WEBER COUNTY PLANNING DIVISION

Administrative Review Meeting Agenda

April 22, 2026
4:00 pm

1. **Administrative Items**

1.1 UVP0304261: Consideration and action on a request for final subdivision approval of the Prado at Powder Mountain Phase 1 Subdivision, a 36-lot subdivision located in the DRR-1 zone located at the end of Summit Pass Road in Eden.
Staff Presenter: Felix Lleverino

1.2 UVP0304262: Consideration and action on a request for final subdivision approval of the Prado at Powder Mountain Phase 2 Subdivision, a 3-lot subdivision located in the DRR-1 zone located at the end of Summit Pass Road in Eden.
Staff Presenter: Felix Lleverino

1.3 ZDA2026-01: Request to approve a minor amendment to the Winston Parks Development Agreement to amend the text related to interior stairs within the patio homes. The amendment would allow for an option for a set of stairs within the home for a bonus room in the attic and/or extra storage space in the garage.
Staff Presenter: Felix Lleverino

1.4 LVA021225: Consideration and action on a request for final approval of Allen P Berrett & Judy G Berrett Trust Subdivision, a lot-averaged subdivision, consisting of 2 lots, located at 2750 S 4300 West, Ogden, 84401.
Staff Presenter: Tammy Aydelotte

1.5 UVE091125: Consideration and action on a request for final subdivision approval of the Enclave at Powder Mountain Phase 1 Subdivision, a 1-lot subdivision located in the DRR-1 zone located at the end of Shelter Hill Road in Eden. This proposal includes Road Parcel A that extends Shelter Hill Rd.
Staff Presenter: Tammy Aydelotte

Adjourn

The meeting will be held in Public Works Conference Room, in the Weber Center, 2nd Floor Suite240, 2380 Washington Blvd, Ogden Utah 84401

Public comment may not be heard during administrative items. Please contact

The Planning Division Project Manager at 801 -399-8374 before the meeting if you have questions or comments regarding an item*

In compliance with the Americans with Disabilities Act, persons needing auxiliary services for these meetings should call the Weber County Planning Commission at 801-399-8374

Staff Report to the Weber County Planning Division

Weber County Planning Division

Synopsis

Application Information

Application Request: Consideration and action on a request for final subdivision approval of the Prado at Powder Mountain Phase 1 Subdivision, a 36-lot subdivision located in the DRR-1 zone located at the end of Summit Pass Road in Eden.
Type of Decision: Administrative
Agenda Date: Wednesday, April 22, 2026
Applicant: Erik Anderson
File Number: UVP0304261

Property Information

Approximate Address: Summit Pass Road, Powder Mountain Resort
Project Area: 97.7 Acres
Zoning: Ogden Valley Destination and Recreation Resort Zone DRR-1
Existing Land Use: Vacant
Proposed Land Use: Residential
Parcel ID: 23-012-0203
Township, Range, Section: T7N, R2E, Section 8

Adjacent Land Use

North: Ski Resort/Resort Development
South: Ski Resort/Resort Development
East: Ski Resort/Resort Development
West: Ski Resort/Resort Development

Staff Information

Report Presenter: Felix Lleverino
flleverino@webercountyutah.gov
801-399-8767
Report Reviewer: TA

Applicable Ordinances

- Title 101, Chapter 1 General Provisions, Section 7, Definitions
- Title 104, Chapter 29 Ogden Valley Destination and Recreation Resort Zone (DRR-1)
- Title 104, Zones, Chapter 28 Ogden Valley Sensitive Lands Overlay Districts
- Title 106, Subdivisions, Chapter 1-8 as applicable
- Title 108, Standards, Chapter 8 Parking and Loading Space, Vehicle Traffic and Access Regulations

Summary and Background

1/14/2015 – Zoning Development Agreement for Summit Group is recorded

1/12/2019 – First Amendment to Zoning Development Agreement is recorded

11/30/2022 – Second Amendment to Zoning Development Agreement is recorded

12/9/2025 – Prado Subdivision granted preliminary approval with the following conditions:

1. The final subdivision plan shall include a cost estimate for the subdivision improvements
   - This will be satisfied before the subdivision plat is recorded.
2. The cost for subdivision improvements that are not complete at the time of plat recordation shall be escrowed with Weber County.
   - This will be satisfied before the subdivision plat is recorded.
3. All county review agency requirements are satisfied before the final subdivision plat is recorded.
   - This will be satisfied before the subdivision plat is recorded.

The development report as of February 6, 2026, from the Powder Mountain group indicates that 245 lots have been recorded within the Powder Mountain Development, under the executed development agreement, recorded 1/14/2015.

Analysis

General Plan: The proposal conforms to the Ogden Valley General Plan by encouraging development within the existing resort-related areas.

Zoning: The subject property is located in the Ogden Valley Destination and Recreation Resort Zone more particularly described as the DRR-1 zone. The purpose and intent of the DRR-1 zone is identified in the LUC §104-29-1 as:

> *"The purpose of this chapter is to provide flexible development standards to resorts that are dedicated to preserving open space and creating extraordinary recreational resort experiences while promoting the goals and objectives of the Ogden Valley general plan. It is intended to benefit the residents of the county and the resorts through its ability to preserve the valley's rural character, by utilizing a mechanism that allows landowners to voluntarily transfer development rights to areas that are more suitable for growth when compared to sensitive land areas such as wildlife habitats, hazardous hillsides or prime agricultural parcels. Resorts that lie within an approved destination and recreation resort zone shall, by and large, enhance and diversify quality public recreational opportunities, contribute to the surrounding community's well-being and overall, instill a sense of stewardship for the land."*

Lot area, frontage/width and yard regulations: The DRR-1 Zone does not have a minimum lot area or a minimum lot width requirement per LUC §104-29-2(h) for a single-family residential dwelling. This subdivision has been designed for individual ownership of the lots, private roadways maintained by the Powder Mountain Owners' Association.

Natural Hazards Overlay Zone: The proposed subdivision is located in a geologic hazards study area. A site-specific Geotechnical Investigation, performed by AGEC, and dated October 13, 2025 (Project No. 1250439) has been submitted with this application which provides foundation design, grading, groundwater drainage, fill and compaction, and retaining wall requirements that must be followed to ensure longevity and safety. See Page 14 for Preconstruction Meeting Requirements.

A site-specific Geologic Hazard Assessment from AGEC, dated October 23, 2025 (Project number 1250702) is included with the subdivision plan. The report directs the developer to obtain a geotechnical study. Which has been accomplished.

A notice of geologic study recorded on title and a plat note are required that will provide notice that the geologic and geotechnical report is on file with Weber County Planning Division

Emergency Evacuation: In the event of an emergency, Powder Mountain Resort has created an Emergency Evacuation Map and narrative, in Exhibit C, that directs departure routes to Eden and safe zones within Powder Mountain if the exit road is not an option.

Additional design standards and requirements: Summit pass and the road within the Prado are private roadways will interfere with existing trails in place. A new trails master plan will need to be created by the Powder Mountain group that is anticipated to show new trail alignments across a wider, more expansive area, and will remain free and accessible to the public. New recreation easements will be created, as indicated by hatched areas, on the subdivision plan. The recreation easements will likely be used to protect the viewshed within the development. The maintenance of all private roadways is under the responsibility of the HOA. Parking along these 60' wide private roadways will be discouraged by the Weber Fire District during winter; however, there are no concerns regarding parking when roadways are clear and dry.

The Section 5.8 of the development agreement requires a minimum of 30% of the total acreage to be designated as open space. The cumulative open space platted throughout Powder Mountain amounts to 71 percent with the total land inside recorded conservation easement at 877 acres.

Culinary water and sanitary sewage disposal: A capacity assessment letter has been provided by Powder Mountain Water and Sewer District. Proof of a connect fee from Powder Mountain Water and Sewer District will be required to be submitted prior to receiving a building permit from Weber County. The service letter is considered sufficient for final subdivision approval.

Review Agencies: The Weber County Engineering requests information concerning the water and sewer plan, retaining walls, bridge construction, signage for the roundabout, guardrails, and several plan revisions. While this is not a requirement for approval of this subdivision at this time, the subject of a second access off the mountain will continue to be mentioned with each application submitted by Powder Mountain. The Weber Fire District has deemed this proposal acceptable based on acceptable road widths, turn-around, and fire hydrants. The Weber Surveyor's Office will conduct a detailed review at the final stage of the process. A condition of approval has been included to ensure that all applicable review agencies' requirements will be met prior to moving forward for final approval.

Staff Recommendation

Staff recommends final approval of the Prado at Powder Mountain Phase 1 Subdivision with the following conditions:

1. The final subdivision plan shall include a cost estimate for the subdivision improvements
2. The cost for subdivision improvements that are not complete at the time of plat recordation shall be escrowed with Weber County.
3. All county review agency requirements are satisfied before the final subdivision plat is recorded.
4. An updated trail network plan shall be submitted.

This recommendation is based on the following findings:

1. The proposed subdivision conforms to the Ogden Valley General Plan.
2. With the recommended conditions, the proposed subdivision complies with all previous approvals and the applicable County ordinances.
3. The proposed subdivision will not be detrimental to the public health, safety, or welfare.
4. The proposed subdivision will not deteriorate the environment of the general area so as to negatively impact surrounding properties and uses.

Exhibits

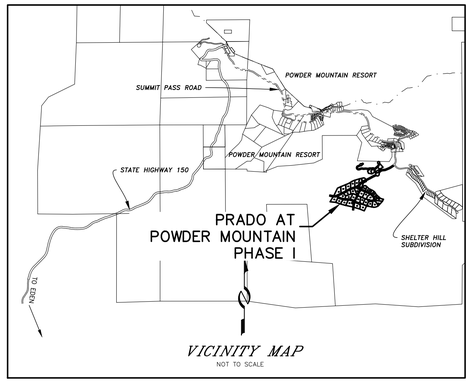
A. Final plat
B. Subdivision Improvement Plan
C. Emergency Evacuation Plan

Location Map 1

PRADO AT POWDER MOUNTAIN PHASE I

LOCATED IN SECTION 8, TOWNSHIP 7 NORTH, RANGE 2 EAST,
SALT LAKE BASE AND MERIDIAN, WEBER COUNTY, UTAH

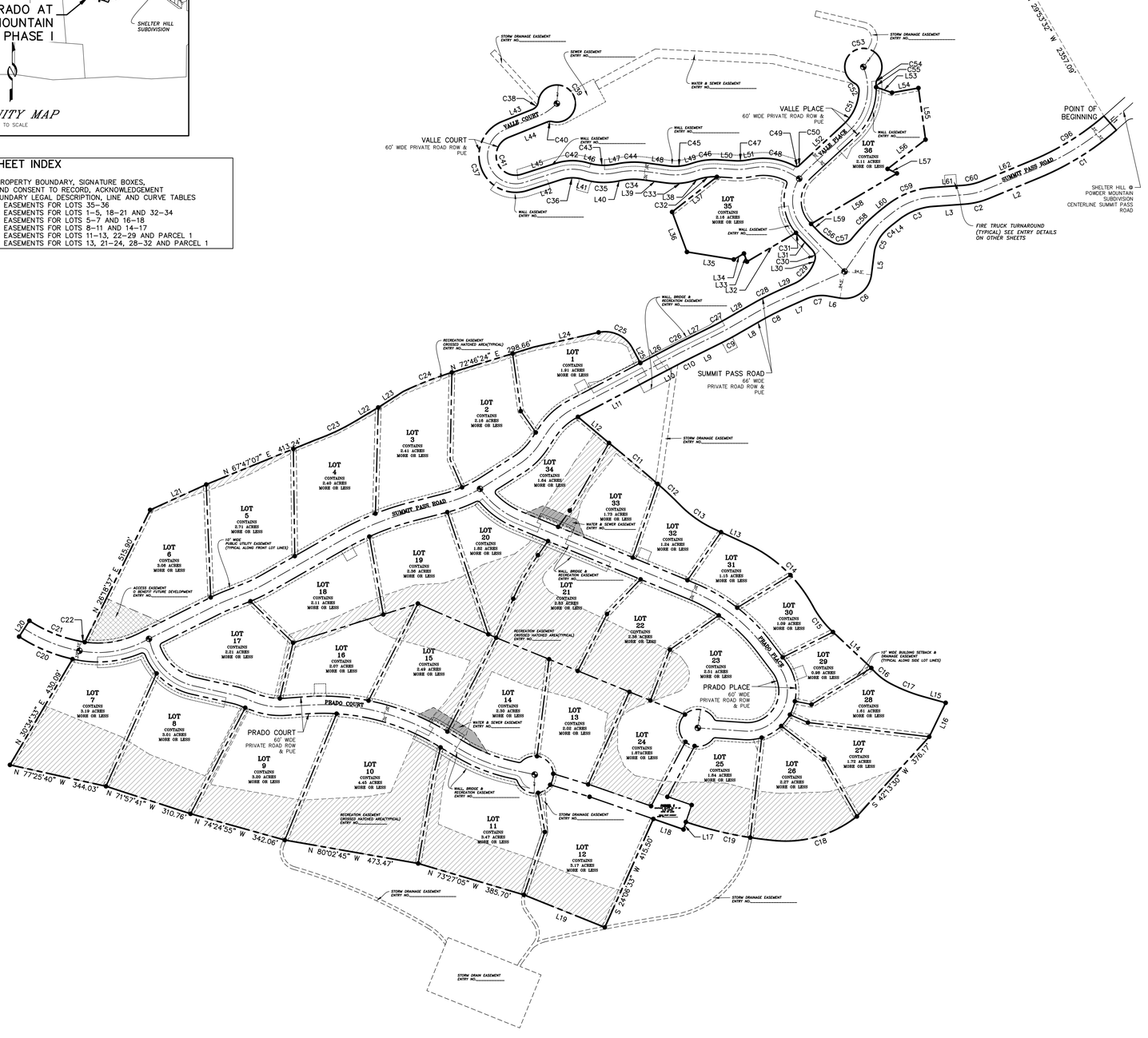
Exhibit A



VICINITY MAP
NOT TO SCALE

SHEET INDEX

SHEET 1 – SURVEYOR'S CERTIFICATE, OVERALL PROPERTY BOUNDARY, SIGNATURE BOXES, VICINITY MAP, OWNERS DEDICATION AND CONSENT TO RECORD, ACKNOWLEDGEMENT
SHEET 2 – PLAT NOTES, OVERALL PROPERTY BOUNDARY LEGAL DESCRIPTION, LINE AND CURVE TABLES
SHEET 3 – LOT DETAILS, ROADWAY DETAILS AND EASEMENTS FOR LOTS 35–36
SHEET 4 – LOT DETAILS, ROADWAY DETAILS AND EASEMENTS FOR LOTS 1–5, 18–21 AND 32–34
SHEET 5 – LOT DETAILS, ROADWAY DETAILS AND EASEMENTS FOR LOTS 5–7 AND 16–18
SHEET 6 – LOT DETAILS, ROADWAY DETAILS AND EASEMENTS FOR LOTS 8–11 AND 14–17
SHEET 7 – LOT DETAILS, ROADWAY DETAILS AND EASEMENTS FOR LOTS 11–13, 22–29 AND PARCEL 1
SHEET 8 – LOT DETAILS, ROADWAY DETAILS AND EASEMENTS FOR LOTS 13, 21–24, 28–32 AND PARCEL 1



LINE HATCH TABLE

- Section Line
- Tie Line
- Recreation Easement
- PUE and/or Drainage Easement
- Subdivision Boundary Line
- Lot Line
- Fire Truck Turnaround Easement
- Wall, Bridge & Recreation Easement
- Water & Sewer Easement

LEGEND

- Set 5/8" rebar & cap monument "ALLTERRA UTAH" or Copper Rivet in Curb on the property line extension (for front lot corners) to be set as ongoing construction allows.
- Found Section monument (As-Noted)
- Street Monument to be set or as-Noted.

200' 0 200' 400'
SCALE: 1"=200' (24"x36" SHEET SIZE)

SURVEYOR'S CERTIFICATE

I, Charles Galati, do hereby certify that I am a Professional Land Surveyor, and that I hold License No. 7248891, in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyor Act. I further certify that by authority of the owner(s) I have completed a survey of the property described hereon in accordance with Utah Code Section 17-73-504, have verified all measurements, and have subdivided the described property into lots and streets, together with easements, hereafter to be known as PRADO AT POWDER MOUNTAIN PHASE I, and that the same has been correctly surveyed and monumented on the ground as shown on this plat.

PROFESSIONAL LAND SURVEYOR
No. 7248891
CHARLES GALATI
State of Utah

DRAFT
REVIEW

OWNER'S DEDICATION AND CONSENT TO RECORD

PRADO DEVELOPER, LIMITED LIABILITY COMPANY ("DECLARANT"), AS OWNER OF THE HEREON DESCRIBED TRACT OF LAND, DOES HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND PARCELS AS SHOWN HEREON, SUBJECT TO ALL OF THE RESTRICTIONS, RIGHTS AND LIMITATIONS SET FORTH IN THE PLAT NOTES, AND NAME SAID TRACT, TO BE KNOWN AS PRADO AT POWDER MOUNTAIN PHASE I, AND DOES HEREBY:

PRIVATE STREETS AND RIGHTS-OF-WAY: DEDICATE AND RESERVE UNTO DECLARANT, ITS HEIRS, GRANTEES AND ASSIGNS, A RIGHT-OF-WAY TO BE USED IN COMMON WITH ALL OTHERS WITHIN SAID SUBDIVISION (AND THOSE ADJOINING SUBDIVISIONS, EXISTING OR FUTURE) ON, OVER AND ACROSS ALL THOSE PORTIONS OR PARTS OF SAID TRACT OF LAND DESIGNATED ON SAID PLAT AS PRIVATE STREETS AS ACCESS TO INDIVIDUAL LOTS, TO BE MAINTAINED BY POWDER MOUNTAIN OWNERS ASSOCIATION, INC., A UTAH NONPROFIT CORPORATION ("COMMUNITY ASSOCIATION"), WHOSE MEMBERSHIP CONSISTS OF DECLARANT AND THE OWNERS OF THE LOTS DEPICTED ON THIS PLAT.
PUBLIC UTILITY AND DRAINAGE EASEMENTS: GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED AS PUBLIC UTILITY, STORM WATER DETENTION PONDS AND DRAINAGE EASEMENTS, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINE, STORM DRAINAGE FACILITIES, OR FOR THE PERPETUAL PRESERVATION OF WATER CHANNELS IN THEIR NATURAL STATE WHICHEVER IS APPLICABLE AS MAY BE AUTHORIZED BY THE GOVERNING AUTHORITY.
PRIVATE EASEMENTS: GRANT AND DEDICATE THOSE CERTAIN EASEMENTS DESCRIBED IN NOTES AS, 12, 13, 14 AND 16 OF THIS PLAT. SUCH NOTES AND THE RESERVATION AND GRANT OF EASEMENTS DESCRIBED THEREIN ARE INCORPORATED HEREIN BY REFERENCE.

IN WITNESS WHEREOF, THE DECLARANT HAS EXECUTED THIS OWNER'S DEDICATION AS OF THE _____ DAY OF _____, 2026.

BY: _____

NAME: BROOKE HONTZ TITLE: CHIEF DEVELOPMENT AND CONSTRUCTION OFFICER

ACKNOWLEDGEMENT

State of _____)
:ss
County of _____)

On this _____ day of _____, 2026, BROOKE HONTZ, personally appeared before me, whose identity is personally known to me or proven on the basis of satisfactory evidence, and who by me duly sworn/affirmed, did say that she is the authorized signer for PRADO DEVELOPER, limited liability company, and that said document was signed freely and voluntarily by her on behalf of said limited liability company.

_____
Notary Public

_____
Printed Name

Residing in: _____

My commission expires: _____

Commission No._____

4/2/26 SHEET 1 OF 8

JOB NO.: 25024 FILE: C:\Users\Charlie\Desktop\ALLTERRA\AU JOBS\2025\25060 – POWDER Prado Subdivision\25060–PRADO 2026 A.dwg

PROFESSIONAL LAND SURVEYING AND CONSULTING
ALLTERRA UTAH, LLC
435-640-4200
463 SCENIC HEIGHTS ROAD, FRANCIS, UTAH 84036

WEBER COUNTY ATTORNEY
I HAVE EXAMINED THE FINANCIAL GUARANTEE AND OTHER DOCUMENTS ASSOCIATED WITH THIS SUBDIVISION PLAT AND IN MY OPINION THEY CONFORM WITH THE COUNTY ORDINANCE APPLICABLE THERETO AND NOW IN FORCE AND AFFECT.
SIGNED THIS _____ DAY OF _____, 2026
_____
SIGNATURE

WEBER COUNTY SURVEYOR
I HEREBY CERTIFY THAT THE WEBER COUNTY SURVEYOR HAS REVIEWED THIS PLAT AND ALL CONDITIONS FOR APPROVAL BY THIS OFFICE HAVE BEEN SATISFIED. THE APPROVAL OF THIS PLAT BY THE WEBER COUNTY SURVEYOR DOES NOT RELIEVE THE LICENSED LAND SURVEYOR WHO EXECUTED THIS PLAT FROM THE RESPONSIBILITIES AND/OR LIABILITIES ASSOCIATED THEREWITH.
SIGNED THIS _____ DAY OF _____, 2026
_____
COUNTY SURVEYOR

WEBER COUNTY ENGINEER
I HEREBY CERTIFY THAT THE REQUIRED PUBLIC IMPROVEMENT STANDARDS AND DRAWINGS FOR THIS SUBDIVISION CONFORM WITH COUNTY STANDARDS AND THE AMOUNT OF THE FINANCIAL GUARANTEE IS SUFFICIENT FOR THE INSTALLATION OF THESE IMPROVEMENTS SIGNED THIS _____ DAY OF _____, 2026
_____
SIGNATURE

WEBER COUNTY PLANNING COMMISION APPROVAL
THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISION ON THIS _____ DAY OF _____, 2026
_____
CHAIRMAN WEBER COUNTY PLANNING COMMISION

APPLICANT:
PRADO DEVELOPER LLC
3923 N. WOLF CREEK DRIVE
EDEN, UTAH 84310

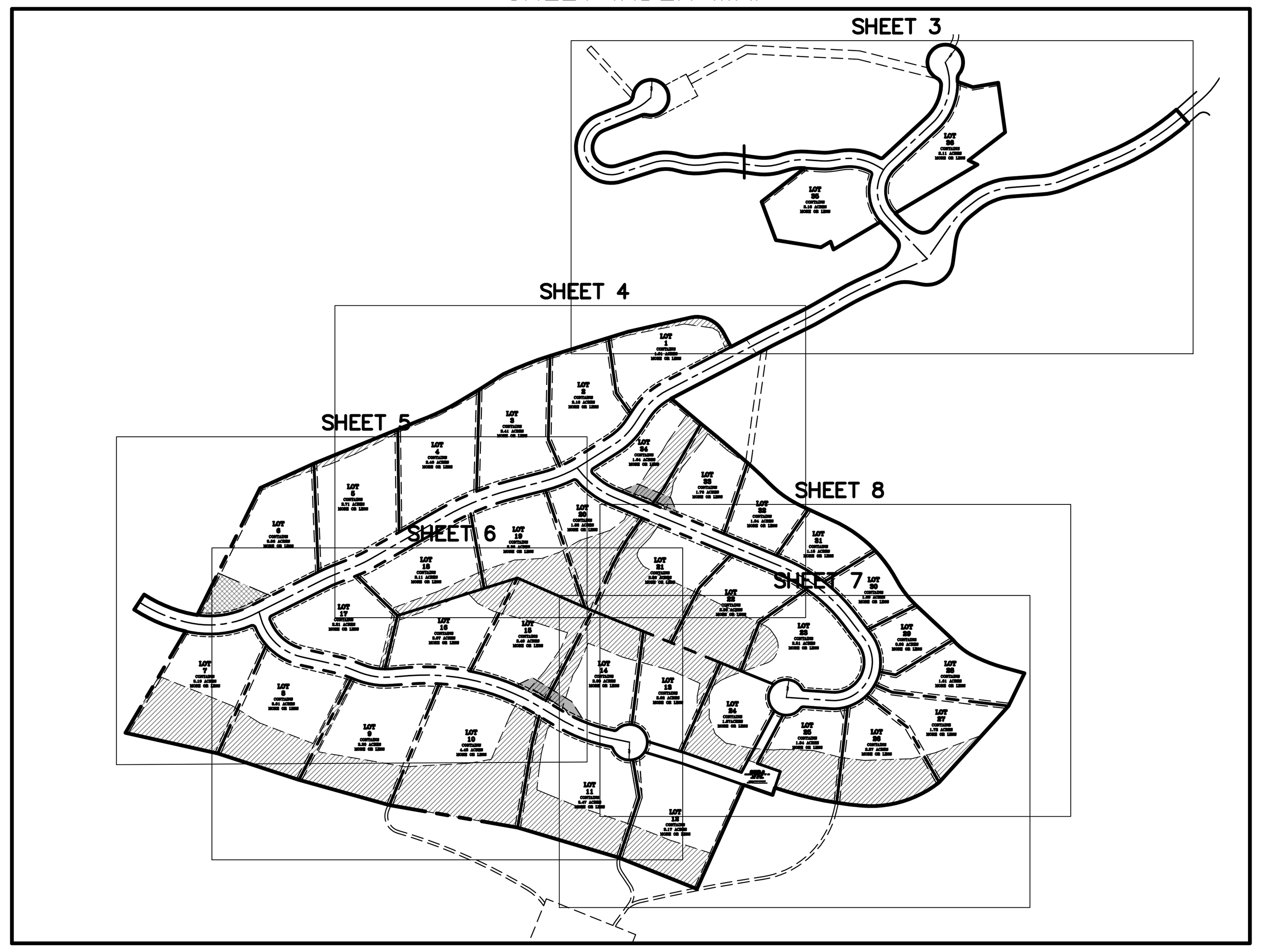
PROJECT ENGINEER:
TALISMAN CIVIL CONSULTANTS
1588 SOUTH MAIN STREET
SUITE 200
SALT LAKE CITY, UTAH 84115

RECORDED
STATE OF UTAH,
COUNTY OF WEBER,
RECORDED AND FILED AT THE
REQUEST OF _____
ENTRY NO. _____
DATE: _____ TIME:_____
BOOK: _____ PAGE:_____
FEE: _____
_____
WEBER COUNTY RECORDER

PRADO AT POWDER MOUNTAIN PHASE I

LOCATED IN SECTION 8, TOWNSHIP 7 NORTH, RANGE 2 EAST,
SALT LAKE BASE AND MERIDIAN, WEBER COUNTY, UTAH

SHEET INDEX MAP



OVERALL BOUNDARY DESCRIPTION

A parcel of land located in Section 8, Township 7 North, Range 2 East, Salt Lake Base and Meridian, Weber County, State of Utah, the boundary of said parcel of land being more particularly described as follows:

BEGINNING AT A POINT that is South 29°53'32" East a distance of 2357.09 feet from a 2022 Weber County brass cap survey monument for the north quarter corner of said Section 8, said point also being on the northerly right-of-way of Summit Pass as shown on the SHELTER HILL AT POWDER MOUNTAIN subdivision plat recorded as Entry No. 3362761 in Book 99, at pages 28-34 on file and of record in the office of the Weber County Recorder (Basis of Bearing for the herein described parcel of land being North 87°52'01" East 2717.63 feet from said Weber County brass cap survey monument for the north quarter corner of Section 8 to a 2024 Weber County brass cap survey monument for the northeast corner of said Section 8): and running thence coincident with said right-of-way South 41°36'41" East, a distance of 66.00 feet to a point on the southerly right-of-way of Summit Pass and a non tangent 983.00 feet radius curve to the right; thence Southwesterly along the arc of said curve a distance of 320.07 feet (chord bears South 58°17'50" West a distance of 318.65 feet); thence along a line non-tangent to said curve, South 67°37'29" West, a distance of 186.82 feet to a point on a 283.00 feet radius curve to the right; thence Westerly along the arc of said curve a distance of 90.41 feet (chord bears South 76°46'36" West a distance of 90.02 feet); thence South 85°55'43" West, a distance of 109.47 feet to a point on a 217.00 feet radius curve to the left; thence Westerly along the arc of said curve a distance of 129.09 feet (chord bears South 68°53'11" West a distance of 127.20 feet); thence South 51°50'38" West, a distance of 36.40 feet to a point on a 217.00 feet radius curve to the left; thence Southwesterly along the arc of said curve a distance of 35.33 feet (chord bears South 47°10'48" West a distance of 35.29 feet) to a point of compound curve to the left having a radius of 130.00 feet and a central angle of 35°21'48"; thence Southwesterly along the arc, a distance of 80.24 feet; thence South 07°09'10" West, a distance of 76.06 feet to a point on a 94.50 feet radius curve to the right; thence Southwesterly along the arc of said curve a distance of 152.73 feet (chord bears South 53°27'12" West a distance of 136.64 feet); thence North 80°14'45" West, a distance of 42.49 feet to a point on a non tangent 130.00 feet radius curve to the left; thence Westerly along the arc of said curve a distance of 76.62 feet (chord bears South 82°52'05" West a distance of 75.52 feet); thence South 65°58'58" West, a distance of 77.29 feet to a point on a 967.00 feet radius curve to the left; thence Southwesterly along the arc of said curve a distance of 99.61 feet (chord bears South 63°01'55" West a distance of 99.56 feet); thence South 60°04'52" West, a distance of 101.46 feet to a point on a 1,033.00 feet radius curve to the right; thence Southwesterly along the arc of said curve a distance of 64.05 feet (chord bears South 61°51'26" West a distance of 64.04 feet); thence South 63°38'01" West, a distance of 119.04 feet to a point on a 967.00 feet radius curve to the left; thence Southwesterly along the arc of said curve a distance of 20.86 feet (chord bears South 63°00'56" West a distance of 20.86 feet); thence South 62°23'51" West, a distance of 138.57 feet; thence continue Southwesterly along said line, a distance of 279.31 feet; thence South 49°55'05" East, a distance of 141.71 feet to a point on a non tangent 5,637.56 feet radius curve to the right; thence Southeasterly along the arc of said curve a distance of 222.56 feet (chord bears South 49°55'05" East a distance of 222.55 feet) to a point on a non tangent 1,239.80 feet radius curve to the right; thence Southeasterly along the arc of said curve a distance of 106.32 feet (chord bears South 46°42'07" East a distance of 106.28 feet) to a point of reverse curve to the left having a radius of 403.56 feet and a central angle of 20°59'27"; thence Southeasterly along the arc, a distance of 147.85 feet; thence South 65°14'10" East, a distance of 148.39 feet to a point on a non tangent 499.40 feet radius curve to the right; thence Southeasterly along the arc of said curve a distance of 299.84 feet (chord bears South 45°24'48" East a distance of 295.35 feet) to a point of reverse curve to the left having a radius of 348.96 feet and a central angle of 18°38'54"; thence Southeasterly along the arc, a distance of 113.58 feet; thence South 46°51'42" East, a distance of 185.78 feet to a point on a non tangent 218.16 feet radius curve to the left; thence Southeasterly along the arc of said curve a distance of 85.89 feet (chord bears South 50°39'00" East a distance of 85.33 feet) to a point on a non tangent 575.44 feet radius curve to the left; thence Easterly along the arc of said curve a distance of 125.09 feet (chord bears South 68°17'19" East a distance of 124.84 feet); thence South 74°30'58" East, a distance of 80.87 feet; thence South 25°50'33" West, a distance of 132.06 feet; thence South 42°13'30" West, a distance of 376.17 feet to a point on a non tangent 402.14 feet radius curve to the right; thence Westerly along the arc of said curve a distance of 301.22 feet (chord bears South 73°11'48" West a distance of 294.23 feet) to a point on a non tangent 1,389.42 feet radius curve to the right; thence Westerly along the arc of said curve a distance of 323.67 feet (chord bears North 78°16'28" West a distance of 322.94 feet); thence along a line non-tangent to said curve, South 17°22'54" West, a distance of 27.45 feet; thence North 70°48'35" West, a distance of 111.75 feet; thence South 24°06'33" West, a distance of 415.50 feet; thence North 68°05'36" West, a distance of 304.80 feet; thence North 73°27'05" West, a distance of 385.70 feet; thence North 80°02'45" West, a distance of 473.47 feet; thence North 74°24'55" West, a distance of 342.06 feet; thence North 71°57'41" West, a distance of 310.76 feet; thence North 77°25'40" West, a distance of 344.03 feet; thence North 30°34'33" East, a distance of 430.09 feet to a point on a non tangent 567.77 feet radius curve to the right; thence Northwesterly along the arc of said curve a distance of 203.70 feet (chord bears North 67°13'37" West a distance of 202.61 feet); thence along a line non-tangent to said curve, North 33°03'05" East, a distance of 66.00 feet to a point on a non tangent 501.77 feet radius curve to the left; thence Easterly along the arc of said curve a distance of 196.72 feet (chord bears South 68°10'49" East a distance of 195.47 feet) to a point on a non tangent 317.00 feet radius curve to the left; thence Easterly along the arc of said curve a distance of 12.18 feet (chord bears South 80°30'41" East a distance of 12.18 feet); thence along a line non-tangent to said curve, North 26°18'37" East, a distance of 515.90 feet; thence North 65°33'28" East, a distance of 215.32 feet; thence North 67°47'07" East, a distance of 413.24 feet to a point on a non tangent 775.40 feet radius curve to the left; thence Northeasterly along the arc of said curve a distance of 153.01 feet (chord bears North 64°47'33" East a distance of 152.76 feet); thence North 59°08'22" East, a distance of 93.98 feet; thence North 57°23'40" East, a distance of 104.29 feet to a point on a non tangent 1,337.27 feet radius curve to the right; thence Easterly along the arc of said curve a distance of 182.18 feet (chord bears North 68°36'23" East a distance of 182.04 feet); thence along a line non-tangent to said curve, North 72°46'24" East, a distance of 298.66 feet; thence North 77°14'30" East, a distance of 233.50 feet to a point on a non tangent 107.93 feet radius curve to the right; thence Southeasterly along the arc of said curve a distance of 139.20 feet (chord bears South 65°10'18" East a distance of 129.75 feet); thence South 28°13'28" East, a distance of 59.64 feet; thence North 62°23'51" East, a distance of 137.23 feet to a point on a 1,033.00 feet radius curve to the right; thence Northeasterly along the arc of said curve a distance of 22.29 feet (chord bears North 63°00'56" East a distance of 22.29 feet); thence North 63°38'01" East, a distance of 119.04 feet to a point on a 967.00 feet radius curve to the left; thence Northeasterly along the arc of said curve a distance of 59.96 feet (chord bears North 61°51'26" East a distance of 59.95 feet); thence North 60°04'52" East, a distance of 101.46 feet to a point on a 1,033.00 feet radius curve to the right; thence Northeasterly along the arc of said curve a distance of 106.40 feet (chord bears North 63°01'55" East a distance of 106.36 feet); thence North 65°58'58" East, a distance of 59.65 feet to a point on a 130.00 feet radius curve to the left; thence Northeasterly along the arc of said curve a distance of 103.63 feet (chord bears North 43°08'45" East a distance of 100.91 feet); thence North 20°18'31" East, a distance of 5.59 feet to a point on a non tangent 37.02 feet radius curve to the left; thence Northerly along the arc of said curve a distance of 41.24 feet (chord bears North 11°37'37" West a distance of 39.14 feet); thence along a line non-tangent to said curve, North 43°33'46" West, a distance of 75.70 feet to a point on a 170.51 feet radius curve to the right; thence Northwesterly along the arc of said curve a distance of 7.34 feet (chord bears North 42°19'48" West a distance of 7.34 feet); thence along a line non-tangent to said curve, South 59°28'53" West, a distance of 198.84 feet; thence North 20°18'58" West, a distance of 30.48 feet; thence South 59°28'53" West, a distance of 41.14 feet; thence North 80°49'59" West, a distance of 166.01 feet; thence North 20°18'58" West, a distance of 149.09 feet; thence North 51°53'29" East, a distance of 198.92 feet to a point on a non tangent 170.00 feet radius curve to the left; thence Westerly along the arc of said curve a distance of 62.53 feet (chord bears South 83°04'16" West a distance of 62.18 feet); thence South 72°32'00" West, a distance of 17.41 feet to a point on a 230.00 feet radius curve to the right; thence Westerly along the arc of said curve a distance of 100.95 feet (chord bears South 85°06'26" West a distance of 100.14 feet); thence North 82°19'08" West, a distance of 79.12 feet to a point on a 247.00 feet radius curve to the left; thence Westerly along the arc of said curve a distance of 83.58 feet (chord bears South 87°59'14" West a distance of 83.18 feet); thence South 78°17'37" West, a distance of 4.51 feet to a point on a 249.00 feet radius curve to the right; thence Westerly along the arc of said curve a distance of 121.08 feet (chord bears North 87°46'33" West a distance of 119.89 feet); thence North 73°50'43" West, a distance of 5.14 feet to a point on a 129.50 feet radius curve to the left; thence Westerly along the arc of said curve a distance of 76.88 feet (chord bears South 89°08'53" West a distance of 75.75 feet); thence South 72°08'29" West, a distance of 125.56 feet to a point on a 128.50 feet radius curve to the right; thence Northerly along the arc of said curve a distance of 394.85 feet (chord bears North 19°49'50" West a distance of 256.85 feet); thence North 68°11'51" East, a distance of 114.51 feet to a point on a non tangent 33.00 feet radius curve to the left; thence Northeasterly along the arc of said curve a distance of 35.86 feet (chord bears North 37°03'46" East a distance of 34.13 feet) to a point on a non tangent 65.00 feet radius curve to the right; thence Southeasterly along the arc of said curve a distance of 315.50 feet (chord bears South 34°55'28" East a distance of 85.20 feet) to a point of reverse curve to the left having a radius of 28.00 feet and a central angle of 35°55'51"; thence Westerly along the arc, a distance of 17.56 feet; thence South 68°11'51" West, a distance of 146.63 feet to a point on a 68.50 feet radius curve to the left; thence Southerly along the arc of said curve a distance of 210.48 feet (chord bears South 19°49'50" East a distance of 136.92 feet); thence North 72°08'29" East, a distance of 125.56 feet to a point on a 189.50 feet radius curve to the right; thence Easterly along the arc of said curve a distance of 112.50 feet (chord bears North 89°08'53" East a distance of 110.85 feet); thence South 73°50'43" East, a distance of 5.14 feet to a point on a 189.00 feet radius curve to the left; thence Easterly along the arc of said curve a distance of 91.90 feet (chord bears South 87°46'33" East a distance of 91.00 feet); thence North 78°17'37" East, a distance of 4.51 feet to a point on a 307.00 feet radius curve to the right; thence Easterly along the arc of said curve a distance of 103.88 feet (chord bears North 87°59'14" East a distance of 103.39 feet); thence South 82°19'08" East, a distance of 79.12 feet to a point on a 170.00 feet radius curve to the left; thence Easterly along the arc of said curve a distance of 74.62 feet (chord bears North 85°06'26" East a distance of 74.02 feet); thence North 72°32'00" East, a distance of 17.41 feet to a point on a 230.00 feet radius curve to the right; thence Easterly along the arc of said curve a distance of 84.60 feet (chord bears North 83°04'16" East a distance of 84.13 feet); thence South 86°23'27" East, a distance of 59.01 feet to a point on a 170.00 feet radius curve to the left; thence Easterly along the arc of said curve a distance of 38.61 feet (chord bears North 87°06'12" East a distance of 38.52 feet); thence North 80°35'52" East, a distance of 24.24 feet to a point on a 230.00 feet radius curve to the right; thence Easterly along the arc of said curve a distance of 153.04 feet (chord bears South 80°20'26" East a distance of 150.23 feet) to a point of reverse curve to the left having a radius of 11.00 feet and a central angle of 72°54'11"; thence Easterly along the arc, a distance of 14.00 feet to a point of reverse curve to the right having a radius of 170.51 feet and a central angle of 01°21'39"; thence Northeasterly along the arc, a distance of 4.05 feet; thence North 47°10'45" East, a distance of 208.86 feet to a point on a 170.50 feet radius curve to the left; thence Northeasterly along the arc of said curve a distance of 132.95 feet (chord bears North 24°50'24" East a distance of 129.61 feet) to a point of compound curve to the left having a radius of 28.00 feet and a central angle of 64°53'46"; thence Northwesterly along the arc, a distance of 31.71 feet to a point of reverse curve to the right having a radius of 65.00 feet and a central angle of 281°14'52"; thence Easterly along the arc, a distance of 319.07 feet to a point of reverse curve to the left having a radius of 28.00 feet and a central angle of 42°48'47"; thence Southerly along the arc, a distance of 20.92 feet to a point of reverse curve to the right having a radius of 230.50 feet and a central angle of 02°37'45"; thence Southerly along the arc, a distance of 10.58 feet; thence along a line non-tangent to said curve, South 70°46'14" East, a distance of 58.75 feet; thence North 79°56'43" East, a distance of 93.68 feet; thence South 07°51'35" East, a distance of 182.14 feet; thence South 52°18'55" West, a distance of 167.68 feet; thence South 64°20'31" East, a distance of 36.11 feet; thence South 59°28'53" West, a distance of 348.12 feet; thence South 43°33'46" East, a distance of 37.28 feet to a point on a 189.50 feet radius curve to the left; thence Southeasterly along the arc of said curve a distance of 65.50 feet (chord bears South 53°27'51" East a distance of 65.17 feet) to a point of compound curve to the left having a radius of 52.00 feet and a central angle of 77°41'31"; thence Easterly along the arc, a distance of 70.51 feet to a point of reverse curve to the right having a radius of 650.00 feet and a central angle of 12°54'04"; thence Northeasterly along the arc, a distance of 146.36 feet; thence North 51°50'38" East, a distance of 27.05 feet to a point on a 283.00 feet radius curve to the right; thence Easterly along the arc of said curve a distance of 168.35 feet (chord bears North 68°53'11" East a distance of 165.88 feet); thence North 85°55'43" East, a distance of 109.47 feet to a point on a 217.00 feet radius curve to the left; thence Easterly along the arc of said curve a distance of 69.32 feet (chord bears North 76°46'36" East a distance of 69.03 feet); thence North 67°37'29" East, a distance of 186.82 feet to a point on a non tangent 917.00 feet radius curve to the left; thence Northeasterly along the arc of said curve a distance of 297.91 feet (chord bears North 58°19'06" East a distance of 296.60 feet) to a point on the northerly right-of way of Summit Pass and the **POINT OF BEGINNING.**

Overall boundary contains 4,258,844 square feet or 97.770 acres, more or less.

OVERALL BOUNDARY LINE & CURVE TABLES

LINE TABLE

LINE	DIRECTION	LENGTH
L1	S 41°36'41" E	66.00'
L2	S 67°37'29" W	186.82'
L3	S 85°55'43" W	109.47'
L4	S 51°50'38" W	36.40'
L5	S 7°09'10" W	76.06'
L6	N 80°14'45" W	42.49'
L7	S 65°58'58" W	77.29'
L8	S 60°04'52" W	101.46'
L9	S 63°38'01" W	119.04'
L10	S 62°23'51" W	138.57'
L11	S 62°23'51" W	279.31'
L12	S 49°55'05" E	141.71'
L13	S 65°14'10" E	148.39'
L14	S 46°51'42" E	185.78'
L15	S 74°30'58" E	80.87'
L16	S 25°50'33" W	132.06'
L17	S 17°22'54" W	27.45'
L18	N 70°48'35" W	111.75'
L19	N 68°05'36" W	304.80'
L20	N 33°03'05" E	66.00'
L21	N 65°33'28" E	215.32'
L22	N 59°08'22" E	93.98'
L23	N 57°23'40" E	104.29'
L24	N 77°14'30" E	233.50'
L25	S 28°13'28" E	59.64'
L26	N 62°23'51" E	137.23'
L27	N 63°38'01" E	119.04'
L28	N 60°04'52" E	101.46'
L29	N 65°58'58" E	59.65'
L30	N 20°18'31" E	5.59'
L31	N 43°33'46" W	75.70'

LINE TABLE

LINE	DIRECTION	LENGTH
L32	S 59°28'53" W	198.84'
L33	N 20°18'58" W	30.48'
L34	S 59°28'53" W	41.14'
L35	N 80°49'59" W	166.01'
L36	N 20°18'58" W	149.09'
L37	N 51°53'29" E	198.92'
L38	S 72°32'00" W	17.41'
L39	N 82°19'08" W	79.12'
L40	S 78°17'37" W	4.51'
L41	N 73°50'43" W	5.14'
L42	S 72°08'29" W	125.56'
L43	N 68°11'51" E	114.51'
L44	S 68°11'51" W	146.63'
L45	N 72°08'29" E	125.56'
L46	S 73°50'43" E	5.14'
L47	N 78°17'37" E	4.51'
L48	S 82°19'08" E	79.12'
L49	N 72°32'00" E	17.41'
L50	S 86°23'27" E	59.01'
L51	N 80°35'52" E	24.24'
L52	N 47°10'45" E	208.86'
L53	S 70°46'14" E	58.75'
L54	N 79°56'43" E	93.68'
L55	S 7°51'35" E	182.14'
L56	S 52°18'55" W	167.68'
L57	S 64°20'31" E	36.11'
L58	S 59°28'53" W	348.12'
L59	S 43°33'46" E	37.28'
L60	N 51°50'38" E	27.05'
L61	N 85°55'43" E	109.47'
L62	N 67°37'29" E	186.82'

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	983.00'	320.07'	18°39'20"	S 58°17'50" W	318.65'
C2	283.00'	90.41'	18°18'15"	S 76°46'36" W	90.02'
C3	217.00'	129.09'	34°05'05"	S 68°53'11" W	127.20'
C4	217.00'	35.33'	9°19'40"	S 47°10'48" W	35.29'
C5	130.00'	80.24'	35°21'48"	S 24°50'04" W	78.97'
C6	94.50'	152.73'	92°36'05"	S 53°27'12" W	136.64'
C7	130.00'	76.62'	33°46'14"	S 82°52'05" W	75.52'
C8	967.00'	99.61'	5°54'06"	S 63°01'55" W	99.56'
C9	1033.00'	64.05'	3°33'09"	S 61°51'26" W	64.04'
C10	967.00'	20.86'	1°14'10"	S 63°00'56" W	20.86'
C11	5637.56'	222.56'	2°15'43"	S 49°55'05" E	222.55'
C12	1239.80'	106.32'	4°54'48"	S 46°42'07" E	106.28'
C13	403.56'	147.85'	20°59'27"	S 54°44'26" E	147.02'
C14	499.40'	299.84'	34°24'00"	S 45°24'48" E	295.35'
C15	348.96'	113.58'	18°38'54"	S 37°32'15" E	113.08'
C16	218.16'	85.89'	22°33'25"	S 50°39'00" E	85.33'
C17	575.44'	125.09'	12°27'18"	S 68°17'19" E	124.84'
C18	402.14'	301.22'	42°55'03"	S 73°11'48" W	294.23'
C19	1389.42'	323.67'	13°20'50"	N 78°16'28" W	322.94'
C20	567.77'	203.70'	20°33'24"	N 67°13'37" W	202.61'
C21	501.77'	196.72'	22°27'48"	S 68°10'49" E	195.47'
C22	317.00'	12.18'	2°12'07"	S 80°30'41" E	12.18'
C23	775.40'	153.01'	11°18'21"	N 64°47'33" E	152.76'
C24	1337.27'	182.18'	7°48'20"	N 68°36'23" E	182.04'
C25	107.93'	139.20'	73°53'40"	S 65°10'18" E	129.75'
C26	1033.00'	22.29'	1°14'10"	N 63°00'56" E	22.29'
C27	967.00'	59.96'	3°33'09"	N 61°51'26" E	59.95'
C28	1033.00'	106.40'	5°54'06"	N 63°01'55" E	106.36'
C29	130.00'	103.63'	45°40'27"	N 43°08'45" E	100.91'
C30	37.02'	41.24'	63°49'39"	N 11°37'37" W	39.14'
C31	170.51'	7.34'	2°27'55"	N 42°19'48" W	7.34'

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C32	170.00'	62.53'	21°04'33"	S 83°04'16" W	62.18'
C33	230.00'	100.95'	25°08'52"	S 85°06'26" W	100.14'
C34	247.00'	83.58'	19°23'15"	S 87°59'14" W	83.18'
C35	249.00'	121.08'	27°51'40"	N 87°46'33" W	119.89'
C36	129.50'	76.88'	34°00'48"	S 89°08'53" W	75.75'
C37	128.50'	394.85'	176°03'22"	N 19°49'50" W	256.85'
C38	33.00'	35.86'	62°16'11"	N 37°03'46" E	34.13'
C39	65.00'	315.50'	278°06'21"	S 34°55'28" E	85.20'
C40	28.00'	17.56'	35°55'51"	S 86°09'47" W	17.27'
C41	68.50'	210.48'	176°03'22"	S 19°49'50" E	136.92'
C42	189.50'	112.50'	34°00'48"	N 89°08'53" E	110.85'
C43	189.00'	91.90'	27°51'40"	S 87°46'33" E	91.00'
C44	307.00'	103.88'	19°23'15"	N 87°59'14" E	103.39'
C45	170.00'	74.62'	25°08'52"	N 85°06'26" E	74.02'
C46	230.00'	84.60'	21°04'33"	N 83°04'16" E	84.13'
C47	170.00'	38.61'	13°00'42"	N 87°06'12" E	38.52'
C48	230.00'	153.04'	38°07'25"	S 80°20'26" E	150.23'
C49	11.00'	14.00'	72°54'11"	N 82°16'11" E	13.07'
C50	170.51'	4.05'	1°21'39"	N 46°29'55" E	4.05'
C51	170.50'	132.95'	44°40'43"	N 24°50'24" E	129.61'
C52	28.00'	31.71'	64°53'46"	N 29°56'51" W	30.05'
C53	65.00'	319.07'	281°14'52"	N 78°13'42" E	82.47'
C54	28.00'	20.92'	42°48'47"	S 17°26'44" W	20.44'
C55	230.50'	10.58'	2°37'45"	S 2°38'47" E	10.58'
C56	189.50'	65.50'	19°48'09"	S 53°27'51" E	65.17'
C57	52.00'	70.51'	77°41'31"	N 77°47'19" E	65.23'
C58	650.00'	146.36'	12°54'04"	N 45°23'36" E	146.05'
C59	283.00'	168.35'	34°05'05"	N 68°53'11" E	165.88'
C60	217.00'	69.32'	18°18'15"	N 76°46'36" E	69.03'
C96	917.00'	297.91'	18°36'50"	N 58°19'06" E	296.60'

INTERNAL BOUNDARY & CENTERLINE LINE & CURVE TABLES

LINE TABLE

LINE	DIRECTION	LENGTH
L67	N 51°50'38" E	36.40'
L68	N 63°38'01" E	119.04'
L70	N 59°36'26" W	27.64'
L71	S 80°35'52" W	24.18'
L72	N 86°23'27" W	59.01'
L73	S 72°32'00" W	17.41'
L74	N 82°19'08" W	79.12'
L75	S 78°17'37" W	4.51'
L76	N 73°50'43" W	5.14'
L77	N 47°39'07" E	13.06'
L78	N 86°23'27" W	59.01'
L79	S 80°35'52" W	24.24'
L80	N 68°28'52" E	74.25'
L81	S 33°19'48" W	46.38'
L82	S 68°28'52" W	74.25'
L83	S 39°40'33" E	28.28'
L84	N 33°19'48" E	46.38'
L85	S 33°19'48" W	46.38'
L86	S 68°28'52" W	74.25'
L87	S 66°24'47" E	30.00'
L89	S 16°18'19" E	26.24'
L90	S 69°02'27" E	47.51'
L91	S 69°02'27" E	47.51'
L92	S 69°02'27" E	47.51'
L93	S 78°02'40" E	13.53'
L94	S 78°02'40" E	13.53'
L95	N 43°33'46" W	1.72'

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C61	250.00'	74.70'	17°07'13"	N 43°17'02" E	74.42'
C62	1000.00'	62.00'	3°33'09"	N 61°51'26" E	61.99'
C63	140.51'	33.82'	13°47'32"	N 40°16'59" E	33.74'
C64	200.00'	138.95'	39°48'18"	N 79°30'00" W	136.17'
C65	200.00'	45.42'	13°00'42"	S 87°06'12" W	45.32'
C66	200.00'	73.57'	21°04'33"	S 83°04'16" W	73.15'
C67	200.00'	87.78'	25°08'52"	S 85°06'26" W	87.08'
C68	276.94'	93.73'	19°23'29"	S 87°59'14" W	93.28'
C69	219.00'	106.49'	27°51'40"	N 87°46'33" W	105.45'
C70	159.50'	94.69'	34°00'48"	S 89°08'53" W	93.30'
C71	200.00'	71.72'	20°32'44"	N 57°55'29" E	71.33'
C72	230.00'	52.23'	13°00'42"	S 87°06'12" W	52.12'
C73	170.00'	54.23'	18°16'42"	S 89°44'13" W	54.00'
C74	170.00'	52.75'	17°46'46"	N 72°14'03" W	52.54'
C75	11.00'	15.93'	82°57'20"	N 21°52'00" W	14.57'
C76	170.51'	180.67'	60°42'31"	N 10°44'36" W	172.34'
C77	500.00'	24.51'	2°48'32"	N 58°55'21" E	24.51'
C78	500.00'	132.31'	15°09'43"	N 67°54'29" E	131.93'
C79	500.00'	44.62'	5°06'48"	N 65°55'27" E	44.61'
C80	533.00'	47.57'	5°06'48"	S 65°55'27" W	47.55'
C81	11.00'	19.46'	101°21'48"	S 6°49'38" W	17.02'
C82	11.04'	15.13'	78°30'10"	N 77°12'39" W	13.97'
C83	467.00'	41.68'	5°06'48"	S 65°55'27" W	41.66'
C84	11.00'	15.59'	81°12'18"	S 21°26'27" W	14.32'
C85	11.00'	17.34'	90°20'37"	N 66°42'23" W	15.60'
C86	230.00'	32.94'	8°12'24"	S 73°08'39" E	32.92'
C87	200.00'	28.65'	8°12'24"	S 73°08'39" E	28.62'
C88	170.00'	24.35'	8°12'24"	S 73°08'39" E	24.33'
C89	220.00'	96.92'	25°14'30"	S 81°39'42" E	96.14'
C90	250.00'	110.14'	25°14'30"	S 81°39'42" E	109.25'
C91	280.00'	123.35'	25°14'30"	S 81°39'42" E	122.36'
C92	11.00'	11.01'	57°21'08"	N 49°22'06" W	10.56'
C93	11.00'	11.01'	57°21'08"	N 73°16'46" E	10.56'
C94	11.00'	11.01'	57°21'08"	N 65°15'25" E	10.56'
C95	11.00'	11.01'	57°21'08"	N 57°23'27" W	10.56'

PLAT NOTES

1. The real property ("Property") that is the subject of this Plat is subject to the First Amended and Restated Declaration of Covenants, Conditions, Easements and Restrictions for Powder Mountain ("Master Declaration") executed by Summit Mountain Holding Group, L.L.C. ("Master Developer") which was recorded in the Official Records of the Weber County Recorder on 03/21/2025, as Entry No. 3362096, as amended and as may be further modified from time to time. The Master Declaration sets forth the restrictions and general plan of improvements for the property described in the Master Declaration, including the Property.

2. Pursuant to the Master Declaration, Powder Haven Owners' Association, a Utah nonprofit corporation ("Community Association"), is responsible for maintaining all Common Area (as defined in the Master Declaration), if any, and shall have a perpetual non-exclusive easement over all of the lots created by this Plat (each, a "Lot") other property subject to the Master Declaration for such maintenance purposes, as further described in the Master Declaration.

3. Development of the Property is subject to and shall conform to the terms and provisions of the Weber County Zoning Development Agreement ("Master Development Agreement"), which was recorded in the Official Records of the Weber County Recorder on January 14, 2015, as Entry No. 2717835, as amended by First Amendment on July 12, 2019, as Entry No. 2990685, as amended by Second Amendment on November 30, 2022, as Entry No. 3265109, and as may be further modified from time to time.

4. No improvements may be made to any Lot without review and approval of (i) Prado Developer, LLC ("Declarant"), (ii) Master Developer, and (iii) the Community Association and the Architectural Review Committee (as defined in the Master Declaration), in accordance with the Master Declaration and the Design Standards and Guidelines (promulgated under the Master Declaration), which incorporate site and landscape requirements, architectural guidelines, as well as construction regulations.
5. All improvements on the Lots must comply with Weber County DRR-1 Zoning. In addition, all improvements must be constructed within the Building Envelope as defined in the Site Notebook as represented in the Design Standards and Guidelines for each Lot. The Design Standards and Guidelines provide additional restrictions within each Building Envelope on limits of construction and the building footprint. Development must adhere to the Master Declaration, Neighborhood Declaration (if any), Design Standards and Guidelines, Master Development Agreement, and Weber County Code.
6. Landscaping and irrigation on each Lot must comply with the Master Declaration, Design Standards and Guidelines, Powder Mountain Water and Sewer District's standards, and other applicable regulations.

7. The Property is subject to the rights of Master Developer as set forth in the Master Declaration. Master Developer retains the right to exercise any applicable rights provided for in the Master Declaration, including, without limitation, reserving and granting easements, reducing or relocating improvements within the community, adding additional facilities, and making other development decisions, as Master Developer may determine, in its sole discretion, and in accordance with applicable law.

8. The Lots are served by water and wastewater lateral lines. Each owner of a Lot shall be responsible for the maintenance and replacement of all water and sanitary sewer laterals serving a residence and other improvements on their Lot in accordance with the requirements of the Powder Mountain Water and Sewer Improvement District ("PMWSID"). Additionally, Lot owners are responsible to pay all PMWSID charges for connection to the system and non-connection standby fees for water and sewer services. PMWSID will own all common water and sewer mains and appurtenances within the Property outside of the Lots.

9. All utilities within Property must be placed underground within the public utility easements described on the Plat as "PUE." Declarant reserves the right to modify public utility easements to the actual width of installed utilities, subject to existing utility companies' rights. No above ground fuel/gas tanks are allowed within Lots or on the Property other than 20lb propane gas grill tanks. Permanent structures or obstructions are prohibited within any PUE without prior written approval from the relevant utility providers and the Declarant. Utility providers have the right to install, maintain, and access underground utilities and surface facilities, and may require removal of any obstructions, such as structures or vegetation, at a Lot owner's expense. Each Lot includes a 10-foot public utility easement along the front yard lines. Master Developer may grant additional utility easements as needed. This Plat also conveys a public utility easement to utility owners and/or operators in designated areas, in accordance with Utah Code Ann. § 54-3-27, for the purpose of installing, maintaining, and operating necessary utility facilities.

10. This Plat creates a separate legal parcel (shown hereon as Road Parcel), which contains public utility easements. Road Parcel includes Summit Pass Road, Prado Place, Prado Court, Valle Court, and Valle Place will remain private and will be conveyed to, operated, maintained, and repaired by the Community Association for the use and benefit of its members, in accordance with the Master Declaration. The roads located within Road Parcel may be relocated by the Master Developer as described in the Master Declaration and in accordance with applicable Weber County ordinances. This Plat does not grant the public any rights to use the roads located within the Plat or create obligations on Weber County to maintain or repair the roads. All use and maintenance of Road Parcel will be governed by the terms and provisions of the Master Declaration, as applicable. Declarant reserves for itself and Master Developer a blanket easement and right of way over Road Parcel and the Turnaround areas for constructing, maintaining, and operating tunnels, bridges, and/or ski lifts over and under the roads.

11. Declarant reserves the right unilaterally to amend the Plat without the consent or approval of the owners the Lots, whether affected by such amendment or not, to satisfy governmental requirements, correct mistakes, remove or clarify ambiguities, or for other purposes, provided it does not materially adversely affect title, and such amendment complies with Weber County ordinances and Utah law. As further set forth in the Master Declaration, by accepting a Lot, each Lot owner irrevocably appoints Master Developer as its attorney-in-fact to realign and adjust boundary lines by amending the Plat or otherwise in accordance with law.

12. Declarant reserves for itself, its successors, assigns, Community Association, and Master Developer a blanket easement across all Lots and the remaining Property for constructing and maintaining hiking and biking trails ("Trail Easement"). Master Developer may designate, add to, delete, or modify the trails without amending this Plat as more fully described in the Master Declaration.

13. Declarant reserves for itself, its successors, assigns, Community Association, and Master Developer an easement across those portions of the Lots and the remaining Property not otherwise within a Building Envelope for constructing and maintaining ski trails and other ski improvements, and for skiers' ingress, egress, and recreational purposes over and across the Lots and other Property ("Ski Easement"). The Plat specifically identifies the location of an additional Recreation Easement. Master Developer may modify ski trails within the Ski Easement, including trails and improvements within the Recreation Easement, without amending this Plat as more fully described in the Master Declaration.

14. Declarant reserves for itself, its successors and assigns, and Master Developer, a temporary blanket easement across all Lots adjacent to a private road ("Slope Easement") as more fully described in the Master Declaration. Such Slope Easement is for the benefit of the Master Developer, its employees, and contractors, for the purpose of stabilizing, constructing cut slopes and fill slopes, and performing other construction and maintenance to prevent erosion along the private roads. The Slope Easement on each Lot shall automatically terminate at such time as a certificate of occupancy is issued for a residential building constructed on such Lot, at which time a substitute easement may be required by Weber County and/or Master Developer for ongoing maintenance and repair.

15. The Lots are in a ski resort area ("Ski Resort") where snowfalls, wind patterns, and other conditions could cause avalanches. No studies have been conducted to determine if any Lots are in avalanche zones. Certain Ski Resort areas may be subject to avalanche controls, potentially involving explosive charges and temporary closures. Declarant makes no representations as to Ski Resort operations or avalanche risks, and each owner should conduct independent studies before constructing any improvements on a Lot.

16. Declarant reserves for itself, its successors and assigns, Master Developer, and Community Association, a 10 foot snow storage easement ("Snow Storage Easement") extending beyond and parallel to Road Parcels, and measured perpendicular from front property line 10 feet into each Lot. Private roads within the Property generally have a 60-foot right-of-way, which provides approximately 14.5 feet between the back of the curb and the front property line of the Lots. The area within this right-of-way along with the Snow Storage Easement will be utilized for storing snow ("Snow Storage Area"). No person shall move snow from a Lot or private property and deposit it into the Snow Storage Area. Each Lot owner must designate a private snow storage area within their Lot to accommodate snow removed from surfaces on their Lot.

17. Notice that the parcel is located within a natural hazard study area; notice that a natural hazard study and report is available for public inspection at the County Planning Division office.

18. All Lot owners are responsible for managing stormwater runoff on their individual Lot and within their property.

19. Parking is prohibited on any private roads and County roads.

20. These Plat Notes run with the Property and shall be binding upon and inure to the benefit of the successors and assigns of each Lot owner.

21. Owners and potential buyers are put on notice that owning property within the resort area ("Resort") involves risks such as property damage, personal injury, and death caused by resort activities, including skiing, snowboarding, mountain biking, heavy equipment use, snowmaking, construction, and natural conditions like snowfall, wind, and runoff. Snowmaking may result in artificial snow overspray impacting the Lots. Resort operations may generate noise, lights, and vibrations from avalanche control, grooming, lift operations, and maintenance, which may occur during early morning, evening, and late-night hours. Special events like concerts, fireworks, and markets may affect views and privacy. Passenger, commercial, and construction vehicles operate throughout the area, and avalanches or snow slides may cause damage or injury. By accepting a deed or interest in any Lot, the owner, successors, and assigns: (a) acknowledges, accepts, and assumes the risks of property damage, loss of property value, damage to improvements, personal injury, death, trespass, or nuisance caused by or arising from the hazards and risks identified in this note, and other risks associated with Resort operations (collectively, the "Assumed Risks"); and (b) releases, waives, discharges, and agrees not to sue the Resort owner, operator, and their respective officers, directors, partners, shareholders, members, affiliates, employees, contractors, consultants, agents, successors, and assigns for any damages, losses, costs (including attorneys' fees), claims, demands, suits, judgments, or liabilities arising from the Assumed Risks, except in cases of gross negligence or willful misconduct. This release is intended to be comprehensive, while complying with applicable law, and does not limit the liability of individual skiers, snowboarders, or other Resort users.

PROFESSIONAL LAND SURVEYING AND CONSULTING
ALLTERRA UTAH, LLC
435-640-4200
463 SCENIC HEIGHTS ROAD, FRANCIS, UTAH 84036

RECORDED
STATE OF UTAH,
COUNTY OF WEBER,
RECORDED AND FILED AT THE
REQUEST OF ______________
ENTRY NO. ______________
DATE: ______ TIME:______
BOOK: ______ PAGE:______
FEE: ______

WEBER COUNTY RECORDER

PRADO AT POWDER MOUNTAIN
PHASE I

LOCATED IN SECTION 8, TOWNSHIP 7 NORTH, RANGE 2 EAST,
SALT LAKE BASE AND MERIDIAN, WEBER COUNTY, UTAH

LINE HATCH TABLE

- Section Line
- Tie Line
- Recreation Easement
- PUE and/or Drainage Easement
- Subdivision Boundary Line
- Lot Line
- Fire Truck Turnaround Easement
- Wall, Bridge & Recreation Easement
- Water & Sewer Easement

LEGEND

- Set 5/8" rebar & cap monument "ALLTERRA UTAH" or Copper Rivet in Curb on the property line extension (for front lot corners) to be set as ongoing construction allows.
- Found Section monument (As-Noted)
- Street Monument to be set or as-Noted.

50' 0 50' 100'
SCALE: 1"=50' (24"x36" SHEET SIZE)

STORM DRAINAGE EASEMENT ENTRY NO._____
WATER & SEWER EASEMENT ENTRY NO._____
WALL EASEMENT ENTRY NO._____
FIRE TURNAROUND EASEMENT ENTRY NO._____
WALL, BRIDGE & RECREATION EASEMENT ENTRY NO._____
SEWER EASEMENT ENTRY NO._____
FIRE TUURNAROUND AND WALL EASEMENT ENTRY NO._____

VALLE PLACE
60' WIDE PRIVATE ROAD
ROW & PUE

VALLE COURT
60' WIDE PRIVATE ROAD
ROW & PUE

SUMMIT PASS ROAD
60' WIDE PRIVATE
ROAD ROW & PUE

C/L VALLE PLACE
C/L VALLE COURT
C/L SUMMIT PASS ROAD

MATCH LINE (SEE THIS SHEET)

10' WIDE PUBLIC UTILITY EASEMENT (TYPICAL ALONG FRONT LOT LINES)
10' WIDE BUILDING SETBACK & DRAINAGE EASEMENT (TYPICAL ALONG SIDE LOT LINES)

LOT 35
CONTAINS
2.16 ACRES
MORE OR LESS

LOT 36
CONTAINS
2.11 ACRES
MORE OR LESS

S 70°46'14" E 58.75'
N 79°56'43" E 93.68'
S 75°13'5" E 182.14'
S 52°18'55" W 167.66'
S 64°20'31" E 36.11'
S 59°28'53" W 348.12'
N 47°10'45" E 208.86'
S 47°10'45" W 72.46'
S 47°10'45" W 136.37'
N 43°33'46" W 207.74'
N 20°18'58" W 149.09'
S 59°28'53" W 41.14'
N 80°49'59" W 166.01'
S 59°28'53" W 198.84'
N 20°18'58" W 30.48'
N 34°43'05" E 159.33'
N 65°58'58" E 237.40'
N 67°37'29" E 186.82'
N 85°55'43" E 109.47'
N 60°04'52" E 101.46'
N 68°11'51" E 118.78'
S 72°08'29" W 125.56'

R=2000.00' L=2343.28' Δ=60°10'53" CB=N 17°25'9" E CL=2236.6'
R=2000.00' L=1888.38' Δ=48°30'39" CB=S 22°35'28" W CL=1832.38'
R=2000.00' L=179.88' Δ=5°09'22" CB=S 0°35'12" W CL=179.82'
R=2000.00' L=188.71' Δ=5°24'35" CB=N 5°05'58" W CL=188.64'
R=250.00' L=148.72' Δ=34°05'05" CB=N 68°53'11" E CL=146.54'
R=250.00' L=79.87' Δ=18°18'6" CB=N 76°46'36" E CL=79.53'
R=950.00' L=308.99' Δ=18°38'08" CB=N 58°8'26" E CL=307.63'
R=88.50' L=202.57' Δ=176°01'22" CB=N 19°48'50" W CL=169.86'
R=1000.00' L=101.99' Δ=5°50'46" CB=N 63°01'55" E CL=102.96'
Δ=7°14'40" R=21.57'

C61 C62 C63 C64 C65 C66 C67 C68 C69 C70 C71 C72 C73 C74 C75 C76 C77 C78 C79
L57 L67 L68 L69 L70 L71 L72 L73 L74 L75 L76 L77 L78

4/2/26 SHEET 3 OF 8

RECORDED
STATE OF UTAH,
COUNTY OF WEBER,
RECORDED AND FILED AT THE
REQUEST OF _____
ENTRY NO. _____
DATE: _____ TIME:_____
BOOK: _____ PAGE:_____
FEE: _____
WEBER COUNTY RECORDER

PROFESSIONAL LAND SURVEYING AND CONSULTING
ALLTERRA UTAH, LLC
435-640-4200
463 SCENIC HEIGHTS ROAD, FRANCIS, UTAH 84036

PRADO AT POWDER MOUNTAIN
PHASE I

LOCATED IN SECTION 8, TOWNSHIP 7 NORTH, RANGE 2 EAST,
SALT LAKE BASE AND MERIDIAN, WEBER COUNTY, UTAH

LEGEND

- Set 5/8" rebar & cap monument "ALLTERRA UTAH" or Copper Rivet in Curb on the property line extension (for front lot corners) to be set as ongoing construction allows.
- Found Section monument (As-Noted)
- Street Monument to be set or as-Noted.

LINE HATCH TABLE

- Section Line
- Tie Line
- Recreation Easement
- PUE and/or Drainage Easement
- Subdivision Boundary Line
- Lot Line
- Fire Truck Turnaround Easement
- Wall, Bridge & Recreation Easement
- Water & Sewer Easement

50' 0 50' 100'
SCALE: 1"=50' (24"x36" SHEET SIZE)

LOT 1
CONTAINS
1.91 ACRES
MORE OR LESS

LOT 2
CONTAINS
2.16 ACRES
MORE OR LESS

LOT 3
CONTAINS
2.41 ACRES
MORE OR LESS

LOT 4
CONTAINS
2.40 ACRES
MORE OR LESS

LOT 5
CONTAINS
2.71 ACRES
MORE OR LESS

LOT 18
CONTAINS
2.11 ACRES
MORE OR LESS

LOT 19
CONTAINS
2.36 ACRES
MORE OR LESS

LOT 20
CONTAINS
1.82 ACRES
MORE OR LESS

LOT 21
CONTAINS
2.83 ACRES
MORE OR LESS

LOT 32
CONTAINS
1.24 ACRES
MORE OR LESS

LOT 33
CONTAINS
1.73 ACRES
MORE OR LESS

LOT 34
CONTAINS
1.64 ACRES
MORE OR LESS

C/L SUMMIT PASS ROAD

SUMMIT PASS ROAD
60' WIDE PRIVATE
ROAD ROW & PUE

C/L PRADO PLACE

PRADO PLACE
60' WIDE PRIVATE ROAD
ROW & PUE

10' WIDE BUILDING SETBACK & DRAINAGE EASEMENT (TYPICAL ALONG SIDE LOT LINES)

10' WIDE PUBLIC UTILITY EASEMENT (TYPICAL ALONG FRONT LOT LINES)

RECREATION EASEMENT HATCHED AREA(TYPICAL) ENTRY NO._____

RECREATION EASEMENT CROSSED HATCHED AREA(TYPICAL) ENTRY NO._____

WALL, BRIDGE & RECREATION EASEMENT ENTRY NO._____

FIRE TURNAROUND EASEMENT ENTRY NO._____

STORM DRAINAGE EASEMENT ENTRY NO._____

WATER & SEWER EASEMENT ENTRY NO._____ (SHADED AREA)

4/2/26 SHEET 4 OF 8

RECORDED
STATE OF UTAH,
COUNTY OF WEBER,
RECORDED AND FILED AT THE
REQUEST OF _____
ENTRY NO. _____
DATE: _____ TIME:_____
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FEE: _____
WEBER COUNTY RECORDER

PROFESSIONAL LAND SURVEYING AND CONSULTING
ALLTERRA UTAH, LLC
435-640-4200
463 SCENIC HEIGHTS ROAD, FRANCIS, UTAH 84036

PRADO AT POWDER MOUNTAIN
PHASE I

LOCATED IN SECTION 8, TOWNSHIP 7 NORTH, RANGE 2 EAST,
SALT LAKE BASE AND MERIDIAN, WEBER COUNTY, UTAH

LEGEND

- Set 5/8" rebar & cap monument "ALLTERRA UTAH" or Copper Rivet in Curb on the property line extension (for front lot corners) to be set as ongoing construction allows.
- Found Section monument (As-Noted)
- Street Monument to be set or as-Noted.

LINE HATCH TABLE

- Section Line
- Tie Line
- Recreation Easement
- PUE and/or Drainage Easement
- Subdivision Boundary Line
- Lot Line
- Fire Truck Turnaround Easement
- Wall, Bridge & Recreation Easement
- Water & Sewer Easement

50' 0 50' 100'

SCALE: 1"=50' (24"x36" SHEET SIZE)

N 67°47'07" E 413.24'
329.07'
N 65°33'28" E 215.32'
S 0°45'27" E 374.80'
N 21°7'29" W 395.17'
N 26°18'37" E 515.90'

LOT 5
CONTAINS 2.71 ACRES
MORE OR LESS

LOT 6
CONTAINS 3.06 ACRES
MORE OR LESS

LOT 18
CONTAINS 2.11 ACRES
MORE OR LESS

LOT 17
CONTAINS 2.21 ACRES
MORE OR LESS

LOT 16
CONTAINS 2.07 ACRES
MORE OR LESS

LOT 7
CONTAINS 3.19 ACRES
MORE OR LESS

S 60°16'06" W 306.81'
120.15'
N 60°16'06" E 306.81'
S 60°16'06" W 306.81'
136.71'
2.56'

R=467.00' L=66.94' Δ=8°12'46" CB=S 64°22'29" W CL=66.88'
R=500.00' L=71.67' Δ=8°12'46" CB=N 64°22'29" E CL=71.61'
R=533.00' L=76.40' Δ=8°12'46" CB=S 64°22'29" W CL=76.34'

C80 L82 C79 L80 C83 L86

SUMMIT PASS ROAD
60' WIDE PRIVATE ROAD ROW & PUE

C/L SUMMIT PASS ROAD

S 63°22'03" W 284.64'
289.08'
N 63°22'03" E 260.72'
S 63°22'03" W 226.94'
N 43°46'01" W 208.04'
S 72°34'14" W 330.48'

10' WIDE BUILDING SETBACK & DRAINAGE EASEMENT (TYPICAL ALONG SIDE LOT LINES)

RECREATION EASEMENT HATCHED AREA(TYPICAL) ENTRY NO._____

FIRE TURNAROUND EASEMENT ENTRY NO._____

ACCESS EASEMENT TO SERVE FUTURE DEVELOPMENT ENTRY NO._____

R=534.76' L=209.32' Δ=22°25'36" CB=S 68°09'43" E CL=207.99'
R=317.00' L=193.75' Δ=35°01'08" CB=S 80°52'37" W CL=190.75'
R=350.00' L=227.71' Δ=37°16'34" CB=N 82°00'20" E CL=223.71'
R=383.00' L=225.75' Δ=33°46'19" CB=S 83°45'28" W CL=222.50'
R=567.77' L=18.52' Δ=1°52'09" CB=S 78°26'20" E CL=18.52'

C85 L89 C84

PRADO COURT
60' WIDE PRIVATE ROAD ROW & PUE

C/L PRADO COURT

R=270.00' L=89.32' Δ=18°57'06" CB=S 48°42'48" E CL=88.91'
R=200.00' L=201.23' Δ=60°56'32" CB=S 16°46'35" E CL=192.84'
R=200.00' L=220.88' Δ=54°58'00" CB=S 49°43'52" E CL=212.28'

C86 C87 C88

S 77°14'51" E 146.76'
S 77°14'51" E 146.76'
S 77°14'51" E 146.76'

10' WIDE PUBLIC UTILITY EASEMENT (TYPICAL ALONG FRONT LOT LINES)

L90 L91 L92

L=78.76' L=8.36' L=223.81'
N 85°43'03" E 69.34'
N 85°43'03" E 69.34'
N 85°43'03" E 69.34'
23.76'
24.46'

C89 C90 C91

FIRE TURNAROUND EASEMENT ENTRY NO._____

RECREATION EASEMENT HATCHED AREA(TYPICAL) ENTRY NO._____

WALL EASEMENT ENTRY NO._____

N 30°24'33" E 430.09'
N 24°08'24" E 452.50'
N 77°25'40" W 344.03'

4/2/26 SHEET 5 OF 8

RECORDED
STATE OF UTAH,
COUNTY OF WEBER,
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ENTRY NO. _____
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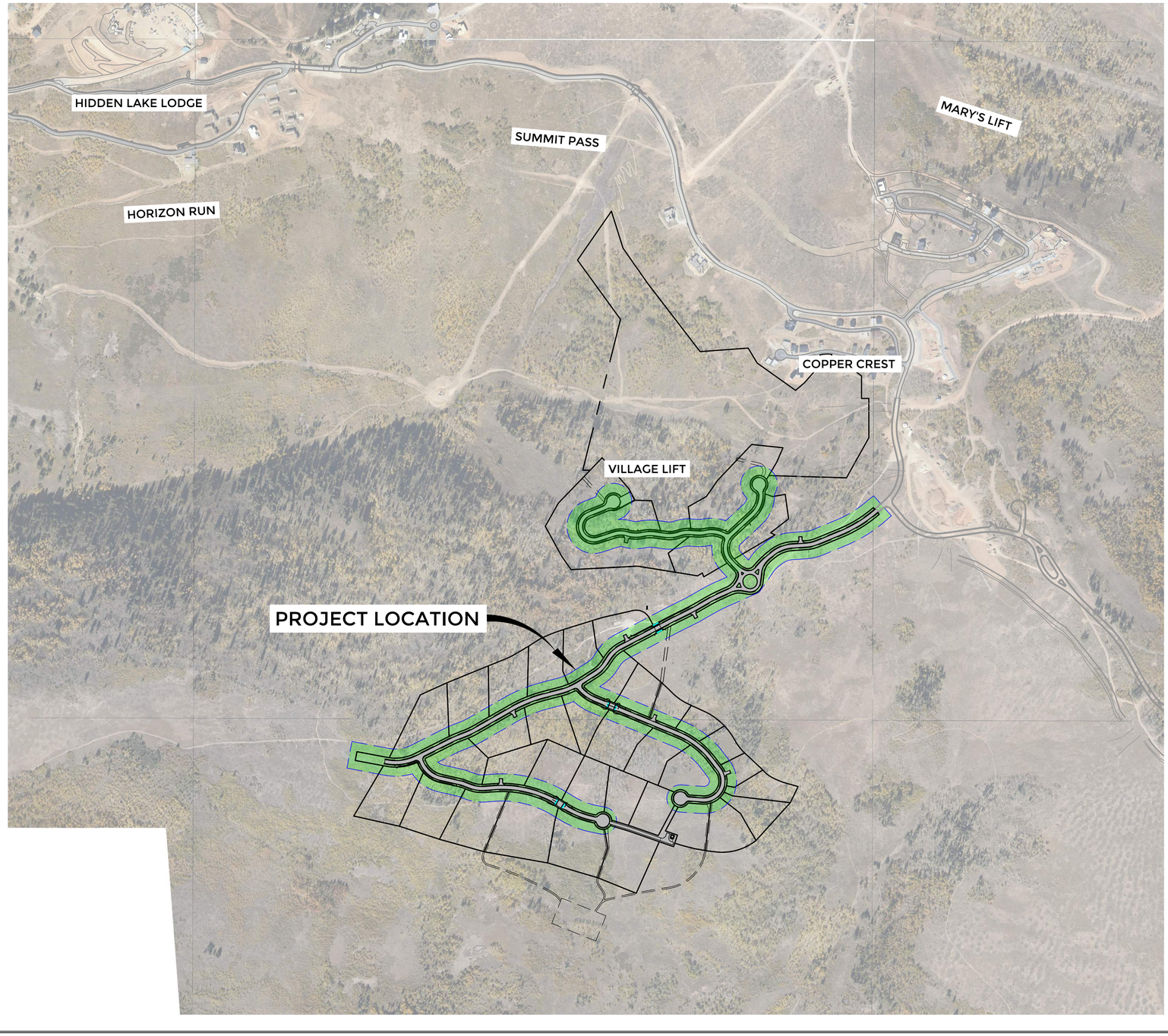
WEBER COUNTY RECORDER

PROFESSIONAL LAND SURVEYING AND CONSULTING
ALLTERRA UTAH, LLC
435-640-4200
463 SCENIC HEIGHTS ROAD, FRANCIS, UTAH 84036

Exhibit B

PRADO PHASE 1
POWDER MOUNTAIN RESORT

SALT LAKE BASE AND MERIDIAN,
WEBER COUNTY, UTAH



SHEET LIST TABLE	
Sheet Number	Sheet Title
C000	COVER SHEET
C001	GENERAL NOTES
C002	LEGEND AND TYPICAL ROADWAY SECTIONS
C003	SURVEY CONTROL
C300	OVERALL ROADWAY PLAN & PROFILE KEY MAP
C300.1	OVERALL STORM DRAIN PLAN
C300.2	OVERALL WATER & SEWER PLAN
C301	SUMMIT PASS – PLAN & PROFILE
C302	SUMMIT PASS – PLAN & PROFILE
C303	SUMMIT PASS – PLAN & PROFILE
C304	SUMMIT PASS – PLAN & PROFILE
C305	SUMMIT PASS – PLAN & PROFILE
C306	SUMMIT PASS – PLAN & PROFILE
C307	ROAD 2 – PLAN & PROFILE
C308	ROAD 2 – PLAN & PROFILE
C309	ROAD 3 – PLAN & PROFILE
C310	ROAD 3 – PLAN & PROFILE
C311	ROAD 3 – PLAN & PROFILE
C312	ROAD 4 – PLAN & PROFILE
C313	ROAD 4 – PLAN & PROFILE
C314	ROAD 5 – PLAN & PROFILE
C315	ROAD 5 – PLAN & PROFILE
C316	ROAD 5 – PLAN & PROFILE
C317	UTILITY PLAN & PROFILE
C318	UTILITY PLAN & PROFILE
C319	UTILITY PLAN & PROFILE
C320	ROAD 4 BRIDGE UTILITY PLAN & PROFILE
C321	ROAD 5 BRIDGE UTILITY PLAN & PROFILE
C400	OVERALL GRADING PLAN AND KEY MAP
C401	GRADING PLAN
C402	GRADING PLAN
C403	GRADING PLAN
C404	GRADING PLAN
C405	GRADING PLAN
C406	GRADING PLAN
C500	EROSION CONTROL PLAN
C501	EROSION CONTROL PLAN
C502	EROSION CONTROL PLAN
C503	EROSION CONTROL PLAN
C504	EROSION CONTROL PLAN
C505	EROSION CONTROL PLAN
C506	EROSION CONTROL PLAN
C507	EROSION CONTROL PLAN
C600	ROUNDABOUT SIGNAGE AND STRIPING PLAN
C800	FIRE ACCESS PLAN
C801	FIRE ACCESS PLAN
C900	PMWSID DETAILS
C901	PMWSID DETAILS
C902	PMWSID DETAILS
C903	DETAILS
C904	DETAILS
C905	DETAILS
C906	DETAILS
C907	DETAILS
C908	DETAILS
C909	LIFT STATION DETAILS
C910	NORTH LIFT STATION DETAILS
C911	SOUTH LIFT STATION DETAILS
C912	LIFT STATION VAULT DETAILS
C913	LIFT STATION VAULT DETAILS

TALISMAN CIVIL CONSULTANTS
1588 SOUTH MAIN STREET
SUITE 200
SALT LAKE CITY, UT 84115
801.743.1300

NO.	BY	DATE	REVISIONS

POWDER MOUNTAIN
PRADO PHASE 1
COVER SHEET

DATE: 04.15.2026

TCC JOB NUMBER: 25-220-12

REGISTERED PROFESSIONAL ENGINEER
JEFFERSON BELL
9189905-2202
04-15-26
STATE OF UTAH

SCALE
HORIZONTAL: 1" = 400'
0 100' 200' 400' 600'

SHEET NUMBER
C000
1 OF 60

CALL811 BEFORE YOU DIG
811 SAFE DIGGING PARTNER

DATE: 4/15/2026 3:47 PM

PATH: n:\SLC0793\Cadd\25-220-12 - prado ph1\Cadd\lp\C000 COVER SHEET.dwg

GENERAL NOTES

1. ALL CONSTRUCTION MUST STRICTLY FOLLOW THE STANDARDS AND SPECIFICATIONS SET FORTH BY: GOVERNING UTILITY MUNICIPALITY, GOVERNING CITY OR COUNTY (IF UN-INCORPORATED), INDIVIDUAL PRODUCT MANUFACTURERS, THE DESIGN ENGINEER, AND AMERICAN PUBLIC WORKS ASSOCIATION (APWA). THE ORDER LISTED ABOVE IS ARRANGED BY SENIORITY. IF A CONSTRUCTION PRACTICE IS NOT SPECIFIED BY ANY OF THE LISTED SOURCES, CONTRACTOR MUST CONTACT DESIGN ENGINEER FOR DIRECTION.
2. CONTRACTOR TO STRICTLY FOLLOW GEOTECHNICAL RECOMMENDATIONS FOR THIS PROJECT. ALL GRADING INCLUDING BUT NOT LIMITED TO CUT, FILL, COMPACTION, ASPHALT SECTION, SUBBASE, TRENCH EXCAVATION/BACKFILL, SITE GRUBBING, RETAINING WALLS AND FOOTINGS MUST BE COORDINATED DIRECTLY WITH THE PROJECT GEOTECHNICAL ENGINEER.
3. TRAFFIC CONTROL, STRIPING & SIGNAGE TO CONFORM TO CURRENT UDOT TRANSPORTATION ENGINEER'S MANUAL AND MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
4. ANY AREA OUTSIDE THE LIMIT OF WORK THAT IS DISTURBED SHALL BE RESTORED TO ITS ORIGINAL CONDITION AT NO COST TO OWNER.
5. CONSULT ALL OF THE DRAWINGS AND SPECIFICATIONS FOR COORDINATION REQUIREMENTS BEFORE COMMENCING CONSTRUCTION.
6. AT ALL LOCATIONS WHERE EXISTING PAVEMENT ABUTS NEW CONSTRUCTION, THE EDGE OF THE EXISTING PAVEMENT SHALL BE SAWCUT TO A CLEAN, SMOOTH EDGE.
7. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE MOST RECENT, ADOPTED EDITION OF ADA ACCESSIBILITY GUIDELINES.
8. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING SURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED THOROUGHLY REVIEWED PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.
9. CONTRACTOR IS RESPONSIBLE FOR SCHEDULING AND NOTIFYING ENGINEER OR INSPECTING AUTHORITY 48 HOURS IN ADVANCE OF COVERING UP ANY PHASE OF CONSTRUCTION REQUIRING OBSERVATION.
10. ANY WORK IN THE PUBLIC RIGHT-OF-WAY WILL REQUIRE PERMITS FROM THE APPROPRIATE, CITY, COUNTY OR STATE AGENCY CONTROLLING THE ROAD, INCLUDING OBTAINING REQUIRED INSPECTIONS.
11. ALL DIMENSIONS, GRADES & UTILITY DESIGNS SHOWN ON THE PLANS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN OR GRADE CHANGES.
12. CONTRACTOR MUST VERIFY ALL EXISTING CONDITIONS BEFORE BIDDING AND BRING UP ANY QUESTIONS BEFOREHAND.
13. SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH BY THE GEOTECHNICAL ENGINEER.
14. CATCH SLOPES SHALL BE GRADED AS SPECIFIED ON GRADING PLANS.
15. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FLAGGING, CAUTION SIGNS, LIGHTS, BARRICADES, FLAGPERSONS, AND ALL OTHER DEVICES NECESSARY FOR PUBLIC SAFETY.
16. CONTRACTOR SHALL, AT THE TIME OF BIDDING AND THROUGHOUT THE PERIOD OF THE CONTRACT, BE LICENSED IN THE STATE OF UTAH AND SHALL BE BONDABLE FOR AN AMOUNT EQUAL TO OR GREATER THAN THE AMOUNT BID AND TO DO THE TYPE OF WORK CONTEMPLATED IN THE PLANS AND SPECIFICATIONS. CONTRACTOR SHALL BE SKILLED AND REGULARLY ENGAGED IN THE GENERAL CLASS AND TYPE OF WORK CALLED FOR IN THE PLANS AND SPECIFICATIONS.
17. CONTRACTOR SHALL INSPECT THE SITE OF THE WORK PRIOR TO BIDDING TO SATISFY THEM BY PERSONAL EXAMINATION OR BY SUCH OTHER MEANS AS THEY MAY PREFER OF THE LOCATION OF THE PROPOSED WORK AND OF THE ACTUAL CONDITIONS OF AND AT THE SITE OF WORK. IF, DURING THE COURSE OF THEIR EXAMINATION, A BIDDER FINDS FACTS OR CONDITIONS WHICH APPEAR TO THEM TO BE IN CONFLICT WITH THE LETTER OR SPIRIT OF THE PROJECT PLANS AND SPECIFICATIONS, THEY SHALL CONTACT THE ENGINEER FOR ADDITIONAL INFORMATION AND EXPLANATION BEFORE SUBMITTING THEIR BID. SUBMISSION OF A BID BY THE CONTRACTOR SHALL CONSTITUTE ACKNOWLEDGMENT THAT, IF AWARDED THE CONTRACT, THEY HAVE RELIED AND ARE RELYING ON THEIR OWN EXAMINATION OF (1) THE SITE OF THE WORK, (2) ACCESS TO THE SITE, AND (3) ALL OTHER DATA AND MATTERS REQUISITE TO THE FULFILLMENT OF THE WORK AND ON THEIR OWN KNOWLEDGE OF EXISTING FACILITIES ON AND IN THE VICINITY OF THE SITE OF THE WORK TO BE CONSTRUCTED UNDER THIS CONTRACT. THE INFORMATION PROVIDED BY THE ENGINEER IS NOT INTENDED TO BE A SUBSTITUTE FOR, OR A SUPPLEMENT TO, THE INDEPENDENT VERIFICATION BY THE CONTRACTOR TO THE EXTENT SUCH INDEPENDENT INVESTIGATION OF SITE CONDITIONS IS DEEMED NECESSARY OR DESIRABLE BY THE CONTRACTOR. CONTRACTOR SHALL ACKNOWLEDGE THAT THEY HAVE NOT RELIED SOLELY UPON OWNER OR ENGINEER FURNISHED INFORMATION REGARDING SITE CONDITIONS IN PREPARING AND SUBMITTING THEIR BID.
18. CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE ALL WATER, POWER, SANITARY FACILITIES AND TELEPHONE SERVICES AS REQUIRED FOR THE CONTRACTOR'S USE DURING CONSTRUCTION.
19. CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY FIELD CHANGES MADE WITHOUT PRIOR WRITTEN AUTHORIZATION FROM THE OWNER, ENGINEER, AND/OR GOVERNING AGENCIES.
20. CONTRACTOR SHALL EXERCISE DUE CAUTION AND SHALL CAREFULLY PRESERVE BENCH MARKS, CONTROL POINTS, REFERENCE POINTS AND ALL SURVEY STAKES, AND SHALL BEAR ALL EXPENSES FOR REPLACEMENT AND/OR ERRORS CAUSED BY THEIR UNNECESSARY LOSS OR DISTURBANCE.
21. CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOBSITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.
22. 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 TESTING AND INSPECTION SHALL BE PAID FOR BY THE OWNER; ALL RE-TESTING AND/OR RE-INSPECTION SHALL BE PAID FOR BY THE CONTRACTOR.
23. IF EXISTING IMPROVEMENTS NEED TO BE DISTURBED AND/OR REMOVED FOR THE PROPER PLACEMENT OF IMPROVEMENTS TO BE CONSTRUCTED BY THESE PLANS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXISTING IMPROVEMENTS FROM DAMAGE. COST OF REPLACING OR REPAIRING EXISTING IMPROVEMENTS SHALL BE INCLUDED IN THE UNIT PRICE BID FOR ITEMS REQUIRING REMOVAL AND/OR REPLACEMENT. THERE WILL BE NO EXTRA COST DUE TO THE CONTRACTOR FOR REPLACING OR REPAIRING EXISTING IMPROVEMENTS.
24. WHENEVER EXISTING FACILITIES ARE REMOVED, DAMAGED, BROKEN, OR CUT IN THE INSTALLATION OF THE WORK COVERED BY THESE PLANS OR SPECIFICATIONS, SAID FACILITIES SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE WITH MATERIALS EQUAL TO OR BETTER THAN THE MATERIALS USED IN THE ORIGINAL EXISTING FACILITIES. THE FINISHED PRODUCT SHALL BE SUBJECT TO THE APPROVAL OF THE OWNER, THE ENGINEER, AND THE RESPECTIVE REGULATORY AGENCY.
25. CONTRACTOR SHALL MAINTAIN A NEATLY MARKED SET OF FULL-SIZE AS-BUILT RECORD DRAWINGS SHOWING THE FINAL LOCATION AND LAYOUT OF ALL STRUCTURES AND OTHER FACILITIES. AS-BUILT RECORD DRAWINGS SHALL REFLECT CHANGE ORDERS, ACCOMMODATIONS, AND ADJUSTMENTS TO ALL IMPROVEMENTS CONSTRUCTED. WHERE NECESSARY, SUPPLEMENTAL DRAWINGS SHALL BE PREPARED AND SUBMITTED BY THE CONTRACTOR. PRIOR TO ACCEPTANCE OF THE PROJECT, THE CONTRACTOR SHALL DELIVER TO THE ENGINEER ONE SET OF NEATLY MARKED AS-BUILT RECORD DRAWINGS SHOWING THE INFORMATION REQUIRED ABOVE. AS-BUILT RECORD DRAWINGS SHALL BE REVIEWED AND THE COMPLETE AS-BUILT RECORD DRAWING SET SHALL BE CURRENT WITH ALL CHANGES AND DEVIATIONS REDLINED AS A PRECONDITION TO THE FINAL PROGRESS PAYMENT APPROVAL AND/OR FINAL ACCEPTANCE.
26. 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.

GENERAL NOTES CONT.

27. CONTRACTOR SHALL BE SKILLED AND REGULARLY ENGAGED IN THE GENERAL CLASS AND TYPE OF WORK CALLED FOR IN THE PROJECT PLANS AND SPECIFICATIONS. THEREFORE, THE OWNER IS RELYING UPON THE EXPERIENCE AND EXPERTISE OF THE CONTRACTOR. PRICES PROVIDED WITHIN THE CONTRACT DOCUMENTS SHALL INCLUDE ALL LABOR AND MATERIALS NECESSARY AND PROPER FOR THE WORK CONTEMPLATED AND THAT THE WORK BE COMPLETED IN ACCORDANCE WITH THE TRUE INTENT AND PURPOSE OF THESE PLANS AND SPECIFICATIONS. THE CONTRACTOR SHALL BE COMPETENT, KNOWLEDGEABLE AND HAVE SPECIAL SKILLS IN THE NATURE, EXTENT AND INHERENT CONDITIONS OF THE WORK TO BE PERFORMED. CONTRACTOR SHALL ALSO ACKNOWLEDGE THAT THERE ARE CERTAIN PECULIAR AND INHERENT CONDITIONS EXISTENT IN THE CONSTRUCTION OF THE PARTICULAR FACILITIES WHICH MAY CREATE, DURING THE CONSTRUCTION PROGRAM, UNUSUAL OR UNSAFE CONDITIONS HAZARDOUS TO PERSONS, PROPERTY AND THE ENVIRONMENT. CONTRACTOR SHALL BE AWARE OF SUCH PECULIAR RISKS AND HAVE THE SKILL AND EXPERIENCE TO FORESEE AND TO ADOPT PROTECTIVE MEASURES TO ADEQUATELY AND SAFELY PERFORM THE CONSTRUCTION WORK WITH RESPECT TO SUCH HAZARDS.
28. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL STRIPING AND/OR PAVEMENT MARKINGS NECESSARY TO TIE EXISTING STRIPING INTO FUTURE STRIPING. METHOD OF REMOVAL SHALL BE BY GRINDING OR SANDBLASTING.
29. CONTRACTOR SHALL PROVIDE ALL SHORING, BRACING, SLOPING OR OTHER PROVISIONS NECESSARY TO PROTECT WORKMEN FOR ALL AREAS TO BE EXCAVATED TO A DEPTH OF 4 FEET OR MORE. FOR EXCAVATIONS 4 FEET OR MORE IN DEPTH, THE CONTRACTOR SHALL COMPLY WITH INDUSTRIAL COMMISSION OF UTAH SAFETY ORDERS SECTION 68 – EXCAVATIONS, AND SECTION 69 – TRENCHES, ALONG WITH ANY LOCAL CODES OR ORDINANCES.
30. ALL EXISTING GATES AND FENCES TO REMAIN UNLESS OTHERWISE NOTED ON PLANS. PROTECT ALL GATES AND FENCES FROM DAMAGE.

UTILITY NOTES

1. CONTRACTOR SHALL COORDINATE LOCATION OF NEW "DRY UTILITIES" WITH THE APPROPRIATE UTILITY COMPANY, INCLUDING BUT NOT LIMITED TO: TELEPHONE SERVICE, GAS SERVICE, CABLE, POWER, INTERNET.
2. EXISTING UTILITIES HAVE BEEN SHOWN ON THE PLANS USING A COMBINATION OF ON-SITE SURVEYS (BY OTHERS). 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 48 HOURS IN ADVANCE OF PERFORMING ANY EXCAVATION WORK. THE CONTRACTOR SHALL RECORD THE BLUE STAKES ORDER NUMBER AND FURNISH ORDER NUMBER TO OWNER AND ENGINEER PRIOR TO ANY EXCAVATION. IT WILL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO DIRECTLY CONTACT ANY OTHER UTILITY COMPANIES THAT ARE NOT MEMBERS OF BLUE STAKES. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO PROTECT ALL EXISTING UTILITIES SO THAT NO DAMAGE RESULTS TO THEM DURING THE PERFORMANCE OF THIS CONTRACT. ANY REPAIRS NECESSARY TO DAMAGED UTILITIES SHALL BE PAID FOR BY THE CONTRACTOR. THE CONTRACTOR SHALL BE REQUIRED TO COOPERATE WITH OTHER CONTRACTORS AND UTILITY COMPANIES INSTALLING NEW STRUCTURES, UTILITIES AND SERVICE TO THE PROJECT.
3. CONTRACTOR SHALL POT HOLE ALL UTILITIES TO DETERMINE IF CONFLICTS EXIST PRIOR TO BEGINNING ANY EXCAVATION. NOTIFY ENGINEER OF ANY CONFLICTS. CONTRACTOR SHALL VERIFY LOCATION AND INVERTS OF EXISTING UTILITIES TO WHICH NEW UTILITIES WILL BE CONNECTED. PRIOR TO COMMENCING ANY EXCAVATION WORK THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES IN ACCORDANCE WITH THE REQUIRED PROCEDURES.
4. CARE SHOULD BE TAKEN IN ALL EXCAVATIONS DUE TO POSSIBLE EXISTENCE OF UNRECORDED UTILITY LINES. EXCAVATION REQUIRED WITHIN PROXIMITY OF EXISTING UTILITY LINES SHALL BE DONE BY HAND. CONTRACTOR SHALL REPAIR ANY DAMAGE TO EXISTING UTILITY LINES OR STRUCTURES INCURRED DURING CONSTRUCTION OPERATIONS AT THEIR EXPENSE.
5. ALL VALVES AND MANHOLE COVERS SHALL BE RAISED OR LOWERED TO MEET FINISHED GRADE.
6. CONTRACTOR SHALL CUT PIPES OFF FLUSH WITH THE INSIDE WALL OF THE BOX OR MANHOLE.
7. CONTRACTOR SHALL GROUT AT CONNECTION OF PIPE TO BOX OR MANHOLE WITH NON-SHRINKING GROUT, INCLUDING PIPE VOIDS LEFT BY CUTTING PROCESS, TO A SMOOTH FINISH.
8. CONTRACTOR SHALL GROUT WITH NON-SHRINK GROUT BETWEEN GRADE RINGS AND BETWEEN BOTTOM OF INLET LID FRAME AND TOP OF CONCRETE BOX.
9. SILT AND DEBRIS IS 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.
10. CONTRACTOR SHALL CLEAN ASPHALT, TAR OR OTHER ADHESIVES OFF OF ALL MANHOLE LIDS AND INLET GRATES TO ALLOW ACCESS.
11. 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. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE COST OF DEWATERING AND NO COST CHANGE WILL BE PROVIDED.
12. 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.
13. MAINTAIN A MINIMUM 18" VERTICAL SEPARATION DISTANCE BETWEEN ALL UTILITY CROSSINGS. AT WATER/SEWER CROSSINGS, WATER IS REQUIRED TO CROSS ABOVE SANITARY SEWER UNLESS AN EXCEPTION HAS BEEN GRANTED BY THE UTAH DIVISION OF DRINKING WATER.
14. CONTRACTOR SHALL START INSTALLATION AT LOW POINT OF ALL NEW GRAVITY UTILITY LINES.
15. ALL BOLTED FITTINGS MUST BE GREASED AND WRAPPED.
16. UNLESS SPECIFICALLY NOTED OTHERWISE, MAINTAIN AT LEAST 2 FEET OF COVER OVER ALL STORM DRAIN LINES AT ALL TIMES (INCLUDING DURING CONSTRUCTION).
17. ALL WATER LINES SHALL BE INSTALLED A MINIMUM OF 84" OF COVER TO TOP OF PIPE BELOW FINISHED GRADE AND BE INSULATED PER WATER DISTRICT STANDARDS..
18. ALL SEWER LINES AND SEWER SERVICES SHALL HAVE A MINIMUM HORIZONTAL SEPARATION OF 10 FEET, PIPE EDGE TO PIPE EDGE, FROM THE WATER LINES.
19. CONTRACTOR SHALL INSTALL THRUST BLOCKING AT ALL WATERLINE ANGLE POINTS, CROSSES AND TEES.
20. ALL UNDERGROUND UTILITIES SHALL BE IN PLACE PRIOR TO INSTALLATION OF CURB, GUTTER, SIDEWALK AND STREET PAVING.
21. CONTRACTOR SHALL INSTALL MAGNETIC LOCATING TAPE CONTINUOUSLY OVER ALL NONMETALLIC PIPE.
22. THE CONTRACTOR SHALL NOTIFY TALISMAN CIVIL CONSULTANTS, LLC. IN WRITING AT LEAST 48 HOURS PRIOR TO BACKFILLING OF ANY PIPE WHICH STUBS TO A FUTURE PHASE OF CONSTRUCTION FOR INVERT VERIFICATION. TOLERANCE SHALL BE IN ACCORDANCE WITH THE REGULATORY AGENCY STANDARD SPECIFICATIONS.
23. UNDER NO CIRCUMSTANCE SHALL THE PIPE OR ACCESSORIES BE DROPPED INTO THE TRENCH.
24. THE CONTRACTOR SHALL MARK ALL UNDERGROUND UTILITIES IN LOCATIONS WHERE UTILITIES ARE NOT LOCATED WITHIN A ROADWAY. THE CONTRACTOR SHALL MARK UTILITIES AT ANGLE POINTS, PCs, AND PTs WITH A 2' REBAR STAKE INSTALLED FLUSH TO GRADE. SURVEY ALL LOCATIONS AND PROVIDE GPS COORDINATES WITH AS-BUILT DRAWINGS.
25. ANY CHANGES TO THE ROAD GRADE OR PROFILE NEED TO BE APPROVED BY POWDER MOUNTAIN AND PROJECT ENGINEER, AS THIS MAY AFFECT THE FINAL BURY DEPTH OF WATER LINES.
26. PROVIDE AND INSTALL FIRE HYDRANT IDENTIFICATION FLAGS ON ALL FIRE HYDRANTS WITHIN PROJECT PER POWDER MOUNTAIN RECOMMENDATIONS.
27. ALL FLUSHING SHALL BE OVERSEEN BY PMWSID. PROVIDE 48 HOURS NOTICE PRIOR TO FLUSHING.
28. ALL WORK ON WATER AND SEWER INFRASTRUCTURE REQUIRES INSPECTION BY PMWSID. PROVIDE 48 HOURS NOTICE PRIOR TO WORK COMMENCEMENT.
29. NO CONSTRUCTION WATER SHALL BE TAKEN FROM THE EXISTING WATER SYSTEM WITHOUT APPROVAL FROM THE DISTRICT.

SEWER SPECIFICATIONS

PMWSID STANDARDS AND SPECIFICATIONS SHALL BE ADHERED TO THROUGHOUT CONSTRUCTION. BELOW ARE SUPPLEMENTAL SEWER SPECIFICATIONS THAT SHALL BE ADHERED TO.

303.7 CURVED GRAVITY FLOW MAIN LINES

A. GRAVITY FLOW MAIN LINES MAY BE DESIGNED AND CONSTRUCTED ON CURVILINEAR HORIZONTAL AND VERTICAL ALIGNMENTS ON A CASE BY CASE BASIS AS APPROVED BY PMWSID. IF THE USE OF CURVILINEAR LINES IS APPROVED THE FOLLOWING CRITERIA SHALL APPLY.
B. PIPE MATERIAL SHALL BE HDPE MEETING THE REQUIREMENTS OF SECTION 402.2.
C. THE NUMBER OF HORIZONTAL AND VERTICAL CURVES IN A LINE SEGMENT SHALL BE MINIMIZED.
D. ADDITIONAL CONSTRUCTION AND AS-CONSTRUCTED SURVEYING WILL BE REQUIRED TO PROVIDE ACCURATE LOCATION INFORMATION FOR THE AS-CONSTRUCTED LINE. THE INSTALLED PIPE MUST BE SURVEYED BY A QUALIFIED SURVEYOR EVERY 25' TO DETERMINE PROPER HORIZONTAL AND VERTICAL PLACEMENT. THIS INFORMATION SHALL BE INDICATED ON THE RECORD DRAWINGS.
E. MINIMUM SLOPE: 5% UNLESS THE FOLLOWING SPECIAL CONSTRUCTION PROCEDURES ARE USED IN WHICH CASE 3% MINIMUM.
   1. INSTALLED PIPE MUST BE SURVEYED BY A QUALIFIED SURVEYOR EVERY 10' TO DEMONSTRATE THAT A 3% SLOPE IS MAINTAINED.
   2. ANY LINE SEGMENT THAT HAS ANY PORTION OF THE SURVEYED LINE WITH A SLOPE LESS THAN 2.5% SHALL BE RE-INSTALLED.
   3. SURVEY NOTES SHALL BE SUBMITTED TO PMWSID TO DEMONSTRATE COMPLIANCE WITH THESE REQUIREMENTS.
   4. THE PARTY RESPONSIBLE FOR PERFORMING THE SURVEY AND SUBMITTING SURVEY NOTES SHALL BE DETERMINED DURING THE PRE-CONSTRUCTION MEETING.
G. MINIMUM RADIUS OF HORIZONTAL AND VERTICAL CURVES: 100' UNLESS SPECIFICALLY APPROVED BY THE DISTRICT ENGINEER IN WHICH CASE SPECIAL CONSTRUCTION PROCEDURES SIMILAR TO THOSE CONTAINED IN PARAGRAPH E SHALL BE USED. RADII LESS THAN 50' SHALL NOT BE ALLOWED
H. THE CONSTRUCTION METHODS AND PROCEDURES THAT WILL BE USED TO ASSURE THAT THE LINES ARE CONSTRUCTED TO THE DESIGN HORIZONTAL AND VERTICAL ALIGNMENT SHALL BE SUBMITTED AND APPROVED BY PMWSID.

402.2 HIGH DENSITY POLYETHYLENE (HDPE) PIPE

A. MATERIALS: VIRGIN RESINS, CELL CLASSIFICATION MEETING OR EXCEEDING PE 345464C AS DEFINED IN ASTM D 3350, RESINS SHALL BE LISTED BY THE PLASTIC PIPE INSTITUTE IN ITS PIPE-GRADE REGISTRY TR-4.
B. PIPE AND FITTINGS:
   1. ASTM MATERIAL DESIGNATION CODE: PE 3608/3408 OR PE 4710 HIGH DENSITY, EXTRA HIGH MOLECULAR WEIGHT.
   2. SDR 17 IN ACCORDANCE WITH ASTM F 714.
   3. OUTSIDE DIAMETER TO BE DUCTILE IRON PIPE SIZE (DIPS) OR IRON PIPE SIZE (IPS).
   4. MARKED IN ACCORDANCE WITH ASTM F 714.
   5. PIPE SHALL BE MANUFACTURED WITH AN INTEGRAL COLOR-CODED STRIPE OF HDPE, COLOR GREEN.
C. FITTINGS FOR PRIVATE LATERAL LINES:
   1. NO MOLDED HDPE FITTINGS WILL BE ALLOWED.
   2. 45-DEGREE BENDS SHALL BE FUSION WELDED SEAMLESS LONG RADIUS HDPE SWEEP BENDS, OR FUSION WELDED 3 SEGMENT FABRICATED HDPE FITTINGS.
   3. WYES FOR CLEANOUTS SHALL BE FABRICATED FUSION WELDED FITTING.
   4. THE SDR OF THE FITTING SHALL MATCH THE SDR OF THE ADJOINING PIPE.
D. JOINTS:
   1. ZERO LEAK-RATE HEAT-FUSION JOINT CONFORMING TO ASTM D 3261.
   2. HDPE GRAVITY LINES 8" AND LARGER SHALL HAVE THE INTERNAL BEAD RESULTING FROM THE HEAT-FUSION PROCESS REMOVED AND EXTRACTED FROM THE PIPE DURING THE COOLING STAGE OF THE FUSION PROCESS.
   3. THE BEAD REMOVAL PROCESS SHALL BE IN ACCORDANCE WITH THE BEAD REMOVAL EQUIPMENT MANUFACTURER'S SPECIFICATIONS.
   4. THE EXTRACTED FUSION BEAD SHALL BE SUBJECTED TO VISUAL INSPECTION AND VERIFICATION PER SECTION 516.8.
E. MINIMUM SLOPE REQUIREMENTS IN ACCORDANCE WITH SECTION 303.7 SHALL APPLY.

402.3 POLYVINYL CHLORIDE (PVC) PIPE

A. MATERIAL: PVC PLASTIC HAVING A CELL CLASSIFICATION OF 12364 OR 12454 AS DEFINED IN ASTM D1784
B. PIPE:
   1. 4" THRU 15" DIAMETER: ASTM D 3034, SDR-35.
   2. 18" THRU 48": ASTM F 679 (LARGE DIAMETER SOLID WALL), SDR 35.
   3. MINIMUM PIPE STIFFNESS SHALL BE 46 PSI WHEN TESTED IN ACCORDANCE WITH ASTM D 2412.
C. FITTINGS:
   1. GASKETED SEWER FITTINGS CONFORMING TO ASTM F- 1336.
   2. SOLVENT WELD PVC FITTINGS MEETING ASTM D3034 MAY BE USED ON 4" AND 6" PRIVATE LATERALS. GASKETED FITTINGS SHALL NOT BE USED FOR SOLVENT WELDING.
D. JOINTS:
   1. INTEGRAL BELL GASKETED JOINTS CONFORMING TO ASTM D3212. RUBBER GASKETS SHALL BE FACTORY INSTALLED AND CONFORM TO ASTM F 477.
   2. JOINTS ON 4" AND 6" DIAMETER PIPE MAY BE SOLVENT WELD JOINTS CONFORMING TO ASTM D 2855. A PURPLE PRIMER CONFORMING TO ASTM D 656 AND SOLVENT CEMENT NOT PURPLE IN COLOR AND CONFORMING TO ASTM 2564 SHALL BE USED.
E. PIPE LENGTHS SHALL NOT BE GREATER THAN 20 FEET.
F. PVC PIPE MEETING REQUIREMENTS OF ASTM D 1785, SCHEDULE 40 OR SCHEDULE 80, WITH EQUIVALENT GASKETED OR SOLVENT WELD FITTINGS, MAY BE USED FOR 4" AND 6" PRIVATE LATERAL WASTEWATER LINES.

516.8 VISUAL INSPECTION OF HEAT FUSED HDPE PIPE BEAD REMOVAL AND EXTRACTION

A. REMOVAL AND EXTRACTION OF THE HDPE PIPE INTERNAL BEAD RESULTING FROM THE HEAT FUSION JOINTING PROCESS SHALL BE REQUIRED FOR ALL GRAVITY FLOW HDPE PIPE.
B. AN PMWSID INSPECTOR MUST BE ON-SITE DURING THE FUSION OPERATION TO PERFORM THE VISUAL INSPECTION OF THE REMOVED AND EXTRACTED FUSION BEAD.
C. THE VISUAL INSPECTION SHALL INCLUDE:
   1. VERIFICATION THAT COMPLETE INTERNAL FUSION BEAD REMOVAL WAS PERFORMED.
   2. THE EXTRACTED INTERNAL FUSION BEAD APPEARANCE SHALL HAVE THE SAME DOUBLE ROLL BACK APPEARANCE AS THE EXTERNAL FUSION BEAD.
   3. THE EXTRACTED INTERNAL FUSION BEAD SHALL POSSESS A SMOOTH ROOT CUT.
   4. REMOVAL OF THE INTERNAL BEAD MAY INCLUDE PIPE WALL MASS. HOWEVER, ANY WALL MASS THAT IS REMOVED SHALL NOT EXCEED 1/10TH OF THE PIPE WALL THICKNESS.
D. ANY JOINTS NOT MEETING THE VISUAL INSPECTION REQUIREMENTS SHALL HAVE THE JOINT CUT OUT, A NEW HEAT FUSION JOINT MADE, AND THE INTERIOR BEAD REMOVED AND EXTRACTED.

WEBER COUNTY

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(801) 399-8374

ROCKY MOUNTAIN POWER

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EROSION CONTROL GENERAL NOTES

THE CONTRACTOR TO USE BEST MANAGEMENT PRACTICES FOR PROVIDING EROSION CONTROL FOR CONSTRUCTION OF THIS PROJECT. ALL MATERIAL AND WORKMANSHIP SHALL CONFORM TO WEBER COUNTY ORDINANCES AND ALL WORK SHALL BE SUBJECT TO INSPECTION BY THE COUNTY. INSPECTORS WILL HAVE THE RIGHT TO CHANGE THE FACILITIES AS NEEDED.

CONTRACTOR SHALL KEEP THE SITE WATERED TO CONTROL DUST. CONTRACTOR TO COORDINATE WITH PMWSID TO ARRANGE FOR CONSTRUCTION WATER AND WILL BE REQUIRED TO INSTALL TEMPORARY METER. CONSTRUCTION WATER COST TO BE INCLUDED IN BID.

WHEN GRADING OPERATIONS ARE COMPLETED AND THE DISTURBED GROUND IS LEFT "OPEN" FOR 14 DAYS OR MORE, THE AREA SHALL BE FURROWED PARALLEL TO THE CONTOURS.

THE CONTRACTOR SHALL MODIFY EROSION CONTROL MEASURES TO ACCOMMODATE PROJECT PLANNING.

ALL ACCESS TO PROPERTY WILL BE FROM PUBLIC RIGHT-OF-WAYS.

THE CONTRACTOR IS REQUIRED BY STATE AND FEDERAL REGULATIONS TO PREPARE A STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND FILE A "NOTICE OF INTENT" WITH THE UTAH DIVISION OF WATER QUALITY.

MAINTENANCE:
ALL BEST MANAGEMENT PRACTICES (BMP'S) SHOWN ON THIS PLAN MUST BE MAINTAINED AT ALL TIMES UNTIL VEGETATION IS RE-ESTABLISHED.

THE CONTRACTOR'S RESPONSIBILITY SHALL INCLUDE MAKING BI-WEEKLY CHECKS ON ALL EROSION CONTROL MEASURES TO DETERMINE IF REPAIR OR SEDIMENT REMOVAL IS NECESSARY. CHECKS SHALL BE DOCUMENTED AND COPIES OF THE INSPECTIONS KEPT ON SITE.

SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH RAIN EVENT. THEY MUST BE REMOVED WHEN THE LEVEL OF DEPOSITION REACHES APPROXIMATELY ONE-HALF THE HEIGHT OF BARRIER.

SEDIMENT TRACKED ONTO PAVED ROADS MUST BE CLEANED UP AS SOON AS PRACTICAL, BUT IN NO CASE LATER THAN THE END OF THE NORMAL WORK DAY. THE CLEAN UP WILL INCLUDE SWEEPING OF THE TRACKED MATERIAL, PICKING IT UP, AND DEPOSITING IT TO A CONTAINED AREA.

EXPOSED SLOPES:
ANY EXPOSED SLOPE THAT WILL REMAIN UNTOUCHED FOR LONGER THAN 14 DAYS MUST BE STABILIZED BY ONE OR MORE OF THE FOLLOWING METHODS:

A) SPRAYING DISTURBED AREAS WITH A TACKIFIER VIA HYDROSEED
B) TRACKING STRAW PERPENDICULAR TO SLOPES
C) INSTALLING A LIGHT-WEIGHT, TEMPORARY EROSION CONTROL BLANKET

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

HATCHING INDICATES AREAS TO RECEIVE 4" TOPSOIL AND TO BE SEEDED FOR NATURAL VEGETATION. AREAS RECEIVING SEEDING FOR NATURAL REVEGETATION MUST BE COVERED WITH AN EROSION CONTROL BLANKET AFTER THE FINAL GRADING AND SEEDING ARE FINISHED. INSTALL NORTH AMERICAN GREEN SC-150 BLANKET OR APPROVED EQUAL. FOLLOW MANUFACTURER'S SPECIFICATIONS. INSTALL NORTH AMERICAN GREEN P300 EROSION CONTROL BLANKET ON ALL SLOPES GREATER THAN 1.5:1.

INSTALL 15' X 50' VEHICLE WASH DOWN AREA WITH 1"-2.5" COARSE AGGREGATE PLACED A MINIMUM 8" THICK. SUPPLY WATER FOR VEHICLE WASH DOWN.

STABILIZED CONSTRUCTION ENTRANCE FOR SITE INGRESS/EGRESS. IF ALTERNATE ACCESS POINTS ARE APPROVED BY OWNER, ADDITIONAL STABILIZED CONSTRUCTION ENTRANCES WILL BE REQUIRED.

INSTALL INLET PROTECTION IN FORM OF CONCRETE BLOCKS / FILTER CLOTH / GRAVEL OR SILT SACK AT EXISTING AND PROPOSED CATCH BASINS AS SHOWN ON PLAN.

INSTALL EARTH BERM ALONG DOWN GRADIENT LIMITS OF DISTURBANCE AS SHOWN ON PLAN.

INSTALL ORANGE SAFETY FENCING AROUND OUTER LIMITS OF PROJECT PRIOR TO GRADING.

EROSION CONTROL GENERAL NOTES CONT.

SEED MIX:

ANY EXPOSED SLOPE MUST BE RESEEDED BY SPRAYING DISTURBED AREAS WITH A TACKIFIER VIA HYDROSEED. USE THE FOLLOWING SEED MIXTURE.

i.	MOUNTAIN BROME	7.50 lb/AC
ii.	SLENDER WHEATGRASS	6.25 lb/AC
iii.	WESTERN WHEATGRASS	5.00 lb/AC
iv.	IDAHO FESCUE	2.50 lb/AC
v.	SANDBERG BLUEGRASS	1.25 lb/AC
vi.	BIG BLUEGRASS	1.25 lb/AC
vii.	BLUEBUNCH WHEATGRASS	1.25 lb/AC
viii	ROCKY MOUNTAIN PENSTEMON	1.00 lb/AC
ix.	MOUNTAIN LUPINE	2.00 lb/AC
x.	SHOWY GOLDENEYE	0.50 lb/AC
xi.	WESTERN YARROW	0.25 lb/AC
xii.	BLUE FLAX	1.25 lb/AC

CULINARY WATER NOTES

1. ALL MATERIALS THAT MAY COME IN CONTACT WITH DRINKING WATER, INCLUDING PIPES, GASKETS, LUBRICANTS AND O-RINGS, SHALL BE ANSI-CERTIFIED AS MEETING THE REQUIREMENTS OF ANSI/NSF STANDARD 61, DRINKING WATER SYSTEM COMPONENTS – HEALTH EFFECTS. TO PERMIT FIELD-VERIFICATION OF THIS CERTIFICATION, ALL COMPONENTS SHALL BE APPROPRIATELY STAMPED WITH THE NSF LOGO.
2. PIPE, JOINTS, FITTINGS, VALVES, AND FIRE HYDRANTS SHALL CONFORM TO ANSI/NSF STANDARD 61, AND APPLICABLE SECTIONS OF AWWA STANDARDS C104-A21.4-08 THROUGH C550-05 AND C900-07 THROUGH C950-07.
3. FOR PVC PIPE, ASTM D2774, RECOMMENDED PRACTICE FOR UNDERGROUND INSTALLATION OF THERMOPLASTIC PRESSURE PIPING AND PVC PIPE AND AWWA MANUAL OF PRACTICE M23.
4. FOR HDPE PIPE, ASTM D2774, RECOMMENDED PRACTICE FOR UNDERGROUND INSTALLATION OF THERMOPLASTIC PRESSURE PIPING AND AWWA MANUAL OF PRACTICE M55.
5. ALL TYPES OF INSTALLED PIPE SHALL BE PRESSURE TESTED AND LEAKAGE TESTED IN ACCORDANCE WITH AWWA STANDARD C600-10.
6. THE OPEN ENDS OF ALL PIPELINES UNDER CONSTRUCTION SHALL BE COVERED AND EFFECTIVELY SEALED AT THE END OF THE DAY'S WORK.
7. ALL NEW WATER MAINS OR APPURTENANCES SHALL BE DISINFECTED IN ACCORDANCE WITH AWWA STANDARD C651-05 OR A METHOD APPROVED BY PMWSID. THE SPECIFICATIONS SHALL INCLUDE DETAILED PROCEDURES FOR THE ADEQUATE FLUSHING, DISINFECTION AND MICROBIOLOGICAL TESTING OF ALL WATER MAINS. ON ALL NEW AND EXTENSIVE DISTRIBUTION SYSTEM CONSTRUCTION, EVIDENCE OF SATISFACTORY DISINFECTION SHALL BE PROVIDED TO PMWSID. SAMPLES FOR COLIFORM ANALYSES SHALL BE COLLECTED AFTER DISINFECTION IS COMPLETE AND THE SYSTEM IS REFILLED WITH DRINKING WATER. A STANDARD HETEROTROPHIC PLATE COUNT IS ADVISABLE. THE USE OF WATER FOR PUBLIC DRINKING WATER PURPOSES SHALL NOT COMMENCE UNTIL THE BACTERIOLOGIC TESTS INDICATE THE WATER IS FREE FROM CONTAMINATION.

POWDER MOUNTAIN WATER & SEWER DISTRICT

PO BOX 270
EDEN, UT 84310
(801) 745-0912

CALL 811 BEFORE YOU DIG – 811 – SAFE DIGGING PARTNER

CELEBRATING TEN YEARS
TALISMAN CIVIL CONSULTANTS
1588 SOUTH MAIN STREET
SUITE 200
SALT LAKE CITY, UT 84115
801.743.1300

NO.	BY	DATE	REVISIONS:

POWDER MOUNTAIN
PRADO PHASE 1
GENERAL NOTES

DATE: 04.15.2026

TCC JOB NUMBER: 25-220-12

REGISTERED PROFESSIONAL ENGINEER – No. 11849095-2202 – JEFFERSON BELL – 04-15-26 – STATE OF UTAH

SHEET NUMBER
C001
2 OF 60

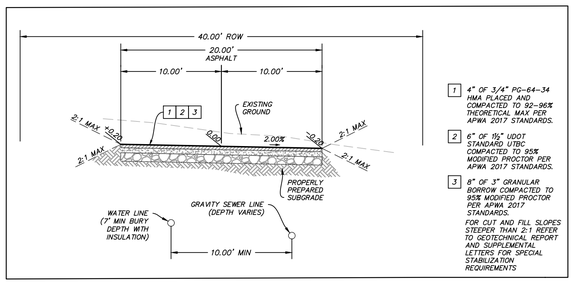
DATE: 4/15/2026 3:47 PM
PATH: n:\SLB0793\Cadd\25-220-12 – prado ph1\Cadd\lp\C001 GENERAL NOTES.dwg

DATE: 4/15/2026 3:47 PM

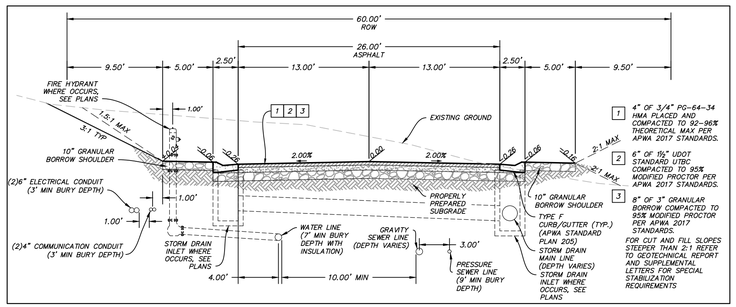
LEGEND:

SYMBOL / LINETYPE	DESCRIPTION	DETAIL
8"W	PROPOSED 8"ø DR-11 HDPE WATER PIPE	PMWSID PLAN DW-1
10"W	PROPOSED 10"ø DR-11 HDPE WATER PIPE	PMWSID PLAN DW-1
12"W	PROPOSED 12"ø DR-11 HDPE WATER PIPE	PMWSID PLAN DW-1
2"W	PROPOSED 2"ø WATER SERVICE LATERAL	PMWSID PLAN DW-2
W	PROPOSED AIR RELEASE ASSEMBLY	PMWSID PLAN DW-5
W	PROPOSED WATER METER	PMWSID PLAN DW-2
	PROPOSED WATER LINE REDUCER	PMWSID PLAN DW-1
	PROPOSED WATER VALVE	PMWSID PLAN DW-1
	PROPOSED FIRE HYDRANT ASSEMBLY	PMWSID PLAN DW-4a
	PROPOSED CAV ASSEMBLY	PMWSID PLAN W-5
	PROPOSED BLOW-OFF ASSEMBLY	PMWSID PLAN W-15
8"SS PVC	PROPOSED 8"ø SDR35 PVC SEWER PIPE	PMWSID PLAN SS-1
(1)SS-P	PROPOSED 6"ø DR-11 HDPE PRESSURE SEWER PIPE	N/A
(2)SS-P	PROPOSED (2) 6"ø DR-11 HDPE PRESSURE SEWER PIPES	N/A
	PROPOSED PVC SANITARY SEWER LATERAL	PMWSID PLAN SS-3
S	PROPOSED 4'ø SANITARY SEWER MANHOLE	PMWSID PLAN SS-2
S	PROPOSED 5'ø SANITARY SEWER MANHOLE	PMWSID PLAN SS-2
	PROPOSED PRESSURE SEWER JETTING STATION	PMWSID PLAN W-16
18"SD	PROPOSED 18"ø CORRUGATED HDPE DRAINAGE PIPE	APWA PLAN NO. 381 & 382
24"SD	PROPOSED 24"ø CORRUGATED HDPE DRAINAGE PIPE	APWA PLAN NO. 381 & 382
30"SD	PROPOSED 30"ø CORRUGATED HDPE DRAINAGE PIPE	APWA PLAN NO. 381 & 382
D	PROPOSED STORM DRAIN MANHOLE	APWA PLAN NO. 341.1
	PROPOSED CATCH BASIN	2'x3' OLDCASTLE PRECAST
	PROPOSED DOUBLE GRATE CATCH BASIN	APWA PLAN NO. 315.2
(1)2"COM	PROPOSED 2"ø TELECOMMUNICATION CONDUIT	N/A
TL	PROPOSED TELECOMMUNICATION PULL BOX	N/A
(2) 6" P	PROPOSED ELECTRICAL CONDUIT (2)6"ø	N/A
E	PROPOSED ELECTRICAL METER	N/A
TR	PROPOSED ELECTRICAL TRANSFORMER	N/A
	PROPOSED EASEMENT LINE	N/A
	PROPOSED LOT LINE	N/A
8"W	EXISTING 8"ø WATER LINE	N/A
16"W	EXISTING 16"ø WATER LINE	N/A
	EXISTING WATER VALVE	N/A
	EXISTING FIRE HYDRANT	N/A
15"SD	EXISTING 15"ø STORM DRAIN LINE	N/A
D	EXISTING STORM DRAIN MANHOLE	N/A
	EXISTING STORM DRAIN CATCH BASIN	N/A
8"SS	EXISTING 8"ø SANITARY SEWER LINE	N/A
S	EXISTING SANITARY SEWER MANHOLE	N/A
G G	EXISTING GAS PIPE/SLEEVE	N/A
P P	EXISTING MISCELLANEOUS POWER CONDUIT	N/A
(1)4"P		N/A
(1)2"COM		
		N/A
S		N/A
		N/A
	LIMITS OF DISTURBANCE	N/A

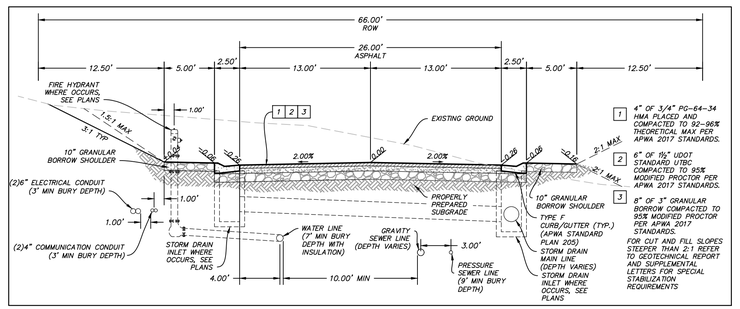
NOTE: LEGEND MAY CONTAIN SYMBOLS THAT ARE NOT USED IN PLAN SET.



20' ACCESS ROAD SECTION



60' RIGHT OF WAY ROAD SECTION (W/ CURB & GUTTER)



66' RIGHT OF WAY ROAD SECTION (W/ CURB & GUTTER)

TALISMAN CIVIL CONSULTANTS
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1588 SOUTH MAIN STREET
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SALT LAKE CITY, UT 84115
801.743.1300

NO.	BY	DATE	REVISIONS

POWDER MOUNTAIN
PRADO PHASE 1
LEGEND AND TYPICAL ROADWAY SECTIONS

DATE: 04.15.2026

TCC JOB NUMBER: 25-220-12

REGISTERED PROFESSIONAL ENGINEER
JEFFERSON BELL
11848905-2202
04-15-26
STATE OF UTAH

SHEET NUMBER
C002
3 OF 60

CALL 811 BEFORE YOU DIG
811 BLUE STAKES OF UTAH
811 BEFORE YOU DIG

PATH: n:\SLB0793\Cadd\25-220-12 - prado ph1\Cadd\dp\C001 GENERAL NOTES.dwg

CELEBRATING TEN YEARS
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CIVIL CONSULTANTS
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SUITE 200
SALT LAKE CITY, UT 84115
801.743.1300

NO.	BY	DATE	REVISIONS

POWDER MOUNTAIN

PRADO PHASE 1

OVERALL STORM DRAIN PLAN

DATE: 04.15.2026

TCC JOB NUMBER: 25-220-12

PROFESSIONAL ENGINEER
REGISTERED
JEFFERSON BELL
8465505-2202
04-15-26
STATE OF UTAH

SCALE

HORIZONTAL: 1" = 200'

0' 50' 100' 200' 300'

SHEET NUMBER

C300.1

5 OF 60

CALL 811 BEFORE YOU DIG
SAFE DIGGING PARTNER

DATE: 4/15/2026 3:49 PM

PATH: n:\SLB0793\Cadd\25-220-12 - prado ph1\Cadd\lp\C300.1 OVERALL STORM DRAIN PLAN.dwg

CELEBRATING TEN YEARS
TALISMAN
CIVIL CONSULTANTS
1588 SOUTH MAIN STREET
SUITE 200
SALT LAKE CITY, UT 84115
801.743.1300

NO.	BY	DATE	REVISIONS

POWDER MOUNTAIN

PRADO PHASE 1

OVERALL WATER & SEWER PLAN

DATE: 04.15.2026

TCC JOB NUMBER: 25-220-12

REGISTERED PROFESSIONAL ENGINEER
JEFFERSON BELL
#8495-2202
04-15-26
STATE OF UTAH

SCALE

HORIZONTAL: 1" = 200'

0 50' 100' 200' 300'

SHEET NUMBER

C300.2

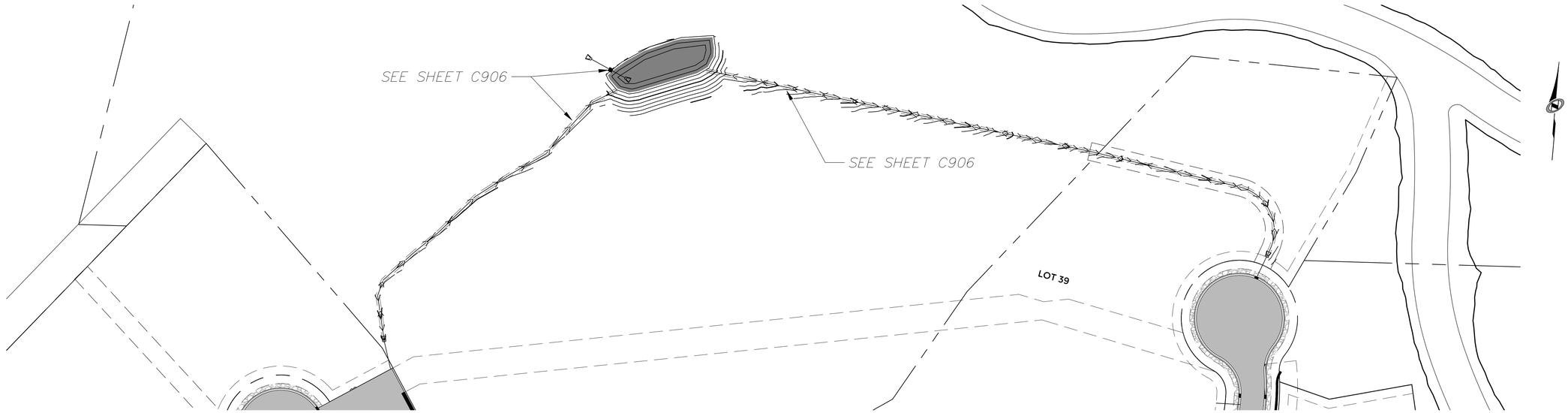
7 OF 60

CALL 811 BEFORE YOU DIG
STOP DIGGING PARTNER

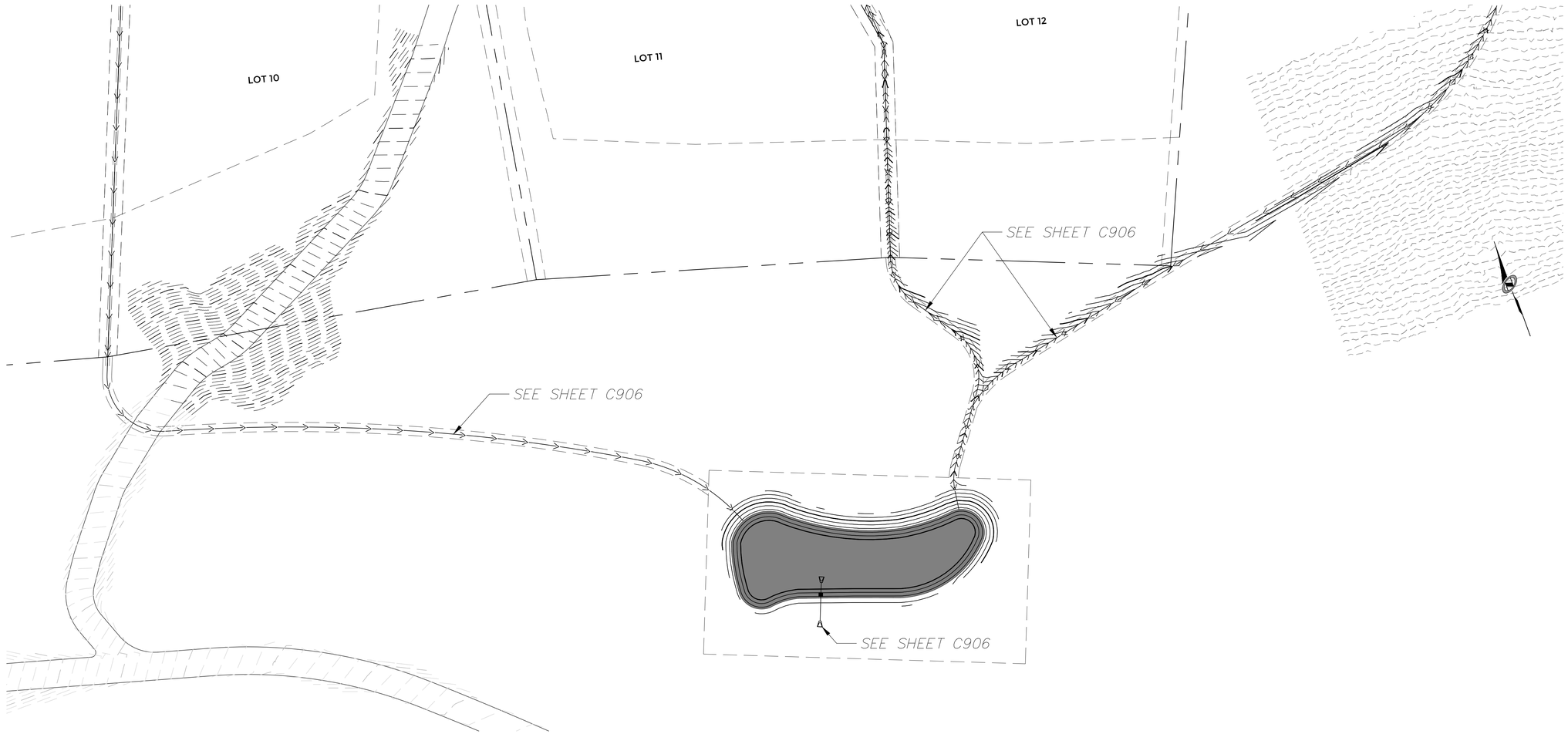
DATE: 4/15/2026 3:50 PM

PATH: n:\SLB0793\Cadd\25-220-12 - prado ph1\Cadd\Xp\C300.2 OVERALL WATER & SEWER PLAN.dwg

DATE: 4/15/2026 4:04 PM



ENCHANTED FOREST DETENTION POND



PRADO DETENTION POND

TALISMAN CIVIL CONSULTANTS
1588 SOUTH MAIN STREET
SUITE 200
SALT LAKE CITY, UT 84115
801.743.1300

NO.	BY	DATE	REVISIONS

POWDER MOUNTAIN
PRADO PHASE 1
GRADING PLAN

DATE: 04.15.2026

TCC JOB NUMBER: 25-220-12

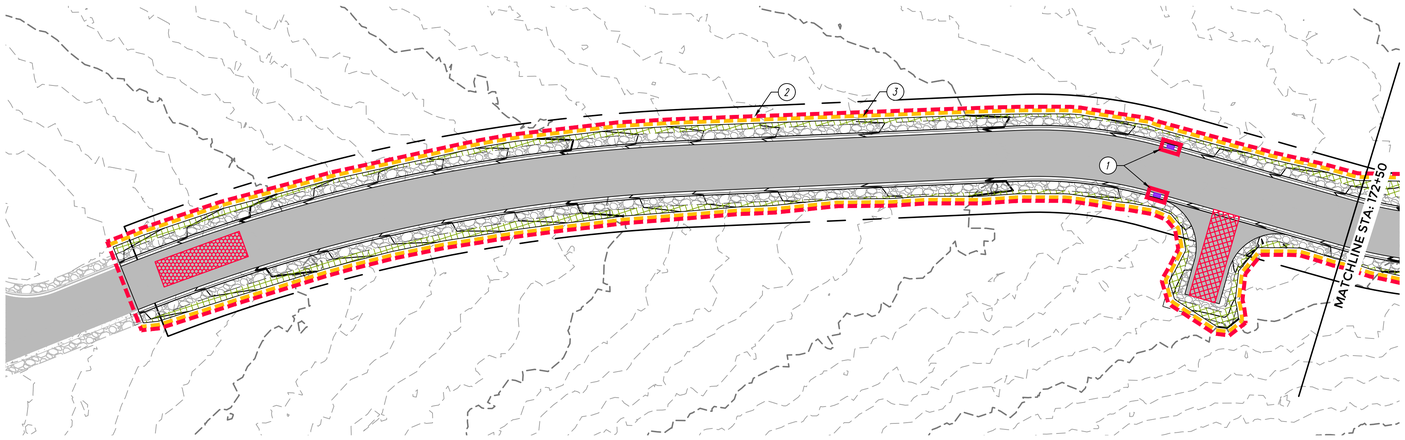
REGISTERED PROFESSIONAL ENGINEER
JEFFERSON BELL
No. 8949955-2202
04-15-26
STATE OF UTAH

SCALE
HORIZONTAL: 1" = 60'
0 15' 30' 60' 90'

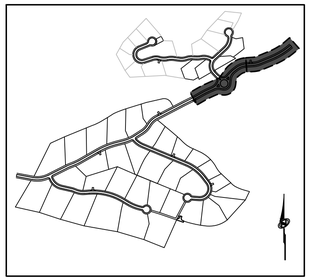
SHEET NUMBER
C405
34 OF 60

CALL 811 BEFORE YOU DIG
STOP DIGGING PARTNER

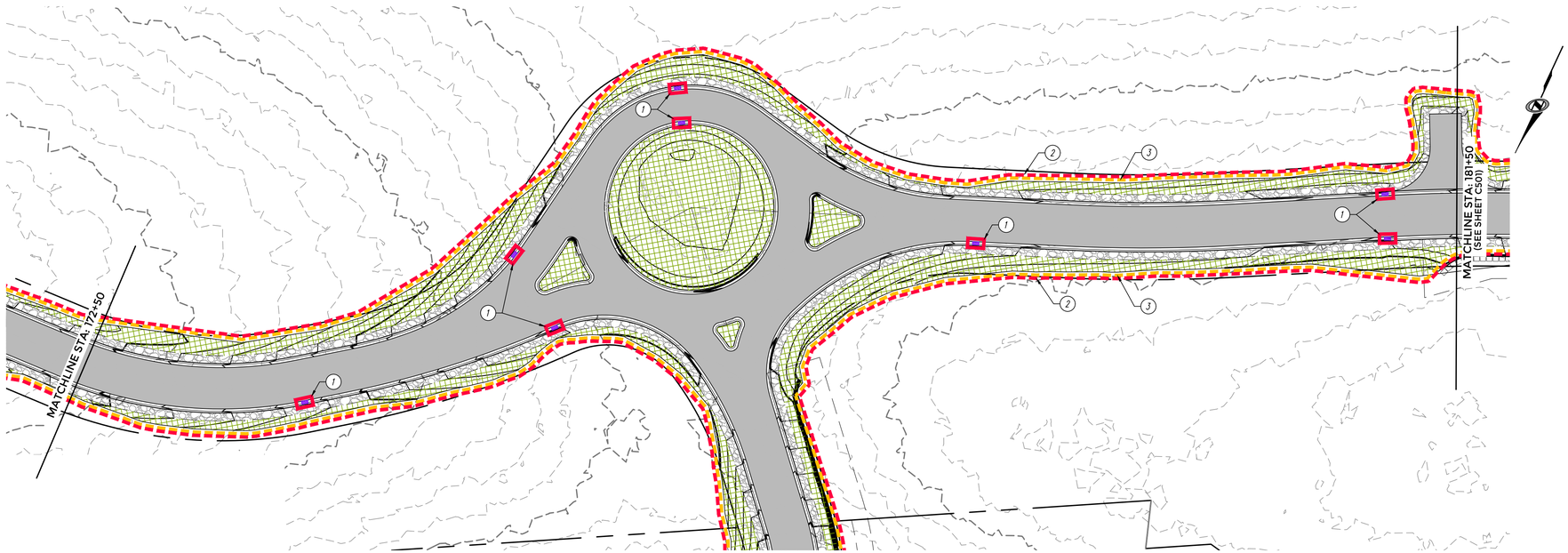
PATH: n:\SLB0793\Cadd\25-220-12 - prado ph1\Cadd\Lp\C405 GRADING PLAN.dwg



SUMMIT PASS STA 165+40 - 172+50



OVERALL SITE KEY



SUMMIT PASS STA 172+50 - 181+50

SCOPE OF WORK:

1. INSTALL INLET PROTECTION IN FORM OF CONCRETE BLOCKS / FILTER CLOTH / GRAVEL OR SILT SACK AT EXISTING AND PROPOSED CATCH BASINS AS SHOWN ON PLAN.
2. INSTALL EARTH BERM ALONG DOWN GRADIENT LIMITS OF DISTURBANCE AS SHOWN ON PLAN.
3. INSTALL ORANGE CONSTRUCTION FENCE FOR TREE PROTECTION.

EXPOSED SLOPES:

ANY DISTURBED AREAS AND/OR EXPOSED SLOPE THAT WILL REMAIN UNTOUCHED FOR LONGER THAN 14 DAYS MUST BE STABILIZED BY ONE OR MORE OF THE FOLLOWING METHODS:

A) SPRAYING DISTURBED AREAS WITH A TACKIFIER VIA HYDROSEED. USE THE FOLLOWING SEED MIXTURE.

i.	MOUNTAIN BROME	7.50 LB/AC
ii.	SLENDER WHEATGRASS	6.25 LB/AC
iii.	WESTERN WHEATGRASS	5.00 LB/AC
iv.	IDAHO FESCUE	2.50 LB/AC
v.	SANDBERG BLUEGRASS	1.25 LB/AC
vi.	BIG BLUEGRASS	1.25 LB/AC
vii.	BLUEBUNCH WHEATGRASS	1.25 LB/AC
viii.	ROCKY MOUNTAIN PENSTEMON	1.00 LB/AC
ix.	MOUNTAIN LUPINE	2.00 LB/AC
x.	SHOWY GOLDENEYE	0.50 LB/AC
xi.	WESTERN YARROW	0.25 LB/AC
xii.	BLUE FLAX	1.25 LB/AC

B) TRACKING STRAW PERPENDICULAR TO SLOPES
C) INSTALLING A LIGHT-WEIGHT, TEMPORARY EROSION CONTROL BLANKET

UPON COMPLETION OF PROJECT ALL DISTURBED AREAS MUST BE RE-SEEDED PER METHOD A ABOVE.

LEGEND:

- HATCHING INDICATES AREAS TO RECEIVE 4" TOPSOIL AND TO BE SEEDED FOR NATURAL VEGETATION. AREAS RECEIVING SEEDING FOR NATURAL REVEGETATION MUST BE COVERED WITH AN EROSION CONTROL BLANKET AFTER THE FINAL GRADING AND SEEDING ARE FINISHED. INSTALL NORTH AMERICAN GREEN SC-150 BLANKET OR APPROVED EQUAL. FOLLOW MANUFACTURER'S SPECIFICATIONS. INSTALL NORTH AMERICAN GREEN P300 EROSION CONTROL BLANKET ON ALL SLOPES GREATER THAN 1.5:1. SEE SHEET C001 EROSION CONTROL GENERAL NOTES.
- INSTALL 15' X 50' VEHICLE WASH DOWN AREA WITH 1"-2.5" COARSE AGGREGATE PLACED A MINIMUM 8" THICK. SUPPLY WATER FOR VEHICLE WASH DOWN. SEE PLAN 125, SHEET C903.
- STABILIZED CONSTRUCTION ENTRANCE FOR SITE INGRESS/EGRESS. IF ALTERNATE ACCESS POINTS ARE APPROVED BY OWNER, ADDITIONAL STABILIZED CONSTRUCTION ENTRANCES WILL BE REQUIRED. SEE PLAN 126, SHEET C904.
- INSTALL INLET PROTECTION IN FORM OF CONCRETE BLOCKS / FILTER CLOTH / GRAVEL OR SILT SACK AT EXISTING AND PROPOSED CATCH BASINS AS SHOWN ON PLAN. SEE PLANS 124.1 & 124.3, SHEET C903.
- INSTALL EARTH BERM ALONG DOWN GRADIENT LIMITS OF DISTURBANCE AS SHOWN ON PLAN. SEE PLAN 123, SHEET C903.
- INSTALL ORANGE CONSTRUCTION FENCE FOR TREE PROTECTION.

TALISMAN CIVIL CONSULTANTS
1588 SOUTH MAIN STREET
SUITE 200
SALT LAKE CITY, UT 84115
801.743.1300

NO.	BY	DATE	REVISIONS

POWDER MOUNTAIN
PRADO PHASE 1
EROSION CONTROL PLAN

DATE: 04.15.2026

TCC JOB NUMBER: 25-220-12

PROFESSIONAL ENGINEER — JEFFERSON BELL — 8869105-2202 — STATE OF UTAH — #15-26

SCALE
HORIZONTAL: 1" = 40'
0 10' 20' 40' 60'

SHEET NUMBER
C500
36 OF 60

CALL 811 BEFORE YOU DIG — SAFE DIGGING PARTNER

DATE: 4/15/2026 4:05 PM

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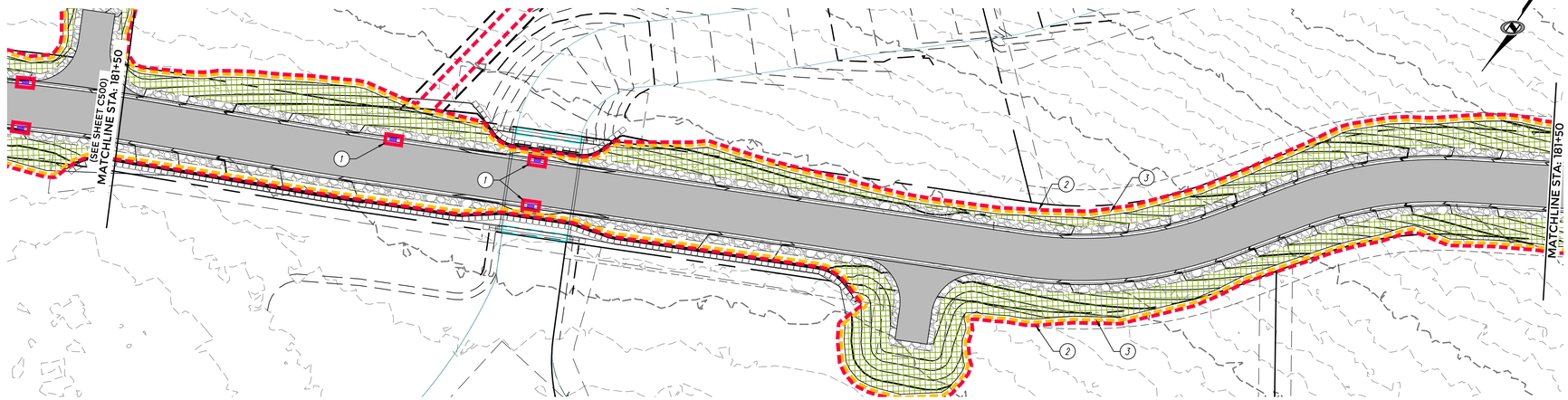
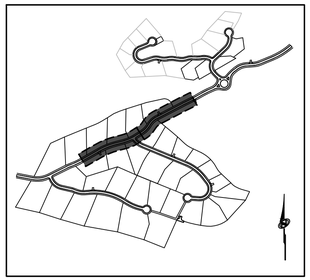
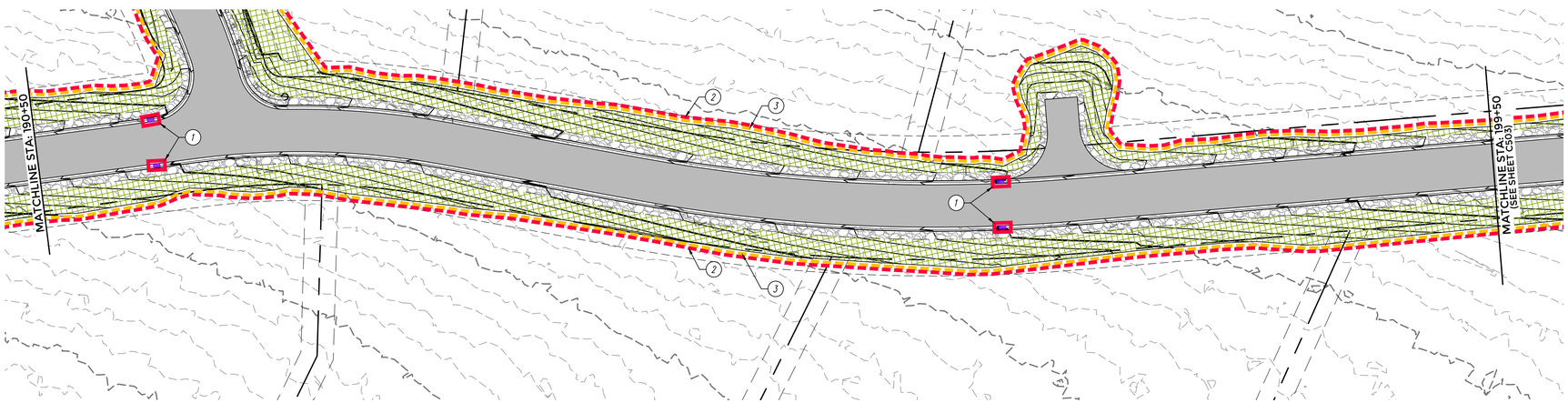


SUMMIT PASS STA 181+50 - 190+50



OVERALL SITE KEY



SUMMIT PASS STA 190+50 - STA 199+50

SCOPE OF WORK:

1. INSTALL INLET PROTECTION IN FORM OF CONCRETE BLOCKS / FILTER CLOTH / GRAVEL OR SILT SACK AT EXISTING AND PROPOSED CATCH BASINS AS SHOWN ON PLAN.
2. INSTALL EARTH BERM ALONG DOWN GRADIENT LIMITS OF DISTURBANCE AS SHOWN ON PLAN.
3. INSTALL ORANGE CONSTRUCTION FENCE FOR TREE PROTECTION.

EXPOSED SLOPES:

ANY DISTURBED AREAS AND/OR EXPOSED SLOPE THAT WILL REMAIN UNTOUCHED FOR LONGER THAN 14 DAYS MUST BE STABILIZED BY ONE OR MORE OF THE FOLLOWING METHODS:

A) SPRAYING DISTURBED AREAS WITH A TACKIFIER VIA HYDROSEED. USE THE FOLLOWING SEED MIXTURE.

i.	MOUNTAIN BROME	7.50 LB/AC
ii.	SLENDER WHEATGRASS	6.25 LB/AC
iii.	WESTERN WHEATGRASS	5.00 LB/AC
iv.	IDAHO FESCUE	2.50 LB/AC
v.	SANDBERG BLUEGRASS	1.25 LB/AC
vi.	BIG BLUEGRASS	1.25 LB/AC
vii.	BLUEBUNCH WHEATGRASS	1.25 LB/AC
viii.	ROCKY MOUNTAIN PENSTEMON	1.00 LB/AC
ix.	MOUNTAIN LUPINE	2.00 LB/AC
x.	SHOWY GOLDENEYE	0.50 LB/AC
xi.	WESTERN YARROW	0.25 LB/AC
xii.	BLUE FLAX	1.25 LB/AC

B) TRACKING STRAW PERPENDICULAR TO SLOPES
C) INSTALLING A LIGHT-WEIGHT, TEMPORARY EROSION CONTROL BLANKET

UPON COMPLETION OF PROJECT ALL DISTURBED AREAS MUST BE RE-SEEDED PER METHOD A ABOVE.

LEGEND:

HATCHING INDICATES AREAS TO RECEIVE 4" TOPSOIL AND TO BE SEEDED FOR NATURAL VEGETATION. AREAS RECEIVING SEEDING FOR NATURAL REVEGETATION MUST BE COVERED WITH AN EROSION CONTROL BLANKET AFTER THE FINAL GRADING AND SEEDING ARE FINISHED. INSTALL NORTH AMERICAN GREEN SC-150 BLANKET OR APPROVED EQUAL. FOLLOW MANUFACTURER'S SPECIFICATIONS. INSTALL NORTH AMERICAN GREEN P300 EROSION CONTROL BLANKET ON ALL SLOPES GREATER THAN 1.5:1. SEE SHEET C001 EROSION CONTROL GENERAL NOTES.

INSTALL 15' X 50' VEHICLE WASH DOWN AREA WITH 1"-2.5" COARSE AGGREGATE PLACED A MINIMUM 8" THICK. SUPPLY WATER FOR VEHICLE WASH DOWN. SEE PLAN 125, SHEET C903.

STABILIZED CONSTRUCTION ENTRANCE FOR SITE INGRESS/EGRESS. IF ALTERNATE ACCESS POINTS ARE APPROVED BY OWNER, ADDITIONAL STABILIZED CONSTRUCTION ENTRANCES WILL BE REQUIRED. SEE PLAN 126, SHEET C904.

INSTALL INLET PROTECTION IN FORM OF CONCRETE BLOCKS / FILTER CLOTH / GRAVEL OR SILT SACK AT EXISTING AND PROPOSED CATCH BASINS AS SHOWN ON PLAN. SEE PLANS 124.1 & 124.3, SHEET C903.

INSTALL EARTH BERM ALONG DOWN GRADIENT LIMITS OF DISTURBANCE AS SHOWN ON PLAN. SEE PLAN 123, SHEET C903.

INSTALL ORANGE CONSTRUCTION FENCE FOR TREE PROTECTION.

TALISMAN CIVIL CONSULTANTS
1588 SOUTH MAIN STREET
SUITE 200
SALT LAKE CITY, UT 84115
801.743.1300

NO.	BY	DATE	REVISIONS

POWDER MOUNTAIN
PRADO PHASE 1
EROSION CONTROL PLAN

DATE: 04.15.2026

TCC JOB NUMBER: 25-220-12

PROFESSIONAL ENGINEER — JEFFERSON BELL — #15-26 — STATE OF UTAH — 18095-2202

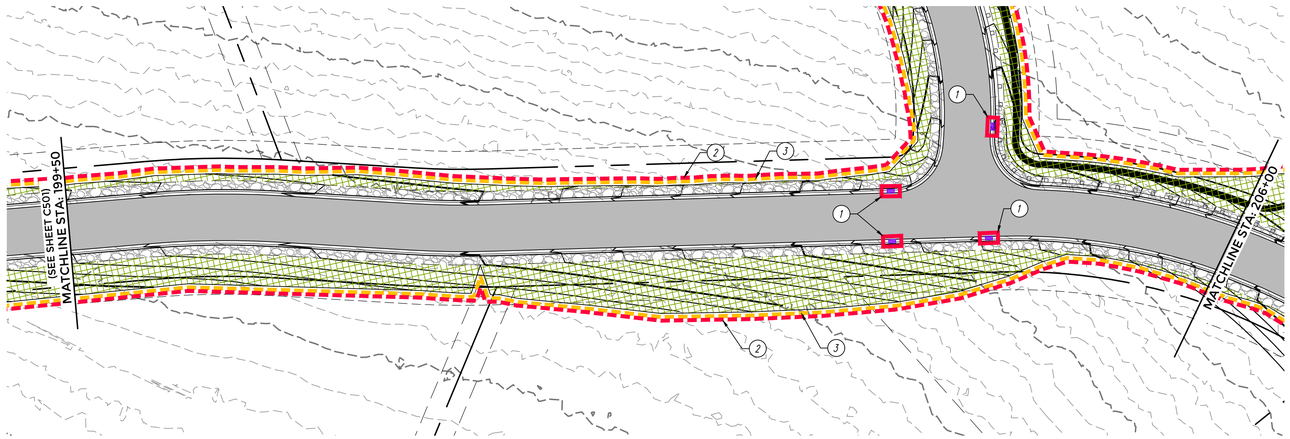
SCALE
HORIZONTAL: 1" = 40'
0 10' 20' 40' 60'

SHEET NUMBER
C501
37 OF 60

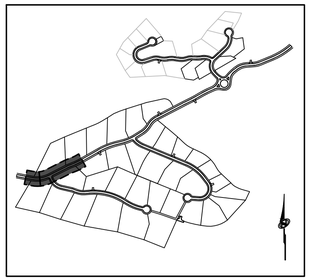
CALL 811 BEFORE YOU DIG — SAFE DIGGING PARTNER

DATE: 4/15/2026 4:55 PM

PATH: N:\SLC\7923\Cadd\25-220-12 - prado ph1\Cadd\dp\C507 EROSION CONTROL PLAN.dwg



SUMMIT PASS STA 199+50 - 206+00



OVERALL SITE KEY

SCOPE OF WORK:

1. INSTALL INLET PROTECTION IN FORM OF CONCRETE BLOCKS / FILTER CLOTH / GRAVEL OR SILT SACK AT EXISTING AND PROPOSED CATCH BASINS AS SHOWN ON PLAN.
2. INSTALL EARTH BERM ALONG DOWN GRADIENT LIMITS OF DISTURBANCE AS SHOWN ON PLAN.
3. INSTALL ORANGE CONSTRUCTION FENCE FOR TREE PROTECTION.

EXPOSED SLOPES:

ANY DISTURBED AREAS AND/OR EXPOSED SLOPE THAT WILL REMAIN UNTOUCHED FOR LONGER THAN 14 DAYS MUST BE STABILIZED BY ONE OR MORE OF THE FOLLOWING METHODS:

A) SPRAYING DISTURBED AREAS WITH A TACKIFIER VIA HYDROSEED. USE THE FOLLOWING SEED MIXTURE.

i.	MOUNTAIN BROME	7.50 LB/AC
ii.	SLENDER WHEATGRASS	6.25 LB/AC
iii.	WESTERN WHEATGRASS	5.00 LB/AC
iv.	IDAHO FESCUE	2.50 LB/AC
v.	SANDBERG BLUEGRASS	1.25 LB/AC
vi.	BIG BLUEGRASS	1.25 LB/AC
vii.	BLUEBUNCH WHEATGRASS	1.25 LB/AC
viii.	ROCKY MOUNTAIN PENSTEMON	1.00 LB/AC
ix.	MOUNTAIN LUPINE	2.00 LB/AC
x.	SHOWY GOLDENEYE	0.50 LB/AC
xi.	WESTERN YARROW	0.25 LB/AC
xii.	BLUE FLAX	1.25 LB/AC

B) TRACKING STRAW PERPENDICULAR TO SLOPES
C) INSTALLING A LIGHT-WEIGHT, TEMPORARY EROSION CONTROL BLANKET

UPON COMPLETION OF PROJECT ALL DISTURBED AREAS MUST BE RE-SEEDED PER METHOD A ABOVE.

LEGEND:

HATCHING INDICATES AREAS TO RECEIVE 4" TOPSOIL AND TO BE SEEDED FOR NATURAL VEGETATION. AREAS RECEIVING SEEDING FOR NATURAL REVEGETATION MUST BE COVERED WITH AN EROSION CONTROL BLANKET AFTER THE FINAL GRADING AND SEEDING ARE FINISHED. INSTALL NORTH AMERICAN GREEN SC-150 BLANKET OR APPROVED EQUAL. FOLLOW MANUFACTURER'S SPECIFICATIONS. INSTALL NORTH AMERICAN GREEN P300 EROSION CONTROL BLANKET ON ALL SLOPES GREATER THAN 1.5:1. SEE SHEET C001 EROSION CONTROL GENERAL NOTES.

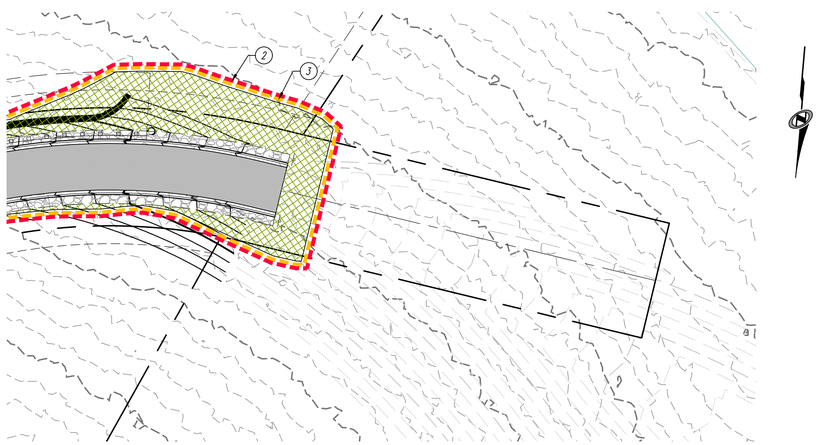
INSTALL 15' X 50' VEHICLE WASH DOWN AREA WITH 1"-2.5" COARSE AGGREGATE PLACED A MINIMUM 8" THICK. SUPPLY WATER FOR VEHICLE WASH DOWN. SEE PLAN 125, SHEET C903.

STABILIZED CONSTRUCTION ENTRANCE FOR SITE INGRESS/EGRESS. IF ALTERNATE ACCESS POINTS ARE APPROVED BY OWNER, ADDITIONAL STABILIZED CONSTRUCTION ENTRANCES WILL BE REQUIRED. SEE PLAN 126, SHEET C904.

INSTALL INLET PROTECTION IN FORM OF CONCRETE BLOCKS / FILTER CLOTH / GRAVEL OR SILT SACK AT EXISTING AND PROPOSED CATCH BASINS AS SHOWN ON PLAN. SEE PLANS 124.1 & 124.3, SHEET C903.

INSTALL EARTH BERM ALONG DOWN GRADIENT LIMITS OF DISTURBANCE AS SHOWN ON PLAN. SEE PLAN 123, SHEET C903.

INSTALL ORANGE CONSTRUCTION FENCE FOR TREE PROTECTION.



SUMMIT PASS STA 206+00 - 209+28

TALISMAN CIVIL CONSULTANTS
1588 SOUTH MAIN STREET
SUITE 200
SALT LAKE CITY, UT 84115
801.743.1300

NO.	BY	DATE	REVISIONS

POWDER MOUNTAIN
PRADO PHASE 1
EROSION CONTROL PLAN

DATE: 04.15.2026

TCC JOB NUMBER: 25-220-12

REGISTERED PROFESSIONAL ENGINEER
JEFFERSON BELL
#15-26
STATE OF UTAH
04/15/2026

SCALE
HORIZONTAL: 1" = 40'
0 10' 20' 40' 60'

SHEET NUMBER
C502
38 OF 60

CALL 811 BEFORE YOU DIG
811
SAFE DIGGING PARTNER

DATE: 4/15/2026 4:55 PM
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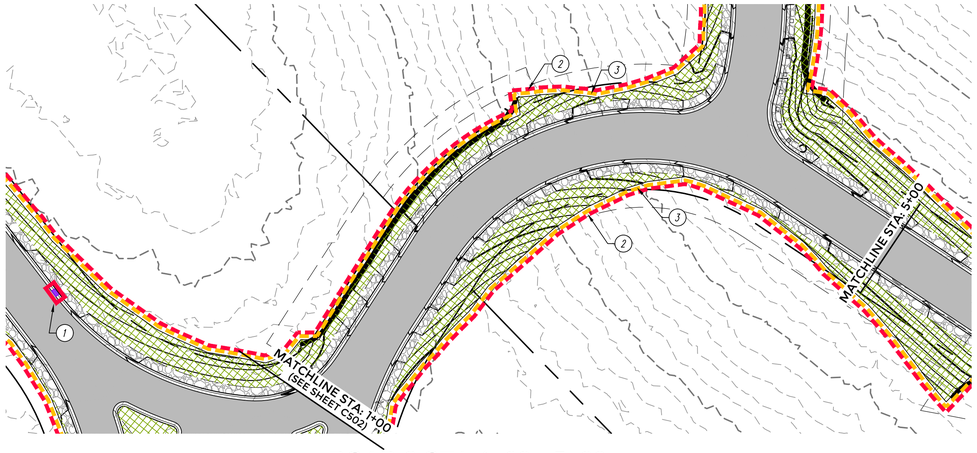
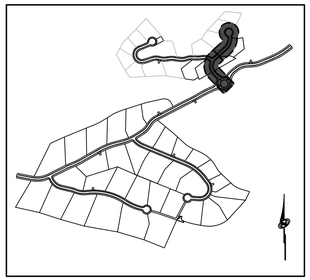
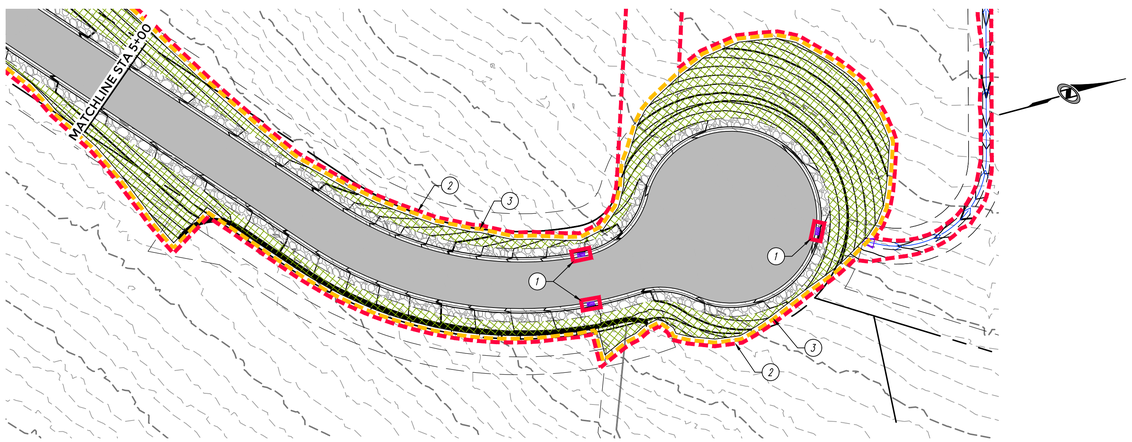


ROAD 2 STA 1+00 - 5+00



OVERALL SITE KEY



ROAD 2 STA 5+00 - 10+00

SCOPE OF WORK:

1. INSTALL INLET PROTECTION IN FORM OF CONCRETE BLOCKS / FILTER CLOTH / GRAVEL OR SILT SACK AT EXISTING AND PROPOSED CATCH BASINS AS SHOWN ON PLAN.
2. INSTALL EARTH BERM ALONG DOWN GRADIENT LIMITS OF DISTURBANCE AS SHOWN ON PLAN.
3. INSTALL ORANGE CONSTRUCTION FENCE FOR TREE PROTECTION.

EXPOSED SLOPES:

ANY DISTURBED AREAS AND/OR EXPOSED SLOPE THAT WILL REMAIN UNTOUCHED FOR LONGER THAN 14 DAYS MUST BE STABILIZED BY ONE OR MORE OF THE FOLLOWING METHODS:

A) SPRAYING DISTURBED AREAS WITH A TACKIFIER VIA HYDROSEED. USE THE FOLLOWING SEED MIXTURE.

i.	MOUNTAIN BROME	7.50 LB/AC
ii.	SLENDER WHEATGRASS	6.25 LB/AC
iii.	WESTERN WHEATGRASS	5.00 LB/AC
iv.	IDAHO FESCUE	2.50 LB/AC
v.	SANDBERG BLUEGRASS	1.25 LB/AC
vi.	BIG BLUEGRASS	1.25 LB/AC
vii.	BLUEBUNCH WHEATGRASS	1.25 LB/AC
viii.	ROCKY MOUNTAIN PENSTEMON	1.00 LB/AC
ix.	MOUNTAIN LUPINE	2.00 LB/AC
x.	SHOWY GOLDENEYE	0.50 LB/AC
xi.	WESTERN YARROW	0.25 LB/AC
xii.	BLUE FLAX	1.25 LB/AC

B) TRACKING STRAW PERPENDICULAR TO SLOPES
C) INSTALLING A LIGHT-WEIGHT, TEMPORARY EROSION CONTROL BLANKET

UPON COMPLETION OF PROJECT ALL DISTURBED AREAS MUST BE RE-SEEDED PER METHOD A ABOVE.

LEGEND:

- HATCHING INDICATES AREAS TO RECEIVE 4" TOPSOIL AND TO BE SEEDED FOR NATURAL VEGETATION. AREAS RECEIVING SEEDING FOR NATURAL REVEGETATION MUST BE COVERED WITH AN EROSION CONTROL BLANKET AFTER THE FINAL GRADING AND SEEDING ARE FINISHED. INSTALL NORTH AMERICAN GREEN SC-150 BLANKET OR APPROVED EQUAL. FOLLOW MANUFACTURER'S SPECIFICATIONS. INSTALL NORTH AMERICAN GREEN P300 EROSION CONTROL BLANKET ON ALL SLOPES GREATER THAN 1.5:1. SEE SHEET C001 EROSION CONTROL GENERAL NOTES.
- INSTALL 15' X 50' VEHICLE WASH DOWN AREA WITH 1"-2.5" COARSE AGGREGATE PLACED A MINIMUM 8" THICK. SUPPLY WATER FOR VEHICLE WASH DOWN. SEE PLAN 125, SHEET C903.
- STABILIZED CONSTRUCTION ENTRANCE FOR SITE INGRESS/EGRESS. IF ALTERNATE ACCESS POINTS ARE APPROVED BY OWNER, ADDITIONAL STABILIZED CONSTRUCTION ENTRANCES WILL BE REQUIRED. SEE PLAN 126, SHEET C904.
- INSTALL INLET PROTECTION IN FORM OF CONCRETE BLOCKS / FILTER CLOTH / GRAVEL OR SILT SACK AT EXISTING AND PROPOSED CATCH BASINS AS SHOWN ON PLAN. SEE PLANS 124.1 & 124.3, SHEET C903.
- INSTALL EARTH BERM ALONG DOWN GRADIENT LIMITS OF DISTURBANCE AS SHOWN ON PLAN. SEE PLAN 123, SHEET C903.
- INSTALL ORANGE CONSTRUCTION FENCE FOR TREE PROTECTION.

TALISMAN CIVIL CONSULTANTS
1588 SOUTH MAIN STREET
SUITE 200
SALT LAKE CITY, UT 84115
801.743.1300

NO.	BY	DATE	REVISIONS

POWDER MOUNTAIN
PRADO PHASE 1
EROSION CONTROL PLAN

DATE: 04.15.2026

TCC JOB NUMBER: 25-220-12

REGISTERED PROFESSIONAL ENGINEER
JEFFERSON BELL
#15-26
STATE OF UTAH

SCALE
HORIZONTAL: 1" = 40'
0 10' 20' 40' 60'

SHEET NUMBER
C503
39 OF 60

DATE: 4/15/2026 4:56 PM

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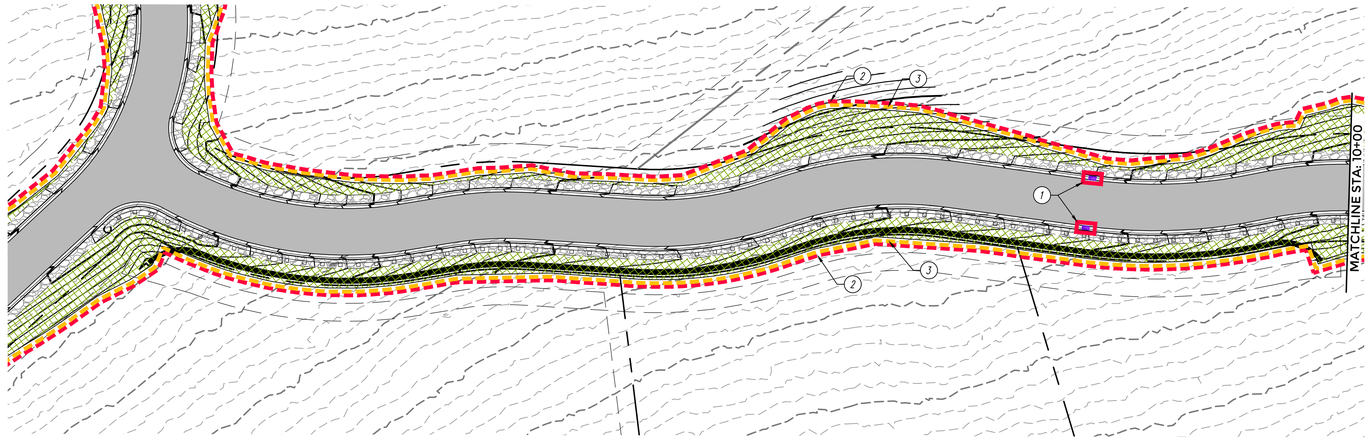
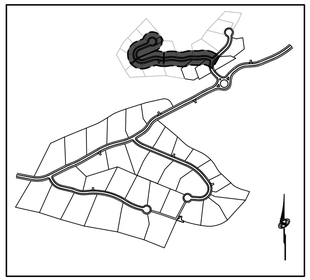


ROAD 3 STA 10+00 -17+00



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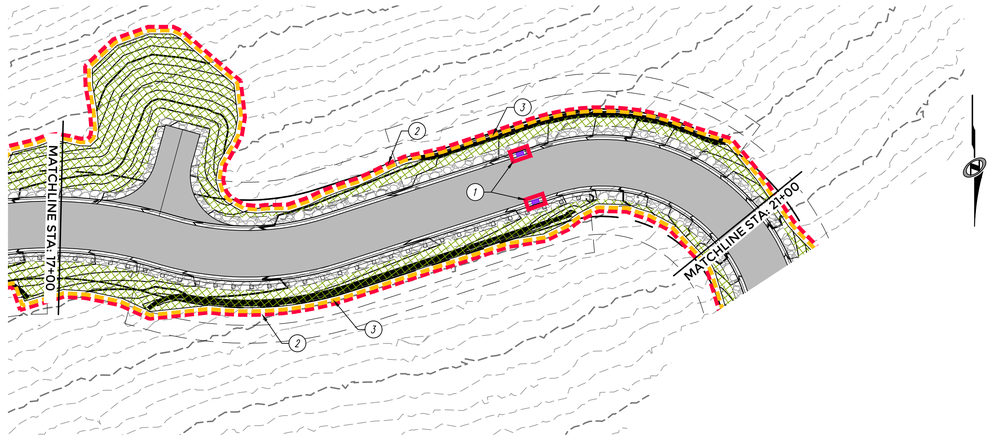
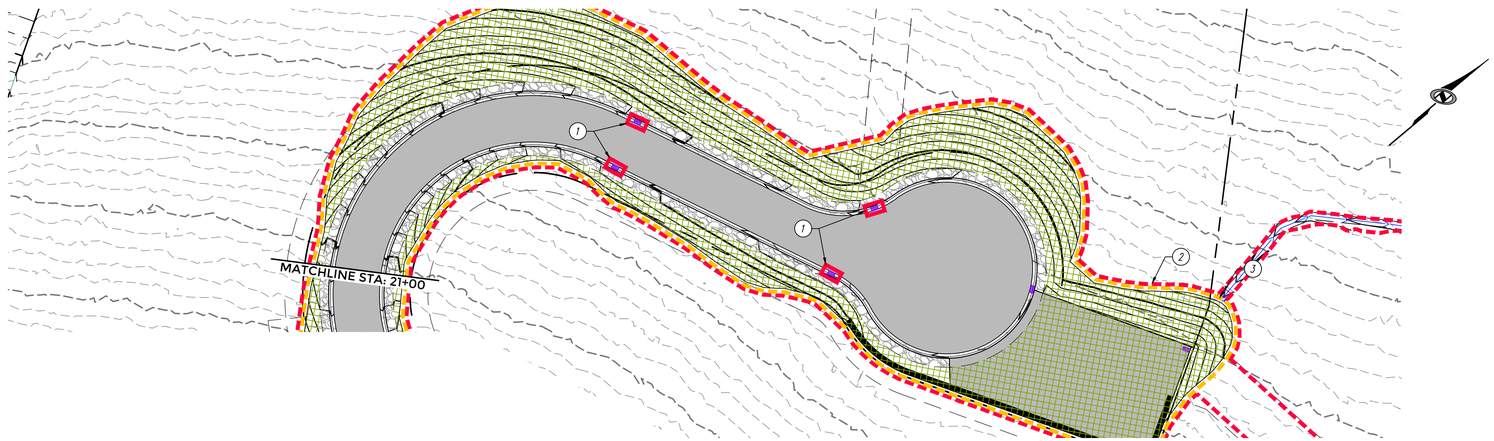


ROAD 3 STA 17+00 -21+00



ROAD 3 STA 21+00 -25+00

SCOPE OF WORK:

1. INSTALL INLET PROTECTION IN FORM OF CONCRETE BLOCKS / FILTER CLOTH / GRAVEL OR SILT SACK AT EXISTING AND PROPOSED CATCH BASINS AS SHOWN ON PLAN.
2. INSTALL EARTH BERM ALONG DOWN GRADIENT LIMITS OF DISTURBANCE AS SHOWN ON PLAN.
3. INSTALL ORANGE CONSTRUCTION FENCE FOR TREE PROTECTION.

EXPOSED SLOPES:

ANY DISTURBED AREAS AND/OR EXPOSED SLOPE THAT WILL REMAIN UNTOUCHED FOR LONGER THAN 14 DAYS MUST BE STABILIZED BY ONE OR MORE OF THE FOLLOWING METHODS:

A) SPRAYING DISTURBED AREAS WITH A TACKIFIER VIA HYDROSEED. USE THE FOLLOWING SEED MIXTURE.

i.	MOUNTAIN BROME	7.50 LB/AC
ii.	SLENDER WHEATGRASS	6.25 LB/AC
iii.	WESTERN WHEATGRASS	5.00 LB/AC
iv.	IDAHO FESCUE	2.50 LB/AC
v.	SANDBERG BLUEGRASS	1.25 LB/AC
vi.	BIG BLUEGRASS	1.25 LB/AC
vii.	BLUEBUNCH WHEATGRASS	1.25 LB/AC
viii.	ROCKY MOUNTAIN PENSTEMON	1.00 LB/AC
ix.	MOUNTAIN LUPINE	2.00 LB/AC
x.	SHOWY GOLDENEYE	0.50 LB/AC
xi.	WESTERN YARROW	0.25 LB/AC
xii.	BLUE FLAX	1.25 LB/AC

B) TRACKING STRAW PERPENDICULAR TO SLOPES
C) INSTALLING A LIGHT-WEIGHT, TEMPORARY EROSION CONTROL BLANKET

UPON COMPLETION OF PROJECT ALL DISTURBED AREAS MUST BE RE-SEEDED PER METHOD A ABOVE.

LEGEND:

- HATCHING INDICATES AREAS TO RECEIVE 4" TOPSOIL AND TO BE SEEDED FOR NATURAL VEGETATION. AREAS RECEIVING SEEDING FOR NATURAL REVEGETATION MUST BE COVERED WITH AN EROSION CONTROL BLANKET AFTER THE FINAL GRADING AND SEEDING ARE FINISHED. INSTALL NORTH AMERICAN GREEN SC-150 BLANKET OR APPROVED EQUAL. FOLLOW MANUFACTURER'S SPECIFICATIONS. INSTALL NORTH AMERICAN GREEN P300 EROSION CONTROL BLANKET ON ALL SLOPES GREATER THAN 1.5:1. SEE SHEET C001 EROSION CONTROL GENERAL NOTES.
- INSTALL 15' X 50' VEHICLE WASH DOWN AREA WITH 1"-2.5" COARSE AGGREGATE PLACED A MINIMUM 8" THICK. SUPPLY WATER FOR VEHICLE WASH DOWN. SEE PLAN 125, SHEET C903.
- STABILIZED CONSTRUCTION ENTRANCE FOR SITE INGRESS/EGRESS. IF ALTERNATE ACCESS POINTS ARE APPROVED BY OWNER, ADDITIONAL STABILIZED CONSTRUCTION ENTRANCES WILL BE REQUIRED. SEE PLAN 126, SHEET C904.
- INSTALL INLET PROTECTION IN FORM OF CONCRETE BLOCKS / FILTER CLOTH / GRAVEL OR SILT SACK AT EXISTING AND PROPOSED CATCH BASINS AS SHOWN ON PLAN. SEE PLANS 124.1 & 124.3, SHEET C903.
- INSTALL EARTH BERM ALONG DOWN GRADIENT LIMITS OF DISTURBANCE AS SHOWN ON PLAN. SEE PLAN 123, SHEET C903.
- INSTALL ORANGE CONSTRUCTION FENCE FOR TREE PROTECTION.

TALISMAN CIVIL CONSULTANTS
1588 SOUTH MAIN STREET
SUITE 200
SALT LAKE CITY, UT 84115
801.743.1300

NO.	BY	DATE	REVISIONS

POWDER MOUNTAIN
PRADO PHASE 1
EROSION CONTROL PLAN

DATE: 04.15.2026

TCC JOB NUMBER: 25-220-12

PROFESSIONAL ENGINEER
JEFFERSON BELL
11348635-2202
04-15-26
STATE OF UTAH

SCALE
HORIZONTAL: 1" = 40'
0 10' 20' 40' 60'

SHEET NUMBER
C504
40 OF 60

CALL 811 BEFORE YOU DIG
SAFE DIGGING PARTNER

DATE: 4/15/2026 4:56 PM

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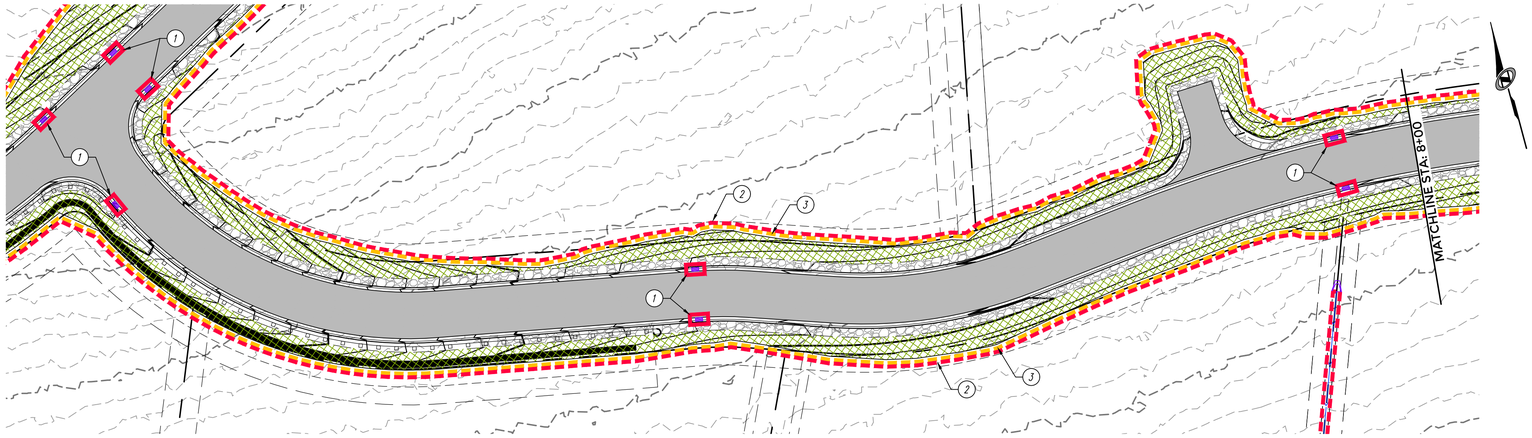
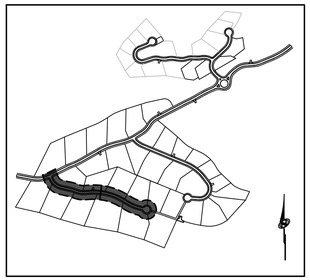
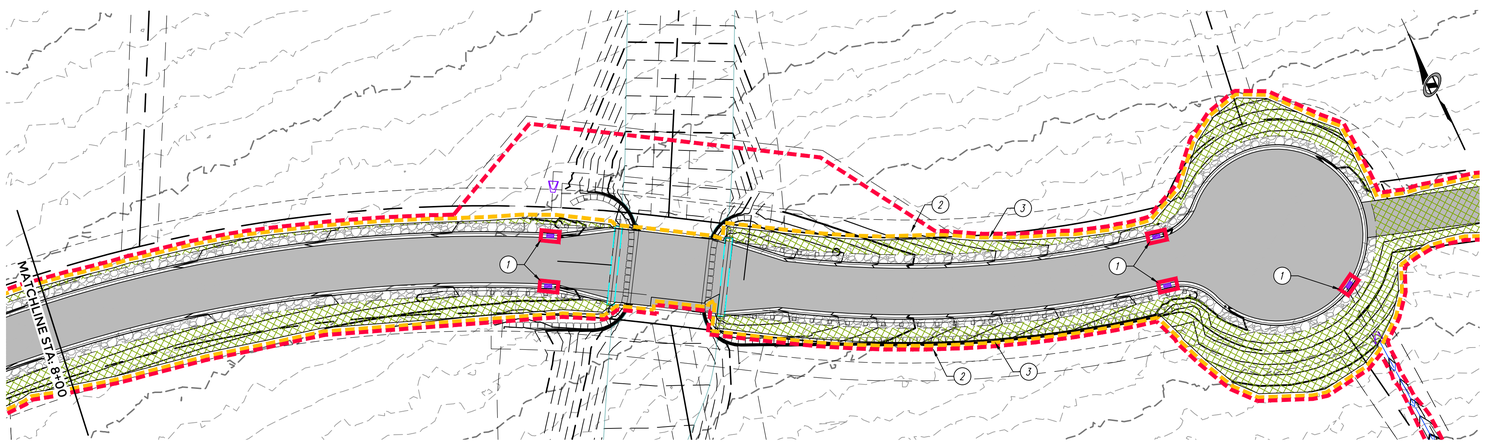


ROAD 4 STA 0+00 - 8+00



OVERALL SITE KEY



ROAD 4 STA 8+00 - 16+00

SCOPE OF WORK:

1. INSTALL INLET PROTECTION IN FORM OF CONCRETE BLOCKS / FILTER CLOTH / GRAVEL OR SILT SACK AT EXISTING AND PROPOSED CATCH BASINS AS SHOWN ON PLAN.
2. INSTALL EARTH BERM ALONG DOWN GRADIENT LIMITS OF DISTURBANCE AS SHOWN ON PLAN.
3. INSTALL ORANGE CONSTRUCTION FENCE FOR TREE PROTECTION.

EXPOSED SLOPES:

ANY DISTURBED AREAS AND/OR EXPOSED SLOPE THAT WILL REMAIN UNTOUCHED FOR LONGER THAN 14 DAYS MUST BE STABILIZED BY ONE OR MORE OF THE FOLLOWING METHODS:

A) SPRAYING DISTURBED AREAS WITH A TACKIFIER VIA HYDROSEED. USE THE FOLLOWING SEED MIXTURE.

i.	MOUNTAIN BROME	7.50 LB/AC
ii.	SLENDER WHEATGRASS	6.25 LB/AC
iii.	WESTERN WHEATGRASS	5.00 LB/AC
iv.	IDAHO FESCUE	2.50 LB/AC
v.	SANDBERG BLUEGRASS	1.25 LB/AC
vi.	BIG BLUEGRASS	1.25 LB/AC
vii.	BLUEBUNCH WHEATGRASS	1.25 LB/AC
viii.	ROCKY MOUNTAIN PENSTEMON	1.00 LB/AC
ix.	MOUNTAIN LUPINE	2.00 LB/AC
x.	SHOWY GOLDENEYE	0.50 LB/AC
xi.	WESTERN YARROW	0.25 LB/AC
xii.	BLUE FLAX	1.25 LB/AC

B) TRACKING STRAW PERPENDICULAR TO SLOPES
C) INSTALLING A LIGHT-WEIGHT, TEMPORARY EROSION CONTROL BLANKET

UPON COMPLETION OF PROJECT ALL DISTURBED AREAS MUST BE RE-SEEDED PER METHOD A ABOVE.

LEGEND:

HATCHING INDICATES AREAS TO RECEIVE 4" TOPSOIL AND TO BE SEEDED FOR NATURAL VEGETATION. AREAS RECEIVING SEEDING FOR NATURAL REVEGETATION MUST BE COVERED WITH AN EROSION CONTROL BLANKET AFTER THE FINAL GRADING AND SEEDING ARE FINISHED. INSTALL NORTH AMERICAN GREEN SC-150 BLANKET OR APPROVED EQUAL. FOLLOW MANUFACTURER'S SPECIFICATIONS. INSTALL NORTH AMERICAN GREEN P300 EROSION CONTROL BLANKET ON ALL SLOPES GREATER THAN 1.5:1. SEE SHEET C001 EROSION CONTROL GENERAL NOTES.

INSTALL 15' X 50' VEHICLE WASH DOWN AREA WITH 1"-2.5" COARSE AGGREGATE PLACED A MINIMUM 8" THICK. SUPPLY WATER FOR VEHICLE WASH DOWN. SEE PLAN 125, SHEET C903.

STABILIZED CONSTRUCTION ENTRANCE FOR SITE INGRESS/EGRESS. IF ALTERNATE ACCESS POINTS ARE APPROVED BY OWNER, ADDITIONAL STABILIZED CONSTRUCTION ENTRANCES WILL BE REQUIRED. SEE PLAN 126, SHEET C904.

INSTALL INLET PROTECTION IN FORM OF CONCRETE BLOCKS / FILTER CLOTH / GRAVEL OR SILT SACK AT EXISTING AND PROPOSED CATCH BASINS AS SHOWN ON PLAN. SEE PLANS 124.1 & 124.3, SHEET C903.

INSTALL EARTH BERM ALONG DOWN GRADIENT LIMITS OF DISTURBANCE AS SHOWN ON PLAN. SEE PLAN 123, SHEET C903.

INSTALL ORANGE CONSTRUCTION FENCE FOR TREE PROTECTION.

TALISMAN CIVIL CONSULTANTS
1588 SOUTH MAIN STREET
SUITE 200
SALT LAKE CITY, UT 84115
801.743.1300

NO.	BY	DATE	REVISIONS

POWDER MOUNTAIN
PRADO PHASE 1
EROSION CONTROL PLAN

DATE: 04.15.2026

TCC JOB NUMBER: 25-220-12

REGISTERED PROFESSIONAL ENGINEER
JEFFERSON BELL
#15-26
STATE OF UTAH

SCALE
HORIZONTAL: 1" = 40'
0 10' 20' 40' 60'

SHEET NUMBER
C505
41 OF 60

CALL 811 BEFORE YOU DIG
811 SAFE DIGGING PARTNER

DATE: 4/15/2026 4:57 PM

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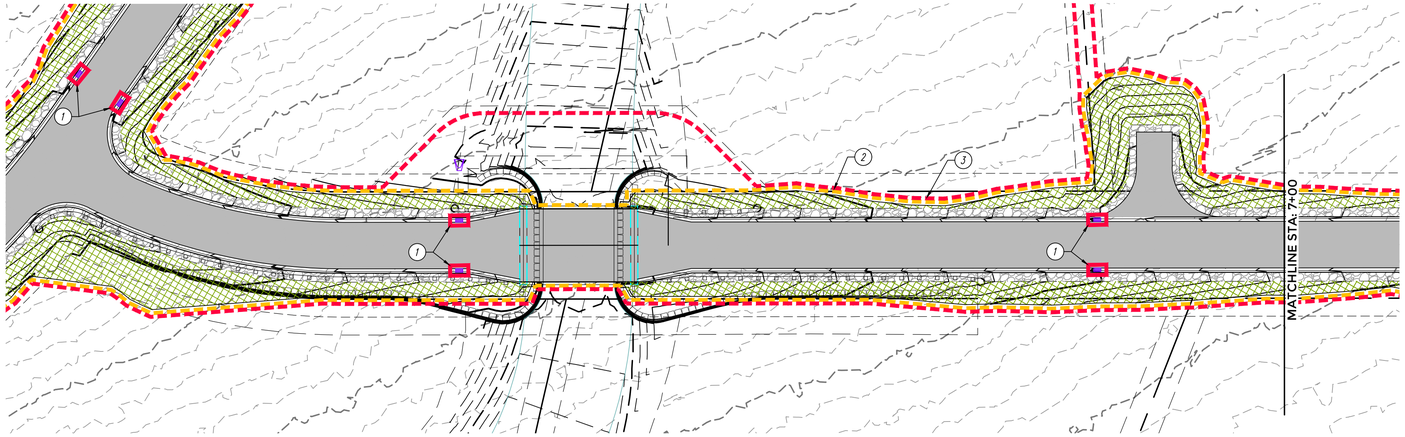
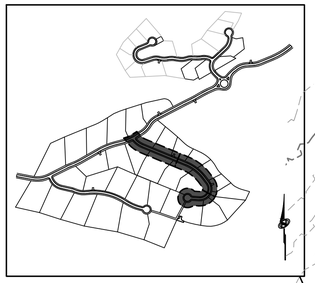


ROAD 5 STA 0+00 - 7+00



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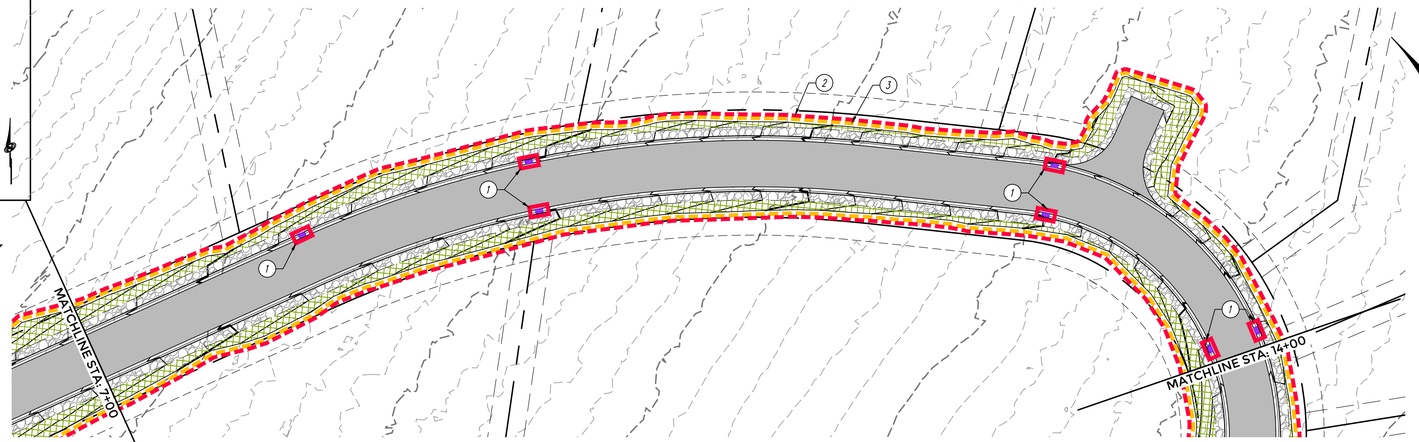
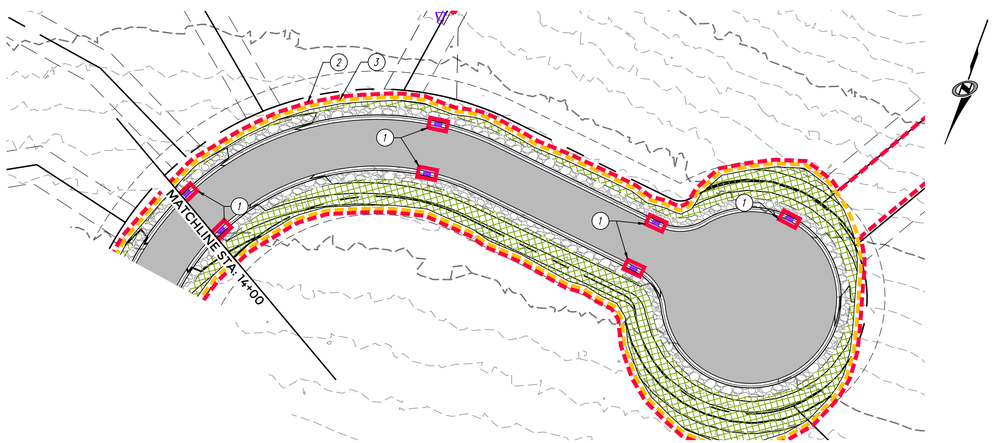


ROAD 5 STA 7+00 - 14+00



ROAD 5 STA 14+00 - 18+00

SCOPE OF WORK:

1. INSTALL INLET PROTECTION IN FORM OF CONCRETE BLOCKS / FILTER CLOTH / GRAVEL OR SILT SACK AT EXISTING AND PROPOSED CATCH BASINS AS SHOWN ON PLAN.
2. INSTALL EARTH BERM ALONG DOWN GRADIENT LIMITS OF DISTURBANCE AS SHOWN ON PLAN.
3. INSTALL ORANGE CONSTRUCTION FENCE FOR TREE PROTECTION.

EXPOSED SLOPES:

ANY DISTURBED AREAS AND/OR EXPOSED SLOPE THAT WILL REMAIN UNTOUCHED FOR LONGER THAN 14 DAYS MUST BE STABILIZED BY ONE OR MORE OF THE FOLLOWING METHODS:

A) SPRAYING DISTURBED AREAS WITH A TACKIFIER VIA HYDROSEED. USE THE FOLLOWING SEED MIXTURE.

i.	MOUNTAIN BROME	7.50 LB/AC
ii.	SLENDER WHEATGRASS	6.25 LB/AC
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B) TRACKING STRAW PERPENDICULAR TO SLOPES
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UPON COMPLETION OF PROJECT ALL DISTURBED AREAS MUST BE RE-SEEDED PER METHOD A ABOVE.

LEGEND:

HATCHING INDICATES AREAS TO RECEIVE 4" TOPSOIL AND TO BE SEEDED FOR NATURAL VEGETATION. AREAS RECEIVING SEEDING FOR NATURAL REVEGETATION MUST BE COVERED WITH AN EROSION CONTROL BLANKET AFTER THE FINAL GRADING AND SEEDING ARE FINISHED. INSTALL NORTH AMERICAN GREEN SC-150 BLANKET OR APPROVED EQUAL. FOLLOW MANUFACTURER'S SPECIFICATIONS. INSTALL NORTH AMERICAN GREEN P300 EROSION CONTROL BLANKET ON ALL SLOPES GREATER THAN 1.5:1. SEE SHEET C001 EROSION CONTROL GENERAL NOTES.

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INSTALL INLET PROTECTION IN FORM OF CONCRETE BLOCKS / FILTER CLOTH / GRAVEL OR SILT SACK AT EXISTING AND PROPOSED CATCH BASINS AS SHOWN ON PLAN. SEE PLANS 124.1 & 124.3, SHEET C903.

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INSTALL ORANGE CONSTRUCTION FENCE FOR TREE PROTECTION.

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NO.	BY	DATE	REVISIONS

POWDER MOUNTAIN
PRADO PHASE 1
EROSION CONTROL PLAN

DATE: 04.15.2026

TCC JOB NUMBER: 25-220-12

PROFESSIONAL ENGINEER
JEFFERSON BELL
9168825-2202
04-15-26
STATE OF UTAH

SCALE
HORIZONTAL: 1" = 40'
0 10' 20' 40' 60'

SHEET NUMBER
C506
42 OF 60

CALL 811 BEFORE YOU DIG
SAFE DIGGING PARTNER

DATE: 4/15/2026 4:58 PM

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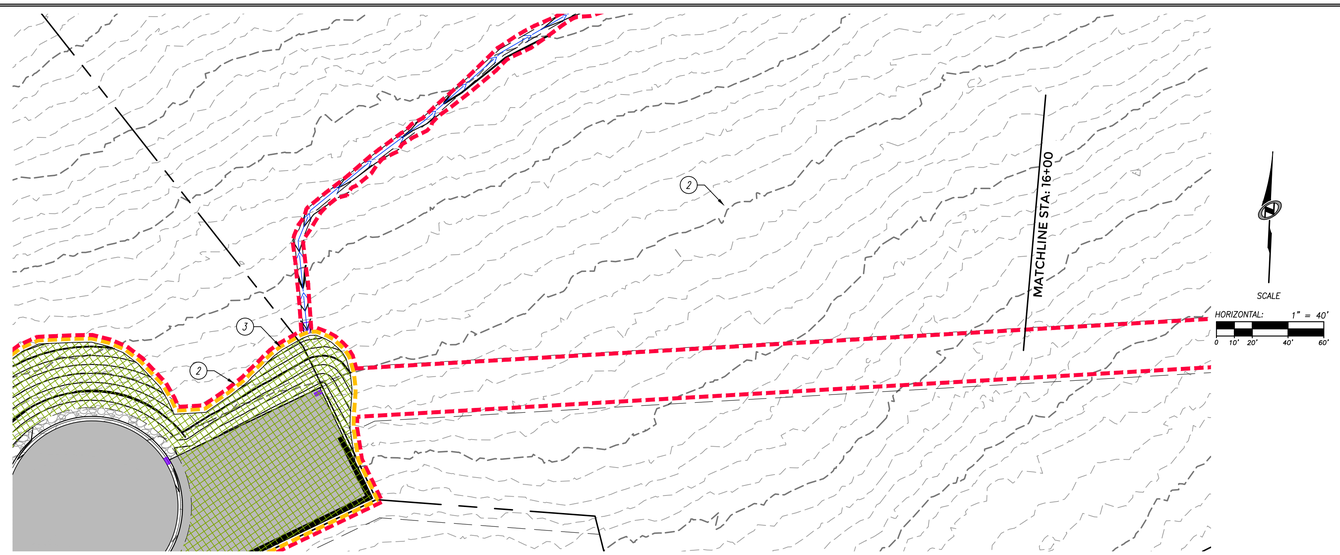
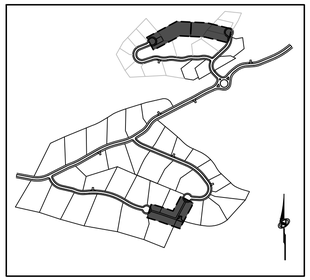


UTILITY 1 STA 10+00 - 16+00



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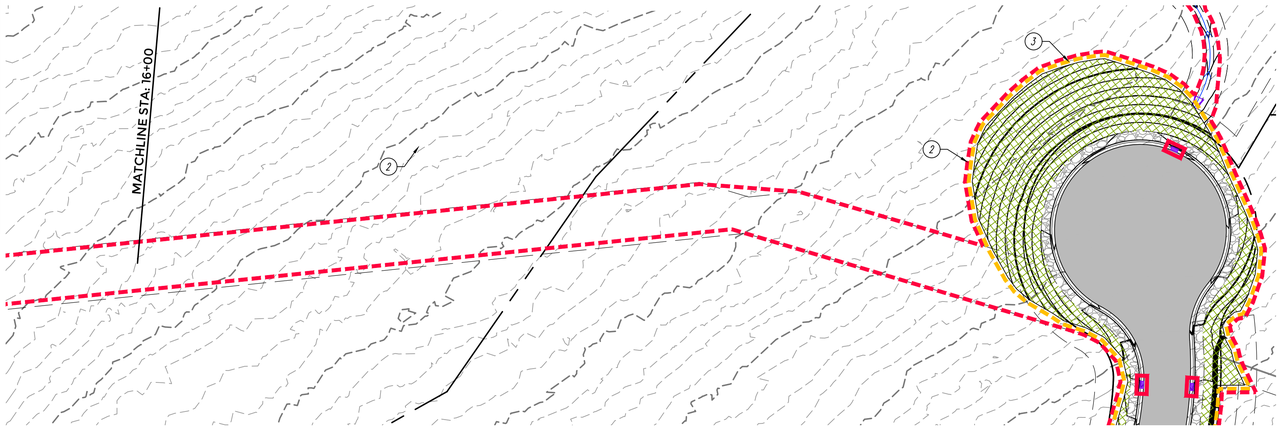

UTILITY 1 STA 16+00 - 22+25

UTILITY 2 STA 9+50 - 18+50

SCOPE OF WORK:

1. INSTALL INLET PROTECTION IN FORM OF CONCRETE BLOCKS / FILTER CLOTH / GRAVEL OR SILT SACK AT EXISTING AND PROPOSED CATCH BASINS AS SHOWN ON PLAN.
2. INSTALL EARTH BERM ALONG DOWN GRADIENT LIMITS OF DISTURBANCE AS SHOWN ON PLAN.
3. INSTALL ORANGE CONSTRUCTION FENCE FOR TREE PROTECTION.

EXPOSED SLOPES:

ANY DISTURBED AREAS AND/OR EXPOSED SLOPE THAT WILL REMAIN UNTOUCHED FOR LONGER THAN 14 DAYS MUST BE STABILIZED BY ONE OR MORE OF THE FOLLOWING METHODS:

A) SPRAYING DISTURBED AREAS WITH A TACKIFIER VIA HYDROSEED. USE THE FOLLOWING SEED MIXTURE.

i.	MOUNTAIN BROME	7.50 LB/AC
ii.	SLENDER WHEATGRASS	6.25 LB/AC
iii.	WESTERN WHEATGRASS	5.00 LB/AC
iv.	IDAHO FESCUE	2.50 LB/AC
v.	SANDBERG BLUEGRASS	1.25 LB/AC
vi.	BIG BLUEGRASS	1.25 LB/AC
vii.	BLUEBUNCH WHEATGRASS	1.25 LB/AC
viii.	ROCKY MOUNTAIN PENSTEMON	1.00 LB/AC
ix.	MOUNTAIN LUPINE	2.00 LB/AC
x.	SHOWY GOLDENEYE	0.50 LB/AC
xi.	WESTERN YARROW	0.25 LB/AC
xii.	BLUE FLAX	1.25 LB/AC

B) TRACKING STRAW PERPENDICULAR TO SLOPES
C) INSTALLING A LIGHT-WEIGHT, TEMPORARY EROSION CONTROL BLANKET

UPON COMPLETION OF PROJECT ALL DISTURBED AREAS MUST BE RE-SEEDED PER METHOD A ABOVE.

LEGEND:

- HATCHING INDICATES AREAS TO RECEIVE 4" TOPSOIL AND TO BE SEEDED FOR NATURAL VEGETATION. AREAS RECEIVING SEEDING FOR NATURAL REVEGETATION MUST BE COVERED WITH AN EROSION CONTROL BLANKET AFTER THE FINAL GRADING AND SEEDING ARE FINISHED. INSTALL NORTH AMERICAN GREEN SC-150 BLANKET OR APPROVED EQUAL. FOLLOW MANUFACTURER'S SPECIFICATIONS. INSTALL NORTH AMERICAN GREEN P300 EROSION CONTROL BLANKET ON ALL SLOPES GREATER THAN 1.5:1. SEE SHEET C001 EROSION CONTROL GENERAL NOTES.
- INSTALL 15' X 50' VEHICLE WASH DOWN AREA WITH 1"-2.5" COARSE AGGREGATE PLACED A MINIMUM 8" THICK. SUPPLY WATER FOR VEHICLE WASH DOWN. SEE PLAN 125, SHEET C903.
- STABILIZED CONSTRUCTION ENTRANCE FOR SITE INGRESS/EGRESS. IF ALTERNATE ACCESS POINTS ARE APPROVED BY OWNER, ADDITIONAL STABILIZED CONSTRUCTION ENTRANCES WILL BE REQUIRED. SEE PLAN 126, SHEET C904.
- INSTALL INLET PROTECTION IN FORM OF CONCRETE BLOCKS / FILTER CLOTH / GRAVEL OR SILT SACK AT EXISTING AND PROPOSED CATCH BASINS AS SHOWN ON PLAN. SEE PLANS 124.1 & 124.3, SHEET C903.
- INSTALL EARTH BERM ALONG DOWN GRADIENT LIMITS OF DISTURBANCE AS SHOWN ON PLAN. SEE PLAN 123, SHEET C903.
- INSTALL ORANGE CONSTRUCTION FENCE FOR TREE PROTECTION.

TALISMAN CIVIL CONSULTANTS
1588 SOUTH MAIN STREET
SUITE 200
SALT LAKE CITY, UT 84115
801.743.1300

NO.	BY	DATE	REVISIONS

POWDER MOUNTAIN
PRADO PHASE 1
EROSION CONTROL PLAN

DATE: 04.15.2026

TCC JOB NUMBER: 25-220-12

PROFESSIONAL ENGINEER
JEFFERSON BELL
9246205-2202
STATE OF UTAH
04-15-26

SCALE
HORIZONTAL: 1" = 40'
0 10' 20' 40' 60'

SHEET NUMBER
C507
43 OF 60

CALL 811 BEFORE YOU DIG
SAFE DIGGING PARTNER

DATE: 4/15/2026 4:06 PM

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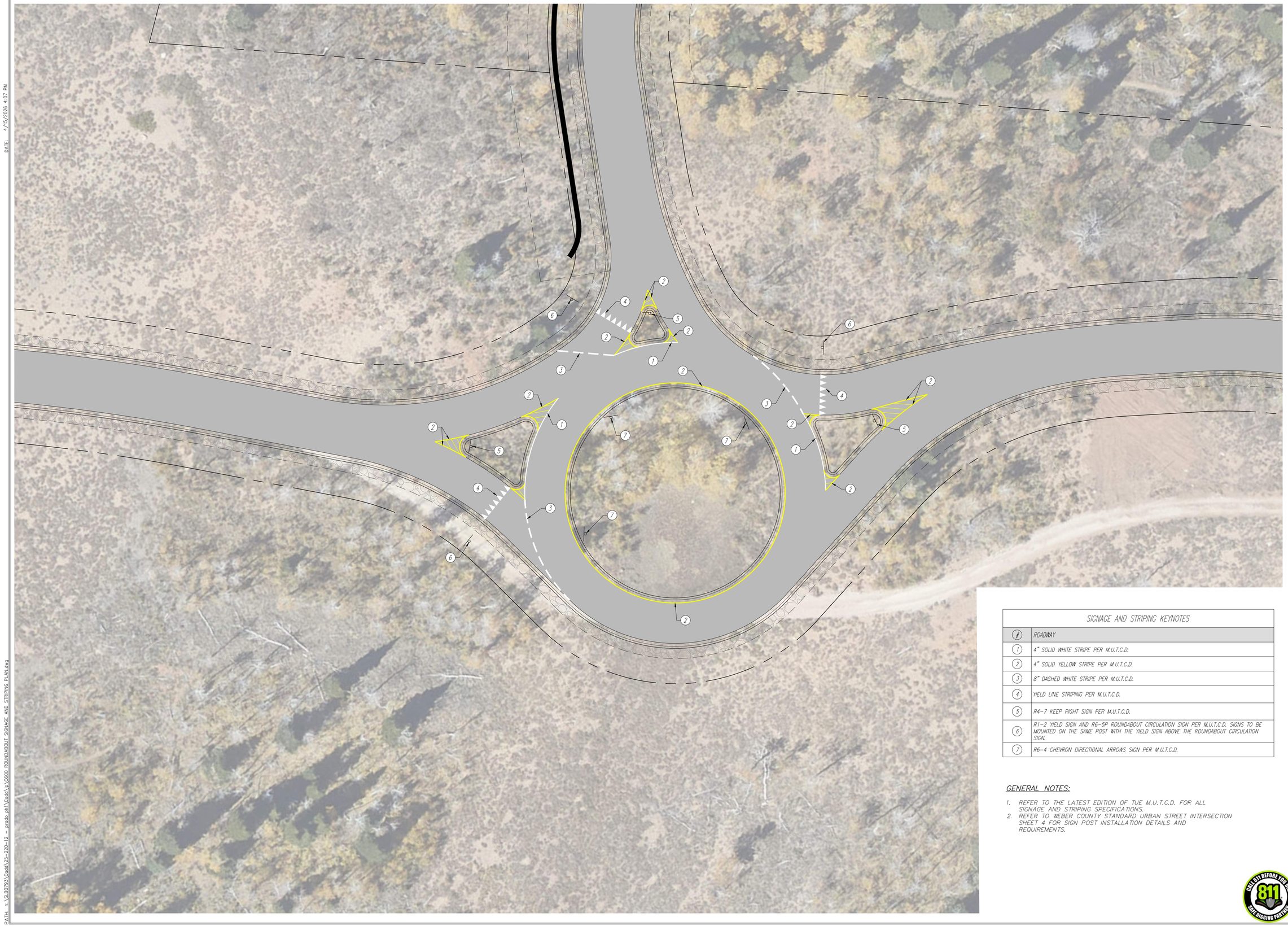


SIGNAGE AND STRIPING KEYNOTES	
(#)	ROADWAY
(1)	4" SOLID WHITE STRIPE PER M.U.T.C.D.
(2)	4" SOLID YELLOW STRIPE PER M.U.T.C.D.
(3)	8" DASHED WHITE STRIPE PER M.U.T.C.D.
(4)	YIELD LINE STRIPING PER M.U.T.C.D.
(5)	R4-7 KEEP RIGHT SIGN PER M.U.T.C.D.
(6)	R1-2 YIELD SIGN AND R6-5P ROUNDABOUT CIRCULATION SIGN PER M.U.T.C.D. SIGNS TO BE MOUNTED ON THE SAME POST WITH THE YIELD SIGN ABOVE THE ROUNDABOUT CIRCULATION SIGN.
(7)	R6-4 CHEVRON DIRECTIONAL ARROWS SIGN PER M.U.T.C.D.

GENERAL NOTES:

1. REFER TO THE LATEST EDITION OF TUE M.U.T.C.D. FOR ALL SIGNAGE AND STRIPING SPECIFICATIONS.
2. REFER TO WEBER COUNTY STANDARD URBAN STREET INTERSECTION SHEET 4 FOR SIGN POST INSTALLATION DETAILS AND REQUIREMENTS.

CALL 811 BEFORE YOU DIG — 811 BLUE STAKES OF UTAH

TALISMAN CIVIL CONSULTANTS
1588 SOUTH MAIN STREET
SUITE 200
SALT LAKE CITY, UT 84115
801.743.1300

NO.	BY	DATE	REVISIONS

POWDER MOUNTAIN
PRADO PHASE 1
ROUNDABOUT SIGNAGE AND STRIPING PLAN

DATE: 04.15.2026

TCC JOB NUMBER: 25-220-12

REGISTERED PROFESSIONAL ENGINEER
JEFFERSON BELL
10194905-2202
04-15-26
STATE OF UTAH

SCALE
HORIZONTAL: 1" = 20'
0 5' 10' 20' 30'

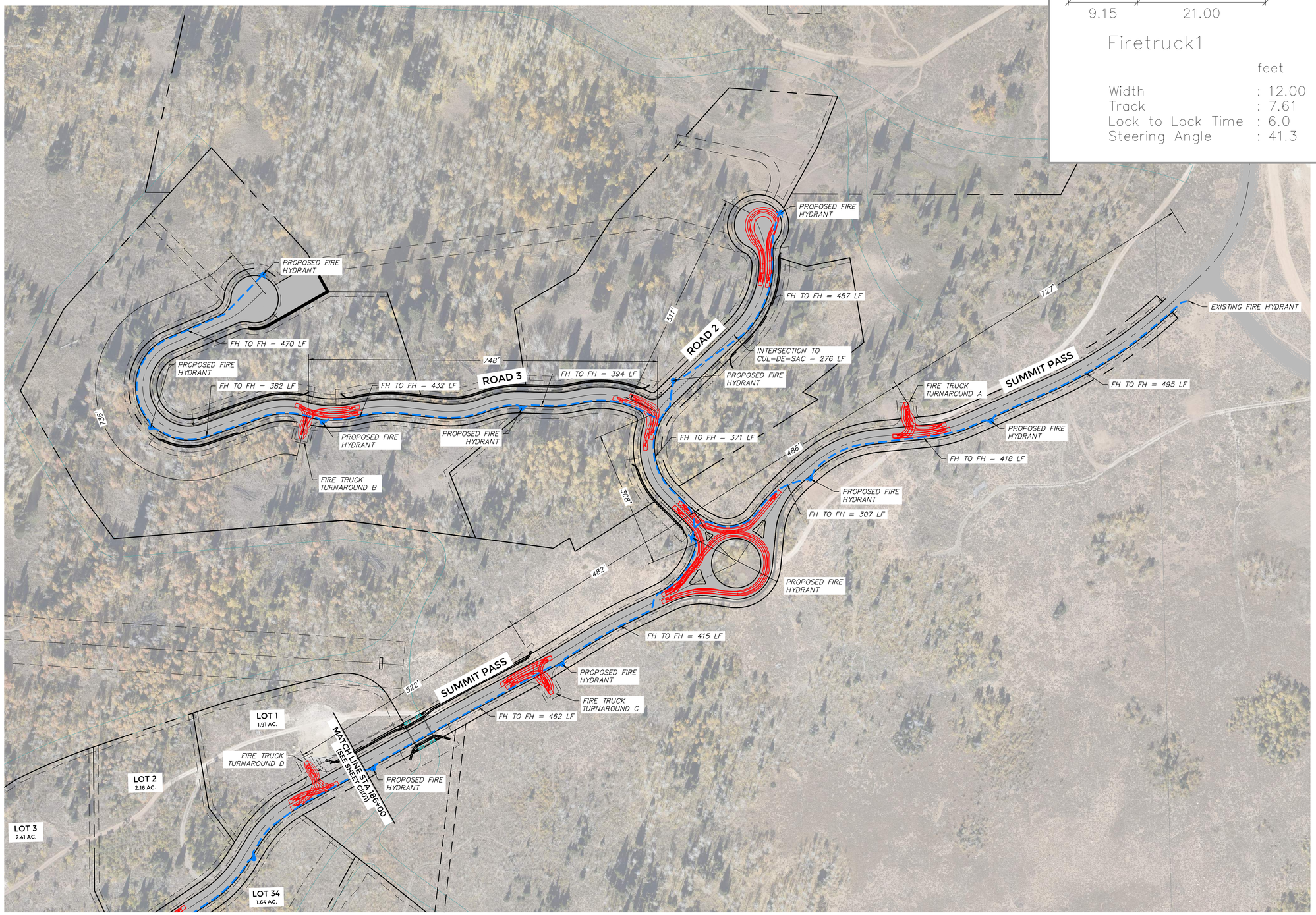
SHEET NUMBER
C600
44 OF 60

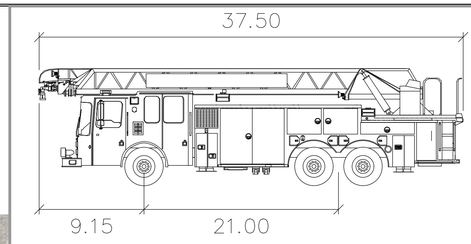
PATH: n:\SLB0793\Cadd\25-220-12 - prods ph1\Cadd\lp\C600 ROUNDABOUT SIGNAGE AND STRIPING PLAN.dwg

DATE: 4/15/2026 4:07 PM

LEGEND:

- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- FIRE HOSE COVERAGE





TALISMAN CIVIL CONSULTANTS
1588 SOUTH MAIN STREET
SUITE 200
SALT LAKE CITY, UT 84115
801.743.1300

NO.	BY	DATE	REVISIONS

POWDER MOUNTAIN
PRADO PHASE 1
FIRE ACCESS PLAN

DATE: 04.15.2026

TCC JOB NUMBER: 25-220-12

PROFESSIONAL ENGINEER
JEFFERSON BELL
#15-26
STATE OF UTAH

SCALE
HORIZONTAL: 1" = 100'
0 25' 50' 100' 150'

SHEET NUMBER
C800
45 OF 60

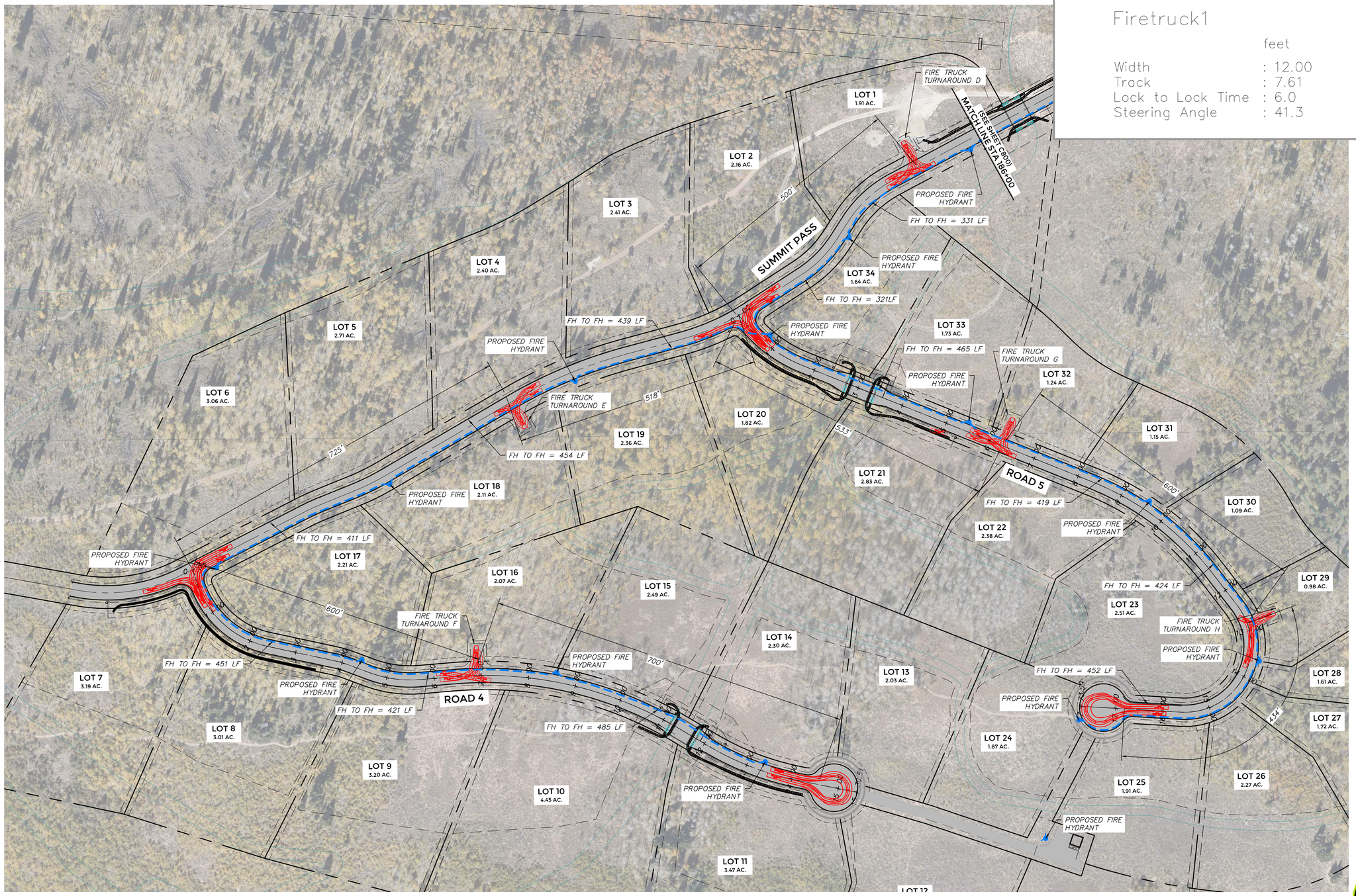
CALL 811 BEFORE YOU DIG
SAFE DIGGING PARTNER

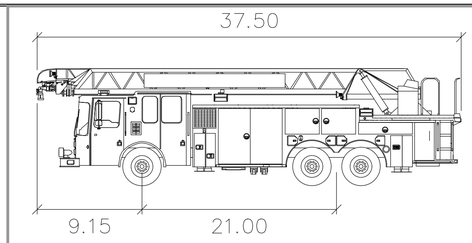
PATH: n:\SLC\7923\Cadd\25-220-12 - prado ph1\Cadd\p\C800 FIRE ACCESS PLAN.dwg

DATE: 4/15/2026 4:07 PM

LEGEND:

- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- FIRE HOSE COVERAGE





TALISMAN CIVIL CONSULTANTS
1588 SOUTH MAIN STREET
SUITE 200
SALT LAKE CITY, UT 84115
801.743.1300

NO.	BY	DATE	REVISIONS

POWDER MOUNTAIN
PRADO PHASE 1
FIRE ACCESS PLAN

DATE: 04.15.2026

TCC JOB NUMBER: 25-220-12

JEFFERSON BELL
PROFESSIONAL ENGINEER
STATE OF UTAH
No. 12345-2202
04-15-26

SCALE
HORIZONTAL: 1" = 100'
0 25' 50' 100' 150'

SHEET NUMBER
C801
46 OF 60

CALL 811 BEFORE YOU DIG
SAFE RIGGING PARTNER

PATH: n:\SLB\793\Cadd\25-220-12 - prado ph1\Cadd\Vp\C800 FIRE ACCESS PLAN.dwg

Exhibit C

EMERGENCY EVACUATION MAP

LEGEND:

- SAFE ZONE
- SKI LIFTS
- EMERGENCY ROAD ACCESS
- PRIMARY ROAD

TIMBERLINE

SUNDOWN

ASPEN DRIVE

SUNDOWN LIFT

TIGER TOW

TIMBERLINE LIFT

HIDDEN LAKE EXPRESS

SUMMIT PASS RD

SADDLE HORN TOW

POWDER MOUNTAIN RD

TO EDEN

TO EDEN

HIDDEN LAKE

SUNRISE LIFT

HEARTWOOD RD

MARY'S LIFT

SUMMIT PASS RD

HORIZON RUN RD

MERIDIAN AVE

OVERLOOK DR

SUMMIT PASS RD

COPPER CREST DR

SPRING PARK RD

VILLAGE

VILLAGE LIFT

SHELTER HILL RD

Enclave At Powder Mountain (1 - single family residential lot)

IN CASE OF FIRE/EMERGENCY CALL : 911

FOR EVACUATION:

DEPART IMMEDIATELY AS DIRECTED TO EDEN VIA MAIN ROADS. YOU WILL BE INFORMED IF AN EMERGENCY ROAD ACCESS ROUTE NEEDS TO BE UTILIZED. IF EXIT ROAD IS NOT AN OPTION, PROCEED TO YOUR DESIGNATED SAFE ZONE (NOTE: A SAFE ZONE IS NOT AN EXIT, IT IS AN AREA TO MEET UNTIL ASSISTANCE ARRIVES AND IS USED ONLY WHEN EXIT ROADS ARE NOT AN OPTION).

NO SMOKING WITHIN POWDER MOUNTAIN REGION EXCEPT IN DESIGNATED SMOKING AREAS.

EMERGENCY PHONE NUMBERS:

MEDICAL EMERGENCY	911
FIRE EMERGENCY	911
LAW ENFORCEMENT EMERGENCY	911
WEBER COUNTY SHERIFF	801-778-6602
WEBER FIRE DISTRICT	801-395-8221
INTERMOUNTAIN HEALTH MCKAY-DEE HOSPITAL	801-387-2800
POWDER MOUNTAIN EMERGENCY DISPATCH	801-745-3772 EXT. 3
UTAH AVALANCHE INFORMATION	888-999-4019 EXT.1

N

0 300 600 1200 1800

SCALE: 1"=600'

MAP DATE:AUGUST 8, 2024

POWDER MOUNTAIN

DRAFT - Subject: Powder Mountain Emergency Evacuation Plan

As Powder Mountain continues to build-out the DRR-1 master plan, ensuring the safety of all individuals on the mountain during an evacuation situation is essential. The attached emergency evacuation plan outlines clear routes for ingress and egress and assembly points (for refuge). This plan will be regularly reviewed and updated as new conditions develop.

This emergency evacuation plan will be distributed to our operations teams, property owners, and the HOA. Operations and HOA teams will have access to the map online and post hard copy versions in highly visible exit/entry employee locations.

The resort monitors winter weather alerts and forecasts to be prepared for severe storms. The Resort team can initiate appropriate emergency responses and provide guests with clear directions during an emergency. In the event of an impending significant weather event, the resort can communicate with guests and property owners to provide information, guidance, and recommended safety measures. Clear and timely communication will ensure that everyone is well-informed and prepared. Depending on the nature of the significant weather or other emergency event, the resort may implement shelter-in-place protocols or evacuate guests to designated safe areas. Our resort-wide comprehensive plans ensure that all on mountain individuals are moved to secure locations if necessary.

Staff Report to the Ogden Valley Planning Commission

Weber County Planning Division

Synopsis

Application Information

Application Request:	Consideration and action on a request for final subdivision approval of the Prado at Powder Mountain Phase 2 Subdivision, a 3-lot subdivision located in the DRR-1 zone located at the end of Summit Pass Road in Eden.
Type of Decision:	Administrative
Agenda Date:	Wednesday, April 22, 2026
Applicant:	Erik Anderson
File Number:	UVP0304262

Property Information

Approximate Address:	Summit Pass Road, Powder Mountain Resort
Project Area:	63.25 Acres
Zoning:	Ogden Valley Destination and Recreation Resort Zone DRR-1
Existing Land Use:	Vacant
Proposed Land Use:	Residential
Parcel ID:	23-012-0203
Township, Range, Section:	T7N, R2E, Section 8

Adjacent Land Use

North:	Ski Resort/Resort Development	**South:**	Ski Resort/Resort Development
East:	Ski Resort/Resort Development	**West:**	Ski Resort/Resort Development

Staff Information

Report Presenter:	Felix Lleverino flleverino@webercountyutah.gov 801-399-8767
Report Reviewer:	RG

Applicable Ordinances

- Title 101, Chapter 1 General Provisions, Section 7, Definitions
- Title 104, Chapter 29 Ogden Valley Destination and Recreation Resort Zone (DRR-1)
- Title 104, Zones, Chapter 28 Ogden Valley Sensitive Lands Overlay Districts
- Title 106, Subdivisions, Chapter 1-8 as applicable
- Title 108, Standards, Chapter 8 Parking and Loading Space, Vehicle Traffic and Access Regulations

Summary and Background

1/14/2015 – Zoning Development Agreement for Summit Group is recorded

1/12/2019 – First Amendment to Zoning Development Agreement is recorded

11/30/2022 – Second Amendment to Zoning Development Agreement is recorded

12/9/2025 – Prado Subdivision granted preliminary approval of phases one and two with the following conditions:

1. The final subdivision plan shall include a cost estimate for the subdivision improvements
   - This will be satisfied before the subdivision plat is recorded.
2. The cost for subdivision improvements that are not complete at the time of plat recordation shall be escrowed with Weber County.
   - This will be satisfied before the subdivision plat is recorded.
3. All county review agency requirements are satisfied before the final subdivision plat is recorded.
   - This will be satisfied before the subdivision plat is recorded.

The development report as of February 6, 2026, from the Powder Mountain group indicates that 265 lots have been recorded within the Powder Mountain Development, under the executed development agreement, recorded 1/14/2015.

Analysis

General Plan: The proposal conforms to the Ogden Valley General Plan by encouraging development within the existing resort-related areas.

Zoning: The subject property is located in the Ogden Valley Destination and Recreation Resort Zone more particularly described as the DRR-1 zone. The purpose and intent of the DRR-1 zone is identified in the LUC §104-29-1 as:

> *"The purpose of this chapter is to provide flexible development standards to resorts that are dedicated to preserving open space and creating extraordinary recreational resort experiences while promoting the goals and objectives of the Ogden Valley general plan. It is intended to benefit the residents of the county and the resorts through its ability to preserve the valley's rural character, by utilizing a mechanism that allows landowners to voluntarily transfer development rights to areas that are more suitable for growth when compared to sensitive land areas such as wildlife habitats, hazardous hillsides or prime agricultural parcels. Resorts that lie within an approved destination and recreation resort zone shall, by and large, enhance and diversify quality public recreational opportunities, contribute to the surrounding community's well-being and overall, instill a sense of stewardship for the land."*

Lot area, frontage/width and yard regulations: The DRR-1 Zone does not have a minimum lot area or a minimum lot width requirement per LUC §104-29-2(h) for a single-family residential dwelling. This subdivision has been designed for individual ownership of the lots, with private roadways maintained by the Powder Mountain Owners' Association.

Natural Hazards Overlay Zone: The proposed subdivision is located in a geologic hazards study area. A site-specific Geotechnical Investigation, performed by AGEC, and dated October 13, 2025 (Project No. 1250439) has been submitted with this application, which provides foundation design, grading, groundwater drainage, fill and compaction, and retaining wall requirements that must be followed to ensure longevity and safety. See Page 14 for Preconstruction Meeting Requirements.

A site-specific Geologic Hazard Assessment from AGEC, dated October 23, 2025 (Project number 1250702) is included with the subdivision plan. The report directs the developer to obtain a geotechnical study. Which has been accomplished.

A notice of geologic study recorded on title and a plat note are required that will provide notice that the geologic and geotechnical report is on file with the Weber County Planning Division

Emergency Evacuation: In the event of an emergency, Powder Mountain Resort has created an Emergency Evacuation Map and narrative, in Exhibit C, that directs departure routes to Eden and safe zones within Powder Mountain if the exit road is not an option.

Additional design standards and requirements: Summit pass and the road within the Prado are private roadways will interfere with existing trails in place. A new trails master plan will need to be created by the Powder Mountain group that is anticipated to show new trail alignments across a wider, more expansive area, and will remain free and accessible to the public. New recreation easements will be created, intended for ski trails and viewsheds are depicted on the subdivision plan. The maintenance of all private roadways will be done by an HOA. Parking along these 60' wide private roadways will be discouraged by the Weber Fire District during winter; however, there are no concerns regarding parking when roadways are clear and dry.

Section 5.8 of the development agreement requires a minimum of 30% of the total acreage to be designated as open space. The cumulative open space platted throughout Powder Mountain amounts to 59 percent or 376 acres.

Culinary water and sanitary sewage disposal: A capacity assessment letter has been provided by Powder Mountain Water and Sewer District. Proof of a connect fee from Powder Mountain Water and Sewer District will be required to be submitted prior to receiving a building permit from Weber County.

Review Agencies: The Weber County Engineering requests information concerning the water and sewer plan, retaining walls, bridge construction, signage for the roundabout, guardrails, and several plan revisions. While this is not a requirement for approval of this subdivision at this time, the subject of a second access off the mountain will continue to be mentioned with each application submitted by Powder Mountain. The Weber Fire District has deemed this proposal acceptable based on acceptable road widths, turn-around, and fire hydrants. The Weber Surveyor's Office will conduct a detailed review at the final stage of the process. A condition of approval has been included to ensure that all applicable review agencies' requirements will be met prior to moving forward for final approval.

Staff Recommendation

Staff recommends final approval of the Prado at Powder Mountain Phase 2 Subdivision with the following conditions:

1. The final subdivision plan shall include a cost estimate for the subdivision improvements
2. The cost for subdivision improvements that are not complete at the time of plat recordation shall be escrowed with Weber County.
3. All county review agency requirements are satisfied before the final subdivision plat is recorded.
4. An updated trail network plan shall be submitted.

This recommendation is based on the following findings:

1. The proposed subdivision conforms to the Ogden Valley General Plan.
2. With the recommended conditions, the proposed subdivision complies with all previous approvals and the applicable County ordinances.
3. The proposed subdivision will not be detrimental to the public health, safety, or welfare.
4. The proposed subdivision will not deteriorate the environment of the general area so as to negatively impact surrounding properties and uses.

Exhibits

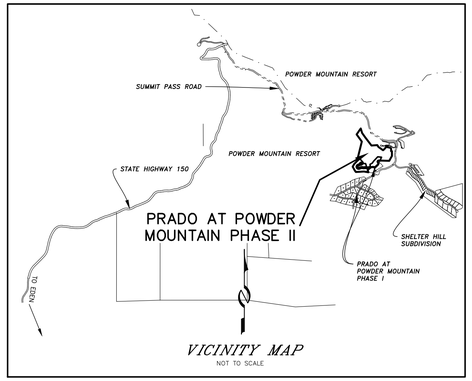
A. Final plat
B. Subdivision Improvement Plan
C. Emergency Evacuation Plan

Location Map 1

Exhibit A

PRADO AT POWDER MOUNTAIN PHASE II

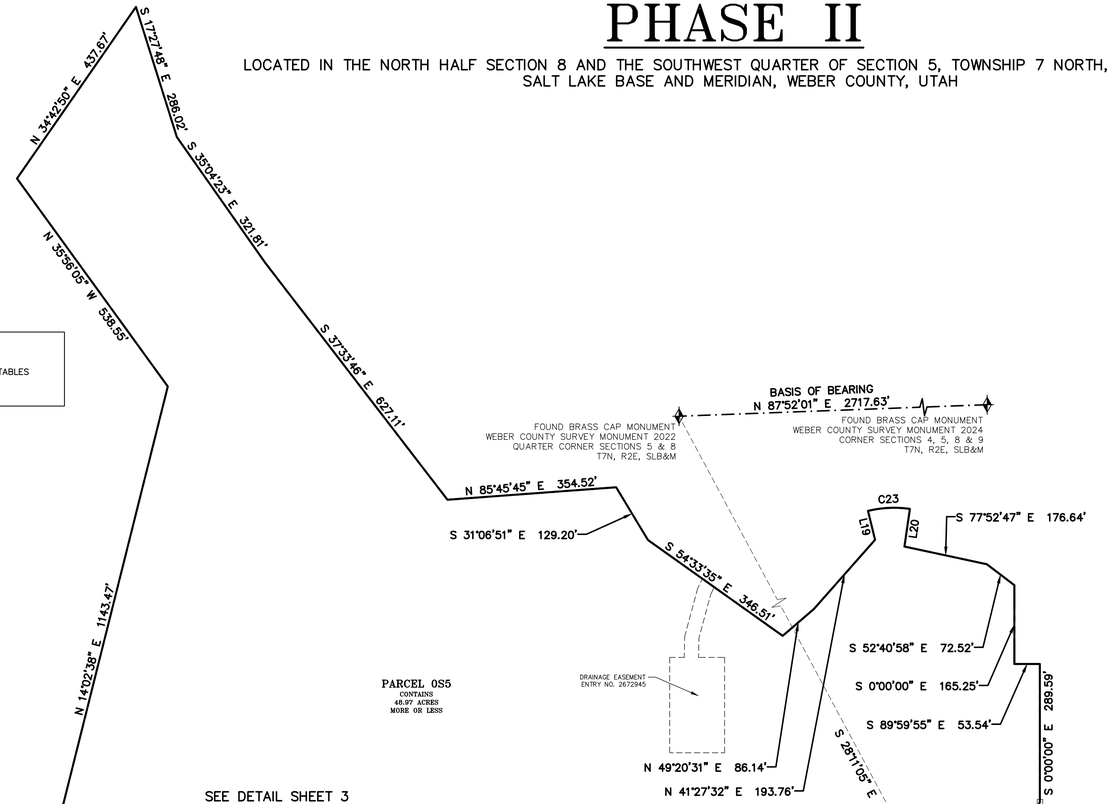
LOCATED IN THE NORTH HALF SECTION 8 AND THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 7 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, WEBER COUNTY, UTAH

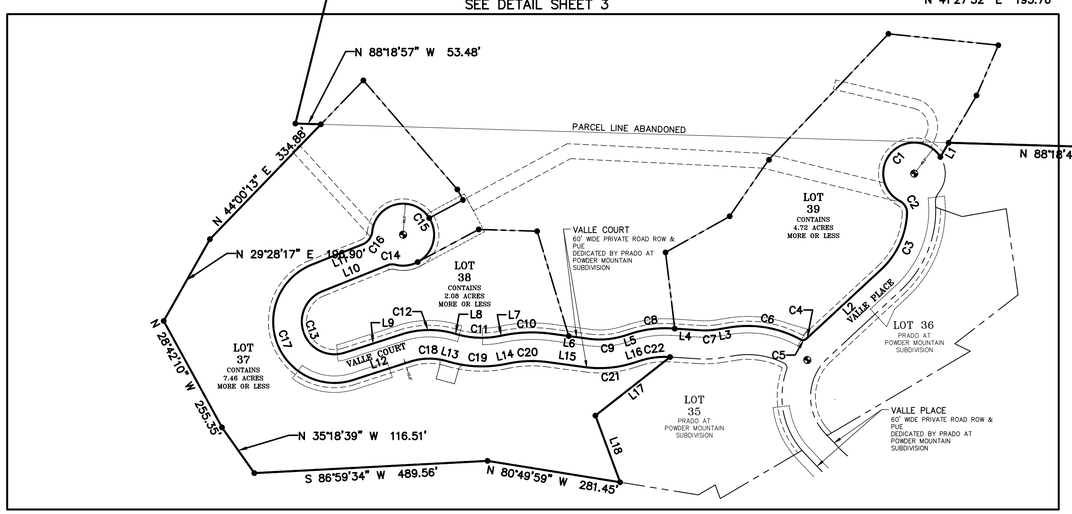


VICINITY MAP
NOT TO SCALE

SHEET INDEX

SHEET 1 – SURVEYOR'S CERTIFICATE, OVERALL PROPERTY BOUNDARY, SIGNATURE BOXES, VICINITY MAP, OWNERS DEDICATION AND CONSENT TO RECORD, ACKNOWLEDGEMENT, LINE AND CURVE TABLES
SHEET 2 – PLAT NOTES, OVERALL PROPERTY BOUNDARY LEGAL DESCRIPTION
SHEET 3 – LOT DETAILS, EASEMENTS, LINE AND CURVE TABLES





150' 0 150' 300'
SCALE: 1"=150' (24"x36" SHEET SIZE)

LEGEND

- ● Set 5/8" rebar & cap monument "ALLTERRA UTAH" or Copper Rivet in Curb on the property line extension (for front lot corners) to be set as ongoing construction allows.
- Found Section monument (As-Noted)
- Street Monument to be set or as-Noted.
- □ Found Monument

LINE HATCH TABLE

- Section Line
- Tie Line
- Recreation Easement
- PUE and/or Drainage Easement
- Subdivision Boundary Line
- Lot Line
- Fire Truck Turnaround Easement
- Wall, Bridge & Recreation Easement
- Water & Sewer Easement

DRAFT REVIEW

SURVEYOR'S CERTIFICATE

PROFESSIONAL LAND SURVEYOR No.7248891 CHARLES GALATI State of Utah

I, Charles Galati, do hereby certify that I am a Professional Land Surveyor, and that I hold License No. 7248891, in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyor Act. I further certify that by authority of the owner(s) I have completed a survey of the property described hereon in accordance with Utah Code Section 17-73-504, have verified all measurements, and have subdivided the described property into lots, together with easements, hereafter to be known as PRADO AT POWDER MOUNTAIN PHASE II, and that the same has been correctly surveyed and monumented on the ground as shown on this plat.

OWNER'S DEDICATION AND CONSENT TO RECORD

PRADO DEVELOPER, LIMITED LIABILITY COMPANY ("DECLARANT"), AS OWNER OF THE HEREON DESCRIBED TRACT OF LAND, DOES HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND PARCELS AS SHOWN HEREON, SUBJECT TO ALL OF THE RESTRICTIONS, RIGHTS AND LIMITATIONS SET FORTH IN THE PLAT NOTES, AND NAME SAID TRACT, TO BE KNOWN AS PRADO AT POWDER MOUNTAIN PHASE II, AND DOES HEREBY:

PUBLIC UTILITY AND DRAINAGE EASEMENTS: GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED AS PUBLIC UTILITY, STORM WATER DETENTION PONDS AND DRAINAGE EASEMENTS, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINE, STORM DRAINAGE FACILITIES, OR FOR THE PERPETUAL PRESERVATION OF WATER CHANNELS IN THEIR NATURAL STATE WHICHEVER IS APPLICABLE AS MAY BE AUTHORIZED BY THE GOVERNING AUTHORITY, WITH NO BUILDINGS OR STRUCTURES BEING ERECTED WITHIN SUCH EASEMENTS.
PRIVATE EASEMENTS: GRANT AND DEDICATE THOSE CERTAIN EASEMENTS DESCRIBED IN NOTES AS, 11, 12, 13 AND 15 OF THIS PLAT. SUCH NOTES AND THE RESERVATION AND GRANT OF EASEMENTS DESCRIBED THEREIN ARE INCORPORATED HEREIN BY REFERENCE.

IN WITNESS WHEREOF, THE DECLARANT HAS EXECUTED THIS OWNER'S DEDICATION AS OF THE _____ DAY OF _____, 2026.

BY: _____

NAME: BROOKE HONTZ TITLE: CHIEF DEVELOPMENT AND CONSTRUCTION OFFICER

ACKNOWLEDGEMENT

State of _____)
:ss
County of _____)

On this _____ day of _____, 2026, BROOKE HONTZ, personally appeared before me, whose identity is personally known to me or proven on the basis of satisfactory evidence, and who by me duly sworn/affirmed, did say that she is the authorized signer for PRADO DEVELOPER, limited liability company, and that said document was signed freely and voluntarily by her on behalf of said limited liability company.

_____
Notary Public

_____
Printed Name

Residing in: _____

My commission expires: _____

Commission No._____

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD LENGTH	CHORD BEARING
C1	65.00'	238.16'	209°55'56"	125.59'	S 42°34'14" W
C2	28.00'	31.71'	64°53'46"	30.05'	S 29°56'51" E
C3	170.50'	132.95'	44°40'43"	129.61'	S 24°50'24" W
C4	170.51'	4.05'	1°21'39"	4.05'	S 46°29'55" W
C5	11.00'	14.00'	72°54'11"	13.07'	S 82°16'11" W
C6	230.00'	153.04'	38°07'25"	150.23'	N 80°20'26" W
C7	170.00'	38.61'	13°00'42"	38.52'	S 87°06'12" W
C8	230.00'	84.60'	21°04'33"	84.13'	S 83°04'16" W
C9	170.00'	74.62'	25°08'52"	74.02'	S 85°06'26" W
C10	307.00'	103.88'	19°23'15"	103.39'	S 87°59'14" W
C11	189.00'	91.90'	27°51'40"	91.00'	N 87°46'33" W
C12	189.50'	112.50'	34°00'48"	110.85'	S 89°08'53" W
C13	68.50'	210.48'	176°03'22"	136.92'	N 19°49'50" W
C14	28.00'	17.56'	35°55'51"	17.27'	N 86°09'47" E
C15	65.00'	315.50'	278°06'21"	85.20'	N 34°55'28" W
C16	33.06'	35.86'	62°08'42"	34.13'	S 37°03'46" W
C17	128.50'	394.85'	176°03'22"	256.85'	S 19°49'50" E
C18	129.50'	76.88'	34°00'48"	75.75'	N 89°08'53" E
C19	249.00'	121.08'	27°51'40"	119.89'	S 87°46'33" E
C20	247.00'	83.58'	19°23'15"	83.18'	N 87°59'14" E
C21	230.00'	100.95'	25°08'52"	100.14'	N 85°06'26" E
C22	170.00'	62.53'	21°04'33"	62.18'	N 83°04'16" E
C23	232.00'	88.31'	21°48'32"	87.78'	N 87°16'53" E

LINE TABLE		
LINE	DIRECTION	LENGTH
L1	S 30°27'37" W	34.52'
L2	S 47°10'45" W	208.86'
L3	S 80°35'52" W	24.24'
L4	N 86°23'27" W	59.01'
L5	S 72°32'00" W	17.41'
L6	N 82°19'08" W	79.12'
L7	S 78°17'37" W	4.51'
L8	N 73°50'43" W	5.14'
L9	S 72°08'29" W	125.56'
L10	N 68°11'51" E	146.63'
L11	S 68°11'51" W	114.51'
L12	N 72°08'29" E	125.56'
L13	S 73°50'43" E	5.14'
L14	N 78°17'37" E	4.51'
L15	S 82°19'08" E	79.12'
L16	N 72°32'00" E	17.41'
L17	S 51°53'29" W	198.92'
L18	S 20°18'58" E	149.09'
L19	N 13°37'23" W	62.36'
L20	S 8°11'08" W	79.64'

4/2/26 SHEET 1 OF 3

JOB NO.: 25024 FILE: C:\Users\Charlie\Desktop\ALLTERRA\AU JOBS\2025\25060 – POWDER Prado Subdivision\PHASE II\25060–PRADO PH II 2026.dwg

PROFESSIONAL LAND SURVEYING AND CONSULTING
ALLTERRA UTAH, LLC
435-640-4200
463 SCENIC HEIGHTS ROAD, FRANCIS, UTAH 84036

WEBER COUNTY ATTORNEY
I HAVE EXAMINED THE FINANCIAL GUARANTEE AND OTHER DOCUMENTS ASSOCIATED WITH THIS SUBDIVISION PLAT AND IN MY OPINION THEY CONFORM WITH THE COUNTY ORDINANCE APPLICABLE THERETO AND NOW IN FORCE AND AFFECT.
SIGNED THIS _____ DAY OF _____, 2026
_____
SIGNATURE

WEBER COUNTY SURVEYOR
I HEREBY CERTIFY THAT THE WEBER COUNTY SURVEYOR HAS REVIEWED THIS PLAT AND ALL CONDITIONS FOR APPROVAL BY THIS OFFICE HAVE BEEN SATISFIED. THE APPROVAL OF THIS PLAT BY THE WEBER COUNTY SURVEYOR DOES NOT RELIEVE THE LICENSED LAND SURVEYOR WHO EXECUTED THIS PLAT FROM THE RESPONSIBILITIES AND/OR LIABILITIES ASSOCIATED THEREWITH.
SIGNED THIS _____ DAY OF _____, 2026
_____
COUNTY SURVEYOR

WEBER COUNTY ENGINEER
I HEREBY CERTIFY THAT THE REQUIRED PUBLIC IMPROVEMENT STANDARDS AND DRAWINGS FOR THIS SUBDIVISION CONFORM WITH COUNTY STANDARDS AND THE AMOUNT OF THE FINANCIAL GUARANTEE IS SUFFICIENT FOR THE INSTALLATION OF THESE IMPROVEMENTS SIGNED THIS _____ DAY OF _____, 2026
_____
SIGNATURE

WEBER COUNTY PLANNING COMMISION APPROVAL
THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISION ON THIS _____ DAY OF _____, 2026
_____
CHAIRMAN WEBER COUNTY PLANNING COMMISION

APPLICANT:
PRADO DEVELOPER LLC
3923 N. WOLF CREEK DRIVE
EDEN, UTAH 84310

PROJECT ENGINEER:
TALISMAN CIVIL CONSULTANTS
1588 SOUTH MAIN STREET
SUITE 200
SALT LAKE CITY, UTAH 84115

RECORDED
STATE OF UTAH,
COUNTY OF WEBER,
RECORDED AND FILED AT THE
REQUEST OF _____
ENTRY NO. _____
DATE: _____ TIME:_____
BOOK: _____ PAGE:_____
FEE: _____
_____
WEBER COUNTY RECORDER

PRADO AT POWDER MOUNTAIN
PHASE II

PLAT NOTES

1. The real property ("Property") that is the subject of this Plat is subject to the First Amended and Restated Declaration of Covenants, Conditions, Easements and Restrictions for Powder Mountain ("Master Declaration") executed by Summit Mountain Holding Group, L.L.C. ("Master Developer") which was recorded in the Official Records of the Weber County Recorder on 03/21/2025, as Entry No. 3362096, as amended and as may be further modified from time to time. The Master Declaration sets forth the restrictions and general plan of improvements for the property described in the Master Declaration, including the Property.

2. Pursuant to the Master Declaration, Powder Haven Owners' Association, a Utah nonprofit corporation ("Community Association"), is responsible for maintaining all Common Area (as defined in the Master Declaration), if any, and shall have a perpetual non-exclusive easement over all of the lots created by this Plat (each, a "Lot") other property subject to the Master Declaration for such maintenance purposes, as further described in the Master Declaration.

3. Development of the Property is subject to and shall conform to the terms and provisions of the Weber County Zoning Development Agreement ("Master Development Agreement"), which was recorded in the Official Records of the Weber County Recorder on January 14, 2015, as Entry No. 2717835, as amended by First Amendment on July 12, 2019, as Entry No. 2990685, as amended by Second Amendment on November 30, 2022, as Entry No. 3265109, and as may be further modified from time to time.

4. No improvements may be made to any Lot without review and approval of (i) Prado Developer, LLC ("Declarant"), (ii) Master Developer, and (iii) the Community Association and the Architectural Review Committee (as defined in the Master Declaration), in accordance with the Master Declaration and the Design Standards and Guidelines (promulgated under the Master Declaration), which incorporate site and landscape requirements, architectural guidelines, as well as construction regulations.
5. All improvements on the Lots must comply with Weber County DRR-1 Zoning. In addition, all improvements must be constructed within the Building Envelope as defined in the Site Notebook as represented in the Design Standards and Guidelines for each Lot. The Design Standards and Guidelines provide additional restrictions within each Building Envelope on limits of construction and the building footprint. Development must adhere to the Master Declaration, Neighborhood Declaration (if any), Design Standards and Guidelines, Master Development Agreement, and Weber County Code.
6. Landscaping and irrigation on each Lot must comply with the Master Declaration, Design Standards and Guidelines, Powder Mountain Water and Sewer District's standards, and other applicable regulations.

7. The Property is subject to the rights of Master Developer as set forth in the Master Declaration. Master Developer retains the right to exercise any applicable rights provided for in the Master Declaration, including, without limitation, reserving and granting easements, reducing or relocating improvements within the community, adding additional facilities, and making other development decisions, as Master Developer may determine, in its sole discretion, and in accordance with applicable law.

8. The Lots are served by water and wastewater lateral lines. Each owner of a Lot shall be responsible for the maintenance and replacement of all water and sanitary sewer laterals serving a residence and other improvements on their Lot in accordance with the requirements of the Powder Mountain Water and Sewer Improvement District ("PMWSID"). Additionally, Lot owners are responsible to pay all PMWSID charges for connection to the system and non-connection standby fees for water and sewer services. PMWSID will own all common water and sewer mains and appurtenances within the Property outside of the Lots.

9. All utilities within Property must be placed underground within the public utility easements described on the Plat as "PUE." Declarant reserves the right to modify public utility easements to the actual width of installed utilities, subject to existing utility companies' rights. No above ground fuel/gas tanks are allowed within Lots or on the Property other than 20lb propane gas grill tanks. Permanent structures or obstructions are prohibited within any PUE without prior written approval from the relevant utility providers and the Declarant. Utility providers have the right to install, maintain, and access underground utilities and surface facilities, and may require removal of any obstructions, such as structures or vegetation, at a Lot owner's expense. Each Lot includes a 10-foot public utility easement along the front yard lines. Master Developer may grant additional utility easements as needed. This Plat also conveys a public utility easement to utility owners and/or operators in designated areas, in accordance with Utah Code Ann. § 54-3-27, for the purpose of installing, maintaining, and operating necessary utility facilities.

10. Declarant reserves the right unilaterally to amend the Plat without the consent or approval of the owners the Lots, whether affected by such amendment or not, to satisfy governmental requirements, correct mistakes, remove or clarify ambiguities, or for other purposes, provided it does not materially adversely affect title, and such amendment complies with Weber County ordinances and Utah law. As further set forth in the Master Declaration, by accepting a Lot, each Lot owner irrevocably appoints Master Developer as its attorney-in-fact to realign and adjust boundary lines by amending the Plat or otherwise in accordance with law.

11. Declarant reserves for itself, its successors, assigns, Community Association, and Master Developer a blanket easement across all Lots and the remaining Property for constructing and maintaining hiking and biking trails ("Trail Easement"). Master Developer may designate, add to, delete, or modify the trails without amending this Plat as more fully described in the Master Declaration.

12. Declarant reserves for itself, its successors, assigns, Community Association, and Master Developer an easement across those portions of the Lots and the remaining Property not otherwise within a Building Envelope for constructing and maintaining ski trails and other ski improvements, and for skiers' ingress, egress, and recreational purposes over and across the Lots and other Property ("Ski Easement"). The Plat specifically identifies the location of an additional Recreation Easement. Master Developer may modify ski trails within the Ski Easement, including trails and improvements within the Recreation Easement, without amending this Plat as more fully described in the Master Declaration.

13. Declarant reserves for itself, its successors and assigns, and Master Developer, a temporary blanket easement across all Lots adjacent to a private road ("Slope Easement") as more fully described in the Master Declaration. Such Slope Easement is for the benefit of the Master Developer, its employees, and contractors, for the purpose of stabilizing, constructing cut slopes and fill slopes, and performing other construction and maintenance to prevent erosion along the private roads. The Slope Easement on each Lot shall automatically terminate at such time as a certificate of occupancy is issued for a residential building constructed on such Lot, at which time a substitute easement may be required by Weber County and/or Master Developer for ongoing maintenance and repair.

14. The Lots are in a ski resort area ("Ski Resort") where snowfalls, wind patterns, and other conditions could cause avalanches. No studies have been conducted to determine if any Lots are in avalanche zones. Certain Ski Resort areas may be subject to avalanche controls, potentially involving explosive charges and temporary closures. Declarant makes no representations as to Ski Resort operations or avalanche risks, and each owner should conduct independent studies before constructing any improvements on a Lot.

15. Declarant reserves for itself, its successors and assigns, Master Developer, and Community Association, a 10 foot snow storage easement ("Snow Storage Easement") extending beyond and parallel to Road Parcels, and measured perpendicular from front property line 10 feet into each Lot. Private roads within the Property generally have a 60-foot right-of-way, which provides approximately 14.5 feet between the back of the curb and the front property line of the Lots. The area within this right-of-way along with the Snow Storage Easement will be utilized for storing snow ("Snow Storage Area"). No person shall move snow from a Lot or private property and deposit it into the Snow Storage Area. Each Lot owner must designate a private snow storage area within their Lot to accommodate snow removed from surfaces on their Lot.

16. Notice that the parcel is located within a natural hazard study area; notice that a natural hazard study and report is available for public inspection at the County Planning Division office.

17. All Lot owners are responsible for managing stormwater runoff on their individual Lot and within their property.

18. Parking is prohibited on any private roads and County roads.

19. These Plat Notes run with the Property and shall be binding upon and inure to the benefit of the successors and assigns of each Lot owner.

20. Owners and potential buyers are put on notice that owning property within the resort area ("Resort") involves risks such as property damage, personal injury, and death caused by resort activities, including skiing, snowboarding, mountain biking, heavy equipment use, snowmaking, construction, and natural conditions like snowfall, wind, and runoff. Snowmaking may result in artificial snow overspray impacting the Lots. Resort operations may generate noise, lights, and vibrations from avalanche control, grooming, lift operations, and maintenance, which may occur during early morning, evening, and late-night hours. Special events like concerts, fireworks, and markets may affect views and privacy. Passenger, commercial, and construction vehicles operate throughout the area, and avalanches or snow slides may cause damage or injury. By accepting a deed or interest in any Lot, the owner, successors, and assigns: (a) acknowledges, accepts, and assumes the risks of property damage, loss of property value, damage to improvements, personal injury, death, trespass, or nuisance caused by or arising from the hazards and risks identified in this note, and other risks associated with Resort operations (collectively, the "Assumed Risks"); and (b) releases, waives, discharges, and agrees not to sue the Resort owner, operator, and their respective officers, directors, partners, shareholders, members, affiliates, employees, contractors, consultants, agents, successors, and assigns for any damages, losses, costs (including attorneys' fees), claims, demands, suits, judgments, or liabilities arising from the Assumed Risks, except in cases of gross negligence or willful misconduct. This release is intended to be comprehensive, while complying with applicable law, and does not limit the liability of individual skiers, snowboarders, or other Resort users.

OVERALL BOUNDARY DESCRIPTION

A parcel of land located in the North half of Section 8 and the southwest quarter of Section 5 Township 7 North, Range 2 East, Salt Lake Base and Meridian, Weber County, State of Utah, the boundary of said parcel of land being more particularly described as follows:

BEGINNING AT A POINT that is South 28°11'05" East a distance of 2069.36 feet from a Weber County brass cap survey monument for the north quarter corner of said Section 8, said point also being the southeast corner of Parcel OS5 as shown on the SUMMIT EDEN PHASE 1C, AMENDMENT 5 subdivision plat recorded April 25, 2018 as Entry No. 2917038 on file and of record in the office of the Weber County Recorder (Basis of Bearing for the herein described parcel of land being North 87°52'01" East 2717.63 feet from said Weber County brass cap survey monument for the north quarter corner of Section 8 to a Weber County brass cap survey monument for the northeast corner of said Section 8): and running thence North 88°18'42" West coincident with the southern boundary of said Parcel OS5, a distance of 571.51 feet; thence South 30°27'37" West, a distance of 34.52 feet to a point on a non tangent 65.00 feet radius curve to the left, said point also being on the right-of-way ___(ROADNAME)_____ as shown on the PRADO AT POWDER MOUNTAIN subdivision plat recorded _____(DATE)_____ as Entry No. _____ on file and of record in the office of the Weber County Recorder; thence coincident with the road right(s)-of-way in said plat the following thirty-seven (37) courses: 1) Southwesterly along the arc of said curve a distance of 238.16 feet (chord bears South 42°34'14" West a distance of 125.59 feet) to a point of reverse curve to the right having a radius of 28.00 feet and a central angle of 64°53'46"; thence 2) Southeasterly along the arc, a distance of 31.71 feet to a point of compound curve to the right having a radius of 170.50 feet and a central angle of 44°40'43"; thence 3) Southwesterly along the arc, a distance of 132.95 feet; thence 4) South 47°10'45" West, a distance of 208.86 feet to a point on a 170.51 feet radius curve to the left; thence 5) Southwesterly along the arc of said curve a distance of 4.05 feet (chord bears South 46°29'55" West a distance of 4.05 feet) to a point of reverse curve to the right having a radius of 11.00 feet and a central angle of 72°54'11"; thence 6) Westerly along the arc, a distance of 14.00 feet to a point of reverse curve to the left having a radius of 230.00 feet and a central angle of 38°07'25"; thence 7) Westerly along the arc, a distance of 153.04 feet; thence 8) South 80°35'52" West, a distance of 24.24 feet to a point on a 170.00 feet radius curve to the right; thence 9) Westerly along the arc of said curve a distance of 38.61 feet (chord bears South 87°06'12" West a distance of 38.52 feet); thence 10) North 86°23'27" West, a distance of 59.01 feet to a point on a 230.00 feet radius curve to the left; thence 11) Westerly along the arc of said curve a distance of 84.60 feet (chord bears South 83°04'16" West a distance of 84.13 feet); thence 12) South 72°32'00" West, a distance of 17.41 feet to a point on a 170.00 feet radius curve to the right; thence 13) Westerly along the arc of said curve a distance of 74.62 feet (chord bears South 85°06'26" West a distance of 74.02 feet); thence 14) North 82°19'08" West, a distance of 79.12 feet to a point on a 307.00 feet radius curve to the left; thence 15) Westerly along the arc of said curve a distance of 103.88 feet (chord bears South 87°59'14" West a distance of 103.39 feet); thence 16) South 78°17'37" West, a distance of 4.51 feet to a point on a 189.00 feet radius curve to the right; thence 17) Westerly along the arc of said curve a distance of 91.90 feet (chord bears North 87°46'33" West a distance of 91.00 feet); thence 18) North 73°50'43" West, a distance of 5.14 feet to a point on a 189.50 feet radius curve to the left; thence 19) Westerly along the arc of said curve a distance of 112.50 feet (chord bears South 89°08'53" West a distance of 110.85 feet); thence 20) South 72°08'29" West, a distance of 125.56 feet to a point on a 68.50 feet radius curve to the right; thence 21) Northerly along the arc of said curve a distance of 210.48 feet (chord bears North 19°49'50" West a distance of 136.92 feet); thence 22) North 68°11'51" East, a distance of 146.63 feet to a point on a 28.00 feet radius curve to the right; thence 23) Easterly along the arc of said curve a distance of 17.56 feet (chord bears North 86°09'47" East a distance of 17.27 feet) to a point of reverse curve to the left having a radius of 65.00 feet and a central angle of 278°06'21"; thence 24) Northwesterly along the arc, a distance of 315.50 feet to a point on a non tangent 33.06 feet radius curve to the right; thence 25) Southwesterly along the arc of said curve a distance of 35.86 feet (chord bears South 37°03'46" West a distance of 34.13 feet); thence 26) along a line non-tangent to said curve, South 68°11'51" West, a distance of 114.51 feet to a point on a 128.50 feet radius curve to the left; thence 27) Southerly along the arc of said curve a distance of 394.85 feet (chord bears South 19°49'50" East a distance of 256.85 feet); thence 28) North 72°08'29" East, a distance of 125.56 feet to a point on a 129.50 feet radius curve to the right; thence 29) Easterly along the arc of said curve a distance of 76.88 feet (chord bears North 89°08'53" East a distance of 75.75 feet); thence 30) South 73°50'43" East, a distance of 5.14 feet to a point on a 249.00 feet radius curve to the left; thence 31) Easterly along the arc of said curve a distance of 121.08 feet (chord bears South 87°46'33" East a distance of 119.89 feet); thence 32) North 78°17'37" East, a distance of 4.51 feet to a point on a 247.00 feet radius curve to the right; thence 33) Easterly along the arc of said curve a distance of 83.58 feet (chord bears North 87°59'14" East a distance of 83.18 feet); thence 34) South 82°19'08" East, a distance of 79.12 feet to a point on a 230.00 feet radius curve to the left; thence 35) Easterly along the arc of said curve a distance of 100.95 feet (chord bears North 85°06'26" East a distance of 100.14 feet); thence 36) North 72°32'00" East, a distance of 17.41 feet to a point on a 170.00 feet radius curve to the right; thence 37) Easterly along the arc of said curve a distance of 62.53 feet (chord bears North 83°04'16" East a distance of 62.18 feet); thence along a line non-tangent to said curve, South 51°53'29" West, a distance of 198.92 feet; thence South 20°18'58" East, a distance of 149.09 feet; thence North 80°49'59" West, a distance of 281.45 feet; thence South 86°59'34" West, a distance of 489.56 feet; thence North 35°18'39" West, a distance of 116.51 feet; thence North 28°42'10" West, a distance of 255.35 feet; thence North 29°28'17" East, a distance of 196.90 feet; thence North 44°00'13" East, a distance of 334.88 feet to the southerly boundary of said Parcel OS5; thence coincident with the boundary of Parcel OS5 the following twenty-one (21) courses: 1) North 88°18'57" West, a distance of 53.48 feet; thence 2) North 14°02'38" East, a distance of 1,143.47 feet; thence 3) North 35°56'05" West, a distance of 538.55 feet; thence 4) North 34°42'50" East, a distance of 437.67 feet; thence 5) South 17°27'48" East, a distance of 286.02 feet; thence 6) South 35°04'23" East, a distance of 321.81 feet; thence 7) South 37°33'46" East, a distance of 627.11 feet; thence 8) North 85°45'45" East, a distance of 354.52 feet; thence 9) South 31°06'51" East, a distance of 129.20 feet; thence 10) South 54°33'35" East, a distance of 346.51 feet; thence 11) North 49°20'31" East, a distance of 86.14 feet; thence 12) North 41°27'32" East, a distance of 193.76 feet; thence 13) North 13°37'23" West, a distance of 62.36 feet to a point on a non tangent 232.00 feet radius curve to the right; thence 14) Easterly along the arc of said curve a distance of 88.31 feet (chord bears North 87°16'53" East a distance of 87.78 feet); thence 15) along a line non-tangent to said curve, South 08°11'08" West, a distance of 79.64 feet; thence 16) South 77°52'47" East, a distance of 176.64 feet; thence 17) South 52°40'58" East, a distance of 72.52 feet; thence 18) South, a distance of 165.25 feet; thence 19) South 89°59'55" East, a distance of 53.54 feet; thence 20) South, a distance of 289.59 feet; thence 21) South 29°11'14" West, a distance of 337.79 feet to the **POINT OF BEGINNING.**

Parcel contains 2,755,252 square feet or 63.25 acres, more or less.

PROFESSIONAL LAND SURVEYING AND CONSULTING
ALLTERRA UTAH, LLC
435-640-4200
463 SCENIC HEIGHTS ROAD, FRANCIS, UTAH 84036

RECORDED
STATE OF UTAH,
COUNTY OF WEBER,
RECORDED AND FILED AT THE
REQUEST OF _____
ENTRY NO. _____
DATE: _____ TIME:_____
BOOK: _____ PAGE:_____
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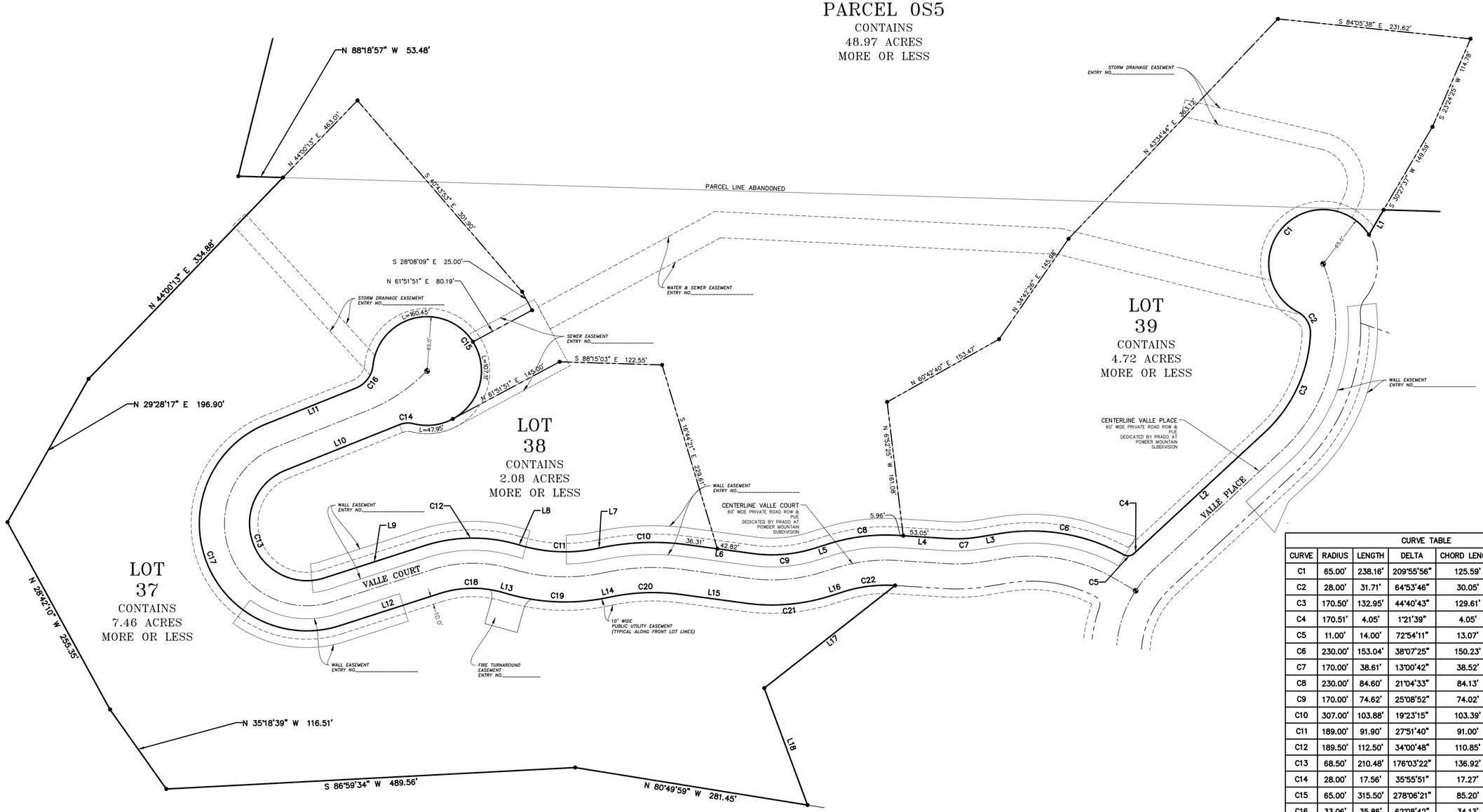
PRADO AT POWDER MOUNTAIN
PHASE II

PARCEL 0S5
CONTAINS
48.97 ACRES
MORE OR LESS



LOT
38
CONTAINS
2.08 ACRES
MORE OR LESS

LOT
39
CONTAINS
4.72 ACRES
MORE OR LESS

LOT
37
CONTAINS
7.46 ACRES
MORE OR LESS

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD LENGTH	CHORD BEARING
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L11	S 68°11'51" W	114.51'
L12	N 72°08'29" E	125.56'
L13	S 73°50'43" E	5.14'
L14	N 78°17'37" E	4.51'
L15	S 82°19'08" E	79.12'
L16	N 72°32'00" E	17.41'
L17	S 51°53'29" W	198.92'
L18	S 20°18'58" E	149.09'
L19	N 13°37'23" W	62.36'
L20	S 8°11'08" W	79.64'

LEGEND

- ● Set 5/8" rebar & cap monument "ALLTERRA UTAH" or Copper Rivet in Curb on the property line extension (for front lot corners) to be set as ongoing construction allows.
- Found Section monument (As-Noted)
- Street Monument to be set or as-Noted.

60' 0 60' 120'
SCALE: 1"=60' (24"x36" SHEET SIZE)

LINE HATCH TABLE

- Section Line
- Tie Line
- Recreation Easement
- PUE and/or Drainage Easement
- Subdivision Boundary Line
- Lot Line
- Fire Truck Turnaround Easement
- Wall, Bridge & Recreation Easement
- Water & Sewer Easement

LOT DETAILS

4/2/26 SHEET 3 OF 3

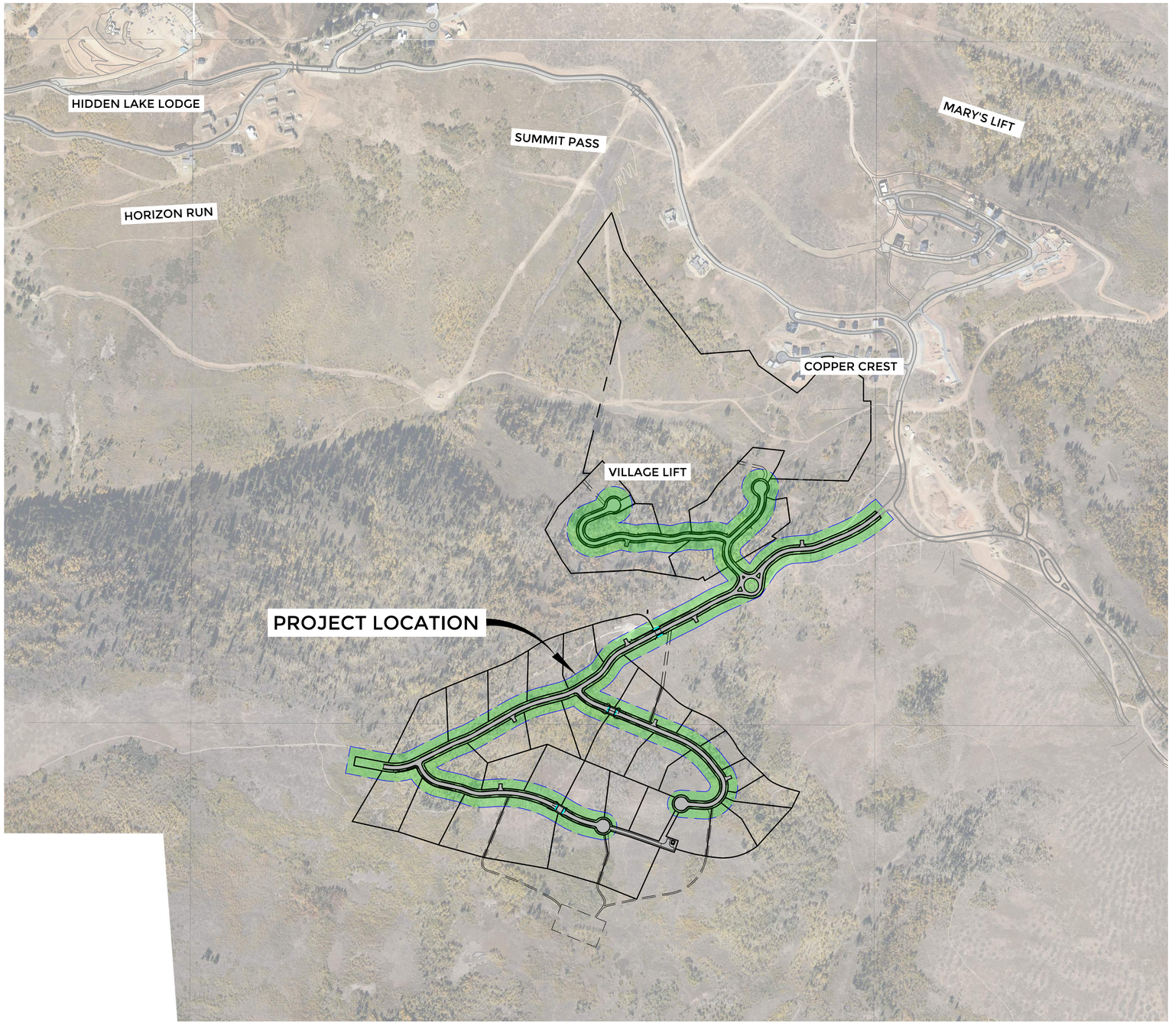
RECORDED
STATE OF UTAH,
COUNTY OF WEBER,
RECORDED AND FILED AT THE
REQUEST OF _____
ENTRY NO. _____
DATE: _____ TIME:_____
BOOK: _____ PAGE:_____
FEE: _____
WEBER COUNTY RECORDER

PROFESSIONAL LAND SURVEYING AND CONSULTING
ALLTERRA UTAH, LLC
435-649-4200
463 SCENIC HEIGHTS ROAD, FRANCIS, UTAH 84036

Exhibit B

PRADO PHASE 1
POWDER MOUNTAIN RESORT

SALT LAKE BASE AND MERIDIAN, WEBER COUNTY, UTAH



SHEET LIST TABLE	
Sheet Number	Sheet Title
C000	COVER SHEET
C001	GENERAL NOTES
C002	LEGEND AND TYPICAL ROADWAY SECTIONS
C003	SURVEY CONTROL
C300	OVERALL ROADWAY PLAN & PROFILE KEY MAP
C300.1	OVERALL STORM DRAIN PLAN
C300.2	OVERALL WATER & SEWER PLAN
C301	SUMMIT PASS – PLAN & PROFILE
C302	SUMMIT PASS – PLAN & PROFILE
C303	SUMMIT PASS – PLAN & PROFILE
C304	SUMMIT PASS – PLAN & PROFILE
C305	SUMMIT PASS – PLAN & PROFILE
C306	SUMMIT PASS – PLAN & PROFILE
C307	ROAD 2 – PLAN & PROFILE
C308	ROAD 2 – PLAN & PROFILE
C309	ROAD 3 – PLAN & PROFILE
C310	ROAD 3 – PLAN & PROFILE
C311	ROAD 3 – PLAN & PROFILE
C312	ROAD 4 – PLAN & PROFILE
C313	ROAD 4 – PLAN & PROFILE
C314	ROAD 5 – PLAN & PROFILE
C315	ROAD 5 – PLAN & PROFILE
C316	ROAD 5 – PLAN & PROFILE
C317	UTILITY PLAN & PROFILE
C318	UTILITY PLAN & PROFILE
C319	UTILITY PLAN & PROFILE
C320	ROAD 4 BRIDGE UTILITY PLAN & PROFILE
C321	ROAD 5 BRIDGE UTILITY PLAN & PROFILE
C400	OVERALL GRADING PLAN AND KEY MAP
C401	GRADING PLAN
C402	GRADING PLAN
C403	GRADING PLAN
C404	GRADING PLAN
C405	GRADING PLAN
C406	GRADING PLAN
C500	EROSION CONTROL PLAN
C501	EROSION CONTROL PLAN
C502	EROSION CONTROL PLAN
C503	EROSION CONTROL PLAN
C504	EROSION CONTROL PLAN
C505	EROSION CONTROL PLAN
C506	EROSION CONTROL PLAN
C507	EROSION CONTROL PLAN
C600	ROUNDABOUT SIGNAGE AND STRIPING PLAN
C800	FIRE ACCESS PLAN
C801	FIRE ACCESS PLAN
C900	PMWSID DETAILS
C901	PMWSID DETAILS
C902	PMWSID DETAILS
C903	DETAILS
C904	DETAILS
C905	DETAILS
C906	DETAILS
C907	DETAILS
C908	DETAILS
C909	LIFT STATION DETAILS
C910	NORTH LIFT STATION DETAILS
C911	SOUTH LIFT STATION DETAILS
C912	LIFT STATION VAULT DETAILS
C913	LIFT STATION VAULT DETAILS

TALISMAN CIVIL CONSULTANTS
CELEBRATING TEN YEARS
1588 SOUTH MAIN STREET
SUITE 200
SALT LAKE CITY, UT 84115
801.743.1300

NO.	BY	DATE	REVISIONS

POWDER MOUNTAIN
PRADO PHASE 1
COVER SHEET

DATE: 04.15.2026

TCC JOB NUMBER: 25-220-12

PROFESSIONAL ENGINEER
JEFFERSON BELL
9189905-2202
04-15-26
STATE OF UTAH

SCALE
HORIZONTAL: 1" = 400'
0 100' 200' 400' 600'

SHEET NUMBER
C000
1 OF 60

CALL811 BEFORE YOU DIG
811 SAFE DIGGING PARTNER

DATE: 4/15/2026 3:47 PM

PATH: n:\SLC0793\Cadd\25-220-12 - prado ph1\Cadd\lp\C000 COVER SHEET.dwg

GENERAL NOTES

1. ALL CONSTRUCTION MUST STRICTLY FOLLOW THE STANDARDS AND SPECIFICATIONS SET FORTH BY: GOVERNING UTILITY MUNICIPALITY, GOVERNING CITY OR COUNTY (IF UN-INCORPORATED), INDIVIDUAL PRODUCT MANUFACTURERS, THE DESIGN ENGINEER, AND AMERICAN PUBLIC WORKS ASSOCIATION (APWA). THE ORDER LISTED ABOVE IS ARRANGED BY SENIORITY. IF A CONSTRUCTION PRACTICE IS NOT SPECIFIED BY ANY OF THE LISTED SOURCES, CONTRACTOR MUST CONTACT DESIGN ENGINEER FOR DIRECTION.
2. CONTRACTOR TO STRICTLY FOLLOW GEOTECHNICAL RECOMMENDATIONS FOR THIS PROJECT. ALL GRADING INCLUDING BUT NOT LIMITED TO CUT, FILL, COMPACTION, ASPHALT SECTION, SUBBASE, TRENCH EXCAVATION/BACKFILL, SITE GRUBBING, RETAINING WALLS AND FOOTINGS MUST BE COORDINATED DIRECTLY WITH THE PROJECT GEOTECHNICAL ENGINEER.
3. TRAFFIC CONTROL, STRIPING & SIGNAGE TO CONFORM TO CURRENT UDOT TRANSPORTATION ENGINEER'S MANUAL AND MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
4. ANY AREA OUTSIDE THE LIMIT OF WORK THAT IS DISTURBED SHALL BE RESTORED TO ITS ORIGINAL CONDITION AT NO COST TO OWNER.
5. CONSULT ALL OF THE DRAWINGS AND SPECIFICATIONS FOR COORDINATION REQUIREMENTS BEFORE COMMENCING CONSTRUCTION.
6. AT ALL LOCATIONS WHERE EXISTING PAVEMENT ABUTS NEW CONSTRUCTION, THE EDGE OF THE EXISTING PAVEMENT SHALL BE SAWCUT TO A CLEAN, SMOOTH EDGE.
7. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE MOST RECENT, ADOPTED EDITION OF ADA ACCESSIBILITY GUIDELINES.
8. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING SURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED THOROUGHLY REVIEWED PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.
9. CONTRACTOR IS RESPONSIBLE FOR SCHEDULING AND NOTIFYING ENGINEER OR INSPECTING AUTHORITY 48 HOURS IN ADVANCE OF COVERING UP ANY PHASE OF CONSTRUCTION REQUIRING OBSERVATION.
10. ANY WORK IN THE PUBLIC RIGHT-OF-WAY WILL REQUIRE PERMITS FROM THE APPROPRIATE, CITY, COUNTY OR STATE AGENCY CONTROLLING THE ROAD, INCLUDING OBTAINING REQUIRED INSPECTIONS.
11. ALL DIMENSIONS, GRADES & UTILITY DESIGNS SHOWN ON THE PLANS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN OR GRADE CHANGES.
12. CONTRACTOR MUST VERIFY ALL EXISTING CONDITIONS BEFORE BIDDING AND BRING UP ANY QUESTIONS BEFOREHAND.
13. SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH BY THE GEOTECHNICAL ENGINEER.
14. CATCH SLOPES SHALL BE GRADED AS SPECIFIED ON GRADING PLANS.
15. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FLAGGING, CAUTION SIGNS, LIGHTS, BARRICADES, FLAGPERSONS, AND ALL OTHER DEVICES NECESSARY FOR PUBLIC SAFETY.
16. CONTRACTOR SHALL, AT THE TIME OF BIDDING AND THROUGHOUT THE PERIOD OF THE CONTRACT, BE LICENSED IN THE STATE OF UTAH AND SHALL BE BONDABLE FOR AN AMOUNT EQUAL TO OR GREATER THAN THE AMOUNT BID AND TO DO THE TYPE OF WORK CONTEMPLATED IN THE PLANS AND SPECIFICATIONS. CONTRACTOR SHALL BE SKILLED AND REGULARLY ENGAGED IN THE GENERAL CLASS AND TYPE OF WORK CALLED FOR IN THE PLANS AND SPECIFICATIONS.
17. CONTRACTOR SHALL INSPECT THE SITE OF THE WORK PRIOR TO BIDDING TO SATISFY THEM BY PERSONAL EXAMINATION OR BY SUCH OTHER MEANS AS THEY MAY PREFER OF THE LOCATION OF THE PROPOSED WORK AND OF THE ACTUAL CONDITIONS OF AND AT THE SITE OF WORK. IF, DURING THE COURSE OF THEIR EXAMINATION, A BIDDER FINDS FACTS OR CONDITIONS WHICH APPEAR TO THEM TO BE IN CONFLICT WITH THE LETTER OR SPIRIT OF THE PROJECT PLANS AND SPECIFICATIONS, THEY SHALL CONTACT THE ENGINEER FOR ADDITIONAL INFORMATION AND EXPLANATION BEFORE SUBMITTING THEIR BID. SUBMISSION OF A BID BY THE CONTRACTOR SHALL CONSTITUTE ACKNOWLEDGMENT THAT, IF AWARDED THE CONTRACT, THEY HAVE RELIED AND ARE RELYING ON THEIR OWN EXAMINATION OF (1) THE SITE OF THE WORK, (2) ACCESS TO THE SITE, AND (3) ALL OTHER DATA AND MATTERS REQUISITE TO THE FULFILLMENT OF THE WORK AND ON THEIR OWN KNOWLEDGE OF EXISTING FACILITIES ON AND IN THE VICINITY OF THE SITE OF THE WORK TO BE CONSTRUCTED UNDER THIS CONTRACT. THE INFORMATION PROVIDED BY THE ENGINEER IS NOT INTENDED TO BE A SUBSTITUTE FOR, OR A SUPPLEMENT TO, THE INDEPENDENT VERIFICATION BY THE CONTRACTOR TO THE EXTENT SUCH INDEPENDENT INVESTIGATION OF SITE CONDITIONS IS DEEMED NECESSARY OR DESIRABLE BY THE CONTRACTOR. CONTRACTOR SHALL ACKNOWLEDGE THAT THEY HAVE NOT RELIED SOLELY UPON OWNER OR ENGINEER FURNISHED INFORMATION REGARDING SITE CONDITIONS IN PREPARING AND SUBMITTING THEIR BID.
18. CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE ALL WATER, POWER, SANITARY FACILITIES AND TELEPHONE SERVICES AS REQUIRED FOR THE CONTRACTOR'S USE DURING CONSTRUCTION.
19. CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY FIELD CHANGES MADE WITHOUT PRIOR WRITTEN AUTHORIZATION FROM THE OWNER, ENGINEER, AND/OR GOVERNING AGENCIES.
20. CONTRACTOR SHALL EXERCISE DUE CAUTION AND SHALL CAREFULLY PRESERVE BENCH MARKS, CONTROL POINTS, REFERENCE POINTS AND ALL SURVEY STAKES, AND SHALL BEAR ALL EXPENSES FOR REPLACEMENT AND/OR ERRORS CAUSED BY THEIR UNNECESSARY LOSS OR DISTURBANCE.
21. CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOBSITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.
22. 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 TESTING AND INSPECTION SHALL BE PAID FOR BY THE OWNER; ALL RE-TESTING AND/OR RE-INSPECTION SHALL BE PAID FOR BY THE CONTRACTOR.
23. IF EXISTING IMPROVEMENTS NEED TO BE DISTURBED AND/OR REMOVED FOR THE PROPER PLACEMENT OF IMPROVEMENTS TO BE CONSTRUCTED BY THESE PLANS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXISTING IMPROVEMENTS FROM DAMAGE. COST OF REPLACING OR REPAIRING EXISTING IMPROVEMENTS SHALL BE INCLUDED IN THE UNIT PRICE BID FOR ITEMS REQUIRING REMOVAL AND/OR REPLACEMENT. THERE WILL BE NO EXTRA COST DUE TO THE CONTRACTOR FOR REPLACING OR REPAIRING EXISTING IMPROVEMENTS.
24. WHENEVER EXISTING FACILITIES ARE REMOVED, DAMAGED, BROKEN, OR CUT IN THE INSTALLATION OF THE WORK COVERED BY THESE PLANS OR SPECIFICATIONS, SAID FACILITIES SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE WITH MATERIALS EQUAL TO OR BETTER THAN THE MATERIALS USED IN THE ORIGINAL EXISTING FACILITIES. THE FINISHED PRODUCT SHALL BE SUBJECT TO THE APPROVAL OF THE OWNER, THE ENGINEER, AND THE RESPECTIVE REGULATORY AGENCY.
25. CONTRACTOR SHALL MAINTAIN A NEATLY MARKED SET OF FULL-SIZE AS-BUILT RECORD DRAWINGS SHOWING THE FINAL LOCATION AND LAYOUT OF ALL STRUCTURES AND OTHER FACILITIES. AS-BUILT RECORD DRAWINGS SHALL REFLECT CHANGE ORDERS, ACCOMMODATIONS, AND ADJUSTMENTS TO ALL IMPROVEMENTS CONSTRUCTED. WHERE NECESSARY, SUPPLEMENTAL DRAWINGS SHALL BE PREPARED AND SUBMITTED BY THE CONTRACTOR. PRIOR TO ACCEPTANCE OF THE PROJECT, THE CONTRACTOR SHALL DELIVER TO THE ENGINEER ONE SET OF NEATLY MARKED AS-BUILT RECORD DRAWINGS SHOWING THE INFORMATION REQUIRED ABOVE. AS-BUILT RECORD DRAWINGS SHALL BE REVIEWED AND THE COMPLETE AS-BUILT RECORD DRAWING SET SHALL BE CURRENT WITH ALL CHANGES AND DEVIATIONS REDLINED AS A PRECONDITION TO THE FINAL PROGRESS PAYMENT APPROVAL AND/OR FINAL ACCEPTANCE.
26. 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.

GENERAL NOTES CONT.

27. CONTRACTOR SHALL BE SKILLED AND REGULARLY ENGAGED IN THE GENERAL CLASS AND TYPE OF WORK CALLED FOR IN THE PROJECT PLANS AND SPECIFICATIONS. THEREFORE, THE OWNER IS RELYING UPON THE EXPERIENCE AND EXPERTISE OF THE CONTRACTOR. PRICES PROVIDED WITHIN THE CONTRACT DOCUMENTS SHALL INCLUDE ALL LABOR AND MATERIALS NECESSARY AND PROPER FOR THE WORK CONTEMPLATED AND THAT THE WORK BE COMPLETED IN ACCORDANCE WITH THE TRUE INTENT AND PURPOSE OF THESE PLANS AND SPECIFICATIONS. THE CONTRACTOR SHALL BE COMPETENT, KNOWLEDGEABLE AND HAVE SPECIAL SKILLS IN THE NATURE, EXTENT AND INHERENT CONDITIONS OF THE WORK TO BE PERFORMED. CONTRACTOR SHALL ALSO ACKNOWLEDGE THAT THERE ARE CERTAIN PECULIAR AND INHERENT CONDITIONS EXISTENT IN THE CONSTRUCTION OF THE PARTICULAR FACILITIES WHICH MAY CREATE, DURING THE CONSTRUCTION PROGRAM, UNUSUAL OR UNSAFE CONDITIONS HAZARDOUS TO PERSONS, PROPERTY AND THE ENVIRONMENT. CONTRACTOR SHALL BE AWARE OF SUCH PECULIAR RISKS AND HAVE THE SKILL AND EXPERIENCE TO FORESEE AND TO ADOPT PROTECTIVE MEASURES TO ADEQUATELY AND SAFELY PERFORM THE CONSTRUCTION WORK WITH RESPECT TO SUCH HAZARDS.
28. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL STRIPING AND/OR PAVEMENT MARKINGS NECESSARY TO TIE EXISTING STRIPING INTO FUTURE STRIPING. METHOD OF REMOVAL SHALL BE BY GRINDING OR SANDBLASTING.
29. CONTRACTOR SHALL PROVIDE ALL SHORING, BRACING, SLOPING OR OTHER PROVISIONS NECESSARY TO PROTECT WORKMEN FOR ALL AREAS TO BE EXCAVATED TO A DEPTH OF 4 FEET OR MORE. FOR EXCAVATIONS 4 FEET OR MORE IN DEPTH, THE CONTRACTOR SHALL COMPLY WITH INDUSTRIAL COMMISSION OF UTAH SAFETY ORDERS SECTION 68 – EXCAVATIONS, AND SECTION 69 – TRENCHES, ALONG WITH ANY LOCAL CODES OR ORDINANCES.
30. ALL EXISTING GATES AND FENCES TO REMAIN UNLESS OTHERWISE NOTED ON PLANS. PROTECT ALL GATES AND FENCES FROM DAMAGE.

UTILITY NOTES

1. CONTRACTOR SHALL COORDINATE LOCATION OF NEW "DRY UTILITIES" WITH THE APPROPRIATE UTILITY COMPANY, INCLUDING BUT NOT LIMITED TO: TELEPHONE SERVICE, GAS SERVICE, CABLE, POWER, INTERNET.
2. EXISTING UTILITIES HAVE BEEN SHOWN ON THE PLANS USING A COMBINATION OF ON-SITE SURVEYS (BY OTHERS). 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 48 HOURS IN ADVANCE OF PERFORMING ANY EXCAVATION WORK. THE CONTRACTOR SHALL RECORD THE BLUE STAKES ORDER NUMBER AND FURNISH ORDER NUMBER TO OWNER AND ENGINEER PRIOR TO ANY EXCAVATION. IT WILL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO DIRECTLY CONTACT ANY OTHER UTILITY COMPANIES THAT ARE NOT MEMBERS OF BLUE STAKES. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO PROTECT ALL EXISTING UTILITIES SO THAT NO DAMAGE RESULTS TO THEM DURING THE PERFORMANCE OF THIS CONTRACT. ANY REPAIRS NECESSARY TO DAMAGED UTILITIES SHALL BE PAID FOR BY THE CONTRACTOR. THE CONTRACTOR SHALL BE REQUIRED TO COOPERATE WITH OTHER CONTRACTORS AND UTILITY COMPANIES INSTALLING NEW STRUCTURES, UTILITIES AND SERVICE TO THE PROJECT.
3. CONTRACTOR SHALL POT HOLE ALL UTILITIES TO DETERMINE IF CONFLICTS EXIST PRIOR TO BEGINNING ANY EXCAVATION. NOTIFY ENGINEER OF ANY CONFLICTS. CONTRACTOR SHALL VERIFY LOCATION AND INVERTS OF EXISTING UTILITIES TO WHICH NEW UTILITIES WILL BE CONNECTED. PRIOR TO COMMENCING ANY EXCAVATION WORK THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES IN ACCORDANCE WITH THE REQUIRED PROCEDURES.
4. CARE SHOULD BE TAKEN IN ALL EXCAVATIONS DUE TO POSSIBLE EXISTENCE OF UNRECORDED UTILITY LINES. EXCAVATION REQUIRED WITHIN PROXIMITY OF EXISTING UTILITY LINES SHALL BE DONE BY HAND. CONTRACTOR SHALL REPAIR ANY DAMAGE TO EXISTING UTILITY LINES OR STRUCTURES INCURRED DURING CONSTRUCTION OPERATIONS AT THEIR EXPENSE.
5. ALL VALVES AND MANHOLE COVERS SHALL BE RAISED OR LOWERED TO MEET FINISHED GRADE.
6. CONTRACTOR SHALL CUT PIPES OFF FLUSH WITH THE INSIDE WALL OF THE BOX OR MANHOLE.
7. CONTRACTOR SHALL GROUT AT CONNECTION OF PIPE TO BOX OR MANHOLE WITH NON-SHRINKING GROUT, INCLUDING PIPE VOIDS LEFT BY CUTTING PROCESS, TO A SMOOTH FINISH.
8. CONTRACTOR SHALL GROUT WITH NON-SHRINK GROUT BETWEEN GRADE RINGS AND BETWEEN BOTTOM OF INLET LID FRAME AND TOP OF CONCRETE BOX.
9. SILT AND DEBRIS IS 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.
10. CONTRACTOR SHALL CLEAN ASPHALT, TAR OR OTHER ADHESIVES OFF OF ALL MANHOLE LIDS AND INLET GRATES TO ALLOW ACCESS.
11. 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. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE COST OF DEWATERING AND NO COST CHANGE WILL BE PROVIDED.
12. 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.
13. MAINTAIN A MINIMUM 18" VERTICAL SEPARATION DISTANCE BETWEEN ALL UTILITY CROSSINGS. AT WATER/SEWER CROSSINGS, WATER IS REQUIRED TO CROSS ABOVE SANITARY SEWER UNLESS AN EXCEPTION HAS BEEN GRANTED BY THE UTAH DIVISION OF DRINKING WATER.
14. CONTRACTOR SHALL START INSTALLATION AT LOW POINT OF ALL NEW GRAVITY UTILITY LINES.
15. ALL BOLTED FITTINGS MUST BE GREASED AND WRAPPED.
16. UNLESS SPECIFICALLY NOTED OTHERWISE, MAINTAIN AT LEAST 2 FEET OF COVER OVER ALL STORM DRAIN LINES AT ALL TIMES (INCLUDING DURING CONSTRUCTION).
17. ALL WATER LINES SHALL BE INSTALLED A MINIMUM OF 84" OF COVER TO TOP OF PIPE BELOW FINISHED GRADE AND BE INSULATED PER WATER DISTRICT STANDARDS..
18. ALL SEWER LINES AND SEWER SERVICES SHALL HAVE A MINIMUM HORIZONTAL SEPARATION OF 10 FEET, PIPE EDGE TO PIPE EDGE, FROM THE WATER LINES.
19. CONTRACTOR SHALL INSTALL THRUST BLOCKING AT ALL WATERLINE ANGLE POINTS, CROSSES AND TEES.
20. ALL UNDERGROUND UTILITIES SHALL BE IN PLACE PRIOR TO INSTALLATION OF CURB, GUTTER, SIDEWALK AND STREET PAVING.
21. CONTRACTOR SHALL INSTALL MAGNETIC LOCATING TAPE CONTINUOUSLY OVER ALL NONMETALLIC PIPE.
22. THE CONTRACTOR SHALL NOTIFY TALISMAN CIVIL CONSULTANTS, LLC. IN WRITING AT LEAST 48 HOURS PRIOR TO BACKFILLING OF ANY PIPE WHICH STUBS TO A FUTURE PHASE OF CONSTRUCTION FOR INVERT VERIFICATION. TOLERANCE SHALL BE IN ACCORDANCE WITH THE REGULATORY AGENCY STANDARD SPECIFICATIONS.
23. UNDER NO CIRCUMSTANCE SHALL THE PIPE OR ACCESSORIES BE DROPPED INTO THE TRENCH.
24. THE CONTRACTOR SHALL MARK ALL UNDERGROUND UTILITIES IN LOCATIONS WHERE UTILITIES ARE NOT LOCATED WITHIN A ROADWAY. THE CONTRACTOR SHALL MARK UTILITIES AT ANGLE POINTS, PCs, AND PTs WITH A 2' REBAR STAKE INSTALLED FLUSH TO GRADE. SURVEY ALL LOCATIONS AND PROVIDE GPS COORDINATES WITH AS-BUILT DRAWINGS.
25. ANY CHANGES TO THE ROAD GRADE OR PROFILE NEED TO BE APPROVED BY POWDER MOUNTAIN AND PROJECT ENGINEER, AS THIS MAY AFFECT THE FINAL BURY DEPTH OF WATER LINES.
26. PROVIDE AND INSTALL FIRE HYDRANT IDENTIFICATION FLAGS ON ALL FIRE HYDRANTS WITHIN PROJECT PER POWDER MOUNTAIN RECOMMENDATIONS.
27. ALL FLUSHING SHALL BE OVERSEEN BY PMWSID. PROVIDE 48 HOURS NOTICE PRIOR TO FLUSHING.
28. ALL WORK ON WATER AND SEWER INFRASTRUCTURE REQUIRES INSPECTION BY PMWSID. PROVIDE 48 HOURS NOTICE PRIOR TO WORK COMMENCEMENT.
29. NO CONSTRUCTION WATER SHALL BE TAKEN FROM THE EXISTING WATER SYSTEM WITHOUT APPROVAL FROM THE DISTRICT.

SEWER SPECIFICATIONS

PMWSID STANDARDS AND SPECIFICATIONS SHALL BE ADHERED TO THROUGHOUT CONSTRUCTION. BELOW ARE SUPPLEMENTAL SEWER SPECIFICATIONS THAT SHALL BE ADHERED TO.

303.7 CURVED GRAVITY FLOW MAIN LINES

A. GRAVITY FLOW MAIN LINES MAY BE DESIGNED AND CONSTRUCTED ON CURVILINEAR HORIZONTAL AND VERTICAL ALIGNMENTS ON A CASE BY CASE BASIS AS APPROVED BY PMWSID. IF THE USE OF CURVILINEAR LINES IS APPROVED THE FOLLOWING CRITERIA SHALL APPLY.

B. PIPE MATERIAL SHALL BE HDPE MEETING THE REQUIREMENTS OF SECTION 402.2.

C. THE NUMBER OF HORIZONTAL AND VERTICAL CURVES IN A LINE SEGMENT SHALL BE MINIMIZED.

D. ADDITIONAL CONSTRUCTION AND AS-CONSTRUCTED SURVEYING WILL BE REQUIRED TO PROVIDE ACCURATE LOCATION INFORMATION FOR THE AS-CONSTRUCTED LINE. THE INSTALLED PIPE MUST BE SURVEYED BY A QUALIFIED SURVEYOR EVERY 25' TO DETERMINE PROPER HORIZONTAL AND VERTICAL PLACEMENT. THIS INFORMATION SHALL BE INDICATED ON THE RECORD DRAWINGS.

E. MINIMUM SLOPE: 5% UNLESS THE FOLLOWING SPECIAL CONSTRUCTION PROCEDURES ARE USED IN WHICH CASE 3% MINIMUM.

1. INSTALLED PIPE MUST BE SURVEYED BY A QUALIFIED SURVEYOR EVERY 10' TO DEMONSTRATE THAT A 3% SLOPE IS MAINTAINED.
2. ANY LINE SEGMENT THAT HAS ANY PORTION OF THE SURVEYED LINE WITH A SLOPE LESS THAN 2.5% SHALL BE RE-INSTALLED.
3. SURVEY NOTES SHALL BE SUBMITTED TO PMWSID TO DEMONSTRATE COMPLIANCE WITH THESE REQUIREMENTS.
4. THE PARTY RESPONSIBLE FOR PERFORMING THE SURVEY AND SUBMITTING SURVEY NOTES SHALL BE DETERMINED DURING THE PRE-CONSTRUCTION MEETING.

G. MINIMUM RADIUS OF HORIZONTAL AND VERTICAL CURVES: 100' UNLESS SPECIFICALLY APPROVED BY THE DISTRICT ENGINEER IN WHICH CASE SPECIAL CONSTRUCTION PROCEDURES SIMILAR TO THOSE CONTAINED IN PARAGRAPH E SHALL BE USED. RADII LESS THAN 50' SHALL NOT BE ALLOWED

H. THE CONSTRUCTION METHODS AND PROCEDURES THAT WILL BE USED TO ASSURE THAT THE LINES ARE CONSTRUCTED TO THE DESIGN HORIZONTAL AND VERTICAL ALIGNMENT SHALL BE SUBMITTED AND APPROVED BY PMWSID.

402.2 HIGH DENSITY POLYETHYLENE (HDPE) PIPE

A. MATERIALS: VIRGIN RESINS, CELL CLASSIFICATION MEETING OR EXCEEDING PE 345464C AS DEFINED IN ASTM D 3350, RESINS SHALL BE LISTED BY THE PLASTIC PIPE INSTITUTE IN ITS PIPE-GRADE REGISTRY TR-4.

B. PIPE AND FITTINGS:

1. ASTM MATERIAL DESIGNATION CODE: PE 3608/3408 OR PE 4710 HIGH DENSITY, EXTRA HIGH MOLECULAR WEIGHT.
2. SDR 17 IN ACCORDANCE WITH ASTM F 714.
3. OUTSIDE DIAMETER TO BE DUCTILE IRON PIPE SIZE (DIPS) OR IRON PIPE SIZE (IPS).
4. MARKED IN ACCORDANCE WITH ASTM F 714.
5. PIPE SHALL BE MANUFACTURED WITH AN INTEGRAL COLOR-CODED STRIPE OF HDPE, COLOR GREEN.

C. FITTINGS FOR PRIVATE LATERAL LINES:

1. NO MOLDED HDPE FITTINGS WILL BE ALLOWED.
2. 45-DEGREE BENDS SHALL BE FUSION WELDED SEAMLESS LONG RADIUS HDPE SWEEP BENDS, OR FUSION WELDED 3 SEGMENT FABRICATED HDPE FITTINGS.
3. WYES FOR CLEANOUTS SHALL BE FABRICATED FUSION WELDED FITTING.
4. THE SDR OF THE FITTING SHALL MATCH THE SDR OF THE ADJOINING PIPE.

D. JOINTS:

1. ZERO LEAK-RATE HEAT-FUSION JOINT CONFORMING TO ASTM D 3261.
2. HDPE GRAVITY LINES 8" AND LARGER SHALL HAVE THE INTERNAL BEAD RESULTING FROM THE HEAT-FUSION PROCESS REMOVED AND EXTRACTED FROM THE PIPE DURING THE COOLING STAGE OF THE FUSION PROCESS.
3. THE BEAD REMOVAL PROCESS SHALL BE IN ACCORDANCE WITH THE BEAD REMOVAL EQUIPMENT MANUFACTURER'S SPECIFICATIONS.
4. THE EXTRACTED FUSION BEAD SHALL BE SUBJECTED TO VISUAL INSPECTION AND VERIFICATION PER SECTION 516.8.

E. MINIMUM SLOPE REQUIREMENTS IN ACCORDANCE WITH SECTION 303.7 SHALL APPLY.

402.3 POLYVINYL CHLORIDE (PVC) PIPE

A. MATERIAL: PVC PLASTIC HAVING A CELL CLASSIFICATION OF 12364 OR 12454 AS DEFINED IN ASTM D1784

B. PIPE:

1. 4" THRU 15" DIAMETER: ASTM D 3034, SDR-35.
2. 18" THRU 48": ASTM F 679 (LARGE DIAMETER SOLID WALL), SDR 35.
3. MINIMUM PIPE STIFFNESS SHALL BE 46 PSI WHEN TESTED IN ACCORDANCE WITH ASTM D 2412.

C. FITTINGS:

1. GASKETED SEWER FITTINGS CONFORMING TO ASTM F- 1336.
2. SOLVENT WELD PVC FITTINGS MEETING ASTM D3034 MAY BE USED ON 4" AND 6" PRIVATE LATERALS. GASKETED FITTINGS SHALL NOT BE USED FOR SOLVENT WELDING.

D. JOINTS:

1. INTEGRAL BELL GASKETED JOINTS CONFORMING TO ASTM D3212. RUBBER GASKETS SHALL BE FACTORY INSTALLED AND CONFORM TO ASTM F 477.
2. JOINTS ON 4" AND 6" DIAMETER PIPE MAY BE SOLVENT WELD JOINTS CONFORMING TO ASTM D 2855. A PURPLE PRIMER CONFORMING TO ASTM D 656 AND SOLVENT CEMENT NOT PURPLE IN COLOR AND CONFORMING TO ASTM 2564 SHALL BE USED.

E. PIPE LENGTHS SHALL NOT BE GREATER THAN 20 FEET.

F. PVC PIPE MEETING REQUIREMENTS OF ASTM D 1785, SCHEDULE 40 OR SCHEDULE 80, WITH EQUIVALENT GASKETED OR SOLVENT WELD FITTINGS, MAY BE USED FOR 4" AND 6" PRIVATE LATERAL WASTEWATER LINES.

516.8 VISUAL INSPECTION OF HEAT FUSED HDPE PIPE BEAD REMOVAL AND EXTRACTION

A. REMOVAL AND EXTRACTION OF THE HDPE PIPE INTERNAL BEAD RESULTING FROM THE HEAT FUSION JOINTING PROCESS SHALL BE REQUIRED FOR ALL GRAVITY FLOW HDPE PIPE.

B. AN PMWSID INSPECTOR MUST BE ON-SITE DURING THE FUSION OPERATION TO PERFORM THE VISUAL INSPECTION OF THE REMOVED AND EXTRACTED FUSION BEAD.

C. THE VISUAL INSPECTION SHALL INCLUDE:

1. VERIFICATION THAT COMPLETE INTERNAL FUSION BEAD REMOVAL WAS PERFORMED.
2. THE EXTRACTED INTERNAL FUSION BEAD APPEARANCE SHALL HAVE THE SAME DOUBLE ROLL BACK APPEARANCE AS THE EXTERNAL FUSION BEAD.
3. THE EXTRACTED INTERNAL FUSION BEAD SHALL POSSESS A SMOOTH ROOT CUT.
4. REMOVAL OF THE INTERNAL BEAD MAY INCLUDE PIPE WALL MASS. HOWEVER, ANY WALL MASS THAT IS REMOVED SHALL NOT EXCEED 1/10TH OF THE PIPE WALL THICKNESS.

D. ANY JOINTS NOT MEETING THE VISUAL INSPECTION REQUIREMENTS SHALL HAVE THE JOINT CUT OUT, A NEW HEAT FUSION JOINT MADE, AND THE INTERIOR BEAD REMOVED AND EXTRACTED.

EROSION CONTROL GENERAL NOTES

THE CONTRACTOR TO USE BEST MANAGEMENT PRACTICES FOR PROVIDING EROSION CONTROL FOR CONSTRUCTION OF THIS PROJECT. ALL MATERIAL AND WORKMANSHIP SHALL CONFORM TO WEBER COUNTY ORDINANCES AND ALL WORK SHALL BE SUBJECT TO INSPECTION BY THE COUNTY. INSPECTORS WILL HAVE THE RIGHT TO CHANGE THE FACILITIES AS NEEDED.

CONTRACTOR SHALL KEEP THE SITE WATERED TO CONTROL DUST. CONTRACTOR TO COORDINATE WITH PMWSID TO ARRANGE FOR CONSTRUCTION WATER AND WILL BE REQUIRED TO INSTALL TEMPORARY METER. CONSTRUCTION WATER COST TO BE INCLUDED IN BID.

WHEN GRADING OPERATIONS ARE COMPLETED AND THE DISTURBED GROUND IS LEFT "OPEN" FOR 14 DAYS OR MORE, THE AREA SHALL BE FURROWED PARALLEL TO THE CONTOURS.

THE CONTRACTOR SHALL MODIFY EROSION CONTROL MEASURES TO ACCOMMODATE PROJECT PLANNING.

ALL ACCESS TO PROPERTY WILL BE FROM PUBLIC RIGHT-OF-WAYS.

THE CONTRACTOR IS REQUIRED BY STATE AND FEDERAL REGULATIONS TO PREPARE A STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND FILE A "NOTICE OF INTENT" WITH THE UTAH DIVISION OF WATER QUALITY.

MAINTENANCE:

ALL BEST MANAGEMENT PRACTICES (BMP'S) SHOWN ON THIS PLAN MUST BE MAINTAINED AT ALL TIMES UNTIL VEGETATION IS RE-ESTABLISHED.

THE CONTRACTOR'S RESPONSIBILITY SHALL INCLUDE MAKING BI-WEEKLY CHECKS ON ALL EROSION CONTROL MEASURES TO DETERMINE IF REPAIR OR SEDIMENT REMOVAL IS NECESSARY. CHECKS SHALL BE DOCUMENTED AND COPIES OF THE INSPECTIONS KEPT ON SITE.

SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH RAIN EVENT. THEY MUST BE REMOVED WHEN THE LEVEL OF DEPOSITION REACHES APPROXIMATELY ONE-HALF THE HEIGHT OF BARRIER.

SEDIMENT TRACKED ONTO PAVED ROADS MUST BE CLEANED UP AS SOON AS PRACTICAL, BUT IN NO CASE LATER THAN THE END OF THE NORMAL WORK DAY. THE CLEAN UP WILL INCLUDE SWEEPING OF THE TRACKED MATERIAL, PICKING IT UP, AND DEPOSITING IT TO A CONTAINED AREA.

EXPOSED SLOPES:

ANY EXPOSED SLOPE THAT WILL REMAIN UNTOUCHED FOR LONGER THAN 14 DAYS MUST BE STABILIZED BY ONE OR MORE OF THE FOLLOWING METHODS:

A) SPRAYING DISTURBED AREAS WITH A TACKIFIER VIA HYDROSEED
B) TRACKING STRAW PERPENDICULAR TO SLOPES
C) INSTALLING A LIGHT-WEIGHT, TEMPORARY EROSION CONTROL BLANKET

SCOPE OF WORK:

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

HATCHING INDICATES AREAS TO RECEIVE 4" TOPSOIL AND TO BE SEEDED FOR NATURAL VEGETATION. AREAS RECEIVING SEEDING FOR NATURAL REVEGETATION MUST BE COVERED WITH AN EROSION CONTROL BLANKET AFTER THE FINAL GRADING AND SEEDING ARE FINISHED. INSTALL NORTH AMERICAN GREEN SC-150 BLANKET OR APPROVED EQUAL. FOLLOW MANUFACTURER'S SPECIFICATIONS. INSTALL NORTH AMERICAN GREEN P300 EROSION CONTROL BLANKET ON ALL SLOPES GREATER THAN 1.5:1.

INSTALL 15' X 50' VEHICLE WASH DOWN AREA WITH 1"-2.5" COARSE AGGREGATE PLACED A MINIMUM 8" THICK. SUPPLY WATER FOR VEHICLE WASH DOWN.

STABILIZED CONSTRUCTION ENTRANCE FOR SITE INGRESS/EGRESS. IF ALTERNATE ACCESS POINTS ARE APPROVED BY OWNER, ADDITIONAL STABILIZED CONSTRUCTION ENTRANCES WILL BE REQUIRED.

INSTALL INLET PROTECTION IN FORM OF CONCRETE BLOCKS / FILTER CLOTH / GRAVEL OR SILT SACK AT EXISTING AND PROPOSED CATCH BASINS AS SHOWN ON PLAN.

INSTALL EARTH BERM ALONG DOWN GRADIENT LIMITS OF DISTURBANCE AS SHOWN ON PLAN.

INSTALL ORANGE SAFETY FENCING AROUND OUTER LIMITS OF PROJECT PRIOR TO GRADING.

EROSION CONTROL GENERAL NOTES CONT.

SEED MIX:

ANY EXPOSED SLOPE MUST BE RESEEDED BY SPRAYING DISTURBED AREAS WITH A TACKIFIER VIA HYDROSEED. USE THE FOLLOWING SEED MIXTURE.

i.	MOUNTAIN BROME	7.50 lb/AC
ii.	SLENDER WHEATGRASS	6.25 lb/AC
iii.	WESTERN WHEATGRASS	5.00 lb/AC
iv.	IDAHO FESCUE	2.50 lb/AC
v.	SANDBERG BLUEGRASS	1.25 lb/AC
vi.	BIG BLUEGRASS	1.25 lb/AC
vii.	BLUEBUNCH WHEATGRASS	1.25 lb/AC
viii	ROCKY MOUNTAIN PENSTEMON	1.00 lb/AC
ix.	MOUNTAIN LUPINE	2.00 lb/AC
x.	SHOWY GOLDENEYE	0.50 lb/AC
xi.	WESTERN YARROW	0.25 lb/AC
xii.	BLUE FLAX	1.25 lb/AC

CULINARY WATER NOTES

1. ALL MATERIALS THAT MAY COME IN CONTACT WITH DRINKING WATER, INCLUDING PIPES, GASKETS, LUBRICANTS AND O-RINGS, SHALL BE ANSI-CERTIFIED AS MEETING THE REQUIREMENTS OF ANSI/NSF STANDARD 61, DRINKING WATER SYSTEM COMPONENTS – HEALTH EFFECTS. TO PERMIT FIELD-VERIFICATION OF THIS CERTIFICATION, ALL COMPONENTS SHALL BE APPROPRIATELY STAMPED WITH THE NSF LOGO.
2. PIPE, JOINTS, FITTINGS, VALVES, AND FIRE HYDRANTS SHALL CONFORM TO ANSI/NSF STANDARD 61, AND APPLICABLE SECTIONS OF AWWA STANDARDS C104-A21.4-08 THROUGH C550-05 AND C900-07 THROUGH C950-07.
3. FOR PVC PIPE, ASTM D2774, RECOMMENDED PRACTICE FOR UNDERGROUND INSTALLATION OF THERMOPLASTIC PRESSURE PIPING AND PVC PIPE AND AWWA MANUAL OF PRACTICE M23.
4. FOR HDPE PIPE, ASTM D2774, RECOMMENDED PRACTICE FOR UNDERGROUND INSTALLATION OF THERMOPLASTIC PRESSURE PIPING AND AWWA MANUAL OF PRACTICE M55.
5. ALL TYPES OF INSTALLED PIPE SHALL BE PRESSURE TESTED AND LEAKAGE TESTED IN ACCORDANCE WITH AWWA STANDARD C600-10.
6. THE OPEN ENDS OF ALL PIPELINES UNDER CONSTRUCTION SHALL BE COVERED AND EFFECTIVELY SEALED AT THE END OF THE DAY'S WORK.
7. ALL NEW WATER MAINS OR APPURTENANCES SHALL BE DISINFECTED IN ACCORDANCE WITH AWWA STANDARD C651-05 OR A METHOD APPROVED BY PMWSID. THE SPECIFICATIONS SHALL INCLUDE DETAILED PROCEDURES FOR THE ADEQUATE FLUSHING, DISINFECTION AND MICROBIOLOGICAL TESTING OF ALL WATER MAINS. ON ALL NEW AND EXTENSIVE DISTRIBUTION SYSTEM CONSTRUCTION, EVIDENCE OF SATISFACTORY DISINFECTION SHALL BE PROVIDED TO PMWSID. SAMPLES FOR COLIFORM ANALYSES SHALL BE COLLECTED AFTER DISINFECTION IS COMPLETE AND THE SYSTEM IS REFILLED WITH DRINKING WATER. A STANDARD HETEROTROPHIC PLATE COUNT IS ADVISABLE. THE USE OF WATER FOR PUBLIC DRINKING WATER PURPOSES SHALL NOT COMMENCE UNTIL THE BACTERIOLOGIC TESTS INDICATE THE WATER IS FREE FROM CONTAMINATION.

WEBER COUNTY

2380 WASHINGTON BLVD. #240
OGDEN, UT 84401
(801) 399-8374

ROCKY MOUNTAIN POWER

1438 WEST 2550 SOUTH
OGDEN, UT 84401
(801) 629-4429

POWDER MOUNTAIN WATER & SEWER DISTRICT

PO BOX 270
EDEN, UT 84310
(801) 745-0912

CALL 811 BEFORE YOU DIG — SAFE DIGGING PARTNER

TALISMAN CIVIL CONSULTANTS — CELEBRATING TEN YEARS
1588 SOUTH MAIN STREET
SUITE 200
SALT LAKE CITY, UT 84115
801.743.1300

REVISIONS: | NO. | BY | DATE

POWDER MOUNTAIN
PRADO PHASE 1
GENERAL NOTES

DATE: 04.15.2026

TCC JOB NUMBER: 25-220-12

REGISTERED PROFESSIONAL ENGINEER — No. 11849095-2202 — JEFFERSON BELL — 04-15-26 — STATE OF UTAH

SHEET NUMBER
C001
2 OF 60

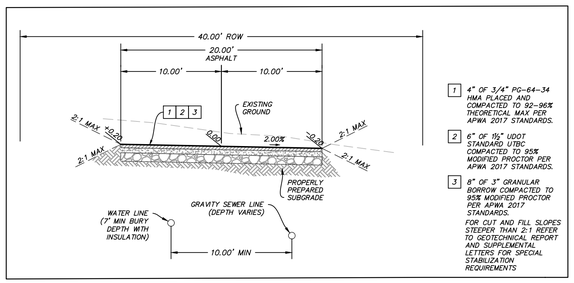
DATE: 4/15/2026 3:47 PM
PATH: n:\SLB0793\Cadd\25-220-12 – prado ph1\Cadd\lp\C001 GENERAL NOTES.dwg

DATE: 4/15/2026 3:47 PM

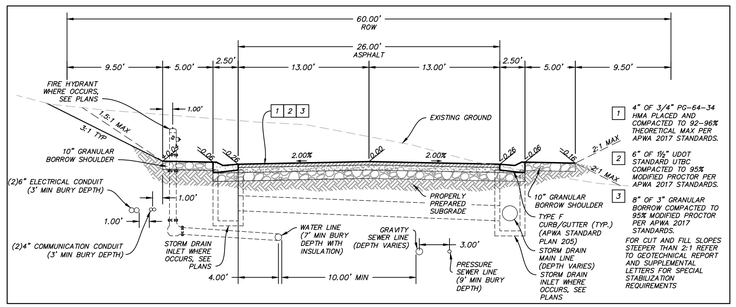
LEGEND:

SYMBOL / LINETYPE	DESCRIPTION	DETAIL
8"W	PROPOSED 8"ø DR-11 HDPE WATER PIPE	PMWSID PLAN DW-1
10"W	PROPOSED 10"ø DR-11 HDPE WATER PIPE	PMWSID PLAN DW-1
12"W	PROPOSED 12"ø DR-11 HDPE WATER PIPE	PMWSID PLAN DW-1
2"W	PROPOSED 2"ø WATER SERVICE LATERAL	PMWSID PLAN DW-2
W	PROPOSED AIR RELEASE ASSEMBLY	PMWSID PLAN DW-5
W	PROPOSED WATER METER	PMWSID PLAN DW-2
	PROPOSED WATER LINE REDUCER	PMWSID PLAN DW-1
	PROPOSED WATER VALVE	PMWSID PLAN DW-1
	PROPOSED FIRE HYDRANT ASSEMBLY	PMWSID PLAN DW-4a
	PROPOSED CAV ASSEMBLY	PMWSID PLAN W-5
	PROPOSED BLOW-OFF ASSEMBLY	PMWSID PLAN W-15
8"SS PVC	PROPOSED 8"ø SDR35 PVC SEWER PIPE	PMWSID PLAN SS-1
(1)SS-P	PROPOSED 6"ø DR-11 HDPE PRESSURE SEWER PIPE	N/A
(2)SS-P	PROPOSED (2) 6"ø DR-11 HDPE PRESSURE SEWER PIPES	N/A
	PROPOSED PVC SANITARY SEWER LATERAL	PMWSID PLAN SS-3
S	PROPOSED 4'ø SANITARY SEWER MANHOLE	PMWSID PLAN SS-2
S	PROPOSED 5'ø SANITARY SEWER MANHOLE	PMWSID PLAN SS-2
	PROPOSED PRESSURE SEWER JETTING STATION	PMWSID PLAN W-16
18"SD	PROPOSED 18"ø CORRUGATED HDPE DRAINAGE PIPE	APWA PLAN NO. 381 & 382
24"SD	PROPOSED 24"ø CORRUGATED HDPE DRAINAGE PIPE	APWA PLAN NO. 381 & 382
30"SD	PROPOSED 30"ø CORRUGATED HDPE DRAINAGE PIPE	APWA PLAN NO. 381 & 382
D	PROPOSED STORM DRAIN MANHOLE	APWA PLAN NO. 341.1
	PROPOSED CATCH BASIN	2'x3' OLDCASTLE PRECAST
	PROPOSED DOUBLE GRATE CATCH BASIN	APWA PLAN NO. 315.2
(1)2"COM	PROPOSED 2"ø TELECOMMUNICATION CONDUIT	N/A
TL	PROPOSED TELECOMMUNICATION PULL BOX	N/A
(2) 6" P	PROPOSED ELECTRICAL CONDUIT (2)6"ø	N/A
E	PROPOSED ELECTRICAL METER	N/A
TR	PROPOSED ELECTRICAL TRANSFORMER	N/A
	PROPOSED EASEMENT LINE	N/A
	PROPOSED LOT LINE	N/A
8"W	EXISTING 8"ø WATER LINE	N/A
16"W	EXISTING 16"ø WATER LINE	N/A
	EXISTING WATER VALVE	N/A
	EXISTING FIRE HYDRANT	N/A
15"SD	EXISTING 15"ø STORM DRAIN LINE	N/A
D	EXISTING STORM DRAIN MANHOLE	N/A
	EXISTING STORM DRAIN CATCH BASIN	N/A
8"SS	EXISTING 8"ø SANITARY SEWER LINE	N/A
S	EXISTING SANITARY SEWER MANHOLE	N/A
G G	EXISTING GAS PIPE/SLEEVE	N/A
P P	EXISTING MISCELLANEOUS POWER CONDUIT	N/A
(1)4"P		N/A
(1)2"COM		
		N/A
S		N/A
		N/A
	LIMITS OF DISTURBANCE	N/A

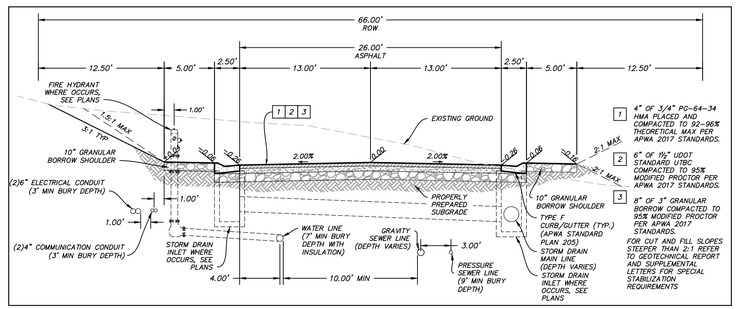
NOTE: LEGEND MAY CONTAIN SYMBOLS THAT ARE NOT USED IN PLAN SET.



20' ACCESS ROAD SECTION



60' RIGHT OF WAY ROAD SECTION (W/ CURB & GUTTER)



66' RIGHT OF WAY ROAD SECTION (W/ CURB & GUTTER)

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SALT LAKE CITY, UT 84115
801.743.1300

NO.	BY	DATE	REVISIONS

POWDER MOUNTAIN
PRADO PHASE 1
LEGEND AND TYPICAL ROADWAY SECTIONS

DATE: 04.15.2026

TCC JOB NUMBER: 25-220-12

REGISTERED PROFESSIONAL ENGINEER
JEFFERSON BELL
11848905-2202
04-15-26
STATE OF UTAH

SHEET NUMBER
C002
3 OF 60

CALL 811 BEFORE YOU DIG
811 BLUE STAKES OF UTAH
811 BEFORE YOU DIG

PATH: n:\SLB0793\Cadd\25-220-12 - prado ph1\Cadd\dp\C001 GENERAL NOTES.dwg

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SALT LAKE CITY, UT 84115
801.743.1300

NO.	BY	DATE	REVISIONS

POWDER MOUNTAIN

PRADO PHASE 1

OVERALL STORM DRAIN PLAN

DATE: 04.15.2026

TCC JOB NUMBER: 25-220-12

PROFESSIONAL ENGINEER
REGISTERED
JEFFERSON BELL
8465505-2202
04-15-26
STATE OF UTAH

SCALE

HORIZONTAL: 1" = 200'

0' 50' 100' 200' 300'

SHEET NUMBER

C300.1

5 OF 60

CALL 811 BEFORE YOU DIG
SAFE DIGGING PARTNER

DATE: 4/15/2026 3:49 PM

PATH: n:\SLB0793\Cadd\25-220-12 - prado ph1\Cadd\lp\C300.1 OVERALL STORM DRAIN PLAN.dwg

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CIVIL CONSULTANTS
1588 SOUTH MAIN STREET
SUITE 200
SALT LAKE CITY, UT 84115
801.743.1300

NO.	BY	DATE	REVISIONS

POWDER MOUNTAIN

PRADO PHASE 1

OVERALL WATER & SEWER PLAN

DATE: 04.15.2026

TCC JOB NUMBER: 25-220-12

REGISTERED PROFESSIONAL ENGINEER
JEFFERSON BELL
#8495-2202
04-15-26
STATE OF UTAH

SCALE

HORIZONTAL: 1" = 200'

0 50' 100' 200' 300'

SHEET NUMBER

C300.2

7 OF 60

CALL 811 BEFORE YOU DIG
STOP DIGGING PARTNER

DATE: 4/15/2026 3:50 PM

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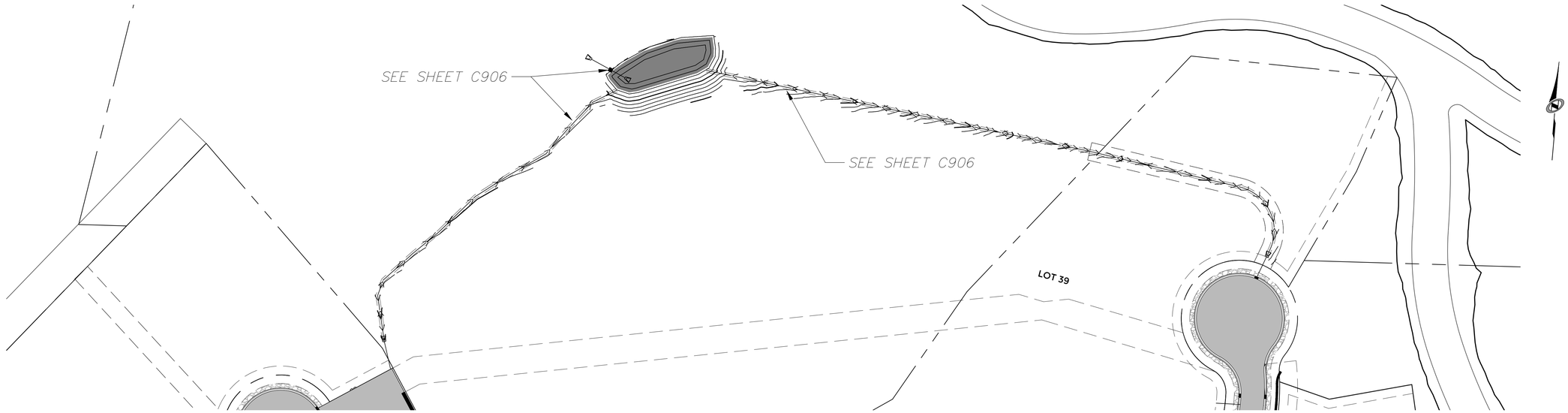
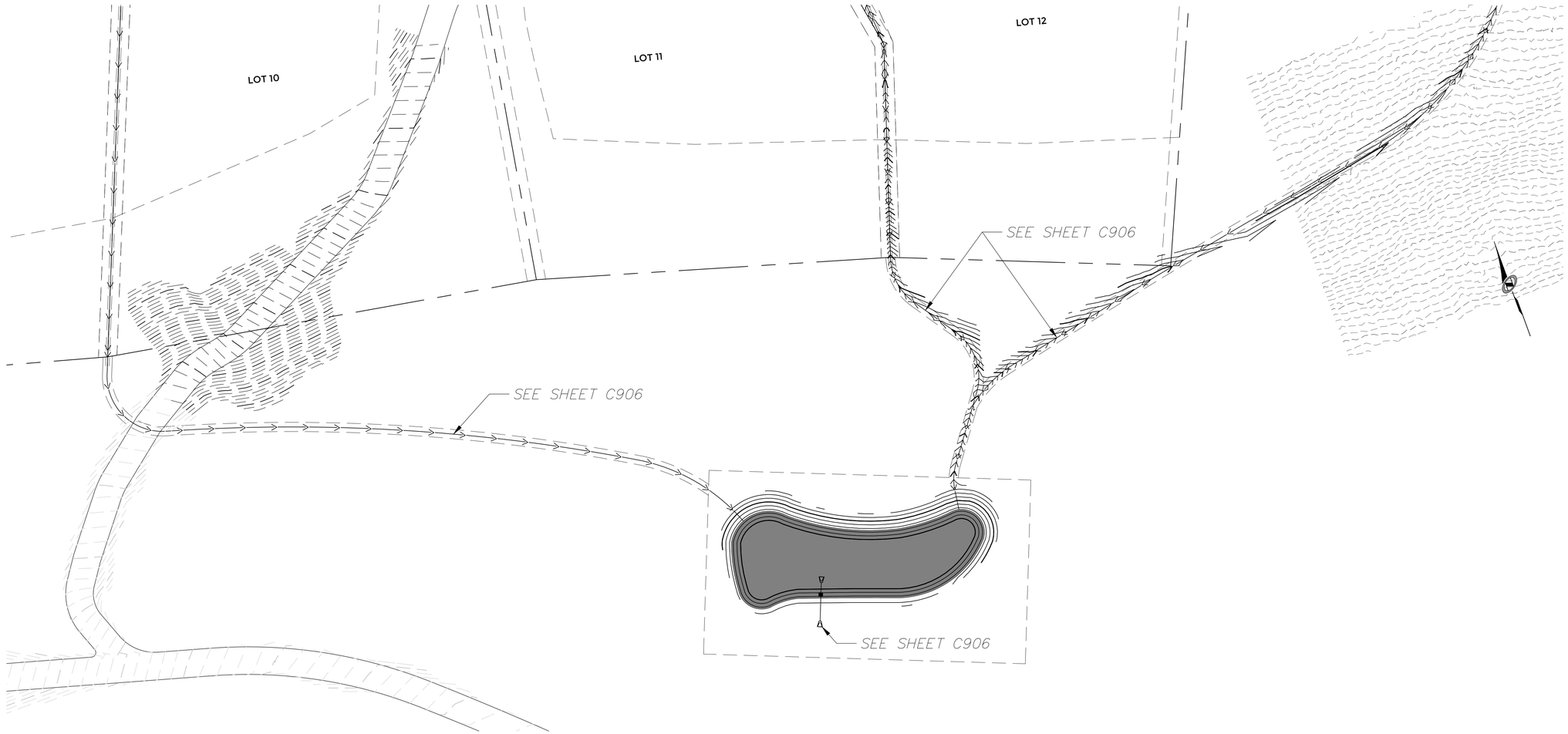


ENCHANTED FOREST DETENTION POND



PRADO DETENTION POND

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SUITE 200
SALT LAKE CITY, UT 84115
801.743.1300

NO.	BY	DATE	REVISIONS

POWDER MOUNTAIN
PRADO PHASE 1
GRADING PLAN

DATE: 04.15.2026

TCC JOB NUMBER: 25-220-12

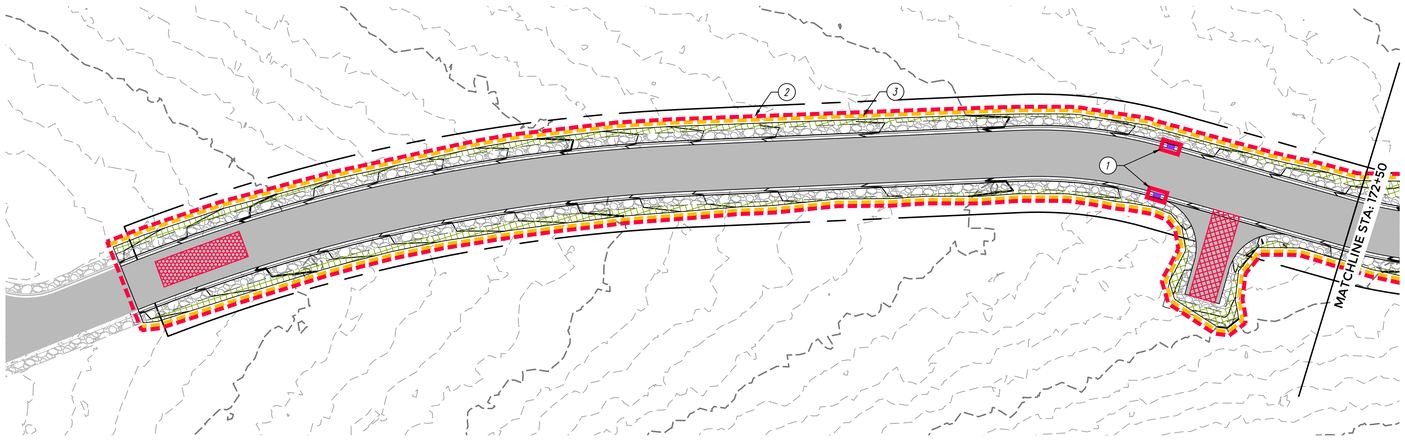
REGISTERED PROFESSIONAL ENGINEER
JEFFERSON BELL
No. 8949955-2202
04-15-26
STATE OF UTAH

SCALE
HORIZONTAL: 1" = 60'
0 15' 30' 60' 90'

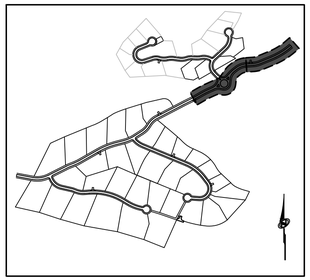
SHEET NUMBER
C405
34 OF 60

CALL 811 BEFORE YOU DIG
STOP DIGGING PARTNER

PATH: n:\SLB0793\Cadd\25-220-12 - prado ph1\Cadd\Lp\C405 GRADING PLAN.dwg



SUMMIT PASS STA 165+40 - 172+50



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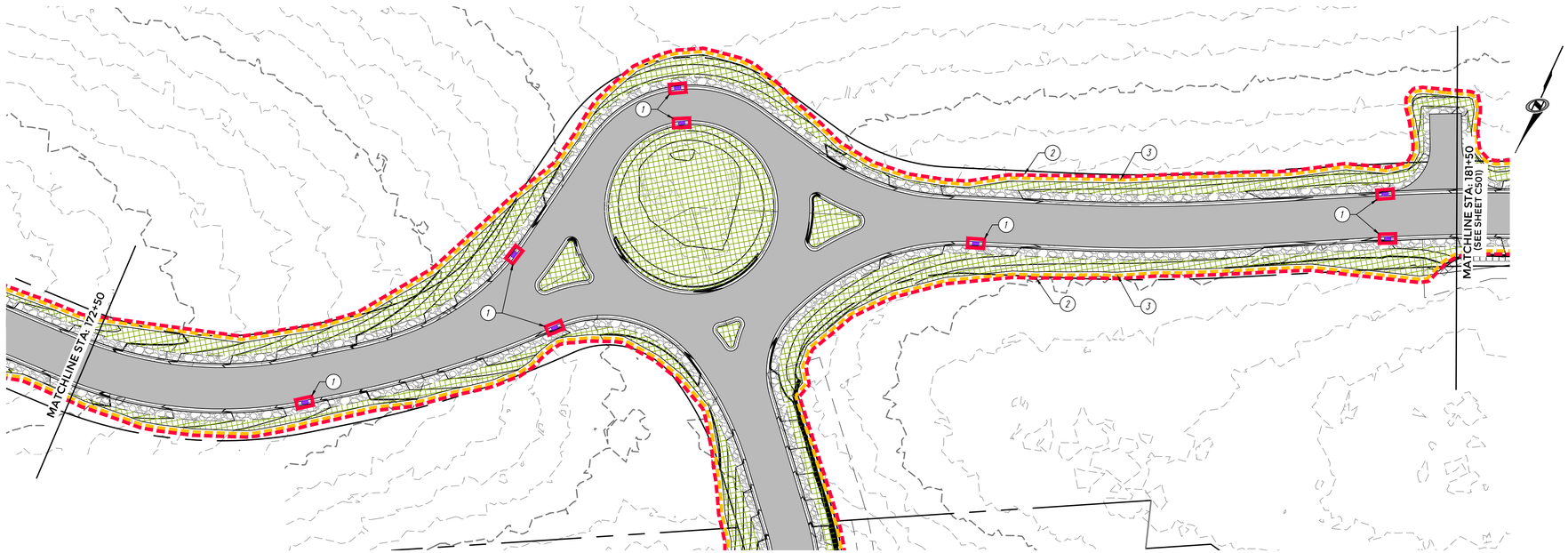


SUMMIT PASS STA 172+50 - 181+50

SCOPE OF WORK:

1. INSTALL INLET PROTECTION IN FORM OF CONCRETE BLOCKS / FILTER CLOTH / GRAVEL OR SILT SACK AT EXISTING AND PROPOSED CATCH BASINS AS SHOWN ON PLAN.
2. INSTALL EARTH BERM ALONG DOWN GRADIENT LIMITS OF DISTURBANCE AS SHOWN ON PLAN.
3. INSTALL ORANGE CONSTRUCTION FENCE FOR TREE PROTECTION.

EXPOSED SLOPES:

ANY DISTURBED AREAS AND/OR EXPOSED SLOPE THAT WILL REMAIN UNTOUCHED FOR LONGER THAN 14 DAYS MUST BE STABILIZED BY ONE OR MORE OF THE FOLLOWING METHODS:

A) SPRAYING DISTURBED AREAS WITH A TACKIFIER VIA HYDROSEED. USE THE FOLLOWING SEED MIXTURE.

i.	MOUNTAIN BROME	7.50 LB/AC
ii.	SLENDER WHEATGRASS	6.25 LB/AC
iii.	WESTERN WHEATGRASS	5.00 LB/AC
iv.	IDAHO FESCUE	2.50 LB/AC
v.	SANDBERG BLUEGRASS	1.25 LB/AC
vi.	BIG BLUEGRASS	1.25 LB/AC
vii.	BLUEBUNCH WHEATGRASS	1.25 LB/AC
viii.	ROCKY MOUNTAIN PENSTEMON	1.00 LB/AC
ix.	MOUNTAIN LUPINE	2.00 LB/AC
x.	SHOWY GOLDENEYE	0.50 LB/AC
xi.	WESTERN YARROW	0.25 LB/AC
xii.	BLUE FLAX	1.25 LB/AC

B) TRACKING STRAW PERPENDICULAR TO SLOPES
C) INSTALLING A LIGHT-WEIGHT, TEMPORARY EROSION CONTROL BLANKET

UPON COMPLETION OF PROJECT ALL DISTURBED AREAS MUST BE RE-SEEDED PER METHOD A ABOVE.

LEGEND:

- HATCHING INDICATES AREAS TO RECEIVE 4" TOPSOIL AND TO BE SEEDED FOR NATURAL VEGETATION. AREAS RECEIVING SEEDING FOR NATURAL REVEGETATION MUST BE COVERED WITH AN EROSION CONTROL BLANKET AFTER THE FINAL GRADING AND SEEDING ARE FINISHED. INSTALL NORTH AMERICAN GREEN SC-150 BLANKET OR APPROVED EQUAL. FOLLOW MANUFACTURER'S SPECIFICATIONS. INSTALL NORTH AMERICAN GREEN P300 EROSION CONTROL BLANKET ON ALL SLOPES GREATER THAN 1.5:1. SEE SHEET C001 EROSION CONTROL GENERAL NOTES.
- INSTALL 15' X 50' VEHICLE WASH DOWN AREA WITH 1"-2.5" COARSE AGGREGATE PLACED A MINIMUM 8" THICK. SUPPLY WATER FOR VEHICLE WASH DOWN. SEE PLAN 125, SHEET C903.
- STABILIZED CONSTRUCTION ENTRANCE FOR SITE INGRESS/EGRESS. IF ALTERNATE ACCESS POINTS ARE APPROVED BY OWNER, ADDITIONAL STABILIZED CONSTRUCTION ENTRANCES WILL BE REQUIRED. SEE PLAN 126, SHEET C904.
- INSTALL INLET PROTECTION IN FORM OF CONCRETE BLOCKS / FILTER CLOTH / GRAVEL OR SILT SACK AT EXISTING AND PROPOSED CATCH BASINS AS SHOWN ON PLAN. SEE PLANS 124.1 & 124.3, SHEET C903.
- INSTALL EARTH BERM ALONG DOWN GRADIENT LIMITS OF DISTURBANCE AS SHOWN ON PLAN. SEE PLAN 123, SHEET C903.
- INSTALL ORANGE CONSTRUCTION FENCE FOR TREE PROTECTION.

TALISMAN CIVIL CONSULTANTS
1588 SOUTH MAIN STREET
SUITE 200
SALT LAKE CITY, UT 84115
801.743.1300

NO.	BY	DATE	REVISIONS

POWDER MOUNTAIN
PRADO PHASE 1
EROSION CONTROL PLAN

DATE: 04.15.2026

TCC JOB NUMBER: 25-220-12

PROFESSIONAL ENGINEER — JEFFERSON BELL — 8869105-2202 — STATE OF UTAH — #15-26

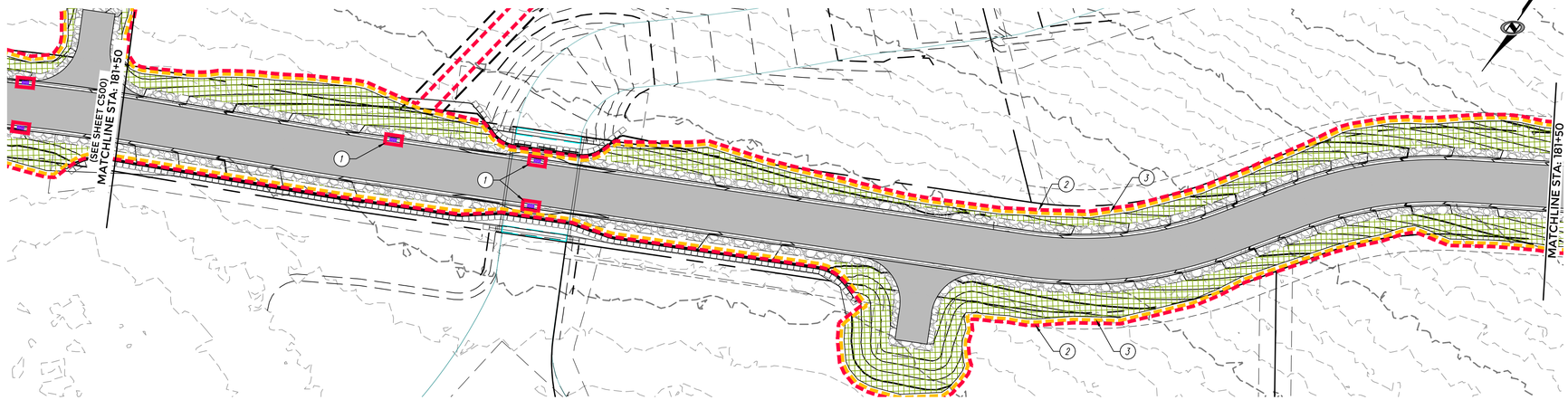
SCALE
HORIZONTAL: 1" = 40'
0 10' 20' 40' 60'

SHEET NUMBER
C500
36 OF 60

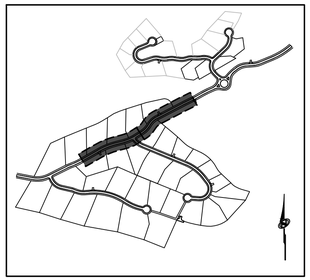
CALL 811 BEFORE YOU DIG — SAFE DIGGING PARTNER

DATE: 4/15/2026 4:05 PM

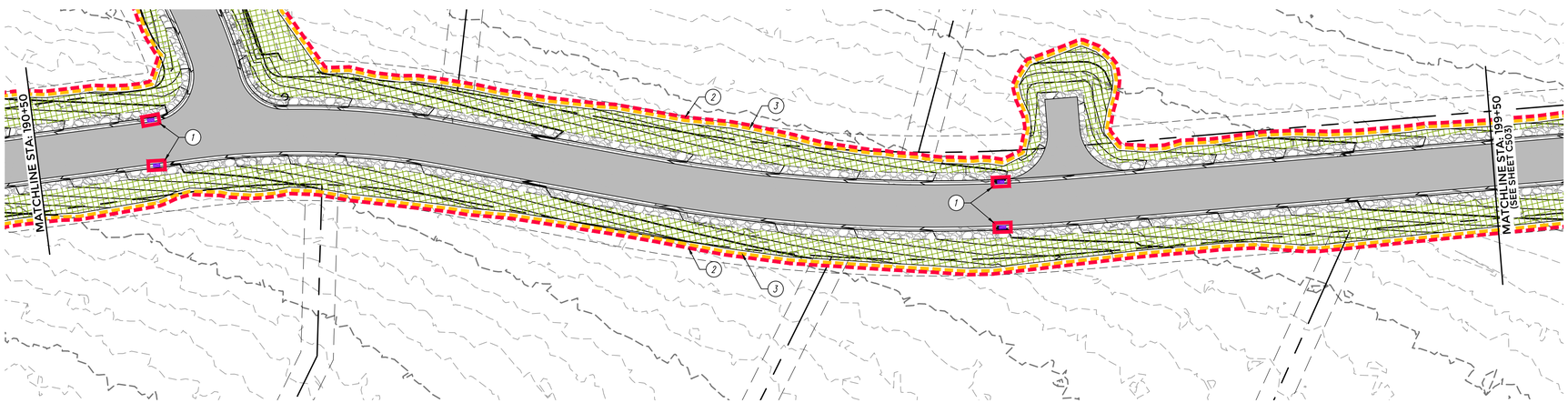
PATH: n:\SLC\0793\Cadd\25-220-12 - prado ph1\Cadd\lp\C507_EROSION CONTROL PLAN.dwg



SUMMIT PASS STA 181+50 - 190+50



OVERALL SITE KEY



SUMMIT PASS STA 190+50 - STA 199+50

SCOPE OF WORK:

1. INSTALL INLET PROTECTION IN FORM OF CONCRETE BLOCKS / FILTER CLOTH / GRAVEL OR SILT SACK AT EXISTING AND PROPOSED CATCH BASINS AS SHOWN ON PLAN.
2. INSTALL EARTH BERM ALONG DOWN GRADIENT LIMITS OF DISTURBANCE AS SHOWN ON PLAN.
3. INSTALL ORANGE CONSTRUCTION FENCE FOR TREE PROTECTION.

EXPOSED SLOPES:

ANY DISTURBED AREAS AND/OR EXPOSED SLOPE THAT WILL REMAIN UNTOUCHED FOR LONGER THAN 14 DAYS MUST BE STABILIZED BY ONE OR MORE OF THE FOLLOWING METHODS:

A) SPRAYING DISTURBED AREAS WITH A TACKIFIER VIA HYDROSEED. USE THE FOLLOWING SEED MIXTURE.

i.	MOUNTAIN BROME	7.50 LB/AC
ii.	SLENDER WHEATGRASS	6.25 LB/AC
iii.	WESTERN WHEATGRASS	5.00 LB/AC
iv.	IDAHO FESCUE	2.50 LB/AC
v.	SANDBERG BLUEGRASS	1.25 LB/AC
vi.	BIG BLUEGRASS	1.25 LB/AC
vii.	BLUEBUNCH WHEATGRASS	1.25 LB/AC
viii.	ROCKY MOUNTAIN PENSTEMON	1.00 LB/AC
ix.	MOUNTAIN LUPINE	2.00 LB/AC
x.	SHOWY GOLDENEYE	0.50 LB/AC
xi.	WESTERN YARROW	0.25 LB/AC
xii.	BLUE FLAX	1.25 LB/AC

B) TRACKING STRAW PERPENDICULAR TO SLOPES
C) INSTALLING A LIGHT-WEIGHT, TEMPORARY EROSION CONTROL BLANKET

UPON COMPLETION OF PROJECT ALL DISTURBED AREAS MUST BE RE-SEEDED PER METHOD A ABOVE.

LEGEND:

HATCHING INDICATES AREAS TO RECEIVE 4" TOPSOIL AND TO BE SEEDED FOR NATURAL VEGETATION. AREAS RECEIVING SEEDING FOR NATURAL REVEGETATION MUST BE COVERED WITH AN EROSION CONTROL BLANKET AFTER THE FINAL GRADING AND SEEDING ARE FINISHED. INSTALL NORTH AMERICAN GREEN SC-150 BLANKET OR APPROVED EQUAL. FOLLOW MANUFACTURER'S SPECIFICATIONS. INSTALL NORTH AMERICAN GREEN P300 EROSION CONTROL BLANKET ON ALL SLOPES GREATER THAN 1.5:1. SEE SHEET C001 EROSION CONTROL GENERAL NOTES.

INSTALL 15' X 50' VEHICLE WASH DOWN AREA WITH 1"-2.5" COARSE AGGREGATE PLACED A MINIMUM 8" THICK. SUPPLY WATER FOR VEHICLE WASH DOWN. SEE PLAN 125, SHEET C903.

STABILIZED CONSTRUCTION ENTRANCE FOR SITE INGRESS/EGRESS. IF ALTERNATE ACCESS POINTS ARE APPROVED BY OWNER, ADDITIONAL STABILIZED CONSTRUCTION ENTRANCES WILL BE REQUIRED. SEE PLAN 126, SHEET C904.

INSTALL INLET PROTECTION IN FORM OF CONCRETE BLOCKS / FILTER CLOTH / GRAVEL OR SILT SACK AT EXISTING AND PROPOSED CATCH BASINS AS SHOWN ON PLAN. SEE PLANS 124.1 & 124.3, SHEET C903.

INSTALL EARTH BERM ALONG DOWN GRADIENT LIMITS OF DISTURBANCE AS SHOWN ON PLAN. SEE PLAN 123, SHEET C903.

INSTALL ORANGE CONSTRUCTION FENCE FOR TREE PROTECTION.

TALISMAN CIVIL CONSULTANTS
1588 SOUTH MAIN STREET
SUITE 200
SALT LAKE CITY, UT 84115
801.743.1300

NO.	BY	DATE	REVISIONS

POWDER MOUNTAIN
PRADO PHASE 1
EROSION CONTROL PLAN

DATE: 04.15.2026

TCC JOB NUMBER: 25-220-12

PROFESSIONAL ENGINEER — JEFFERSON BELL — #15-26 — STATE OF UTAH — 18095-2202

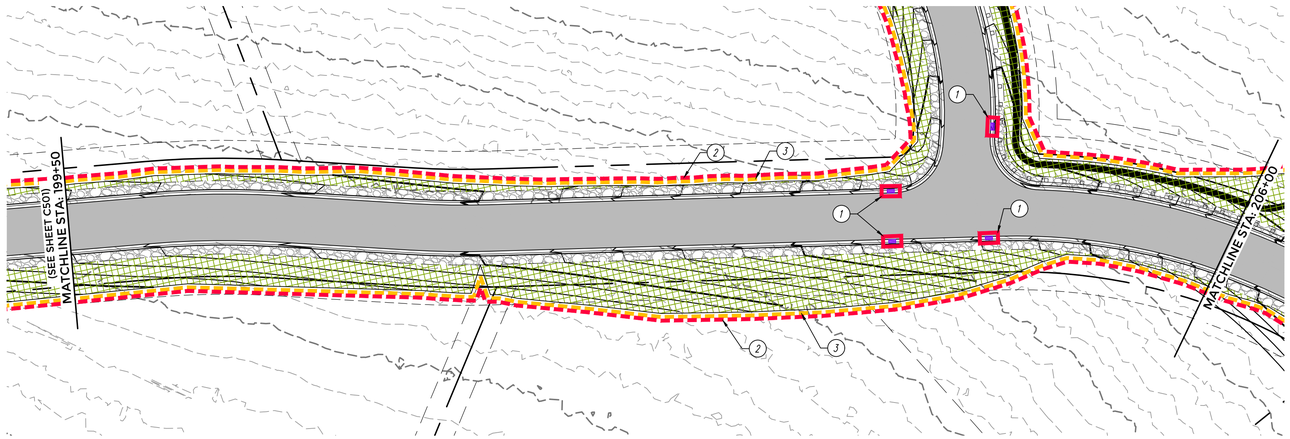
SCALE
HORIZONTAL: 1" = 40'
0 10' 20' 40' 60'

SHEET NUMBER
C501
37 OF 60

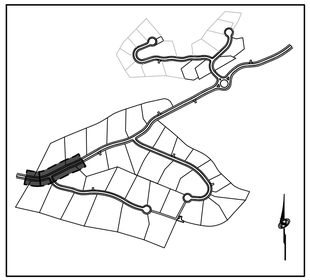
CALL 811 BEFORE YOU DIG — SAFE DIGGING PARTNER

DATE: 4/15/2026 4:55 PM

PATH: N:\SLC\7923\Cadd\25-220-12 - prado ph1\Cadd\dp\C507 EROSION CONTROL PLAN.dwg



SUMMIT PASS STA 199+50 - 206+00



OVERALL SITE KEY

SCOPE OF WORK:

1. INSTALL INLET PROTECTION IN FORM OF CONCRETE BLOCKS / FILTER CLOTH / GRAVEL OR SILT SACK AT EXISTING AND PROPOSED CATCH BASINS AS SHOWN ON PLAN.
2. INSTALL EARTH BERM ALONG DOWN GRADIENT LIMITS OF DISTURBANCE AS SHOWN ON PLAN.
3. INSTALL ORANGE CONSTRUCTION FENCE FOR TREE PROTECTION.

EXPOSED SLOPES:

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A) SPRAYING DISTURBED AREAS WITH A TACKIFIER VIA HYDROSEED. USE THE FOLLOWING SEED MIXTURE.

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ii.	SLENDER WHEATGRASS	6.25 LB/AC
iii.	WESTERN WHEATGRASS	5.00 LB/AC
iv.	IDAHO FESCUE	2.50 LB/AC
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vi.	BIG BLUEGRASS	1.25 LB/AC
vii.	BLUEBUNCH WHEATGRASS	1.25 LB/AC
viii.	ROCKY MOUNTAIN PENSTEMON	1.00 LB/AC
ix.	MOUNTAIN LUPINE	2.00 LB/AC
x.	SHOWY GOLDENEYE	0.50 LB/AC
xi.	WESTERN YARROW	0.25 LB/AC
xii.	BLUE FLAX	1.25 LB/AC

B) TRACKING STRAW PERPENDICULAR TO SLOPES
C) INSTALLING A LIGHT-WEIGHT, TEMPORARY EROSION CONTROL BLANKET

UPON COMPLETION OF PROJECT ALL DISTURBED AREAS MUST BE RE-SEEDED PER METHOD A ABOVE.

LEGEND:

HATCHING INDICATES AREAS TO RECEIVE 4" TOPSOIL AND TO BE SEEDED FOR NATURAL VEGETATION. AREAS RECEIVING SEEDING FOR NATURAL REVEGETATION MUST BE COVERED WITH AN EROSION CONTROL BLANKET AFTER THE FINAL GRADING AND SEEDING ARE FINISHED. INSTALL NORTH AMERICAN GREEN SC-150 BLANKET OR APPROVED EQUAL. FOLLOW MANUFACTURER'S SPECIFICATIONS. INSTALL NORTH AMERICAN GREEN P300 EROSION CONTROL BLANKET ON ALL SLOPES GREATER THAN 1.5:1. SEE SHEET C001 EROSION CONTROL GENERAL NOTES.

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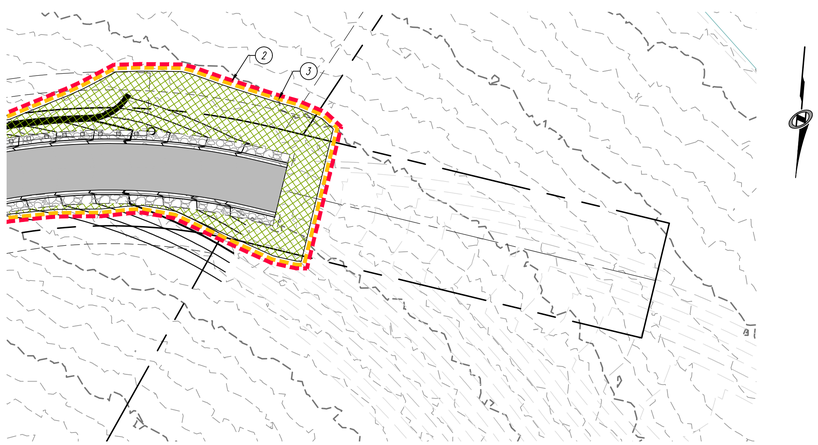
INSTALL EARTH BERM ALONG DOWN GRADIENT LIMITS OF DISTURBANCE AS SHOWN ON PLAN. SEE PLAN 123, SHEET C903.

INSTALL ORANGE CONSTRUCTION FENCE FOR TREE PROTECTION.



SUMMIT PASS STA 206+00 - 209+28

TALISMAN CIVIL CONSULTANTS
1588 SOUTH MAIN STREET
SUITE 200
SALT LAKE CITY, UT 84115
801.743.1300

NO.	BY	DATE	REVISIONS

POWDER MOUNTAIN
PRADO PHASE 1
EROSION CONTROL PLAN

DATE: 04.15.2026

TCC JOB NUMBER: 25-220-12

REGISTERED PROFESSIONAL ENGINEER
JEFFERSON BELL
#15-26
STATE OF UTAH
04/15/2026

SCALE
HORIZONTAL: 1" = 40'
0 10' 20' 40' 60'

SHEET NUMBER
C502
38 OF 60

CALL 811 BEFORE YOU DIG
811
SAFE DIGGING PARTNER

DATE: 4/15/2026 4:55 PM
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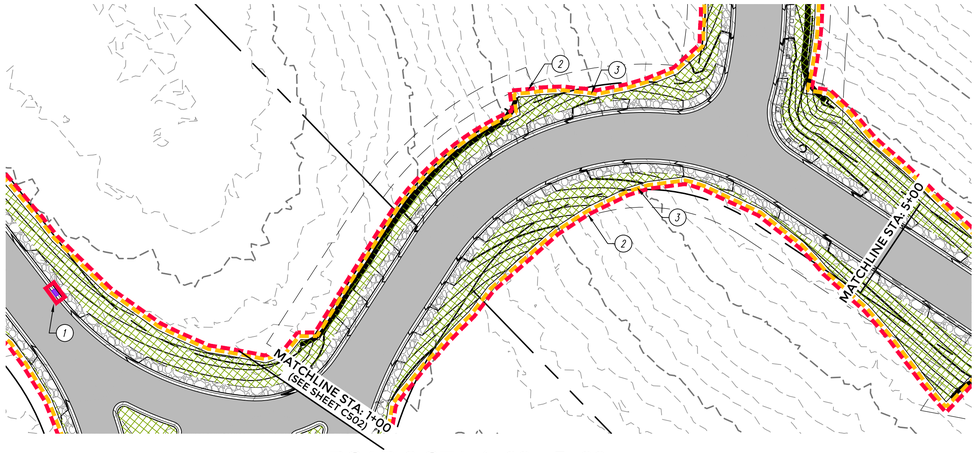
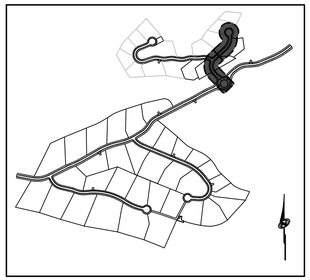
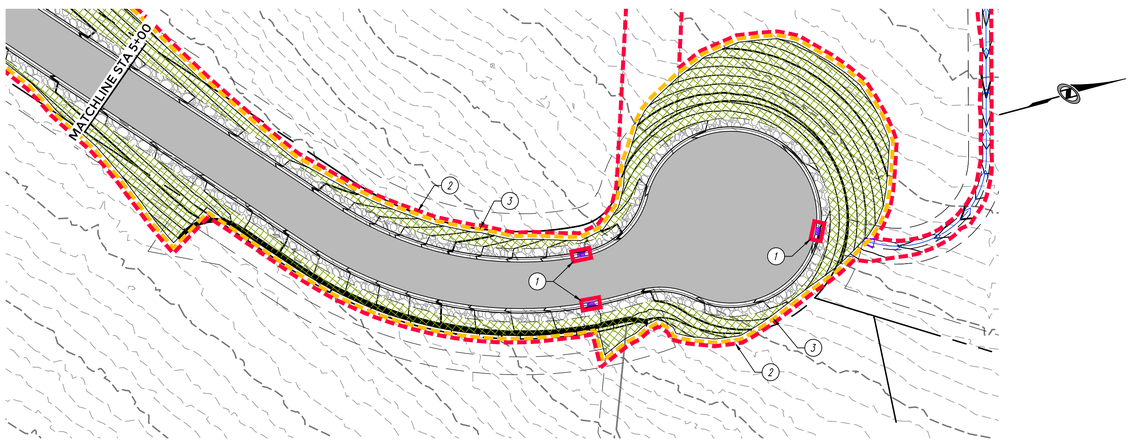


ROAD 2 STA 1+00 - 5+00



OVERALL SITE KEY



ROAD 2 STA 5+00 - 10+00

SCOPE OF WORK:

1. INSTALL INLET PROTECTION IN FORM OF CONCRETE BLOCKS / FILTER CLOTH / GRAVEL OR SILT SACK AT EXISTING AND PROPOSED CATCH BASINS AS SHOWN ON PLAN.
2. INSTALL EARTH BERM ALONG DOWN GRADIENT LIMITS OF DISTURBANCE AS SHOWN ON PLAN.
3. INSTALL ORANGE CONSTRUCTION FENCE FOR TREE PROTECTION.

EXPOSED SLOPES:

ANY DISTURBED AREAS AND/OR EXPOSED SLOPE THAT WILL REMAIN UNTOUCHED FOR LONGER THAN 14 DAYS MUST BE STABILIZED BY ONE OR MORE OF THE FOLLOWING METHODS:

A) SPRAYING DISTURBED AREAS WITH A TACKIFIER VIA HYDROSEED. USE THE FOLLOWING SEED MIXTURE.

i.	MOUNTAIN BROME	7.50 LB/AC
ii.	SLENDER WHEATGRASS	6.25 LB/AC
iii.	WESTERN WHEATGRASS	5.00 LB/AC
iv.	IDAHO FESCUE	2.50 LB/AC
v.	SANDBERG BLUEGRASS	1.25 LB/AC
vi.	BIG BLUEGRASS	1.25 LB/AC
vii.	BLUEBUNCH WHEATGRASS	1.25 LB/AC
viii.	ROCKY MOUNTAIN PENSTEMON	1.00 LB/AC
ix.	MOUNTAIN LUPINE	2.00 LB/AC
x.	SHOWY GOLDENEYE	0.50 LB/AC
xi.	WESTERN YARROW	0.25 LB/AC
xii.	BLUE FLAX	1.25 LB/AC

B) TRACKING STRAW PERPENDICULAR TO SLOPES
C) INSTALLING A LIGHT-WEIGHT, TEMPORARY EROSION CONTROL BLANKET

UPON COMPLETION OF PROJECT ALL DISTURBED AREAS MUST BE RE-SEEDED PER METHOD A ABOVE.

LEGEND:

- HATCHING INDICATES AREAS TO RECEIVE 4" TOPSOIL AND TO BE SEEDED FOR NATURAL VEGETATION. AREAS RECEIVING SEEDING FOR NATURAL REVEGETATION MUST BE COVERED WITH AN EROSION CONTROL BLANKET AFTER THE FINAL GRADING AND SEEDING ARE FINISHED. INSTALL NORTH AMERICAN GREEN SC-150 BLANKET OR APPROVED EQUAL. FOLLOW MANUFACTURER'S SPECIFICATIONS. INSTALL NORTH AMERICAN GREEN P300 EROSION CONTROL BLANKET ON ALL SLOPES GREATER THAN 1.5:1. SEE SHEET C001 EROSION CONTROL GENERAL NOTES.
- INSTALL 15' X 50' VEHICLE WASH DOWN AREA WITH 1"-2.5" COARSE AGGREGATE PLACED A MINIMUM 8" THICK. SUPPLY WATER FOR VEHICLE WASH DOWN. SEE PLAN 125, SHEET C903.
- STABILIZED CONSTRUCTION ENTRANCE FOR SITE INGRESS/EGRESS. IF ALTERNATE ACCESS POINTS ARE APPROVED BY OWNER, ADDITIONAL STABILIZED CONSTRUCTION ENTRANCES WILL BE REQUIRED. SEE PLAN 126, SHEET C904.
- INSTALL INLET PROTECTION IN FORM OF CONCRETE BLOCKS / FILTER CLOTH / GRAVEL OR SILT SACK AT EXISTING AND PROPOSED CATCH BASINS AS SHOWN ON PLAN. SEE PLANS 124.1 & 124.3, SHEET C903.
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- INSTALL ORANGE CONSTRUCTION FENCE FOR TREE PROTECTION.

TALISMAN CIVIL CONSULTANTS
1588 SOUTH MAIN STREET
SUITE 200
SALT LAKE CITY, UT 84115
801.743.1300

NO.	BY	DATE	REVISIONS

POWDER MOUNTAIN
PRADO PHASE 1
EROSION CONTROL PLAN

DATE: 04.15.2026

TCC JOB NUMBER: 25-220-12

REGISTERED PROFESSIONAL ENGINEER
JEFFERSON BELL
#15-26
STATE OF UTAH

SCALE
HORIZONTAL: 1" = 40'
0 10' 20' 40' 60'

SHEET NUMBER
C503
39 OF 60

DATE: 4/15/2026 4:56 PM

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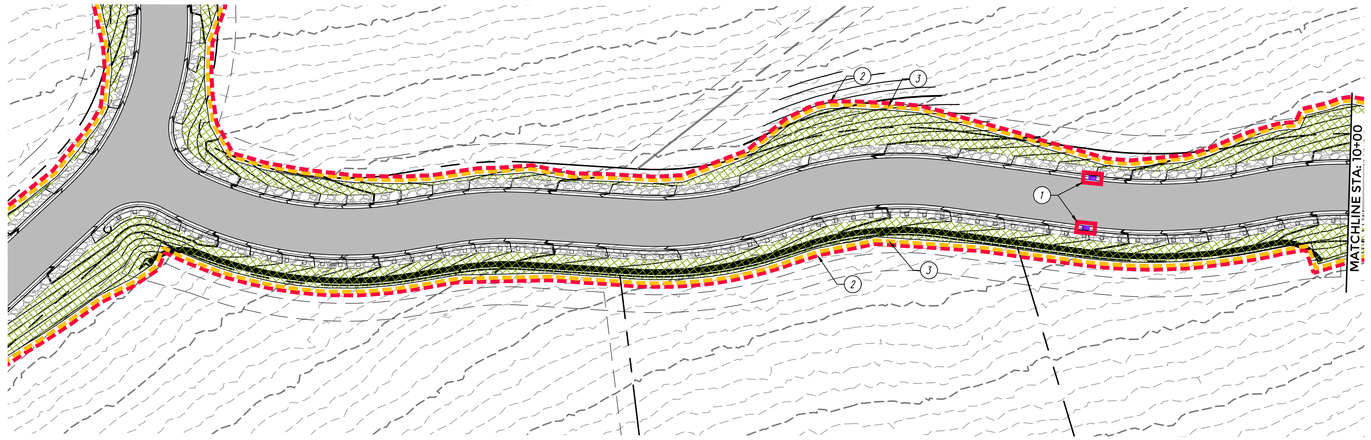
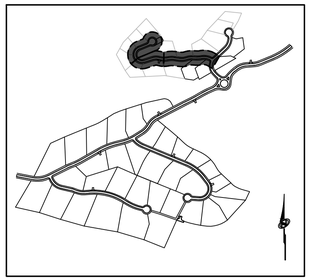
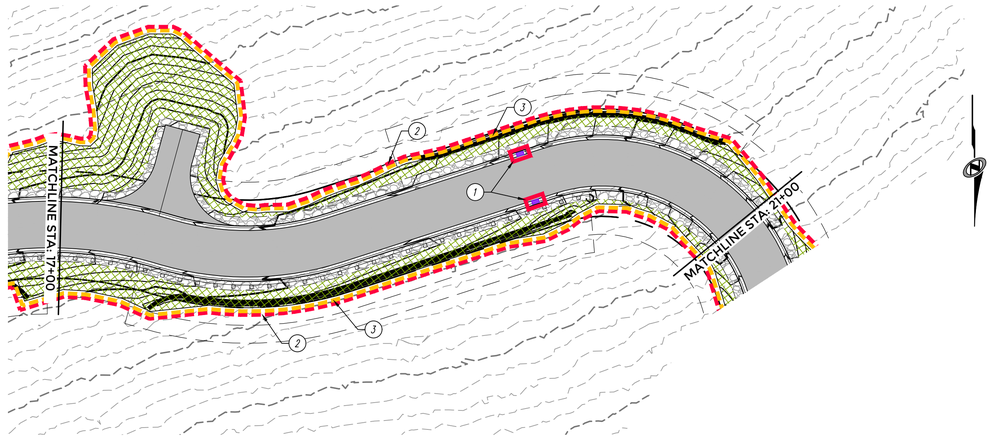


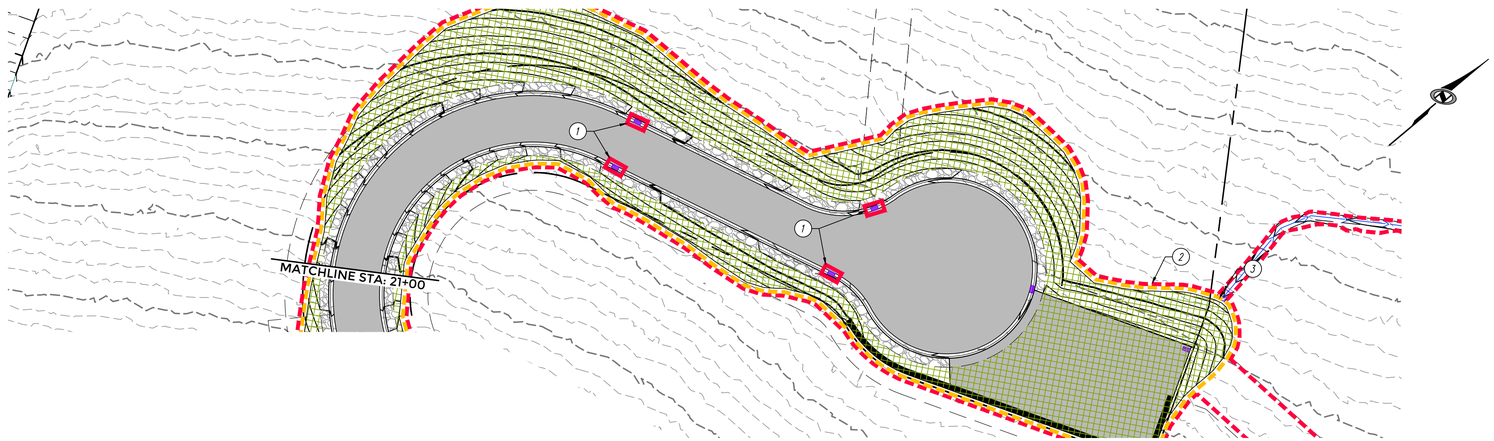
ROAD 3 STA 10+00 -17+00



OVERALL SITE KEY



ROAD 3 STA 17+00 -21+00



ROAD 3 STA 21+00 -25+00

SCOPE OF WORK:

1. INSTALL INLET PROTECTION IN FORM OF CONCRETE BLOCKS / FILTER CLOTH / GRAVEL OR SILT SACK AT EXISTING AND PROPOSED CATCH BASINS AS SHOWN ON PLAN.
2. INSTALL EARTH BERM ALONG DOWN GRADIENT LIMITS OF DISTURBANCE AS SHOWN ON PLAN.
3. INSTALL ORANGE CONSTRUCTION FENCE FOR TREE PROTECTION.

EXPOSED SLOPES:

ANY DISTURBED AREAS AND/OR EXPOSED SLOPE THAT WILL REMAIN UNTOUCHED FOR LONGER THAN 14 DAYS MUST BE STABILIZED BY ONE OR MORE OF THE FOLLOWING METHODS:

A) SPRAYING DISTURBED AREAS WITH A TACKIFIER VIA HYDROSEED. USE THE FOLLOWING SEED MIXTURE.

i.	MOUNTAIN BROME	7.50 LB/AC
ii.	SLENDER WHEATGRASS	6.25 LB/AC
iii.	WESTERN WHEATGRASS	5.00 LB/AC
iv.	IDAHO FESCUE	2.50 LB/AC
v.	SANDBERG BLUEGRASS	1.25 LB/AC
vi.	BIG BLUEGRASS	1.25 LB/AC
vii.	BLUEBUNCH WHEATGRASS	1.25 LB/AC
viii.	ROCKY MOUNTAIN PENSTEMON	1.00 LB/AC
ix.	MOUNTAIN LUPINE	2.00 LB/AC
x.	SHOWY GOLDENEYE	0.50 LB/AC
xi.	WESTERN YARROW	0.25 LB/AC
xii.	BLUE FLAX	1.25 LB/AC

B) TRACKING STRAW PERPENDICULAR TO SLOPES
C) INSTALLING A LIGHT-WEIGHT, TEMPORARY EROSION CONTROL BLANKET

UPON COMPLETION OF PROJECT ALL DISTURBED AREAS MUST BE RE-SEEDED PER METHOD A ABOVE.

LEGEND:

- HATCHING INDICATES AREAS TO RECEIVE 4" TOPSOIL AND TO BE SEEDED FOR NATURAL VEGETATION. AREAS RECEIVING SEEDING FOR NATURAL REVEGETATION MUST BE COVERED WITH AN EROSION CONTROL BLANKET AFTER THE FINAL GRADING AND SEEDING ARE FINISHED. INSTALL NORTH AMERICAN GREEN SC-150 BLANKET OR APPROVED EQUAL. FOLLOW MANUFACTURER'S SPECIFICATIONS. INSTALL NORTH AMERICAN GREEN P300 EROSION CONTROL BLANKET ON ALL SLOPES GREATER THAN 1.5:1. SEE SHEET C001 EROSION CONTROL GENERAL NOTES.
- INSTALL 15' X 50' VEHICLE WASH DOWN AREA WITH 1"-2.5" COARSE AGGREGATE PLACED A MINIMUM 8" THICK. SUPPLY WATER FOR VEHICLE WASH DOWN. SEE PLAN 125, SHEET C903.
- STABILIZED CONSTRUCTION ENTRANCE FOR SITE INGRESS/EGRESS. IF ALTERNATE ACCESS POINTS ARE APPROVED BY OWNER, ADDITIONAL STABILIZED CONSTRUCTION ENTRANCES WILL BE REQUIRED. SEE PLAN 126, SHEET C904.
- INSTALL INLET PROTECTION IN FORM OF CONCRETE BLOCKS / FILTER CLOTH / GRAVEL OR SILT SACK AT EXISTING AND PROPOSED CATCH BASINS AS SHOWN ON PLAN. SEE PLANS 124.1 & 124.3, SHEET C903.
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TALISMAN CIVIL CONSULTANTS
1588 SOUTH MAIN STREET
SUITE 200
SALT LAKE CITY, UT 84115
801.743.1300

NO.	BY	DATE	REVISIONS

POWDER MOUNTAIN
PRADO PHASE 1
EROSION CONTROL PLAN

DATE: 04.15.2026

TCC JOB NUMBER: 25-220-12

PROFESSIONAL ENGINEER
JEFFERSON BELL
11348635-2202
04-15-26
STATE OF UTAH

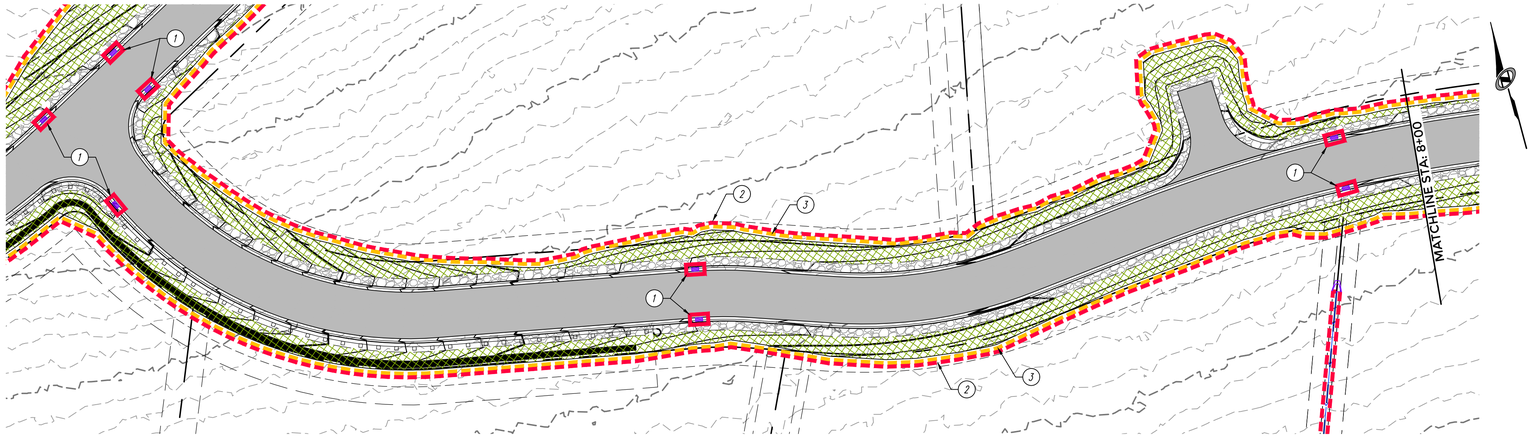
SCALE
HORIZONTAL: 1" = 40'
0 10' 20' 40' 60'

SHEET NUMBER
C504
40 OF 60

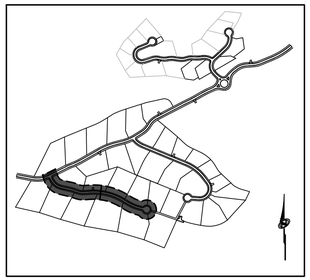
CALL 811 BEFORE YOU DIG
SAFE DIGGING PARTNER

DATE: 4/15/2026 4:56 PM

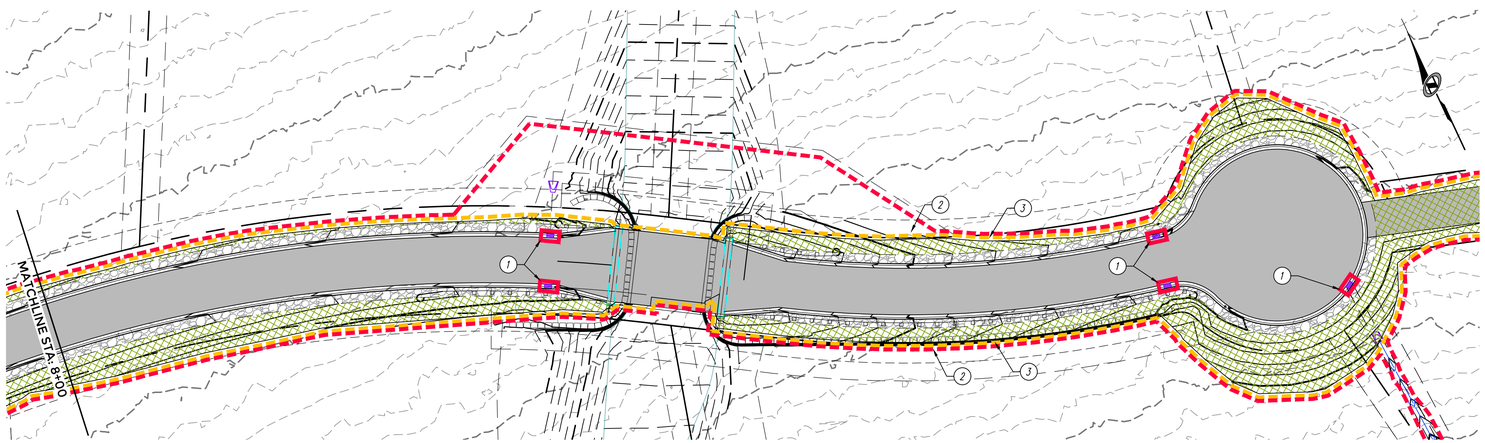
PATH: N:\SLC\17193\Cadd\25-220-12 - prado ph1\Cadd\dgn\C507 EROSION CONTROL PLAN.dwg



ROAD 4 STA 0+00 - 8+00



OVERALL SITE KEY



ROAD 4 STA 8+00 - 16+00

SCOPE OF WORK:

1. INSTALL INLET PROTECTION IN FORM OF CONCRETE BLOCKS / FILTER CLOTH / GRAVEL OR SILT SACK AT EXISTING AND PROPOSED CATCH BASINS AS SHOWN ON PLAN.
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xi.	WESTERN YARROW	0.25 LB/AC
xii.	BLUE FLAX	1.25 LB/AC

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INSTALL 15' X 50' VEHICLE WASH DOWN AREA WITH 1"-2.5" COARSE AGGREGATE PLACED A MINIMUM 8" THICK. SUPPLY WATER FOR VEHICLE WASH DOWN. SEE PLAN 125, SHEET C903.

STABILIZED CONSTRUCTION ENTRANCE FOR SITE INGRESS/EGRESS. IF ALTERNATE ACCESS POINTS ARE APPROVED BY OWNER, ADDITIONAL STABILIZED CONSTRUCTION ENTRANCES WILL BE REQUIRED. SEE PLAN 126, SHEET C904.

INSTALL INLET PROTECTION IN FORM OF CONCRETE BLOCKS / FILTER CLOTH / GRAVEL OR SILT SACK AT EXISTING AND PROPOSED CATCH BASINS AS SHOWN ON PLAN. SEE PLANS 124.1 & 124.3, SHEET C903.

INSTALL EARTH BERM ALONG DOWN GRADIENT LIMITS OF DISTURBANCE AS SHOWN ON PLAN. SEE PLAN 123, SHEET C903.

INSTALL ORANGE CONSTRUCTION FENCE FOR TREE PROTECTION.

TALISMAN CIVIL CONSULTANTS
1588 SOUTH MAIN STREET
SUITE 200
SALT LAKE CITY, UT 84115
801.743.1300

NO.	BY	DATE	REVISIONS

POWDER MOUNTAIN
PRADO PHASE 1
EROSION CONTROL PLAN

DATE: 04.15.2026

TCC JOB NUMBER: 25-220-12

REGISTERED PROFESSIONAL ENGINEER
JEFFERSON BELL
#15-26
STATE OF UTAH

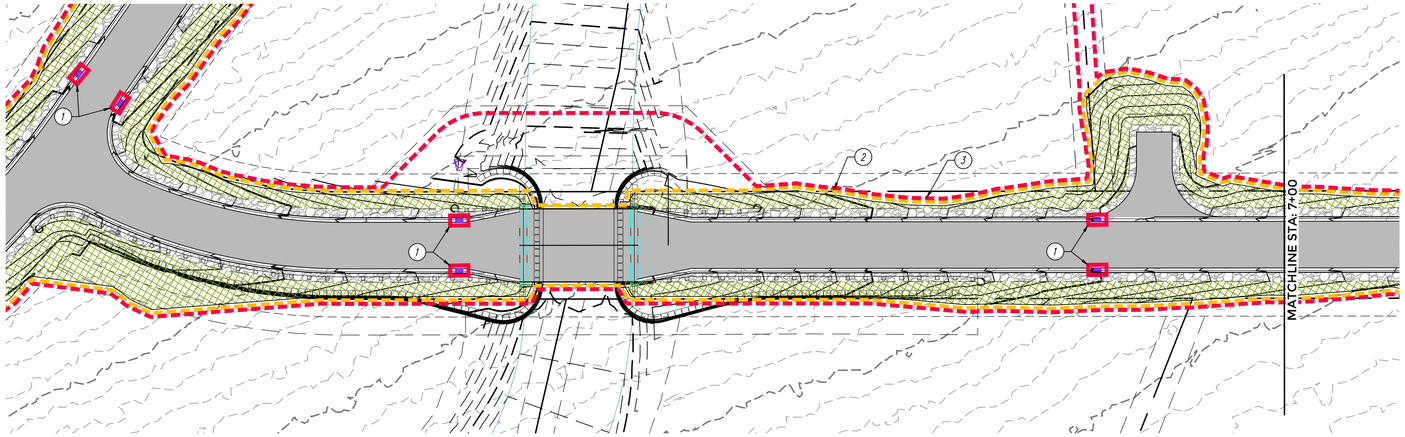
SCALE
HORIZONTAL: 1" = 40'
0 10' 20' 40' 60'

SHEET NUMBER
C505
41 OF 60

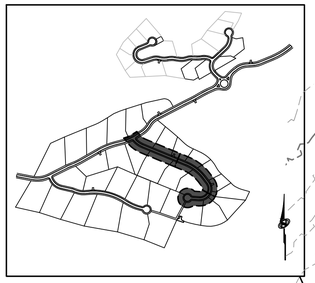
CALL 811 BEFORE YOU DIG
811 SAFE DIGGING PARTNER

DATE: 4/15/2026 4:57 PM

PATH: N:\SLC\7923\Cadd\V25-220-12 - prado ph1\Cadd\Up\C505 EROSION CONTROL PLAN.dwg



ROAD 5 STA 0+00 - 7+00



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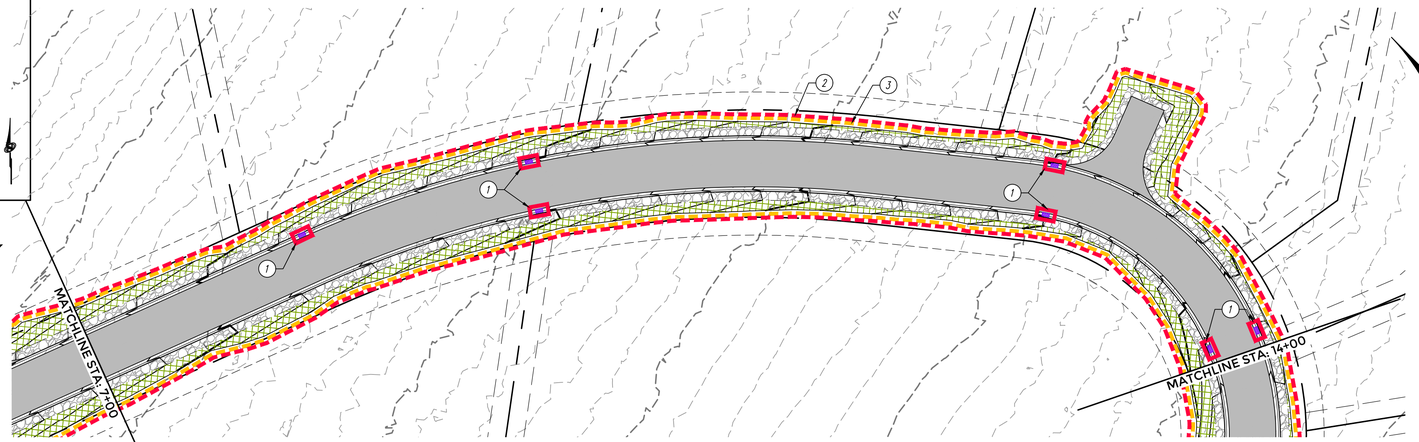
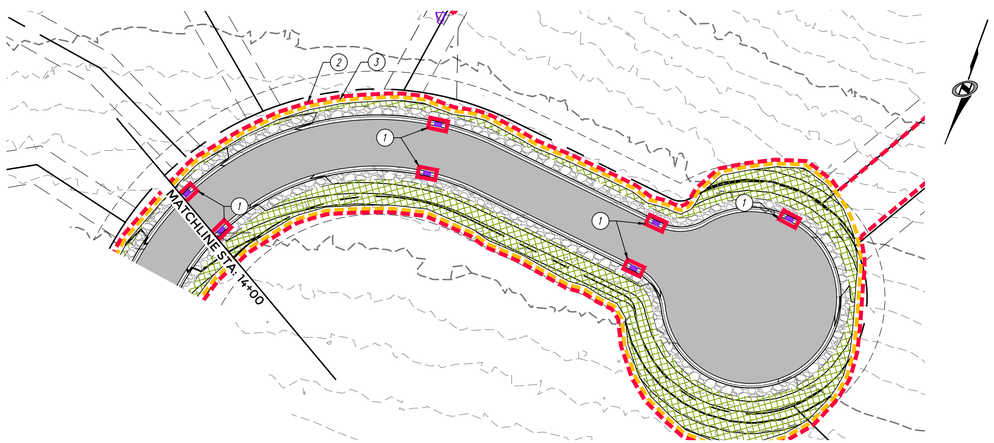


ROAD 5 STA 7+00 - 14+00



ROAD 5 STA 14+00 - 18+00

SCOPE OF WORK:

1. INSTALL INLET PROTECTION IN FORM OF CONCRETE BLOCKS / FILTER CLOTH / GRAVEL OR SILT SACK AT EXISTING AND PROPOSED CATCH BASINS AS SHOWN ON PLAN.
2. INSTALL EARTH BERM ALONG DOWN GRADIENT LIMITS OF DISTURBANCE AS SHOWN ON PLAN.
3. INSTALL ORANGE CONSTRUCTION FENCE FOR TREE PROTECTION.

EXPOSED SLOPES:

ANY DISTURBED AREAS AND/OR EXPOSED SLOPE THAT WILL REMAIN UNTOUCHED FOR LONGER THAN 14 DAYS MUST BE STABILIZED BY ONE OR MORE OF THE FOLLOWING METHODS:

A) SPRAYING DISTURBED AREAS WITH A TACKIFIER VIA HYDROSEED. USE THE FOLLOWING SEED MIXTURE.

i.	MOUNTAIN BROME	7.50 LB/AC
ii.	SLENDER WHEATGRASS	6.25 LB/AC
iii.	WESTERN WHEATGRASS	5.00 LB/AC
iv.	IDAHO FESCUE	2.50 LB/AC
v.	SANDBERG BLUEGRASS	1.25 LB/AC
vi.	BIG BLUEGRASS	1.25 LB/AC
vii.	BLUEBUNCH WHEATGRASS	1.25 LB/AC
viii.	ROCKY MOUNTAIN PENSTEMON	1.00 LB/AC
ix.	MOUNTAIN LUPINE	2.00 LB/AC
x.	SHOWY GOLDENEYE	0.50 LB/AC
xi.	WESTERN YARROW	0.25 LB/AC
xii.	BLUE FLAX	1.25 LB/AC

B) TRACKING STRAW PERPENDICULAR TO SLOPES
C) INSTALLING A LIGHT-WEIGHT, TEMPORARY EROSION CONTROL BLANKET

UPON COMPLETION OF PROJECT ALL DISTURBED AREAS MUST BE RE-SEEDED PER METHOD A ABOVE.

LEGEND:

HATCHING INDICATES AREAS TO RECEIVE 4" TOPSOIL AND TO BE SEEDED FOR NATURAL VEGETATION. AREAS RECEIVING SEEDING FOR NATURAL REVEGETATION MUST BE COVERED WITH AN EROSION CONTROL BLANKET AFTER THE FINAL GRADING AND SEEDING ARE FINISHED. INSTALL NORTH AMERICAN GREEN SC-150 BLANKET OR APPROVED EQUAL. FOLLOW MANUFACTURER'S SPECIFICATIONS. INSTALL NORTH AMERICAN GREEN P300 EROSION CONTROL BLANKET ON ALL SLOPES GREATER THAN 1.5:1. SEE SHEET C001 EROSION CONTROL GENERAL NOTES.

INSTALL 15' X 50' VEHICLE WASH DOWN AREA WITH 1"-2.5" COARSE AGGREGATE PLACED A MINIMUM 8" THICK. SUPPLY WATER FOR VEHICLE WASH DOWN. SEE PLAN 125, SHEET C903.

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SUITE 200
SALT LAKE CITY, UT 84115
801.743.1300

NO.	BY	DATE	REVISIONS

POWDER MOUNTAIN
PRADO PHASE 1
EROSION CONTROL PLAN

DATE: 04.15.2026

TCC JOB NUMBER: 25-220-12

PROFESSIONAL ENGINEER
JEFFERSON BELL
9168825-2202
04-15-26
STATE OF UTAH

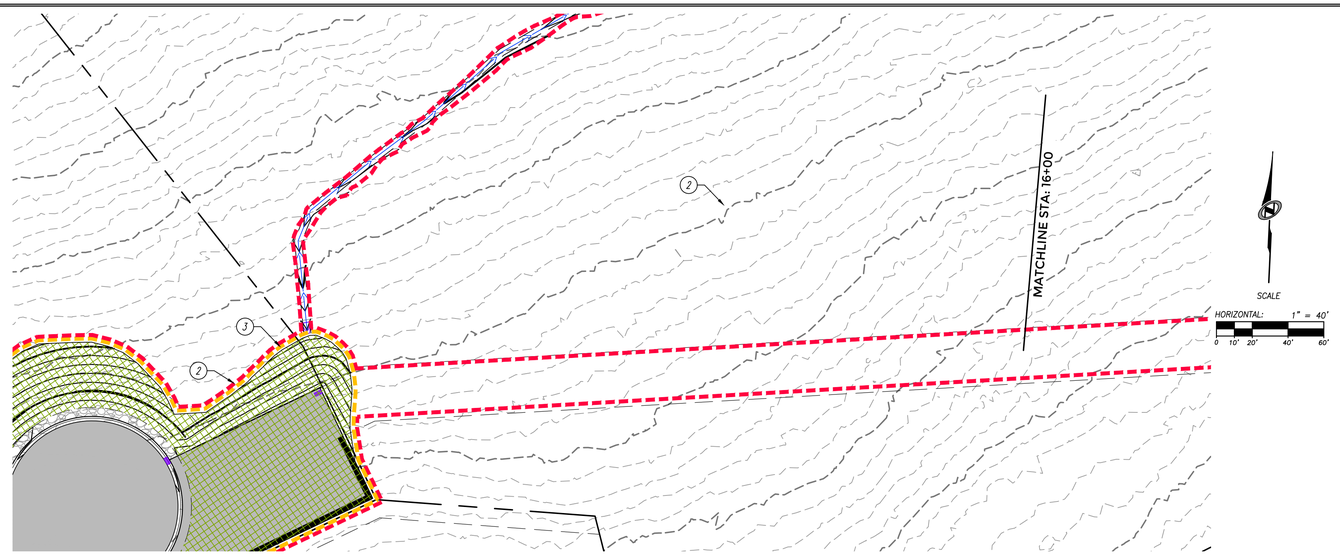
SCALE
HORIZONTAL: 1" = 40'
0 10' 20' 40' 60'

SHEET NUMBER
C506
42 OF 60

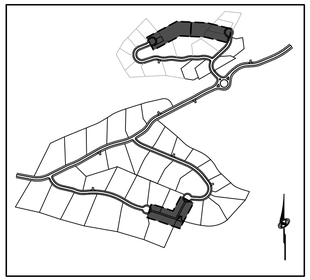
CALL 811 BEFORE YOU DIG
SAFE DIGGING PARTNER

DATE: 4/15/2026 4:58 PM

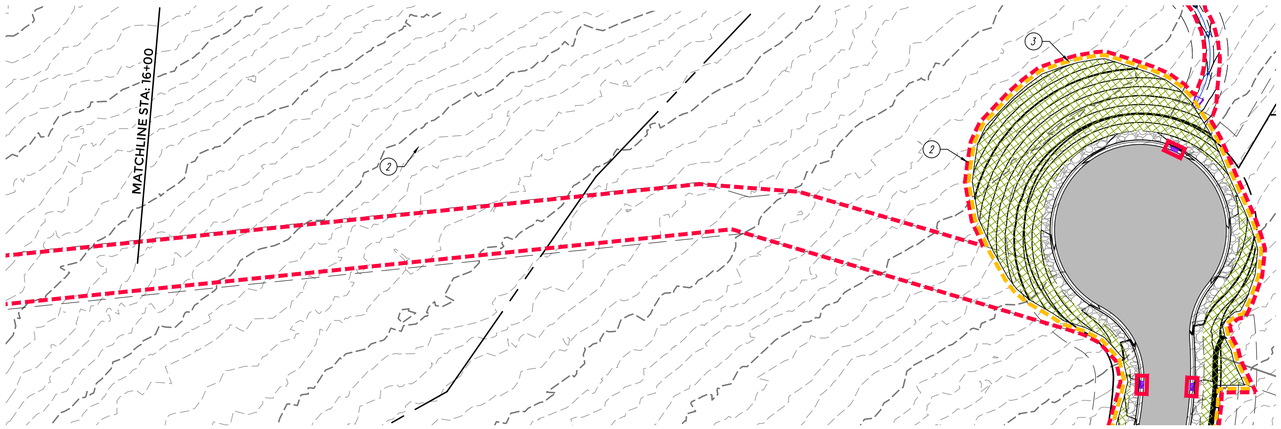
PATH: N:\SLB\793\Cadd\25-220-12 - prado ph1\Cadd\dgn\C507 EROSION CONTROL PLAN.dwg



UTILITY 1 STA 10+00 - 16+00



OVERALL SITE KEY



UTILITY 1 STA 16+00 - 22+25

UTILITY 2 STA 9+50 - 18+50

SCOPE OF WORK:

1. INSTALL INLET PROTECTION IN FORM OF CONCRETE BLOCKS / FILTER CLOTH / GRAVEL OR SILT SACK AT EXISTING AND PROPOSED CATCH BASINS AS SHOWN ON PLAN.
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vi.	BIG BLUEGRASS	1.25 LB/AC
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viii.	ROCKY MOUNTAIN PENSTEMON	1.00 LB/AC
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TALISMAN CIVIL CONSULTANTS
1588 SOUTH MAIN STREET
SUITE 200
SALT LAKE CITY, UT 84115
801.743.1300

NO.	BY	DATE	REVISIONS

POWDER MOUNTAIN
PRADO PHASE 1
EROSION CONTROL PLAN

DATE: 04.15.2026

TCC JOB NUMBER: 25-220-12

PROFESSIONAL ENGINEER
JEFFERSON BELL
9246205-2202
STATE OF UTAH
04-15-26

SCALE
HORIZONTAL: 1" = 40'
0 10' 20' 40' 60'

SHEET NUMBER
C507
43 OF 60

CALL 811 BEFORE YOU DIG
SAFE DIGGING PARTNER

DATE: 4/15/2026 4:06 PM

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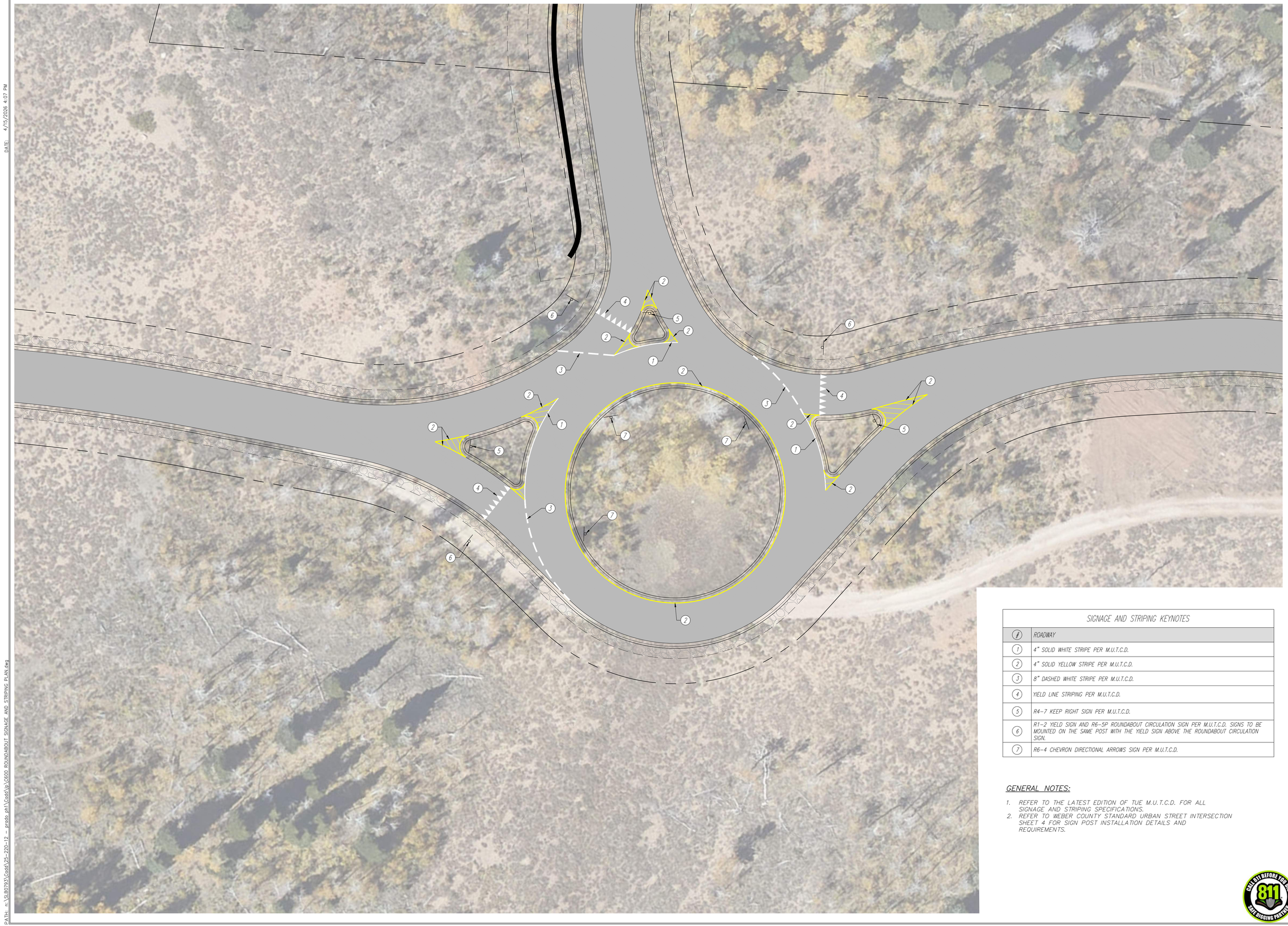


SIGNAGE AND STRIPING KEYNOTES	
(#)	ROADWAY
(1)	4" SOLID WHITE STRIPE PER M.U.T.C.D.
(2)	4" SOLID YELLOW STRIPE PER M.U.T.C.D.
(3)	8" DASHED WHITE STRIPE PER M.U.T.C.D.
(4)	YIELD LINE STRIPING PER M.U.T.C.D.
(5)	R4-7 KEEP RIGHT SIGN PER M.U.T.C.D.
(6)	R1-2 YIELD SIGN AND R6-5P ROUNDABOUT CIRCULATION SIGN PER M.U.T.C.D. SIGNS TO BE MOUNTED ON THE SAME POST WITH THE YIELD SIGN ABOVE THE ROUNDABOUT CIRCULATION SIGN.
(7)	R6-4 CHEVRON DIRECTIONAL ARROWS SIGN PER M.U.T.C.D.

GENERAL NOTES:

1. REFER TO THE LATEST EDITION OF TUE M.U.T.C.D. FOR ALL SIGNAGE AND STRIPING SPECIFICATIONS.
2. REFER TO WEBER COUNTY STANDARD URBAN STREET INTERSECTION SHEET 4 FOR SIGN POST INSTALLATION DETAILS AND REQUIREMENTS.

CALL 811 BEFORE YOU DIG — 811 BLUE STAKES OF UTAH

TALISMAN CIVIL CONSULTANTS
1588 SOUTH MAIN STREET
SUITE 200
SALT LAKE CITY, UT 84115
801.743.1300

NO.	BY	DATE	REVISIONS

POWDER MOUNTAIN
PRADO PHASE 1
ROUNDABOUT SIGNAGE AND STRIPING PLAN

DATE: 04.15.2026

TCC JOB NUMBER: 25-220-12

REGISTERED PROFESSIONAL ENGINEER
JEFFERSON BELL
10194905-2202
04-15-26
STATE OF UTAH

SCALE
HORIZONTAL: 1" = 20'
0 5' 10' 20' 30'

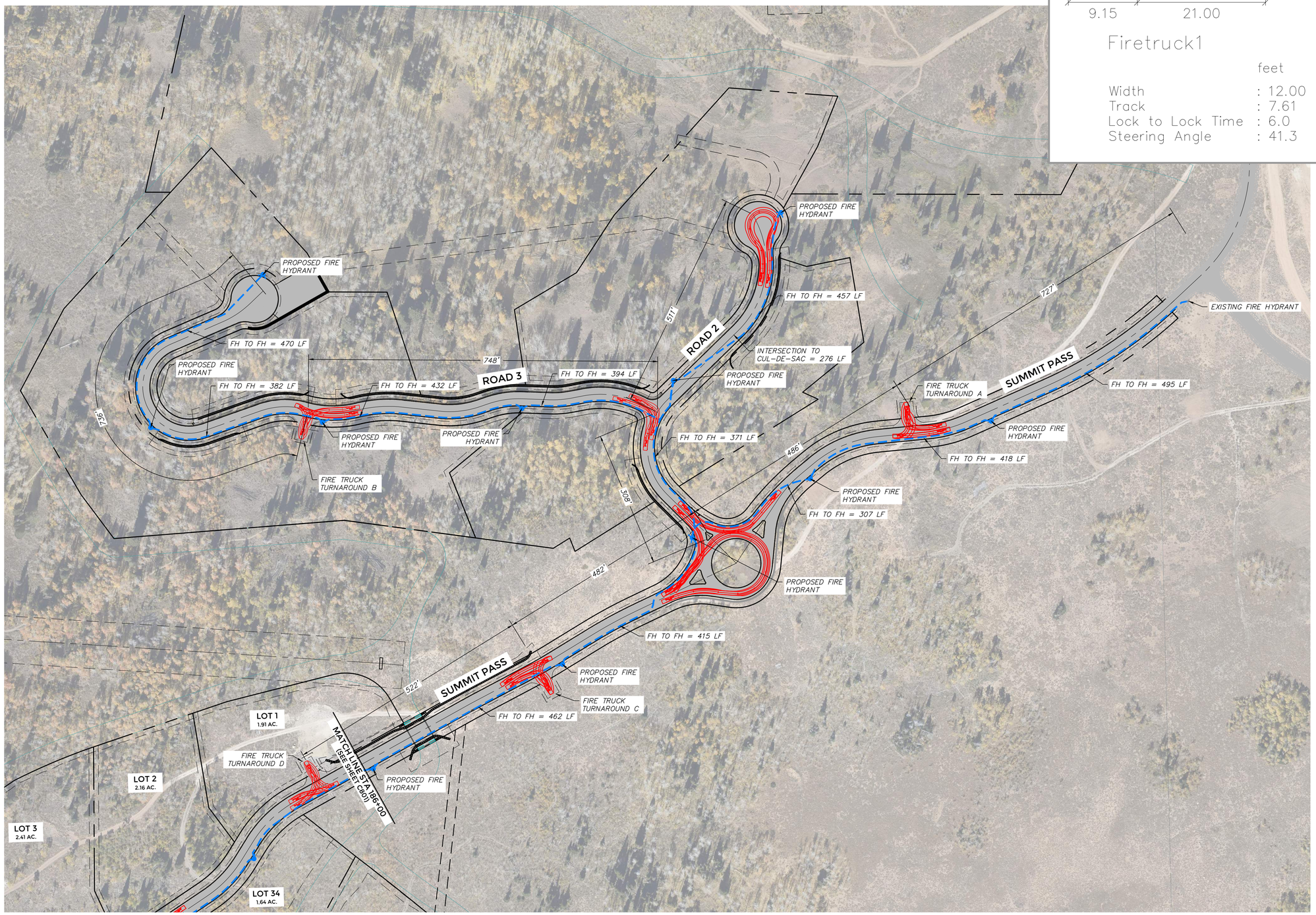
SHEET NUMBER
C600
44 OF 60

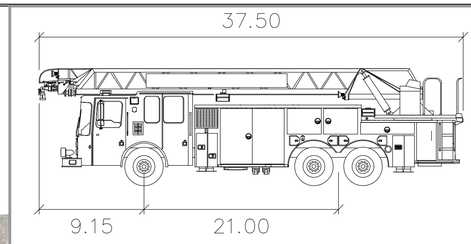
PATH: n:\SLB0793\Cadd\25-220-12 - prods ph1\Cadd\lp\C600 ROUNDABOUT SIGNAGE AND STRIPING PLAN.dwg

DATE: 4/15/2026 4:07 PM

LEGEND:

- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- FIRE HOSE COVERAGE





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1588 SOUTH MAIN STREET
SUITE 200
SALT LAKE CITY, UT 84115
801.743.1300

NO.	BY	DATE	REVISIONS

POWDER MOUNTAIN
PRADO PHASE 1
FIRE ACCESS PLAN

DATE: 04.15.2026

TCC JOB NUMBER: 25-220-12

PROFESSIONAL ENGINEER
JEFFERSON BELL
#15-26
STATE OF UTAH

SCALE
HORIZONTAL: 1" = 100'
0 25' 50' 100' 150'

SHEET NUMBER
C800
45 OF 60

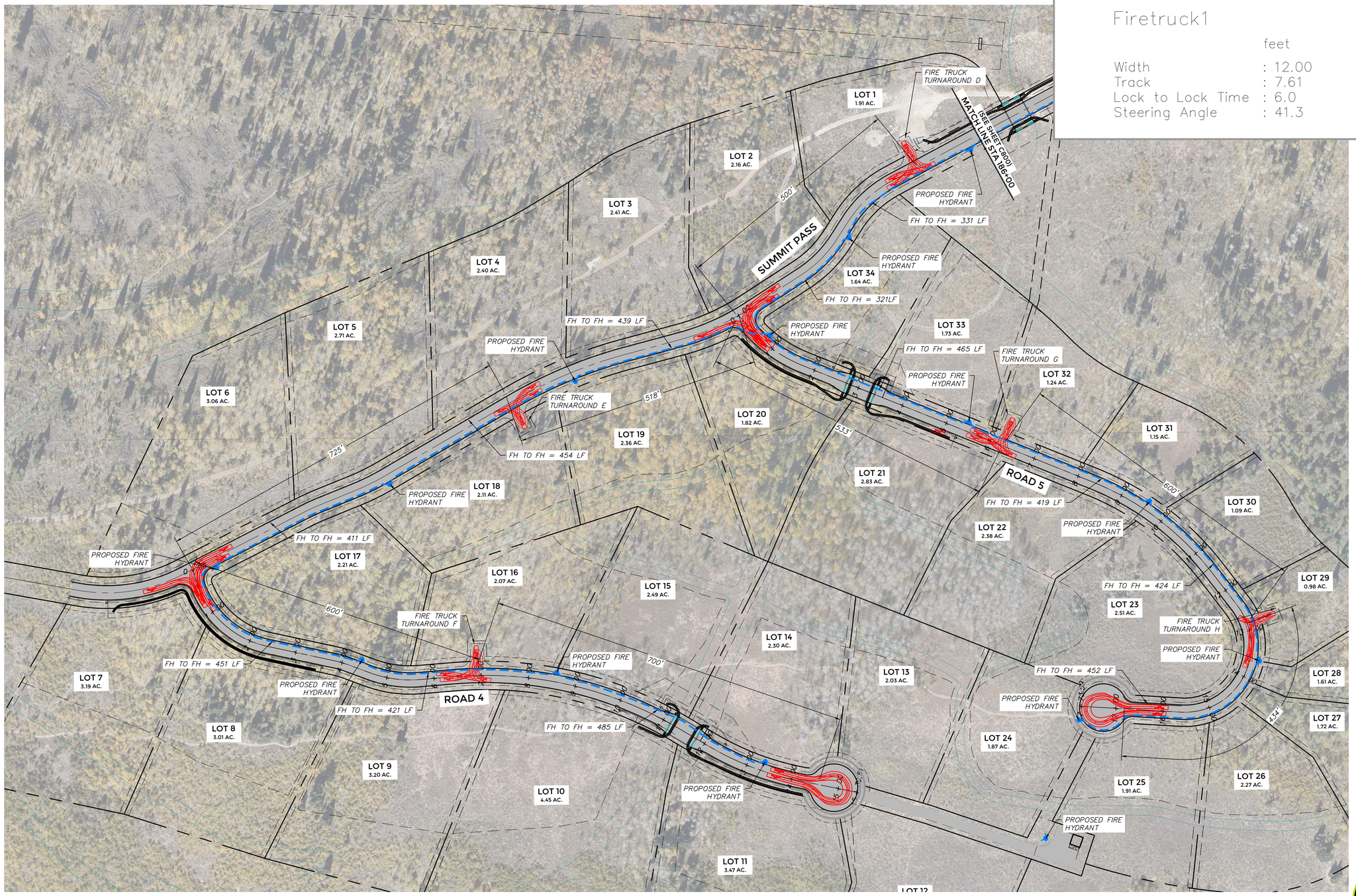
CALL 811 BEFORE YOU DIG
SAFE DIGGING PARTNER

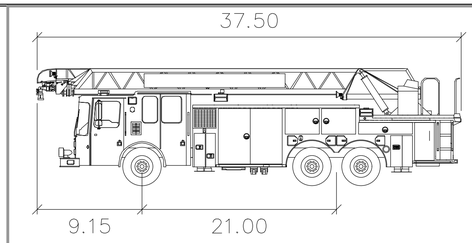
PATH: n:\SLC\7923\Cadd\25-220-12 - prado ph1\Cadd\p\C800 FIRE ACCESS PLAN.dwg

DATE: 4/15/2026 4:07 PM

LEGEND:

- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- FIRE HOSE COVERAGE





TALISMAN CIVIL CONSULTANTS
1588 SOUTH MAIN STREET
SUITE 200
SALT LAKE CITY, UT 84115
801.743.1300

NO.	BY	DATE	REVISIONS

POWDER MOUNTAIN
PRADO PHASE 1
FIRE ACCESS PLAN

DATE: 04.15.2026

TCC JOB NUMBER: 25-220-12

JEFFERSON BELL
PROFESSIONAL ENGINEER
STATE OF UTAH
No. 12345-2202
04-15-26

SCALE
HORIZONTAL: 1" = 100'
0 25' 50' 100' 150'

SHEET NUMBER
C801
46 OF 60

CALL 811 BEFORE YOU DIG
SAFE RIGGING PARTNER

PATH: n:\SLB\793\Cadd\25-220-12 - prado ph1\Cadd\Vp\C800 FIRE ACCESS PLAN.dwg

Exhibit C

EMERGENCY EVACUATION MAP

LEGEND:

- SAFE ZONE
- SKI LIFTS
- EMERGENCY ROAD ACCESS
- PRIMARY ROAD

TIMBERLINE

SUNDOWN

ASPEN DRIVE

TIMBERLINE LIFT

SUNDOWN LIFT

TIGER TOW

SUMMIT PASS RD

SADDLE HORN TOW

HIDDEN LAKE EXPRESS

POWDER MOUNTAIN RD

TO EDEN

TO EDEN

HIDDEN LAKE

SUNRISE LIFT

HEARTWOOD RD

MARY'S LIFT

SUMMIT PASS RD

HORIZON RUN RD

MERIDIAN AVE

OVERLOOK DR

SUMMIT PASS RD

COPPER CREST DR

SPRING PARK RD

VILLAGE

VILLAGE LIFT

SHELTER HILL RD

Enclave At Powder Mountain (1 - single family residential lot)

IN CASE OF FIRE/EMERGENCY CALL : 911

FOR EVACUATION:

DEPART IMMEDIATELY AS DIRECTED TO EDEN VIA MAIN ROADS. YOU WILL BE INFORMED IF AN EMERGENCY ROAD ACCESS ROUTE NEEDS TO BE UTILIZED. IF EXIT ROAD IS NOT AN OPTION, PROCEED TO YOUR DESIGNATED SAFE ZONE (NOTE: A SAFE ZONE IS NOT AN EXIT, IT IS AN AREA TO MEET UNTIL ASSISTANCE ARRIVES AND IS USED ONLY WHEN EXIT ROADS ARE NOT AN OPTION).

NO SMOKING WITHIN POWDER MOUNTAIN REGION EXCEPT IN DESIGNATED SMOKING AREAS.

EMERGENCY PHONE NUMBERS:

MEDICAL EMERGENCY	911
FIRE EMERGENCY	911
LAW ENFORCEMENT EMERGENCY	911
WEBER COUNTY SHERIFF	801-778-6602
WEBER FIRE DISTRICT	801-395-8221
INTERMOUNTAIN HEALTH MCKAY-DEE HOSPITAL	801-387-2800
POWDER MOUNTAIN EMERGENCY DISPATCH	801-745-3772 EXT. 3
UTAH AVALANCHE INFORMATION	888-999-4019 EXT.1

N

0 300 600 1200 1800

SCALE: 1"=600'

MAP DATE:AUGUST 8, 2024

POWDER MOUNTAIN

DRAFT - Subject: Powder Mountain Emergency Evacuation Plan

As Powder Mountain continues to build-out the DRR-1 master plan, ensuring the safety of all individuals on the mountain during an evacuation situation is essential. The attached emergency evacuation plan outlines clear routes for ingress and egress and assembly points (for refuge). This plan will be regularly reviewed and updated as new conditions develop.

This emergency evacuation plan will be distributed to our operations teams, property owners, and the HOA. Operations and HOA teams will have access to the map online and post hard copy versions in highly visible exit/entry employee locations.

The resort monitors winter weather alerts and forecasts to be prepared for severe storms. The Resort team can initiate appropriate emergency responses and provide guests with clear directions during an emergency. In the event of an impending significant weather event, the resort can communicate with guests and property owners to provide information, guidance, and recommended safety measures. Clear and timely communication will ensure that everyone is well-informed and prepared. Depending on the nature of the significant weather or other emergency event, the resort may implement shelter-in-place protocols or evacuate guests to designated safe areas. Our resort-wide comprehensive plans ensure that all on mountain individuals are moved to secure locations if necessary.

Staff Report for Administrative Review

Weber County Planning Division

Synopsis

Application Information

Application Request:	Request to approve a minor amendment to the Winston Parks Development Agreement to amend the text related to interior stairs within the patio homes. The amendment would allow for an option for a set of stairs within the home for a bonus room in the attic and/or extra storage space in the garage.
Type of Decision:	Administrative
Agenda Date:	Wednesday, April 22, 2026
Applicant:	Wade Rumsey, Ogden 3 LLC
File Number:	ZDA2026-01

Property Information

Approximate Address:	3701 West 1800 South
Zoning:	Residential R1-15
Existing Land Use:	Residential
Proposed Land Use:	Residential
Development Name:	Winston Park Subdivision
Township, Range, Section:	T6N, R2W, Section 28

Adjacent Land Use

North:	Residential	**South:**	Large Lot Residential
East:	Large Lot Residential	**West:**	Residential

Staff Information

Report Presenter:	Felix Lleverino
Phone Number:	801-399-8767
Report Reviewer:	CE

Applicable Ordinances/Agreements

Title 104, Chapter 12 Residential Zones R1-10
Winston Park Development Agreement Entry # 3347179

Development History

The development agreement associated with the Winston Park Zoning Map Amendment was recorded on November 12, 2024.

The subdivision plat for the phases of Winston Park were recorded on:

Phase 1: July 12, 2022
Phase 2: December 11, 2026

Summary and Background

Applicant is requesting approval of minor changes to the Winston Park Development Agreement. Section 9.9.5 contains details about the patio home design, restricting 50 percent of the homes to one step entering the home, and the remaining 50 percent of the homes are limited to a maximum of one step entering the home. The owner is requesting to remove the restriction pertaining to stairs within the home for a bonus room in the attic and/or stairs in the garage for extra storage space within the home. This amendment will affect the home floor plans for only phase 3 of the Winston Park Subdivision, which is yet to be platted.

The Planning Division recommends approval of minor changes to the development agreement after gaining direction from Commissioner Harvey for support and the County Attorney for applicability and procedure. The proposal is considered a minor change and is reasonably consistent with the intent of the development agreement.

Analysis

General Plan: This proposal is not contrary to the goals of the Weber County General Plan.

Additional requirements: The attached amendment to the development agreement shall be signed by the Weber County Planning Director and the owner of the property, and then shall be recorded in the Weber County Recorder's Office.

Staff Recommendation

Staff recommends approval of the proposed minor amendments to the development agreement.

The following findings are the basis for the staff's recommendation:

1. Minor changes such as this may be reviewed and approved by the county staff.
2. The proposed changes generally conform to the site development standards of the residential zone and the surrounding zoning districts.
3. The minor changes are not contrary to the Weber County General Plan.

Exhibits

Exhibit A: Amendment to the Development Agreement, see next page

AMENDMENT
to the
DEVELOPMENT AGREEMENT
between
WEBER COUNTY
and
OGDEN 3, LLC

THIS AMENDMENT is between **WEBER COUNTY**, a body corporate and politic of the State of Utah ("County") and **OGDEN 3, LLC** ("Developer"). County and Developer may be referred to jointly as the"Parties."

RECITALS

WHEREAS, County and Developer or Developer's predecessors in interest entered into a development agreement ("Agreement") governing a residential development within unincorporated Weber County with the legal description as provided in Exhibit A; and

WHEREAS, Sections 10.2 and 10.2.3 of the Agreement allow County staff to review and approve certain minor changes, enlargements, or adjustments to the development; and

WHEREAS, Developer has asked for a minor change to the language governing the design of the patio homes within Winston Park Subdivision Phase 3; and

WHEREAS, County is in favor of the minor changes requested by the Developer and finds that the proposed changes would not materially affect the County's original intent, findings, or conditions on the development project as originally proposed; and

THEREFORE, in exchange for valuable consideration, including the mutual covenants contained in this Amendment, the Parties covenant and agree as follows:

1. Section 9.9.5 shall be replaced to read as follows:

   9.9.5 One Story Buildings. Each patio home shall be no greater than one story. At least 50 percent shall be designed so that there are no steps entering ~~or within~~ the unit. The rest may have up to one step. The phase 3 units are allowed interior stairs for a bonus room in the attic and extra storage space in the garage.

2. All other terms and conditions of the Agreement not specifically referenced herein shall remain in full force and effect.

Weber County Planning Director

DATE:_____

State of Utah)
)ss.
County of Weber)

On the _____ day of _____, 20__, personally appeared before me _____, who being by me duly sworn, did say that he is the_____of_____, a limited liability company, and that the foregoing instrument was signed in behalf of said limited liability company by authority of its members or its articles of organization; and said person acknowledged to me that said limited liability company executed the same.

_____ _____

My Commission Expires: Notary Public, residing in

Owner

By: _____

Print Name: _____

Title: _____

DATE: _____

Owner Acknowledgment

State of Utah)

)ss.

County of Weber)

On the _____ day of _____, 20__, personally appeared before me _____, who being by me duly sworn, did say that he is the_____of_____, a limited liability company, and that the foregoing instrument was signed in behalf of said limited liability company by authority of its members or its articles of organization; and said person acknowledged to me that said limited liability company executed the same.

_____ _____

My Commission Expires: Notary Public, residing in

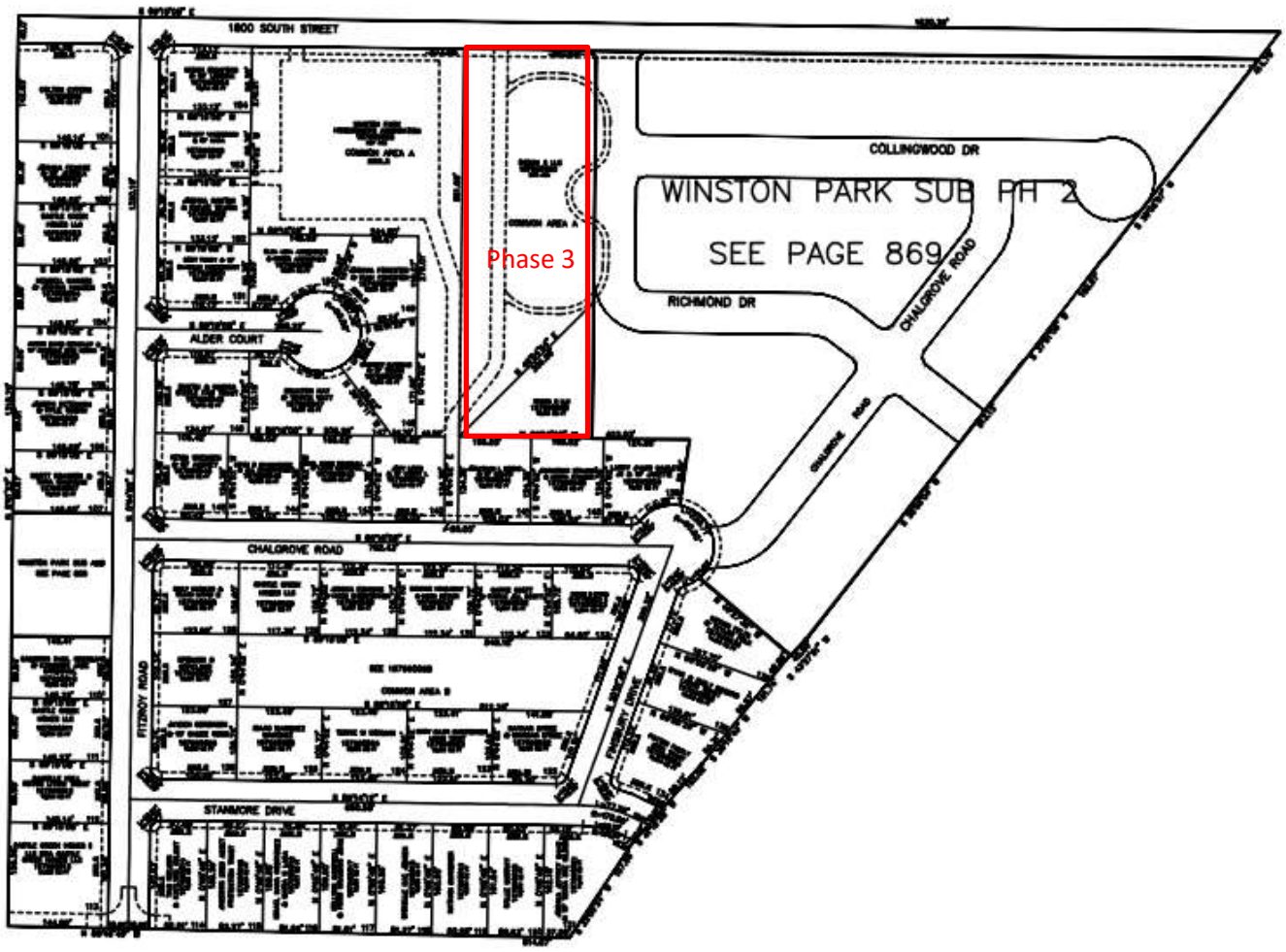
EXHIBIT A

LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN. SAID TRACT OF LAND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EXISTING FENCE LINE EXTENDED DEFINED AS THE WESTERLY BANK OF A SLOUGH, SAID POINT BEING NORTH 89°15'08" WEST ALONG THE QUARTER SECTION LINE 182.77 FEET AND SOUTH 00°48'10" WEST 40.18 FEET FROM THE NORTHEAST CORNER OF SECTION 28, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE SOUTH 38°02'07" WEST 364.48 FEET; THENCE SOUTH 37°51'05" WEST 188.07 FEET; THENCE SOUTH 38°06'04" WEST 513.12 FEET; THENCE SOUTH 43°27'51" WEST 42.80 FEET; THENCE SOUTH 39°10'43" WEST 40.86 FEET; THENCE NORTH 69°58'25" WEST 167.70 FEET; THENCE NORTH 20°01'35" EAST 77.72 FEET; THENCE NORTHEASTERLY 13.91 FEET ALONG A THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARS NORTH 46°35'29" EAST 13.42 FEET; THENCE NORTHWESTERLY 161.21 FEET ALONG THE ARC OF A 60.00 FOOT REVERSE CURVE TO THE LEFT, CHORD BEARS NORTH 03°48'52" WEST 116.91 FEET; THENCE NORTH 09°12'52" EAST 96.05 FEET; THENCE NORTH 89°15'08" WEST 397.47 FEET; THENCE NORTH 00°44'52" EAST 289.69 FEET; THENCE NORTH 89°15'08" WEST 244.80 FEET; THENCE NORTH 00°44'52" EAST 272.01 FEET; THENCE SOUTH 89°15'08" EAST 1460.45 FEET TO THE POINT OF BEGINNING.

CONTAINS 16.458 ACRES, MORE OR LESS


1800 SOUTH STREET
COLLINGWOOD DR
WINSTON PARK SUB PH 2
SEE PAGE 869
Phase 3
RICHMOND DR
CHALGROVE ROAD
ALDER COURT
CHALGROVE ROAD
FITZROY ROAD
STANMORE DRIVE

Staff Report to the Weber County Planning Director

Weber County Planning Division

Synopsis

Application Information

Agenda Item: Consideration and action on a request for final approval of Allen P Berrett & Judy G Berrett Trust Subdivision, a lot-averaged subdivision, consisting of 2 lots, located at 2750 S 4300 West, Ogden, 84401.

Agenda Date: Wednesday, April 22, 2026

Application Type: Subdivision, administrative

Applicant: Trevor Bennett

File Number: LVA021225

Property Information

Approximate Address: 2750 S 4300 W, Ogden, 84401

Project Area: 2.563 acres

Zoning: A-1

Existing Land Use: Agricultural/Residential

Proposed Land Use: Residential

Parcel ID: 15-090-0001

Adjacent Land Use

North: Residential

South: Agricultural

East: Agricultural/Residential

West: 4300 West St

Staff Information

Report Presenter: Tammy Aydelotte
taydelotte@webercountyutah.gov
801-399-8794

Report Reviewer: FL

Applicable Ordinances

- Title 101 (General Provisions) Section 2 (Definitions)
- Title 104 (Zones) Chapter 2, Agricultural Zones
- Title 106 (Subdivisions)

Background and Summary

An application for subdivision was accepted on 6/19/2024. The application was deemed complete and accepted in for review 2/12/2025. The applicant is requesting final approval of Allen P Berrett & Judy G Berrett Trust Subdivision consisting of 2 lots. The proposal complies with the county land use code and applicable ordinances. The following is an analysis of the proposal and how it complies with the applicable regulations.

Analysis

General Plan: The Future Land Use map for Western Weber County shows this property being utilized for rural residential lots. Currently, this subdivision is located in the A-1 Zone. This request fits within the goals and policies of the Western Weber General Plan.

Zoning: The subject property is located in the A1 zone. Chapter 104-2 gives the following purpose and intent of the A1 zones:

> *The A1 zone is both an agricultural and a low-density rural residential zone. The purpose is to designate low-intensity farm areas, which are anticipated to develop in a rural residential development pattern; set up guidelines to continue agricultural pursuits, including the keeping of farm animals; and direct orderly low-density residential development in a continuing rural environment.*

Lot area, frontage/width and yard regulations: A lot-averaged subdivision in the A-1 zone requires that the area of all lots in the subdivision average out to a minimum of 40,000 square feet of area, and the widths average out to a minimum of 150', per the A-1 Zoning standards. Lot 1 is 57,089 square feet and 100.38' wide along 4300 West Street. Lot 2 is 39,526 square feet and 257.87' wide along 4300 West Street. The average area is 48,308 square feet. The average width is 179.13'. The proposed subdivision meets the minimum requirements for a lot-average subdivision in the A-1 Zone. Per connectivity requirements, Weber County Planning requires a 10' wide pathway easement along the Wilson Canal that runs along the S/SE boundary.

Common and Open Space: No open spaces are proposed within this project.

Culinary water and sanitary sewage disposal: A preliminary will-serve letter has been provided by Taylor West Weber Water for culinary water. A final will-serve shall be provided prior to recording the final plat. An updated feasibility letter from Weber-Morgan Health Department shall be submitted prior to recording the final plat. The submitted letter expired 12/2025.

Public street infrastructure: ROW dedication along the entire frontage of the subdivision on 4300 West of a half width (40') will be required, from center of road. A deferral agreement for ROW improvements shall be recorded with the final plat.

Review Agencies: This subdivision has been recommended for approval by review agencies including the County Engineering Division, and the County Surveyor. Weber Fire District needs to recommend approval prior to recording the final plat. The applicant will be required to comply with review agency comments.

Planning Division Recommendation

The Planning Division recommends approval of the Allen P Berret & Judy G Berrett Trust Subdivision, consisting of 2 lots. This recommendation for approval is subject to all review agency requirements and based on the following conditions:

1. Final approval from Taylor West Weber Water shall be submitted prior to recording the final plat.
2. An updated feasibility letter from Weber-Morgan Health Department shall be submitted prior to recording the final plat.
3. Weber Fire District shall recommend approval prior to recording the final plat.
4. A deferral agreement, for all improvements along 4300 West Street.

These recommendations based on the following findings:

1. The proposed subdivision conforms to the Western Weber General Plan.
2. The proposed subdivision complies with applicable County ordinances.

Exhibits

A. Application
B. Will serve letters
C. Proposed final plat
D. Improvements Guarantee

Location map

Exhibit A - Application

Allen P Berrett and Judy G Berrett Trust Subdivisions

+ Add Follower | Change Status | Change Review Due Date | Edit Project

Address:	2750 South 4300 West, Ogden, UT, 84401	**Project Status:**	Accepted
Maps:	Google Maps	**Status Date:**	11/21/2025
Project Type:	Subdivisions	**File Number:**	LVA021225
Sub Type:	Subdivisions	**Project Manager**	Tammy Aydelotte
Created By:	Trevor Bennett		
Created On:	7/20/2023		

Application | Documents 46 | Comments 16 | Reviews 20 | Followers 11 | History | Reminder 0 | Payments 2 | Area Fees | Internal 0

Application

Show Contact Details | + Add Building | + Add Parcel | Edit Application | + Add a Contractor | Print | Building Permit

Project Description	Division of current lot of land in Taylor and the building of a new home on the newly divided, 1 acre lot.
Property Address	2750 South 4300 West Ogden, UT, 84401
Property Owner	Allen Berrett
Representative	Trevor Bennett
Accessory Dwelling Unit	False
Current Zoning	A-1
Subdivision Name	Allen P Berrett and Judy G Berrett Trust Subdivision
Number of new lots being created	1
Number of lots affected	2
Number of lots approved	0
Lot Number	2
Lot Size	1 acre
Frontage	270 ft
Culinary Water Authority	Taylor-West Weber Water District
Secondary Water Provider	Hooper Irrigation Company
Sanitary Sewer Authority	Not Applicable
Nearest Hydrant Address	2683 S 4300 W Ogden, UT 84401
Signed By	Representative, Trevor Bennett

Parcel Number

Remove 15090001

Exhibit B – Will Serve/Feasibility Letters

TAYLOR WEST WEBER WATER DISTRICT
2815 WEST 3300 SOUTH
WEST HAVEN, UTAH 84401
801-731-1668
11/4/2025 RR

Weber County Planning Commission
2380 Washington Boulevard
Ogden, Utah 84401

To Whom It May Concern:

This is to inform you that **Preliminary Will Serve** has been given and the Taylor West Weber Water District ("the District") has the capacity to provide **only** culinary water for **1 lot on a 2 lot subdivision known as Allen P Berrett and Judy G Berrett Trust Subdivision.** Lot #1 is currently being served by the District and the District will continue to serve lot #1. Lot #2 will need to comply with the current District standards and fees. The property is located at 2750 S. 4300 W. Taylor, UT (unincorporated Weber County). The District currently has a 10" water line on 4300 W. The District has enough water capacity to serve this proposed lot. The fire marshal must review the plans and determine where or if fire hydrants are needed. Taylor West Weber Water specifications and standards must be followed in all installation procedures. The lot will need to be connected to Hooper Irrigation for outdoor water use.

Requirements that need to be met for culinary water service:

- Plan review fee and recording fee= $200 per lot
- Plan review and acceptance from Taylor West Weber Water District Engineer.
- Water rights impact fee=$7,842
- Secondary Water= Must have pressurized secondary water from Hooper Irrigation for Final Will Serve a receipt from Hooper Irrigation will need to be provided to the District.
- Impact fee=$6,756.00. This fee includes the cost of the meter.
- Construction water fee $100 for the use of water during construction of the home.
- Connection fee $2,900 the district will install the water line.
- The District reserves the right to make or revise changes as needed or as advised by the District's engineer or the District's attorney.
- If a fire hydrant(s) are needed an additional fee for a fire hydrant installation will be assessed.

This is for preliminary approval only. Final approval shall not be permitted until approval is given by the District. Because fees may change this letter expires six months after it has been issued. Expires: 5/4/2026
RR

Sincerely,

Ryan Rogers – Manager

Taylor West Weber Water District

BRIAN COWAN, MPH, LEHS
Health Officer/Executive Director

WEBER-MORGAN
HEALTH DEPARTMENT

June 4, 2024

Weber County Planning Commission
2380 Washington Blvd.
Ogden, UT 84401

RE: Trevor Bennett
2750 S. 4300 W., Ogden UT, 84401
Parcel #15-090-0001
Soil log #15576

The soil and percolation information for the above-referenced lot have been reviewed. Culinary water will be provided by Taylor West Warren Improvement District, an approved water system. **A letter from the water supplier is required prior to issuance of a permit.**

DESIGN REQUIREMENTS

Documented ground water tables not to exceeding 12 inches, fall within the range of acceptability for the utilization of a Wisconsin Mound Treatment System as a means of wastewater disposal. Maximum absorption area depth is limited to 0 inches. As defined in the Utah Administrative Code R317-4 Table 6 the absorption area is to be designed using a maximum loading rate of 0.35 gal/sq. ft./day as required for the fine sandy loam, massive structure soil horizon.

Plans for the construction of any wastewater disposal system are to be prepared by a Utah State certified individual and submitted to this office for review prior to the issuance of a Wastewater Disposal permit.

The following items are required for a formal **subdivision review**; application, receipt of the appropriate fee, and a full sized copy of the subdivision plats showing the location of exploration pits and percolation tests as well as the documented soil horizons and percolation rates. A subdivision review will not occur until all items are submitted. Mylars submitted for signature without this information will be returned.

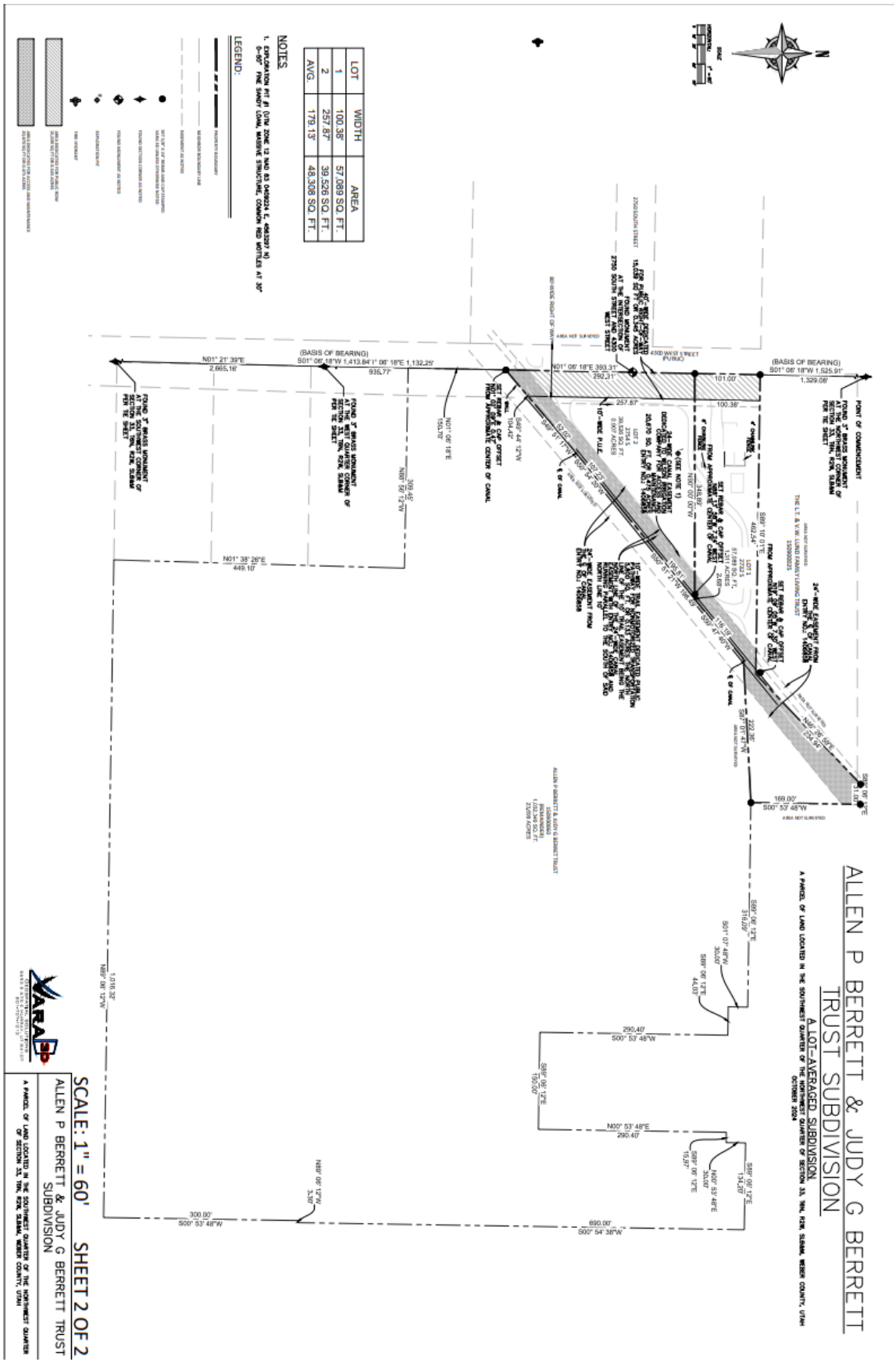
Each on-site individual wastewater disposal system must be installed in accordance with R317-4, Utah Administrative Code, Individual Wastewater Disposal Systems and Weber-Morgan District Health Department Rules. Final approval will be given only after an on-site inspection of the completed project and prior to the accomplishment of any backfilling.

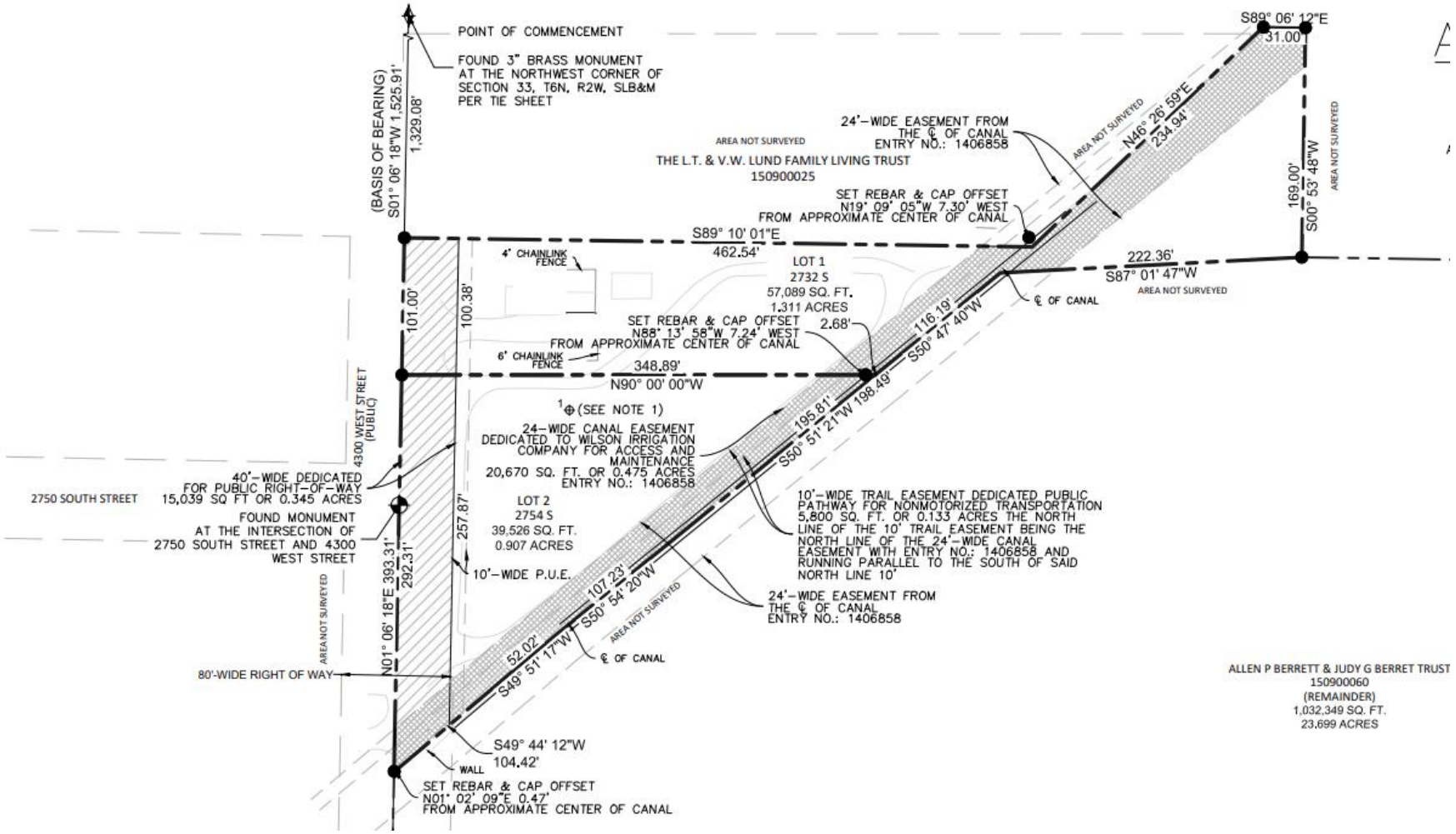
Please be advised that the conditions of this letter are valid for a period of 18 months. At that time, the site will be re-evaluated in relation to rules in effect at that time.

Sincerely,

Pedro Lozano, LEHS III
Environmental Health Division
801-399-7160

Exhibit C – Final Proposed Plat




POINT OF COMMENCEMENT
FOUND 3" BRASS MONUMENT AT THE NORTHWEST CORNER OF SECTION 33, T6N, R2W, SLB&M PER TIE SHEET
(BASIS OF BEARING) S01° 06' 18"W 1,525.91'
1,329.08'
S89° 06' 12"E
31.00'
24'-WIDE EASEMENT FROM THE ℄ OF CANAL ENTRY NO.: 1406858
AREA NOT SURVEYED
THE L.T. & V.W. LUND FAMILY LIVING TRUST
150900025
N46° 26' 59"E
234.94'
SET REBAR & CAP OFFSET N19° 09' 05"W 7.30' WEST FROM APPROXIMATE CENTER OF CANAL
169.00'
S00° 53' 48"W
S89° 10' 01"E
462.54'
4' CHAINLINK FENCE
LOT 1
2732 S
57,089 SQ. FT.
1.311 ACRES
222.36'
S87° 01' 47"W
℄ OF CANAL
101.00'
100.38'
SET REBAR & CAP OFFSET N88° 13' 58"W 7.24' WEST FROM APPROXIMATE CENTER OF CANAL
2.68'
116.19'
S50° 47' 40"W
6' CHAINLINK FENCE
348.89'
N90° 00' 00"W
4300 WEST STREET (PUBLIC)
1 ⊕ (SEE NOTE 1)
24-WIDE CANAL EASEMENT DEDICATED TO WILSON IRRIGATION COMPANY FOR ACCESS AND MAINTENANCE
20,670 SQ. FT. OR 0.475 ACRES
ENTRY NO.: 1406858
195.81'
S50° 51' 21"W 198.49'
40'-WIDE DEDICATED FOR PUBLIC RIGHT-OF-WAY
15,039 SQ FT OR 0.345 ACRES
2750 SOUTH STREET
FOUND MONUMENT AT THE INTERSECTION OF 2750 SOUTH STREET AND 4300 WEST STREET
LOT 2
2754 S
39,526 SQ. FT.
0.907 ACRES
257.87'
10'-WIDE P.U.E.
10'-WIDE TRAIL EASEMENT DEDICATED PUBLIC PATHWAY FOR NONMOTORIZED TRANSPORTATION
5,800 SQ. FT. OR 0.133 ACRES THE NORTH LINE OF THE 10' TRAIL EASEMENT BEING THE NORTH LINE OF THE 24'-WIDE CANAL EASEMENT WITH ENTRY NO.: 1406858 AND RUNNING PARALLEL TO THE SOUTH OF SAID NORTH LINE 10'
292.31'
N01° 06' 18"E 393.31'
AREA NOT SURVEYED
107.23'
S50° 54' 20"W
24'-WIDE EASEMENT FROM THE ℄ OF CANAL ENTRY NO.: 1406858
AREA NOT SURVEYED
52.02'
S49° 51' 17"W
℄ OF CANAL
80'-WIDE RIGHT OF WAY
S49° 44' 12"W
104.42'
WALL
SET REBAR & CAP OFFSET N01° 02' 09"E 0.47' FROM APPROXIMATE CENTER OF CANAL
ALLEN P BERRETT & JUDY G BERRET TRUST
150900060
(REMAINDER)
1,032,349 SQ. FT.
23.699 ACRES

Staff Report to the Weber County Planning Director

Weber County Planning Division

Synopsis

Application Information

Application Request:	Consideration and action on a request for final subdivision approval of the Enclave at Powder Mountain Phase 1 Subdivision, a 1-lot subdivision located in the DRR-1 zone located at the end of Shelter Hill Road in Eden. This proposal includes Road Parcel A that extends Shelter Hill Rd.
Type of Decision:	Administrative
Agenda Date:	Wednesday, April 22, 2026
Applicant:	Erik Anderson
File Number:	UVE091125

Property Information

Approximate Address:	9050 Shelter Hill Rd, Eden, UT, 84310
Project Area:	8.795 Acres
Zoning:	Ogden Valley Destination and Recreation Resort Zone DRR-1
Existing Land Use:	Vacant
Proposed Land Use:	Residential
Parcel ID:	23-012-0201, 23-012-0034
Township, Range, Section:	T7N, R2E, Section 9 SW Qtr

Adjacent Land Use

North:	Ski Resort/Resort Development	**South:**	Ski Resort/Resort Development
East:	Ski Resort/Resort Development	**West:**	Ski Resort/Resort Development

Staff Information

Report Presenter:	Tammy Aydelotte taydelotte@webercountyutah.gov 801-399-8794
Report Reviewer:	FL

Applicable Ordinances

- Title 101, Chapter 1 General Provisions, Section 7, Definitions
- Title 104, Chapter 29 Ogden Valley Destination and Recreation Resort Zone (DRR-1)
- Title 104, Zones, Chapter 28 Ogden Valley Sensitive Lands Overlay Districts
- Title 106, Subdivisions, Chapter 1-8 as applicable

Summary and Background

1/14/2015 – Zoning Development Agreement for Summit Group is recorded

1/12/2019 – First Amendment to Zoning Development Agreement is recorded

11/30/2022 – Second Amendment to Zoning Development Agreement is recorded

The development report as of August 20, 2025, from the Powder Mountain group indicates that 267 lots have been recorded within the Powder Mountain Development, under the executed development agreement, recorded 1/14/2015.

Analysis

General Plan: The proposal conforms to the Ogden Valley General Plan by encouraging development within the existing resort-related areas.

Zoning: The subject property is located in the Ogden Valley Destination and Recreation Resort Zone more particularly described as the DRR-1 zone. The purpose and intent of the DRR-1 zone is identified in the LUC §104-29-1 as:

> *"The purpose of this chapter is to provide flexible development standards to resorts that are dedicated to preserving open space and creating extraordinary recreational resort experiences while promoting the goals and objectives of the Ogden Valley general plan. It is intended to benefit the residents of the county and the resorts through its ability to*

preserve the valley's rural character, by utilizing a mechanism that allows landowners to voluntarily transfer development rights to areas that are more suitable for growth when compared to sensitive land areas such as wildlife habitats, hazardous hillsides or prime agricultural parcels. Resorts that lie within an approved destination and recreation resort zone shall, by and large, enhance and diversify quality public recreational opportunities, contribute to the surrounding community's well-being and overall, instill a sense of stewardship for the land."

Lot area, frontage/width and yard regulations: The DRR-1 Zone does not have a minimum lot area or a minimum lot width requirement per LUC §104-29-2(h) for a single-family residential dwelling. This subdivision has been designed for individual ownership of the lots, private roadways maintained by the Powder Mountain Owners' Association.

Natural Hazards Overlay Zone: The proposed subdivision is located in a geologic hazards study area. A site-specific Geotechnical Investigation, performed by AGEC, and dated July 25, 2025 (Project No. 1250365) has been submitted with this application which provides foundation design, grading, groundwater drainage, fill and compaction, and retaining wall requirements that must be followed to ensure longevity and safety. See Page 14 for Preconstruction Meeting Requirements.

A site-specific Geologic Hazard Assessment from AGEC, dated July 25, 2025 (Project number 1250365) is included with the subdivision plan. The report directs the developer to obtain a geotechnical study. Which has been accomplished.

A notice of geologic study recorded on title and a plat note are required that will provide notice that the geologic and geotechnical report is on file with Weber County Planning Division

Emergency Evacuation: In the event of an emergency, Powder Mountain Resort has created an Emergency Evacuation Map and narrative with their application, as requested by Planning staff. This document is available upon request.

Additional design standards and requirements: Shelter Hill road is a private roadway. The Brim Trail, a public trail, currently runs through Lot 40 of this subdivision. The applicant/developer will need to show where this section of the Brim Trail will be relocated, prior to any new development applications in this area. The maintenance of all private roadways is under the responsibility of the HOA. Parking along these 60' wide private roadways will be discouraged by the Weber Fire District during winter; however, there are no concerns regarding parking when roadways are clear and dry.

The Section 5.8 of the development agreement requires a minimum of 30% of the total acreage to be designated as open space. The cumulative open space platted throughout Powder Mountain amounts to 71 percent with the total land inside recorded conservation easement at 877 acres.

Culinary water and sanitary sewage disposal: A capacity assessment letter has been provided by Powder Mountain Water and Sewer District. Proof of a connect fee from Powder Mountain Water and Sewer District will be required to be submitted prior to receiving a building permit from Weber County. The service letter is considered sufficient for final subdivision approval.

Review Agencies: The Weber County Engineering requests approval from Powder Mountain Water and Sewer District, and a cost estimate for Road Parcel A. A second access off the mountain will be considered with every development application. While this is not a requirement for approval of this subdivision at this time, the subject of a second access off the mountain will continue to be mentioned with each application submitted by Powder Mountain. The Weber Fire District has deemed this proposal acceptable based on acceptable road widths, turn-around, and fire hydrants. The Weber Surveyor's Office is still awaiting some corrections on the proposed final plat. A condition of approval has been included to ensure that all applicable review agencies' requirements will be met prior to moving forward for final approval.

Staff Recommendation

Staff recommends final approval of the Enclave at Powder Mountain Phase 1 Subdivision with the following conditions:

1. A proposed re-location for the section of the Brim Trail that is interrupted by this subdivision shall be submitted prior to submitting further development applications in this area.
2. The cost for subdivision improvements shall be escrowed with Weber County, prior to recording the final plat.
3. All county review agency requirements are satisfied before the final subdivision plat is recorded.

This recommendation is based on the following findings:

1. The proposed subdivision conforms to the Ogden Valley General Plan.
2. With the recommended conditions, the proposed subdivision complies with all previous approvals and the applicable County ordinances.
3. The proposed subdivision will not be detrimental to the public health, safety, or welfare.
4. The proposed subdivision will not deteriorate the environment of the general area so as to negatively impact surrounding properties and uses.

Exhibits

A. Application
B. Final plat
C. Powder Mountain Water and Sewer Capacity Assessment Letter

Location Map 1

Exhibit A - Application

Enclave At Powder Mountain Subdivision

+ Add Follower | Change Status | Change Review Due Date | Edit Project

Address:	P.O. Box 1119, Eden, UT, 84310	**Project Status:**	Accepted
Maps:	Google Maps	**Status Date:**	9/11/2025
Project Type:	Subdivisions	**File Number:**	UVE091125
Sub Type:	Small Subdivision	**Project Manager**	Tammy Aydelotte
Created By:	Erik Anderson		
Created On:	8/13/2025		

Application | Documents 33 | Comments 0 | Reviews 14 | Followers 19 | History | Reminder 0 | Payments 1 | Area Fees | Internal 0

Application

Show Contact Details | + Add Building | + Add Parcel | Edit Application | + Add a Contractor | Print | Building Permit

Project Description	The Enclave Subdivision Plat includes 1 single family residential lot and a road parcel.
Property Address	P.O. Box 1119 Eden, UT, 84310
Property Owner	Brooke Hontz
Representative	Erik Anderson
Accessory Dwelling Unit	False
Current Zoning	DRR-1
Subdivision Name	Enclave At Powder Mountain
Number of new lots being created	1
Number of lots affected	0
Number of lots approved	0
Lot Number	1
Lot Size	2.976 AC
Frontage	307'
Culinary Water Authority	Powder Mountain Water and Sewer District
Secondary Water Provider	Not Applicable
Sanitary Sewer Authority	Powder Mountain Water and Sewer Improvement District
Nearest Hydrant Address	5375 E. Shelter Hill Rd.
Signed By	Representative, Erik Anderson

Parcel Number

Remove 230120201

Exhibit B – Final Plat

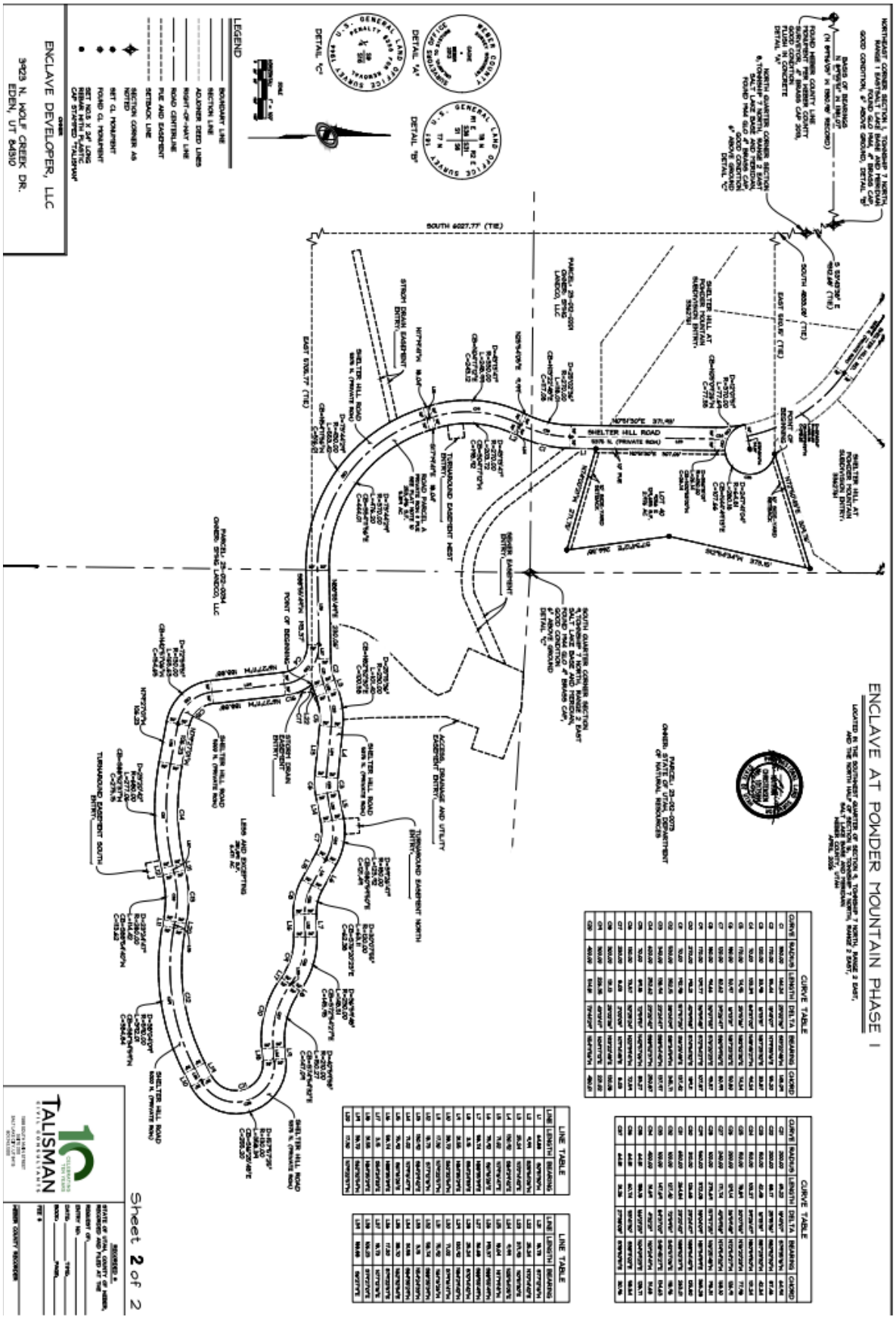


Exhibit C – Powder Mountain Water and Sewer Capacity Assessment Letter

POWDER MOUNTAIN WATER AND SEWER IMPROVEMENT DISTRICT

Date: July 7, 2025

Powder Haven
3923 N. Wolf Creek Drive
Eden, Utah 84310

Ogden Valley Township Planning Commission
2380 Washington Blvd., Suite 240
Ogden, Utah 84401

Re: ***Commitment to provide culinary water and sanitary sewer services for the Enclave neighborhood***

CAPACITY ASSESSMENT LETTER

This capacity assessment letter is issued by the Powder Mountain Water and Sewer Improvement District (the "District"), in connection to a certain real estate project proposed to be developed by

The District confirms that it has adequate capacity to provide water and sewer services to serve one (1) Equivalent Residential Units ("ERUs") in connection with the Enclave plat, requested by Powder Haven.

Building permits shall not be issued without final approval by the district. Final approval is subject to meeting all applicable requirements of the district and payment of all applicable fees.

The district's commitment set forth in this letter is effective as of the date of this letter.

POWDER MOUNTAIN WATER AND SEWER IMPROVEMENT DISTRICT

By: _____

Robert Bingham-Chairman