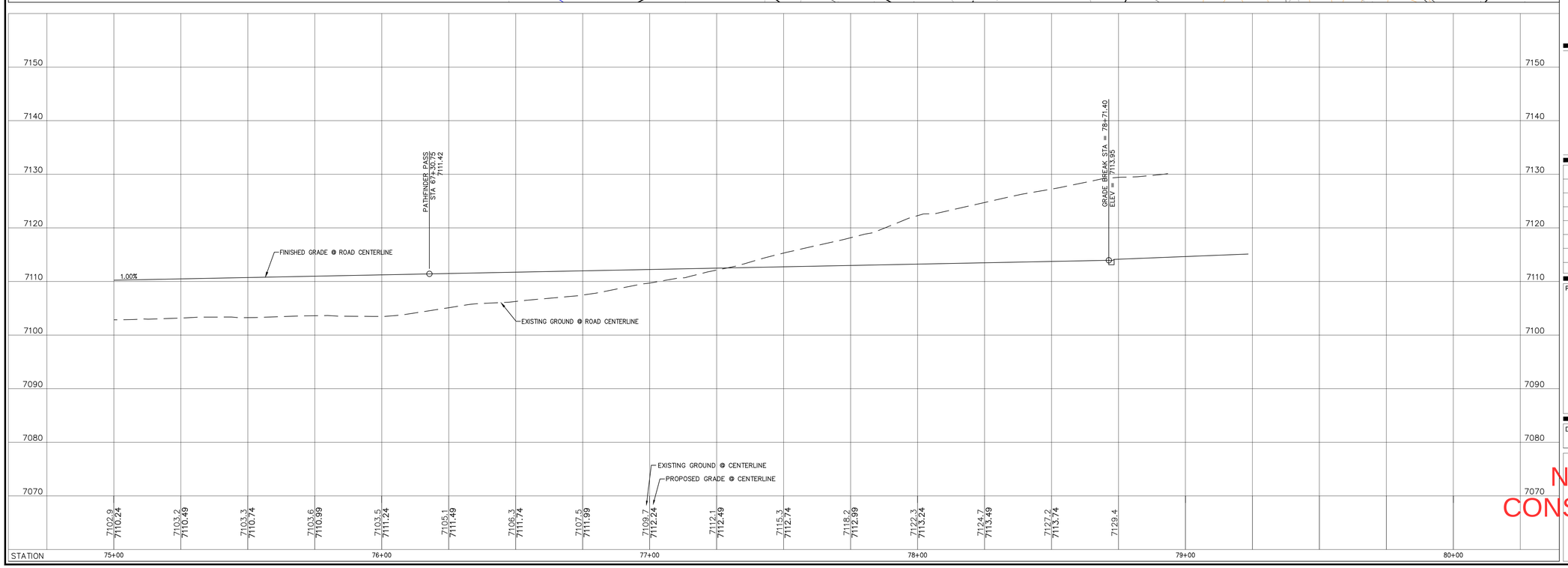
DRAWN	CHECKED	PROJECT #
MEC		23192

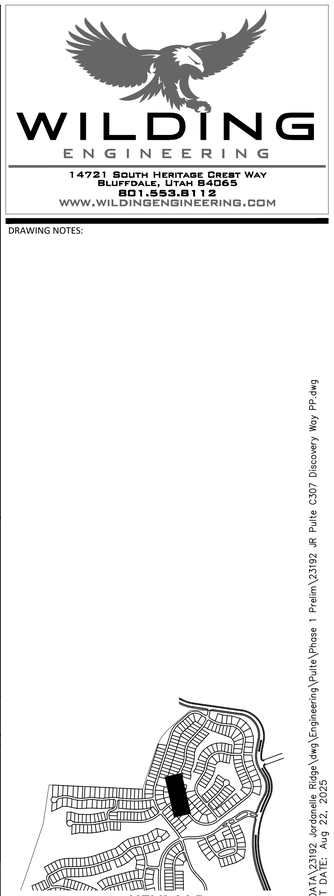
NOT FOR CONSTRUCTION

ENGINEER'S STAMP
PROFESSIONAL ENGINEER
No. 12175
MIKE F. CARLTON
08/22/2025
STATE OF UTAH

DATE 3/10/25
HORIZONTAL SCALE 1" = 20'
VERTICAL SCALE 1" = 10'
SHEET C318







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Bluffdale, Utah 84065
801.553.8112
www.wildingengineering.com

DRAWING NOTES:

PULTE GROUP

NO.	REVISION	DATE
2	HEBER CITY COMMENT	8/21/25
1	HEBER CITY COMMENT	6/12/25

PROJECT INFORMATION

DEL WEBB JORDANELLE RIDGE
PRELIMINARY

DISCOVERY WAY
STATION 75+00 - END

HEBER CITY, UTAH

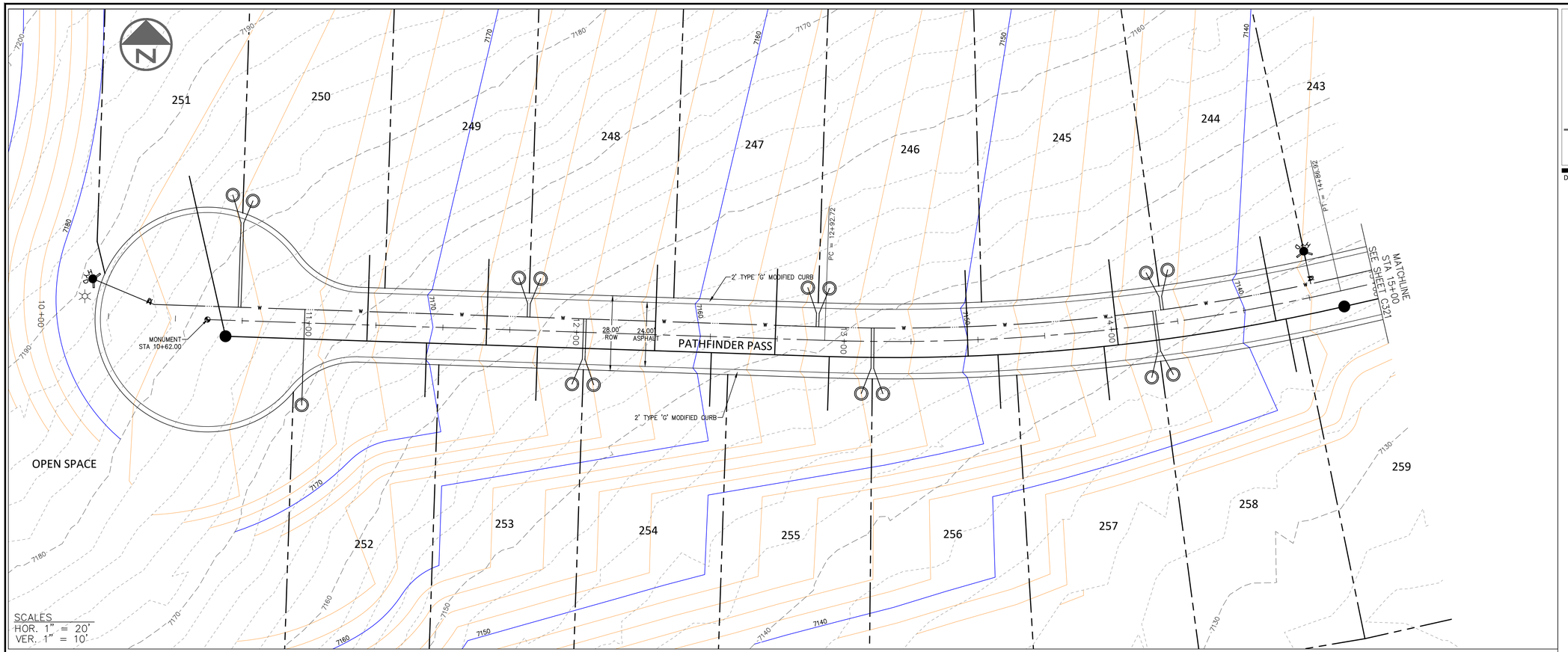
DRAWN	CHECKED	PROJECT #
MEC		23192

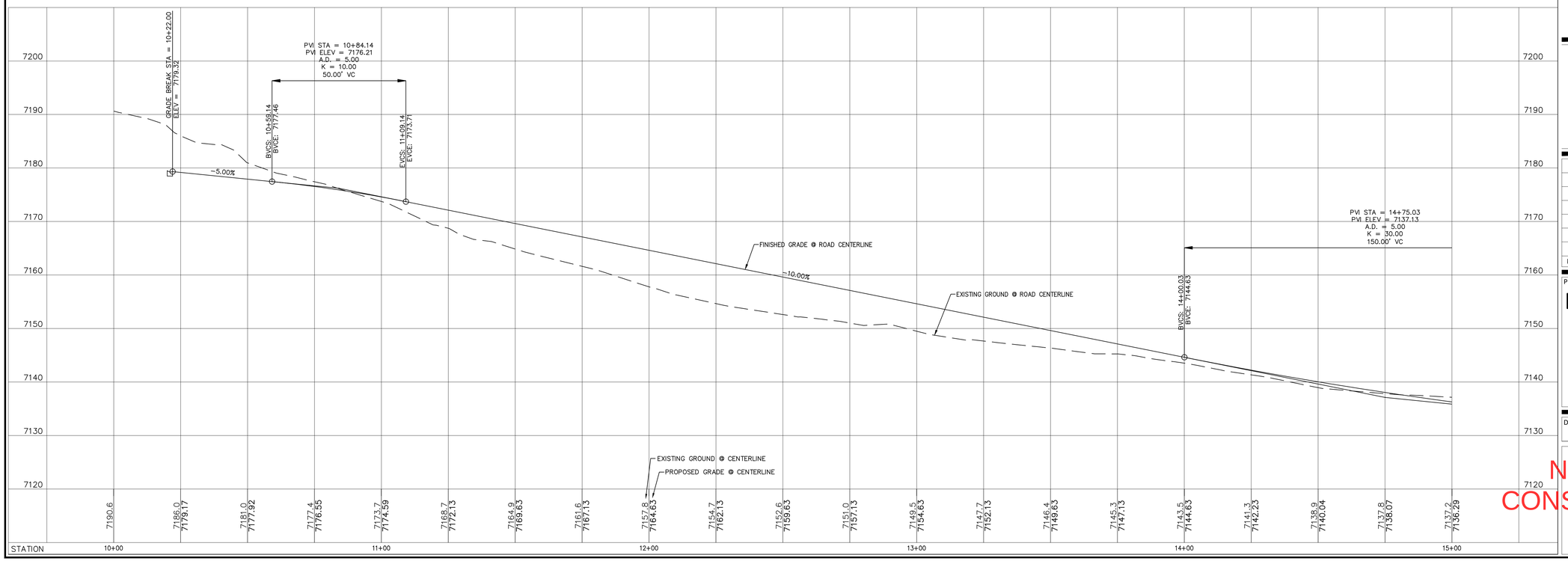
DATE 3/10/25
HORIZONTAL SCALE 1" = 20'
VERTICAL SCALE 1" = 10'
SHEET C319

NOT FOR CONSTRUCTION

ENGINEER'S STAMP
PROFESSIONAL ENGINEER
NO. 12175877
MIKE F. CARLTON
08/22/2025
STATE OF UTAH

G:\DATA\23192 Jordanelle Ridge\dwg\Engineering\Pulte\Phase 1 Prelim\23192 JR Pulte C307 Discovery Way PP.dwg
PLOT DATE: Aug 22, 2025





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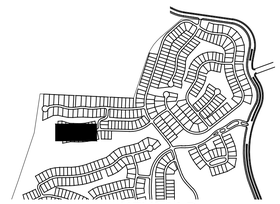
801.553.8112
www.wildingengineering.com

DRAWING NOTES:



KEYMAP

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PLOT DATE: Aug 22, 2025

PULTE GROUP

NO.	REVISION	DATE
2	HEBER CITY COMMENT	8/21/25
1	HEBER CITY COMMENT	6/12/25

PROJECT INFORMATION

DEL WEBB JORDANELLE RIDGE PRELIMINARY

PATHFINDER PASS
STATION 10+00 - 15+00

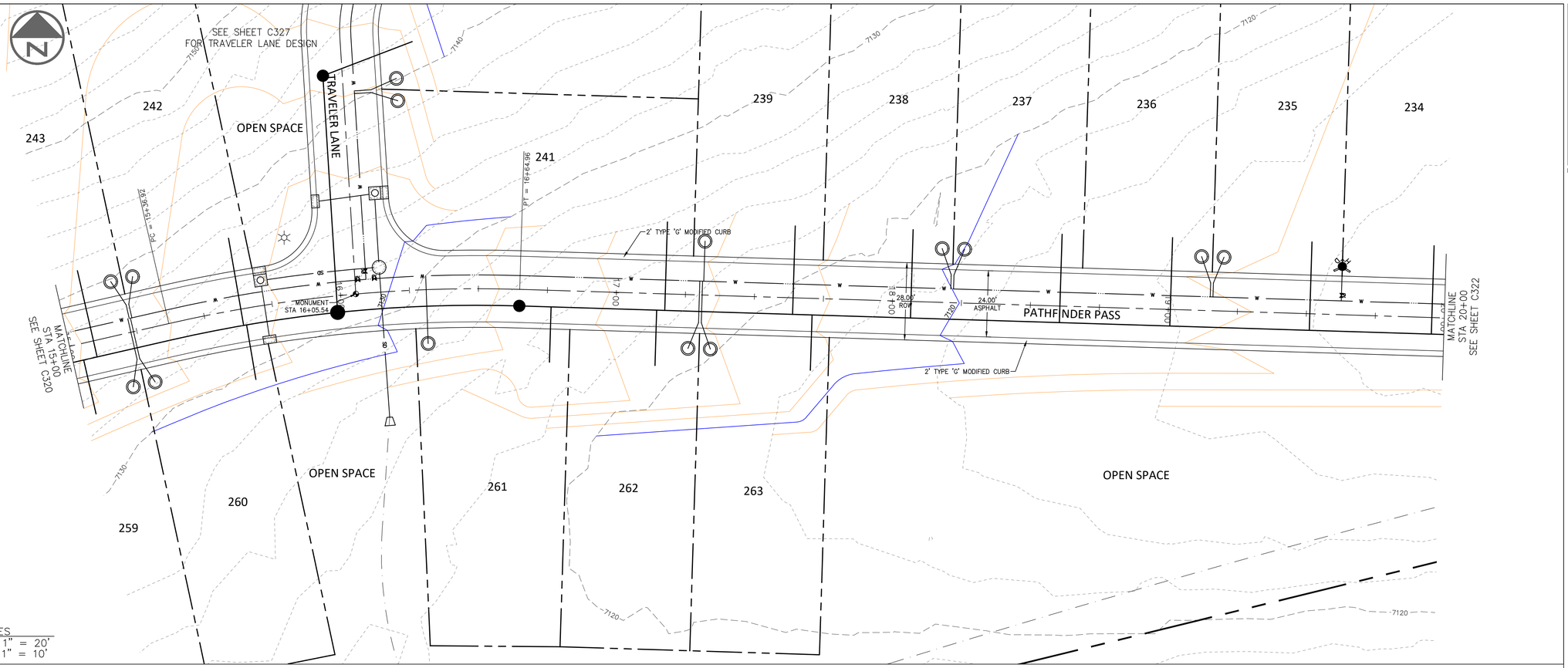
HEBER CITY, UTAH

DRAWN	CHECKED	PROJECT #
MEC		23192

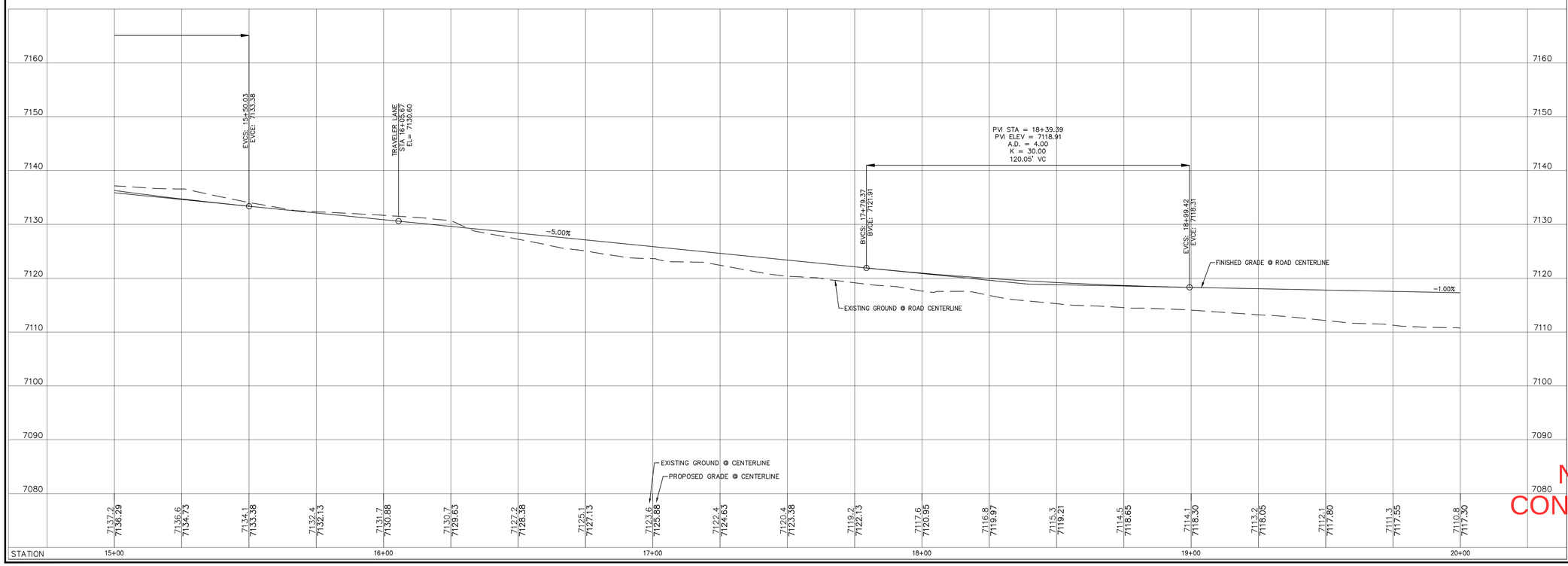
NOT FOR CONSTRUCTION

ENGINEER'S STAMP
PROFESSIONAL ENGINEER
No. 12175
MIKE F. CARLTON
08/22/2025
STATE OF UTAH

DATE 3/10/25
HORIZONTAL SCALE 1" = 20'
VERTICAL SCALE 1" = 10'
SHEET C320

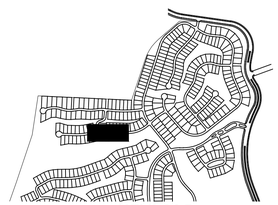


SCALES
HOR. 1" = 20'
VER. 1" = 10'



WILDING
ENGINEERING
14721 South Heritage Crest Way
Bluffdale, Utah 84065
801.553.8112
www.wildingengineering.com

DRAWING NOTES:



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PLOT DATE: Aug 22, 2025

PULTE GROUP

NO.	REVISION	DATE
2	HEBER CITY COMMENT	8/21/25
1	HEBER CITY COMMENT	6/12/25

PROJECT INFORMATION

DEL WEBB JORDANELLE RIDGE
PRELIMINARY

PATHFINDER PASS
STATION 15+00 - 20+00

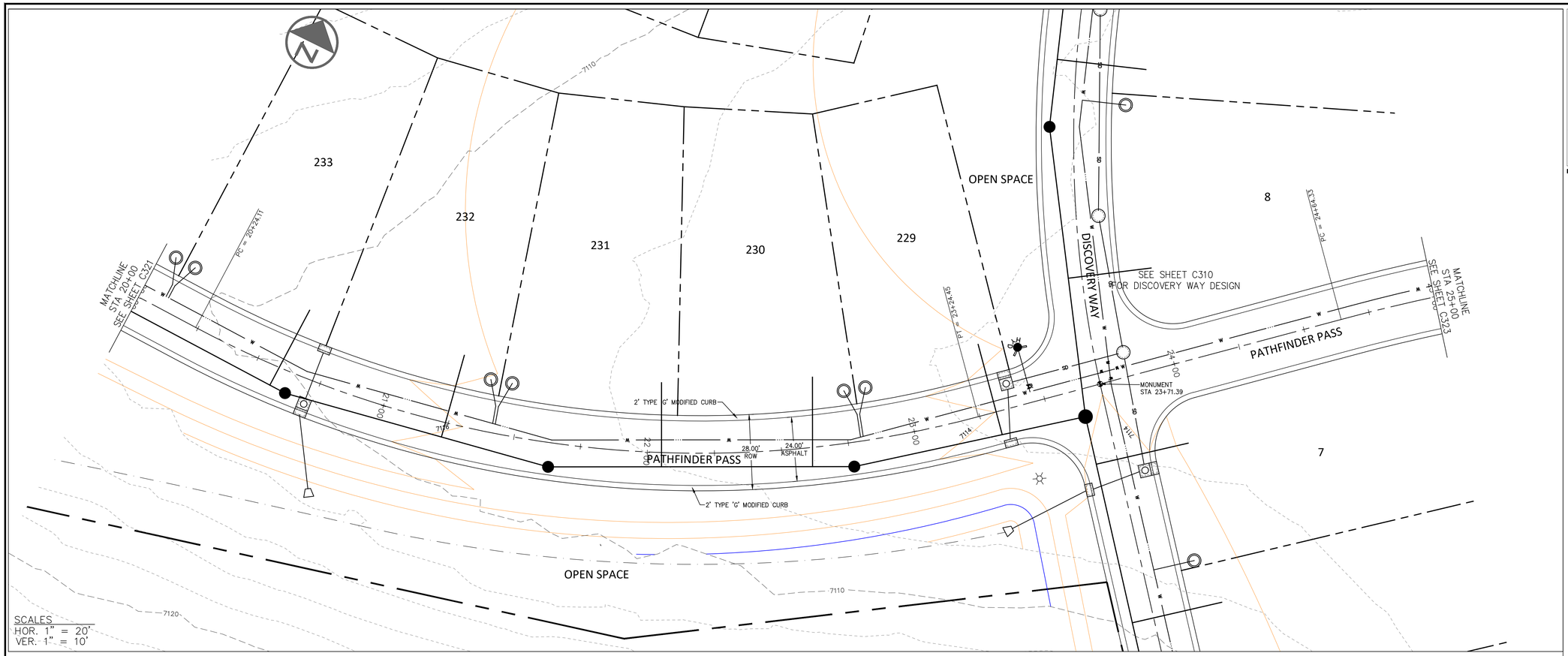
HEBER CITY, UTAH

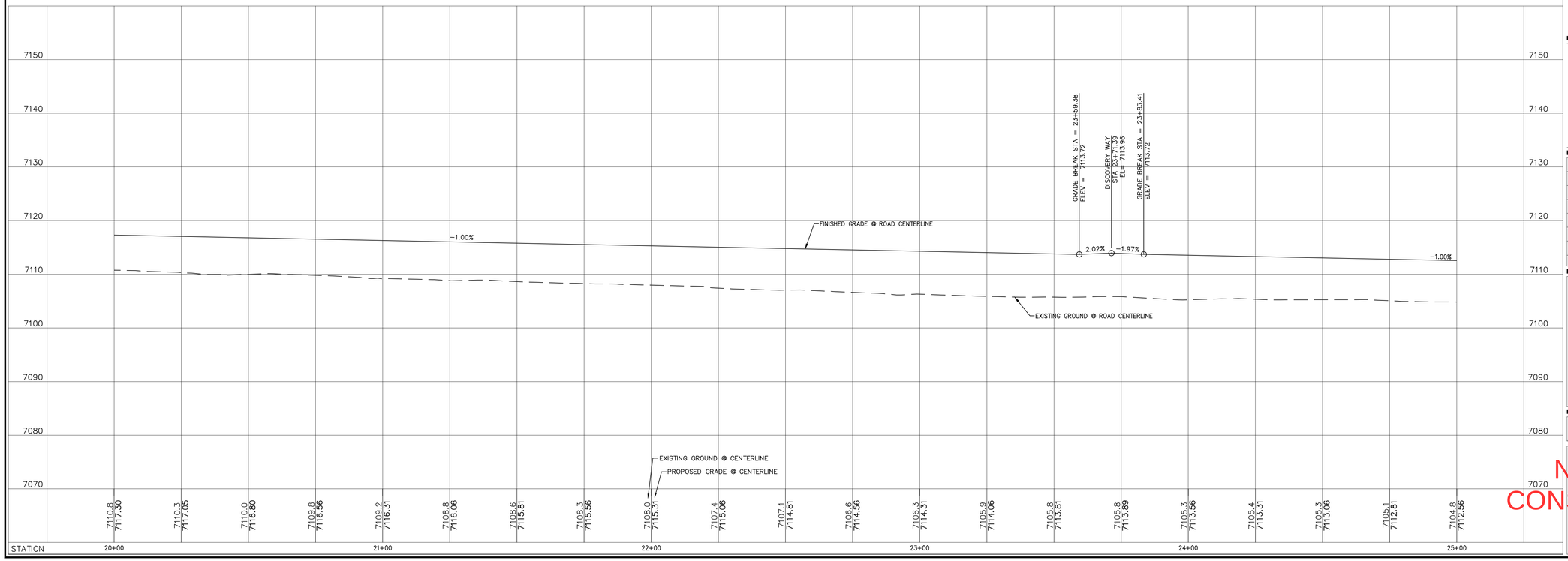
DRAWN	CHECKED	PROJECT #
MEC		23192

NOT FOR CONSTRUCTION

ENGINEER'S STAMP
No. 12175
MIKE J. CARLTON
08/22/2025
STATE OF UTAH

DATE 3/10/25
HORIZONTAL SCALE 1" = 20'
VERTICAL SCALE 1" = 10'
SHEET C321





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ENGINEERING
14721 South Heritage Crest Way
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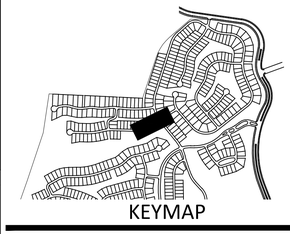
801.553.8112
www.wildingengineering.com

DRAWING NOTES:



G:\DATA\23192 Jordanelle Ridge\dwg\Engineering\Pulte\Phase 1 Prelim\23192 JR Pulte C320 Pathfinder Pass PP.dwg
PLOT DATE: Aug 22, 2025

PULTE GROUP

NO.	REVISION	DATE
2	HEBER CITY COMMENT	8/21/25
1	HEBER CITY COMMENT	6/12/25

PROJECT INFORMATION

DEL WEBB JORDANELLE RIDGE PRELIMINARY

PATHFINDER PASS
STATION 20+00 - 25+00

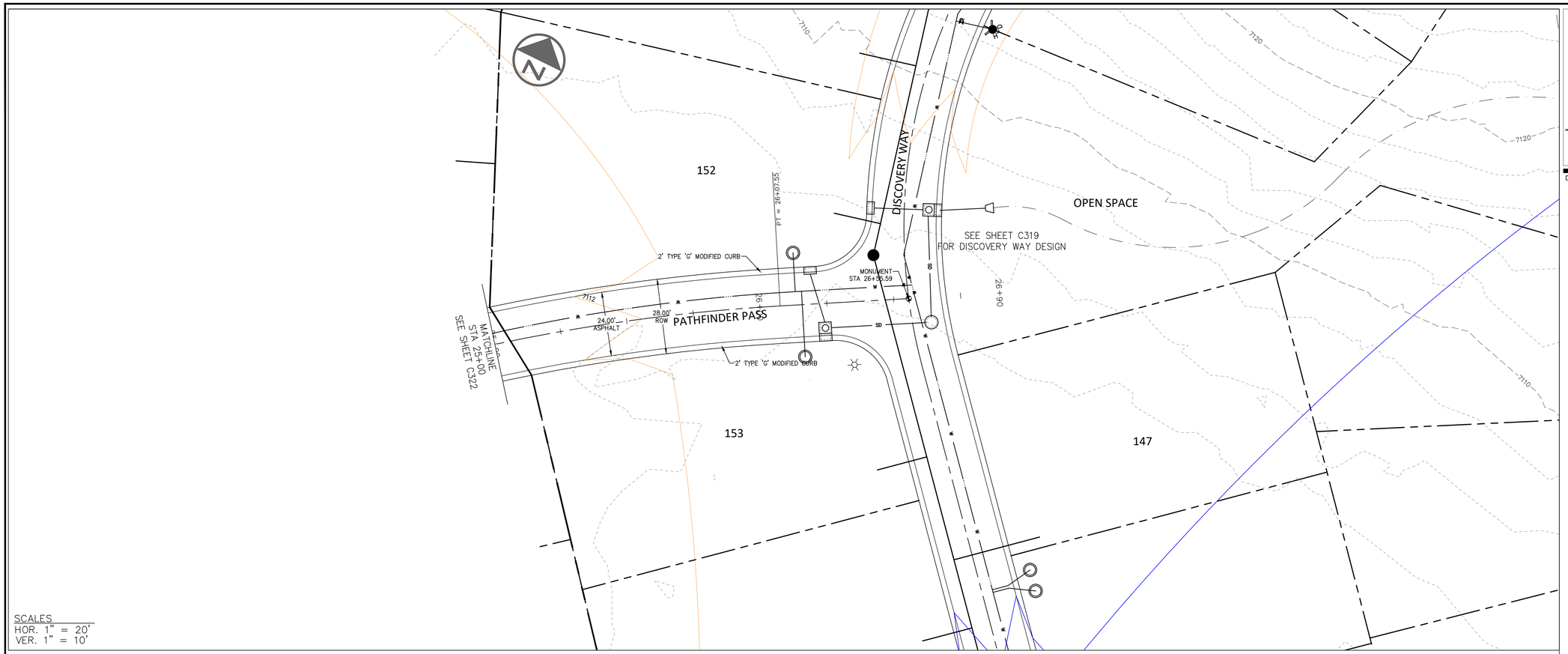
HEBER CITY, UTAH

DRAWN	CHECKED	PROJECT #
MEC		23192

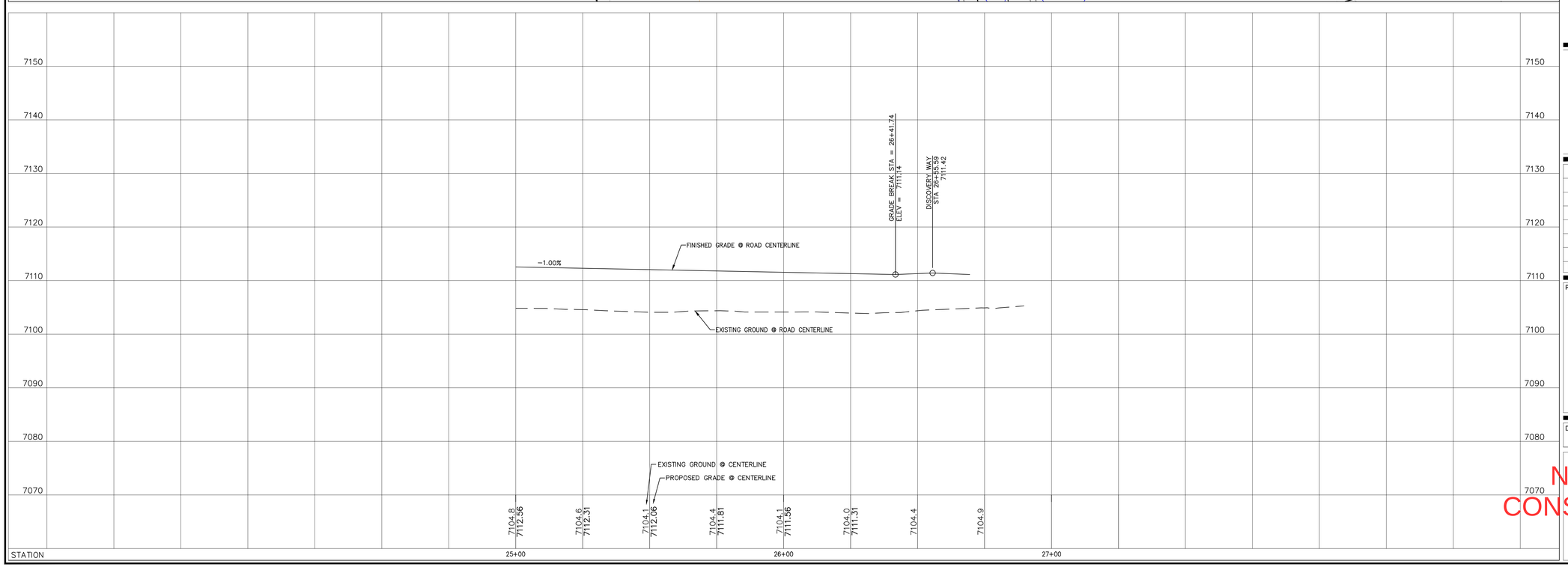
NOT FOR CONSTRUCTION

ENGINEER'S STAMP
No. 7117577
MIKLE CARLTON
08/22/2025
PROFESSIONAL ENGINEER
STATE OF UTAH

DATE 3/10/25
HORIZONTAL SCALE 1" = 20'
VERTICAL SCALE 1" = 10'
SHEET C322



SCALES
HOR. 1" = 20'
VER. 1" = 10'



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801.553.8112
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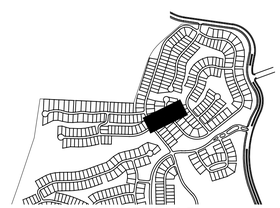
DRAWING NOTES:



KEYMAP

G:\DATA\23192 Jordanelle Ridge\dwg\Engineering\Pulte\Phase 1 Prelim\23192 JR Pulte C320 Pathfinder Pass PP.dwg
PLOT DATE: Aug 22, 2025

PULTE GROUP

NO.	REVISION	DATE
2	HEBER CITY COMMENT	8/21/25
1	HEBER CITY COMMENT	6/12/25

PROJECT INFORMATION

DEL WEBB JORDANELLE RIDGE
PRELIMINARY

PATHFINDER PASS
STATION 25+00 - END

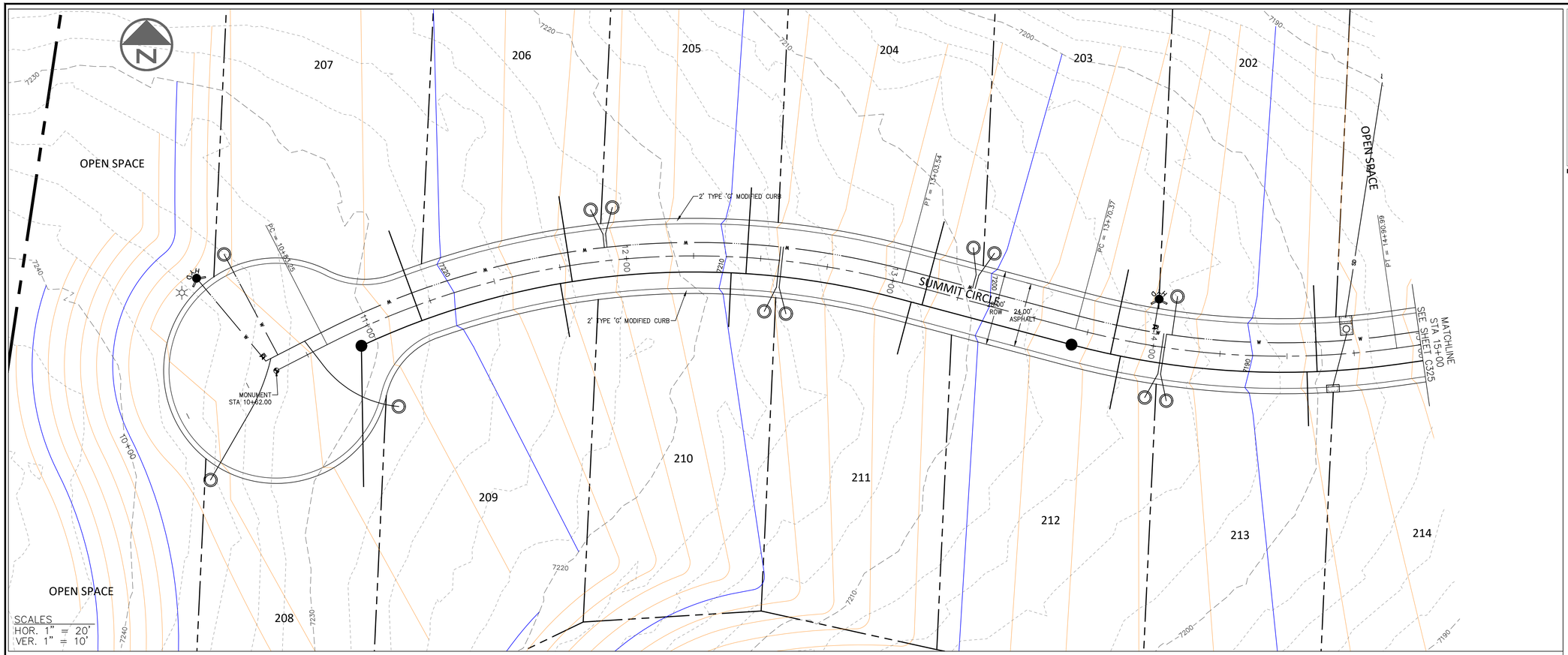
HEBER CITY, UTAH

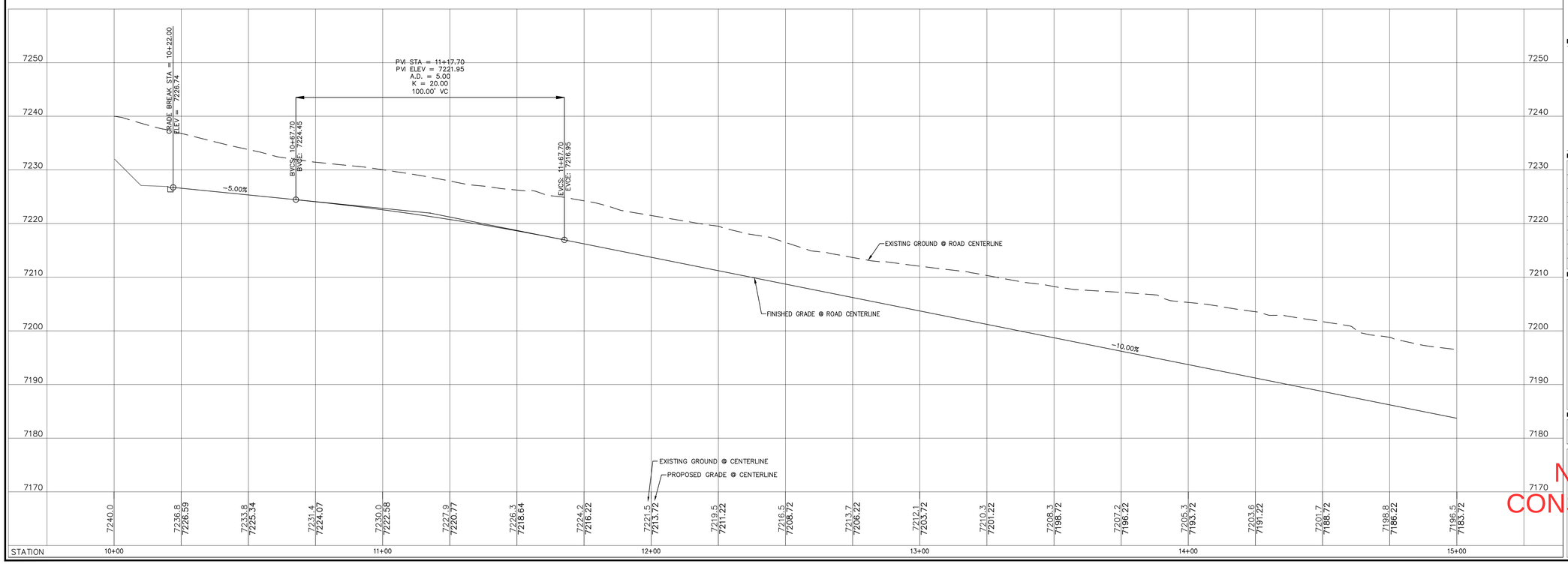
DRAWN	CHECKED	PROJECT #
MEC		23192

NOT FOR CONSTRUCTION

ENGINEER'S STAMP
No. 12175
MIKE J. CARLTON
08/22/2025
STATE OF UTAH

DATE 3/10/25
HORIZONTAL SCALE 1" = 20'
VERTICAL SCALE 1" = 10'
SHEET C323





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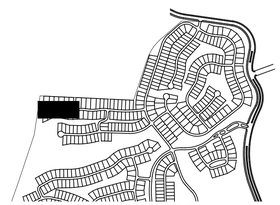
DRAWING NOTES:



KEYMAP

G:\DATA\23192 Jordanelle Ridge\dwg\Engineering\Pulte\Phase 1 Prelim\23192 JR Pulte C324 Summit Circle PP.dwg
PLOT DATE: Aug 22, 2025

PULTE GROUP

NO.	REVISION	DATE
2	HEBER CITY COMMENT	8/21/25
1	HEBER CITY COMMENT	6/12/25

PROJECT INFORMATION

DEL WEBB JORDANELLE RIDGE
PRELIMINARY

SUMMIT CIRCLE
STATION 10+00 - 15+00

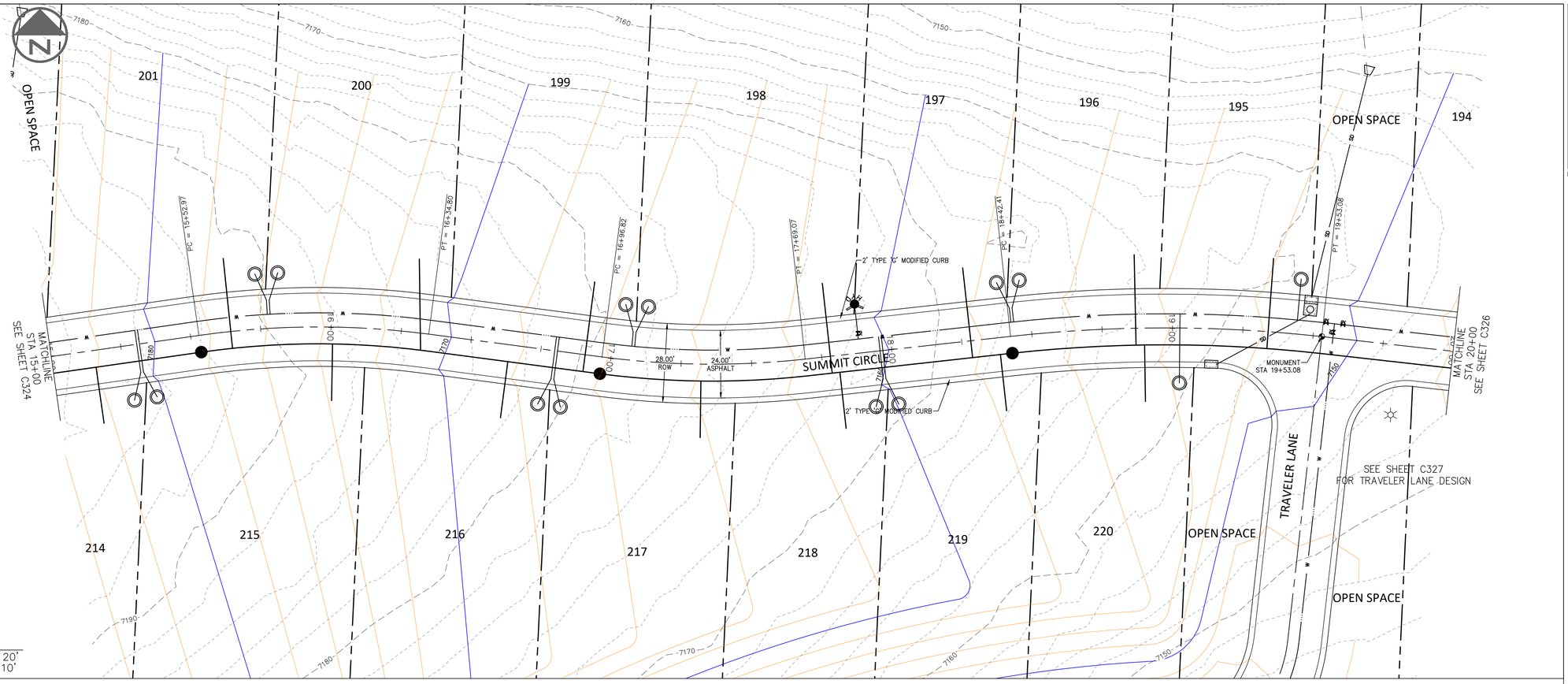
HEBER CITY, UTAH

DRAWN	CHECKED	PROJECT #
MEC		23192

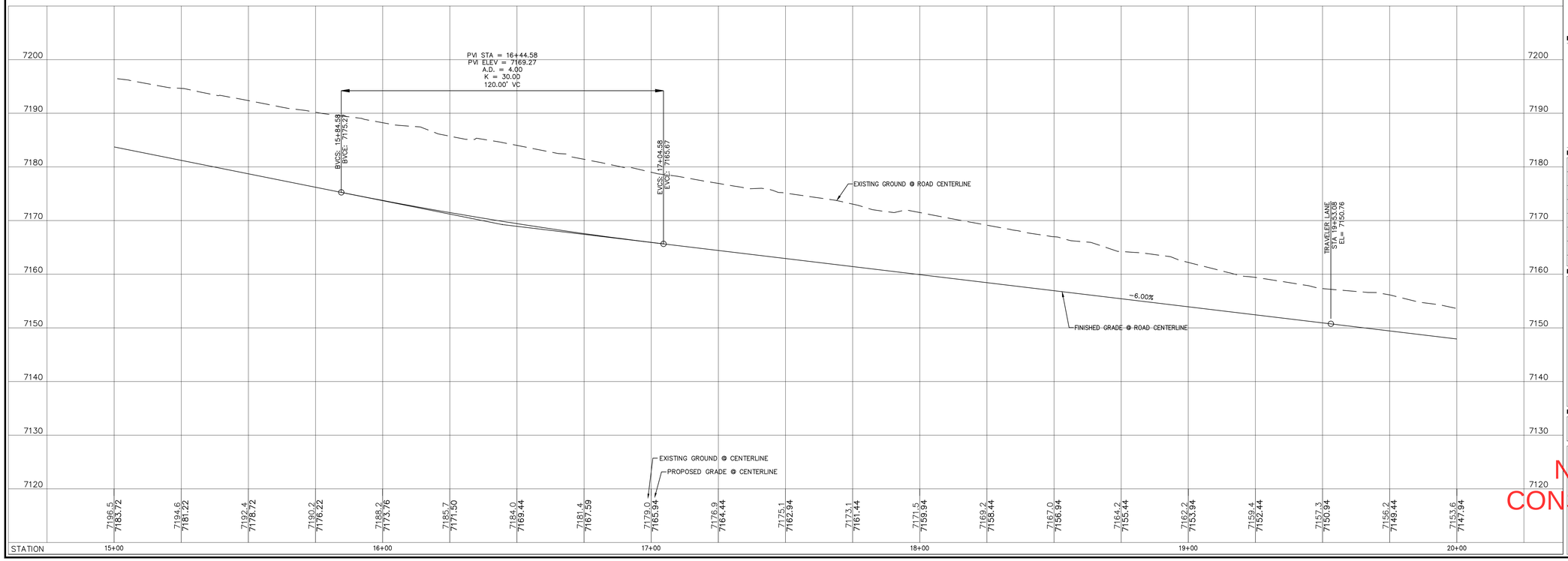
NOT FOR CONSTRUCTION

ENGINEER'S STAMP
No. 12175
MIKE J. CARLTON
08/22/2025
STATE OF UTAH

DATE 3/10/25
HORIZONTAL SCALE 1" = 20'
VERTICAL SCALE 1" = 10'
SHEET C324



SCALES
HOR. 1" = 20'
VER. 1" = 10'



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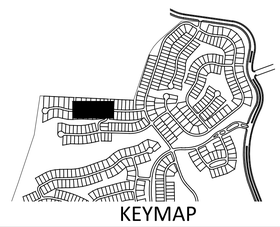
DRAWING NOTES:



G:\DATA\23192 Jordanelle Ridge\dwg\Engineering\Pulte\Phase 1 Prelim\23192 JR Pulte C324 Summit Circle PP.dwg
PLOT DATE: Aug 22, 2025

PULTE GROUP

NO.	REVISION	DATE
2	HEBER CITY COMMENT	8/21/25
1	HEBER CITY COMMENT	6/12/25

PROJECT INFORMATION

DEL WEBB JORDANELLE RIDGE PRELIMINARY

SUMMIT CIRCLE
STATION 15+00 - 20+00

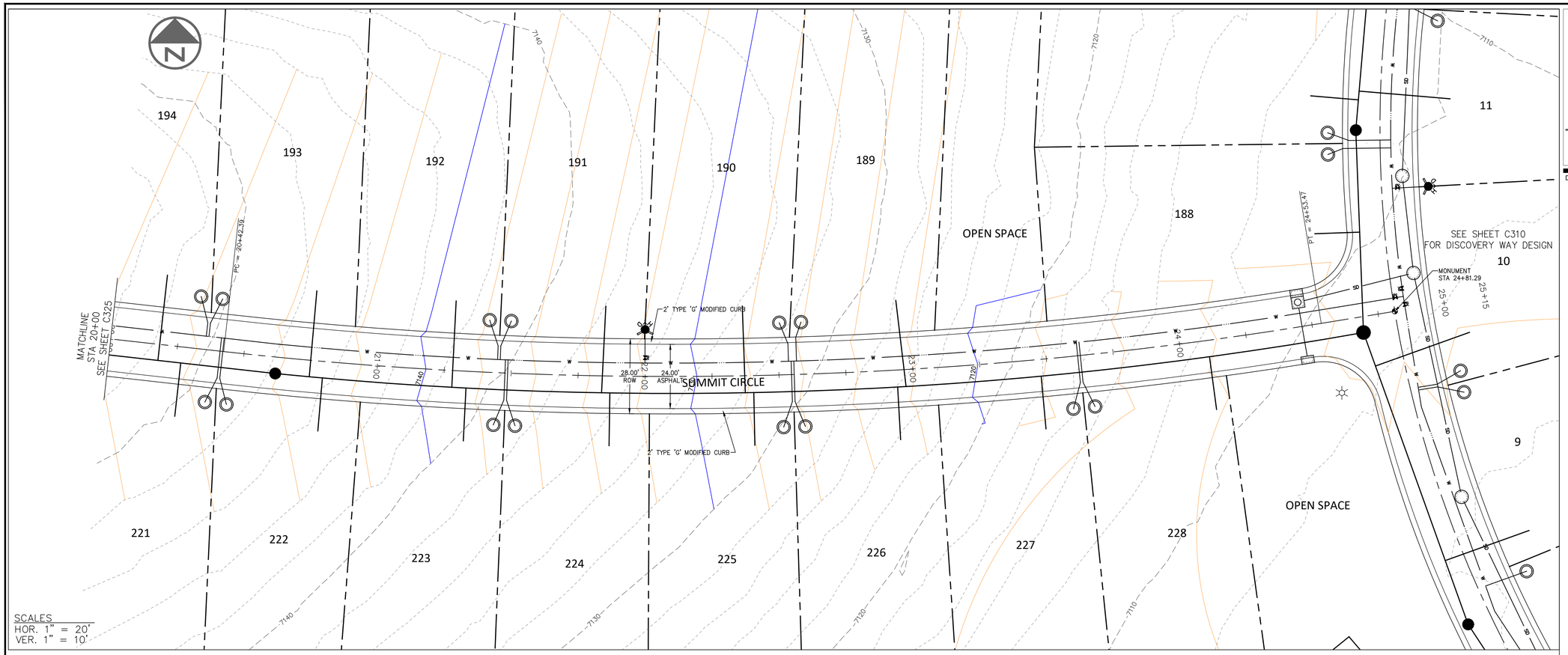
HEBER CITY, UTAH

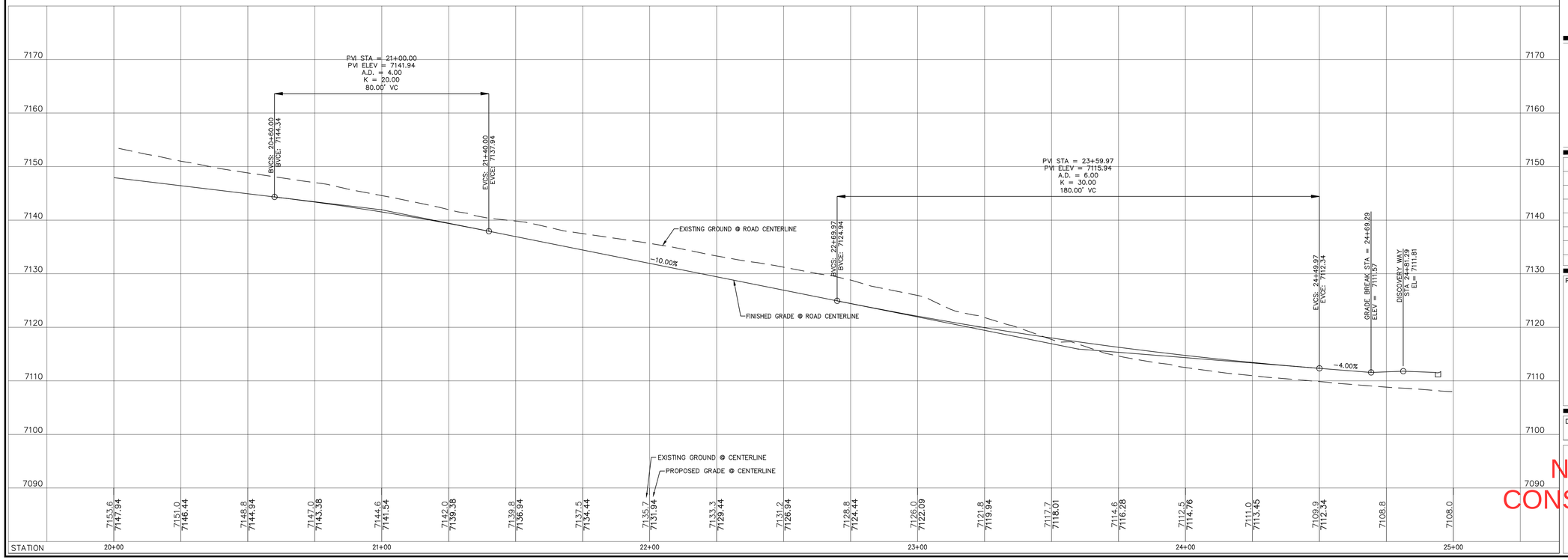
DRAWN	CHECKED	PROJECT #
MEC		23192

NOT FOR CONSTRUCTION

ENGINEER'S STAMP
PROFESSIONAL ENGINEER
No. 7811757
MARK E. CARLTON
08/22/2025
STATE OF UTAH

DATE 3/10/25
HORIZONTAL SCALE 1" = 20'
VERTICAL SCALE 1" = 10'
SHEET C325





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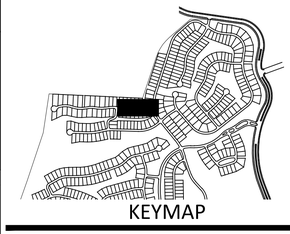
DRAWING NOTES:



G:\DATA\23192 Jordanelle Ridge\dwg\Engineering\Pulte\Phase 1 Prelim\23192 JR Pulte C324 Summit Circle PP.dwg
PLOT DATE: Aug 22, 2025

PULTE GROUP

NO.	REVISION	DATE
2	HEBER CITY COMMENT	8/21/25
1	HEBER CITY COMMENT	6/12/25

PROJECT INFORMATION

DEL WEBB JORDANELLE RIDGE PRELIMINARY

SUMMIT CIRCLE
STATION 20+00 - END

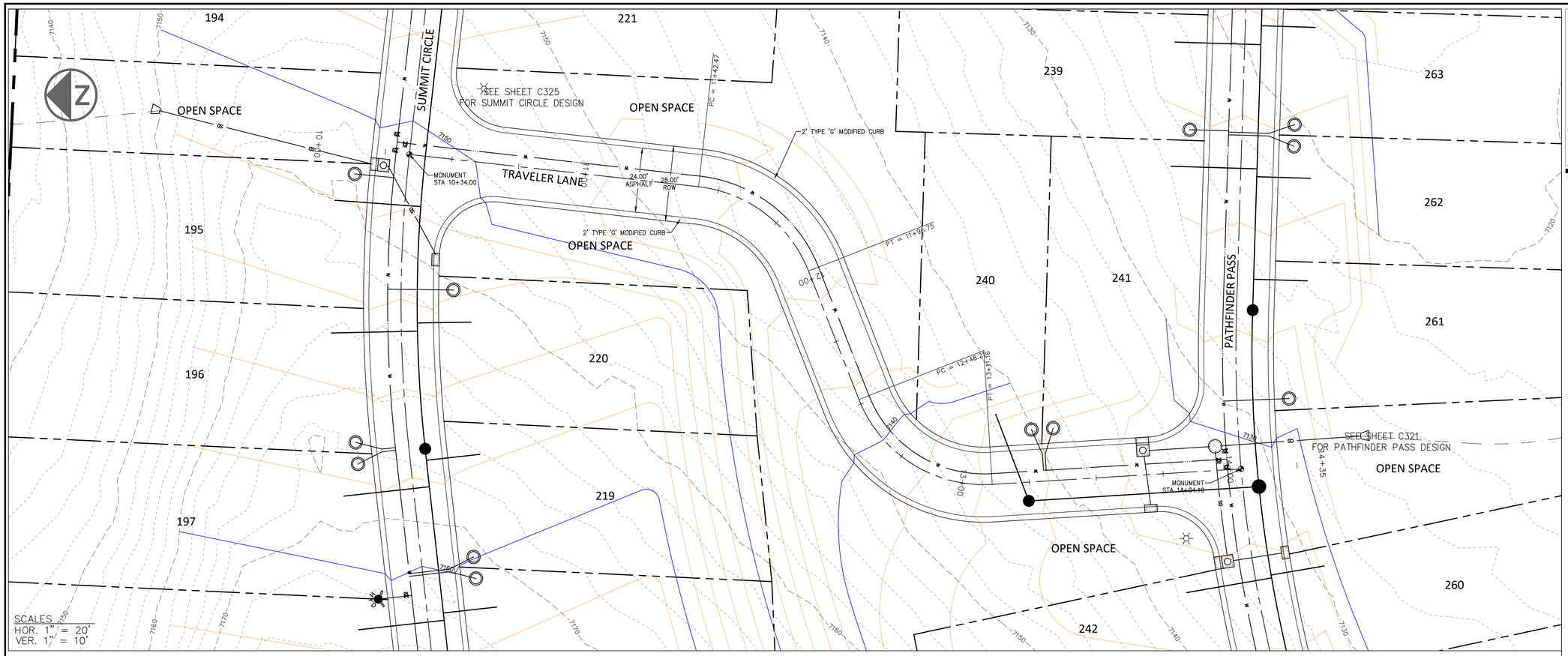
HEBER CITY, UTAH

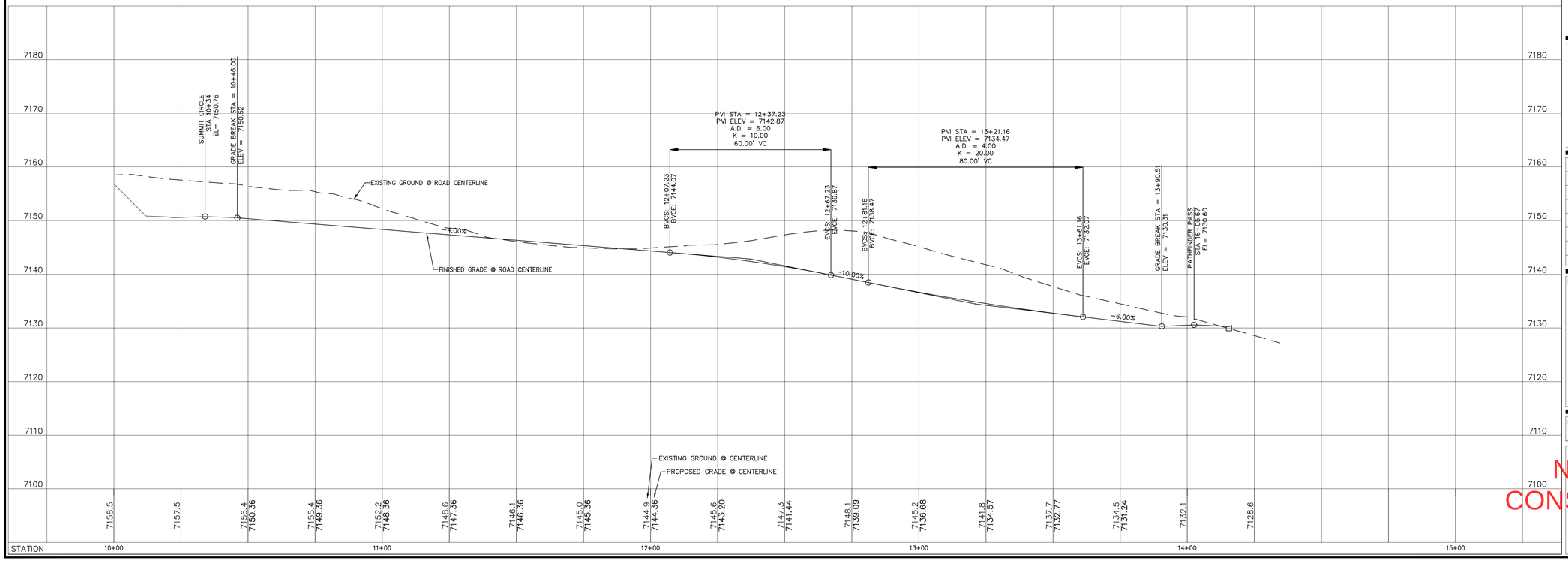
DRAWN	CHECKED	PROJECT #
MEC		23192

NOT FOR CONSTRUCTION

ENGINEER'S STAMP
NO. 7817757
MARK E. CARLTON
08/22/2025
PROFESSIONAL ENGINEER
STATE OF UTAH

DATE 3/10/25
HORIZONTAL SCALE 1" = 20'
VERTICAL SCALE 1" = 10'
SHEET C326





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Bluffdale, Utah 84065
801.553.8112
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DRAWING NOTES:

KEYMAP

PULTE GROUP

NO.	REVISION	DATE
2	HEBER CITY COMMENT	8/21/25
1	HEBER CITY COMMENT	6/12/25

PROJECT INFORMATION

DEL WEBB JORDANELLE RIDGE PRELIMINARY

TRAVELER LANE

HEBER CITY, UTAH

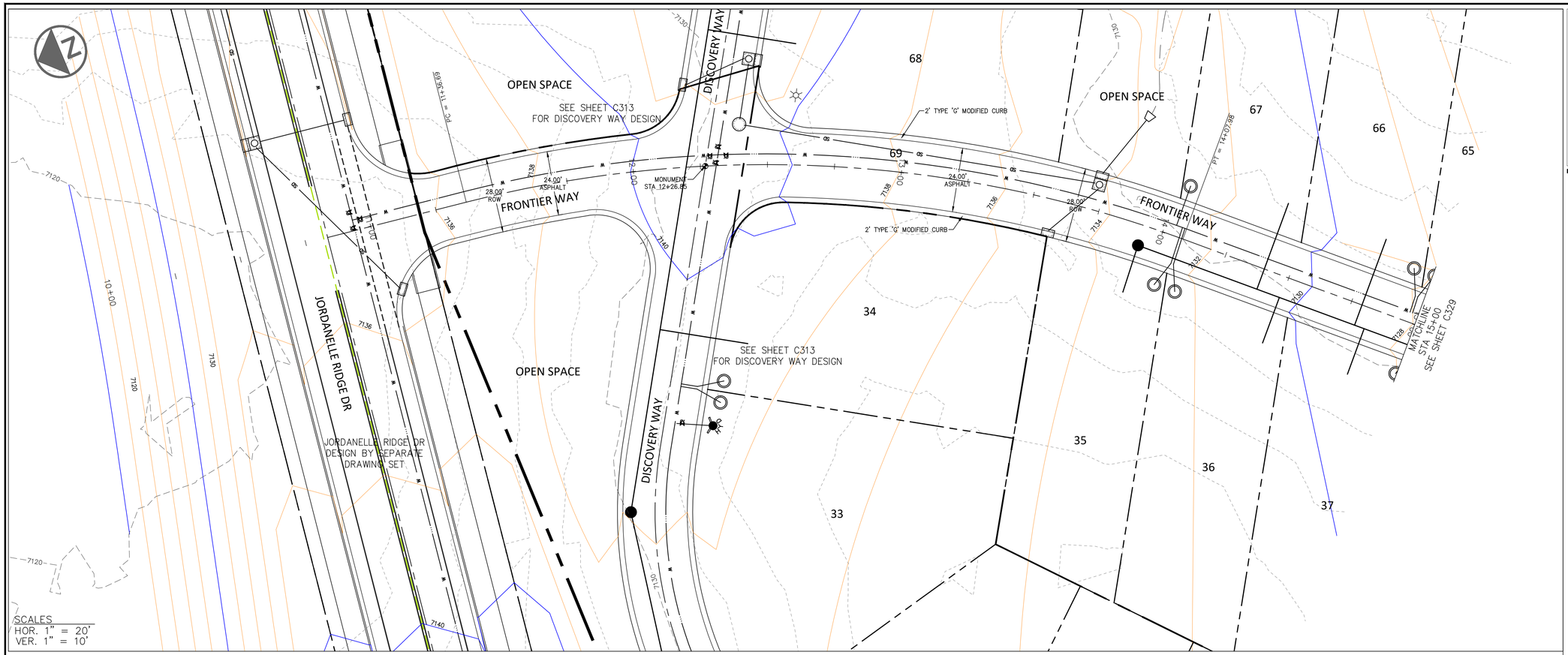
DRAWN	CHECKED	PROJECT #
MEC		23192

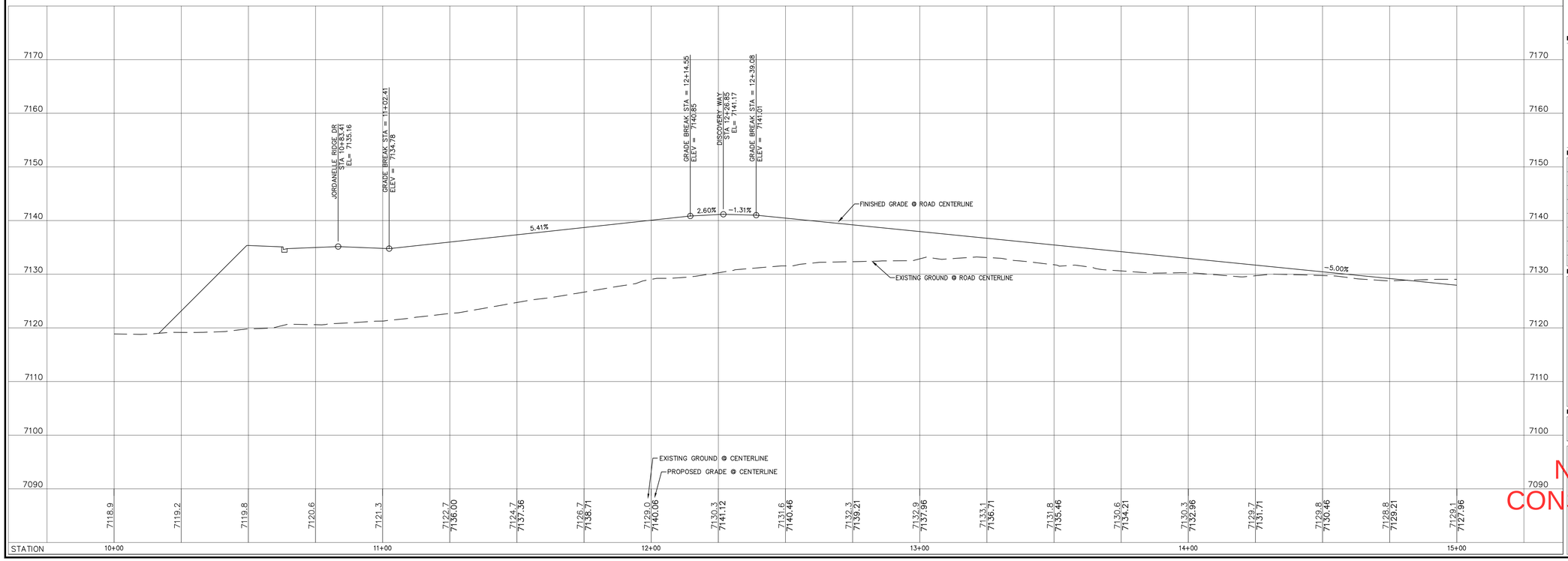
DATE 3/10/25
HORIZONTAL SCALE 1" = 20'
VERTICAL SCALE 1" = 10'
SHEET C327

NOT FOR CONSTRUCTION

ENGINEER'S STAMP

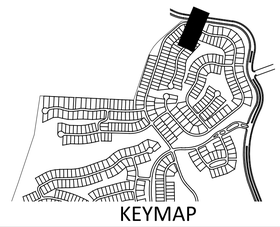
G:\DATA\23192 Jordanelle Ridge\Dwg\Engineering\Pulte\Phase 1 Prelim\23192 JR Pulte C327 Traveler Lane PP.dwg
PLOT DATE: Aug 22, 2025





WILDING
ENGINEERING
14721 South Heritage Crest Way
Bluffdale, Utah 84065
801.553.8112
www.wildingengineering.com

DRAWING NOTES:



G:\DATA\23192 Jordanelle Ridge\dwg\Engineering\Pulte\Phase 1 Prelim\23192 JR Pulte C328 Frontier Way PP.dwg
PLOT DATE: Aug 22, 2025

PULTE GROUP

NO.	REVISION	DATE
2	HEBER CITY COMMENT	8/21/25
1	HEBER CITY COMMENT	6/12/25

PROJECT INFORMATION

DEL WEBB JORDANELLE RIDGE PRELIMINARY

FRONTIER WAY
STATION 10+00 - 15+00

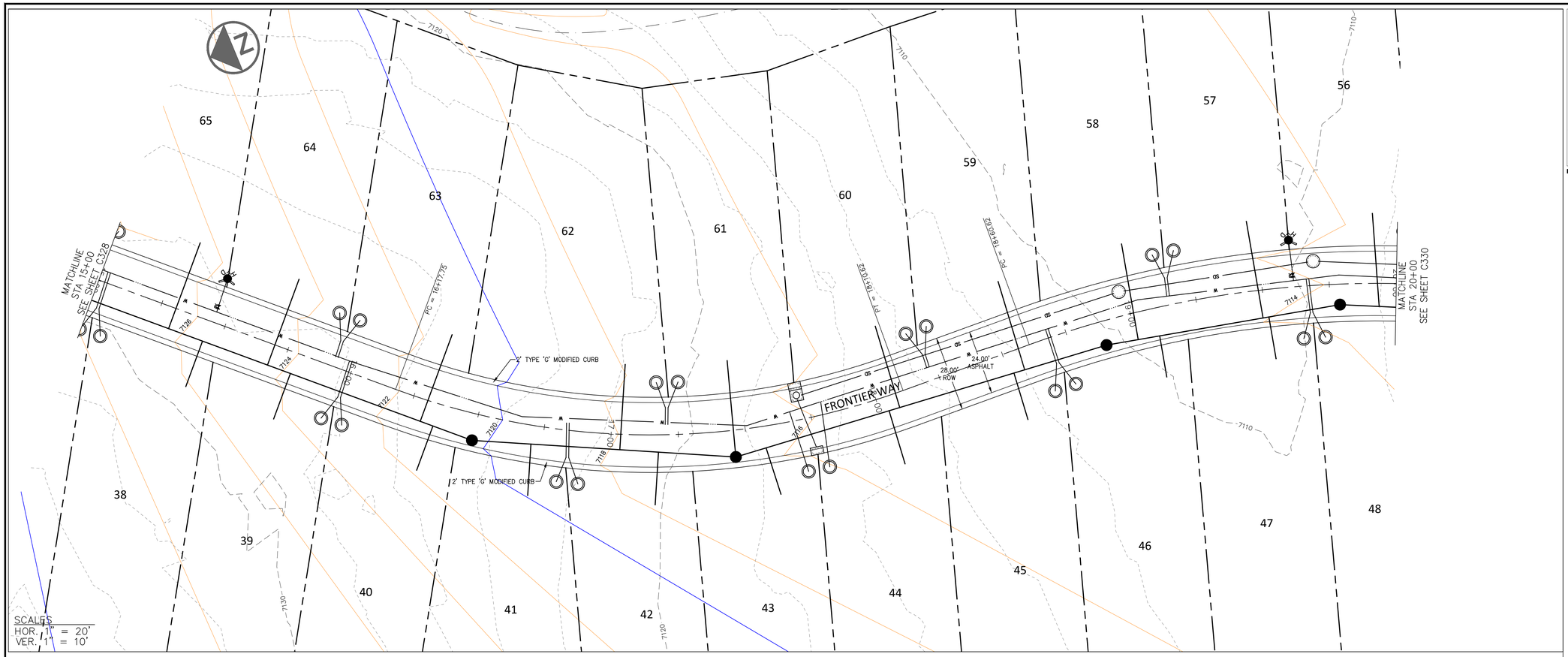
HEBER CITY, UTAH

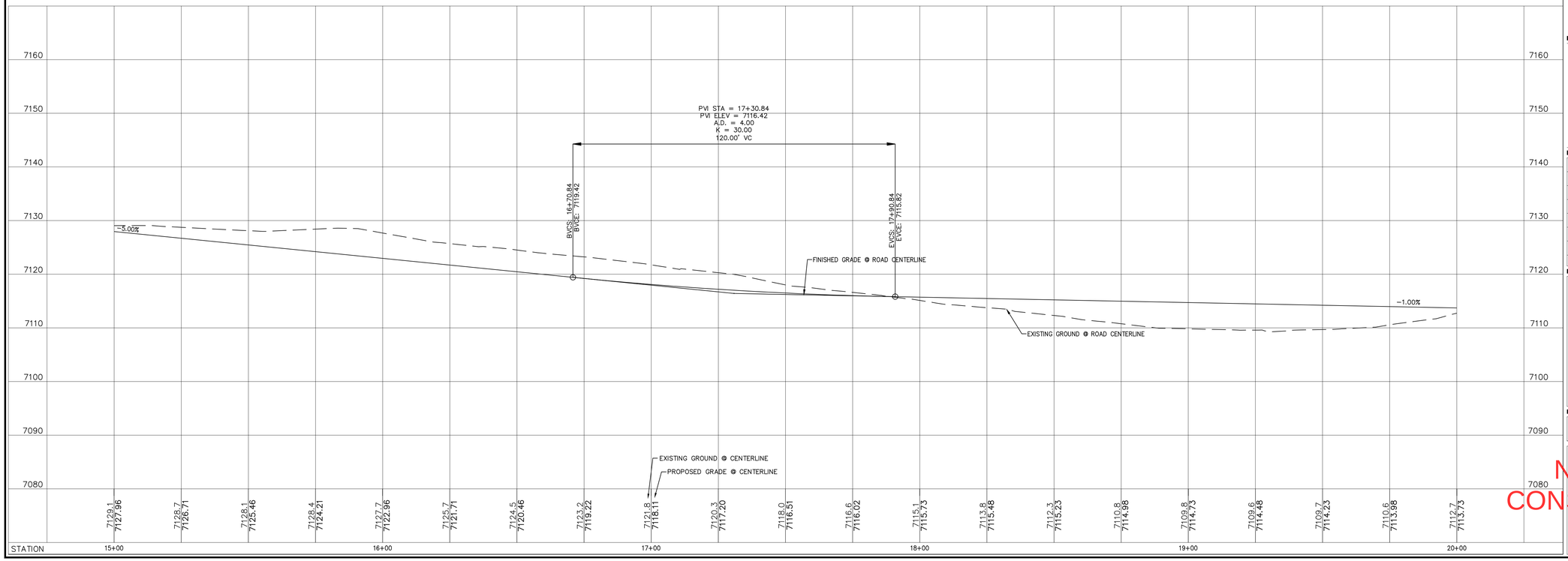
DRAWN	CHECKED	PROJECT #
MEC		23192

NOT FOR CONSTRUCTION

ENGINEER'S STAMP
PROFESSIONAL ENGINEER
NO. 11175
MIKE E. CARLTON
08/22/2025
STATE OF UTAH

DATE 3/10/25
HORIZONTAL SCALE 1" = 20'
VERTICAL SCALE 1" = 10'
SHEET C328





WILDING
ENGINEERING
14721 South Heritage Crest Way
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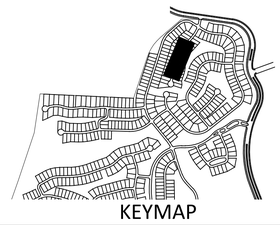
801.553.8112
www.wildingengineering.com

DRAWING NOTES:



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PLOT DATE: Aug 22, 2025

PULTE GROUP

NO.	REVISION	DATE
2	HEBER CITY COMMENT	8/21/25
1	HEBER CITY COMMENT	6/12/25

PROJECT INFORMATION

DEL WEBB JORDANELLE RIDGE PRELIMINARY

FRONTIER WAY
STATION 15+00 - 20+00

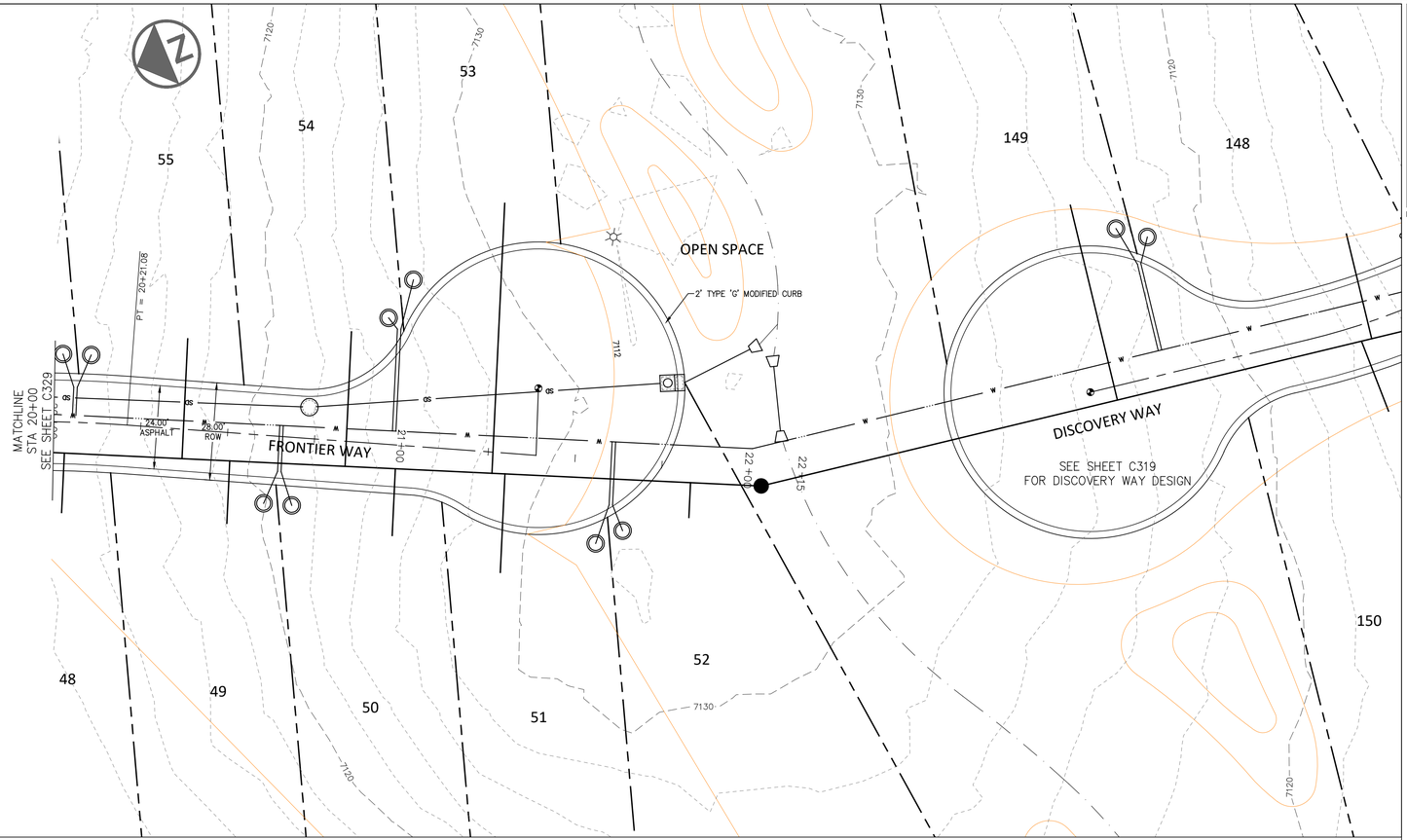
HEBER CITY, UTAH

DRAWN	CHECKED	PROJECT #
MEC		23192

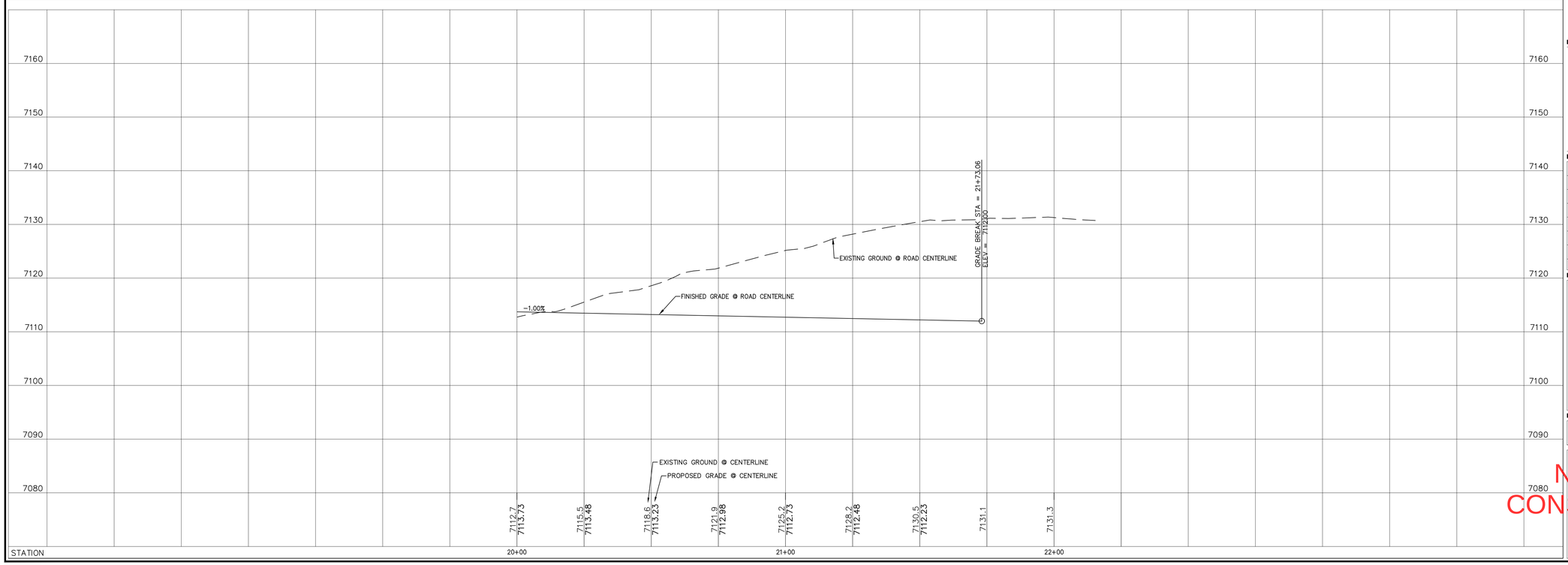
DATE 3/10/25
HORIZONTAL SCALE 1" = 20'
VERTICAL SCALE 1" = 10'
SHEET C329

NOT FOR CONSTRUCTION

ENGINEER'S STAMP
NO. 211737
MIKE F. CARLTON
08/22/2025
PROFESSIONAL ENGINEER
STATE OF UTAH



SCALES
HOR. 1" = 20'
VER. 1" = 10'



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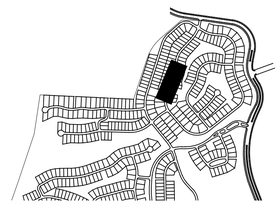
DRAWING NOTES:



KEYMAP

G:\DATA\23192 Jordanelle Ridge\dwg\Engineering\Pulte\Phase 1 Prelim\23192 JR Pulte C328 Frontier Way PP.dwg
PLOT DATE: Aug 22, 2025

PULTE GROUP

NO.	REVISION	DATE
2	HEBER CITY COMMENT	8/21/25
1	HEBER CITY COMMENT	6/12/25

PROJECT INFORMATION

DEL WEBB JORDANELLE RIDGE
PRELIMINARY

FRONTIER WAY
STATION 20+00 - END

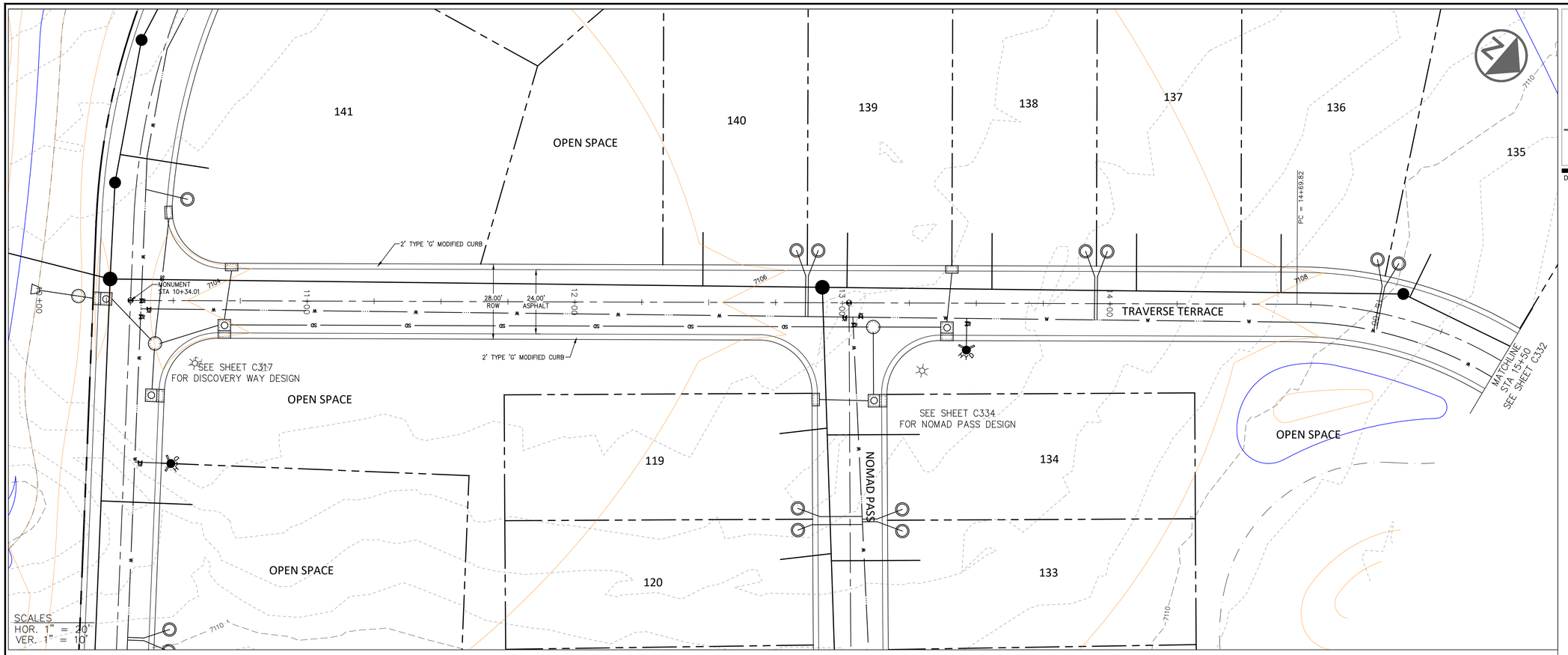
HEBER CITY, UTAH

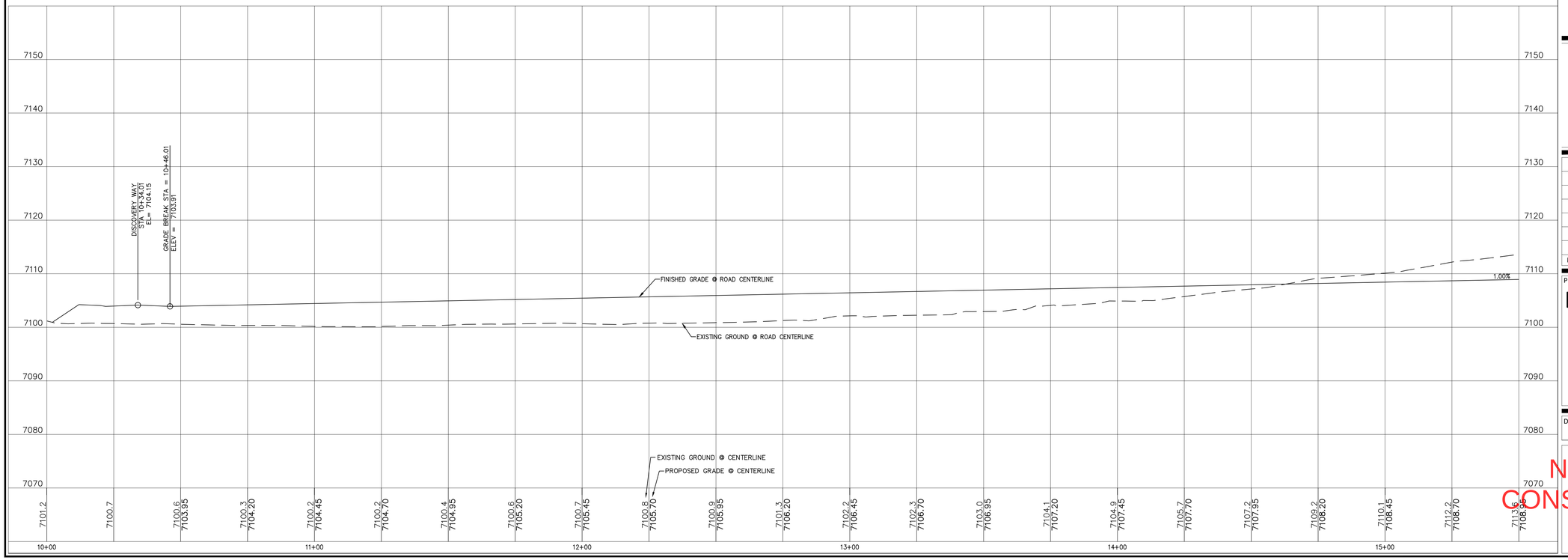
DRAWN	CHECKED	PROJECT #
MEC		23192

NOT FOR CONSTRUCTION

ENGINEER'S STAMP
PROFESSIONAL ENGINEER
No. 12175
MIKE E. CARLTON
08/22/2025
STATE OF UTAH

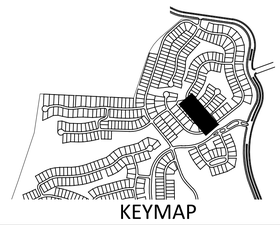
DATE 3/10/25
HORIZONTAL SCALE 1" = 20'
VERTICAL SCALE 1" = 10'
SHEET C330





WILDING
ENGINEERING
14721 South Heritage Crest Way
Bluffdale, Utah 84065
801.553.8112
www.wildingengineering.com

DRAWING NOTES:



G:\DATA\23192 Jordanelle Ridge\dwg\Engineering\Pulte\Phase 1 Prelim\23192 JR Pulte C331 Traverse Terrace PP.dwg
PLOT DATE: Aug 22, 2025

PULTE GROUP

NO.	REVISION	DATE
2	HEBER CITY COMMENT	8/21/25
1	HEBER CITY COMMENT	6/12/25

PROJECT INFORMATION

DEL WEBB JORDANELLE RIDGE PRELIMINARY

TRAVERSE TERRACE
STATION 10+00 - 15+50

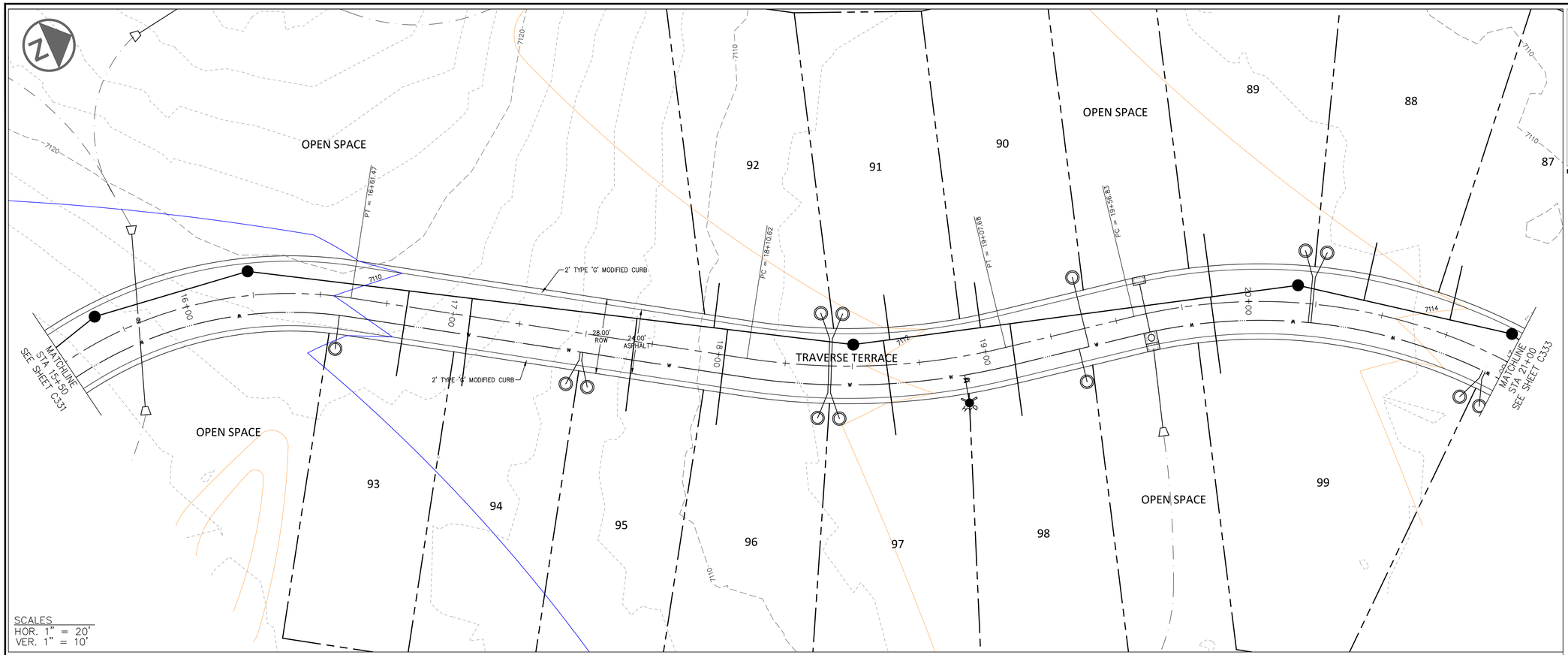
HEBER CITY, UTAH

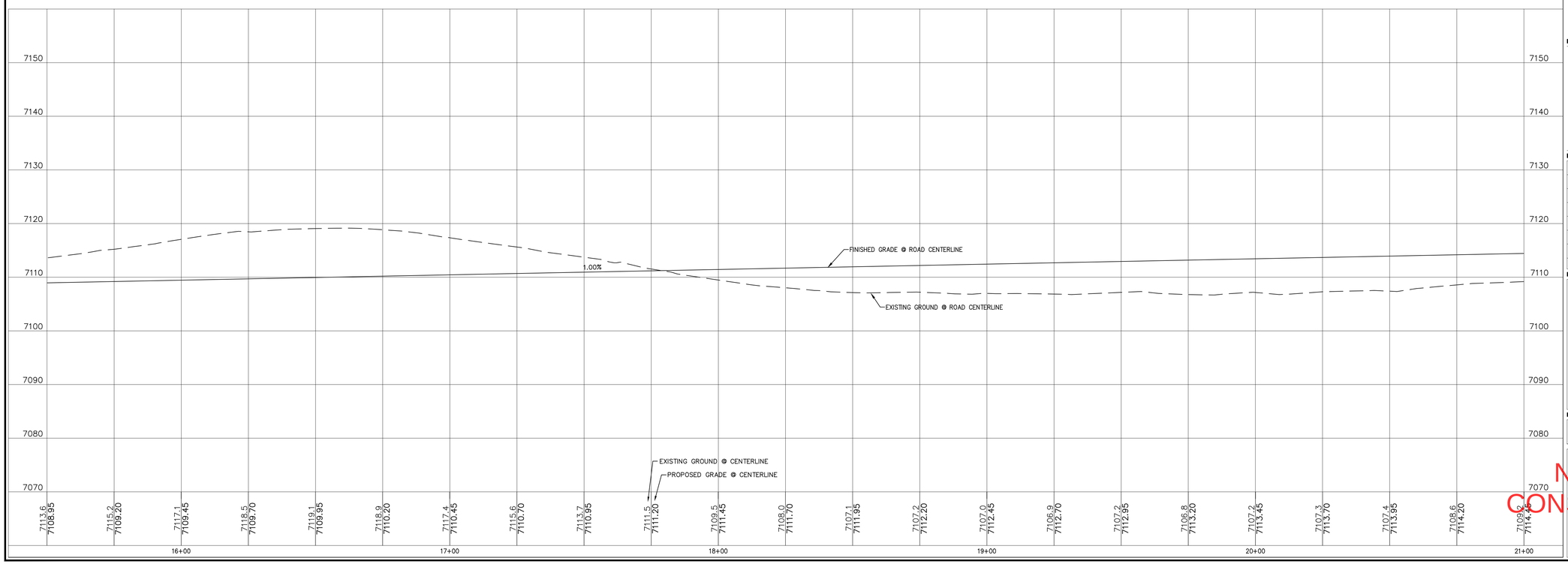
DRAWN	CHECKED	PROJECT #
MEC		23192

DATE: 3/10/25
HORIZONTAL SCALE: 1" = 20'
VERTICAL SCALE: 1" = 10'
SHEET: C331

NOT FOR CONSTRUCTION

ENGINEER'S STAMP
PROFESSIONAL ENGINEER
NO. 211757
MIKLE J. CARLTON
08/22/2025
STATE OF UTAH





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ENGINEERING
14721 South Heritage Crest Way
Bluffdale, Utah 84065
801.553.8112
www.wildingengineering.com

DRAWING NOTES:

KEYMAP

PULTE GROUP

NO.	REVISION	DATE
2	HEBER CITY COMMENT	8/21/25
1	HEBER CITY COMMENT	6/12/25

PROJECT INFORMATION

DEL WEBB JORDANELLE RIDGE PRELIMINARY

TRAVERSE TERRACE STATION 15+50 - 21+00

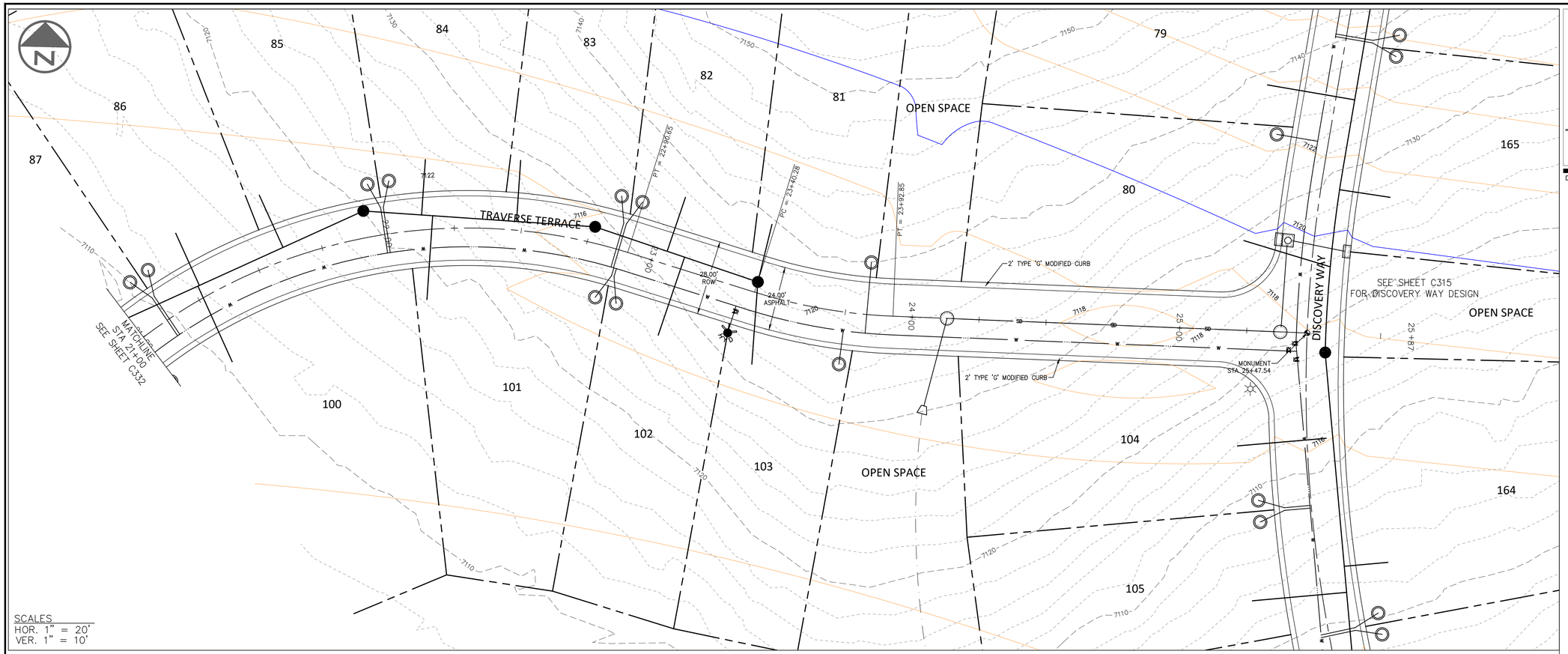
HEBER CITY, UTAH

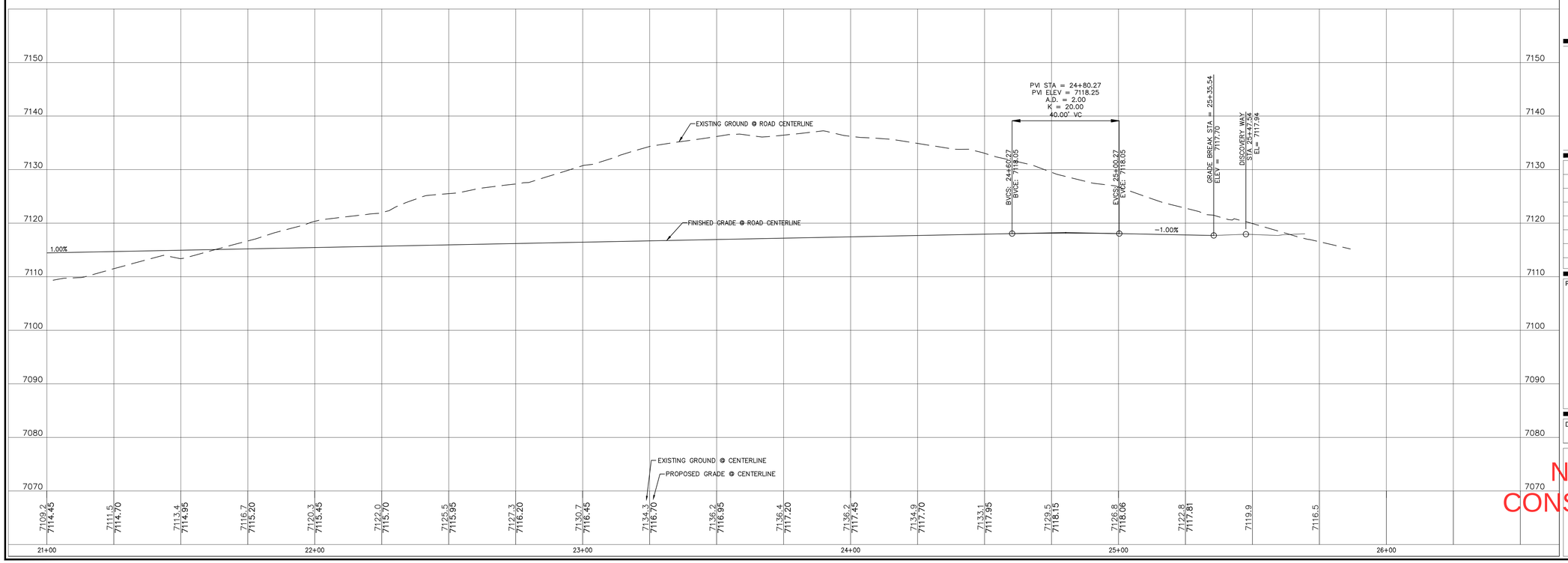
DRAWN	CHECKED	PROJECT #
MEC		23192

NOT FOR CONSTRUCTION

ENGINEER'S STAMP

DATE	3/10/25
HORIZONTAL SCALE	1" = 20'
VERTICAL SCALE	1" = 10'
SHEET	C332





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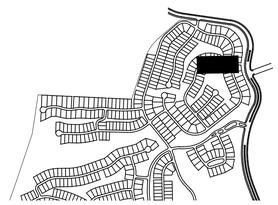

KEYMAP

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PLOT DATE: Aug 22, 2025

PULTE GROUP

NO.	REVISION	DATE
2	HEBER CITY COMMENT	8/21/25
1	HEBER CITY COMMENT	6/12/25

PROJECT INFORMATION

DEL WEBB JORDANELLE RIDGE
PRELIMINARY

TRAVERSE TERRACE
STATION 21+00 - END

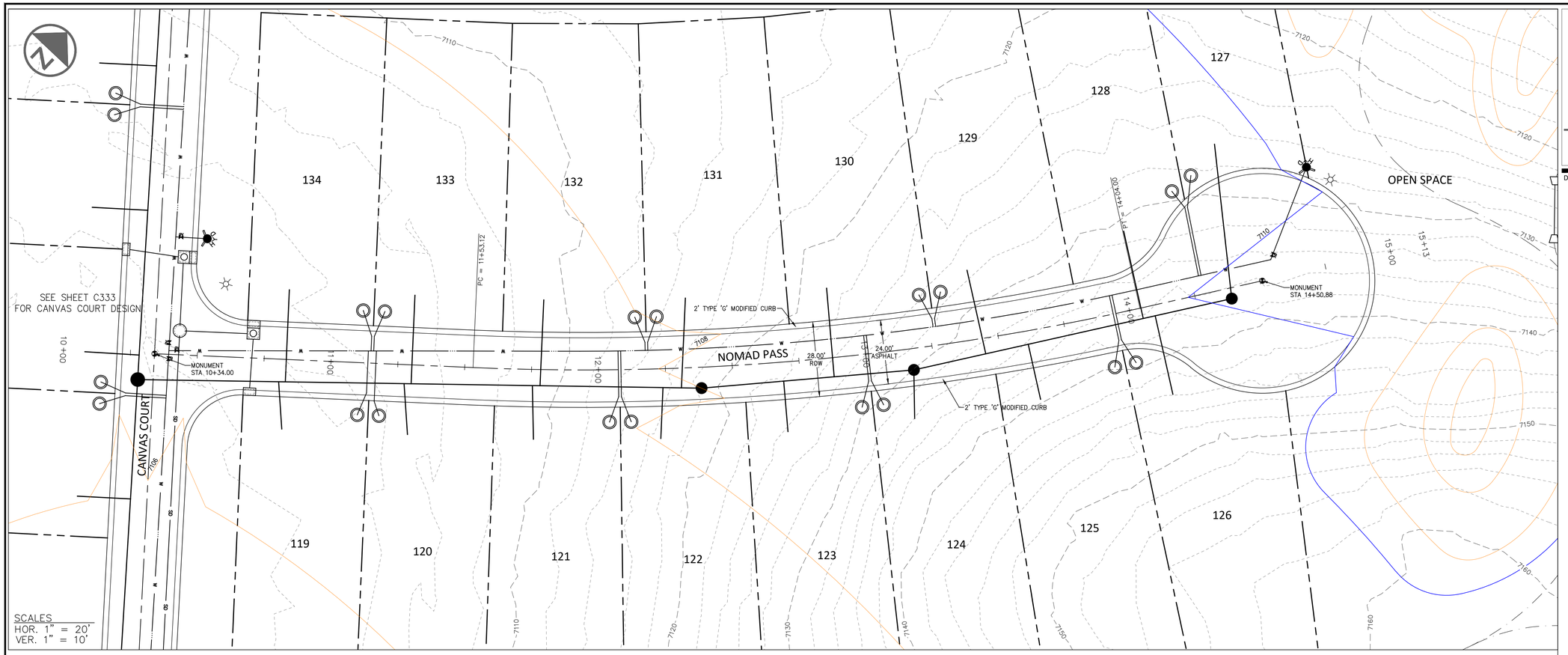
HEBER CITY, UTAH

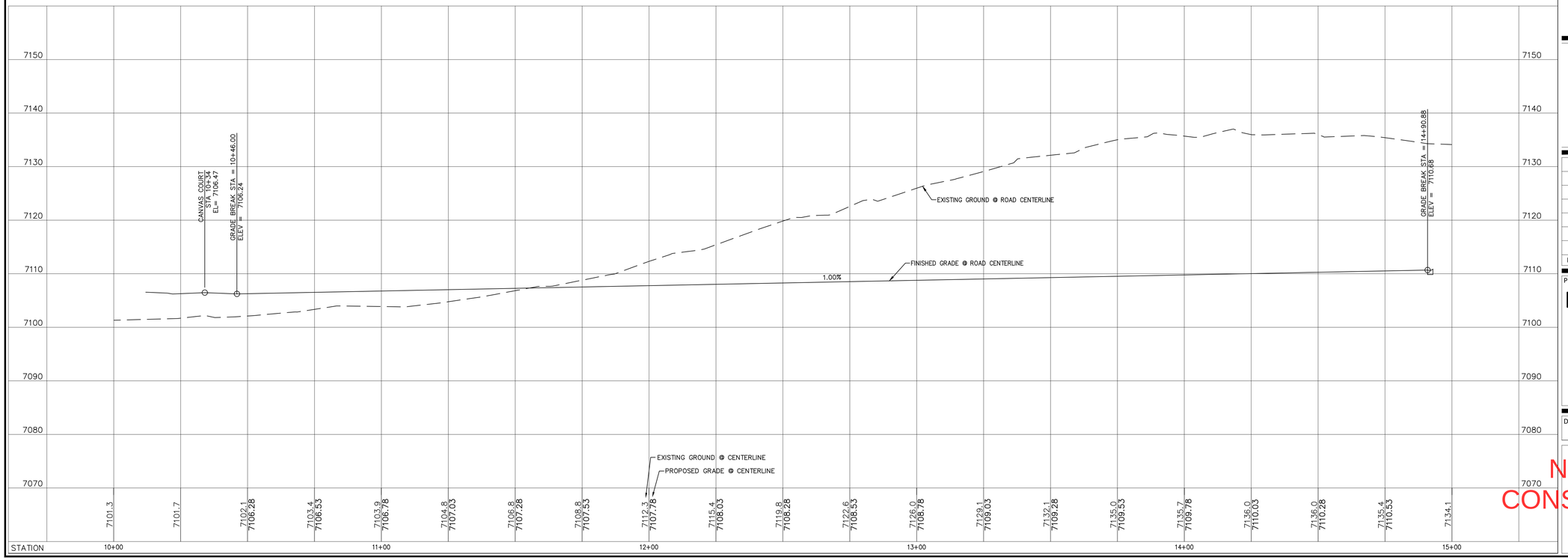
DRAWN	CHECKED	PROJECT #
MEC		23192

NOT FOR CONSTRUCTION

ENGINEER'S STAMP

DATE	3/10/25
HORIZONTAL SCALE	1" = 20'
VERTICAL SCALE	1" = 10'
SHEET	C333





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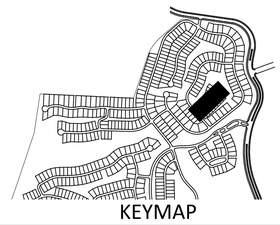

PULTE GROUP

NO.	REVISION	DATE
2	HEBER CITY COMMENT	8/21/25
1	HEBER CITY COMMENT	6/12/25

PROJECT INFORMATION

DEL WEBB JORDANELLE RIDGE PRELIMINARY

NOMAD PASS

HEBER CITY, UTAH

DRAWN	CHECKED	PROJECT #
MEC		23192

DATE: 3/10/25
HORIZONTAL SCALE: 1" = 20'
VERTICAL SCALE: 1" = 10'
SHEET: C334

NOT FOR CONSTRUCTION

ENGINEER'S STAMP
PROFESSIONAL ENGINEER
NO. 7211737
MIKE E. CARLTON
08/22/2025
STATE OF UTAH

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PLOT DATE: Aug 22, 2025

PRELIMINARY GEOTECHNICAL INVESTIGATION
JORDANELLE RIDGE VILLAGE 3
WASATCH COUNTY, UTAH

PROPERTY LOCATION
JORDANELLE RIDGE, HEBER CITY
WASATCH COUNTY, UTAH

Project No.: 24279.51

Prepared For:
QUINCY EDWARDS
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AUGUST 12, 2024

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1 INTRODUCTION

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

The field investigation consisted of thirty-eight (38) test pits. The test pits were excavated to a maximum depth of 10-ft to below the existing ground surface or where practical refusal on bedrock was encountered. Locations of test pits are shown on Appendix A (Figure A-2). Detailed test pit logs can be found in Appendix B (Figures B-2 to B-39). Preliminary recommendations in this report are based upon information gathered from the field investigation, site observation, published geologic maps, laboratory testing, and engineering analysis.

2 PURPOSE AND SCOPE

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

3 SITE AND PROJECT INFORMATION

3.1 PROJECT DESCRIPTION

Loading conditions are not available, but Wilding understands the proposed subdivision will consist of 927 residential homes up to 2 stories in height with a possible basement, roadways, and a pond based on the plans prepared by PulteGroup, Inc, dated November 2023. The development is still at its beginning phase and is a very large site with approximately 400 acres. The purpose of our investigation at this time is to provide general preliminary findings on a large scale over the entire area. Test pits are spaced at approximately one test pit per 10 acres, which is further apart than a typical geotechnical investigation. Local conditions between the test pits may be different than what was encountered in the test pits. As the project moves along with more detailed plans, we recommend performing more localized geotechnical investigation with test pits spaced at one test pit per 1 to 2 acres and provide finalized geotechnical recommendations.

3.2 EXISTING SITE CONDITIONS

At the time of our filed investigation, the property was undeveloped. Undeveloped land and two developing subdivisions surround the Subject Property. At the time of the site investigation, the site can be accessed from the east via dirt roads stemming from Benloch Ranch. Large trees,

sagebrush, and grasses dominate the property. Surface and shallow bedrock outcrops exist throughout the property and surroundings.

4 GEOLOGY RESEARCH AND REVIEW

4.1 SURFICIAL GEOLOGY

Based on the available geologic map[1], the majority of the project site is mapped within the Tkb unit, which is described as: *Lahar, breccia, and tuff of Keetley Volcanics (Oligocene and Eocene?) - Proportion of tuff increases with distance from volcanic centers. Sandstone and conglomerate composed of volcanic clasts occur distal to volcanic centers. Zircon fission-grack age of 35.3 Ma and biotite K-Ar age of 37.5 Ma obtained from flow breccia north of Salt Lake City (Van Horn, 1981). Thickness as much as 500 m in Keetley region. Large exotic blocks mapped separately: (n) - Nugget Sandstone, (au) - upper member of Ankareh Formation, (ag) - Gartra Member of Ankareh Formation, (am) - Mahogany Member of Ankareh Formation.*

A small portion of the project site on its eastern property boundary is mapped within the Qal unit, which is described as: *Alluvium (Holocene) - Boulder to pebble gravel, sand, silt, and clay deposited in channels and flood plains of streams. Thickness as much as 3 m.* See Appendix A Figure A-3 for the geologic map.

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

4.2 LIQUEFACTION

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

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

1 Bruce Bryant, 2003, Geologic map of the Salt Lake City 30' x 60' quadrangle, north-central Utah and Uinta County Wyoming. M-190dm. UGS. 1:100,000 scale.

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

4.3 LANDSLIDES & SLOPE STABILITY

Slope stability hazards such as landslides, slumps, and other mass movements can develop along moderate to steep slopes where a slope has been disturbed, the head of a slope is loaded, or where increased groundwater pore pressures result in driving forces within the slope exceeding restraining forces. Slopes exhibiting prior failures, and also deposits from large landslides, are particularly vulnerable to instability and reactivation. Multiple areas within the Subject Property have a slope of or greater than 30%. It is Wilding’s recommendation that no building envelope for any development within the subdivision should be built on a slope of or greater than 30% without a site-specific slope stability analysis having been conducted.

A site-specific landslide study and slope stability analysis are not performed with this report and are beyond our scope of work.

5 FIELD EXPLORATIONS

5.1 SUBSURFACE INVESTIGATION

Subsurface soil conditions at the project site were explored at the site by excavating thirty-eight (38) test pits (TP-1 through TP-38) at representative locations within the subject property where the proposed subdivision is to be located. The test pits were excavated using a mini track hoe to a depth of 10-feet below the existing site grade or where practical refusal on bedrock was encountered. Test pit locations were chosen based off where bedrock outcrops were not prevalent on the surface as well as where houses and roadways are planned to be built based off the proposed subdivision map (Appendix A, Figure A-2b). Stratigraphy and classification of the soils were logged under the direction of our Engineering Geologist.

Disturbed and undisturbed samples were obtained at various depths and stored in sealed plastic bags or tubes. The samples were transported to our laboratory in sealed containers for testing. The test pits were backfilled to near ground surface with on-site soils. Sample types with depths are shown in detail in the Test Pit Logs found in Appendix B (Figure B-2 to B-39). A Key to Soil Symbols is presented on Figure B-1.

1 Christenson, G.E., Shaw, L.M., 2008, Liquefaction special study areas, Wasatch Front and nearby areas, Utah: Utah Geological Survey, Supplement map to Circular 106, scale 1:250,000

5.2 SUBSURFACE CONDITIONS

5.2.1 Soils

The soils encountered in the test pits generally consisted of 6-inches to 5-feet of topsoil at the ground surface. Below the topsoil was either shallow BEDROCK or silty GRAVEL with sand (GM), silty SAND (SM), poorly graded GRAVEL with silt and sand (GP-GM), silty SAND (SM), clayey SAND (SC), silty SAND with GRAVEL (SM), sandy SILT (ML), silty SAND (SM), poorly graded GRAVEL with clay and sand (GP-GC), poorly graded GRAVEL with silty clay (GP-GC), poorly graded GRAVEL with clay (GP-GC), sandy LEAN CLAY (CL), clayey SAND with GRAVEL (SC), LEAN CLAY (CL), sandy SILT with GRAVEL (ML), and well-graded GRAVEL with silt and sand (GW-GM) soils, extending to the maximum depths of exploration or underlain by bedrock. A more detailed description is presented in Test Pit Logs (Appendix B Figure B-2 to B-39). The stratification lines shown on the enclosed Test Pit Logs represent the approximate boundary between soil types. The actual in-situ transition may be gradual. Due to the nature and depositional characteristics of native soils, care should be taken in interpolating subsurface conditions between and beyond the exploration location.

5.2.2 Groundwater

Groundwater was encountered at 5-feet within TP-22, located near a pond. Groundwater was not encountered at any other test pit locations at the time of the site investigation. It should be noted that it is possible for the groundwater levels to fluctuate during the year depending on the season and climate. Additionally, discontinuous zones of perched water may exist at various locations and depths beneath the ground surface. Therefore, groundwater conditions encountered during and/or after construction may differ from those encountered during our field investigation.

5.2.3 Moisture-sensitive & Expansive Soil

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

6 LABORATORY TESTING

Geotechnical laboratory tests were conducted on selected soil samples obtained during our field investigation. The laboratory testing program was designed to evaluate the engineering

characteristics of onsite earth materials. Laboratory tests for this investigation include: Grain Size Distribution Analysis, Atterberg Limits Test, Moisture Content of Soil by Mass, Direct Shear, One-Dimensional Consolidation, and Chemical Analysis Tests.

The results of laboratory tests are presented on the test pit log in Appendix B (Figure B-2 through B-39), the Summary of Laboratory Test Results table (Figure C-1), and on the test result figures presented in Appendix C (Figures C-2 through C-14).

7 PRELIMINARY RECOMMENDATIONS AND CONCLUSIONS

7.1 GENERAL CONCLUSIONS

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

7.2 EARTHWORK

7.2.1 Site Preparation and Grading

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

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

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

Excavations should be made using an excavator equipped with a smooth edge where possible. If the subgrade is disturbed during construction, disturbed soils should be over-excavated to firm, undisturbed soil and backfilled with compacted structural fill.

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

7.2.2 Excavation Stability

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

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

7.2.3 Structural Fill Material

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

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

Table 7.1 Material Specification for Structural Fill

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

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

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

7.2.4 Structural Fill Placement and Compaction

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

Structural fill placed for subgrade below load bearing areas including footings, concrete slabs and pavements should be compacted to at least 95% of the maximum dry density as determined by ASTM D1557. Structural fill placed in non-load bearing areas including landscape areas should be compacted to at least 90% of the maximum dry density (ASTM D1557). The moisture content should be within 2% of the optimum moisture content at the time of placement and compaction. Wilding Engineering should be notified if structural fill thickness exceeds 5 feet so the compaction percentage requirement can be adjusted accordingly. Also, prior to placing any fill, the contractor should request Wilding Engineering to observe the excavations and evaluate if any unsuitable materials or loose soils have been removed. Proper grading should precede placement of fill, as described in *Section 7.2.1, Site Preparation and Grading***.**

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

According to IBC Section J107.3, where existing grade is at a slope steeper than one unit vertical in five units horizontal (1V:5H) and the depth of the fill exceeds 5 feet, benching shall be provided in accordance with Figure 7.1 below. A key shall be provided that is not less than 10 feet in width and 2 feet in depth.

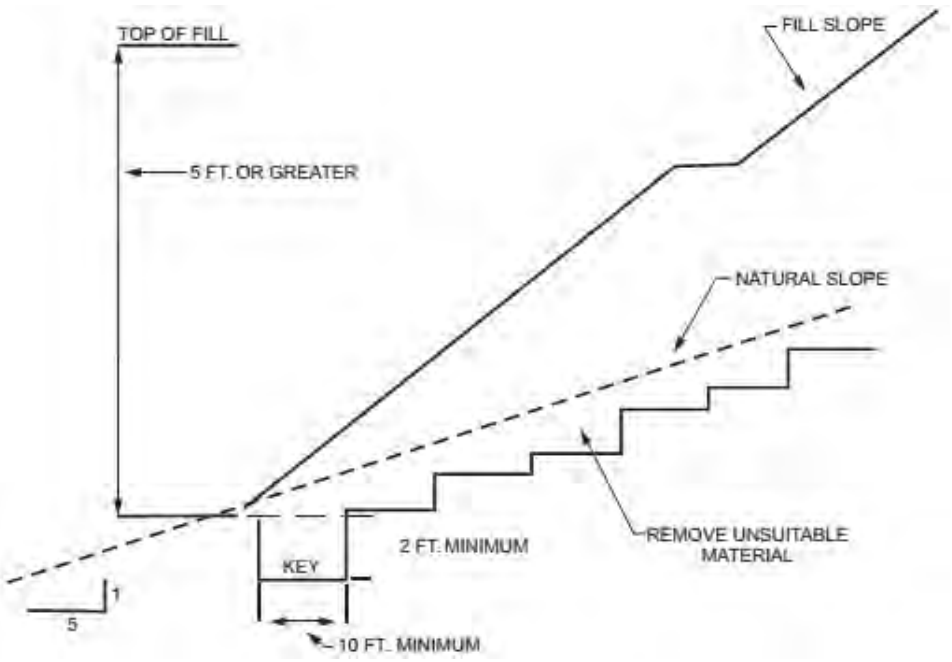

Figure 7.1 Benching Details

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

7.2.5 Utility Trenches

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

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

Pipe foundation: shall consist of imported granular soils. Wherever the trench subgrade material does not afford a sufficiently solid foundation to support the pipe and superimposed load, the trench shall be excavated below the bottom of the pipe to such depth as may be necessary, and this additional excavation shall be filled with compacted well-graded, granular soil per *Sections 7.2.3 and 7.2.4*.

Pipe groove: shall be excavated in the pipe foundation to receive the bottom quadrant of the pipe so that the installed pipe will be true to line and grade. Bell holes shall be dug after the trench bottom has been graded. Bell holes shall be excavated so that only the barrel of the pipe bears on the pipe foundation.

Pipe bedding: (from pipe foundation to 12 inches above top of pipe) shall be deposited and compacted in layers not to exceed 9 inches in uncompacted depth. Placement and compaction of bedding materials shall be performed simultaneously and uniformly on both sides of the pipe. All bedding materials shall be placed in the trench in a manner that they will be scattered alongside the pipe and not dropped into the trench in compact masses.

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

7.2.6 Moisture Protection and Surface Drainage

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

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

- Backfill around foundation walls should consist of fine-grained soils with low-permeability. Free-draining sandy and gravelly soils should not be used. The backfill should be placed in 12-inch lifts and compacted to at least 90% of the maximum dry density of the modified Proctor (ASTM D1557).
- The ground surface within 10 feet of the foundation walls should be sloped to drain away from structure with a minimum slope of 5% (2% if hardscaped).
- Roof runoff devices and downspouts should be installed around the entire perimeter of the structure to collect and discharge all roof runoff a minimum of 10 feet from the foundation walls. The runoff should always be allowed to flow away as designed and not back flow against the foundation; pop-ups, direct drainage or other options may be considered. Rain gutters, downspouts, discharge pipes and pop-ups (if used) should be inspected and cleared frequently so they remain unclogged.
- Only hand watering or drip irrigation should be used within 5 feet of the foundation walls, but xeriscaping or desert landscaping is preferred. Irrigation and/or water lines near the foundation walls should be maintained in good working order.
- Snow should be cleared in a timely manner within 10 feet of the foundation walls to prevent snow from melting and wetting the foundation soils.
- Above recommendations should be maintained throughout the life of the buildings.

7.3 PRELIMINARY FOUNDATION RECOMMENDATIONS

The foundations for the proposed structures may consist of conventional strip and/or spread footings. Strip and spread footing footings should be a minimum of 20 and 36 inches wide, respectively, and exterior shallow footings should be embedded at least 42 inches below final

grade for frost protection and confinement. Interior shallow footings not susceptible to frost conditions should be embedded at least 16 inches for confinement.

7.3.1 Installation and Bearing Material

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

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

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

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

7.3.2 Bearing Pressure

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

7.3.3 Static Settlement

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

7.3.4 Frost Protection

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

7.3.5 Construction Observation

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

7.3.6 Foundation Drainage

Soils encountered in the subsurface explorations at elevations of proposed foundations consisted of both Group I soils and Group II soils according to 2018 International Residential Code (IRC) Section R405. A foundation drainage system is not required where the foundation is installed on Group I soils per IRC. A drainage system is required where the foundation is installed on Group II soils if the foundations retain earth and enclose habitable or usable spaces located below grade. Shallow bedrock with lower permeability is also encountered, a foundation drainage system may be considered to facilitate water discharge. The drainage system may be constructed according to IRC 2018 Section R405, accessible at https://codes.iccsafe.org/content/IRC2018P7/chapter-4-foundations#IRC2018P7_Pt03_Ch04_SecR405.

7.4 LATERAL FORCES

7.4.1 Resistance for Footings

Lateral forces imposed upon conventional foundations due to wind or seismic forces may be resisted by the development of passive earth pressures and frictional resistance between the base of the footing and the supporting subgrade. In evaluating the frictional resistance, a coefficient of friction of 0.45 may be used for native granular soils (sandy or gravelly soils) or structural fill against concrete, a coefficient of friction of 0.34 may be used for native fine-grained soils (silty or clayey soils) against concrete.

7.4.2 Lateral Earth Pressures on Foundation Walls

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

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

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

Table 7.3 Lateral Earth Pressures – Native Fine-grained Soils

Condition	Lateral Pressure Coefficient	Equivalent Fluid Density (pounds per cubic foot)
Active	0.36	43
At-rest	0.53	64
Passive	2.77	332

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

Table 7.4 Horizontal Ground Acceleration* for Cohesionless Retained Earth Material

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

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

Lew, Sitar, Al Atik and others cited recent research suggesting that the earth pressure distribution under seismic loading is very similar to a fluid distribution (i.e., triangular distribution), like static earth pressure. This is consistent with the dynamic earth pressure distributions directly measured and interpreted from the pressure sensors, strain gage and load cell data measured on walls during shake table modeling (Mikola and others, 2014)[2].

1 Lew, M., Sitar, N., Al Atik, L., Pourzanjani, M., and Hudson, M. B., 2010, "Seismic Earth Pressures on Deep Building Basements", SEAOC 2010 Convention Proceedings, Structural Engineers Association of California.
2 Mikola, R.G., Candia, G. and Sitar, N., 2014, "Seismic Earth Pressures on Retaining Structures and Basement Walls", Tenth U.S. National Conference on Earthquake Engineering, Frontiers of Earthquake Engineering, July 21-25, 2014, Anchorage, Alaska.

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

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

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

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

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

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

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

7.6 SEISMIC INFORMATION

Based on the USGS Quaternary Fault and Fold Database of the United States, the project site is located approximately 3 miles southeast of the Bald Mountain fault, approximately 6 miles southwest of the East Kamas fault, approximately 9 miles northeast of the Round Valley faults, and approximately 21 miles east of the Salt Lake City section of the Wasatch fault zone.

Seismic values were obtained for the subject property utilizing the ASCE 7 Hazards Tool[1] as recommended on USGS website per the 2018 International Building Code (IBC) and ASCE 7-16 code. The ground motions values produced by the web tools are presented in Table 7.5 below based on the site coordinates and Site Class D – Default (see ASCE/SEI 7-16 Section 11.4.3)[2]. More detailed seismic parameters are presented in Appendix D. If a non-default site class is desired to potentially reduce the seismic values, a geophysical survey extending to 100' in depth may be conducted at a relatively low cost.

Table 7.5 Seismic Ground Motion Parameters

Parameters	S_S	S_1	S_{MS}	S_{DS}	PGA_M
Acceleration (g)	0.525	0.186	0.724	0.483	0.317

7.7 PRELIMINARY SOIL CORROSIVITY

Based on our field observation, limited lab testing and experience in similar soils, the near-surface site soils are expected to exhibit a low potential for sulfate attack when in contact with concrete elements. We therefore recommend that conventional Type II cement be used for construction.

The onsite soils are expected to be "corrosive" to ferrous materials. A qualified corrosion engineer should be consulted to provide an assessment of any metal that may be associated with construction of ancillary water lines and reinforcing steel, valves and similar improvements.

7.8 PAVEMENT DESIGN

Based on our field observation, we assumed a California Bearing Ratio (CBR) of 4 for design of pavements for the project. We have prepared various pavement section options be used to support anticipated traffic loads with equivalent single axle loads (ESALs) not exceeding 75,000 per year[2] and a twenty (20) year design life. The table below presents recommended pavement section thickness based on the above assumptions and the material descriptions provided in the following sections. These pavement section options are equivalent to each other and may be selected based on economic considerations.

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

Road sections designated 106' Arterial, 75' Major Collector, and 66' Minor Collector, will have a minimum of nine inches (9") of road base and four inches (4") of asphalt. For all other roads

1 ASCE 7 Hazards Tool, https://asce7hazardtool.online/, accessed July 2024.
2 It should be noted that our field explorations only extended to 10 feet below existing ground surface. According to ASCE 7-16 Section 20.1, the site class shall be based on site-specific data (average soil parameters) to a depth of 100 feet. The soils at deeper depths may have properties that meet criteria of other site classification which, on average, may change the site classification in the upper 100 feet. A geotechnical investigation to 100 feet is beyond our scope of work.

requiring asphalt, a minimum of eight inches (8") of road base and three inches (3") of asphalt will be required.

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

Table 7.6 Rigid Pavement Section

Concrete (in.)	Untreated Base Course
5	**9**

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

7.8.1 Sub-grade Preparation

All topsoil, undocumented fill, construction debris or other unsuitable materials must be removed below pavements. The prepared sub-grade can then be proof rolled with a loaded dump truck or other compaction equipment. Any unsuitable soils shall be removed and replaced with structural fill according to *Sections 7.2.3 and 7.2.4*.

Wasatch County specifies requirements for subgrade soils preparation as outlined in tables below.

Wasatch County Sub Grade Requirements – Roadways	
AASHTO Soil Classification	**Requirement**
A-1	The sub grade shall be scarified to a depth of 12" and the loosened material shall be moistened and compacted to 95% per AASHTO T-180
A-2, A-3, A-4, or A-5	The sub grade shall be over excavated a minimum of ten inches (10"), scarified, and properly compacted to 95%. The 10" of material removed will be replaced with an A-1 granular material and properly compacted to 95%
A-6 or A-7	The sub grade shall be over excavated a minimum of sixteen inches (16"), scarified and properly compacted to 95%. The 16" material removed will be replaced with an A-1 granular material properly compacted to 95%.
A-1 or A-2	The subgrade shall be moistened and compacted to not less than 95% of maximum dry density as measured by AASHTO T-180.

A-3 or A-4	The subgrade shall be over-excavated a minimum of 12" and replaced with A-1 granular material and be moistened and compacted as above.
A-5, A-6, or A-7	The subgrade shall be over-excavated a minimum of 18", replaced with A-1 granular material, and be moistened and compacted as above.

7.8.2 Material Recommendations

All subgrade preparation and pavement section materials (asphalt concrete, untreated base course and granular borrow) should conform to the recommendations presented in this document and all applicable specifications from governing authorities such as cities and counties.

Placement of untreated base course shall conform to current Heber City Standard Section 02510 and possesses a minimum resilient modulus of 27,000 psi. Additionally, untreated base course should possess a minimum CBR value of 70, and the granular borrow should have a minimum CBR value of 30. The untreated base course shall comply with Aggregate Class A, ¾ -inch mix per APWA Standard Specifications (APWA), Section 32 11 23. The untreated base course and granular borrow should be placed and compacted in accordance with *Sections 7.2.3 and 7.2.4* of this report. The asphalt (bituminous concrete) properties should comply with APWA Section 32 12 05. The asphalt should be installed in accordance with APWA, Section 32 12 16.13 The asphalt should be compacted to a minimum of 96% of the Marshall (50 blow) maximum density.

7.8.3 Drainage and Maintenance

Grading shall be designed to direct surface water away from proposed buildings and into proper discharge locations. Water shall not be allowed to puddle in low areas of the pavement. Pooling areas could decrease the design life of the asphalt and cause cracking or uplift. Concrete swales are recommended where storm water flows are concentrated. Periodic seasonal maintenance should be anticipated by sealing cracks and joints. IBC 2018 recommends that a minimum of five percent gradient for a ten feet distance away from any structures.

8 LIMITATIONS

The recommendations contained in this report are preliminary. The development is still at its beginning phase and is a very large site with approximately 400 acres. The purpose of our investigation at this time is to provide general preliminary findings on a large scale over the entire area. Test pits are spaced further apart than a typical geotechnical investigation. Local conditions between the test pits may be different than what was encountered in the test pits. The recommendations shall not be used for construction unless verified by a more localized geotechnical investigation. The preliminary recommendations contained in this report are based on our limited field exploration, laboratory testing, and understanding of the proposed construction. The subsurface data used in the preparation of this report were obtained from the

explorations made for this investigation. It is possible that variations in the soil and groundwater conditions could exist between and beyond the points explored or below the maximum depths of exploration. The nature and extent of variations may not be evident until construction occurs or after. If any conditions are encountered at this site that are different from those described in this report, we should be immediately notified so that we may make any necessary revisions to recommendations contained in this report. In addition, if the scope of the proposed construction changes from that described in this report, Wilding Engineering should be notified.

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

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

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

Report prepared by:

Torrey Copfer, P.G. (12 August 2024)
Engineering Geologist

Reviewed by:

Shun Li, P.E.
Geotechnical Department Manager

APPENDIX A

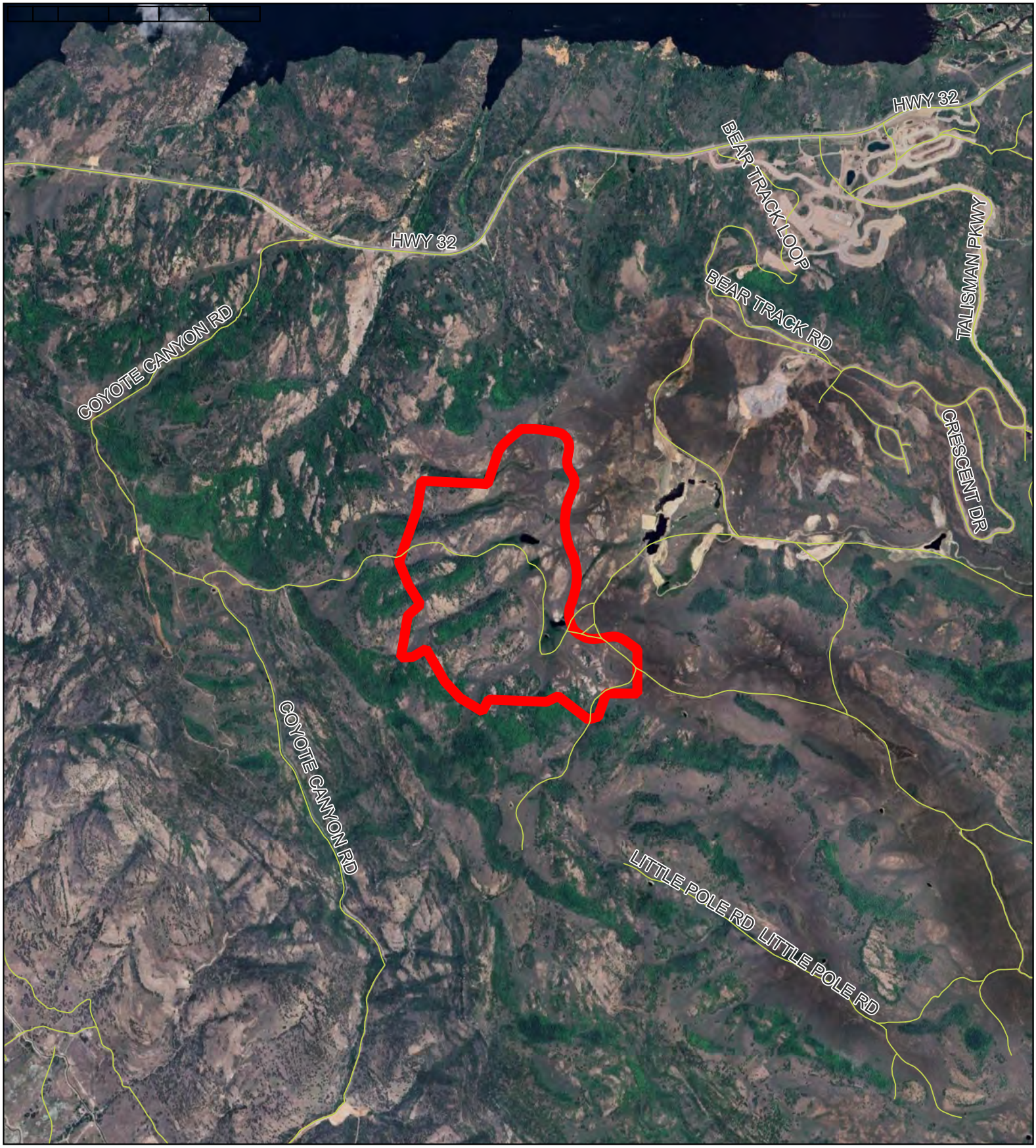

Image Reference:
Google Earth Imagery Date 7/4/2023

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

1:30,000

WILDING ENGINEERING

Copyright, 2024

Legend

- Roads
- Approximate Site Boundary

PulteGroup
Jordanelle Village 3
Wasatch County, UT
Project Number: 24279

Site Vicinity Map

Figure A-1

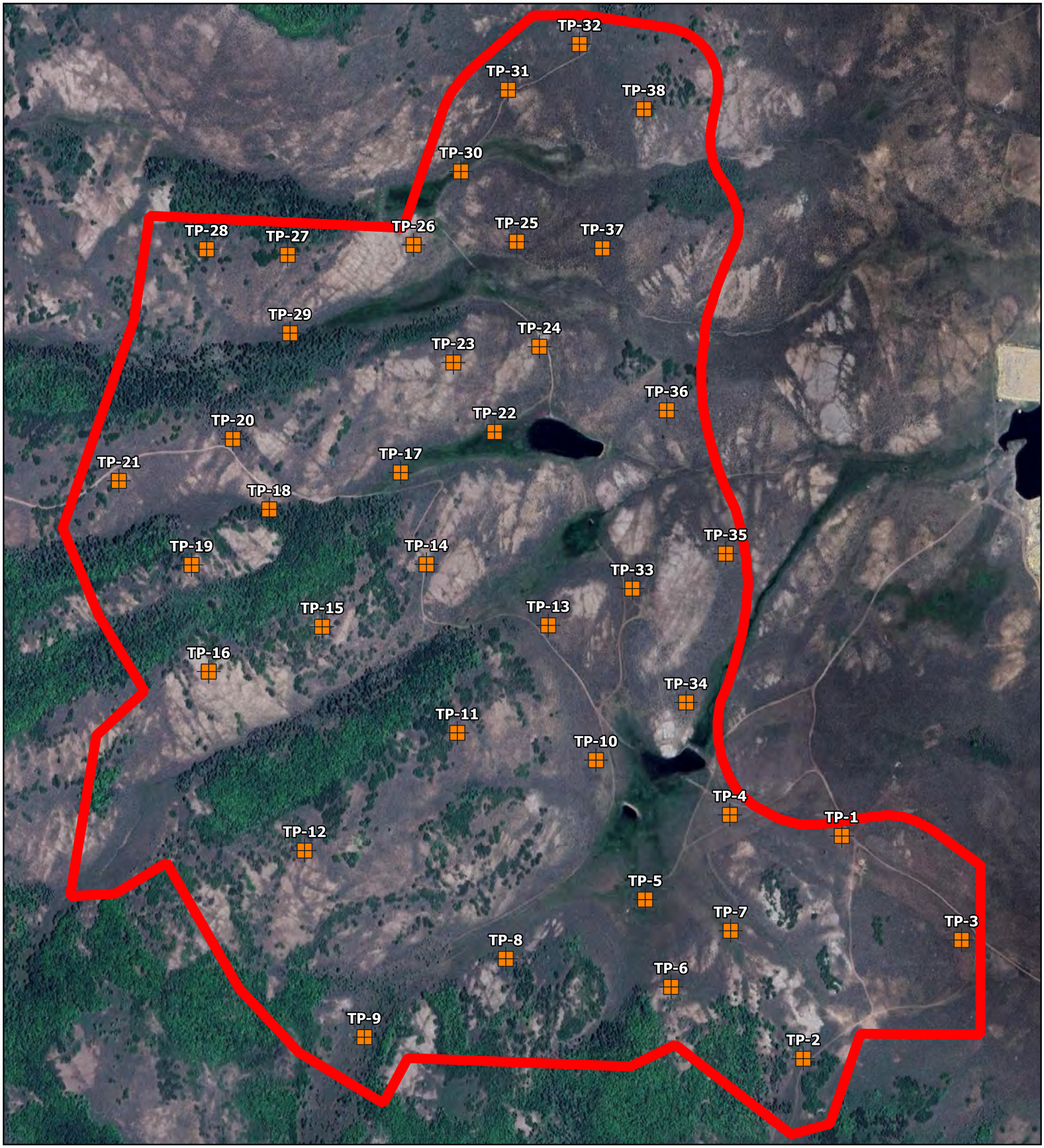

Image Reference: Google Earth July 2023

500 0 500 1,000 1,500 2,000 ft

1:7,850

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Legend

Approximate Test Pit Location

Approximate Site Boundary

PulteGroup
Jordanelle Village 3
Wasatch County, UT
Project Number: 24279

Exploration Location Map

Figure A-2a

Image Reference: Google Earth July 2023

500 0 500 1,000 1,500 2,000 ft

1:7,850

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Legend

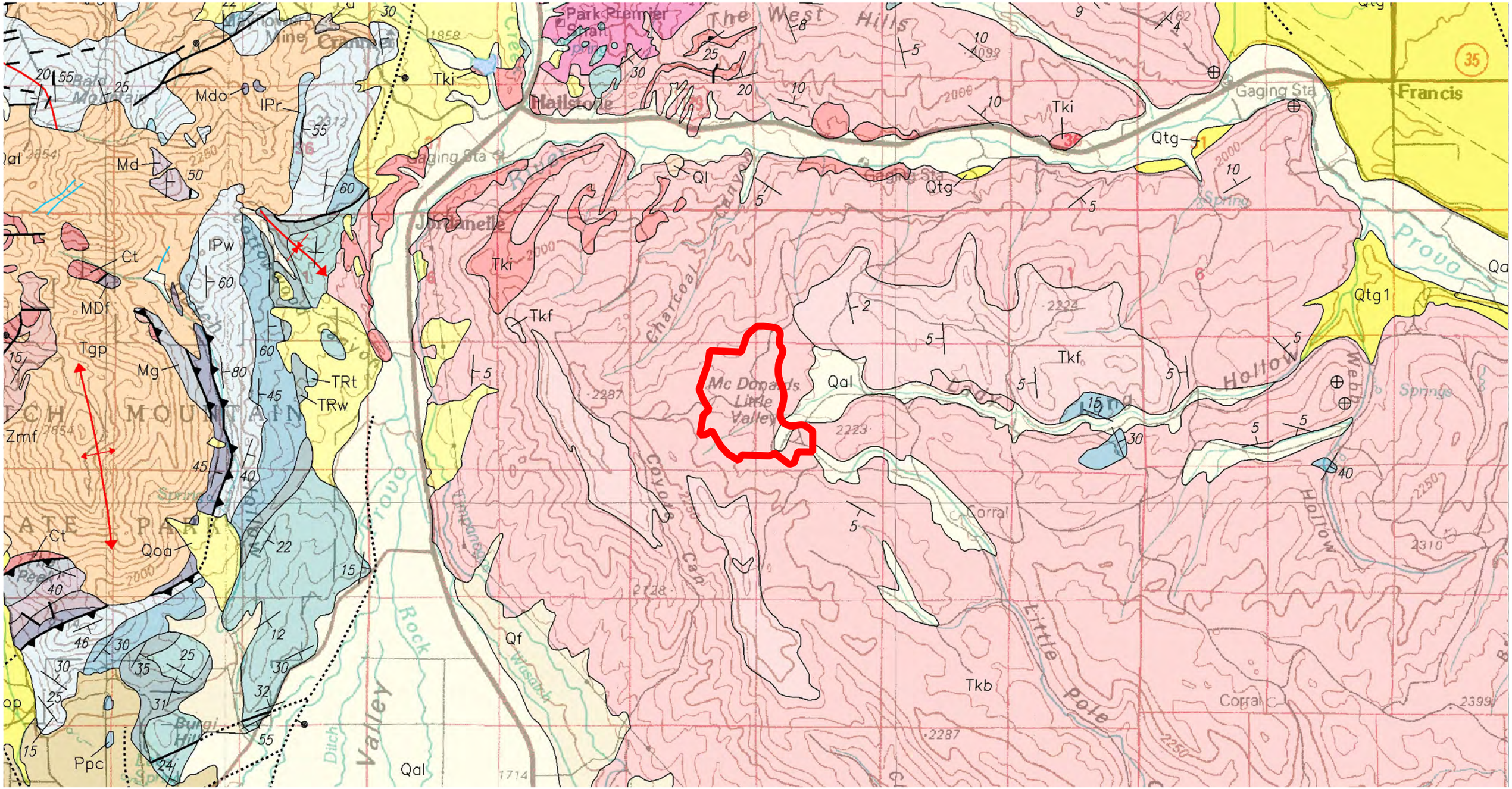
Approximate Test Pit Location

Approximate Site Boundary

PulteGroup
Jordanelle Village 3
Wasatch County, UT
Project Number: 24279

Subdivision Map Overlay

Figure A-2b



2,000 0 2,000 4,000 6,000 8,000 ft

1:45,000

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

Legend

Approximate Site Boundary

Copyright, 2024

PulteGroup
Jordanelle Village 3
Wasatch County, UT
Project Number: 24279

Geologic Map

Figure A-3

APPENDIX B

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

KEY TO SYMBOLS

CLIENT PulteGroup, Inc. **PROJECT NAME** Jordanelle Village 3

PROJECT NUMBER 24279 **PROJECT LOCATION** Jordanelle Ridge

LITHOLOGIC SYMBOLS
(Unified Soil Classification System)

- BEDROCK: Bedrock
- CL: USCS Low Plasticity Clay
- GM: USCS Silty Gravel
- GP-GC: USCS Poorly-graded Gravel with Clay
- GP-GM: USCS Poorly-graded Gravel with Silt
- ML: USCS Silt
- SC: USCS Clayey Sand
- SM: USCS Silty Sand
- TOPSOIL: Topsoil

SAMPLER SYMBOLS

- Hand Sample
- Undisturbed Sample

WELL CONSTRUCTION SYMBOLS

ABBREVIATIONS

LL - LIQUID LIMIT (%)
PI - PLASTIC INDEX (%)
W - MOISTURE CONTENT (%)
DD - DRY DENSITY (PCF)
NP - NON PLASTIC
-200 - PERCENT PASSING NO. 200 SIEVE
PP - POCKET PENETROMETER (TSF)

TV - TORVANE
PID - PHOTOIONIZATION DETECTOR
UC - UNCONFINED COMPRESSION
ppm - PARTS PER MILLION

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

KEY TO SYMBOLS - GINT STD US LAB.GDT - 8/9/24 12:02 - G:\DATA\24279 PULTE JORDANELLE RIDGE\SOILS\GINT\BORING LOGS.GPJ

Figure No.: B - 1

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

TEST PIT NUMBER TP-1

CLIENT PulteGroup, Inc.
PROJECT NAME Jordanelle Village 3
PROJECT NUMBER 24279
PROJECT LOCATION Jordanelle Ridge
DATE STARTED 7/16/24 **COMPLETED** 7/16/24
GROUND ELEVATION 7175 ft **TEST PIT SIZE** NA inches
EXCAVATION CONTRACTOR Bowman Construction
GROUND WATER LEVELS:
EXCAVATION METHOD Test Pit
AT TIME OF EXCAVATION --- Groundwater Not Encountered
LOGGED BY JGC **CHECKED BY** SL
AT END OF EXCAVATION ---
NOTES Lat: 40.5686509 Long: -111.3691558
AFTER EXCAVATION ---

DEPTH (ft)	SAMPLE TYPE NUMBER	TESTS	U.S.C.S.	GRAPHIC LOG	MATERIAL DESCRIPTION
0.0			SC		**TOPSOIL:** Sand and clay with organics, loose, dry, brown to dark brown.
1.5					7173.5
					NATIVE - SILTY GRAVEL with SAND: medium dense, moist, brown.
2.5	H 1	MC = 15% LL = NP PL = NP Fines = 13%	GM		
5.0				5.0	7170.0

End of test hole due to bedrock refusal.
Bottom of test pit at 5.0 feet.

GENERAL BH / TP / WELL - GINT STD US LAB.GDT - 8/12/24 16:09 - G:\DATA\24279 PULTE JORDANELLE RIDGE\SOILS\GINT\BORING LOGS.GPJ

Figure No.: B-2

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

TEST PIT NUMBER TP-2

CLIENT PulteGroup, Inc.
PROJECT NAME Jordanelle Village 3
PROJECT NUMBER 24279
PROJECT LOCATION Jordanelle Ridge
DATE STARTED 7/16/24 **COMPLETED** 7/16/24
GROUND ELEVATION 7182 ft **TEST PIT SIZE** NA inches
EXCAVATION CONTRACTOR Bowman Construction
GROUND WATER LEVELS:
EXCAVATION METHOD Test Pit
AT TIME OF EXCAVATION ---
LOGGED BY JGC **CHECKED BY** SL
AT END OF EXCAVATION --- Groundwater Not Encountered.
NOTES Lat: 40.5654742 Long: -111.3698992
AFTER EXCAVATION ---

DEPTH (ft)	SAMPLE TYPE NUMBER	TESTS	U.S.C.S.	GRAPHIC LOG	MATERIAL DESCRIPTION
0.0					**TOPSOIL:** Sand and clay with organics, loose, dry, brown to dark brown.
			SC		
2.5					
3.0					7179.0
					NATIVE - SILTY SAND: medium dense, moist, light brown.
	H 1	MC = 22% LL = NP PL = NP Fines = 46%			
5.0					
			SM		
7.5					
10.0				10.0	7172.0
					Bottom of test pit at 10.0 feet.

GENERAL BH / TP / WELL - GINT STD US LAB.GDT - 8/12/24 16:09 - G:\DATA\24279 PULTE JORDANELLE RIDGE\SOILS\GINT\BORING LOGS.GPJ

Figure No.: B-3

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

TEST PIT NUMBER TP-3

CLIENT PulteGroup, Inc.
PROJECT NAME Jordanelle Village 3
PROJECT NUMBER 24279
PROJECT LOCATION Jordanelle Ridge
DATE STARTED 7/16/24 **COMPLETED** 7/16/24
GROUND ELEVATION 7156 ft **TEST PIT SIZE** NA inches
EXCAVATION CONTRACTOR Bowman Construction
GROUND WATER LEVELS:
EXCAVATION METHOD Test Pit
AT TIME OF EXCAVATION --- Groundwater Not Encountered
LOGGED BY JGC **CHECKED BY** SL
AT END OF EXCAVATION ---
NOTES Lat: 40.5671697 Long: -111.3669065
AFTER EXCAVATION ---

DEPTH (ft)	SAMPLE TYPE NUMBER	TESTS	U.S.C.S.	GRAPHIC LOG	MATERIAL DESCRIPTION
0.0			SC		**TOPSOIL:** Sand and clay with organics, loose, dry, brown to dark brown.
0.5					7155.5
			CL		**NATIVE - Sandy CLAY:** medium stiff, slightly moist, light brown.
2.5					
3.0					7153.0
			GP-GM		**BEDROCK:** Weathered Beddrock to POORLY GRADED GRAVEL with SILT and SAND, dense, moist, white.
5.0	H 1	MC = 12% LL = NP PL = NP Fines = 9%			
7.5					
9.0					7147.0

End of test hole due to bedrock refusal.
Bottom of test pit at 9.0 feet.

GENERAL BH / TP / WELL - GINT STD US LAB.GDT - 8/12/24 16:09 - G:\DATA\24279 PULTE JORDANELLE RIDGE\SOILS\GINT\BORING LOGS.GPJ

Figure No.: B-4

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

TEST PIT NUMBER TP-4

CLIENT PulteGroup, Inc.
PROJECT NAME Jordanelle Village 3
PROJECT NUMBER 24279
PROJECT LOCATION Jordanelle Ridge
DATE STARTED 7/16/24 **COMPLETED** 7/16/24
GROUND ELEVATION 7089 ft **TEST PIT SIZE** NA inches
EXCAVATION CONTRACTOR Bowman Construction
GROUND WATER LEVELS:
EXCAVATION METHOD Test Pit
AT TIME OF EXCAVATION --- Groundwater Not Encountered
LOGGED BY JGC **CHECKED BY** SL
AT END OF EXCAVATION ---
NOTES Lat: 40.5689005 Long: -111.3712193
AFTER EXCAVATION ---

DEPTH (ft)	SAMPLE TYPE NUMBER	TESTS	U.S.C.S.	GRAPHIC LOG	MATERIAL DESCRIPTION
0.0					**TOPSOIL:** Sand and clay with organics, loose, dry, brown.
2.5			SC		
4.0					7085.0
					NATIVE - SILTY SAND: medium dense, moist, orange brown.
5.0	H 1	MC = 13% LL = NP PL = NP Fines = 24%	SM		
7.5					
8.5					7080.5

End of test hole due to bedrock refusal.
Bottom of test pit at 8.5 feet.

GENERAL BH / TP / WELL - GINT STD US LAB.GDT - 8/12/24 16:09 - G:\DATA\24279 PULTE JORDANELLE RIDGE\SOILS\GINT\BORING LOGS.GPJ

Figure No.: B-5

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

TEST PIT NUMBER TP-5

CLIENT PulteGroup, Inc.
PROJECT NAME Jordanelle Village 3
PROJECT NUMBER 24279
PROJECT LOCATION Jordanelle Ridge
DATE STARTED 7/16/24 **COMPLETED** 7/16/24
GROUND ELEVATION 7086 ft **TEST PIT SIZE** NA inches
EXCAVATION CONTRACTOR Bowman Construction
GROUND WATER LEVELS:
EXCAVATION METHOD Test Pit
AT TIME OF EXCAVATION --- Groundwater Not Encountered
LOGGED BY JGC **CHECKED BY** SL
AT END OF EXCAVATION ---
NOTES Lat: 40.5676727 Long: -111.3728100
AFTER EXCAVATION ---

DEPTH (ft)	SAMPLE TYPE NUMBER	TESTS	U.S.C.S.	GRAPHIC LOG	MATERIAL DESCRIPTION
0.0					**TOPSOIL:** Sand and clay with organics, loose, dry, brown.
			SC		
2.5					
3.0					7083.0
					NATIVE - CLAYEY SAND: medium dense, moist, brown.
	H 1	MC = 16% LL = 26 PL = 18 Fines = 37%			
5.0					
			SC		
7.5					
10.0				10.0	7076.0
					Bottom of test pit at 10.0 feet.

GENERAL BH / TP / WELL - GINT STD US LAB.GDT - 8/12/24 16:09 - G:\DATA\24279 PULTE JORDANELLE RIDGE\SOILS\GINT\BORING LOGS.GPJ

Figure No.: B-6

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

TEST PIT NUMBER TP-6

CLIENT PulteGroup, Inc.
PROJECT NAME Jordanelle Village 3
PROJECT NUMBER 24279
PROJECT LOCATION Jordanelle Ridge
DATE STARTED 7/16/24 **COMPLETED** 7/16/24
GROUND ELEVATION 7144 ft **TEST PIT SIZE** NA inches
EXCAVATION CONTRACTOR Bowman Construction
GROUND WATER LEVELS:
EXCAVATION METHOD Test Pit
AT TIME OF EXCAVATION --- Groundwater Not Encountered
LOGGED BY JGC **CHECKED BY** SL
AT END OF EXCAVATION ---
NOTES Lat: 40.5664635 Long: -111.3723085
AFTER EXCAVATION ---

DEPTH (ft)	SAMPLE TYPE NUMBER	U.S.C.S.	GRAPHIC LOG	MATERIAL DESCRIPTION
0.0		SC		**TOPSOIL:** Sand and clay with organics, loose, dry, light brown.
1.5				7142.5

End of test hole due to bedrock refusal.

Bottom of test pit at 1.5 feet.

GENERAL BH / TP / WELL - GINT STD US LAB.GDT - 8/12/24 16:09 - G:\DATA\24279 PULTE JORDANELLE RIDGE\SOILS\GINT\BORING LOGS.GPJ

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14721 South Heritage Crest Way
Bluffdale, Utah 84065
Telephone: 801-553-8112

TEST PIT NUMBER TP-7

CLIENT PulteGroup, Inc.
PROJECT NAME Jordanelle Village 3
PROJECT NUMBER 24279
PROJECT LOCATION Jordanelle Ridge
DATE STARTED 7/16/24 **COMPLETED** 7/16/24
GROUND ELEVATION 7103 ft **TEST PIT SIZE** NA inches
EXCAVATION CONTRACTOR Bowman Construction
GROUND WATER LEVELS:
EXCAVATION METHOD Test Pit
AT TIME OF EXCAVATION --- Groundwater Not Encountered
LOGGED BY JGC **CHECKED BY** SL
AT END OF EXCAVATION ---
NOTES Lat: 40.5672991 Long: -111.3712393
AFTER EXCAVATION ---

DEPTH (ft)	SAMPLE TYPE NUMBER	TESTS	U.S.C.S.	GRAPHIC LOG	MATERIAL DESCRIPTION
0.0					**TOPSOIL:** Sand and clay with organics, loose, dry, brown.
			SC		
2.5					
3.0					7100.0
					NATIVE - BEDROCK: Weathered bedrock to SILTY SAND with GRAVEL, dense, moist, white.
5.0	H 1	MC = 22% LL = 42 PL = 26 Fines = 14%	SM		
6.5					7096.5

End of test hole due to bedrock refusal.
Bottom of test pit at 6.5 feet.

GENERAL BH / TP / WELL - GINT STD US LAB.GDT - 8/12/24 16:09 - G:\DATA\24279 PULTE JORDANELLE RIDGE\SOILS\GINT\BORING LOGS.GPJ

Figure No.: B-8

Wilding Engineering, Inc.
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Bluffdale, Utah 84065
Telephone: 801-553-8112

TEST PIT NUMBER TP-8

CLIENT PulteGroup, Inc.
PROJECT NAME Jordanelle Village 3
PROJECT NUMBER 24279
PROJECT LOCATION Jordanelle Ridge
DATE STARTED 7/16/24 **COMPLETED** 7/16/24
GROUND ELEVATION 7136 ft **TEST PIT SIZE** NA inches
EXCAVATION CONTRACTOR Bowman Construction
GROUND WATER LEVELS:
EXCAVATION METHOD Test Pit
AT TIME OF EXCAVATION --- Groundwater Not Encountered
LOGGED BY JGC **CHECKED BY** SL
AT END OF EXCAVATION ---
NOTES Lat: 40.5668432 Long: -111.3753887
AFTER EXCAVATION ---

DEPTH (ft)	SAMPLE TYPE NUMBER	TESTS	U.S.C.S.	GRAPHIC LOG	MATERIAL DESCRIPTION
0.0					**TOPSOIL:** Sand and clay with organics, loose, dry, brown.
2.5			SC		
				4.0	7132.0
					NATIVE - SANDY SILT: medium stiff, moist, dark brown.
5.0	H 1	MC = 18% LL = NP PL = NP Fines = 50%			
7.5			ML		
10.0				10.0	7126.0
	H 1	MC = 16% LL = NP PL = NP Fines = 31%	SM	10.5	**BEDROCK:** Highly weathered bedrock to SILTY SAND, dense, moist, white. 7125.5
					Bottom of test pit at 10.5 feet.

GENERAL BH / TP / WELL - GINT STD US LAB.GDT - 8/12/24 16:09 - G:\DATA\24279 PULTE JORDANELLE RIDGE\SOILS\GINT\BORING LOGS.GPJ

Figure No.: B-9

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

TEST PIT NUMBER TP-9

CLIENT PulteGroup, Inc.
PROJECT NAME Jordanelle Village 3
PROJECT NUMBER 24279
PROJECT LOCATION Jordanelle Ridge
DATE STARTED 7/16/24 **COMPLETED** 7/16/24
GROUND ELEVATION 7185 ft **TEST PIT SIZE** NA inches
EXCAVATION CONTRACTOR Bowman Construction
GROUND WATER LEVELS:
EXCAVATION METHOD Test Pit
AT TIME OF EXCAVATION --- Groundwater Not Encountered
LOGGED BY JGC **CHECKED BY** SL
AT END OF EXCAVATION ---
NOTES Lat: 40.5657472 Long: -111.3780012
AFTER EXCAVATION ---

DEPTH (ft)	SAMPLE TYPE NUMBER	TESTS	U.S.C.S.	GRAPHIC LOG	MATERIAL DESCRIPTION
0.0					**TOPSOIL:** Sand and clay with organics, loose, medium moist, brown.
2.5			SC		
5.0				5.0	7180.0
					NATIVE - POORLY GRADED GRAVEL with SILT and SAND: medium dense, moist, orange brown.
7.5	H 1	MC = 25% LL = 29 PL = 21 Fines = 11%	GP-GM		
				9.0	7176.0
			GP-GC		**BEDROCK:** Highly weathered bedrock to POORLY GRADED GRAVEL with CLAY and SAND, dense, slightly moist, white.
10.0				10.0	7175.0
					Bottom of test pit at 10.0 feet.

GENERAL BH / TP / WELL - GINT STD US LAB.GDT - 8/12/24 16:09 - G:\DATA\24279 PULTE JORDANELLE RIDGE\SOILS\GINT\BORING LOGS.GPJ

Figure No.: B-10

Wilding Engineering, Inc.
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TEST PIT NUMBER TP-10

CLIENT PulteGroup, Inc.
PROJECT NAME Jordanelle Village 3
PROJECT NUMBER 24279
PROJECT LOCATION Jordanelle Ridge
DATE STARTED 7/16/24 **COMPLETED** 7/16/24
GROUND ELEVATION 7080 ft **TEST PIT SIZE** NA inches
EXCAVATION CONTRACTOR Bowman Construction
GROUND WATER LEVELS:
EXCAVATION METHOD Test Pit
AT TIME OF EXCAVATION --- Groundwater Not Encountered
LOGGED BY JGC **CHECKED BY** SL
AT END OF EXCAVATION ---
NOTES Lat: 40.5696814 Long: -111.3737032
AFTER EXCAVATION ---

DEPTH (ft)	SAMPLE TYPE NUMBER	TESTS	U.S.C.S.	GRAPHIC LOG	MATERIAL DESCRIPTION
0.0			SC		**TOPSOIL:** Sand and clay with organics, loose, dry, brown.
2.5					
					3.0 7077.0
					NATIVE - CLAYEY SAND: loose to medium dense, moist, orange brown.
	H 1	MC = 19% LL = 33 PL = 17 Fines = 26%	SC		
5.0					5.0 7075.0
					BEDROCK: Weathered bedrock to SILTY SAND with GRAVEL, dense, moist, white.
7.5			SM		
	H 1	MC = 16% LL = NP PL = NP Fines = 13%			
10.0					10.0 7070.0
					Bottom of test pit at 10.0 feet.

GENERAL BH / TP / WELL - GINT STD US LAB.GDT - 8/12/24 16:09 - G:\DATA\24279 PULTE JORDANELLE RIDGE\SOILS\GINT\BORING LOGS.GPJ

Figure No.: B-11

Wilding Engineering, Inc.
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Telephone: 801-553-8112

TEST PIT NUMBER TP-11

CLIENT PulteGroup, Inc.
PROJECT NAME Jordanelle Village 3
PROJECT NUMBER 24279
PROJECT LOCATION Jordanelle Ridge
DATE STARTED 7/16/24 **COMPLETED** 7/16/24
GROUND ELEVATION 7214 ft **TEST PIT SIZE** NA inches
EXCAVATION CONTRACTOR Bowman Construction
GROUND WATER LEVELS:
EXCAVATION METHOD Test Pit
AT TIME OF EXCAVATION --- Groundwater Not Encountered
LOGGED BY JGC **CHECKED BY** SL
AT END OF EXCAVATION ---
NOTES Lat: 40.5700484 Long: -111.3763060
AFTER EXCAVATION ---

DEPTH (ft)	SAMPLE TYPE NUMBER	U.S.C.S.	GRAPHIC LOG	MATERIAL DESCRIPTION
0.0		SC		**TOPSOIL:** Sand and clay with organics, loose, dry, brown.
2.0				7212.0

End of test hole due to bedrock refusal.

Bottom of test pit at 2.0 feet.

GENERAL BH / TP / WELL - GINT STD US LAB.GDT - 8/12/24 16:09 - G:\DATA\24279 PULTE JORDANELLE RIDGE\SOILS\GINT\BORING LOGS.GPJ

Figure No.: B-12

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

TEST PIT NUMBER TP-12

CLIENT PulteGroup, Inc.
PROJECT NAME Jordanelle Village 3
PROJECT NUMBER 24279
PROJECT LOCATION Jordanelle Ridge
DATE STARTED 7/16/24 **COMPLETED** 7/16/24
GROUND ELEVATION 7329 ft **TEST PIT SIZE** NA inches
EXCAVATION CONTRACTOR Bowman Construction
GROUND WATER LEVELS:
EXCAVATION METHOD Test Pit
AT TIME OF EXCAVATION --- Groundwater Not Encountered
LOGGED BY JGC **CHECKED BY** SL
AT END OF EXCAVATION ---
NOTES Lat: 40.568364 Long: -111.379178
AFTER EXCAVATION ---

DEPTH (ft)	SAMPLE TYPE NUMBER	U.S.C.S.	GRAPHIC LOG	MATERIAL DESCRIPTION
0.0		SC		**TOPSOIL:** Sand and clay with heavy organics, loose, dry, brown.
0.5				7328.5

End of test hole due to bedrock refusal.

Bottom of test pit at 0.5 feet.

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TEST PIT NUMBER TP-13

CLIENT PulteGroup, Inc.
PROJECT NAME Jordanelle Village 3
PROJECT NUMBER 24279
PROJECT LOCATION Jordanelle Ridge
DATE STARTED 7/17/24 **COMPLETED** 7/17/24
GROUND ELEVATION 7128 ft **TEST PIT SIZE** NA inches
EXCAVATION CONTRACTOR Bowman Construction
GROUND WATER LEVELS:
EXCAVATION METHOD Test Pit
AT TIME OF EXCAVATION --- Groundwater Not Encountered
LOGGED BY JGC **CHECKED BY** SL
AT END OF EXCAVATION ---
NOTES Lat: 40.5715566 Long: -111.3746246
AFTER EXCAVATION ---

DEPTH (ft)	SAMPLE TYPE NUMBER	TESTS	U.S.C.S.	GRAPHIC LOG	MATERIAL DESCRIPTION
0.0			SC		**TOPSOIL:** Sand and clay with heavy organics, loose, dry, brown.
1.0					7127.0
			GP-GC		**NATIVE - POORLY GRADED GRAVEL with SILTY CLAY:** loose to medium dense, dry, dark brown.
2.5	H 1	MC = 5% LL = 28 PL = 21 Fines = 10%			7125.5
					End of test hole due to bedrock refusal. Bottom of test pit at 2.5 feet.

GENERAL BH / TP / WELL - GINT STD US LAB.GDT - 8/12/24 16:09 - G:\DATA\24279 PULTE JORDANELLE RIDGE\SOILS\GINT\BORING LOGS.GPJ

Figure No.: B-14

Wilding Engineering, Inc.
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Telephone: 801-553-8112

TEST PIT NUMBER TP-14

CLIENT PulteGroup, Inc.
PROJECT NAME Jordanelle Village 3
PROJECT NUMBER 24279
PROJECT LOCATION Jordanelle Ridge
DATE STARTED 7/17/24 **COMPLETED** 7/17/24
GROUND ELEVATION 7170 ft **TEST PIT SIZE** NA inches
EXCAVATION CONTRACTOR Bowman Construction
GROUND WATER LEVELS:
EXCAVATION METHOD Test Pit
AT TIME OF EXCAVATION --- Groundwater Not Encountered
LOGGED BY JGC **CHECKED BY** SL
AT END OF EXCAVATION ---
NOTES Lat: 40.5724278 Long: -111.3769205
AFTER EXCAVATION ---

DEPTH (ft)	SAMPLE TYPE NUMBER	TESTS	U.S.C.S.	GRAPHIC LOG	MATERIAL DESCRIPTION
0.0			SC		**TOPSOIL:** Sand and clay with heavy organics, loose, dry, brown.
1.0					7169.0
			GP-GM		**NATIVE - POORLY GRADED GRAVEL with CLAY - Weathered BEDROCK:** dense, moist, white.
2.5	H 1	MC = 6% LL = 37 PL = 23 Fines = 10%			7167.5
					End of test hole due to bedrock refusal. Bottom of test pit at 2.5 feet.

GENERAL BH / TP / WELL - GINT STD US LAB.GDT - 8/12/24 16:09 - G:\DATA\24279 PULTE JORDANELLE RIDGE\SOILS\GINT\BORING LOGS.GPJ

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TEST PIT NUMBER TP-15

CLIENT PulteGroup, Inc.
PROJECT NAME Jordanelle Village 3
PROJECT NUMBER 24279
PROJECT LOCATION Jordanelle Ridge
DATE STARTED 7/17/24 **COMPLETED** 7/17/24
GROUND ELEVATION 7244 ft **TEST PIT SIZE** NA inches
EXCAVATION CONTRACTOR Bowman Construction
GROUND WATER LEVELS:
EXCAVATION METHOD Test Pit
AT TIME OF EXCAVATION --- Groundwater Not Encountered
LOGGED BY JGC **CHECKED BY** SL
AT END OF EXCAVATION ---
NOTES Lat: 40.571546 Long: -111.378829
AFTER EXCAVATION ---

DEPTH (ft)	SAMPLE TYPE NUMBER	U.S.C.S.	GRAPHIC LOG	MATERIAL DESCRIPTION
0.0		GC		**TOPSOIL:** Sand, clay, gravel, and cobbles with organics, loose, dry, brown.
2.5				7241.5

End of test hole due to bedrock refusal.

Bottom of test pit at 2.5 feet.

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TEST PIT NUMBER TP-16

CLIENT PulteGroup, Inc.
PROJECT NAME Jordanelle Village 3
PROJECT NUMBER 24279
PROJECT LOCATION Jordanelle Ridge
DATE STARTED 7/17/24 **COMPLETED** 7/17/24
GROUND ELEVATION 7287 ft **TEST PIT SIZE** NA inches
EXCAVATION CONTRACTOR Bowman Construction
GROUND WATER LEVELS:
EXCAVATION METHOD Test Pit
AT TIME OF EXCAVATION --- Groundwater Not Encountered
LOGGED BY JGC **CHECKED BY** SL
AT END OF EXCAVATION ---
NOTES Lat: 40.570918 Long: -111.380940
AFTER EXCAVATION ---

DEPTH (ft)	SAMPLE TYPE NUMBER	U.S.C.S.	GRAPHIC LOG	MATERIAL DESCRIPTION
0.0		SC		**TOPSOIL:** Sand, clay gravel, and cobbles with organics, loose, dry, brown.
2.0				7285.0

End of test hole due to bedrock refusal.

Bottom of test pit at 2.0 feet.

GENERAL BH / TP / WELL - GINT STD US LAB.GDT - 8/12/24 16:09 - G:\DATA\24279 PULTE JORDANELLE RIDGE\SOILS\GINT\BORING LOGS.GPJ

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Telephone: 801-553-8112

TEST PIT NUMBER TP-17

CLIENT PulteGroup, Inc.
PROJECT NAME Jordanelle Village 3
PROJECT NUMBER 24279
PROJECT LOCATION Jordanelle Ridge
DATE STARTED 7/17/24 **COMPLETED** 7/17/24
GROUND ELEVATION 7116 ft **TEST PIT SIZE** NA inches
EXCAVATION CONTRACTOR Bowman Construction
GROUND WATER LEVELS:
EXCAVATION METHOD Test Pit
AT TIME OF EXCAVATION --- Groundwater Not Encountered
LOGGED BY JGC **CHECKED BY** SL
AT END OF EXCAVATION ---
NOTES Lat: 40.5736877 Long: -111.3773510
AFTER EXCAVATION ---

DEPTH (ft)	SAMPLE TYPE NUMBER	TESTS	U.S.C.S.	GRAPHIC LOG	MATERIAL DESCRIPTION
0.0					**TOPSOIL:** Sand and clay with heavy organics, loose, dry, brown.
			SC		
2.5					
3.5					7112.5
					NATIVE - SANDY LEAN CLAY: stiff to hard, moist, orange brown.
	H 1	MC = 25% LL = 34 PL = 19 Fines = 69%			
5.0					
			CL		
7.5					
10.0				10.0	7106.0

Bottom of test pit at 10.0 feet.

GENERAL BH / TP / WELL - GINT STD US LAB.GDT - 8/12/24 16:09 - G:\DATA\24279 PULTE JORDANELLE RIDGE\SOILS\GINT\BORING LOGS.GPJ

Figure No.: B-18

Wilding Engineering, Inc.
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Bluffdale, Utah 84065
Telephone: 801-553-8112

TEST PIT NUMBER TP-18

CLIENT PulteGroup, Inc.
PROJECT NAME Jordanelle Village 3
PROJECT NUMBER 24279
PROJECT LOCATION Jordanelle Ridge
DATE STARTED 7/17/24 **COMPLETED** 7/17/24
GROUND ELEVATION 7159 ft **TEST PIT SIZE** NA inches
EXCAVATION CONTRACTOR Bowman Construction
GROUND WATER LEVELS:
EXCAVATION METHOD Test Pit
AT TIME OF EXCAVATION --- Groundwater Not Encountered
LOGGED BY JGC **CHECKED BY** SL
AT END OF EXCAVATION ---
NOTES Lat: 40.5732000 Long: -111.3798163
AFTER EXCAVATION ---

DEPTH (ft)	SAMPLE TYPE NUMBER	TESTS	U.S.C.S.	GRAPHIC LOG	MATERIAL DESCRIPTION
0.0			SC		**TOPSOIL:** Sand and clay with heavy organics, loose, dry, brown.
2.0					7157.0
2.5	H 1	MC = 19% LL = 32 PL = 17 Fines = 56%			**NATIVE - SANDY LEAN CLAY:** stiff to hard, moist, orange brown.
5.0					-- large gravels and cobbles.
7.5			CL		
10.0				10.0	7149.0

Bottom of test pit at 10.0 feet.

GENERAL BH / TP / WELL - GINT STD US LAB.GDT - 8/12/24 16:09 - G:\DATA\24279 PULTE JORDANELLE RIDGE\SOILS\GINT\BORING LOGS.GPJ

Figure No.: B-19

Wilding Engineering, Inc.
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Telephone: 801-553-8112

TEST PIT NUMBER TP-19

CLIENT PulteGroup, Inc.
PROJECT NAME Jordanelle Village 3
PROJECT NUMBER 24279
PROJECT LOCATION Jordanelle Ridge
DATE STARTED 7/17/24 **COMPLETED** 7/17/24
GROUND ELEVATION 7225 ft **TEST PIT SIZE** NA inches
EXCAVATION CONTRACTOR Bowman Construction
GROUND WATER LEVELS:
EXCAVATION METHOD Test Pit
AT TIME OF EXCAVATION --- Groundwater Not Encountered
LOGGED BY JGC **CHECKED BY** SL
AT END OF EXCAVATION ---
NOTES Lat: 40.5724306 Long: -111.3812154
AFTER EXCAVATION ---

DEPTH (ft)	SAMPLE TYPE NUMBER	U.S.C.S.	GRAPHIC LOG	MATERIAL DESCRIPTION
0.0		SC		**TOPSOIL:** Sand and clay with heavy organics, loose, dry, brown.
0.5				7224.5

End of test hole due to bedrock refusal.

Bottom of test pit at 0.5 feet.

GENERAL BH / TP / WELL - GINT STD US LAB.GDT - 8/12/24 16:09 - G:\DATA\24279 PULTE JORDANELLE RIDGE\SOILS\GINT\BORING LOGS.GPJ

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TEST PIT NUMBER TP-20

CLIENT PulteGroup, Inc.
PROJECT NAME Jordanelle Village 3
PROJECT NUMBER 24279
PROJECT LOCATION Jordanelle Ridge
DATE STARTED 7/17/24 **COMPLETED** 7/17/24
GROUND ELEVATION 7192 ft **TEST PIT SIZE** NA inches
EXCAVATION CONTRACTOR Bowman Construction
GROUND WATER LEVELS:
EXCAVATION METHOD Test Pit
AT TIME OF EXCAVATION --- Groundwater Not Encountered
LOGGED BY JGC **CHECKED BY** SL
AT END OF EXCAVATION ---
NOTES Lat: 40.574201 Long: -111.380494
AFTER EXCAVATION ---

DEPTH (ft)	SAMPLE TYPE NUMBER	TESTS	U.S.C.S.	GRAPHIC LOG	MATERIAL DESCRIPTION
0.0			SC		**TOPSOIL:** Sand and clay with heavy organics, loose, dry, brown.
1.5					7190.5
2.5	H 1	MC = 10% LL = 40 PL = 23 Fines = 11%	GP-GC		**NATIVE - POORLY GRADED GRAVEL with CLAY and SAND:** medium dense to loose, moist, brown.
3.0					7189.0

End of test hole due to bedrock refusal.
Bottom of test pit at 3.0 feet.

GENERAL BH / TP / WELL - GINT STD US LAB.GDT - 8/12/24 16:09 - G:\DATA\24279 PULTE JORDANELLE RIDGE\SOILS\GINT\BORING LOGS.GPJ

Figure No.: B-21

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Telephone: 801-553-8112

TEST PIT NUMBER TP-21

CLIENT PulteGroup, Inc.
PROJECT NAME Jordanelle Village 3
PROJECT NUMBER 24279
PROJECT LOCATION Jordanelle Ridge
DATE STARTED 7/17/24 **COMPLETED** 7/17/24
GROUND ELEVATION 7224 ft **TEST PIT SIZE** NA inches
EXCAVATION CONTRACTOR Bowman Construction
GROUND WATER LEVELS:
EXCAVATION METHOD Test Pit
AT TIME OF EXCAVATION --- Groundwater Not Encountered
LOGGED BY JGC **CHECKED BY** SL
AT END OF EXCAVATION ---
NOTES Lat: 40.573585 Long: -111.382607
AFTER EXCAVATION ---

DEPTH (ft)	SAMPLE TYPE NUMBER	TESTS	U.S.C.S.	GRAPHIC LOG	MATERIAL DESCRIPTION
0.0			SC		**TOPSOIL:** Sand and clay with heavy organics, loose, dry, brown.
1.0					7223.0
					NATIVE - SILTY GRAVEL with SAND: loose to medium dense, moist, orange brown.
2.5	H 1	MC = 9% LL = 37 PL = 25 Fines = 29%	GM		
3.5					7220.5
					End of test hole due to bedrock refusal.
					Bottom of test pit at 3.5 feet.

GENERAL BH / TP / WELL - GINT STD US LAB.GDT - 8/12/24 16:09 - G:\DATA\24279 PULTE JORDANELLE RIDGE\SOILS\GINT\BORING LOGS.GPJ

Figure No.: B-22

Wilding Engineering, Inc.
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Bluffdale, Utah 84065
Telephone: 801-553-8112

TEST PIT NUMBER TP-22

CLIENT PulteGroup, Inc.
PROJECT NAME Jordanelle Village 3
PROJECT NUMBER 24279
PROJECT LOCATION Jordanelle Ridge
DATE STARTED 7/17/24 **COMPLETED** 7/17/24
GROUND ELEVATION 7096 ft **TEST PIT SIZE** NA inches
EXCAVATION CONTRACTOR Bowman Construction
GROUND WATER LEVELS:
EXCAVATION METHOD Test Pit
▽ **AT TIME OF EXCAVATION** 5.00 ft / Elev 7091.00 ft
LOGGED BY JGC **CHECKED BY** SL
AT END OF EXCAVATION ---
NOTES Lat: 40.5743118 Long: -111.3756616
AFTER EXCAVATION ---

DEPTH (ft)	SAMPLE TYPE NUMBER	TESTS	U.S.C.S.	GRAPHIC LOG	MATERIAL DESCRIPTION
0.0					**TOPSOIL:** Sand and clay with heavy organics, loose, dry, brown.
			SC		
2.5					
4.0					7092.0
					NATIVE - LEAN CLAY with SAND: stiff, moist to wet, brown.
5.0	UD 1	MC = 29% DD = 95 pcf LL = 33 PL = 16 Fines = 77%	CL		▽
7.5				7.5	7088.5

End of test hole due to bedrock refusal.
Bottom of test pit at 7.5 feet.

GENERAL BH / TP / WELL - GINT STD US LAB.GDT - 8/12/24 16:09 - G:\DATA\24279 PULTE JORDANELLE RIDGE\SOILS\GINT\BORING LOGS.GPJ

Figure No.: B-23

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

TEST PIT NUMBER TP-23

CLIENT PulteGroup, Inc.
PROJECT NAME Jordanelle Village 3
PROJECT NUMBER 24279
PROJECT LOCATION Jordanelle Ridge
DATE STARTED 7/17/24 **COMPLETED** 7/17/24
GROUND ELEVATION 7157 ft **TEST PIT SIZE** NA inches
EXCAVATION CONTRACTOR Bowman Construction
GROUND WATER LEVELS:
EXCAVATION METHOD Test Pit
AT TIME OF EXCAVATION --- Groundwater Not Encountered
LOGGED BY JGC **CHECKED BY** SL
AT END OF EXCAVATION ---
NOTES Lat: 40.5753027 Long: -111.3764364
AFTER EXCAVATION ---

DEPTH (ft)	SAMPLE TYPE NUMBER	U.S.C.S.	GRAPHIC LOG	MATERIAL DESCRIPTION
0.0		GM		**TOPSOIL:** Sand, gravel, and cobbles with organics, loose, dry, light brown.
2.0				7155.0

End of test hole due to bedrock refusal.

Bottom of test pit at 2.0 feet.

GENERAL BH / TP / WELL - GINT STD US LAB.GDT - 8/12/24 16:09 - G:\DATA\24279 PULTE JORDANELLE RIDGE\SOILS\GINT\BORING LOGS.GPJ

Figure No.: B-24

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

TEST PIT NUMBER TP-24

CLIENT PulteGroup, Inc.
PROJECT NAME Jordanelle Village 3
PROJECT NUMBER 24279
PROJECT LOCATION Jordanelle Ridge
DATE STARTED 7/17/24 **COMPLETED** 7/17/24
GROUND ELEVATION 7121 ft **TEST PIT SIZE** NA inches
EXCAVATION CONTRACTOR Bowman Construction
GROUND WATER LEVELS:
EXCAVATION METHOD Test Pit
AT TIME OF EXCAVATION --- Groundwater Not Encountered
LOGGED BY JGC **CHECKED BY** SL
AT END OF EXCAVATION ---
NOTES Lat: 40.5755199 Long: -111.3748254
AFTER EXCAVATION ---

DEPTH (ft)	SAMPLE TYPE NUMBER	U.S.C.S.	GRAPHIC LOG	MATERIAL DESCRIPTION
0.0		GM		**TOPSOIL:** Sand, gravel, and cobbles with organics, loose, dry, light brown.
2.0				7119.0
				End of test hole due to bedrock refusal.
				Bottom of test pit at 2.0 feet.

GENERAL BH / TP / WELL - GINT STD US LAB.GDT - 8/12/24 16:09 - G:\DATA\24279 PULTE JORDANELLE RIDGE\SOILS\GINT\BORING LOGS.GPJ

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Telephone: 801-553-8112

TEST PIT NUMBER TP-25

CLIENT PulteGroup, Inc.
PROJECT NAME Jordanelle Village 3
PROJECT NUMBER 24279
PROJECT LOCATION Jordanelle Ridge
DATE STARTED 7/17/24 **COMPLETED** 7/17/24
GROUND ELEVATION 7117 ft **TEST PIT SIZE** NA inches
EXCAVATION CONTRACTOR Bowman Construction
GROUND WATER LEVELS:
EXCAVATION METHOD Test Pit
AT TIME OF EXCAVATION --- Groundwater Not Encountered
LOGGED BY JGC **CHECKED BY** SL
AT END OF EXCAVATION ---
NOTES Lat: 40.5769939 Long: -111.3753136
AFTER EXCAVATION ---

DEPTH (ft)	SAMPLE TYPE NUMBER	U.S.C.S.	GRAPHIC LOG	MATERIAL DESCRIPTION
0.0		SC		**TOPSOIL:** Sand and clay with organics, loose, dry, brown.
2.5				
3.0				7114.0

End of test hole due to bedrock refusal.

Bottom of test pit at 3.0 feet.

GENERAL BH / TP / WELL - GINT STD US LAB.GDT - 8/12/24 16:09 - G:\DATA\24279 PULTE JORDANELLE RIDGE\SOILS\GINT\BORING LOGS.GPJ

Figure No.: B-26

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

TEST PIT NUMBER TP-26

CLIENT PulteGroup, Inc.
PROJECT NAME Jordanelle Village 3
PROJECT NUMBER 24279
PROJECT LOCATION Jordanelle Ridge
DATE STARTED 7/17/24 **COMPLETED** 7/17/24
GROUND ELEVATION 7127 ft **TEST PIT SIZE** NA inches
EXCAVATION CONTRACTOR Bowman Construction
GROUND WATER LEVELS:
EXCAVATION METHOD Test Pit
AT TIME OF EXCAVATION --- Groundwater Not Encountered
LOGGED BY JGC **CHECKED BY** SL
AT END OF EXCAVATION ---
NOTES Lat: 40.5769654 Long: -111.3771700
AFTER EXCAVATION ---

DEPTH (ft)	SAMPLE TYPE NUMBER	TESTS	U.S.C.S.	GRAPHIC LOG	MATERIAL DESCRIPTION
0.0			SC		**TOPSOIL:** Sand and clay with heavy organics, loose, dry, light brown.
1.0					7126.0
			GM		**NATIVE - SILTY GRAVEL with SAND:** loose to medium dense, moist to dry, light brown.
2.5	H 1	MC = 9% LL = 37 PL = 25 Fines = 18%			
3.0					7124.0

End of test hole due to bedrock refusal.
Bottom of test pit at 3.0 feet.

GENERAL BH / TP / WELL - GINT STD US LAB.GDT - 8/12/24 16:09 - G:\DATA\24279 PULTE JORDANELLE RIDGE\SOILS\GINT\BORING LOGS.GPJ

Figure No.: B-27

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

TEST PIT NUMBER TP-27

CLIENT PulteGroup, Inc.
PROJECT NAME Jordanelle Village 3
PROJECT NUMBER 24279
PROJECT LOCATION Jordanelle Ridge
DATE STARTED 7/17/24 **COMPLETED** 7/17/24
GROUND ELEVATION 7184 ft **TEST PIT SIZE** NA inches
EXCAVATION CONTRACTOR Bowman Construction
GROUND WATER LEVELS:
EXCAVATION METHOD Test Pit
AT TIME OF EXCAVATION --- Groundwater Not Encountered
LOGGED BY JGC **CHECKED BY** SL
AT END OF EXCAVATION ---
NOTES Lat: 40.5767892 Long: -111.3794737
AFTER EXCAVATION ---

DEPTH (ft)	SAMPLE TYPE NUMBER	TESTS	U.S.C.S.	GRAPHIC LOG	MATERIAL DESCRIPTION
0.0					**TOPSOIL:** Sand and clay with heavy organics, loose, dry, brown.
			SC		
2.5					
3.0					7181.0
					NATIVE - CLAYEY SAND with GRAVEL: loose to medium dense, moist, brown.
	H 1	MC = 15% LL = 36 PL = 23 Fines = 32%	SC		
5.0				5.0	7179.0

End of test hole due to bedrock refusal.
Bottom of test pit at 5.0 feet.

GENERAL BH / TP / WELL - GINT STD US LAB.GDT - 8/12/24 16:09 - G:\DATA\24279 PULTE JORDANELLE RIDGE\SOILS\GINT\BORING LOGS.GPJ

Figure No.: B-28

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

TEST PIT NUMBER TP-28

CLIENT PulteGroup, Inc.
PROJECT NAME Jordanelle Village 3
PROJECT NUMBER 24279
PROJECT LOCATION Jordanelle Ridge
DATE STARTED 7/17/24 **COMPLETED** 7/17/24
GROUND ELEVATION 7223 ft **TEST PIT SIZE** NA inches
EXCAVATION CONTRACTOR Bowman Construction
GROUND WATER LEVELS:
EXCAVATION METHOD Test Pit
AT TIME OF EXCAVATION --- Groundwater Not Encountered
LOGGED BY JGC **CHECKED BY** SL
AT END OF EXCAVATION ---
NOTES Lat: 40.5768712 Long: -111.3809972
AFTER EXCAVATION ---

DEPTH (ft)	SAMPLE TYPE NUMBER	TESTS	U.S.C.S.	GRAPHIC LOG	MATERIAL DESCRIPTION
0.0					**TOPSOIL:** Sand and clay with organics, loose, dry, brown.
			SC		
2.5				2.5	7220.5
	H 1	MC = 9% LL = 33 PL = 21 Fines = 11%	GP-GC		**NATIVE - POORLY GRADED GRAVEL with CLAY and SAND:** loose to medium dense, moist, brown.
5.0				5.0	7218.0

End of test hole due to bedrock refusal.
Bottom of test pit at 5.0 feet.

GENERAL BH / TP / WELL - GINT STD US LAB.GDT - 8/12/24 16:09 - G:\DATA\24279 PULTE JORDANELLE RIDGE\SOILS\GINT\BORING LOGS.GPJ

Figure No.: B-29

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

TEST PIT NUMBER TP-29

CLIENT PulteGroup, Inc.
PROJECT NAME Jordanelle Village 3
PROJECT NUMBER 24279
PROJECT LOCATION Jordanelle Ridge
DATE STARTED 7/17/24 **COMPLETED** 7/17/24
GROUND ELEVATION 7136 ft **TEST PIT SIZE** NA inches
EXCAVATION CONTRACTOR Bowman Construction
GROUND WATER LEVELS:
EXCAVATION METHOD Test Pit
AT TIME OF EXCAVATION --- Groundwater Not Encountered
LOGGED BY JGC **CHECKED BY** SL
AT END OF EXCAVATION ---
NOTES Lat: 40.5757099 Long: -111.3794224
AFTER EXCAVATION ---

DEPTH (ft)	SAMPLE TYPE NUMBER	TESTS	U.S.C.S.	GRAPHIC LOG	MATERIAL DESCRIPTION
0.0					**TOPSOIL:** Sand and clay with organics, loose, dry, brown.
			SC		
2.5					
3.0					7133.0
					NATIVE - SANDY LEAN CLAY: stiff, moist, orange brown.
	H 1	MC = 21% LL = 33 PL = 18 Fines = 69%			
5.0					
			CL		
7.5					
10.0				10.0	7126.0

Bottom of test pit at 10.0 feet.

GENERAL BH / TP / WELL - GINT STD US LAB.GDT - 8/12/24 16:09 - G:\DATA\24279 PULTE JORDANELLE RIDGE\SOILS\GINT\BORING LOGS.GPJ

Figure No.: B-30

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

TEST PIT NUMBER TP-30

CLIENT PulteGroup, Inc.
PROJECT NAME Jordanelle Village 3
PROJECT NUMBER 24279
PROJECT LOCATION Jordanelle Ridge
DATE STARTED 7/17/24 **COMPLETED** 7/17/24
GROUND ELEVATION 7120 ft **TEST PIT SIZE** NA inches
EXCAVATION CONTRACTOR Bowman Construction
GROUND WATER LEVELS:
EXCAVATION METHOD Test Pit
AT TIME OF EXCAVATION --- Groundwater Not Encountered
LOGGED BY JGC **CHECKED BY** SL
AT END OF EXCAVATION ---
NOTES Lat: 40.5779825 Long: -111.3762748
AFTER EXCAVATION ---

DEPTH (ft)	SAMPLE TYPE NUMBER	TESTS	U.S.C.S.	GRAPHIC LOG	MATERIAL DESCRIPTION
0.0			SC		**TOPSOIL:** Sand and clay with organics, medium dense, slightly moist, brown.
1.5					7118.5
					NATIVE - LEAN CLAY: stiff to hard, moist, orange brown.
2.5	UD 1	MC = 16% DD = 99 pcf LL = 47 PL = 14 Fines = 93%	CL		
4.0					7116.0
					CLAYEY SAND: dense, slightly moist to moist, orange brown.
5.0	H 1	MC = 15% LL = 40 PL = 23 Fines = 50%	SC		
5.5					7114.5
					End of test hole due to bedrock refusal. Bottom of test pit at 5.5 feet.

GENERAL BH / TP / WELL - GINT STD US LAB.GDT - 8/12/24 16:09 - G:\DATA\24279 PULTE JORDANELLE RIDGE\SOILS\GINT\BORING LOGS.GPJ

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

TEST PIT NUMBER TP-31

CLIENT PulteGroup, Inc.
PROJECT NAME Jordanelle Village 3
PROJECT NUMBER 24279
PROJECT LOCATION Jordanelle Ridge
DATE STARTED 7/17/24 **COMPLETED** 7/17/24
GROUND ELEVATION 7131 ft **TEST PIT SIZE** NA inches
EXCAVATION CONTRACTOR Bowman Construction
GROUND WATER LEVELS:
EXCAVATION METHOD Test Pit
AT TIME OF EXCAVATION --- Groundwater Not Encountered
LOGGED BY JGC **CHECKED BY** SL
AT END OF EXCAVATION ---
NOTES Lat: 40.5791210 Long: -111.3754336
AFTER EXCAVATION ---

DEPTH (ft)	SAMPLE TYPE NUMBER	TESTS	U.S.C.S.	GRAPHIC LOG	MATERIAL DESCRIPTION
0.0			SC		**TOPSOIL:** Sand and clay with organics, medium dense, medium moist to dry, brown.
2.0					7129.0
2.5			GM		**BEDROCK:** Weathered bedrock to SILTY GRAVEL with SAND, dense, slightly moist, white.
	H 1	MC = 9% LL = NP PL = NP Fines = 12%			
4.5					7126.5
					End of test hole due to bedrock refusal. Bottom of test pit at 4.5 feet.

GENERAL BH / TP / WELL - GINT STD US LAB.GDT - 8/12/24 16:09 - G:\DATA\24279 PULTE JORDANELLE RIDGE\SOILS\GINT\BORING LOGS.GPJ

Figure No.: B-32

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

TEST PIT NUMBER TP-32

CLIENT PulteGroup, Inc.
PROJECT NAME Jordanelle Village 3
PROJECT NUMBER 24279
PROJECT LOCATION Jordanelle Ridge
DATE STARTED 7/17/24 **COMPLETED** 7/17/24
GROUND ELEVATION 7141 ft **TEST PIT SIZE** NA inches
EXCAVATION CONTRACTOR Bowman Construction
GROUND WATER LEVELS:
EXCAVATION METHOD Test Pit
AT TIME OF EXCAVATION --- Groundwater Not Encountered
LOGGED BY JGC **CHECKED BY** SL
AT END OF EXCAVATION ---
NOTES Lat: 40.5798103 Long: -111.3740948
AFTER EXCAVATION ---

DEPTH (ft)	SAMPLE TYPE NUMBER	U.S.C.S.	GRAPHIC LOG	MATERIAL DESCRIPTION
0.0		SC		**TOPSOIL:** Sand and clay with organics, medium dense, slightly moist, dark brown.
2.5				7138.5

End of test hole due to bedrock refusal.

Bottom of test pit at 2.5 feet.

GENERAL BH / TP / WELL - GINT STD US LAB.GDT - 8/12/24 16:09 - G:\DATA\24279 PULTE JORDANELLE RIDGE\SOILS\GINT\BORING LOGS.GPJ

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

TEST PIT NUMBER TP-33

CLIENT PulteGroup, Inc.
PROJECT NAME Jordanelle Village 3
PROJECT NUMBER 24279
PROJECT LOCATION Jordanelle Ridge
DATE STARTED 7/18/24 **COMPLETED** 7/18/24
GROUND ELEVATION 7120 ft **TEST PIT SIZE** NA inches
EXCAVATION CONTRACTOR Bowman Construction
GROUND WATER LEVELS:
EXCAVATION METHOD Test Pit
AT TIME OF EXCAVATION --- Groundwater Not Encountered
LOGGED BY JGC **CHECKED BY** SL
AT END OF EXCAVATION ---
NOTES Lat: 40.5721041 Long: -111.3730877
AFTER EXCAVATION ---

DEPTH (ft)	SAMPLE TYPE NUMBER	TESTS	U.S.C.S.	GRAPHIC LOG	MATERIAL DESCRIPTION
0.0			SC		**TOPSOIL:** Sand and clay with organics, loose to medium dense, slightly moist to dry, brown.
2.0					7118.0
2.5					**BEDROCK:** Weathered bedrock to SANDY SILT with GRAVEL, stiff to hard, moist, white.
	H 1	MC = 9% LL = 33 PL = 25 Fines = 58%	ML		
5.0					
7.5					
8.0					7112.0

End of test hole due to bedrock refusal.
Bottom of test pit at 8.0 feet.

GENERAL BH / TP / WELL - GINT STD US LAB.GDT - 8/12/24 16:09 - G:\DATA\24279 PULTE JORDANELLE RIDGE\SOILS\GINT\BORING LOGS.GPJ

Figure No.: B-34

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

TEST PIT NUMBER TP-34

CLIENT PulteGroup, Inc.
PROJECT NAME Jordanelle Village 3
PROJECT NUMBER 24279
PROJECT LOCATION Jordanelle Ridge
DATE STARTED 7/18/24 **COMPLETED** 7/18/24
GROUND ELEVATION 7070 ft **TEST PIT SIZE** NA inches
EXCAVATION CONTRACTOR Bowman Construction
GROUND WATER LEVELS:
EXCAVATION METHOD Test Pit
AT TIME OF EXCAVATION --- Groundwater Not Encountered
LOGGED BY JGC **CHECKED BY** SL
AT END OF EXCAVATION ---
NOTES Lat: 40.5705463 Long: -111.3720500
AFTER EXCAVATION ---

DEPTH (ft)	SAMPLE TYPE NUMBER	U.S.C.S.	GRAPHIC LOG	MATERIAL DESCRIPTION
0.0		SC		**TOPSOIL:** Sand and clay with organics, loose, dry, brown.
2.5				
4.0				7066.0

End of test hole due to bedrock refusal.

Bottom of test pit at 4.0 feet.

GENERAL BH / TP / WELL - GINT STD US LAB.GDT - 8/12/24 16:09 - G:\DATA\24279 PULTE JORDANELLE RIDGE\SOILS\GINT\BORING LOGS.GPJ

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

TEST PIT NUMBER TP-35

CLIENT PulteGroup, Inc.
PROJECT NAME Jordanelle Village 3
PROJECT NUMBER 24279
PROJECT LOCATION Jordanelle Ridge
DATE STARTED 7/18/24 **COMPLETED** 7/18/24
GROUND ELEVATION 7085 ft **TEST PIT SIZE** NA inches
EXCAVATION CONTRACTOR Bowman Construction
GROUND WATER LEVELS:
EXCAVATION METHOD Test Pit
AT TIME OF EXCAVATION --- Groundwater Not Encountered
LOGGED BY JGC **CHECKED BY** SL
AT END OF EXCAVATION ---
NOTES Lat: 40.5726445 Long: -111.3713087
AFTER EXCAVATION ---

DEPTH (ft)	SAMPLE TYPE NUMBER	TESTS	U.S.C.S.	GRAPHIC LOG	MATERIAL DESCRIPTION
0.0			SC		**TOPSOIL:** Sand and clay with organics, loose, dry, brown.
3.0					7082.0
					BEDROCK: Weathered bedrock to WELL-GRADED GRAVEL with SILT and SAND, dense, slightly moist, white.
2.5	H 1	MC = 20% LL = NP PL = NP Fines = 8%	GW-GM		
5.0					
5.5					7079.5

End of test hole due to bedrock refusal.
Bottom of test pit at 5.5 feet.

GENERAL BH / TP / WELL - GINT STD US LAB.GDT - 8/12/24 16:09 - G:\DATA\24279 PULTE JORDANELLE RIDGE\SOILS\GINT\BORING LOGS.GPJ

Figure No.: B-36

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

TEST PIT NUMBER TP-36

CLIENT PulteGroup, Inc.
PROJECT NAME Jordanelle Village 3
PROJECT NUMBER 24279
PROJECT LOCATION Jordanelle Ridge
DATE STARTED 7/18/24 **COMPLETED** 7/18/24
GROUND ELEVATION 7140 ft **TEST PIT SIZE** NA inches
EXCAVATION CONTRACTOR Bowman Construction
GROUND WATER LEVELS:
EXCAVATION METHOD Test Pit
AT TIME OF EXCAVATION --- Groundwater Not Encountered
LOGGED BY JGC **CHECKED BY** SL
AT END OF EXCAVATION ---
NOTES Lat: 40.5746398 Long: -111.3725157
AFTER EXCAVATION ---

DEPTH (ft)	SAMPLE TYPE NUMBER	U.S.C.S.	GRAPHIC LOG	MATERIAL DESCRIPTION
0.0		GM		**TOPSOIL:** Sand and gravel with organics, loose, dry, brown.
2.5				
3.0				7137.0

End of test hole due to bedrock refusal.

Bottom of test pit at 3.0 feet.

GENERAL BH / TP / WELL - GINT STD US LAB.GDT - 8/12/24 16:09 - G:\DATA\24279 PULTE JORDANELLE RIDGE\SOILS\GINT\BORING LOGS.GPJ

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

TEST PIT NUMBER TP-37

CLIENT PulteGroup, Inc.
PROJECT NAME Jordanelle Village 3
PROJECT NUMBER 24279
PROJECT LOCATION Jordanelle Ridge
DATE STARTED 7/18/24 **COMPLETED** 7/18/24
GROUND ELEVATION 7119 ft **TEST PIT SIZE** NA inches
EXCAVATION CONTRACTOR Bowman Construction
GROUND WATER LEVELS:
EXCAVATION METHOD Test Pit
AT TIME OF EXCAVATION --- Groundwater Not Encountered
LOGGED BY JGC **CHECKED BY** SL
AT END OF EXCAVATION ---
NOTES Lat: 40.5769231 Long: -111.3736586
AFTER EXCAVATION ---

DEPTH (ft)	SAMPLE TYPE NUMBER	TESTS	U.S.C.S.	GRAPHIC LOG	MATERIAL DESCRIPTION
0.0					**TOPSOIL:** Sand and clay with organics, loose, dry, brown.
2.5			SC		
5.0				5.0	7114.0
					NATIVE - CLAYEY SAND with GRAVEL: loose to medium dense, moist, orange brown.
	H 1	MC = 19% LL = 43 PL = 20 Fines = 40%			
7.5			SC		
10.0				10.0	7109.0
					Bottom of test pit at 10.0 feet.

GENERAL BH / TP / WELL - GINT STD US LAB.GDT - 8/12/24 16:09 - G:\DATA\24279 PULTE JORDANELLE RIDGE\SOILS\GINT\BORING LOGS.GPJ

Figure No.: B-38

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

TEST PIT NUMBER TP-38

CLIENT PulteGroup, Inc.
PROJECT NAME Jordanelle Village 3
PROJECT NUMBER 24279
PROJECT LOCATION Jordanelle Ridge
DATE STARTED 7/18/24 **COMPLETED** 7/18/24
GROUND ELEVATION 7161 ft **TEST PIT SIZE** NA inches
EXCAVATION CONTRACTOR Bowman Construction
GROUND WATER LEVELS:
EXCAVATION METHOD Test Pit
AT TIME OF EXCAVATION --- Groundwater Not Encountered
LOGGED BY JGC **CHECKED BY** SL
AT END OF EXCAVATION ---
NOTES Lat: 40.5788793 Long: -111.3729140
AFTER EXCAVATION ---

DEPTH (ft)	SAMPLE TYPE NUMBER	U.S.C.S.	GRAPHIC LOG	MATERIAL DESCRIPTION
0.0		GM		**TOPSOIL:** Sand and gravel with organics, loose, dry, brown.
2.5				
3.0				7158.0

End of test hole due to bedrock refusal.

Bottom of test pit at 3.0 feet.

GENERAL BH / TP / WELL - GINT STD US LAB.GDT - 8/12/24 16:10 - G:\DATA\24279 PULTE JORDANELLE RIDGE\SOILS\GINT\BORING LOGS.GPJ

APPENDIX C

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

SUMMARY OF LABORATORY TEST RESULTS

CLIENT PulteGroup, Inc. **PROJECT NAME** Jordanelle Village 3

PROJECT NUMBER 24279 **PROJECT LOCATION** Jordanelle Ridge

Test Pit	Depth (ft)	Moisture (%)	Dry Density (pcf)	Liquid Limit	Plastic Limit	Plasticity Index	Gravel (%)	Sand (%)	Fines (%<#200 Sieve)	Classification
TP-1	3.0	15.5		NP	NP	NP	49	38	13	GM
TP-2	4.0	21.7		NP	NP	NP	2	52	46	SM
TP-3	5.0	11.7		NP	NP	NP	70	21	9	GP-GM
TP-4	5.0	13.1		NP	NP	NP	4	72	24	SM
TP-5	4.0	16.1		26	18	8	2	61	37	SC
TP-7	5.0	21.9		42	26	16	24	63	14	SM
TP-8	5.0	18.3		NP	NP	NP	5	45	50	ML
TP-8	10.0	15.9		NP	NP	NP	4	65	31	SM
TP-9	7.0	25.4		29	21	8	57	32	11	GP-GC
TP-10	4.0	18.7		33	17	16	7	67	26	SC
TP-10	9.0	16.0		NP	NP	NP	30	57	13	SM
TP-13	2.0	4.6		28	21	7	81	9	10	GP-GC
TP-14	2.0	5.9		37	23	14	82	8	10	GP-GC
TP-17	4.0	25.2		34	19	15	2	29	69	CL
TP-18	3.0	18.9		32	17	15	12	32	56	CL
TP-20	2.0	9.7		40	23	17	67	22	11	GP-GC
TP-21	2.0	9.5		37	25	12	46	25	29	GM
TP-22	5.0	28.8	94.6	33	16	17	1	22	77	CL
TP-26	2.0	8.7		37	25	12	56	26	18	GM
TP-27	4.0	15.2		36	23	13	24	44	32	SC
TP-28	3.0	9.3		33	21	12	62	27	11	GP-GC
TP-29	4.0	21.3		33	18	15	3	29	69	CL
TP-30	2.0	16.0	98.7	47	14	33	0	7	93	CL
TP-30	5.0	15.5		40	23	17	5	45	50	SC
TP-31	4.0	9.2		NP	NP	NP	72	16	12	GM
TP-33	4.0	9.0		33	25	8	19	23	58	ML
TP-35	4.0	19.9		NP	NP	NP	66	27	8	GW-GM
TP-37	6.0	19.3		43	20	23	29	31	40	SC

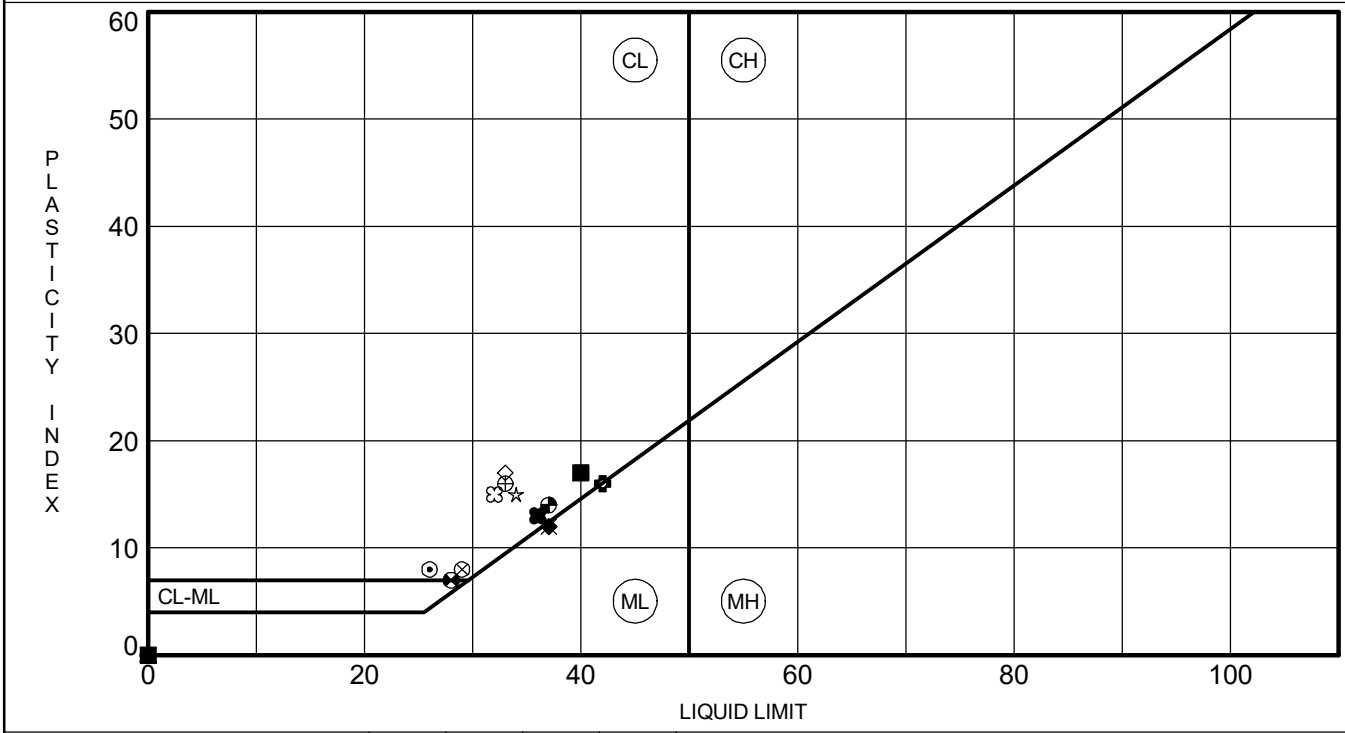
LAB SUMMARY WILDING - GINT STD US LAB.GDT - 8/9/24 12:59 - G:\DATA\24279 PULTE JORDANELLE RIDGE\SOILS\GINT\BORING LOGS.GPJ

ATTERBERG LIMITS' RESULTS

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

CLIENT PulteGroup, Inc. **PROJECT NAME** Jordanelle Village 3

PROJECT NUMBER 24279 **PROJECT LOCATION** Jordanelle Ridge



	TEST PIT	DEPTH	LL	PL	PI	Fines	Classification
●	TP-1	3.0	NP	NP	NP	13	SILTY GRAVEL with SAND(GM)
⊠	TP-2	4.0	NP	NP	NP	46	SILTY SAND(SM)
▲	TP-3	5.0	NP	NP	NP	9	POORLY GRADED GRAVEL with SILT and SAND(GP-GM)
★	TP-4	5.0	NP	NP	NP	24	SILTY SAND(SM)
⊙	TP-5	4.0	26	18	8	37	CLAYEY SAND(SC)
✿	TP-7	5.0	42	26	16	14	SILTY SAND with GRAVEL(SM)
○	TP-8	5.0	NP	NP	NP	50	SANDY SILT(ML)
△	TP-8	10.0	NP	NP	NP	31	SILTY SAND(SM)
⊗	TP-9	7.0	29	21	8	11	POORLY GRADED GRAVEL with CLAY and SAND(GP-GC)
⊕	TP-10	4.0	33	17	16	26	CLAYEY SAND(SC)
□	TP-10	9.0	NP	NP	NP	13	SILTY SAND with GRAVEL(SM)
⊛	TP-13	2.0	28	21	7	10	POORLY GRADED GRAVEL with SILTY CLAY(GP-GC)
◕	TP-14	2.0	37	23	14	10	POORLY GRADED GRAVEL with CLAY(GP-GC)
☆	TP-17	4.0	34	19	15	69	SANDY LEAN CLAY(CL)
⊠	TP-18	3.0	32	17	15	56	SANDY LEAN CLAY(CL)
■	TP-20	2.0	40	23	17	11	POORLY GRADED GRAVEL with CLAY and SAND(GP-GC)
◆	TP-21	2.0	37	25	12	29	SILTY GRAVEL with SAND(GM)
◇	TP-22	5.0	33	16	17	77	LEAN CLAY with SAND(CL)
×	TP-26	2.0	37	25	12	18	SILTY GRAVEL with SAND(GM)
✖	TP-27	4.0	36	23	13	32	CLAYEY SAND with GRAVEL(SC)

ATTERBERG LIMITS - GINT STD US LAB.GDT - 8/9/24 11:57 - G:\DATA\24279 PULTE JORDANELLE RIDGE\SOILS\GINT\BORING LOGS.GPJ

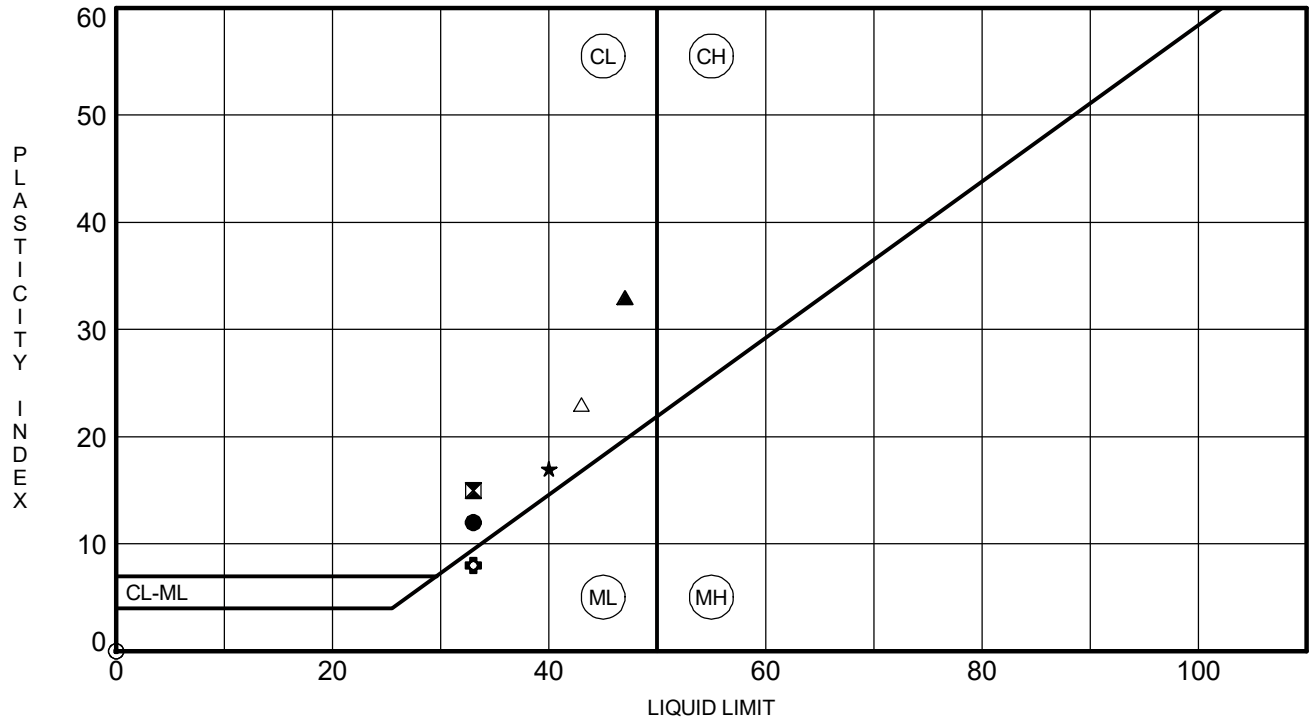
Figure No. C-2

ATTERBERG LIMITS' RESULTS

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

CLIENT PulteGroup, Inc. **PROJECT NAME** Jordanelle Village 3

PROJECT NUMBER 24279 **PROJECT LOCATION** Jordanelle Ridge



	TEST PIT	DEPTH	LL	PL	PI	Fines	Classification
●	TP-28	3.0	33	21	12	11	POORLY GRADED GRAVEL with CLAY and SAND(GP-GC)
⊠	TP-29	4.0	33	18	15	69	SANDY LEAN CLAY(CL)
▲	TP-30	2.0	47	14	33	93	LEAN CLAY(CL)
★	TP-30	5.0	40	23	17	50	CLAYEY SAND(SC)
⊙	TP-31	4.0	NP	NP	NP	12	SILTY GRAVEL with SAND(GM)
✿	TP-33	4.0	33	25	8	58	SANDY SILT with GRAVEL(ML)
○	TP-35	4.0	NP	NP	NP	8	WELL-GRADED GRAVEL with SILT and SAND(GW-GM)
△	TP-37	6.0	43	20	23	40	CLAYEY SAND with GRAVEL(SC)

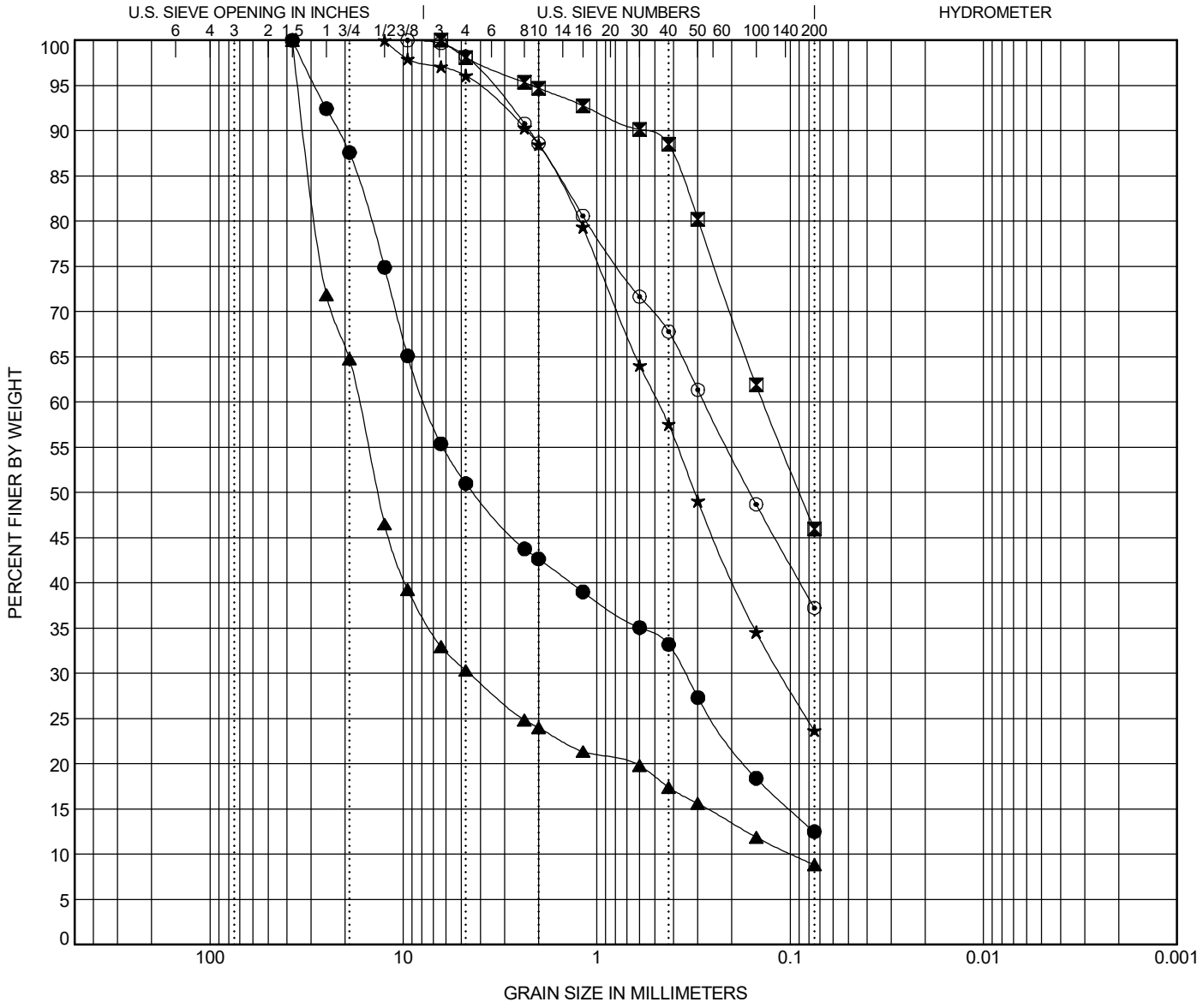
ATTERBERG LIMITS - GINT STD US LAB.GDT - 8/9/24 11:57 - G:\DATA\24279 PULTE JORDANELLE RIDGE\SOILS\GINT\BORING LOGS.GPJ

GRAIN SIZE DISTRIBUTION

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

CLIENT PulteGroup, Inc. **PROJECT NAME** Jordanelle Village 3

PROJECT NUMBER 24279 **PROJECT LOCATION** Jordanelle Ridge



COBBLES	GRAVEL		SAND			SILT OR CLAY
	coarse	fine	coarse	medium	fine	

	TEST PIT	DEPTH	Classification	LL	PL	PI	Cc	Cu
●	**TP-1**	**3.0**	**SILTY GRAVEL with SAND(GM)**	**NP**	**NP**	**NP**		
⊠	**TP-2**	**4.0**	**SILTY SAND(SM)**	**NP**	**NP**	**NP**		
▲	**TP-3**	**5.0**	**POORLY GRADED GRAVEL with SILT and SAND(GP-GM)**	**NP**	**NP**	**NP**	**12.48**	**174.73**
★	**TP-4**	**5.0**	**SILTY SAND(SM)**	**NP**	**NP**	**NP**		
⊙	**TP-5**	**4.0**	**CLAYEY SAND(SC)**	**26**	**18**	**8**		

	TEST PIT	DEPTH	D100	D60	D30	D10	%Gravel	%Sand	%Silt	%Clay
●	**TP-1**	**3.0**	**37.5**	**7.718**	**0.352**		**49**	**38**	**12.5**	
⊠	**TP-2**	**4.0**	**6.4**	**0.138**			**2**	**52**	**46.0**	
▲	**TP-3**	**5.0**	**37.5**	**17.022**	**4.549**	**0.097**	**70**	**21**	**8.9**	
★	**TP-4**	**5.0**	**12.5**	**0.484**	**0.112**		**4**	**72**	**23.7**	
⊙	**TP-5**	**4.0**	**9.5**	**0.279**			**2**	**61**	**37.2**	

GRAIN SIZE - GINT STD US LAB.GDT - 8/9/24 11:50 - G:\DATA\24279 PULTE JORDANELLE RIDGE\SOILS\GINT\BORING LOGS.GPJ

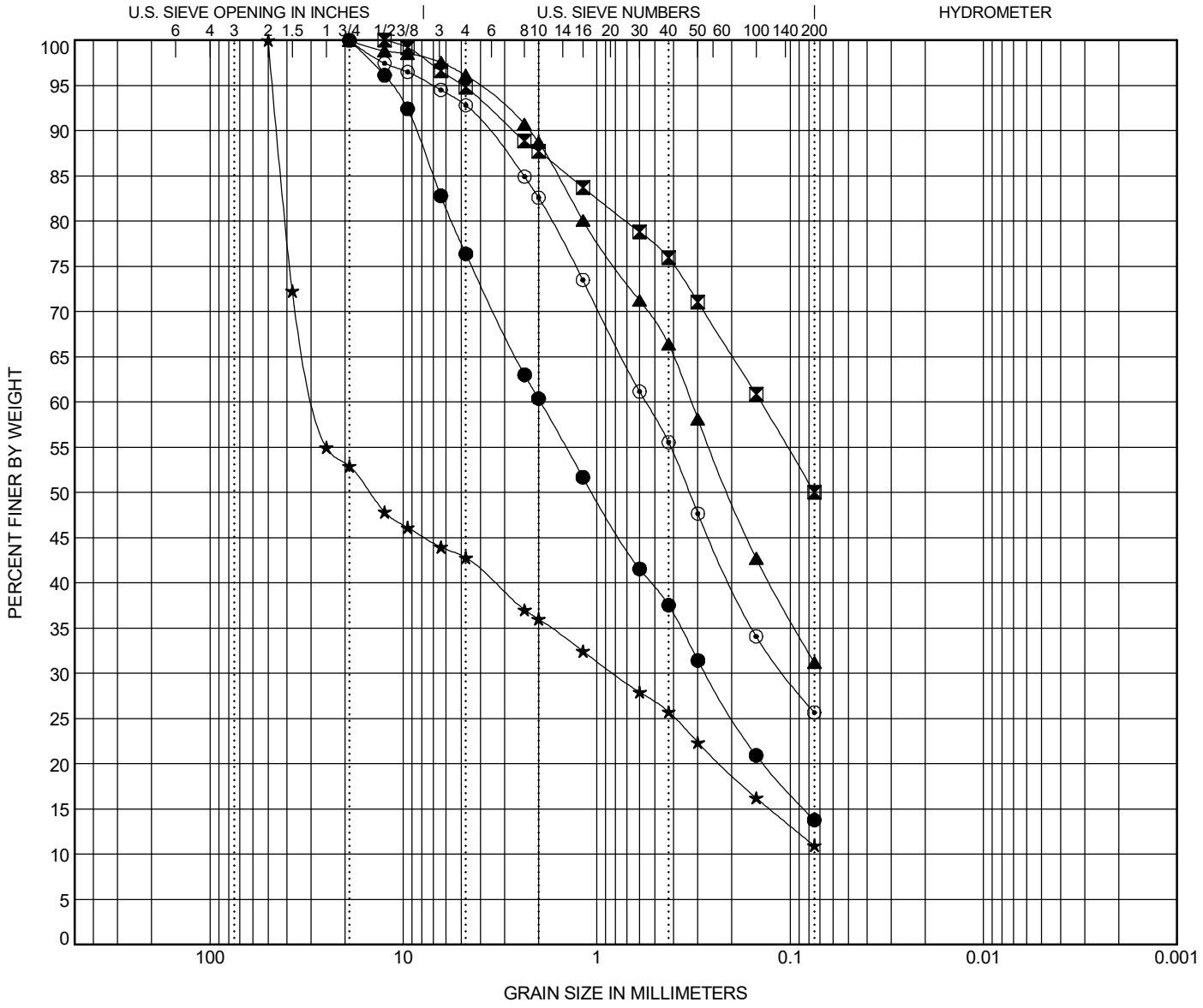
Figure No. C-4

GRAIN SIZE DISTRIBUTION

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

CLIENT PulteGroup, Inc. **PROJECT NAME** Jordanelle Village 3

PROJECT NUMBER 24279 **PROJECT LOCATION** Jordanelle Ridge



COBBLES	GRAVEL		SAND			SILT OR CLAY
	coarse	fine	coarse	medium	fine	

	TEST PIT	DEPTH	Classification	LL	PL	PI	Cc	Cu
●	TP-7	5.0	SILTY SAND with GRAVEL(SM)	42	26	16		
⊠	TP-8	5.0	SANDY SILT(ML)	NP	NP	NP		
▲	TP-8	10.0	SILTY SAND(SM)	NP	NP	NP		
★	TP-9	7.0	POORLY GRADED GRAVEL with CLAY and SAND(GP-GC)	29	21	8	0.36	425.83
⊙	TP-10	4.0	CLAYEY SAND(SC)	33	17	16		

	TEST PIT	DEPTH	D100	D60	D30	D10	%Gravel	%Sand	%Silt	%Clay
●	TP-7	5.0	19	1.953	0.273		24	63	13.8	
⊠	TP-8	5.0	12.5	0.142			5	45	50.0	
▲	TP-8	10.0	19	0.325			4	65	31.2	
★	TP-9	7.0	50	28.117	0.816		57	32	11.0	
⊙	TP-10	4.0	19	0.558	0.107		7	67	25.7	

GRAIN SIZE - GINT STD US LAB.GDT - 8/9/24 11:50 - G:\DATA\24279 PULTE JORDANELLE RIDGE\SOILS\GINT\BORING LOGS.GPJ

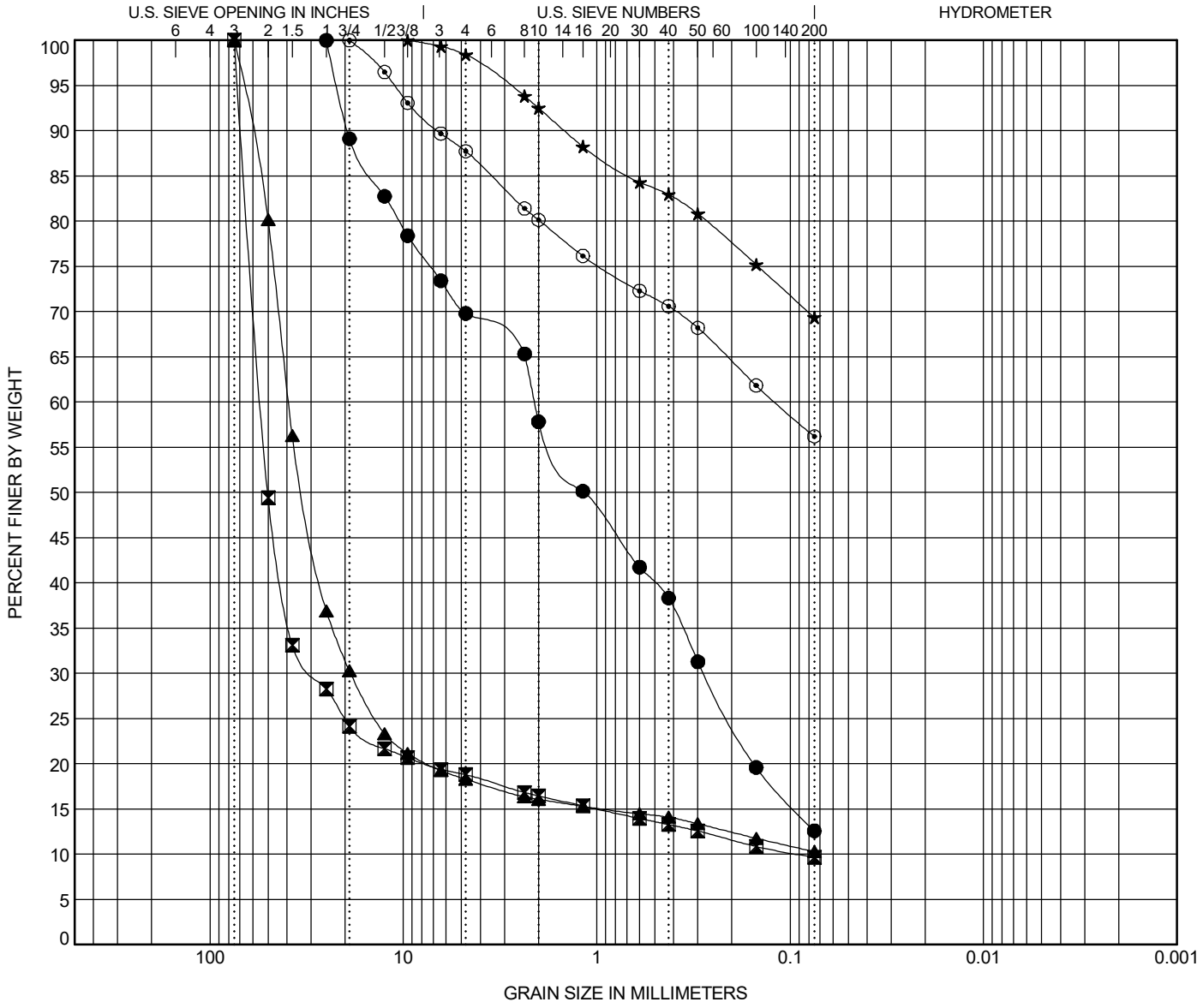
Figure No. C-5

GRAIN SIZE DISTRIBUTION

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

CLIENT PulteGroup, Inc. **PROJECT NAME** Jordanelle Village 3

PROJECT NUMBER 24279 **PROJECT LOCATION** Jordanelle Ridge



COBBLES	GRAVEL		SAND			SILT OR CLAY
	coarse	fine	coarse	medium	fine	

	TEST PIT	DEPTH	Classification	LL	PL	PI	Cc	Cu
●	**TP-10**	**9.0**	**SILTY SAND with GRAVEL(SM)**	**NP**	**NP**	**NP**		
⊠	**TP-13**	**2.0**	**POORLY GRADED GRAVEL with SILTY CLAY(GP-GC)**	**28**	**21**	**7**	**169.17**	**598.74**
▲	**TP-14**	**2.0**	**POORLY GRADED GRAVEL with CLAY(GP-GC)**	**37**	**23**	**14**	**135.34**	**597.52**
★	**TP-17**	**4.0**	**SANDY LEAN CLAY(CL)**	**34**	**19**	**15**		
⊙	**TP-18**	**3.0**	**SANDY LEAN CLAY(CL)**	**32**	**17**	**15**		

	TEST PIT	DEPTH	D100	D60	D30	D10	%Gravel	%Sand	%Silt	%Clay
●	**TP-10**	**9.0**	**25**	**2.098**	**0.278**		**30**	**57**	**12.6**	
⊠	**TP-13**	**2.0**	**75**	**54.434**	**28.935**	**0.091**	**81**	**9**	**9.7**	
▲	**TP-14**	**2.0**	**75**	**39.216**	**18.664**		**82**	**8**	**10.3**	
★	**TP-17**	**4.0**	**9.5**				**2**	**29**	**69.4**	
⊙	**TP-18**	**3.0**	**19**	**0.12**			**12**	**32**	**56.2**	

GRAIN SIZE - GINT STD US LAB.GDT - 8/9/24 11:50 - G:\DATA\24279 PULTE JORDANELLE RIDGE\SOILS\GINT\BORING LOGS.GPJ

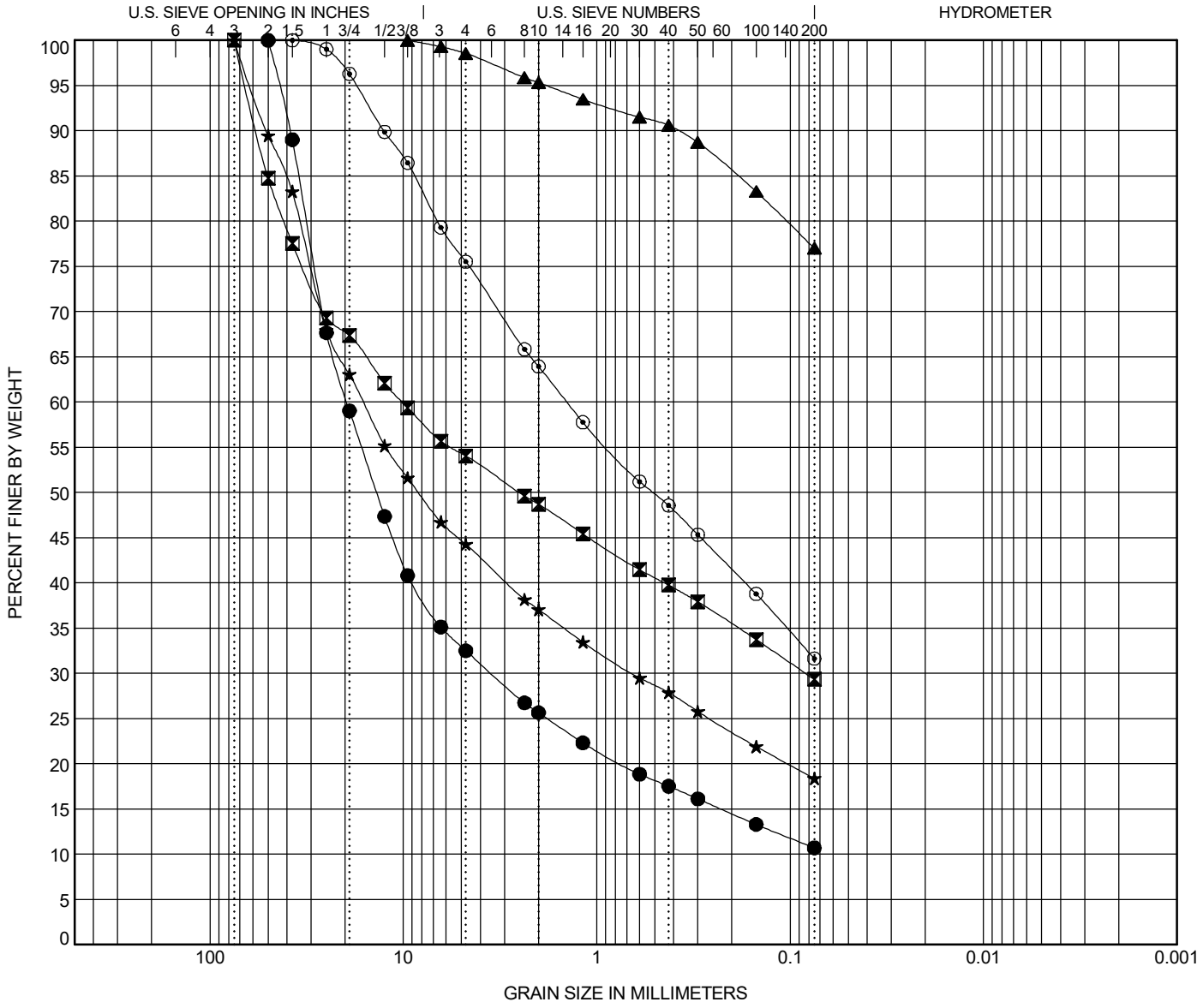
Figure No. C-6

GRAIN SIZE DISTRIBUTION

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

CLIENT PulteGroup, Inc. **PROJECT NAME** Jordanelle Village 3

PROJECT NUMBER 24279 **PROJECT LOCATION** Jordanelle Ridge



COBBLES	GRAVEL		SAND			SILT OR CLAY
	coarse	fine	coarse	medium	fine	

	TEST PIT	DEPTH	Classification	LL	PL	PI	Cc	Cu
●	TP-20	2.0	POORLY GRADED GRAVEL with CLAY and SAND(GP-GC)	40	23	17	10.12	316.43
⊠	TP-21	2.0	SILTY GRAVEL with SAND(GM)	37	25	12		
▲	TP-22	5.0	LEAN CLAY with SAND(CL)	33	16	17		
★	TP-26	2.0	SILTY GRAVEL with SAND(GM)	37	25	12		
⊙	TP-27	4.0	CLAYEY SAND with GRAVEL(SC)	36	23	13		

	TEST PIT	DEPTH	D100	D60	D30	D10	%Gravel	%Sand	%Silt	%Clay
●	TP-20	2.0	50	19.59	3.503		67	22	10.7	
⊠	TP-21	2.0	75	10.113	0.083		46	25	29.3	
▲	TP-22	5.0	9.5				1	22	77.0	
★	TP-26	2.0	75	16.14	0.653		56	26	18.4	
⊙	TP-27	4.0	37.5	1.428			24	44	31.6	

GRAIN SIZE - GINT STD US LAB.GDT - 8/9/24 11:50 - G:\DATA\24279 PULTE JORDANELLE RIDGE\SOILS\GINT\BORING LOGS.GPJ

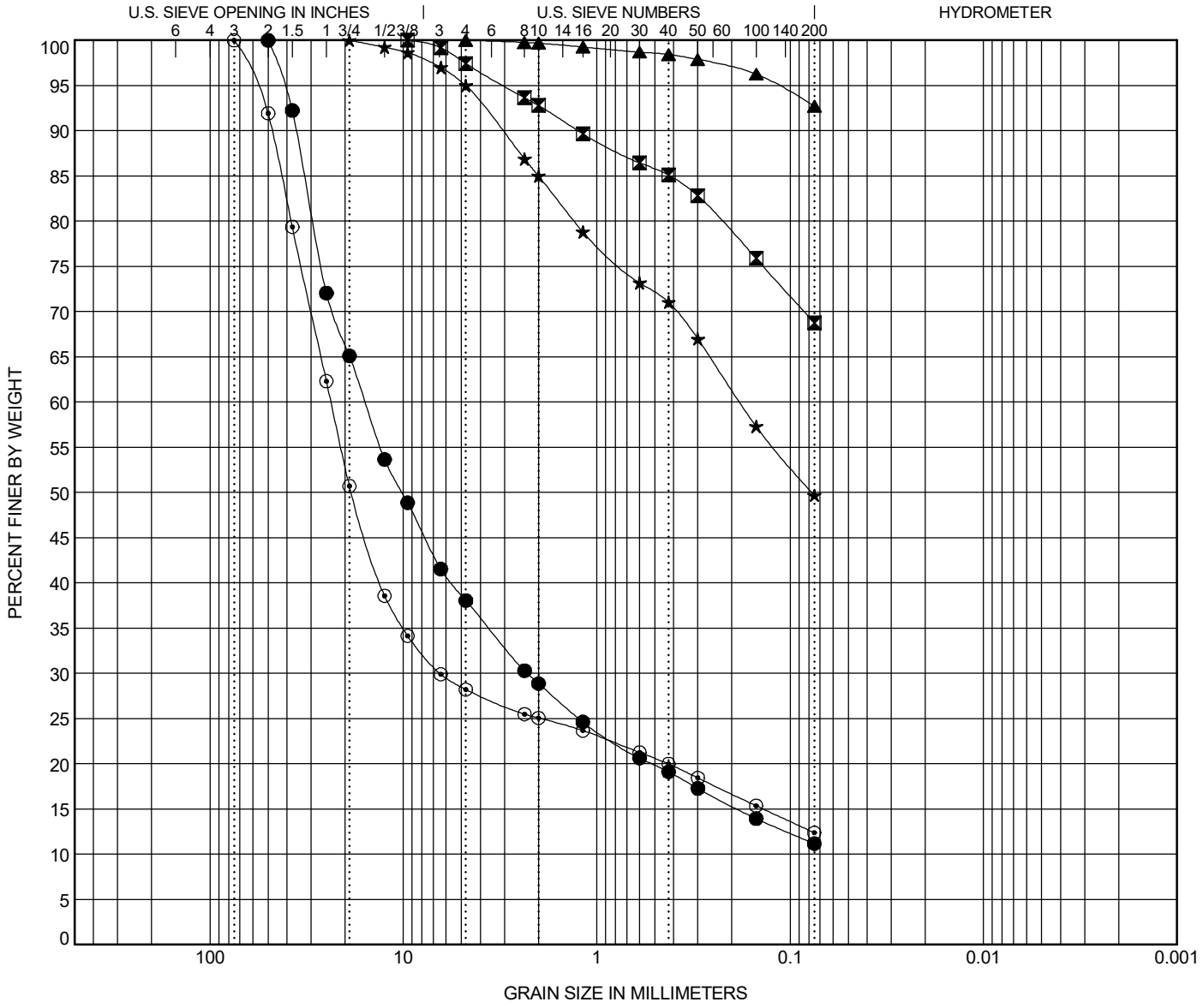
Figure No. C-1

GRAIN SIZE DISTRIBUTION

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

CLIENT PulteGroup, Inc. **PROJECT NAME** Jordanelle Village 3

PROJECT NUMBER 24279 **PROJECT LOCATION** Jordanelle Ridge



COBBLES	GRAVEL		SAND			SILT OR CLAY
	coarse	fine	coarse	medium	fine	

	TEST PIT	DEPTH	Classification	LL	PL	PI	Cc	Cu
●	TP-28	3.0	POORLY GRADED GRAVEL with CLAY and SAND(GP-GC)	33	21	12	5.91	282.72
⊠	TP-29	4.0	SANDY LEAN CLAY(CL)	33	18	15		
▲	TP-30	2.0	LEAN CLAY(CL)	47	14	33		
★	TP-30	5.0	CLAYEY SAND(SC)	40	23	17		
⊙	TP-31	4.0	SILTY GRAVEL with SAND(GM)	NP	NP	NP	40.86	549.35

	TEST PIT	DEPTH	D100	D60	D30	D10	%Gravel	%Sand	%Silt	%Clay
●	TP-28	3.0	50	15.763	2.28		62	27	11.2	
⊠	TP-29	4.0	9.5				3	29	68.8	
▲	TP-30	2.0	4.75				0	7	92.8	
★	TP-30	5.0	19	0.182			5	45	49.7	
⊙	TP-31	4.0	75	23.667	6.455		72	16	12.4	

GRAIN SIZE - GINT STD US LAB.GDT - 8/9/24 11:50 - G:\DATA\24279 PULTE JORDANELLE RIDGE\SOILS\GINT\BORING LOGS.GPJ

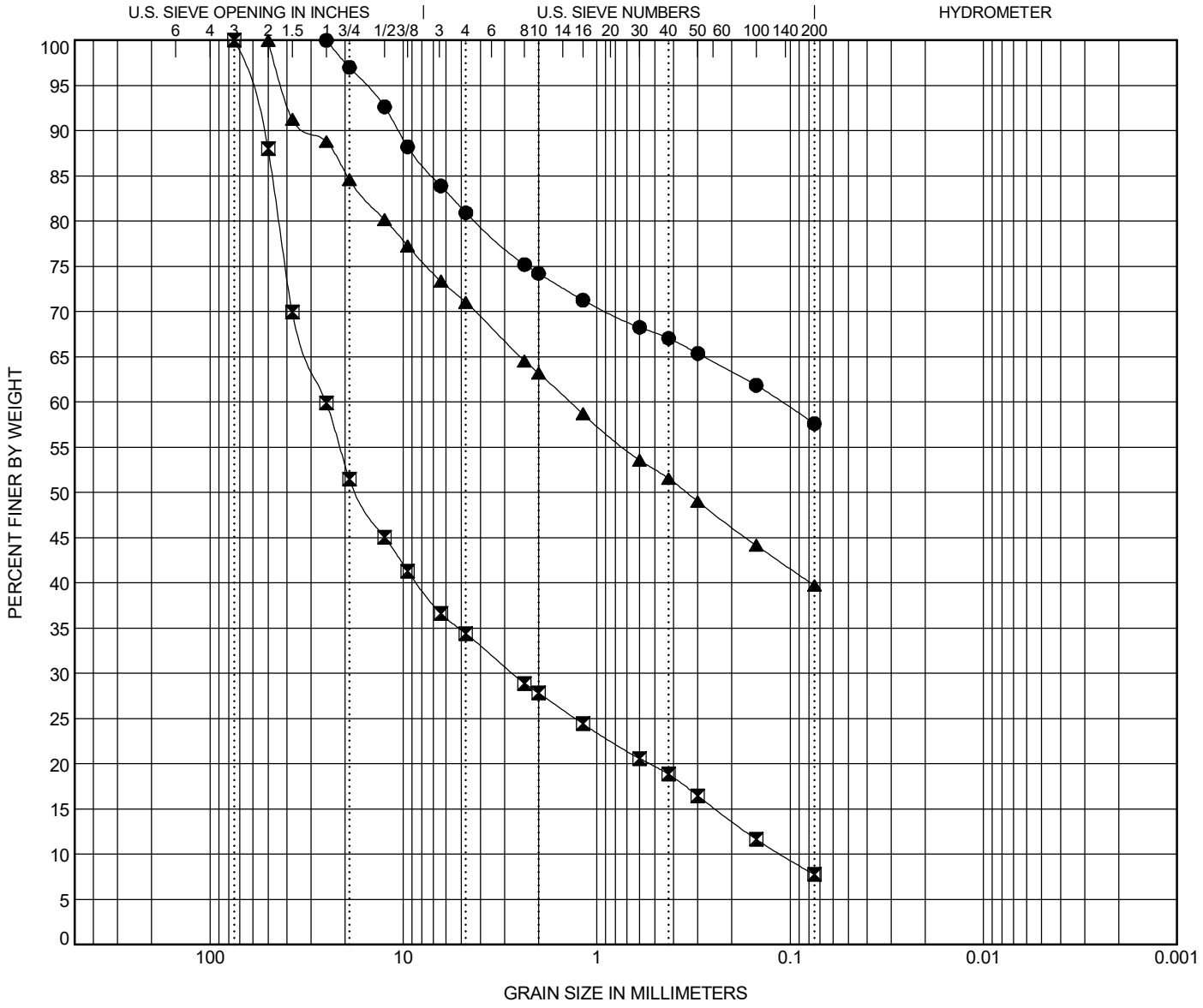
Figure No. C-8

GRAIN SIZE DISTRIBUTION

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

CLIENT PulteGroup, Inc. **PROJECT NAME** Jordanelle Village 3

PROJECT NUMBER 24279 **PROJECT LOCATION** Jordanelle Ridge



COBBLES	GRAVEL		SAND			SILT OR CLAY
	coarse	fine	coarse	medium	fine	

	TEST PIT	DEPTH	Classification	LL	PL	PI	Cc	Cu
●	**TP-33**	**4.0**	**SANDY SILT with GRAVEL(ML)**	**33**	**25**	**8**		
⊠	**TP-35**	**4.0**	**WELL-GRADED GRAVEL with SILT and SAND(GW-GM)**	**NP**	**NP**	**NP**	**2.62**	**225.08**
▲	**TP-37**	**6.0**	**CLAYEY SAND with GRAVEL(SC)**	**43**	**20**	**23**		

	TEST PIT	DEPTH	D100	D60	D30	D10	%Gravel	%Sand	%Silt	%Clay
●	**TP-33**	**4.0**	**25**	**0.111**			**19**	**23**	**57.6**	
⊠	**TP-35**	**4.0**	**75**	**25.113**	**2.712**	**0.112**	**66**	**27**	**7.8**	
▲	**TP-37**	**6.0**	**50**	**1.373**			**29**	**31**	**39.7**	

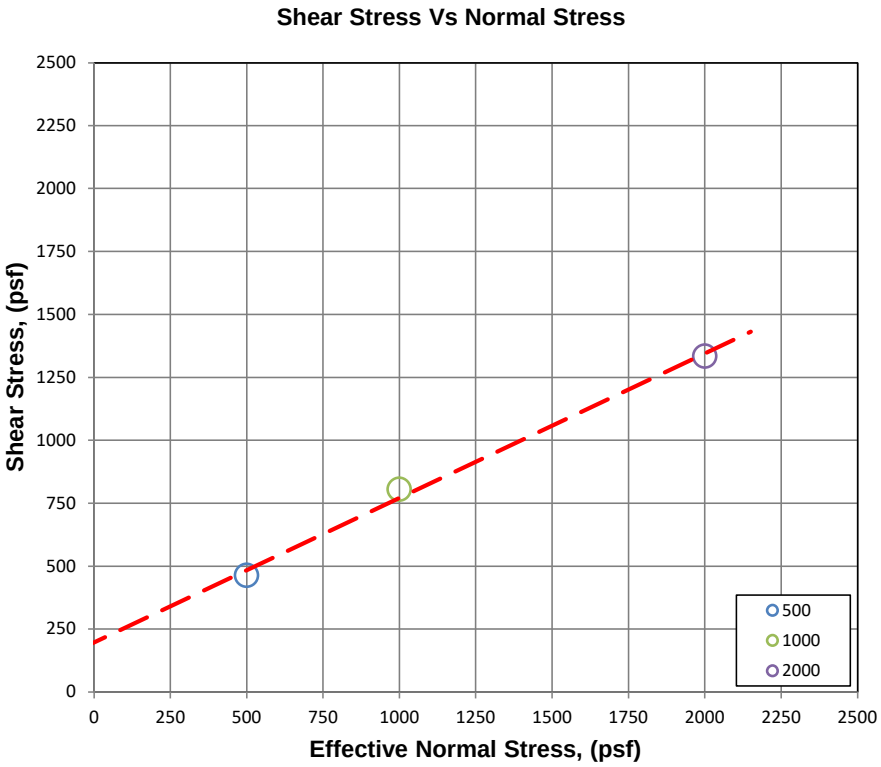
GRAIN SIZE - GINT STD US LAB.GDT - 8/9/24 11:50 - G:\DATA\24279 PULTE JORDANELLE RIDGE\SOILS\GINT\BORING LOGS.GPJ

Figure No. C-9

Wilding Engineering, Inc.

ASTM D3080

Tested By	Jason Wright
Date	8/5/24
Computed By	Jeremy Wright EIT
Date	8/8/24
Checked By	Shun Li PE
Date	8/9/24



Mohr-Coulomb Stress Envelope			Parameter	Specimen A	B	C	D
Φ' and c' from Best-Fit Straight Line	Φ' (deg)	30	Initial Water Content (%)	21.3	21.3	21.3	N/A
	c' (psf)	200	Final Water Content (%)	25.4	25.1	25.1	N/A
	R^2	0.9956	Dry Density (psf)	98.9	98.9	98.9	N/A
	SSE	N/A	Diameter (in)	2.42			
Peak Φ' for c' = 0	Normal Stress	Ø' (deg)	Height (in)	1.00			
	500	43	Strain Rate (in/min)	0.0030			
	1000	39	LL/PL/PI	33 / 18 / 15			
	2000	34	Average T_{50} (min)	0.007			

		Data Points		
Project:	Jordanelle Village 3	**Normal Stress**	**Corrected Shear Stress**	
Project Number:	24279			
Boring Number:	TP-29			
Sample Number:	NA	500	463	
Depth:	4 ft	1000	805	
Sample Type:	Remolded	2000	1335	
Rel. Compaction:	100%			
Description:	Sandy Lean CLAY (CL)			
Remarks:	Sample remolded to estimated in situ moisture and density & split on the No. 10 sieve			

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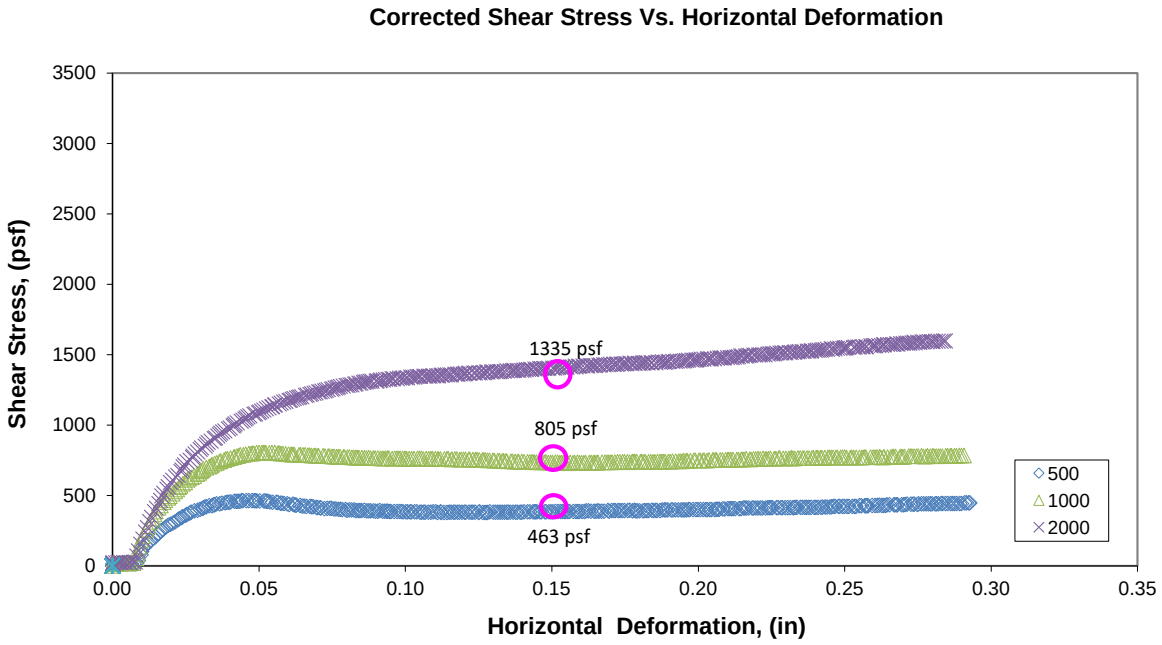
Figure No.: C-10a

Wilding Engineering, Inc.

ASTM D3080

Tested By	Jason Wright
Date	8/5/24
Computed By	Jeremy Wright EIT
Date	8/8/24
Checked By	Shun Li PE
Date	8/9/24



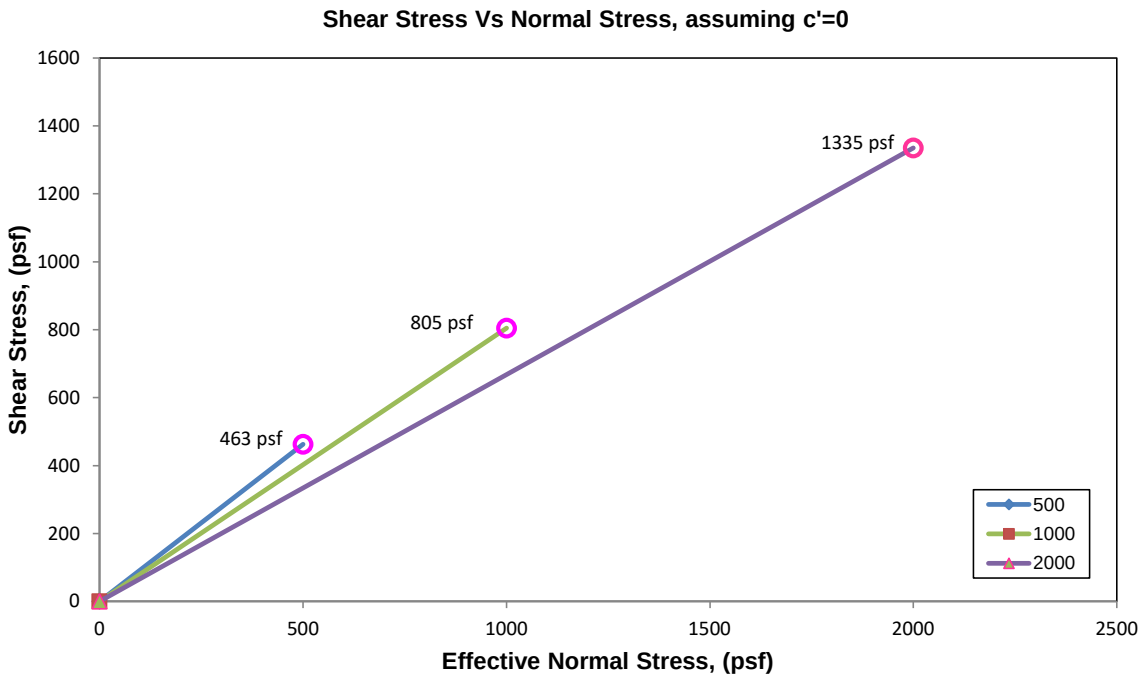


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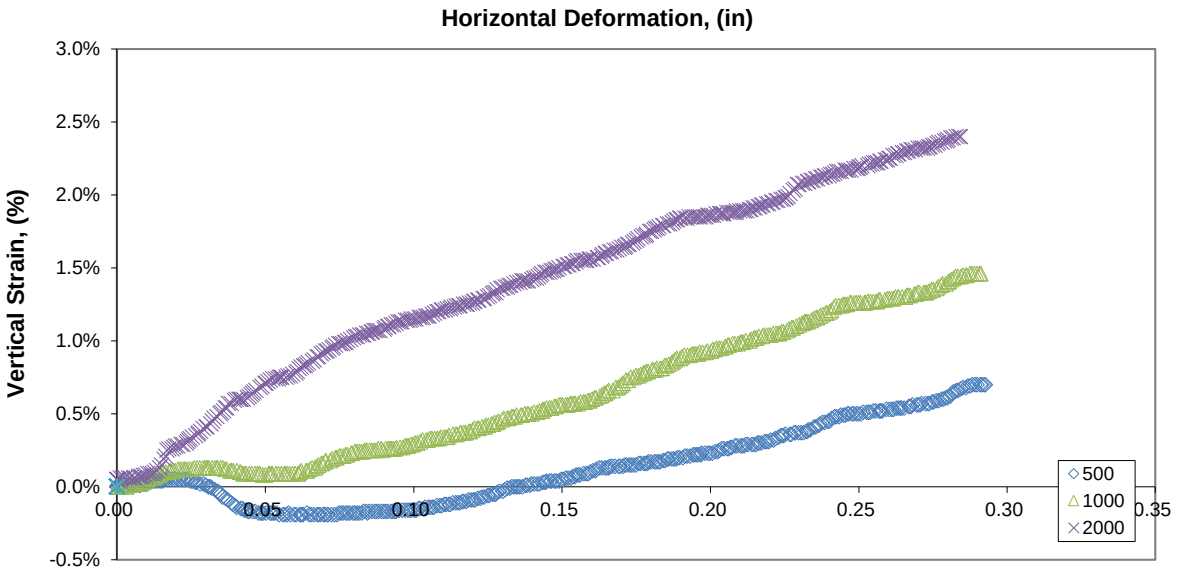
Figure No.: C-10b

Wilding Engineering, Inc.

ASTM D3080

Tested By	Jason Wright
Date	8/5/24
Computed By	Jeremy Wright EIT
Date	8/8/24
Checked By	Shun Li PE
Date	8/9/24

Vertical Strain Vs. Horizontal Deformation



Consolidation Curves

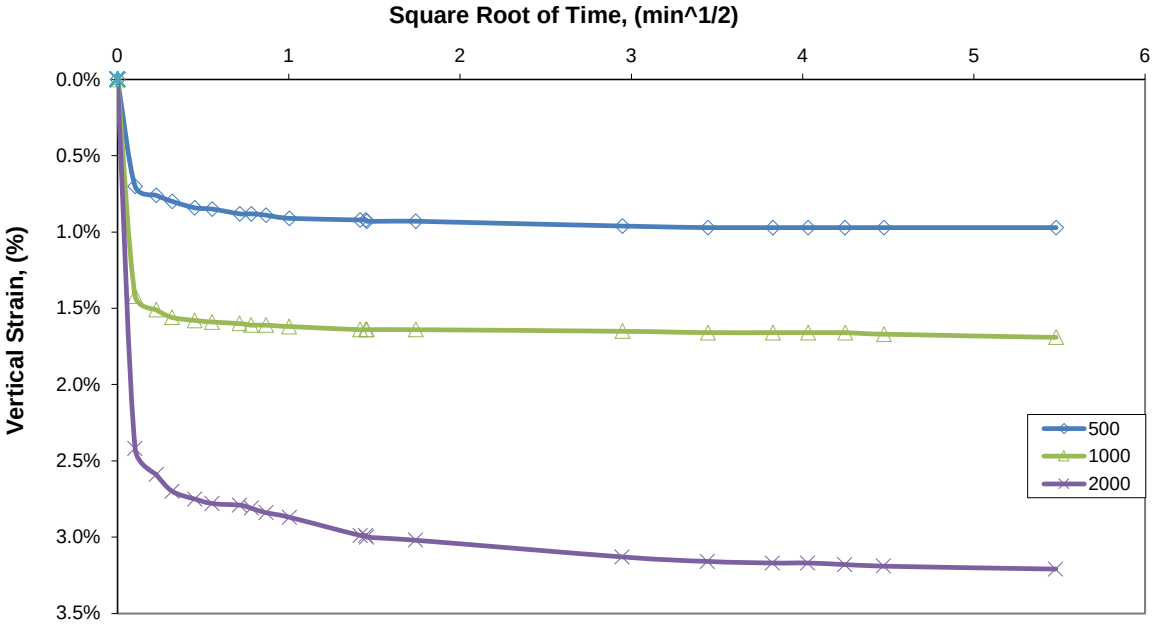


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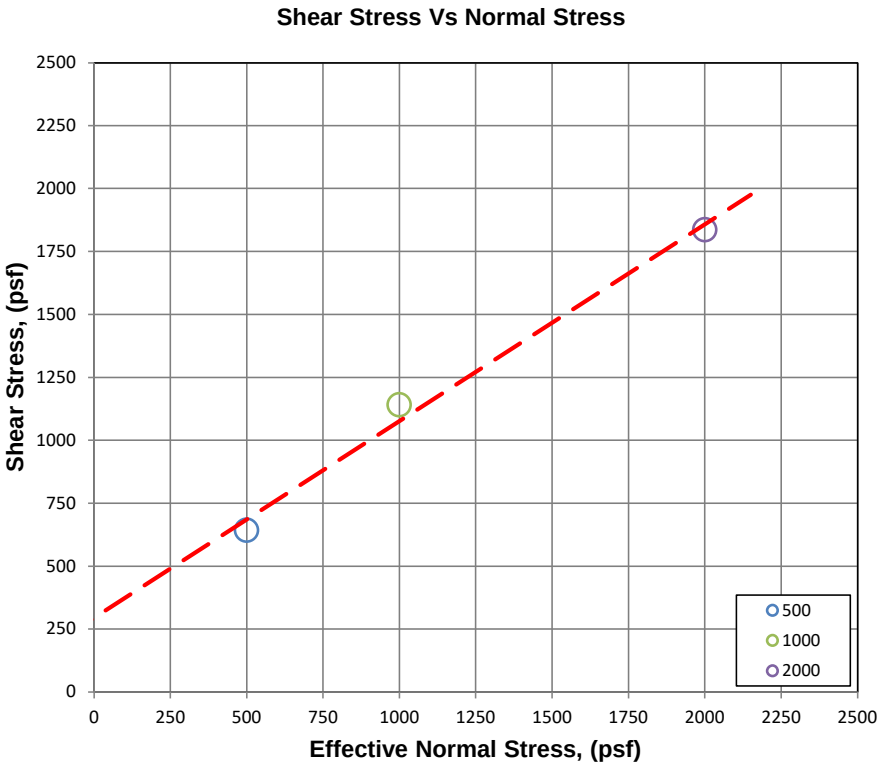
Figure No.: C-10c

Wilding Engineering, Inc.

ASTM D3080

Tested By	Jason Wright
Date	8/5/24
Computed By	Jeremy Wright EIT
Date	8/8/24
Checked By	Shun Li PE
Date	8/9/24



Mohr-Coulomb Stress Envelope			Parameter	Specimen A	B	C	D
Φ' and c' from Best-Fit Straight Line	Φ' (deg)	38	Initial Water Content (%)	9.0	9.0	9.0	N/A
	c' (psf)	300	Final Water Content (%)	23.2	22.9	25.1	N/A
	R^2	0.9911	Dry Density (psf)	110.1	110.1	110.1	N/A
	SSE	N/A	Diameter (in)	2.42			
Peak Φ' for c' = 0	Normal Stress	Ø' (deg)	Height (in)	1.00			
	500	52	Strain Rate (in/min)	0.0030			
	1000	49	LL/PL/PI	33 / 25 / 8			
	2000	43	Average T_{50} (min)	0.007			

Project:	Jordanelle Village 3
Project Number:	24279
Boring Number:	TP-33
Sample Number:	NA
Depth:	4 ft
Sample Type:	Remolded
Rel. Compaction:	100%
Description:	Sandy SILT with Gravel (ML)
Remarks:	Sample remolded to estimated in situ moisture and density & split on the No. 10 sieve

Data Points		
Normal Stress	Corrected Shear Stress	
500	643	
1000	1141	
2000	1837	

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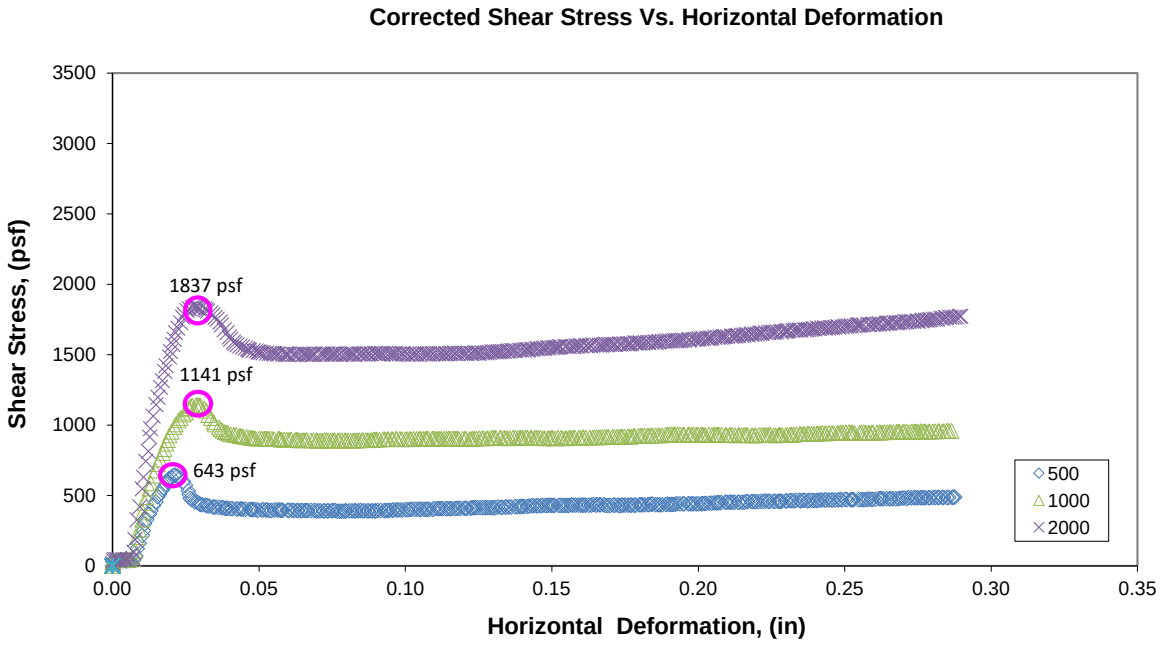
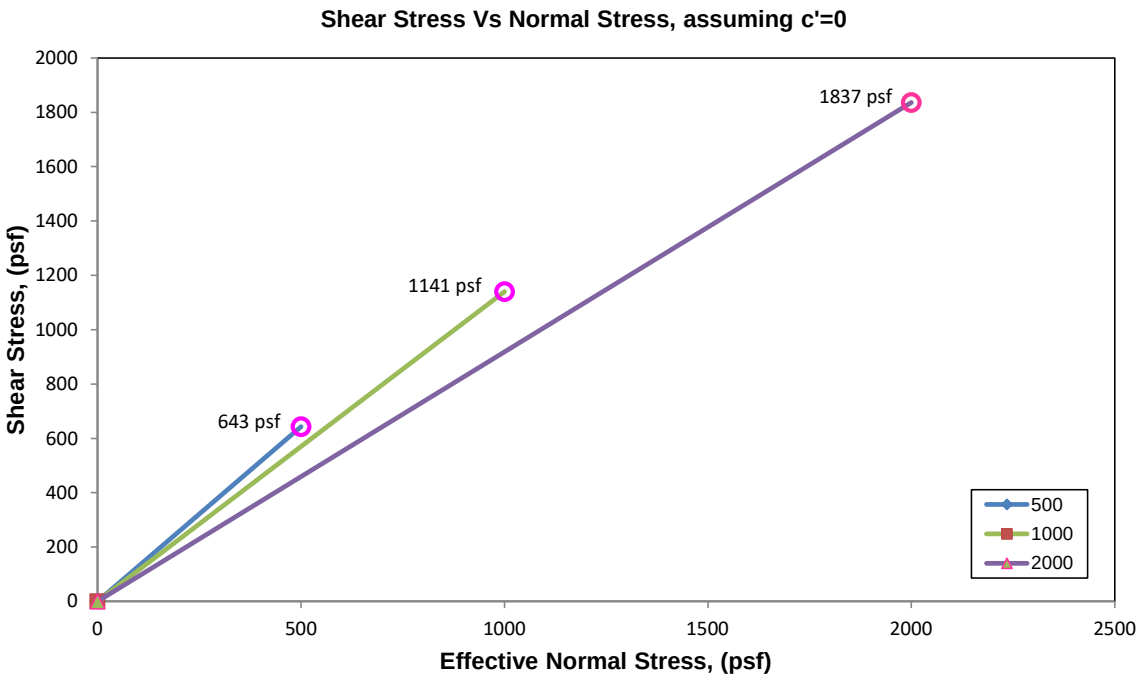
Figure No.: C-11a

Wilding Engineering, Inc.

ASTM D3080

Tested By	Jason Wright
Date	8/5/24
Computed By	Jeremy Wright EIT
Date	8/8/24
Checked By	Shun Li PE
Date	8/9/24





WILDING ENGINEERING
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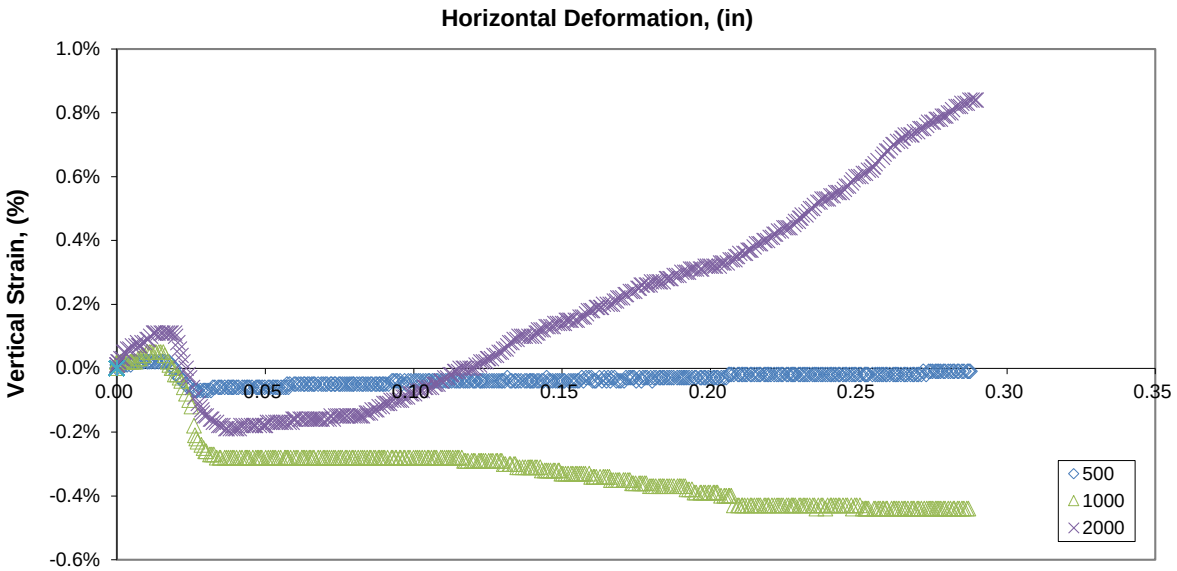
Figure No.: C-11b

Wilding Engineering, Inc.

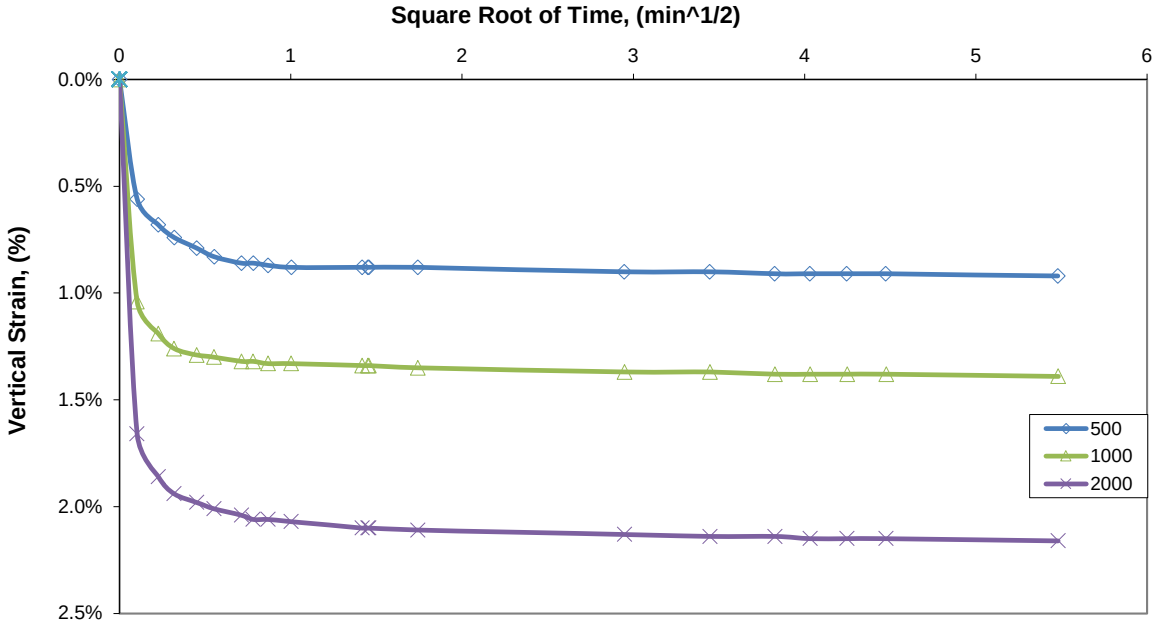
ASTM D3080

Tested By	Jason Wright
Date	8/5/24
Computed By	Jeremy Wright EIT
Date	8/8/24
Checked By	Shun Li PE
Date	8/9/24

Vertical Strain Vs. Horizontal Deformation



Consolidation Curves



WILDING ENGINEERING
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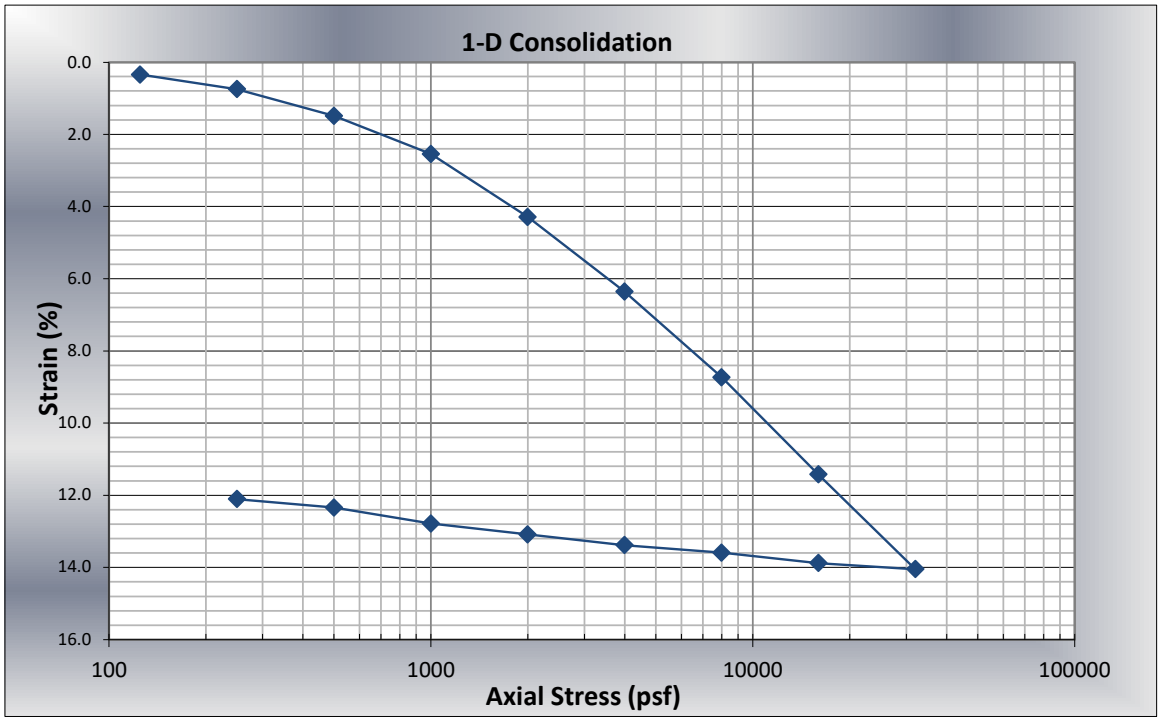
Figure No.: C-11c

1-D CONSOLIDATION

Client: Pulte Group, Inc
Project Number: 24279
Project Name: Jordanelle Village 3
Project Location: Jordanelle Ridge



Sample Number:	1
Sample Location:	TP-22
Sample Depth (ft):	5
Sample Type:	Undisturbed
Test Method:	ASTM D2435 Method B
Sample Description:	Lean CLAY with Sand
USCS Classification:	CL
Liquid Limit:	33
Plastic Limit:	16
Fines Content (%):	77
Volumetric Strain (%):	NA

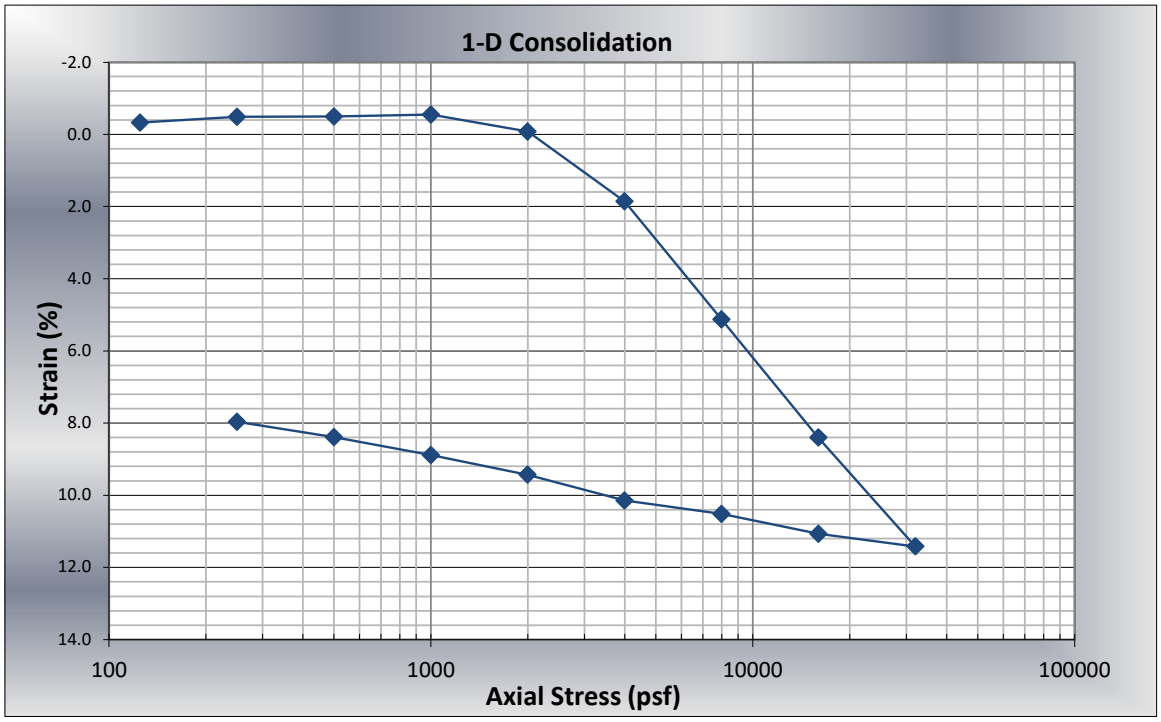
	Initial	Final
Dry Density (pcf):	94.5	108.4
Water Content (%):	28.8	19.9
Void Ratio:	0.779	0.563
Degree of Saturation (%):	99.9	99.9
Specific Gravity:	2.700	(Assumed)

*Add water immediately

Load Increment	Axial Stress σ_a, (psf)	Axial Strain ϵ_a (%)	Sample Height H, (in)	Void Ratio, e
0	*Seating	0.07	0.9993	0.778
1	125	0.34	0.9966	0.773
2	250	0.75	0.9925	0.765
3	500	1.49	0.9851	0.752
4	1000	2.54	0.9746	0.734
5	2000	4.29	0.9571	0.702
6	4000	6.36	0.9364	0.666
7	8000	8.73	0.9127	0.623
8	16000	11.42	0.8858	0.576
9	32000	14.05	0.8595	0.529
10	16000	13.88	0.8612	0.532
11	8000	13.59	0.8641	0.537
12	4000	13.39	0.8661	0.541
13	2000	13.08	0.8692	0.546
14	1000	12.79	0.8721	0.551
15	500	12.34	0.8766	0.559
16	250	12.10	0.8790	0.563

1-D CONSOLIDATION

Client: Pulte Group, Inc
Project Number: 24279
Project Name: Jordanelle Village 3
Project Location: Jordanelle Ridge



Sample Number:	2
Sample Location:	TP-30
Sample Depth (ft):	2
Sample Type:	Undisturbed
Test Method:	ASTM D2435 Method B
Sample Description:	Lean CLAY
USCS Classification:	CL
Liquid Limit:	47
Plastic Limit:	14
Fines Content (%):	93
Volumetric Strain (%):	NA

	Initial	Final
Dry Density (pcf):	98.6	106.3
Water Content (%):	16.0	21.8
Void Ratio:	0.705	0.569
Degree of Saturation (%):	61.2	98.9
Specific Gravity:	2.700	(Assumed)

*Add water immediately, sample swelled at seating (60 psf)

125, 250, 500, and 1000 psf.

Load Increment	Axial Stress σ_a, (psf)	Axial Strain ϵ_a (%)	Sample Height H, (in)	Void Ratio, e
0	*Seating	-0.17	1.0017	0.708
1	125	-0.33	1.0033	0.710
2	250	-0.48	1.0048	0.713
3	500	-0.49	1.0049	0.713
4	1000	-0.55	1.0055	0.714
5	2000	-0.08	1.0008	0.706
6	4000	1.86	0.9814	0.673
7	8000	5.13	0.9487	0.617
8	16000	8.40	0.9160	0.561
9	32000	11.42	0.8858	0.510
10	16000	11.07	0.8893	0.516
11	8000	10.52	0.8948	0.525
12	4000	10.15	0.8985	0.532
13	2000	9.43	0.9057	0.544
14	1000	8.89	0.9111	0.553
15	500	8.39	0.9161	0.562
16	250	7.96	0.9204	0.569

CHEMTECH-FORD
LABORATORIES

8/8/2024

Work Order: 24H0130
Project: 24279.51 Jordanelle Village 3

Wilding Engineering
Attn: Shun Li
14721 South Heritage Crest Way
Bluffdale, UT 84065

Client Service Contact: 801.262.7299

The analyses presented on this report were performed in accordance with the National Environmental Laboratory Accreditation Program (NELAP) unless noted in the comments, flags, or case narrative. If the report is to be used for regulatory compliance, it should be presented in its entirety, and not be altered.

NELAP ACCREDITED TNI LABORATORY

Approved By:

Reed Hendricks, Lab Director

Chemtech-Ford Laboratories
Serving the Intermountain West Since 1953

9632 South 500 West
Sandy, UT 84070
O:(801) 262-7299 F: (866) 792-0093
www.ChemtechFord.com

Certificate of Analysis

Wilding Engineering
Shun Li
14721 South Heritage Crest Way
Bluffdale, UT 84065

PO#:
Receipt: **8/1/24 16:36 @ 31.1** °C
Date Reported: 8/8/2024
Project Name: **24279.51 Jordanelle Village 3**

Sample ID: **TP-7 @ 5'**
Matrix: **Solid**
Lab ID: **24H0130-01**
Date Sampled: **7/15/24 0:00**
Sampled By: **TJC**

	Result	Units	Minimum Reporting Limit	Method	Preparation Date/Time	Analysis Date/Time	Flag(s)
Inorganic							
pH	6.6	pH Units	0.1	EPA 9045D	8/2/24 10:37	8/2/24 11:35	
Sulfate, Soluble (IC)	ND	mg/kg dry	12	EPA 300.0	8/5/24	8/5/24	
Total Solids	85.3	%	0.1	CTF8000	8/5/24	8/5/24	SPH

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Bluffdale, UT 84065

PO#:
Receipt: **8/1/24 16:36 @ 31.1** °C
Date Reported: 8/8/2024
Project Name: **24279.51 Jordanelle Village 3**

Report Footnotes

Abbreviations

ND = Not detected at the corresponding Minimum Reporting Limit (MRL).
1 mg/L = one milligram per liter or 1 mg/kg = one milligram per kilogram = 1 part per million.
1 ug/L = one microgram per liter or 1 ug/kg = one microgram per kilogram = 1 part per billion.
1 ng/L = one nanogram per liter or 1 ng/kg = one nanogram per kilogram = 1 part per trillion.
On calculated parameters, there may be a slight difference between summing the rounded values shown on the report vs the unrounded values used in the calculation.

Flag Descriptions

SPH = Sample submitted past method specified holding time.

CHEMTECH-FORD
LABORATORIES

8/8/2024

Work Order: 24G2376
Project: 24279.51 Jordanelle Village 3

Wilding Engineering
Attn: Shun Li
14721 South Heritage Crest Way
Bluffdale, UT 84065

Client Service Contact: 801.262.7299

The analyses presented on this report were performed in accordance with the National Environmental Laboratory Accreditation Program (NELAP) unless noted in the comments, flags, or case narrative. If the report is to be used for regulatory compliance, it should be presented in its entirety, and not be altered.

NELAP ACCREDITED TNI LABORATORY

Approved By:

Reed Hendricks, Lab Director

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Certificate of Analysis

Wilding Engineering
Shun Li
14721 South Heritage Crest Way
Bluffdale, UT 84065

PO#:
Receipt: **7/30/24 17:08 @ 28.1** °C
Date Reported: 8/8/2024
Project Name: **24279.51 Jordanelle Village 3**

Sample ID: **TP-31 @ 4'**

Matrix: **Solid**
Lab ID: **24G2376-01**
Date Sampled: **7/18/24 0:00**
Sampled By: **TJC**

	Result	Units	Minimum Reporting Limit	Method	Preparation Date/Time	Analysis Date/Time	Flag(s)
Inorganic							
pH	7.6	pH Units	0.1	EPA 9045D	7/31/24 14:20	7/31/24 15:12	
Sulfate, Soluble (IC)	ND	mg/kg dry	11	EPA 300.0	8/5/24	8/5/24	
Total Solids	91.4	%	0.1	CTF8000	7/31/24	7/31/24	

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Shun Li
14721 South Heritage Crest Way
Bluffdale, UT 84065

PO#:
Receipt: **7/30/24 17:08 @ 28.1** °C
Date Reported: 8/8/2024
Project Name: **24279.51 Jordanelle Village 3**

Report Footnotes

Abbreviations

ND = Not detected at the corresponding Minimum Reporting Limit (MRL).
1 mg/L = one milligram per liter or 1 mg/kg = one milligram per kilogram = 1 part per million.
1 ug/L = one microgram per liter or 1 ug/kg = one microgram per kilogram = 1 part per billion.
1 ng/L = one nanogram per liter or 1 ng/kg = one nanogram per kilogram = 1 part per trillion.
On calculated parameters, there may be a slight difference between summing the rounded values shown on the report vs the unrounded values used in the calculation.

APPENDIX D

ASCE Hazards Report

Address:
No Address at This Location

Standard:	ASCE/SEI 7-16	**Latitude:**	40.572207
Risk Category:	II	**Longitude:**	-111.376608
Soil Class:	D - Default (see Section 11.4.3)	**Elevation:**	7142.227681746816 m (NAVD 88)

Seismic

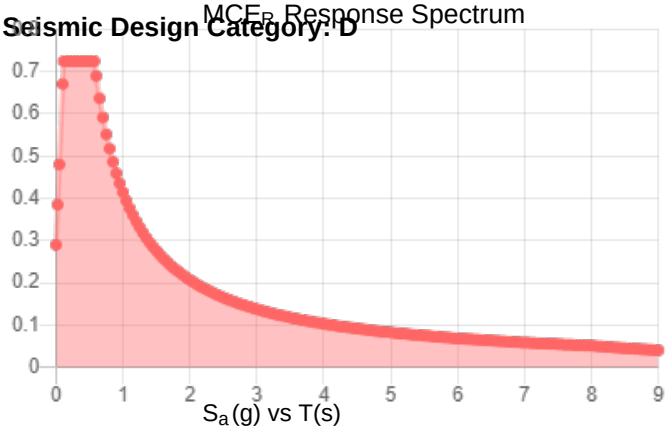
Site Soil Class: D - Default (see Section 11.4.3)

Results:

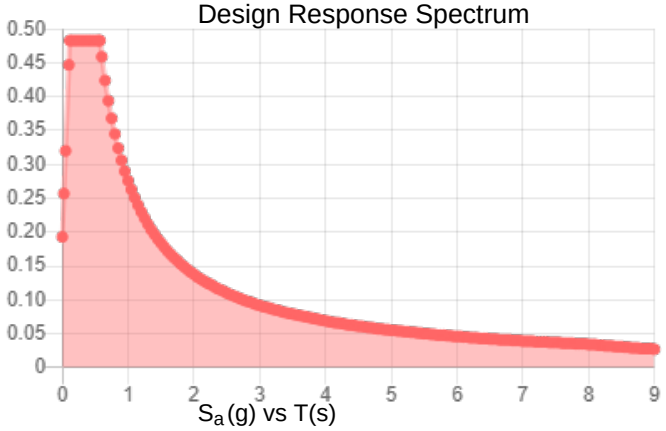
S_S :	0.525	S_{D1} :	0.276
S_1 :	0.186	T_L :	8
F_a :	1.38	PGA :	0.232
F_v :	2.229	PGA_M :	0.317
S_{MS} :	0.724	F_{PGA} :	1.368
S_{M1} :	0.414	I_e :	1
S_{DS} :	0.483	C_v :	1.05

Seismic Design Category: D

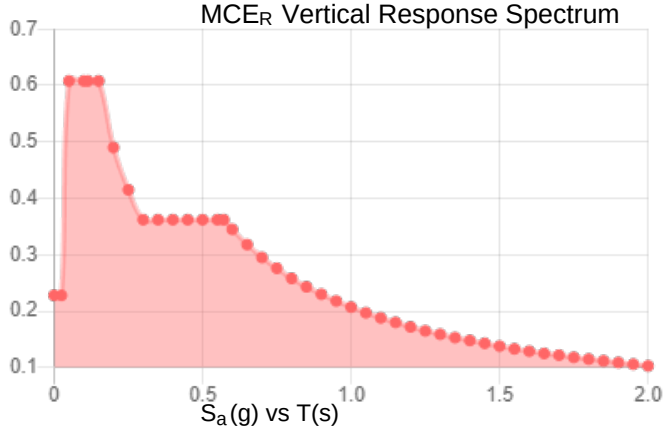
MCE_R Response Spectrum



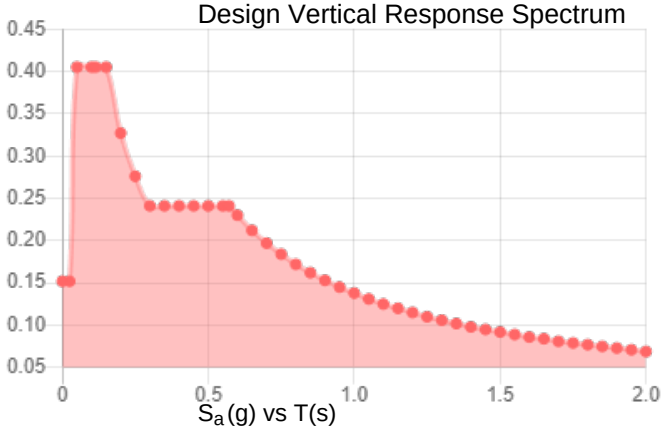
Design Response Spectrum



MCE_R Vertical Response Spectrum



Design Vertical Response Spectrum



Data Accessed: **Fri Jul 19 2024**

Date Source:

USGS Seismic Design Maps based on ASCE/SEI 7-16 and ASCE/SEI 7-16 Table 1.5-2. Additional data for site-specific ground motion procedures in accordance with ASCE/SEI 7-16 Ch. 21 are available from USGS.

The ASCE Hazard Tool is provided for your convenience, for informational purposes only, and is provided “as is” and without warranties of any kind. The location data included herein has been obtained from information developed, produced, and maintained by third party providers; or has been extrapolated from maps incorporated in the ASCE standard. While ASCE has made every effort to use data obtained from reliable sources or methodologies, ASCE does not make any representations or warranties as to the accuracy, completeness, reliability, currency, or quality of any data provided herein. Any third-party links provided by this Tool should not be construed as an endorsement, affiliation, relationship, or sponsorship of such third-party content by or from ASCE.

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DEL WEBB JORDANELLE RIDGE

PHASING PLAN 1/22/25

150 0 150 300

Scale 1" = 150 ft

JORDANELLE RIDGE DRIVE

1B

2

1A

1B

3

2

6

4

5

WILDING
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Bluffdale, Utah 84065
801.553.8112
www.wildingengineering.com

G:\DATA\23192 Jordanelle Ridge\dwg\Engineering\Pulte\23192 Pulte Jordanelle Ridge Phasing.dwg
PLOT DATE: Jan 22, 2025

DEL WEBB JORDANELLE RIDGE

PHASE 1 – PRELIMINARY HYDROLOGIC AND HYDRAULIC CALCULATIONS

HC Comments 6/25/25:
- Address these comments in the Final report submittal.
- Add: Missing Undeveloped flow data/calcs and continue to show map of drainage basins overlaid on Webb Ph1 plan so interaction between the two can be seen.
- Add: Missing Developed flow items from Engr Checklist items, i.e. 100 yr flow paths, discussion of low impact development BMP's considered and implemented for infiltration and pretreatment, etc.
- Add: Missing items listed in HC Storm Water Design Manual and include calcs for pipe sizes, inlets/clogging factors/bypass flow, gutter spread and depth, Hydrodynamic Separator parameters (2yr and 100yr), infiltration rates, basin 48hr drain rates, etc.

WILDING PROJECT NO. 23192

PREPARED FOR:

Pulte Del Webb

7255 South Tenaya Way

Las Vegas, Nevada 89113

REPORT DATE:

March 10, 2025

Revised June 12, 2025

PREPARED BY WILDING ENGINEERING

WILDING
ENGINEERING
14721 South Heritage Crest Way
Bluffdale, Utah 84065
www.wildingengineering.com

INTRODUCTION

This report presents the preliminary hydrologic and hydraulic calculations for the Pulte Homes Del Webb Jordanelle Ridge project. The area of interest represents one phase of the overall project. This report will focus on phase 1. The project is located to the South of Highway 32, East of Highway 139, and Southwest of the Benloch Ranch development. Figure 1 shows the site in the vicinity of adjacent roadways and parcels.

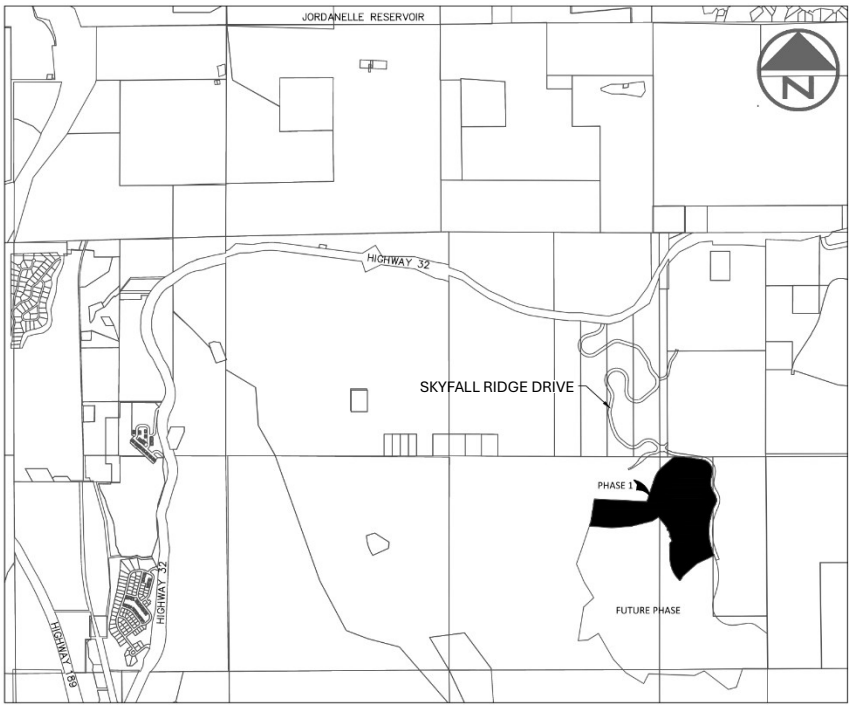


Figure 1 Vicinity map of project area

PROJECT DESCRIPTION

The master-planned project contains several single family homesites surrounded by ample common area and man-made lakes (referred to as “lakes” in the remainder of this report) that will also serve as the project storm-water runoff storage system. Regulatory agencies such as Dam Safety with the Utah Department of Natural Resources will be engaged in the design of these lakes. The final design information for these lakes is outside the scope of this preliminary report.

METHODOLOGY

This section of the report briefly introduces the calculations and methods to determine storm-water runoff for the post-development conditions of the property.

STORMWATER COLLECTION SYSTEM

The Del Webb Jordanelle Ridge Phase 1 Project will utilize a storm-drainage system comprising of catch basins, combination boxes, cleanouts, pipes, swales, berms, and channels to collect and convey stormwater to the storage facilities. The stormwater pipes will be modelled for the 10-year event as required by Heber City with the preparation of the final report. The information from the model will be used to size the pipes to meet the capacity requirements dictated by the model. Heber City requires all pipes to be a minimum of 18" diameter, with 15" diameter pipes being allowed when running to a single inlet box. These required minimum pipe sizes will be maintained with the final design.

STORM-WATER RUNOFF METHODOLOGY

The project stormwater system is designed to outfall into the lakes whenever conveniently possible. This will result in multiple outfall structures around the lakes from the storm-drainage system in addition to graded channels directing runoff to the lakes. Because of the size of the project, the SCS TR-55 method was used to model the projected runoff to calculate the required detention storage. Autodesk Storm and Sanitary Analysis (Autodesk SSA) was used to create the model.

To establish the needed curve numbers, the NRCS Web Soil Survey was used to determine the hydraulic soil groups within the project. The exported area of interest is included in the appendix of this report. Two soil types make up the area of the project, LPD (Little Pole very cobbly sandy clay loam, 6 to 25 percent slopes) and FLD (Flygare-Little Pole association, hilly). These soils are classified into hydraulic soil groups B and D, respectively. Because this project contains a substantial mix of lots and open space, weighted curve numbers were used to find a curve number to be input into the model. Initial Curve numbers used were derived from tables from the TR-55 manual and Autodesk SSA's curve number table.

The project was broken into four primary groups: lots, common areas, the clubhouse area (with associated parking lots), and roadways. These groups were broken further into their respective hydraulic soil groups.

LOT AREAS

To determine the appropriate curve number to use for the lots, a weighted curve number was selected. In this case, the lots are assumed to contain 50% impervious surfaces to account for driveways, roofs, and sidewalks. The remaining 50% of the lot was assumed to be grass landscaping in good condition. Table 1 details the curve numbers selected, and the weighted curve numbers used for each soil group.

Table 1 Initial and weighted curve numbers for lot areas.

Weighted Lot CN				
Soil Group	**DW, Roof CN**	**Grass Cover CN**	**% impervious**	**Weighted CN**
B	98	61	50%	79.5
D	98	80	50%	89

COMMON AREAS

Common area curve numbers do not need to be weighted to count for impervious and pervious surfaces, since it is assumed that the common areas will all be landscaped with natural vegetation. The curve number selected for grass, brush, and weeds in good condition is presented in Table 2.

Table 2 Curve numbers for common areas.

Common Area CN	
Soil Group	**CN**
B	48
D	73

CLUBHOUSE AREA

The clubhouse area and associated parking lot were weighted similarly to lots. It is anticipated that each area will be 60% impervious surfaces. The pervious surfaces curve number used is grass, brush, and weeds in good condition, similar to the Common Areas. The weight calculation is below in Table 3.

Table 3 Clubhouse area weighted curve number calculation

Weighted Clubhouse CN					
Soil Group	**Parking Area**	**Landscaping**	**% Impervious**	**% Pervious**	**Weighted CN**
B	98	48	60%	40%	78

ROADWAYS

Roadways are a constant curve number of 98 in the TR-55 method.

MODEL INPUTS

Autodesk SSA was used to create a simple model comprising of a catchment area, rain gauge, and an outlet. The catchment area was modeled after the same 99.89 acre development size. Curve numbers were entered for each feature as detailed in Table 4, which resulted in Autodesk SSA calculating its own weighted average curve number for the entire project.

Table 4 SSA Catchment Area inputs

SSA Catchment Area Inputs				
SSA Input No.	**Area (ac)**	**% of total**	**CN**	**Description**
1	36.33	36%	79.5	*Lots within Soil Group B*
2	8.81	9%	89	*Lots within Soil Group D*
3	26.66	27%	48	*Common Area within Soil Group B*
4	5.57	6%	73	*Common Area within Soil Group D*
5	9.54	10%	78	*Clubhouse Area*
6	12.97	13%	98	*Roadways*
TOTALS	99.88	100%	73.81	*CN is overall weighted average*

The rainfall depths used were derived from the Wasatch County portion of Autodesk SSA's data retrieval tool and are based on the SCS Type II 24-hr storm distribution. The time series plot is shown in figure 2 below. An exported data table is included in the appendix of this report. These rainfall depths provided for the 25-year storm were input into the model's rain gauge. Autodesk SSA can compute the time of concentration using the SCS TR-55 method. The Time of Concentration in the model is calculated to be 13.43 minutes.

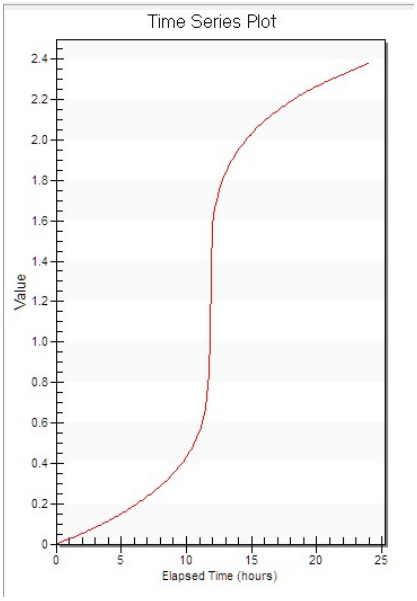


Figure 2 Time Series Plot for storm event

DETENTION BASIN SIZING

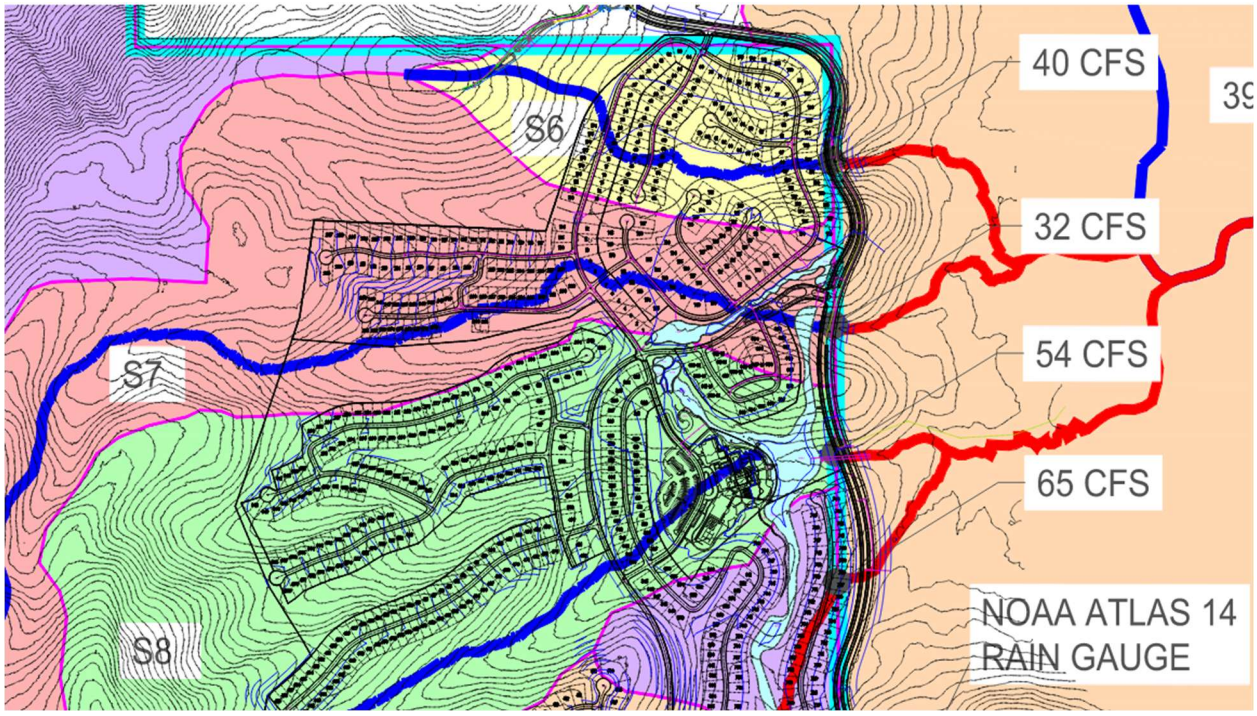
The Autodesk SSA model ran with 0.00% continuity errors and resulted in a peak runoff volume of 190,199 cubic feet. Heber City allows for a detention release rate of 0.1 cfs/ac. Thus, the allowable release rate is 9.99 cfs. Inputting this value into the Detention release flow box of the model allows

Autodesk SSA to calculate the area between the time series plot and the allowable release to determine the detention storage size, which returns 63,058 cubic feet of storage. The time series plot is included in the appendix of the report.

Thus, the detention basin storage volume is 63,058 cubic feet or 1.448 acre-feet.

TRIBUTARY FLOWS

Tributary flows upstream from this development that utilize existing open channels that will be intercepted by this development will be incorporated into the final design of the storm drainage system. These tributary flows were preliminarily identified and quantified by BT Engineering in their July 2023 report titled "RE Investment Holdings for Jordanelle Property Hydrologic Analysis Report". The BT report identifies the tributary basins to this development as S6, S7, and a portion of S8. However, the BT analysis quantifies the 100-year 24-hour flow at the east boundary line of this development. Further analysis will take place during the final design to quantify the 100-year 24-hour flows as they enter this development on the west side (since portions of the BT basins will be developed as part of this development and will therefore no longer contribute undeveloped flows to the basin) and these flows will be accommodated into the final design of this development. We anticipate having these flows meander through this development in vegetated channels or being collected into our storm drainage pipe system through inlets. These undeveloped flows will flow to the development lake and be part of the storm water storage that is discharged to the east of the development.



LID AND BMP'S

The development will treat the stormwater by using hydrodynamic separators at outfalls or discharging stormwater to vegetated channels that lead to the development lake, which will include detention storage on top. These will be designed with the final storm water design and report.

CONCLUSION

This report detailed the methodology used to determine stormwater runoff, collection, and storage volumes at the preliminary level for the project. The final report will contain pipe sizing information and further detail the stormwater system.

CERTIFICATION

By affixing hereto my Professional Engineering stamp and signature, I hereby represent that this report/design for the management of storm water of this development was prepared by me, or under my direct supervision in accordance with 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.

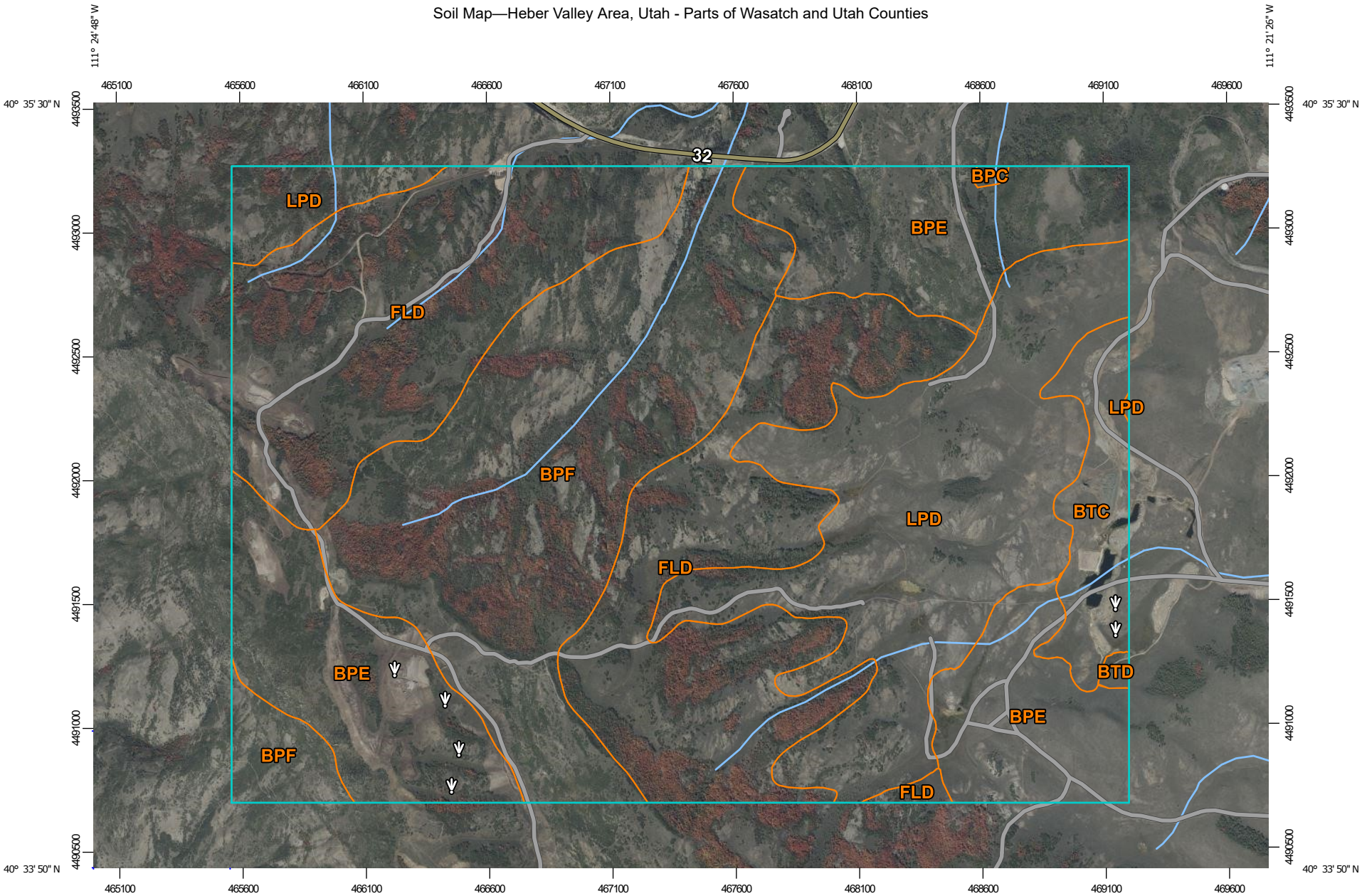
REFERENCES

Chin, D. A. (2014). *Water-Resources Engineering, Third Edition*. Upper Saddle River: Pearson Education, Inc.

APPENDIX

1. USDA NRCS Web Soil Survey Map
2. SCS Type II 24-Hour 25-Year Storm Event Data Table
3. Time Series Plot for Detention Storage

Soil Map—Heber Valley Area, Utah - Parts of Wasatch and Utah Counties



Map Scale: 1:21,800 if printed on A landscape (11" x 8.5") sheet.

N

Meters
0 300 600 1200 1800

Feet
0 1000 2000 4000 6000

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 12N WGS84

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Heber Valley Area, Utah - Parts of Wasatch and Utah Counties
Survey Area Data: Version 15, Aug 28, 2024

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Sep 17, 2023—Sep 25, 2023

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
BPC	Broadhead-Little Pole association, moderately steep	2.5	0.1%
BPE	Broadhead-Little Pole association, steep	481.4	20.7%
BPF	Broadhead-Little Pole association, very steep	559.8	24.1%
BTC	Broadhead soils, 6 to 15 percent slopes	86.4	3.7%
BTD	Broadhead soils, 15 to 25 percent slopes	3.8	0.2%
FLD	Flygare-Little Pole association, hilly	711.7	30.7%
LPD	Little Pole very cobbly sandy clay loam, 6 to 25 percent slopes	475.1	20.5%
Totals for Area of Interest		**2,320.8**	**100.0%**

Time	Depth (in)
0:00	0
0:06	0.0024
0:12	0.00481
0:18	0.00726
0:24	0.00971
0:30	0.01221
0:36	0.01471
0:42	0.01726
0:48	0.0198
0:54	0.0224
1:00	0.02499
1:06	0.02763
1:12	0.03027
1:18	0.03296
1:24	0.03565
1:30	0.03839
1:36	0.04113
1:42	0.04391
1:48	0.0467
1:54	0.04953
2:00	0.05236
2:06	0.05524
2:12	0.05812
2:18	0.06105
2:24	0.06397
2:30	0.06695
2:36	0.06992
2:42	0.07295
2:48	0.07597
2:54	0.07904
3:00	0.08211
3:06	0.08523
3:12	0.08835
3:18	0.09151
3:24	0.09468
3:30	0.09789
3:36	0.1011
3:42	0.10436
3:48	0.10762
3:54	0.11093
4:00	0.11424
4:06	0.1176
4:12	0.121

Time	Depth (in)
4:18	0.12445
4:24	0.12795
4:30	0.1315
4:36	0.13509
4:42	0.13873
4:48	0.14242
4:54	0.14616
5:00	0.14994
5:06	0.15377
5:12	0.15765
5:18	0.16158
5:24	0.16555
5:30	0.16957
5:36	0.17364
5:42	0.17776
5:48	0.18193
5:54	0.18614
6:00	0.1904
6:06	0.19471
6:12	0.19906
6:18	0.20347
6:24	0.20792
6:30	0.21242
6:36	0.21696
6:42	0.22155
6:48	0.2262
6:54	0.23088
7:00	0.23562
7:06	0.2404
7:12	0.24524
7:18	0.25011
7:24	0.25504
7:30	0.26002
7:36	0.26504
7:42	0.27011
7:48	0.27522
7:54	0.28039
8:00	0.2856
8:06	0.29096
8:12	0.29655
8:18	0.30238
8:24	0.30845
8:30	0.31476

Time	Depth (in)
8:36	0.3213
8:42	0.32808
8:48	0.3351
8:54	0.34236
9:00	0.34986
9:06	0.35748
9:12	0.36509
9:18	0.37271
9:24	0.38032
9:30	0.38794
9:36	0.39575
9:42	0.40393
9:48	0.4125
9:54	0.42145
10:00	0.43078
10:06	0.44059
10:12	0.45096
10:18	0.46191
10:24	0.47343
10:30	0.48552
10:36	0.49837
10:42	0.51218
10:48	0.52693
10:54	0.54264
11:00	0.5593
11:06	0.57758
11:12	0.59814
11:18	0.62099
11:24	0.64612
11:30	0.67354
11:36	0.73028
11:42	0.84338
11:48	1.02528
11:54	1.35151
12:00	1.57794
12:06	1.62306
12:12	1.66276
12:18	1.69704
12:24	1.72588
12:30	1.7493
12:36	1.76939
12:42	1.78824
12:48	1.80585

Time	Depth (in)
12:54	1.82222
13:00	1.83736
13:06	1.85154
13:12	1.86506
13:18	1.87792
13:24	1.8901
13:30	1.90162
13:36	1.91257
13:42	1.92304
13:48	1.93304
13:54	1.94256
14:00	1.9516
14:06	1.96033
14:12	1.96888
14:18	1.97728
14:24	1.98549
14:30	1.99356
14:36	2.00144
14:42	2.00917
14:48	2.01672
14:54	2.02412
15:00	2.03133
15:06	2.0384
15:12	2.04528
15:18	2.05201
15:24	2.05856
15:30	2.06496
15:36	2.07117
15:42	2.07724
15:48	2.08312
15:54	2.08885
16:00	2.0944
16:06	2.09985
16:12	2.10523
16:18	2.11056
16:24	2.11582
16:30	2.12103
16:36	2.12617
16:42	2.13127
16:48	2.13629
16:54	2.14126
17:00	2.14617
17:06	2.15102

Time	Depth (in)
17:12	2.1558
17:18	2.16054
17:24	2.1652
17:30	2.16982
17:36	2.17437
17:42	2.17887
17:48	2.18329
17:54	2.18767
18:00	2.19198
18:06	2.19624
18:12	2.20043
18:18	2.20457
18:24	2.20864
18:30	2.21266
18:36	2.21661
18:42	2.22052
18:48	2.22435
18:54	2.22813
19:00	2.23185
19:06	2.23551
19:12	2.2391
19:18	2.24265
19:24	2.24613
19:30	2.24955
19:36	2.25291
19:42	2.25622
19:48	2.25945
19:54	2.26264
20:00	2.26576
20:06	2.26885
20:12	2.27192
20:18	2.27499
20:24	2.27804
20:30	2.28109
20:36	2.28411
20:42	2.28713
20:48	2.29013
20:54	2.29313
21:00	2.29611
21:06	2.29908
21:12	2.30203
21:18	2.30498
21:24	2.30791

Time	Depth (in)
21:30	2.31084
21:36	2.31374
21:42	2.31664
21:48	2.31952
21:54	2.3224
22:00	2.32526
22:06	2.32812
22:12	2.33095
22:18	2.33378
22:24	2.33659
22:30	2.3394
22:36	2.34218
22:42	2.34497
22:48	2.34773
22:54	2.35049
23:00	2.35323
23:06	2.35596
23:12	2.35868
23:18	2.36139
23:24	2.36408
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23:48	2.37474
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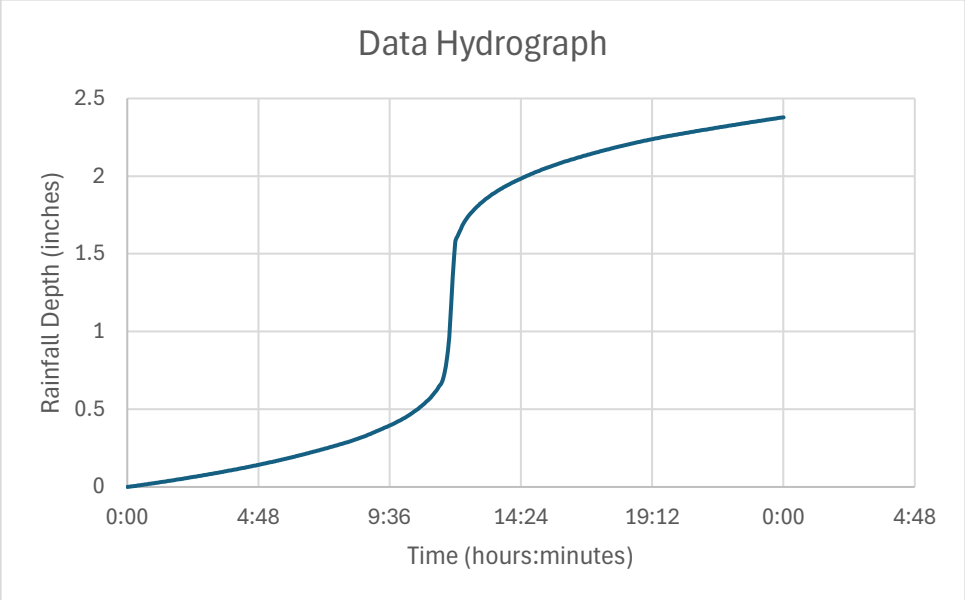
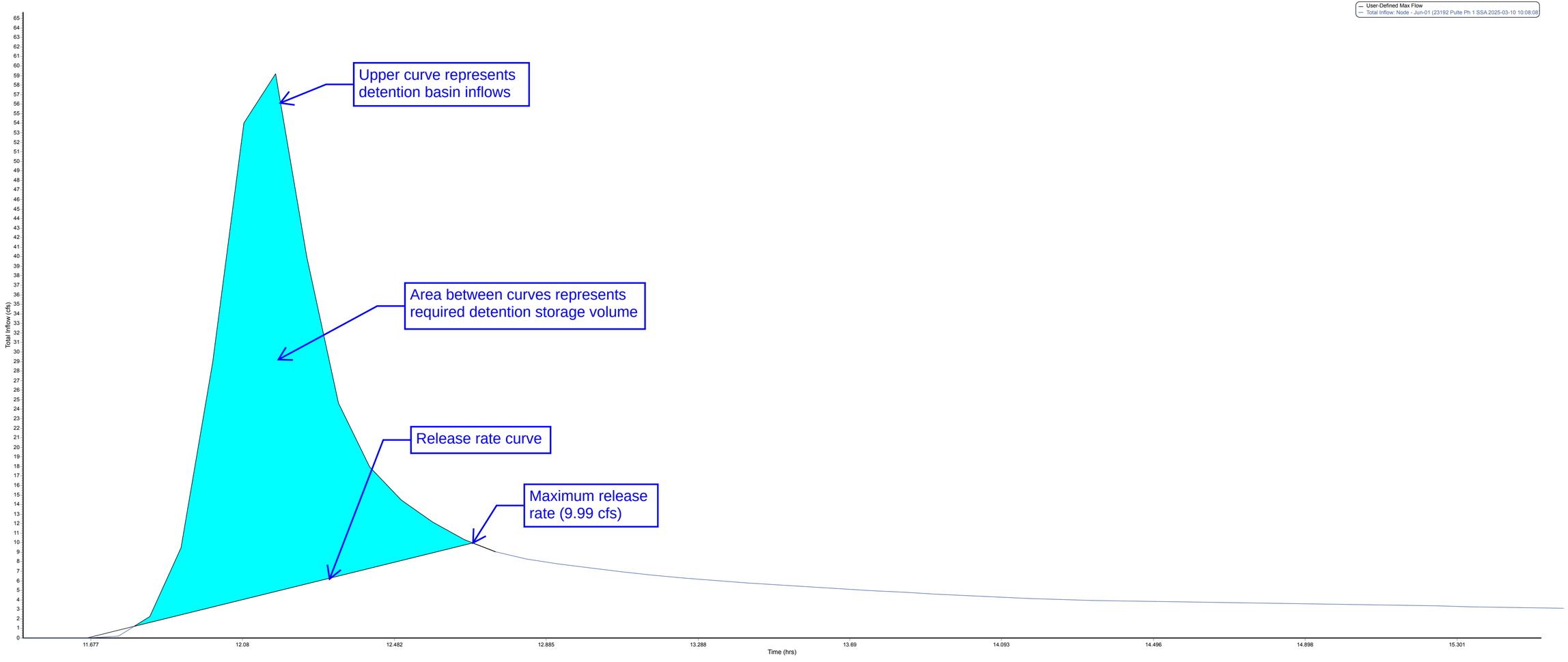
24:00:00	2.38




User-Defined Max Flow
Total Inflow: Node - Jun-01 (23192 Pulte Ph 1 SSA 2025-03-10 10:08:06)
Upper curve represents detention basin inflows
Area between curves represents required detention storage volume
Release rate curve
Maximum release rate (9.99 cfs)
Total Inflow (cfs)
Time (hrs)
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11.677
12.08
12.482
12.885
13.288
13.69
14.093
14.496
14.898
15.301

HEBER CITY
EST 1889
PLANNING

PLANNING COMISSION

Jordanelle Ridge Village 3 Pod 27 (Del Webb)

Subdivision Preliminary

04/14/2026

Background

Location: South of Highway 32, east of Highway 139, and southwest of the Benloch Ranch development.

Description: Subdivision Preliminary for Phase 1 of the master-planned Del Webb Jordanalle Ridge Project

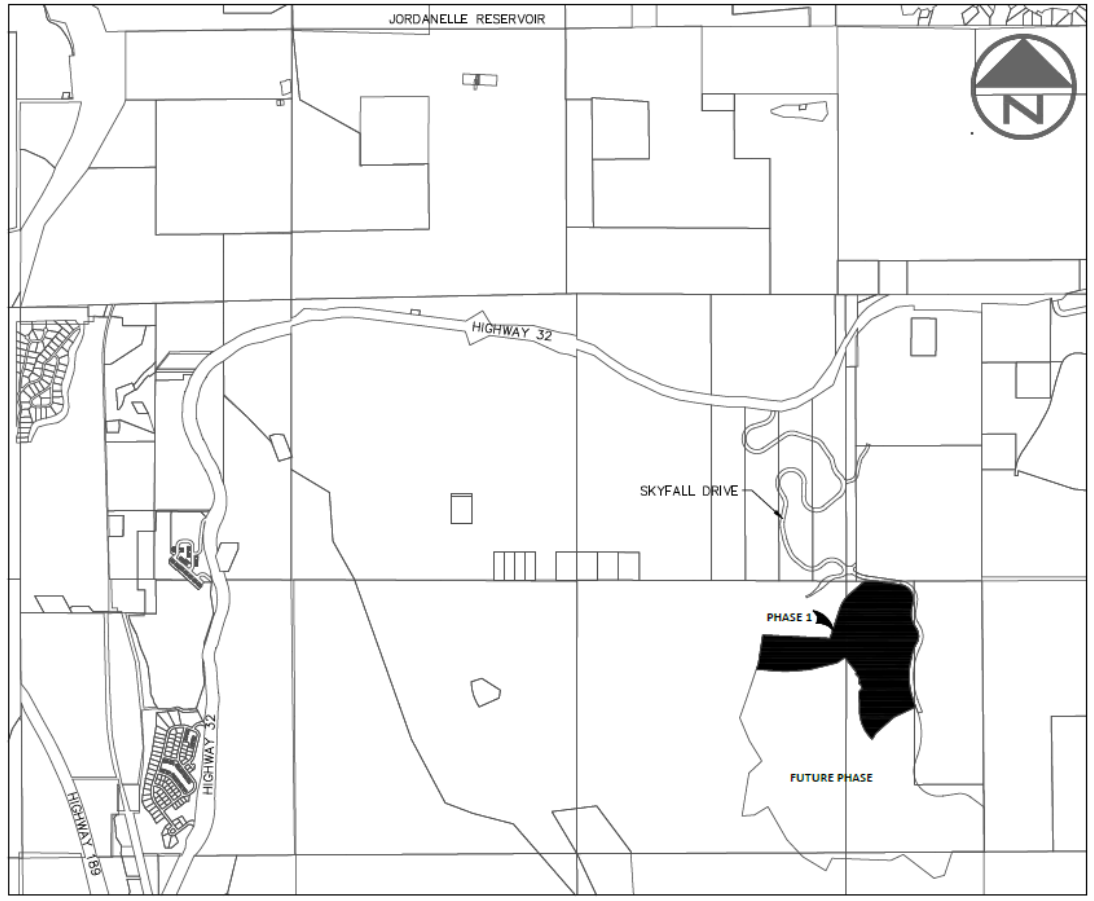
General Plan Designation: Neighborhood w/ Open Space

Zoning: Mountain Community

Acres: 99.9 acres

Units: 285

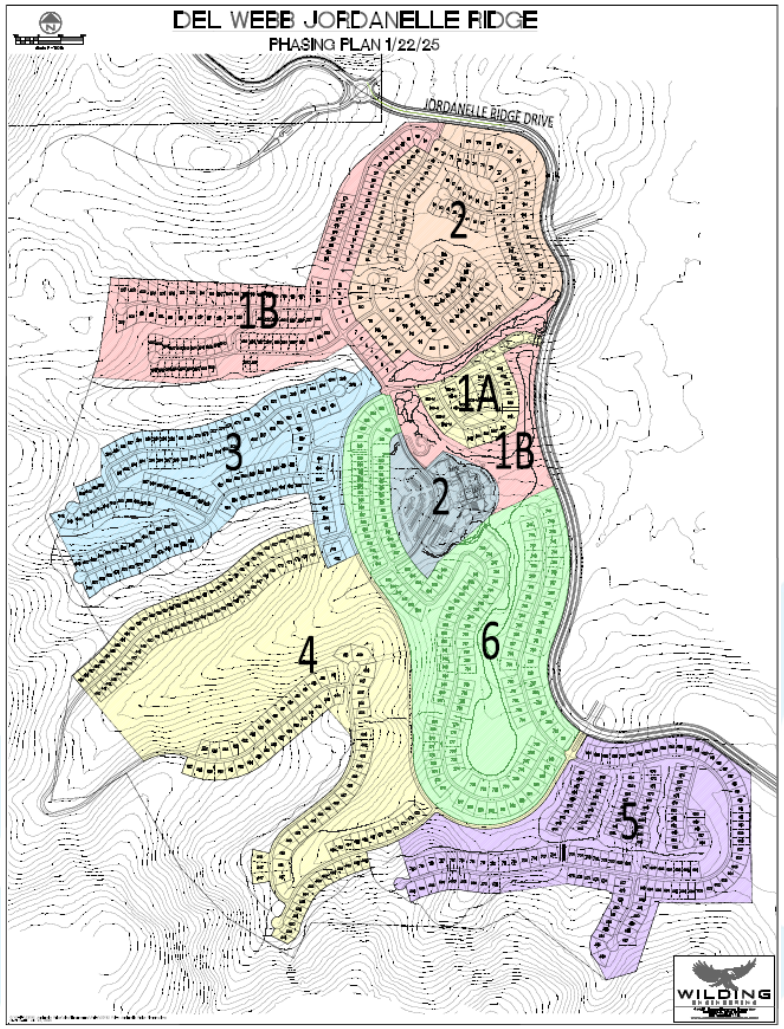
VICINITY MAP

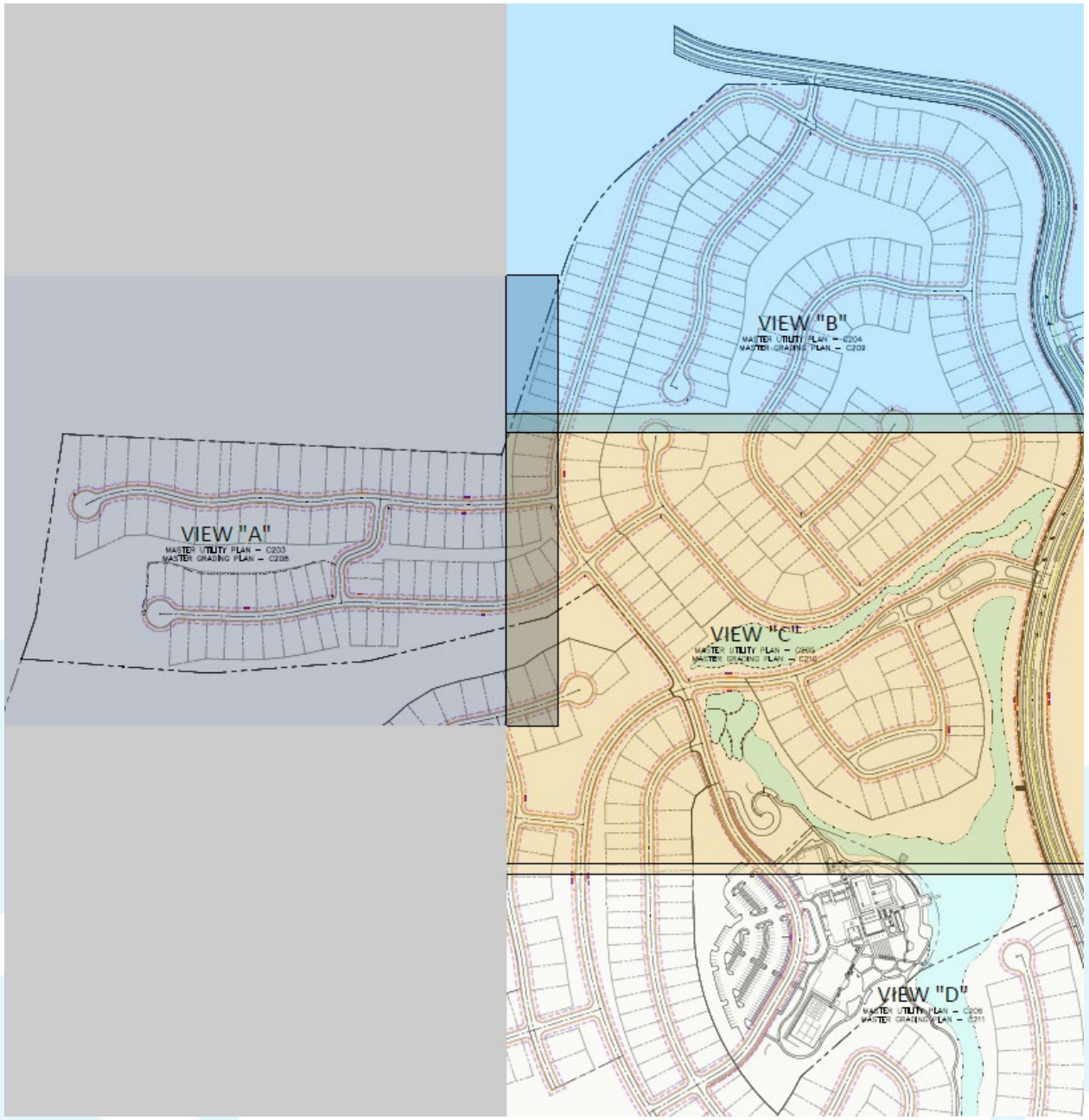


Discussion

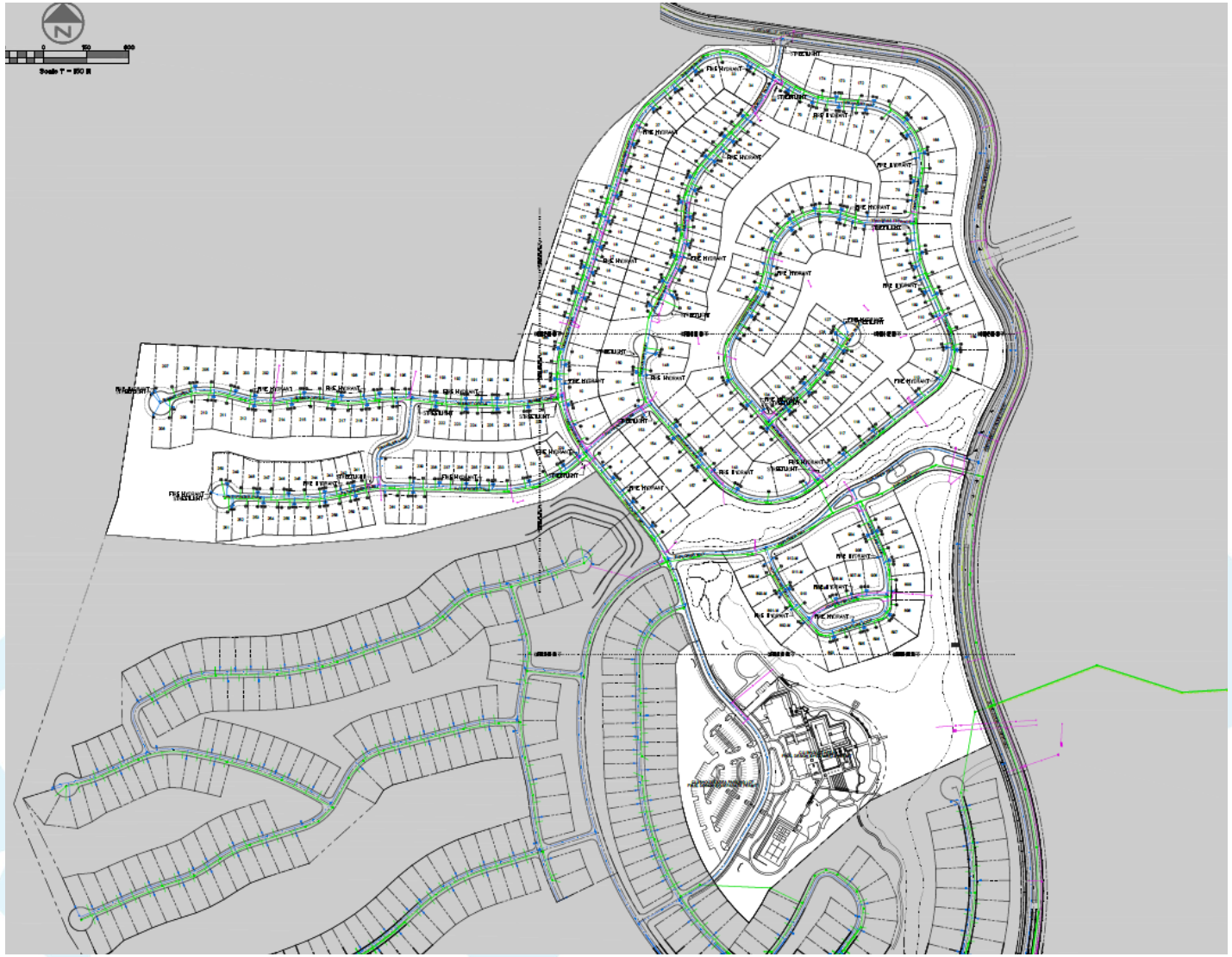
- Departmental review of **Jordanelle Ridge Village 3 Pod 27 (Del Webb)** focused on compliance with Subdivision Preliminary requirements, Mountain Community Zone standards, and the Master Development Agreement.
- **Key considerations:**
  - Roadway access and phasing
  - Utility coordination
  - Stormwater management
  - Geotechnical constraints
  - Fire access and safety
  - Affordable housing
  - 30% slope requirements: Consistent with the Sensitive Lands Ordinance (18.67), natural slopes over 30% are considered steep and generally cannot be developed. The issue with steep slopes is being resolved through MDA Amendment #6.

Phasing Plan

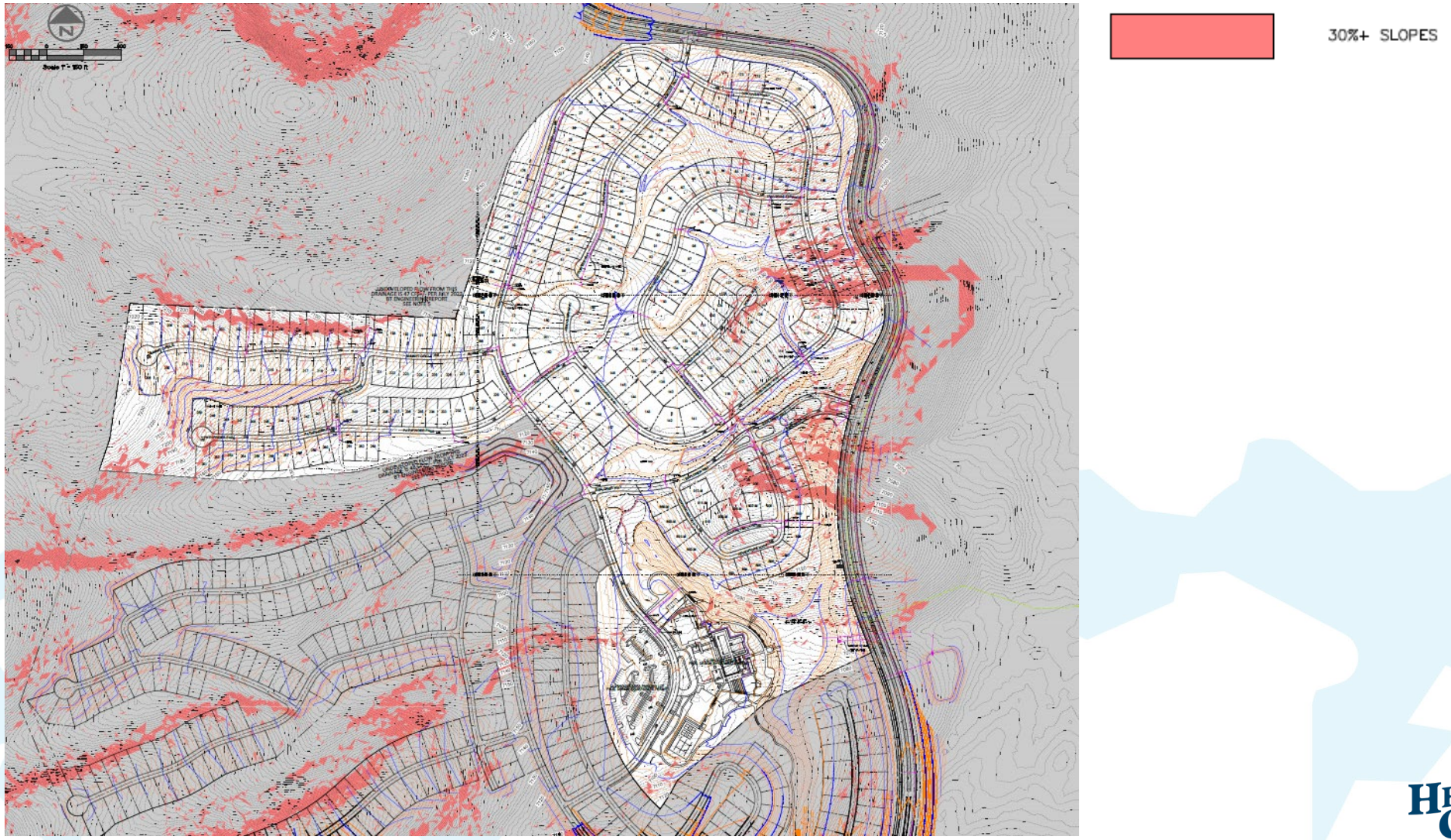




Preliminary Site & Utility Plan



Preliminary Grading & Drainage Plan



Staff Recommendation

Staff recommends approval of **Jordanelle Ridge Village 3 Pod 27 (Del Webb) Subdivision Preliminary** subject to the following findings and conditions:

Findings

1. The application complies with the Municipal Zoning Code in conjunction with the Master Development Agreement, pending resolution of the 30% slope engineering requirement through MDA Amendment #6.
2. With the anticipated amendment, the application is consistent with the Master Development Agreement.
3. The application is consistent with the General Plan.

Conditions

1. All requirements of the City Engineer shall be met.
2. All conditions of the Wasatch fire District shall be met.
3. All conditions of the Special Service District shall be met.
4. Any other conditions or changes as articulated by the Planning Commission.

Discussion