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

July 28, 2026

6:00 p.m. – Regular Meeting

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

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

1. **Regular Meeting:**
   - I. Call to Order
   - II. Roll Call
   - III. Pledge of Allegiance: By Invitation
   - IV. Prayer/Thought by Invitation
   - V. Recuse for Conflict of Interest
2. **Consent Agenda:**
   - I. Request for a Conditional Use Permit for JSSD Marcella Drinking Water Pump Station (Planner Aubrey Larsen)
3. **Action Items:**
   - I. Public Hearing for Master Development Agreement Amendment for Finch Creek (Planner Denna Woodbury)
   - II. Blue Sign Annexation, located at 2600 N Hwy 40 (Jamie Baron, Planning Manager)
4. **Work Meeting:**
5. **Administrative Items:**
6. **Adjournment:**

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

Posted on July 22, 2026, in the Heber City Municipal Building located at 75 North Main, the Heber City Website at www.heberut.gov, and on the Utah Public Notice Website at http://pmn.utah.gov. Notice provided to the Wasatch Wave.

Planning Commission Staff Report

MEETING DATE:	7/28/2026
SUBJECT:	Request for a Conditional Use Permit for JSSD Marcella Drinking Water Pump Station (Planner Aubrey Larsen)
RESPONSIBLE:	Aubrey Larsen
DEPARTMENT:	Planning
STRATEGIC RELEVANCE:	Necessary Administrative Action

SUMMARY

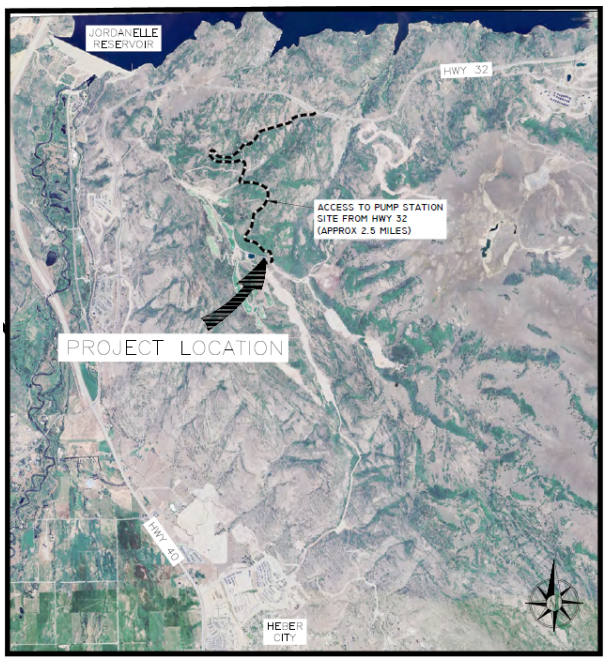
The City has received a request for a Conditional Use Permit for JSSD Marcella Drinking Water Pump Station.

RECOMMENDATION

Staff recommends that the Planning Commission approve the Conditional Use Permit subject to findings and conditions.

BACKGROUND

The application consists of a proposed drinking water pump station and associated site improvements as part of the Jordanelle Ridge Village 3 Marcella North Phase 1 development. The proposed facility is located within the Mountain Community Zone on 0.21 acres, approximately 2.5 miles east of Highway 32.



LOCATION MAP

DISCUSSION

The Planning Commission serves as the Land Use Authority for Conditional Use approval under Sections 18.14 and 18.108 of the Heber City Municipal Code. Staff has reviewed the application for compliance with the Conditional Use Permit standards, including the required application materials, site layout, access, and applicable standards for utility buildings and structures. As a conditional use, water, sewer, and electric utility buildings and structures are subject to review for potential impacts related to environmental quality, noise, health and safety, surrounding property values, residential amenities, and visual impacts. Planning review comments have been addressed by the applicant, and remaining engineering comments are included as conditions of approval.

FISCAL IMPACT

N/A

CONCLUSION

Findings:

1. The application is consistent with the Development Agreement.
2. The application is consistent with the Development Code.
3. The Planning Commission is the Land Use Authority for Conditional Uses.

Conditions

1. All requirements of the City Engineer shall be met.
    - Include a signature block for the Heber City Engineer on the title block on each sheet.
    - Have JSSD sign approved plans and send them back to the City for City signature. See comments on the attached plan with C2 on the end.
2. All other Code Requirements shall be met.

ALTERNATIVES

Staff Recommended Option - Approval

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

Alterntive 2 - Continuance

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

Alternative 3 - DENIAL

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

POTENTIAL MOTIONS

ACCOUNTABILITY

Department: Planning
Staff member: Aubrey Larsen , Planning Consultant

EXHIBITS

1. 3 -Marcella Pump Station - Conformed Construction Drawings - 5-12-26
2. 4 - JORDANELLE RIDGE VILLAGE 3 MARCELLA NORTH PHASE 1 - Entry# 572846 - Date 4 16 2026, Book 1554, 0220
3. 5 - Storm Drain Report
4. 7 - Marcella Pump Station Geotechnical
5. 11 - Building Elevations
6. 12 - SITE PLAN
7. Eng Response #1-Miscellaneous-v1

MARCELLA DRINKING WATER PUMP STATION

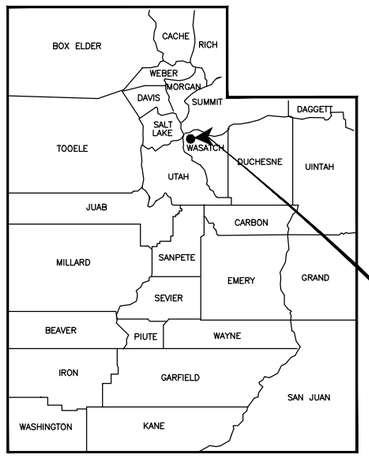
PREPARED FOR

JORDANELLE RIDGE

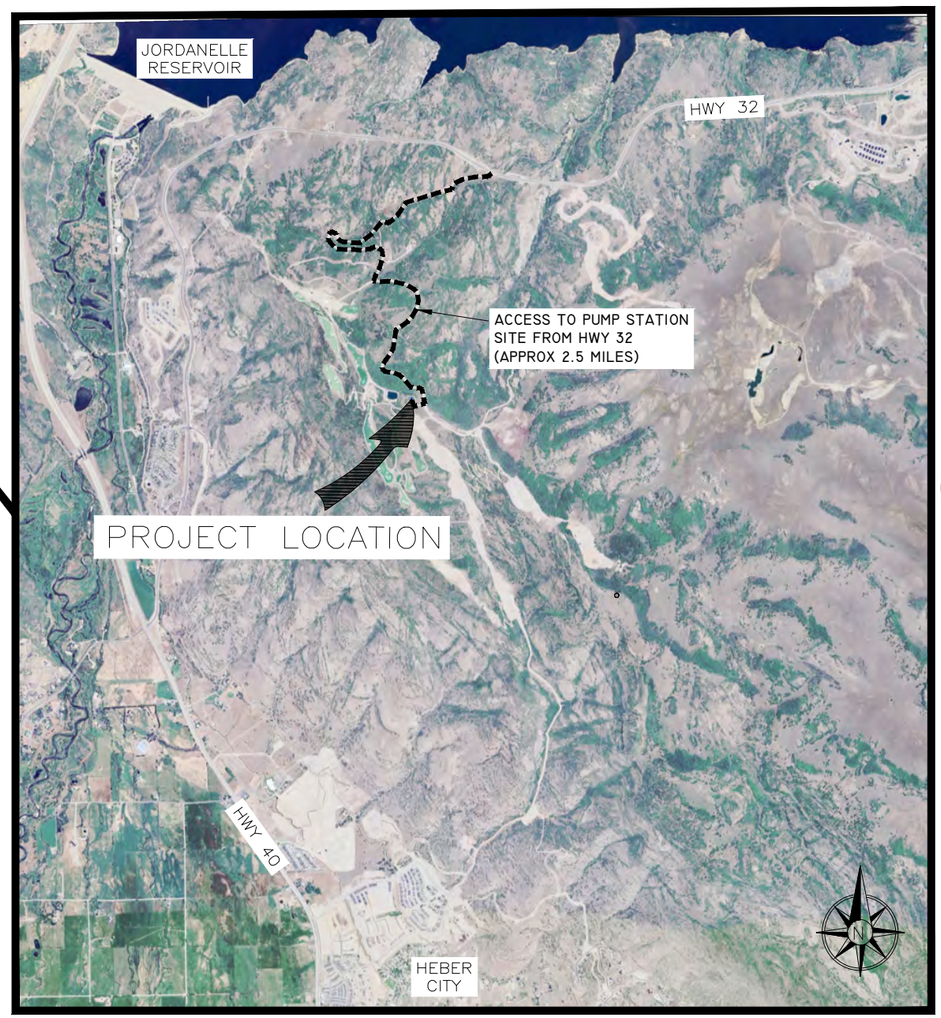
OWNER

JORDANELLE SPECIAL SERVICE DISTRICT

CONFORMED CONSTRUCTION DRAWINGS



VICINITY MAP



LOCATION MAP

Prepared for:
MOMENTUM DEVELOPMENT GROUP, LLC
10421 SOUTH JORDAN GATEWAY BLVD #200
SOUTH JORDAN, UT 84095

Prepared by:
JACKSON ENGINEERING, LLC
ENGINEER
3376 Stonehill Lane
Salt Lake City, UT 84121
801-558-5293
Contact: Steve Jackson, P.E.

Sheet Index

SHT NO.	NAME
G1–REV 1	COVER SHEET AND SHEET INDEX
G2	GENERAL NOTES
G3–REV 1	OVERALL LOCATION SHEET
C1–REV 1	SITE PLAN
M1	MECHANICAL PIPING PLAN VIEW
M2	MECHANICAL PIPING SECTION VIEWS
S1	ELEVATION VIEWS
S2	FOOTING / FOUNDATION PLAN
S3	ROOF PLAN
S4–REV 1	STRUCTURAL DETAILS
S5	STRUCTURAL SPECIAL INSPECTIONS
E001	ELECTRICAL – GENERAL NOTES & SYMBOLS
E201	ELECTRICAL – SITE PLAN
E301	ELECTRICAL – LAYOUT PLAN
E501	ELECTRICAL – ONELINE DIAGRAM
E601	ELECTRICAL – POWER DISTRIBUTION SCHEMATIC
E801	ELECTRICAL – CONDUIT SCHEDULE
E802	ELECTRICAL – CONDUIT DEVELOPMENT
E901	ELECTRICAL – DETAILS – SHEET 1
E902	ELECTRICAL – DETAILS – SHEET 2
E903	ELECTRICAL – DETAILS – SHEET 3

⚠

HEBER CITY STANDARD CONSTRUCTION NOTES

1. CONTRACTOR ASSUMES ALL RESPONSIBILITY FOR JOB SITE CONDITIONS DURING CONSTRUCTION OF THIS PROJECT, INCLUDING THE SAFETY AND WELL–BEING OF ALL PERSONS AND PROPERTY. THIS RESPONSIBILITY SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.
2. CONTRACTOR SHALL OBTAIN ALL APPLICABLE PERMITS AND/OR WRITTEN AGREEMENTS NECESSARY TO COMPLETE THE WORK.
3. CITY OWNED WATER VALVES MAY BE OPERATED ONLY BY CITY STAFF. OPENING, CLOSING OR TAMPERING WITH A CITY WATER VALVE WITHOUT PERMISSION OF THE CITY PUBLIC WORKS DEPARTMENT IS A CLASS B MISDEMEANOR PUNISHABLE BY UP TO SIX MONTHS IN JAIL AND A $1,000 FINE.
4. CONTRACTOR SHALL SCHEDULE A PRE–CONSTRUCTION MEETING WITH THE CITY'S ENGINEERING DEPARTMENT AT LEAST 5 BUSINESS DAYS PRIOR TO THE START OF CONSTRUCTION. CONTRACTOR MUST ATTEND AND BRING ONE SET OF THE ACKNOWLEDGED CONSTRUCTION DRAWINGS AND A COPY OF THE CURRENT HEBER CITY STANDARD SPECIFICATIONS AND DRAWINGS MANUAL (AVAILABLE AT HEBERUT.GOV).
5. CONTRACTOR SHALL HAVE IN POSSESSION AND ON–SITE AT ALL TIMES ONE COPY OF THE CURRENT ACKNOWLEDGED CONSTRUCTION PLANS STAMPED, SIGNED, AND DATED BY THE ENGINEER OF RECORD, THE APPLICANT, AND THE CITY.
6. DEVELOPER'S ENGINEERS (CIVIL AND GEOTECHNICAL) SHALL PERFORM SUFFICIENT INSPECTIONS AND SURVEYS DURING GRADING AND CONSTRUCTION TO RENDER AN OPINION IN WRITING AS TO ADHERENCE TO THE ACCEPTED PLANS AND COMPLIANCE WITH HEBER CITY STANDARD SPECIFICATIONS AND DRAWINGS MANUAL.
7. ANY WORK DONE IN THE ABSENCE OF AN INSPECTOR'S APPROVAL SHALL BE SUBJECT TO REJECTION. ALL UNDERGROUND GPS DATA MUST BE COLLECTED BY A CITY REPRESENTATIVE PRIOR TO BACKFILL. INSPECTORS MAY REQUEST THE CONTRACTOR TO EXPOSE WORK THAT HAS BEEN BACKFILLED WITHOUT PRIOR INSPECTION OR COLLECTION OF GPS DATA. ALL SUCH REWORK SHALL BE COMPLETED AT THE DEVELOPER'S OR OWNER'S EXPENSE.
8. SURVEY MONUMENTS MUST BE INSTALLED IN ACCORDANCE WITH THE CURRENT HEBER CITY AND WASATCH COUNTY SURVEYOR'S OFFICE REQUIREMENTS.
9. ALL DISTURBED PROPERTY SURVEY MARKERS SHALL BE RESET IN THEIR ORIGINAL LOCATIONS UPON COMPLETION OF ALL CONSTRUCTION ACTIVITIES.
10. CONTRACTOR SHALL PROVIDE ALL TRAFFIC CONTROL WHICH MUST CONFORM TO THE CURRENT MUTCD. PROVIDE SITE–SPECIFIC TRAFFIC CONTROL PLANS (PREPARED BY AN AMERICAN TRAFFIC SAFETY SERVICES ASSOCIATION (ATSSA) OR AGC–CERTIFIED INDIVIDUAL) PRIOR TO INSTALLATION OF ANY TRAFFIC CONTROL DEVICE. TRAFFIC CONTROL PLANS MUST BE ACCEPTED BY THE CITY PRIOR TO IMPLEMENTATION AND BEFORE ANY SHOULDER, LANE, OR STREET CLOSURE.

JACKSON ENGINEERING
3376 STONEHILL LANE
COTTONWOOD HEIGHTS UTAH 84121
PHONE (801) 558-5293
FAX (801) 943-0108

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

CONTACT:
DAVE BARBEE
801-316-3193

MARCELLA DRINKING WATER PUMP STATION
WASATCH COUNTY, UTAH
CONSTRUCTION PLANS
COVER SHEET AND SHEET INDEX

REGISTERED PROFESSIONAL ENGINEER
NO. 5148332
JASON BRADFORD
5-12-26
STATE OF UTAH

NO.	DATE	REVISION	BY
1	5/12/26	HEBER NOTES	JB

PROJECT NO.:	DATE:
-	MARCH 2026
DRAWN BY:	CHECKED BY:
JB	TT
PROJECT MANAGER:	
S. JACKSON	

COVER SHEET & SHEET INDEX
G1

FILE NAME: USERS\BRADF\DROPBOX\SORENSON PROPERTIES\MARCELLA WATER DESIGN\MARCELLA PUMP STATION\CAD\G1_R1 – COVER SHEET.DWG
FILE DATE: 5.12.2026 11:06:22 (JEB)

FILE DATE: 3.23.2026 08:22:19 (JEB)
FILE NAME: USERS\BRADF\DROPBOX\SORENSON PROPERTIES\MARCELLA WATER DESIGN\MARCELLA PUMP STATION\CADD\G2 - NOTES.DWG

General Notes:

1. ALL SURFACES, COATINGS, PIPES, FITTINGS AND PROTECTIVE MATERIALS AND MECHANICAL DEVICES THAT MAY COME INTO CONTACT WITH DRINKING WATER SHALL COMPLY WITH ANSI/NSF STANDARD 61 OR OTHER STANDARDS APPROVED BY UTAH DIVISION OF DRINKING WATER.
2. ALL IMPROVEMENTS SHALL BE CONSTRUCTED IN STRICT ACCORDANCE WITH THE FOLLOWING: JORDANELLE SPECIAL SERVICE DISTRICT STANDARD SPECIFICATIONS AND CONSTRUCTION DETAILS, AND HEBER CITY STANDARD SPECIFICATIONS AND CONSTRUCTION DETAILS, WHERE APPLICABLE.
3. IT IS INTENDED THAT THESE PLANS AND SPECIFICATIONS REQUIRE ALL LABOR AND MATERIALS NECESSARY AND PROPER FOR THE WORK CONTEMPLATED AND THAT THE WORK BE COMPLETED IN ACCORDANCE WITH THEIR TRUE INTENT AND PURPOSE. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY REGARDING ANY DISCREPANCIES OR AMBIGUITIES WHICH MAY EXIST IN THE PLANS OR SPECIFICATIONS. THE ENGINEER'S INTERPRETATION THEREOF SHALL BE CONCLUSIVE.
4. CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS AND CONDUCT WORK IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL LAWS AND REGULATIONS.
5. CONTACT "BLUE STAKES" 72 HOURS PRIOR TO STARTING CONSTRUCTION AND NOTIFY ENGINEER OF ANY POTENTIAL CONFLICTS NOT SHOWN ON THE DRAWINGS.
6. THE CONTRACTOR SHALL NOTIFY ALL OWNERS OF UTILITIES INCLUDING, BUT NOT LIMITED TO, WATER, SANITARY SEWER, TELEPHONE, ELECTRICAL, NATURAL GAS, AND CABLE TELEVISION, OF PROPOSED CONSTRUCTION WITHIN THE UTILITY'S AREA OF RESPONSIBILITY. THE CONTRACTOR IS RESPONSIBLE FOR MEETING WITH AND COORDINATING HIS/HER CONSTRUCTION ACTIVITIES WITH THOSE OF THE UTILITY COMPANIES INVOLVED AND TO FIELD LOCATE ALL EXISTING UTILITIES WITHIN THE AREA OF OPERATIONS. IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION.
7. PROVIDE EROSION AND SEDIMENT CONTROL DURING ALL CONSTRUCTION IN ACCORDANCE WITH CITY AND STATE REQUIREMENTS.
8. PROVIDE DUST CONTROL DURING ALL CONSTRUCTION IN ACCORDANCE WITH CITY AND STATE REQUIREMENTS.
9. PROTECT ALL EXISTING PAVEMENTS, STRUCTURES AND EXISTING UTILITIES. REPAIR OR REPLACE IF DAMAGED OR DISTURBED AT NO ADDITIONAL COST TO THE OWNER.
10. PROVIDE TRAFFIC AND PEDESTRIAN CONTROL, CONSTRUCTION SIGNING, WARNING SIGNS AND BARRIERS, INCLUDING CONSTRUCTION TRAFFIC ENTERING AND EXITING ROADWAYS, IN ACCORDANCE WITH COUNTY AND MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) REGULATIONS.
11. LIMIT CONSTRUCTION ACTIVITIES TO THE PROJECT BOUNDARIES UNLESS OTHERWISE PERMITTED BY THE OWNER.
12. ACQUIRE AND PAY FOR SUPPLEMENTAL STAGING AREAS AS NECESSARY.
13. ATTEND ALL PRE-CONSTRUCTION AND SITE COORDINATION MEETINGS.
14. PROVIDE MARKING TAPE ABOVE ALL UTILITIES AND CONDUITS.
15. RECORD AND PROVIDE AN ACCURATE RECORD DRAWING OF CONDUIT AND UTILITY LOCATIONS TO THE OWNER.
16. EXCAVATION MATERIAL TO BE STOCKPILED IN AREAS TO BE DETERMINED IN FIELD BY THE PROJECT ENGINEER, THE DEVELOPER, AND THE OWNER.
17. "LIMITS OF DISTURBANCE" FENCE SHALL BE INSTALLED PRIOR TO CONSTRUCTION.
18. ALL CONSTRUCTION EQUIPMENT AND PERSONNEL MUST USE DESIGNATED CONSTRUCTION ACCESS POINTS AND CONSTRUCTION AREAS WHEN ENTERING/EXITING THE PROJECT SITE. THE INTENT OF THE GRADING DESIGN IS TO MINIMIZE DISTURBANCES TO EXISTING VEGETATION AND ALL EFFORTS SHALL BE MADE BY THE CONTRACTOR TO MINIMIZE SITE DISTURBANCE.
19. THE TERM CONTRACTOR SHALL MEAN ALL CONTRACTORS, SUBCONTRACTORS, AND ALL FOLLOW ON CONTRACTORS. REQUIREMENTS FOR ONE SHALL APPLY TO ALL.
20. TEST LOTS OR TEST AREAS THAT DO NOT MEET THESE DENSITY REQUIREMENTS SHALL BE BROUGHT INTO COMPLIANCE BY ADDITIONAL ROLLING OR TAMPING OR BY OTHER MEANS REQUIRED.
21. CONSTRUCTION ACCESS IS FROM HIGHWAY OR OTHER ACCESS POINTS DESIGNATED THROUGHOUT THE CONSTRUCTION PHASE OF THE PROJECT. THE CONTRACTOR IS DIRECTED TO ONLY USE SPECIFIED ACCESS POINTS. THE CONTRACTOR SHALL MAINTAIN SERVICEABILITY OF THESE ACCESS POINTS DURING THE FULL EXTENT OF THE WORK AS REQUIRED AND DETERMINED BY THE PROJECT ENGINEER AND CITY INSPECTOR.
22. ADDITIONAL NOTES ARE PLACED ON DESIGN OR DETAIL DRAWINGS AND ARE TO BE ADHERED TO IN THEIR ENTIRETY.

Landscape Reconstruction Notes:

1. CONSTRUCT LANDSCAPING REPAIR, RESTORATION AND REPLACEMENT IN ACCORDANCE WITH JSSD STANDARDS AND SPECIFICATIONS.
2. PROVIDE TOPSOIL AT DISTURBED AREAS AND THE LOCATIONS SHOWN ON THE DRAWINGS.
3. ALL DISTURBED AREAS TO RECEIVE A MINIMUM OF 4" OF NATIVE TOPSOIL AND RE-SEED WITH JORDANELLE RIDGE GRASS & BRUSH MIX..

Construction Notes:

1. OWNER SHALL BE RESPONSIBLE FOR PROVIDING SURVEY BENCHMARK, STAKING AND CONTROL PER SPECIFICATIONS. OWNER SHALL PROVIDE AVAILABLE SURVEY CONTROL INFORMATION IN THE AREA.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MATERIALS TESTING WITHIN THE TRENCH ZONE. TESTING SHALL FOLLOW SPECIFICATION AT A MINIMUM OF 100 FOOT INTERVALS.
3. CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR ALL MATERIAL TESTING OF CONCRETE STRUCTURES.

Piping Installation Notes:

1. CONTRACTOR SHALL SLOPE ALL EXCAVATIONS TO AN ANGLE OF REPOSE OF MATERIAL BEING EXCAVATED OR USE BRACING OR SHORING, CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH OSHA REGULATIONS AND GUIDELINES.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR FLAGGING, CAUTION SIGNS AND PUBLIC SAFETY ON ALL ADJACENT STREETS AND CONSTRUCTION SITE.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR PUBLIC SAFETY AND OSHA SAFETY STANDARDS.
4. NATIVE BACK FILL SHALL BE COMPACTED TO JSSD SPECIFICATIONS.
5. CONTRACTOR TO SPACE UTILITIES TO PROVIDE MINIMUM DISTANCES AS REQUIRED BY LOCAL, COUNTY, STATE AND INDIVIDUAL UTILITY CODES.
6. ALL CONSTRUCTION AND MATERIALS SHALL CONFORM TO THE JSSD STANDARD SPECIFICATIONS
7. CONTRACTOR SHALL BE RESPONSIBLE FOR BACKFILL OF UTILITY TRENCHES TO LEVEL OF FINISHED GRADE.
8. ADJUST PIPE LINE ALIGNMENT IN FIELD (PER ENGINEER) TO ACCOMMODATE EXISTING UTILITIES AND TERRAIN.
9. RESTORE ROAD SURFACE TO EXISTING CONDITIONS AT ALL ROAD CROSSINGS.

Erosion Control Notes:

1. CONTROLLING SEDIMENT TRANSPORT AND PREVENTING AND/OR CORRECTING PROBLEMS ASSOCIATED WITH EROSION AND RUNOFF PROCESSES WHICH COULD OCCUR BOTH DURING AND AFTER PROJECT CONSTRUCTION WILL BE CLOSELY MONITORED. PERIODIC MAINTENANCE AND INSPECTION OF SEDIMENT CONTROL DEVICES WILL BE SCHEDULED BY CONTRACTOR. PARTICULAR ATTENTION SHALL BE GIVEN TO EXISTING DRAINAGE PATTERNS WHICH RUN THROUGH DISTURBED AREAS AND OVER EXTREME SLOPES, THESE PATTERNS WILL BE IDENTIFIED TO ISOLATE PROBLEM AREAS WHERE WATER WILL CONCENTRATE. PROVISIONS SHALL BE MADE TO CHANNEL RUNOFF AWAY FROM NEW OR EXISTING IMPROVEMENTS TO PREVENT UNDERMINING AND GENERAL SITE EROSION. THESE PROVISIONS SHALL BE STABILIZED AND SHALL REMAIN IN PLACE UNTIL THE PERMANENT STORM DRAINAGE FACILITIES ARE INSTALLED AND FUNCTIONAL.
2. BEFORE CONSTRUCTION BEGINS, THE LIMITS OF DISTURBANCE BOUNDARY SHALL BE FLAGGED ON SITE AND APPROVED BY OWNER AND THE ENGINEER. UNDER NO CIRCUMSTANCES SHALL SITE DISTURBANCE OCCUR OUTSIDE THE DESIGNATED AREAS AT ANY TIME DURING CONSTRUCTION.
3. EXCAVATION AND EMBANKMENT OPERATIONS SHALL PROCEED IN SUCH A MANNER SO THAT FINISHING OF SLOPES SHALL BE ACCOMPLISHED AS SOON AS POSSIBLE AFTER ROUGH GRADING. ALL SLOPES 2:1 OR FLATTER SHALL BE COMPACTED WITH HEAVY EQUIPMENT, LEAVING TRACKS PERPENDICULAR TO THE SLOPE.
4. CONTRACTOR TO PROVIDE STORM WATER POLLUTION PROTECTION PLAN TO THE OWNER AND ENGINEER FOR APPROVAL BEFORE COMMENCING ANY CONSTRUCTION ACTIVITIES. CONTRACTOR TO ALSO SUBMIT NOTICE OF INTENT TO STATE OF UTAH AND COMPLY WITH UPDES PERMIT REQUIREMENTS & WASATCH COUNTY REQUIREMENTS.
5. SEDIMENT TRAPS MUST OUTLET ONTO STABILIZED (PREFERABLY UNDISTURBED) GROUND, INTO A WATER COURSE, OR (IN THE BASE OF A SMALL DRAINAGE WAY) LEFT TO PERCOLATE INTO THE GROUND.
6. STOCK PILES SHALL BE ENCIRCLED BY SILT FENCE. EROSION CONTROL TEMPORARY DIVERSIONS SHALL BE PLACED UPHILL OF STOCKPILES.
7. SILT FENCE SHALL BE INSTALLED AT THE TOE OF ALL DOWN HILL SLOPES IN THE CONSTRUCTION AREAS. NO GRUBBED AREA SHALL BE WITHOUT SILT FENCE OR OTHER EROSION CONTROL DEVICE FOR LONGER THAN 48 HOURS. ALL SILT FENCE OR L.O.D. FENCING IS TO BE REPAIRED/REPLACED AS NECESSARY.
8. SILT DEPOSITED BEHIND SILT FENCES WILL BE REMOVED AS NECESSARY AFTER STORMS. REPORTING OF SILT REMOVAL WILL OCCUR DURING WEEKLY CONSTRUCTION MEETINGS.
9. CONTRACTORS WILL MAINTAIN SILT FENCES UNTIL PERMANENT LANDSCAPING OR VEGETATIVE COVER IS ESTABLISHED.
10. ALL NATIVE DRAINAGE WAYS INTERCEPTED BY CONSTRUCTION WILL REQUIRE A SEDIMENT TRAP CONSTRUCTED IN THE NATURAL DRAINAGE COURSE. TRAPS MUST BE PLACED IN SURFACE DRAIN DITCHES UPSTREAM OF THE PROPERTY BOUNDARY PRIOR TO ENTERING A WATER COURSE OR IMMEDIATELY PROCEEDING INLETS OR AT DRAINAGE OUTLETS.

Excavation General Notes:

1. TREES SHALL BE CLEARED WITHIN THE LIMITS OF DISTURBANCE. TREES SHALL BE STOCKPILED WITHIN THE EXCAVATION LIMITS, TREES LESS THAN 4" DBH WILL BE SHREDDED. CHIPS WILL BE MIXED INTO TOPSOIL AND SPREAD OVER FINISHED CUT/FILL GRADES. TREES GREATER THAN 4" DIAMETER AT BREAST HEIGHT (DBH) WILL BE LIMBED AND HAULED OFF THE SITE.
2. ALL DISTURBED AREAS WILL BE REVEGETATED PER CONTRACT DOCUMENTS & SPECIFICATIONS.
3. IN THE EVENT AN UNEXPLAINED DISTURBANCE OCCURS OUTSIDE THE APPROVED AREA OF DISTURBANCE, THE CONTRACTOR SHALL NOTIFY THE ENGINEER. THE ENGINEER AND THE CONTRACTOR WILL DEVELOP AND IMPLEMENT AN AGREEABLE EROSION CONTROL PLAN.
4. ALL REVEGETATED SLOPES WILL COMPLY WITH APPLICABLE HEBER CITY ORDINANCES.
5. ALL DISTURBED AREAS SHALL BE CLEARED AND GRUBBED, THEN THE TOP SOIL SHALL BE STRIPPED AND SAVED TO COVER OVER FINISH GRADING BEFORE SEED MIX IS APPLIED.
6. CUT AND FILL SLOPES SHALL BE 3:1 MAXIMUM UNLESS ROCK IS ENCOUNTERED. CUT SLOPES IN ROCK MAY BE STEEPENED, DEPENDING UPON GEOTECHNICAL CONSIDERATIONS. THE TOPS OF ALL CUT SLOPES IN SOIL SHALL BE ROUNDED TO A HORIZONTAL POINT THREE FEET BEYOND THE CATCH POINT. SLOPE ROUNDING SHALL BE DEVELOPED IN CONCERT WITH THE EXISTING NATURAL CONTOURS, SCALE, AND VEGETATION OF NATURAL TERRAIN.
7. <u>HAZARDOUS MATERIAL STORAGE MANAGEMENT:</u>
   MATERIAL STORAGE MANAGEMENT INVOLVES PROPER HANDLING, STORAGE, AND DISPOSAL OF ALL MATERIALS WHICH ARE POTENTIAL CONTAMINATES TO WATER SUPPLIES.

A.) STORAGE: MATERIALS SHOULD BE STORED IN A DESIGNATED LOCATION WITH BERM OR OTHER PERIMETER CONTROL TO CONTAIN POTENTIAL SPILLS. ON AN UNSECURED SITE, TOXIC MATERIALS SHOULD BE CONTAINED IN A LOCKED ENCLOSURE FOR LIMITED ACCESS.

B.) HANDLING: ALL MATERIALS SHOULD BE HANDLED ACCORDING TO MANUFACTURERS' INSTRUCTIONS. PRECAUTIONS SHOULD BE TAKEN TO AVOID SPILLS. IN THE EVENT OF A SPILL, CONTAINMENT BY SANDBAGS, EARTH BERMS, OR OTHER MEANS SHOULD BE EMPLOYED IMMEDIATELY. THE SPILLED MATERIAL SHOULD THEN BE COLLECTED AND DISPOSED OF PROPERLY AND THE AREA REMEDIATED BY REMOVAL AND PROPER DISPOSAL OF CONTAMINATED DIRT. ANY STRUCTURES SUCH AS PAVEMENT, CONCRETE, CULVERTS OR STORM DRAIN INLETS EXPOSED TO THE SPILL SHOULD BE EXAMINED AND REMEDIATED AS NECESSARY. PROPER DOCUMENTATION OF THE SPILL AND NOTIFICATION OF APPROPRIATE AGENCIES SHOULD BE PERFORMED IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL REQUIREMENTS.

C.) DISPOSAL: ALL NON-TOXIC WASTE MATERIAL SHOULD BE PLACED IN A COVERED STORAGE AREA OR DUMPSTER FOR PROMPT REMOVAL TO A DISPOSAL SITE. TOXIC MATERIALS SHOULD BE DISPOSED OF PROPERLY AT AN APPROVED FACILITY. STORAGE LOCATIONS FOR WASTE MATERIALS SHOULD BE LOCATED AWAY FROM WATERWAYS.

8. FUGITIVE DUST SHALL BE CONTOLLED BY WATERING, AND/OR CHEMICAL STABILIZATION, PROVIDING VEGETATION OR SYNTHETIC COVER AND WIND BREAKS CONSISTENT WITH UTAH STATE DIVISION OF AIR QUALITY AND WASATCH COUNTY STANDARDS.

JACKSON ENGINEERING
3376 STONEHILL LANE
COTTONWOOD HEIGHTS, UT 84121
PHONE (801) 558-5293
FAX (801) 943-0108

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

CONTACT:
DAVE BARBEE
801-316-3193

MARCELLA DRINKING WATER PUMP STATION
WASATCH COUNTY, UTAH
CONSTRUCTION PLANS
GENERAL NOTES

REGISTERED PROFESSIONAL ENGINEER
NO. 5148332
Jason Bradford
JASON BRADFORD
3-23-26
STATE OF UTAH

NO.	DATE	REVISION	BY

PROJECT NO.: -
DATE: MARCH 2026
DRAWN BY: JB
CHECKED BY: TT
PROJECT MANAGER: S. JACKSON

GENERAL NOTES

G2

CONSTRUCTION ACCESS ROAD

MARCELLA PUMP STATION
(3) 100 HP PUMPS
TOTAL FLOW = 2400 GPM

LADY MONUMENT TANK
VOLUME = 1.5 MG
OVERFLOW ELEV = 7503.5
FF ELEV = 7484.5

PROPOSED DEVELOPMENT ROADS

BENCHMARK ELEV 7159.58
(NORTHEAST CORNER OF
SECTION 9, T3S, R5E, SLB&M)

PROPOSED WATER TRANSMISSION LINE FROM MARCELLA PUMP STATION TO MARCELLA TANK

PROPOSED ACCESS ROAD TO MARCELLA TANK AFTER CONSTRUCTION

MARCELLA TANK
VOLUME = 2.0 MG
OVERFLOW ELEV = 7620.0
FF ELEV = 7602.0

N

0 350 700
SCALE IN FEET

OVERALL LOCATION SHEET

JACKSON ENGINEERING
3376 STONEHILL LANE
COTTONWOOD HEIGHTS UTAH 84121
PHONE (801) 558-5293
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MARCELLA DRINKING WATER PUMP STATION
WASATCH COUNTY, UTAH
CONSTRUCTION PLANS
OVERALL LOCATION SHEET

REGISTERED PROFESSIONAL ENGINEER
NO. 5148332
JASON BRADFORD
6-12-26
STATE OF UTAH

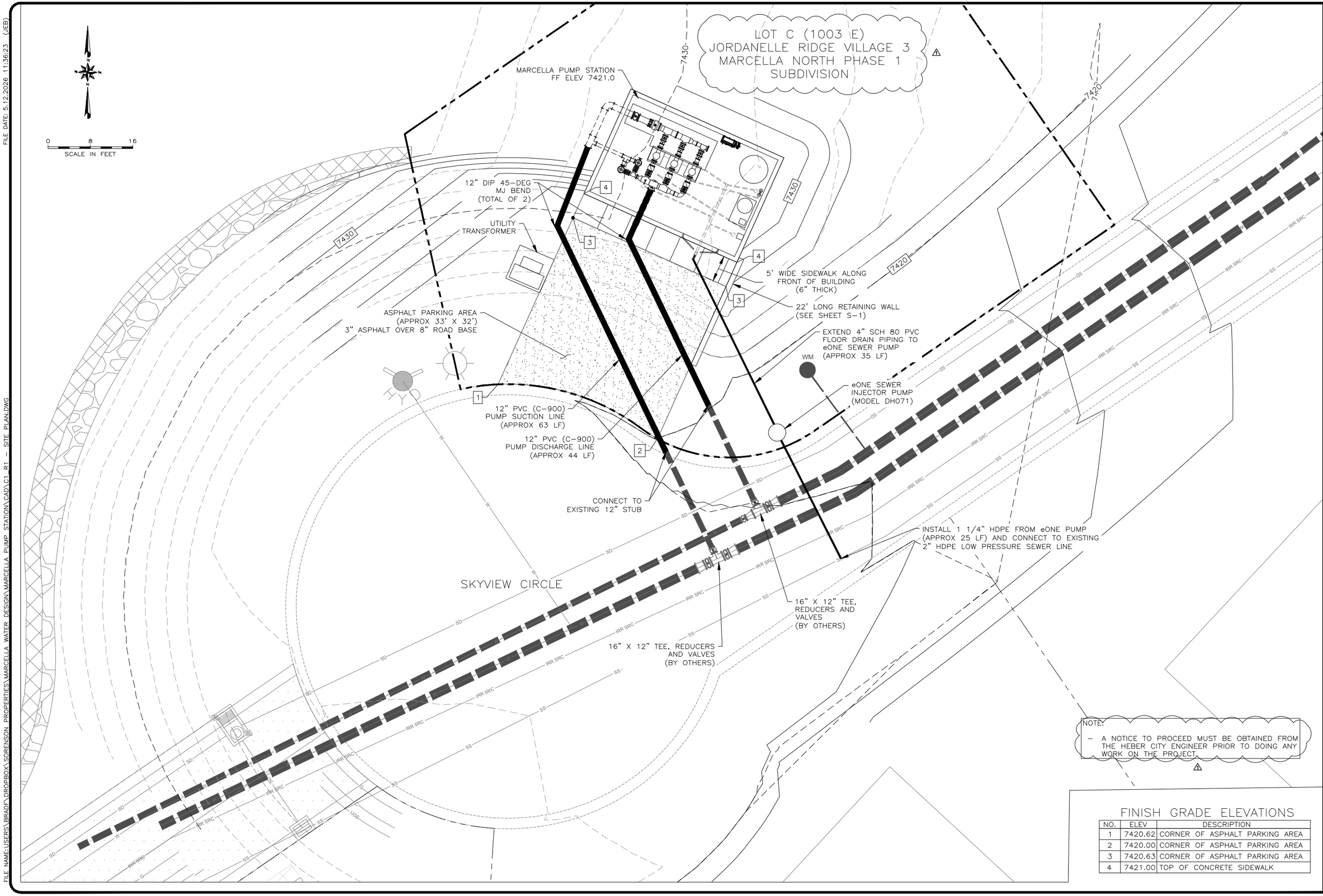
NO.	DATE	REVISION	BY
1	5-12-26	HEBER CITY	JB

PROJECT NO.:	DATE:
-	MARCH 2026
DRAWN BY:	CHECKED BY:
JB	TT
PROJECT MANAGER:	
S. JACKSON	

OVERALL LOCATION SHEET
G3

FILE NAME: USERS\BRADF\DROPBOX\SORENSON PROPERTIES\MARCELLA WATER DESIGN\MARCELLA PUMP STATION\CAD\G3_R1 - OVERALL LOCATION.DWG
FILE DATE: 5.12.2026 10:56:02 (JEB)

FILE DATE: 5.12.2026 11:36:23 (JEB)
FILE NAME: USERS\BRADY\DROPBOX\SORENSON PROPERTIES\MARCELLA WATER DESIGN\MARCELLA PUMP STATION\CAD\C1 R1 - SITE PLAN.DWG



NOTE:

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

FINISH GRADE ELEVATIONS

NO.	ELEV	DESCRIPTION
1	7420.62	CORNER OF ASPHALT PARKING AREA
2	7420.00	CORNER OF ASPHALT PARKING AREA
3	7420.63	CORNER OF ASPHALT PARKING AREA
4	7421.00	TOP OF CONCRETE SIDEWALK

JACKSON ENGINEERING
3376 STONEHILL LANE
COTTONWOOD HEIGHTS UTAH 84121
PHONE (801) 550-1703
FAX (801) 9430108

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

CONTACT:
DAVE BARBEE
801-316-3193

MARCELLA DRINKING WATER PUMP STATION
WASATCH COUNTY, UTAH
CONSTRUCTION PLANS
SITE PLAN

REGISTERED PROFESSIONAL ENGINEER
NO. 5148332
JASON BRADFORD
5-12-26
STATE OF UTAH

NO.	DATE	REVISION	BY
1	5/12/26	HEBER NOTES	JB

PROJECT NO.:	DATE:
-	MARCH 2026
DRAWN BY:	CHECKED BY:
JB	TT
PROJECT MANAGER:	
S. JACKSON	

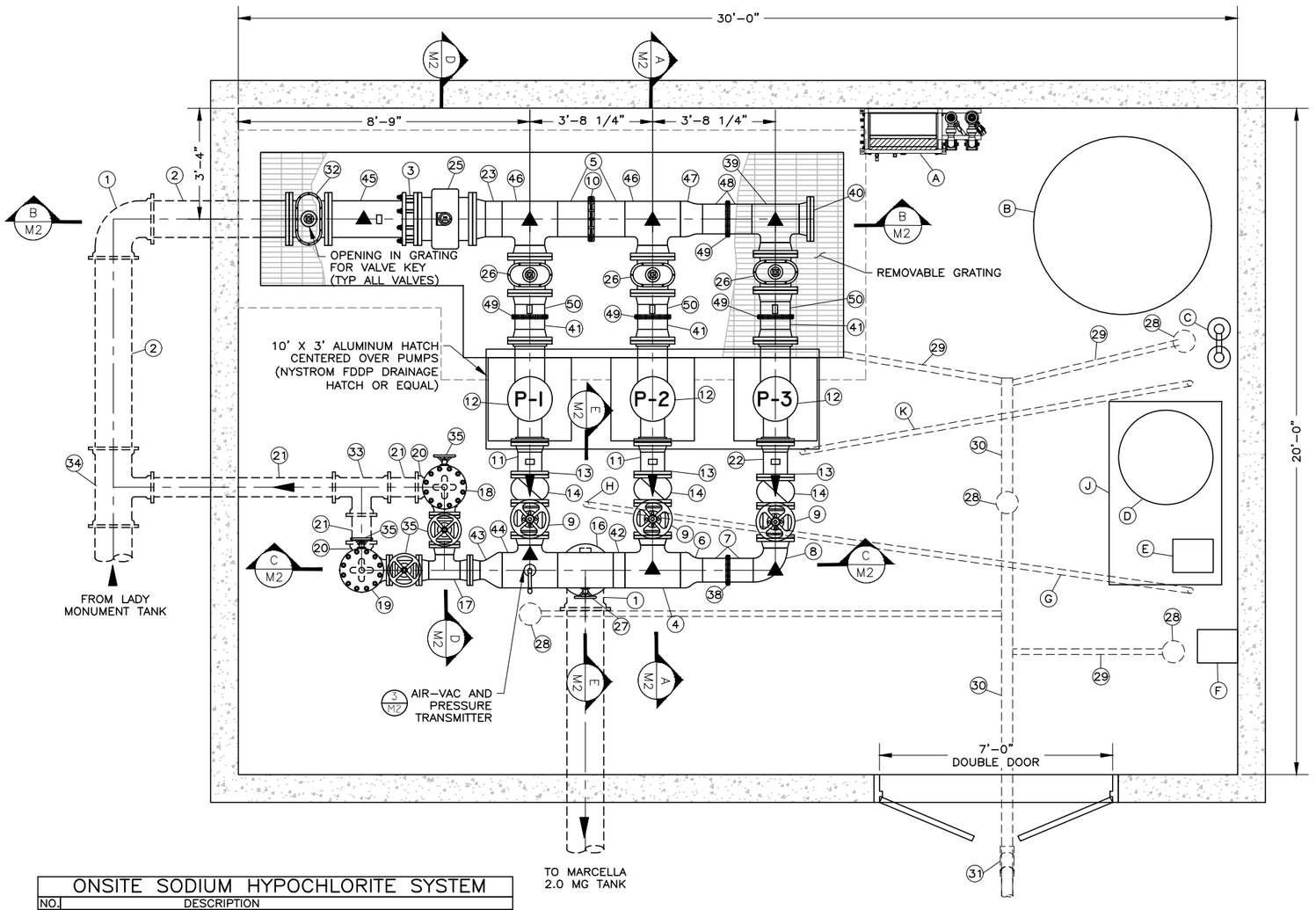
SITE PLAN
C1

PUMP DESIGN DATA: SCENARIO 1 (LOW SUCTION, HIGH OVERFLOW)

DESIGN FLOW RATE PER PUMP = 1,200 GPM
TOTAL DESIGN FLOW = 2,400 GPM
PUMP ELEVATION = 7423
SUCTION HGL AT PUMP = 7488 (28 PSI)
(ASSUMES 3' OF WATER IN LADY MONUMENT TANK)
MARCELLA TANK DISCHARGE ELEVATION = 7620
(ASSUMES TANK IS FULL TO OVERFLOW)
TRANSMISSION LINE = 20" HDPE (DR-11) (LENGTH = 7,955')
TRANSMISSION LINE = 16" DIP (LENGTH = 240')
TOTAL PUMP TDH = 182' (79 PSI)
(MAXIMUM PRESSURE SWING OF 15 PSI WOULD BE CAUSED IN THE ADJACENT ZONE WHEN THE PUMPS ARE TURNED ON)

PUMP DESIGN DATA: SCENARIO 2 (HIGH SUCTION, LOW OVERFLOW)

DESIGN FLOW RATE PER PUMP = 1,200 GPM
TOTAL DESIGN FLOW = 2,400 GPM
PUMP ELEVATION = 7423
SUCTION HGL AT PUMP = 7499 (33 PSI)
(ASSUMES 14' OF WATER IN LADY MONUMENT TANK)
MARCELLA TANK DISCHARGE ELEVATION = 7610
(ASSUMES TANK IS HALF-FULL TO OVERFLOW)
TRANSMISSION LINE = 20" HDPE (DR-11) (LENGTH = 7,955')
TRANSMISSION LINE = 16" DIP (LENGTH = 240')
TOTAL PUMP TDH = 161' (70 PSI)
(MAXIMUM PRESSURE SWING OF 11 PSI WOULD BE CAUSED IN THE ADJACENT ZONE WHEN THE PUMPS ARE TURNED ON)



INLET FROM SIDE, * OUTLET TO BOTTOM * (18 AND 19)

PIPING SCHEDULE

NO.	DESCRIPTION	SIZE	JOINT
1.	DIP 90° BEND	12"	MJ
2.	DIP SPOOL	12"	FL X PE
3.	FLANGE COUPLING ADATPER (ROMAC RFCA)	12"	FL
4.	WELDED STEEL REDUCING TEE	12" X 8"	FL X WELD
5.	WELDED STEEL SPOOL	12"	WELD X VIC
6.	WELDED STEEL REDUCER	12" X 8"	WELD
7.	WELDED STEEL SPOOL	8"	WELD X VIC
8.	WELDED STEEL 90° BEND (SHORT RADIUS)	8"	FL X WELD
9.	GATE VALVE WITH HAND WHEEL	8"	FL
10.	VICTAULIC COUPLING (STYLE 07)	12"	VIC
11.	WELDED STEEL SPOOL WITH 1/2" TAP	8"	FL X VIC
12.	VERTICAL TURBINE PUMP (100 HP)	10" X 8"	FL
13.	VICTAULIC FLANGE ADAPTER (STYLE 743)	8"	FL X VIC
14.	SILENT CHECK VALVE (DESURIK SERIES 600A)	8"	FL
15.	DIP SPOOL WITH 1" TAP	12"	FL X PE
16.	WELDED STEEL TEE	12"	FL X WELD
17.	WELDED STEEL TEE	6"	FL
18.	PRESSURE REDUCING VALVE (CLA-VAL 90-01, ANGLE)	6"	FL
19.	PRES. RELIEF/SURGE ANTICIPATOR VALVE (CLA-VAL 52-03, ANGLE)	6"	FL
20.	DIP 90° BEND	6"	MJ
21.	DIP	6"	–
22.	WELDED STEEL SPOOL WITH 3/4" TAP	8"	FL X VIC
23.	WELDED STEEL SPOOL	12"	FL X WELD
24.	WELDED STEEL 90° BEND (SHORT RADIUS)	12"	WELD
25.	FLOW METER (SIEMENS SITRANS)	12"	FL
26.	GATE VALVE WITH 2" NUT	10"	FL
27.	GATE VALVE WITH HANDWHEEL	12"	FL
28.	FLOOR DRAIN WITH P-TRAP	6"	–
29.	SCH 80 PVC DRAIN PIPE (1% MIN. SLOPE)	2"	GLUE
30.	SCH 80 PVC DRAIN PIPE (1% MIN. SLOPE)	4"	GLUE
31.	SCH 80 PVC CLEANOUT	4"	GLUE
32.	GATE VALVE WITH 2" NUT	12"	FL
33.	DIP TEE	6"	MJ
34.	DIP REDUCING TEE	12" X 6"	MJ
35.	GATE VALVE WITH HANDWHEEL	6"	FL
36.	DIP SPOOL	6"	FL X PE
37.	PIPE SUPPORT (ANVIL NO. 264)	MATCH PIPE SIZE	
38.	VICTAULIC COUPLING (STYLE 07)	8"	VIC
39.	WELDED STEEL TEE	10"	FL X WELD
40.	BLIND FLANGE	10"	FL
41.	WELDED STEEL SPOOL	10"	FL X VIC
42.	WELDED STEEL SPOOL	12"	WELD
43.	WELDED STEEL REDUCER	12" X 6"	WELD X FL
44.	WELDED STEEL REDUCING TEE WITH 1" TAP	12" X 8"	FL X WELD
45.	DIP SPOOL WITH 1/2" TAP	12"	FL X PE
46.	WELDED STEEL REDUCING TEE	12" X 10"	FL X WELD
47.	WELDED STEEL REDUCER	12" X 10"	WELD
48.	WELDED STEEL SPOOL	10"	WELD X VIC
49.	VICTAULIC COUPLING (STYLE 07)	10"	VIC
50.	WELDED STEEL SPOOL WITH 1/2" TAP	10"	FL X VIC

ONSITE SODIUM HYPOCHLORITE SYSTEM

NO.	DESCRIPTION
A.	ONSITE CHLORINE GENERATOR (EVOQUA OSEC L 20 LB/DAY)
B.	BRINE STORAGE TANK (POLY TANK WITH SECONDARY CONTAINMENT)
C.	WATER SOFTENER
D.	SODIUM HYPOCHLORITE STORAGE TANK (POLY TANK WITH SECONDARY CONTAINMENT)
E.	CHEMICAL INJECTION DOSING PUMP
F.	PORTABLE EYE WASH STATION (MOUNTED ON WALL)
G.	2" SCH 80 PVC PIPE UNDER FLOOR FOR CHLORINE INJECTION
H.	CHLORINE INJECTOR (SEE DETAIL 4, SHEET M2)
J.	CONTAINMENT BASIN
K.	2" SCH 80 PVC PIPE UNDER FLOOR FOR WATER SUPPLY

THE DRAWINGS SHOW THE MAIN COMPONENTS OF THE ONSITE SODIUM HYPOCHLORITE GENERATION SYSTEM (OSHGS) AND THEIR OVERALL RELATIONSHIPS. NOT ALL ITEMS INCIDENTAL TO THE OSHGS ARE SHOWN. IT IS THE INTENT THAT THE OSHGS SUPPLIER IS TO PROVIDE A COMPLETE AND WORKABLE SYSTEM WHETHER OR NOT ANY SPECIFIC COMPONENT IS SHOWN OR SPECIFIED. SEE SECTION 46 33 50.

MECHANICAL PIPING - PLAN VIEW

0 1 2
1/4" = 1'-0"

NOTES:

1. ALL WELDED STEEL PIPE SHALL BE DESIGNED IN ACCORDANCE WITH AWWA M11 FOR TEST PRESSURES OF 225 PSI AND SHALL BE EPOXY LINED, COAL TAR EPOXY COATED AND WRAPPED MEETING AWWA C210 STANDARDS.
2. ALL PIPES PASSING THROUGH CONCRETE FLOORS OR WALLS SHALL BE AWWA C151 CL D.I.P.
3. ALL BOLTS TO BE 304 STAINLESS STEEL.
4. ALL DUCTILE IRON PIPE TO STEEL FLANGE TRANSITIONS SHALL HAVE FULL FACE RUBBER GASKETS AND BE COUPLED TOGETHER WITH INSULATING BOLT PACKS.
5. CONTACTOR TO SUBMIT FOR APPROVAL ALL EQUIPMENT AND LAYOUT DIMENSIONS PRIOR TO FABRICATION.
6. ALL PIPE FLANGES, VALVES, FITTINGS, METERS, AND APPURTENANCES TO MATCH.
7. COATING: ALL BUILDING INTERIOR PIPING AND FITTINGS SHALL BE PAINTED WITH APPROVED EPOXY, COLOR BLUE, TO BE APPROVED BY ENGINEER. STANDARD EPOXY COATINGS ON BUTTERFLY VALVES AND CHECK VALVES.
8. SLOPE FLOOR 1% TO DRAIN.
9. PIPE SUPPORTS (TOTAL OF 7) SHALL BE ANCHORED TO THE CONCRETE FLOOR. BOLT SIZE PER PIPE SUPPORT MANUFACTURER.

▲ (DENOTES LOCATION OF PIPE SUPPORT)

JACKSON ENGINEERING
3376 STONEHILL LANE
COTTONWOOD HEIGHTS UTAH 84121
PHONE (801) 558-5293
FAX (801) 943-0108

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

CONTACT:
DAVE BARBEE
801-316-3193

MARCELLA DRINKING WATER PUMP STATION
WASATCH COUNTY, UTAH
CONSTRUCTION PLANS
MECHANICAL PIPING PLAN VIEW

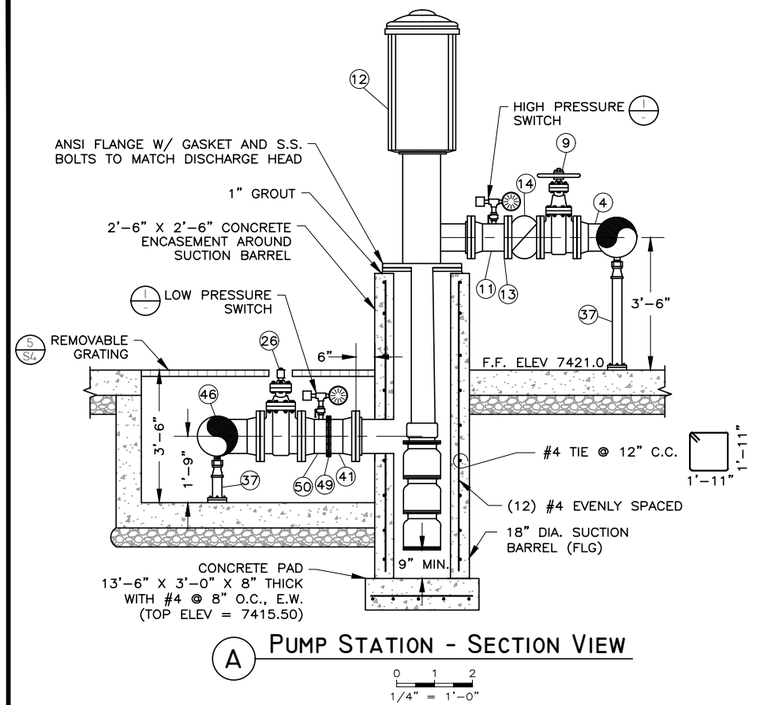
REGISTERED PROFESSIONAL ENGINEER
NO. 5148332
JASON BRADFORD
3-23-26
STATE OF UTAH

NO.	DATE	REVISION	BY

PROJECT NO.:	DATE:
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JB	TT
PROJECT MANAGER:	
S. JACKSON	

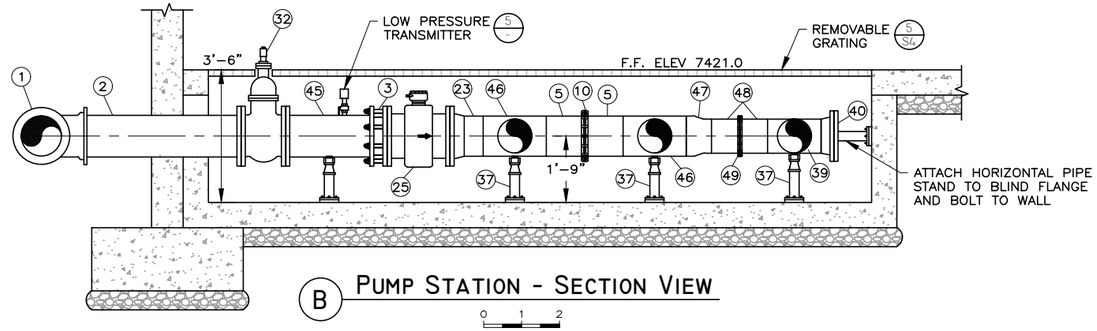
MECHANICAL PIPING PLAN VIEW
M-1

FILE NAME: USERS\BRADY\DROPBOX\SORENSON PROPERTIES\MARCELLA WATER DESIGN\MARCELLA PUMP STATION\CAD\M1 - PIPING PLAN.DWG
FILE DATE: 3.23.2026 08:25:41 (JEB)



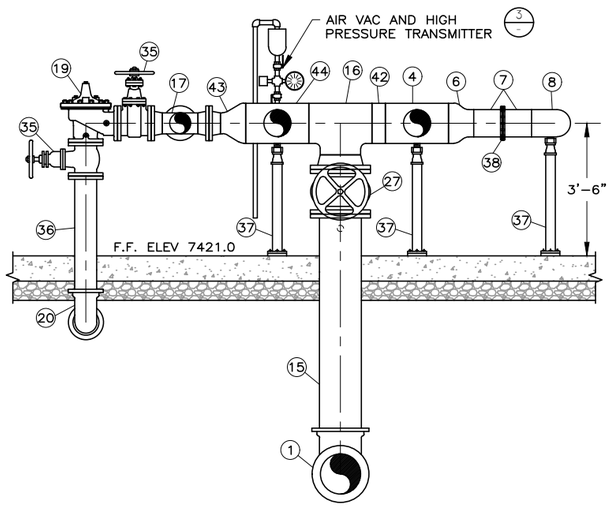
A PUMP STATION - SECTION VIEW

0 1 2
1/4" = 1'-0"



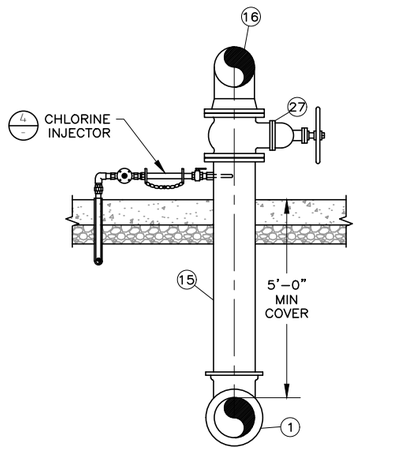
B PUMP STATION - SECTION VIEW

0 1 2
1/4" = 1'-0"



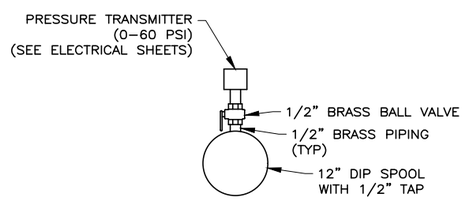
C PUMP STATION - SECTION VIEW

0 1 2
1/4" = 1'-0"



E PUMP STATION - SECTION VIEW

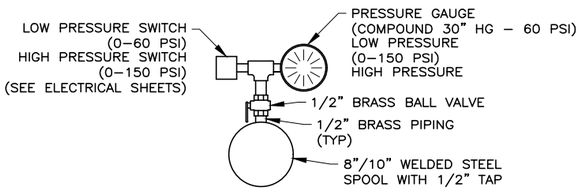
0 1 2
1/4" = 1'-0"



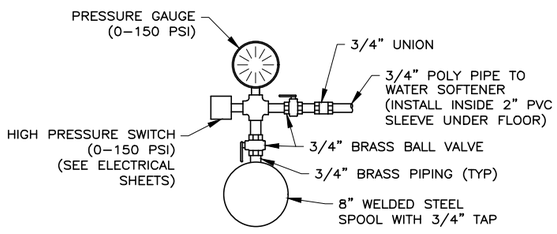
5 LOW PRESSURE TRANSMITTER

D PUMP STATION - SECTION VIEW

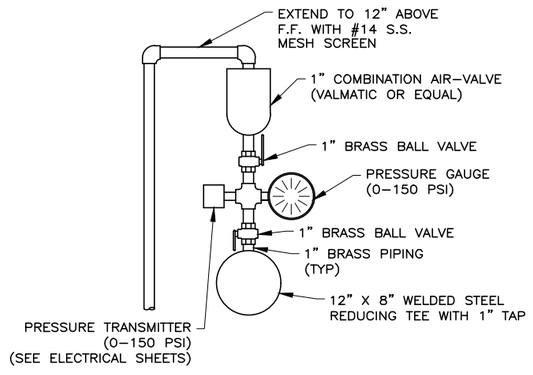
0 1 2
1/4" = 1'-0"



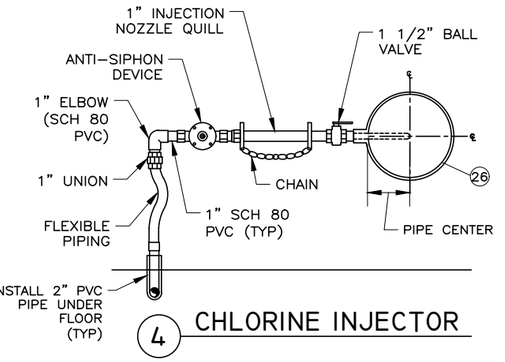
1 HIGH PRESSURE SWITCH LOW PRESSURE SWITCH



2 HIGH PRESSURE SWITCH FOR PUMP #3



3 AIR-VAC AND HIGH PRESSURE TRANSMITTER



4 CHLORINE INJECTOR

JACKSON ENGINEERING
3376 STONEHILL LANE
COTTONWOOD HEIGHTS UTAH 84121
PHONE (801) 558-5293
FAX (801) 943-0108

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

CONTACT:
DAVE BARBEE
801-316-3193

MARCELLA DRINKING WATER PUMP STATION
WASATCH COUNTY, UTAH
CONSTRUCTION PLANS
MECHANICAL PIPING SECTION VIEWS

REGISTERED PROFESSIONAL ENGINEER
NO. 5148332
JASON BRADFORD
3-25-26
STATE OF UTAH

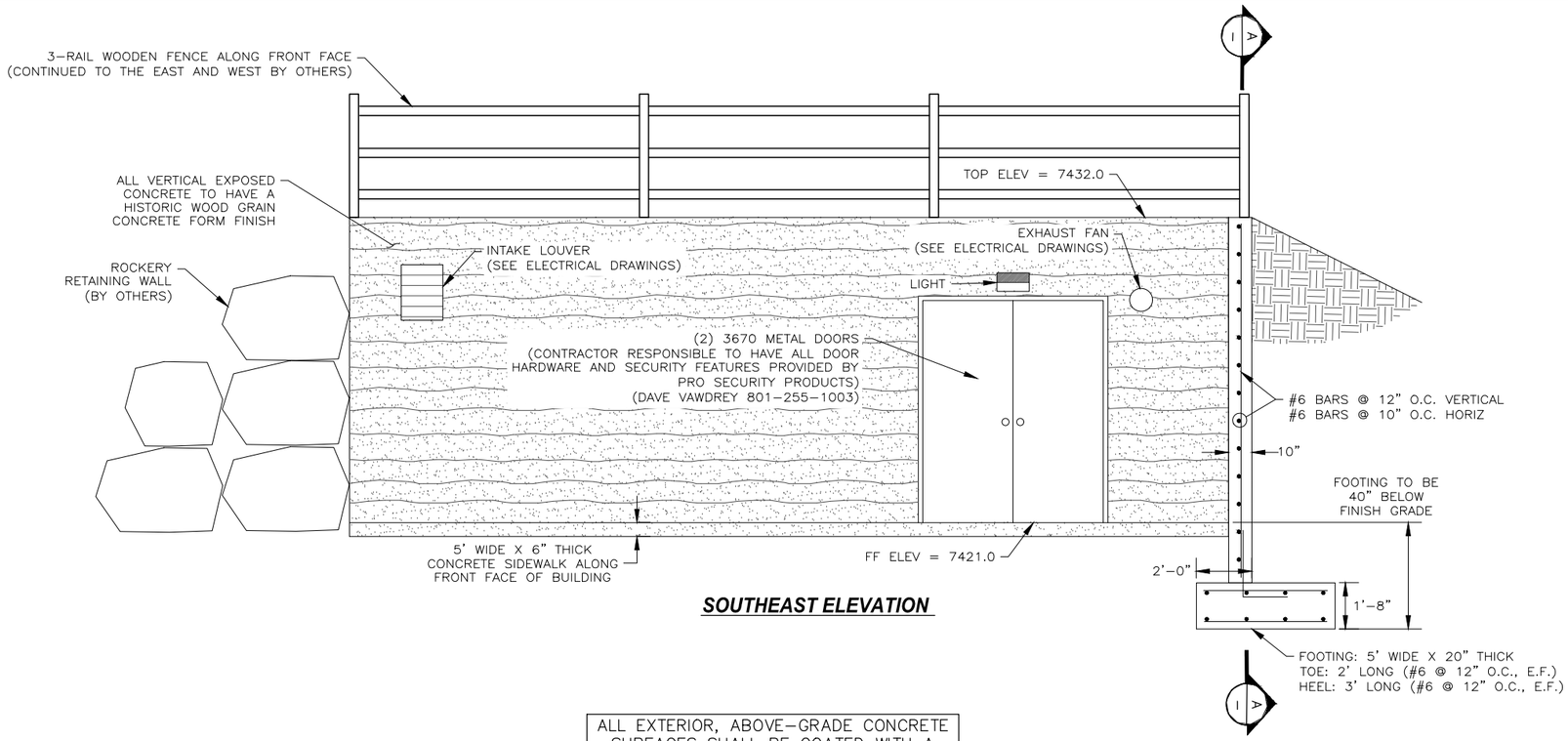
NO.	DATE	REVISION	BY

PROJECT NO.:	DATE:
-	MARCH 2026
DRAWN BY:	CHECKED BY:
JB	TT
PROJECT MANAGER:	
S. JACKSON	

MECHANICAL PIPING SECTION VIEWS
M-2

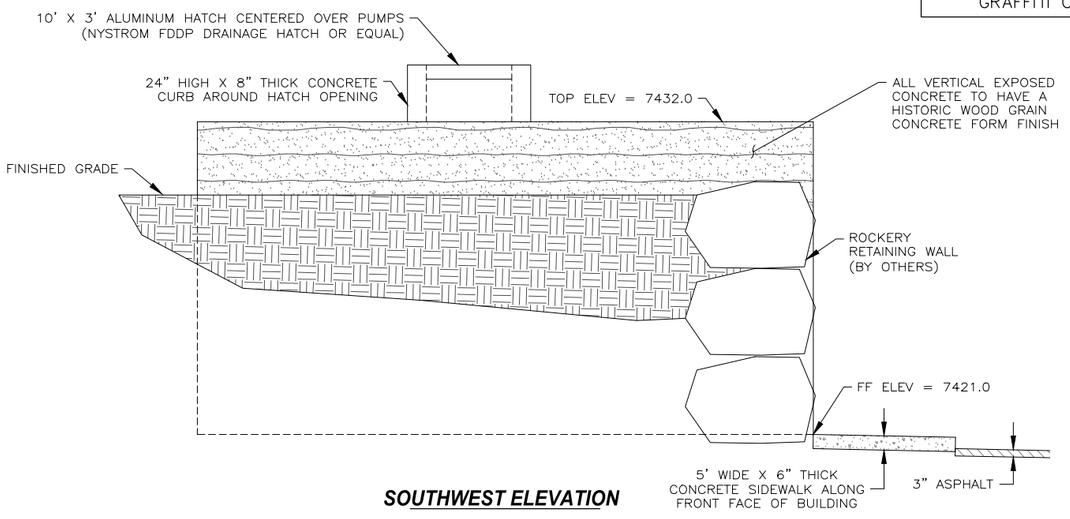
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FILE DATE: 3/25/2026 12:04:22 (JEB)

FILE NAME: USERS\BRADF\DROPBOX\SORENSON PROPERTIES\MARCELLA WATER DESIGN\MARCELLA PUMP STATION\CAD\S1 - ELEVATION VIEWS.DWG
FILE DATE: 3.23.2026 08:59:22 (JEB)

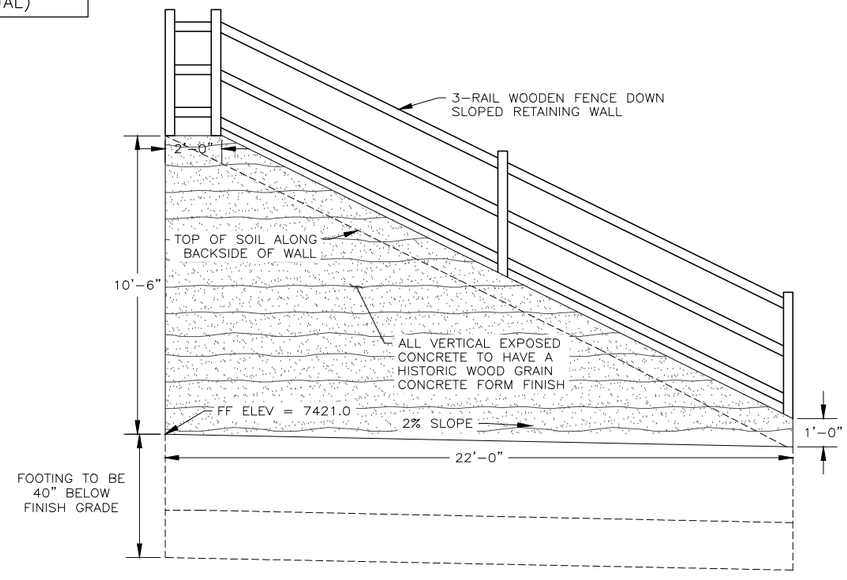


SOUTHEAST ELEVATION

ALL EXTERIOR, ABOVE–GRADE CONCRETE SURFACES SHALL BE COATED WITH A GRAFFITI REPELLENT COATING (PROSOCO SURE KLEAN BLOK–GUARD & GRAFFITI CONTROL OR EQUAL)



SOUTHWEST ELEVATION



RETAINING WALL SECTION A-A

JACKSON ENGINEERING
3376 STONEHILL LANE
COTTONWOOD HEIGHTS UTAH 84121
PHONE (801) 558-5293
FAX (801) 943-0108

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

CONTACT:
DAVE BARBEE
801-316-3193

MARCELLA DRINKING WATER PUMP STATION
WASATCH COUNTY, UTAH
CONSTRUCTION PLANS
ELEVATION VIEWS

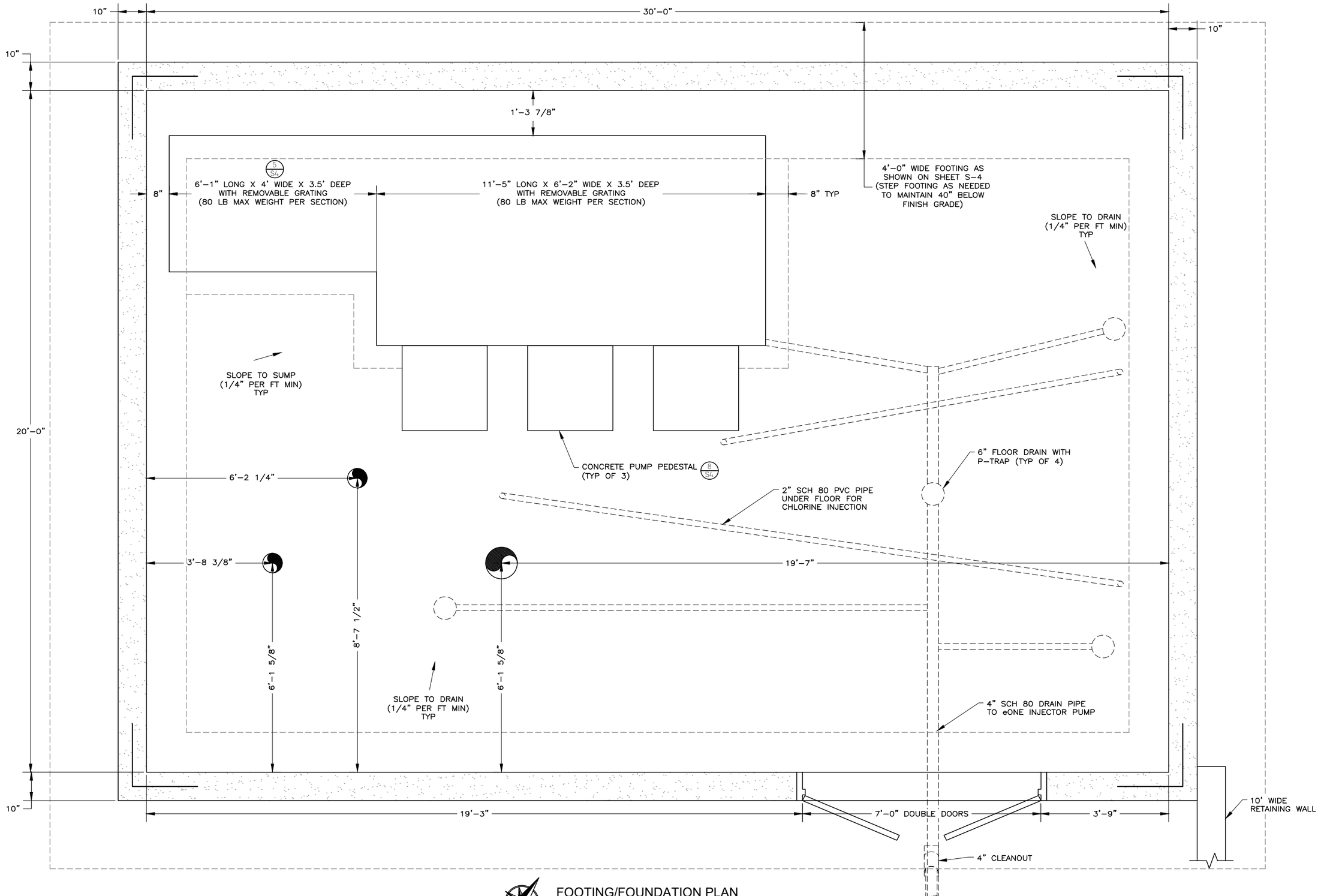
LICENSED STRUCTURAL ENGINEER
ADAM J. HUB
3-23-2026
STATE OF UTAH

NO.	DATE	REVISION	BY

PROJECT NO.:	DATE: MARCH 2026
DRAWN BY: JB	CHECKED BY: TT
PROJECT MANAGER: S. JACKSON	

ELEVATION VIEWS

S-1



FOOTING/FOUNDATION PLAN

0 1 2
3/4" = 1'-0"

JACKSON ENGINEERING
3376 STONEHILL LANE
COTTONWOOD HEIGHTS UTAH 84121
PHONE (801) 558-5293
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FOR:
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MARCELLA DRINKING WATER PUMP STATION
WASATCH COUNTY, UTAH
CONSTRUCTION PLANS
FOOTING / FOUNDATION PLAN

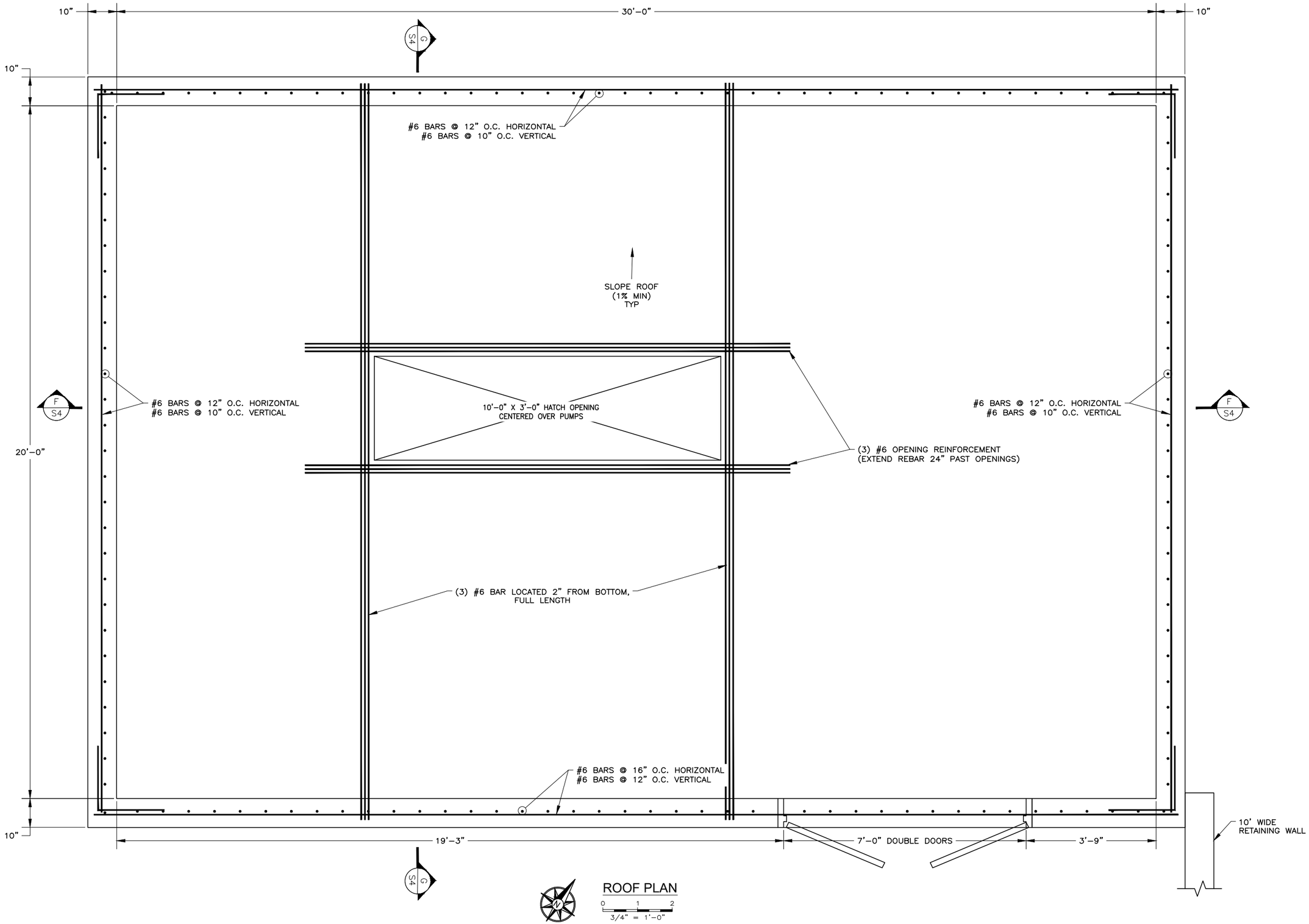
LICENSED STRUCTURAL ENGINEER
ADAM J. HILL
9-23-2026
STATE OF UTAH

NO.	DATE	REVISION	BY

PROJECT NO.:	DATE:
-	MARCH 2026
DRAWN BY:	CHECKED BY:
JB	TT
PROJECT MANAGER:	
S. JACKSON	

FOOTING / FOUNDATION PLAN
S-2

FILE NAME: USERS\BRADF\DROPBOX\SORENSON PROPERTIES\MARCELLA WATER DESIGN\MARCELLA PUMP STATION\CAD\S2 - FOUNDATION PLAN.DWG
FILE DATE: 3.23.2026 09:16:23 (JES)



ROOF PLAN

0 1 2

3/4" = 1'-0"

FILE NAME: USERS\BRADF\DROPBOX\SORENSON PROPERTIES\MARCELLA WATER DESIGN\MARCELLA PUMP STATION\CAD\S3 - ROOF PLAN.DWG
FILE DATE: 3.23.2026 09:17:43 (JES)

JACKSON ENGINEERING
3376 STONEHILL LANE
COTTONWOOD HEIGHTS UTAH 84121
PHONE (801) 558-5293
FAX (801) 943-0108

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

CONTACT:
DAVE BARBEE
801-316-3193

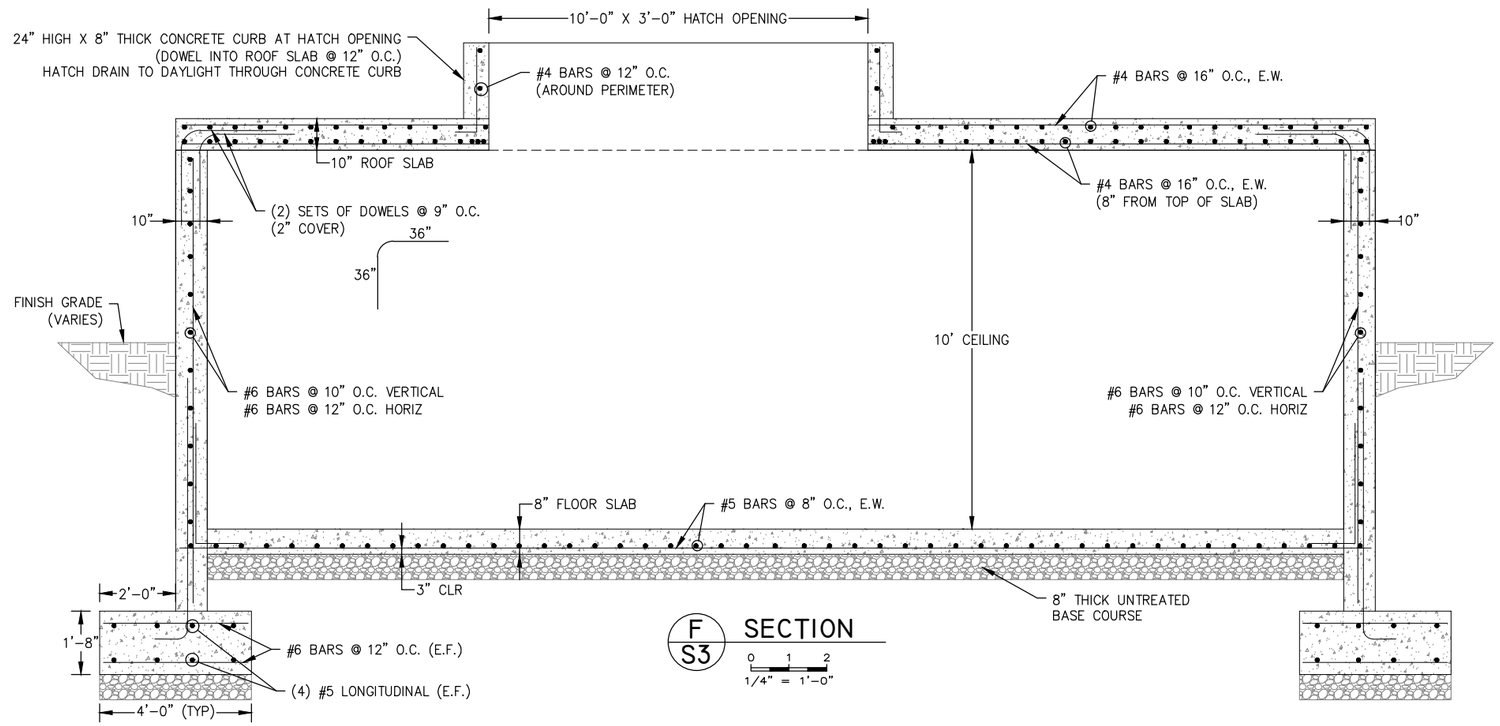
MARCELLA DRINKING WATER PUMP STATION
WASATCH COUNTY, UTAH
CONSTRUCTION PLANS
ROOF PLAN

LICENSED STRUCTURAL ENGINEER
No. 9577
ADAM J. HAM
3-23-2026
STATE OF UTAH

NO.	DATE	REVISION	BY

PROJECT NO.:	DATE:
-	MARCH 2026
DRAWN BY:	CHECKED BY:
JB	TT
PROJECT MANAGER:	
S. JACKSON	

ROOF PLAN
S-3



F/S3 SECTION

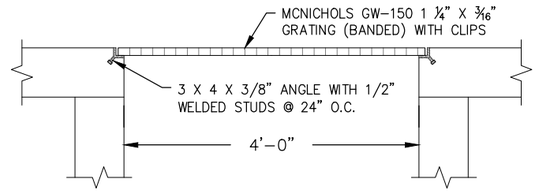
1/4" = 1'-0"

CONCRETE NOTES:

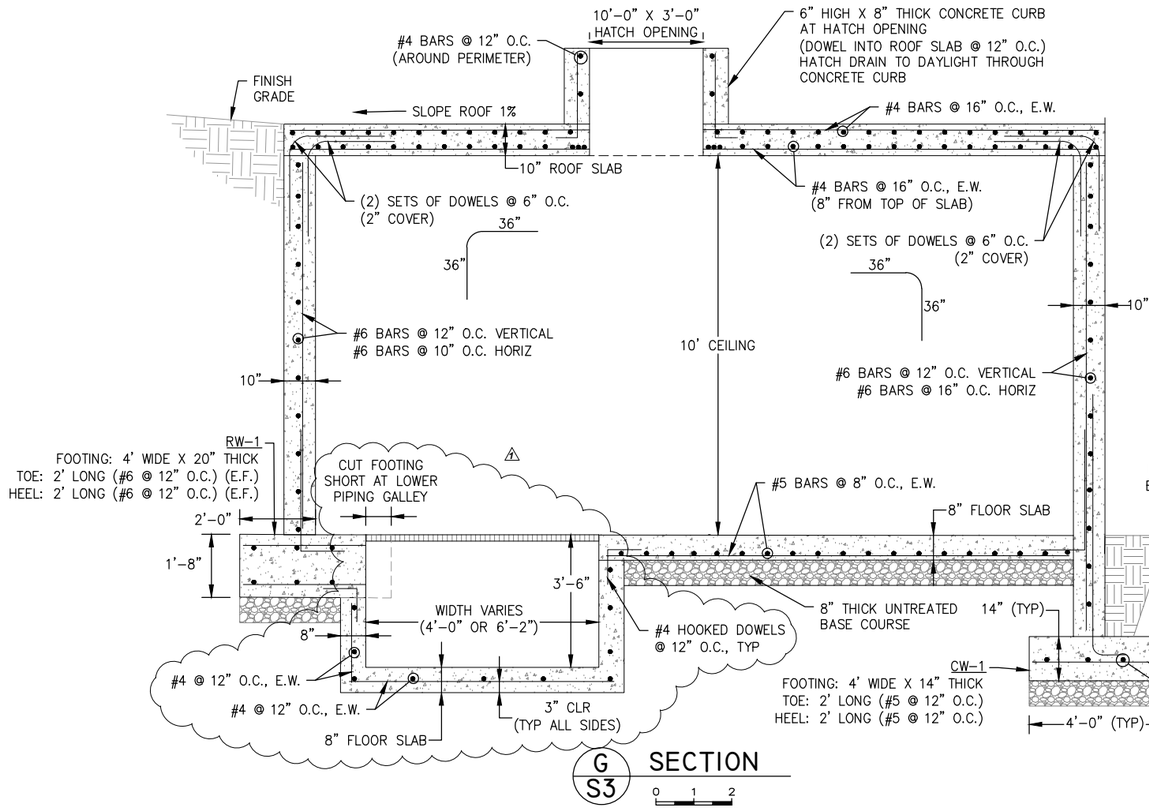
1. MINIMUM CONCRETE SPECIFIED CYLINDER STRENGTH 4000 PSI AT 28 DAYS
2. REINFORCEMENT TO BE DEFORMED BARS GRADE 60 ACCORDING TO ASTM A-615 (60 KSI)
3. MINIMUM CONCRETE COVER TO BE 2" UNLESS OTHERWISE SHOWN
4. ALL REINFORCEMENT DETAILING IS TO BE ACCORDING TO ACI 318 LATEST EDITION
5. ROOF SLAB SHALL BE GIVEN BROOM FINISH
6. FLOOR SLAB SHALL BE GIVEN A SMOOTH TROWEL FINISH
7. ALL OUTSIDE CONCRETE EDGES SHALL HAVE A 1" CHAMFERED FINISH
8. ALL COLD JOINTS TO HAVE WATER STOP ACROSS JOINT
9. DO NOT BACKFILL AROUND STRUCTURE UNTIL ROOF HAS BEEN POURED AND CURED FOR 5 DAYS MINIMUM.
10. CONCRETE FORM WORK TO BE OF ADEQUATE SIZE AND STRENGTH, PROPERLY BRACED TO PREVENT BAGGING OR BULGING. PROTECT ALL CONCRETE FROM FREEZING TEMPERATURES.
11. NO FOOTING SHALL BE PLACED ON DISTURBED OR FROZEN SOIL.
12. CONSTRUCTION OF CRACK CONTROL JOINTS.
    ALL SURFACES OF CONSTRUCTION JOINTS SHALL BE CLEANED TO REMOVE DUST., CHIPS AND OTHER FOREIGN MATERIAL PRIOR TO PLACING ADJACENT CONCRETE. CRACK CONTROL JOINTS IN SLABS SHALL HAVE A MAXIMUM SPACING OF 15'-0" IN BOTH DIRECTIONS. THE CONTRACTOR SHALL SUBMIT THE DETAILS AND PROPOSED LOCATIONS OF CONSTRUCTION JOINTS AND CRACK CONTROL JOINTS FOR REVIEW BEFORE STARTING CONSTRUCTION.

GRATING NOTES:

1. INDIVIDUAL SECTIONS OF GRATING NOT TO EXCEED 80 LBS.
2. GRATING PLAN TO BE SUBMITTED FOR REVIEW AND APPROVAL.
3. OPENINGS IN GRATING ARE REQUIRED FOR PIPE PENETRATIONS. (TOTAL OF 6)



5/- TYPICAL REMOVABLE GRATING

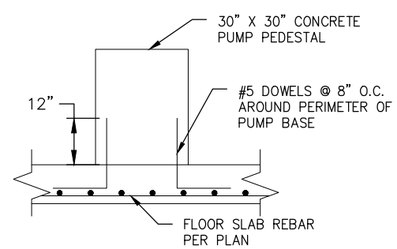


G/S3 SECTION

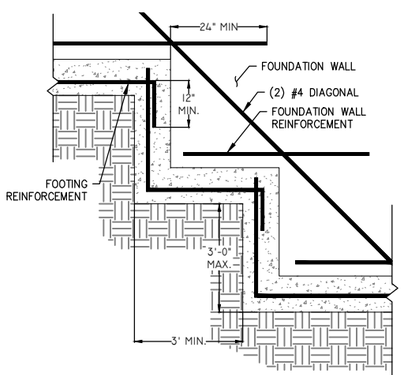
1/4" = 1'-0"

CONCRETE FLOOR TO BE PAINTED AS FOLLOWS:

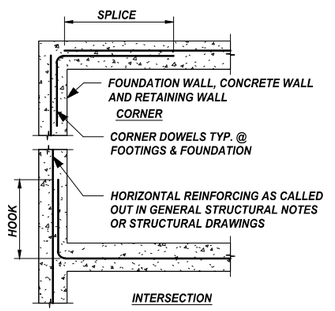
SURFACE PREP	GRIND CONCRETE JOINTS AND FILL VOIDS WITH GROUT. APPLY RUB FINISH
PAINT PRIMER	APPLY EPOXY SURFACE, (SHERWIN-WILLIAMS STEEL-SEAM FT910 OR EQUAL), TO FILL AND SMOOTH HOLES IN CONCRETE SURFACE
FINISH COAT	SHERWIN-WILLIAMS ARMORSEAL TREAD-PLEX, OR EQUAL. 2 COATS OF 4-6 MILS DFT (2ND COAT WITH HI WEAR ADDITIVE). COLOR TO BE APPROVED BY OWNER (OFF-WHITE)



8/- PUMP BASE DETAIL



9/- TYPICAL FOOTING STEP



REQUIRED LAP LENGTH			
TYPE	CONCRETE	MASONRY	MIN.
SPLICE	40 BAR DIA.	48 BAR DIA.	24"
HOOK	12 BAR DIA.	20 BAR DIA.	12"

10/- TYPICAL REBAR REINFORCING

JACKSON ENGINEERING
3376 STONEHILL LANE
COTTONWOOD HEIGHTS UTAH 84121
PHONE (801) 558-5293
FAX (801) 943-0108

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

CONTACT:
DAVE BARBEE
801-316-3193

MARCELLA DRINKING WATER PUMP STATION
WASATCH COUNTY, UTAH
CONSTRUCTION PLANS
STRUCTURAL DETAILS

LICENSED STRUCTURAL ENGINEER
ADAM J. HILL
5-1-2026
STATE OF UTAH

NO.	DATE	REVISION	BY
1	5/1/26	LOWER TRENCH	JB

PROJECT NO.: -
DATE: MARCH 2026
DRAWN BY: JB
CHECKED BY: TT
PROJECT MANAGER: S. JACKSON

STRUCTURAL DETAILS

S-4

FILE DATE: 5.1.2026 12:07:30 (JEB)
FILE NAME: USERS\BRADA\DROPBOX\SORENSON PROPERTIES\MARCELLA WATER DESIGN\MARCELLA PUMP STATION\CAD\S4 R1 - STRUCTURAL DETAILS.DWG

STRUCTURAL STEEL (IBC 1705.2.1, 1705.11.1 & 1705.12.2)

ITEM			DETAILED INSTRUCTIONS AND FREQUENCIES
PRIOR TO WELDING (TABLE N5.4-1, AISC 360-16):			
Verify welding procedures (WPS) and consumable certificates	☒ Continuous	☐ Periodic	
Material identification	☐ Continuous	☒ Periodic	Verify type and grade of material.
Welder identification	☐ Continuous	☒ Periodic	A system shall be maintained by which a welder who has welded a joint or member can be identified.
Fit-up groove welds	☐ Continuous	☒ Periodic	Verify joint preparation, dimensions, cleanliness, tacking, and backing.
Fit-up CJP groove welds of HSS T-, Y- and K-joints without backing	☐ Continuous	☒ Periodic	Verify joint preparations, dimensions, cleanliness, and tacking.
Access holes	☐ Continuous	☒ Periodic	Verify configuration and finish.
Fit-up of fillet welds	☐ Continuous	☒ Periodic	Verify alignment, gaps at root, cleanliness of steel surfaces, and tack weld quality and location.
DURING WELDING (TABLE N5.4-2, AISC 360-16):			
Use of qualified welders	☐ Continuous	☒ Periodic	Verify that welders are appropriately qualified.
Control and handling of welding consumables	☐ Continuous	☒ Periodic	Verify packaging and exposure control.
Cracked tack welds	☐ Continuous	☒ Periodic	Verify that welding does not occur over cracked tack welds.
Environmental conditions	☐ Continuous	☒ Periodic	Verify wind speed is within limits as well as precipitation and temperature.
WPS followed	☐ Continuous	☒ Periodic	Verify items such as settings on welding equipment, travel speed, welding materials, shielding gas type/flow rate, preheat applied, interpass temperature maintained, and proper position.
Welding techniques	☐ Continuous	☒ Periodic	Verify interpass and final cleaning, each pass is within profile limitations, and quality of each pass.
AFTER WELDING (TABLE N5.4-3, AISC 360-16):			
Welds cleaned	☐ Continuous	☒ Periodic	Verify that welds have been properly cleaned.
Size, length, and location of welds	☒ Continuous	☐ Periodic	
Welds meet visual acceptance criteria	☒ Continuous	☐ Periodic	
Arc strikes	☒ Continuous	☐ Periodic	
k-area	☒ Continuous	☐ Periodic	
Backing & weld tabs removed	☒ Continuous	☐ Periodic	
Repair activities	☒ Continuous	☐ Periodic	
Document acceptance or rejection of welded joint/member	☒ Continuous	☐ Periodic	
NONDESTRUCTIVE TESTING (SECTION N5.5, AISC 360-16):			
CJP welds (Risk Cat. II)	☐ Continuous	☒ Periodic	Ultrasonic testing shall be performed on 10% of CJP groove welds in butt, T- and corner joints subject to transversely applied tension loading in materials 5/16-inch thick or greater. Testing rate must be increased if > 5% of welds tested have...
CJP welds (Risk Cat. III or IV)	☒ Continuous	☐ Periodic	***A reduction in the rate of ultrasonic testing is allowed per Section N5.5e.***
Access holes (flange > 2")	☒ Continuous	☐ Periodic	
Welded joints subject to fatigue	☒ Continuous	☐ Periodic	
PRIOR TO BOLTING (TABLE N5.6-1, AISC 360-16): **> Not required if only snug-tight joints are specified [per Section N5.6(1) of AISC 360-16].**			
Certifications of fasteners	☒ Continuous	☐ Periodic	
Fasteners marked	☐ Continuous	☒ Periodic	Verify that fasteners have been marked in accordance with ASTM requirements.
Proper fasteners for joint	☐ Continuous	☒ Periodic	Verify grade, type, and bolt length if threads are excluded from the shear plane.
Proper bolting procedure	☐ Continuous	☒ Periodic	Verify proper procedure is used for the joint detail.
Connecting elements	☐ Continuous	☒ Periodic	Verify appropriate faying surface condition and hole preparation, if specified, meet requirements.
Pre-installation verification testing	☐ Continuous	☒ Periodic	Observe and document verification testing by installation personnel for fastener assemblies and methods used.
Proper storage	☐ Continuous	☒ Periodic	Verify proper storage of bolts, nuts, washers, and other fastener components.
DURING BOLTING (TABLE N5.6-2, AISC 360-16): **> Not required if only snug-tight joints are specified [per Section N5.6(1) of AISC 360-16].** **> Not required for pretensioned joints using turn-of-the-nut method with match-marking, direct-tension-indicators, or twist-off type tension control method [per Section N5.6(2) of AISC 360-16].**			
Fastener assemblies	☐ Continuous	☒ Periodic	Verify that fastener assemblies are of suitable condition, paced in all holes, and washers are positioned as required.
Snug-tight prior to pretensioning	☐ Continuous	☒ Periodic	Verify that joints are brought to snug-tight condition prior to pretensioning operation.
Fastener component	☐ Continuous	☒ Periodic	Verify that fastener component is not turned by wrench prevented from rotating.
Pretensioned fasteners	☐ Continuous	☒ Periodic	Verify that fasteners are pretensioned in accordance with RCSC Specification, progressing systematically from the most rigid point toward the free edges.
AFTER BOLTING (TABLE N5.6-3, AISC 360-16):			
Document acceptance or rejection of bolted connections	☒ Continuous	☐ Periodic	

STRUCTURAL STEEL (IBC 1705.2.1, 1705.11.1 & 1705.12.2)1

ITEM			DETAILED INSTRUCTIONS AND FREQUENCIES
OTHER STEEL INSPECTIONS (SECTION N5.7, AISC 360-16; Tables J8-1 & J10-1, AISC 341-16):			
Structural steel details	☐ Continuous	☒ Periodic	All fabricated steel or steel frames shall be inspected to verify compliance with the details shown in the construction documents, such as braces, stiffeners, member locations, and proper application of joint details at each connection.
Anchor rods and other embedments supporting structural steel	☐ Continuous	☒ Periodic	Shall be on the premises during the placement of anchor rods and other embedments supporting structural steel for compliance with construction documents. Verify the diameter, grade, type, and length of the anchor rod or embedded item, and the extent or depth of embedment prior to placement ...
Reduced beam sections (RBS)	☐ Continuous	☒ Periodic	Verify contour and finish as well as dimensional tolerances (see Table J8-1 of AISC 341-10).
Protected zones	☐ Continuous	☒ Periodic	Verify that no holes or unapproved attachments are made within the protected zone (see Table J8-1 of AISC 341-10).
H-piles	☐ Continuous	☒ Periodic	Verify that no holes or unapproved attachments occur within the protected zones of piling (see Table J10-1 of AISC 341-10).
STEEL ELEMENTS OF COMPOSITE CONSTRUCTION (TABLE N6.1, AISC 360-16; TABLES J9-1 thru J9-3, AISC 341-16):			
Placement and installation of steel deck	☒ Continuous	☐ Periodic	
Placement and installation of steel headed stud anchors	☒ Continuous	☐ Periodic	
Document acceptance or rejection of steel elements	☒ Continuous	☐ Periodic	
Reinforcing steel	☐ Continuous	☒ Periodic	Verify appropriate reinforcement size, spacing, and orientation; that it has not been re-bent in field; that it is correctly tied and supported; and that required steel clearances have been provided.
Composite member size	☐ Continuous	☒ Periodic	Verify that composite member is the required size.

Building Code Anaysis

OCCUPANCY REQUIREMENTS

BUILDING USE:	DRINKING WATER PUMP STATION	
BUILDING CLASSIFICATION BY OCCUPANCY:	GROUP U	SECTION 312
REQUIRED OCCUPANCY SEPARATIONS:	NON-SEPARATED OCCUPANTS	508.3.2
HAZARDOUS AREA:	NONE	
OCCUPANT LOAD:	MAX. FLOOR AREA ALLOWANCES PER OCCUPANT	
SQ FT./OCCUPANT:	600 SF	
GROUP U - NO OCCUPANTS		
CONSTRUCTION		
CONSTRUCTION TYPE:	TYPE I-A	TABLE 503
MAXIMUM ALLOWABLE HEIGHT/STORIES	(TYPE I-A): UNLIMITED	
MAXIMUM ALLOWABLE AREA:	UNLIMITED	
PARKING REQUIREMENTS		
NOT APPLICABLE		

FIRE RESISTIVE RATINGS

CONSTRUCTION TYPE:	TYPE I-A	
EXTERIOR WALLS:	3 HR	TABLE 602
EXTERIOR DOORS AND WINDOWS:	UNPROTECTED ALLOWED	
INTERIOR BEARING WALLS:	3 HR	TABLE 601
INTERIOR NON-BEARING WALLS:	3 HR	TABLE 601
FIRE WALLS:	NA	
MECHANICAL AND PIPES CHASES:	0 HR	
ROOF CONSTRUCTION ASSEMBLY:	0 HR	TABLE 601
BEAMS, GIRDERS, AND TRUSSES:	0 HR	TABLE 601
EXTERIOR DOORS AND WINDOWS:	UNPROTECTED ALLOWED	
SHAFT ENCLOSURES: STAIRS	0 HR	
ELEVATOR	NA	
EXTERIOR COLUMNS:	0 HR	
OCCUPANCY SEPARATION WALLS:	0 HR	TABLE 508.3.3
SMOKE BARRIERS:	NA	
PARAPETS:	NA	
EXIT ACCESS CORRIDORS:	0 HR	1017.1 EXCEPTION 4
WINDOWS:	N/A	
DOORS:	N/A	
INTERIOR FINISHES		

FIRE PROTECTION SYSTEMS

SPRINKLER SYSTEM:	NA	903
STANDPIPE SYSTEM:	NA	905.3.2
MANUAL FIRE ALARM SYSTEM:	N/A N/A	907.2.2
SMOKE DETECTION ALARM:	NA	907.2.9
FIRE EXTINGUISHERS:	N/A	906.1

CONCRETE CONSTRUCTION (IBC 1705.3 & 1705.12.1)

ITEM			DETAILED INSTRUCTIONS AND FREQUENCIES
Reinforcing steel, including prestressing tendons	☐ Continuous	☒ Periodic	Verify prior to placing concrete that reinforcing is of specified type, grade and size; that it is free of oil, dirt and rust; that it is located and spaced properly; that hooks, bends, ties, stirrups and supplemental reinforcement are placed correctly; that lap lengths, stagger and offsets are provided; and that all mechanical connections are installed per the manufacturer's instructions and/or evaluation report.
Cast-in bolts & embeds	☐ Continuous	☒ Periodic	Inspection of anchors or embeds cast in concrete is required when allowable loads have been...
Post-installed anchors or dowels	☐ Continuous	☒ Periodic	All post-installed anchors/dowels shall be specially inspected as required by the approved ICC-ES report.
Use of required mix design	☐ Continuous	☒ Periodic	Verify that all mixes used comply with the approved construction documents; ACI 318: Ch. 4, 5.2-5.4; and IBC 1904.3, 1913.2, 1913.3.
Concrete sampling for strength tests, slump, air content, and temperature	☒ Continuous	☐ Periodic	
Concrete & shotcrete placement	☒ Continuous	☐ Periodic	
Curing temperature and techniques	☐ Continuous	☒ Periodic	Verify that the ambient temperature for concrete is kept at > 50°F for at least 7 days after placement. High-early-strength concrete shall be kept at > 50°F for at least 3 days. Accelerated curing methods may be used (see ACI 318: 5.11.3). The ambient temperature for shotcrete shall be > 40°F for the same period of time as noted for concrete. Shotcrete shall be kept continuously moist for at least 24 hours after shotcreting. All concrete materials, reinforcement, forms, fillers, and ground shall be free from frost. In hot weather conditions ensure that appropriate measures are taken to avoid plastic shrinkage cracking and that the specified water/cement ratio is not exceeded.
Pre-stressed concrete	☒ Continuous	☐ Periodic	
Erection of precast concrete	☐ Continuous	☒ Periodic	Verify that all precast elements are lifted, assembled and braced in accordance with the...
Strength verification	☐ Continuous	☒ Periodic	Verify that adequate strength has been achieved prior to the removal of shores and forms or the stressing of post-tensioned tendons.
Formwork	☐ Continuous	☒ Periodic	Verify that the forms are placed plumb and conform to the shapes, lines, and dimensions of the members as required by the approved construction documents.
Reinforcement complying with ASTM A 615 in special moment frames, special structural walls and coupling beams	☐ Continuous	☒ Periodic	Verify that ASTM A 615 reinforcing steel used in these areas complies with ACI 318: 21.1.5.2 by means of certified mill test reports. If this reinforcing steel is to be welded chemical tests shall be performed in accordance with ACI 318:...

STEEL CONSTRUCTION OTHER THAN STRUCTURAL STEEL (1BC 1705.2.2)

ITEM			DETAILED INSTRUCTIONS AND FREQUENCIES
STEEL ROOF AND FLOOR DECKS (IBC TABLE 1705.2.2):			
Material verification of cold-formed steel deck	☐ Continuous	☒ Periodic	Confirm that identification markings are provided to conform to ASTM standards specified on construction documents.
Floor and roof deck welds	☐ Continuous	☒ Periodic	Visual inspection is required to confirm that weld meets acceptance criteria of AWS D1.3. Welder qualifications should also be verified.
WELDING OF REINFORCING STEEL (IBC TABLE 1705.2.2):			
Verification of weldability	☐ Continuous	☒ Periodic	Verify weldability of reinforcing steel based upon carbon equivalent and in accordance with AWS D1.4.
Reinforcing steel in intermediate or special moment farnes, and boundary elements of...	☒ Continuous	☐ Periodic	
Shear reinforcement	☒ Continuous	☐ Periodic	
Other reinforcing steel	☐ Continuous	☒ Periodic	Visually inspect all welds in accordance with AWS D1.4.
COLD-FORMED STEEL CONSTRUCTION (IBC 1705.2.2.1.1, 1705.10.3, and 1705.11.3):			
Trusses spanning > 60-feet	☐ Continuous	☒ Periodic	Verify that temporary and permanent truss bracing is installed in accordance with approved truss package. Performed by code inspection firm.
Wind-force-resisting systems or seismic-force-resisting systems	☐ Continuous	☒ Periodic	Periodic inspections of welding operations. If fastener spacing is < 4"o.c.: Verify that proper screw attachment, bolting, anchoring and other fastening of shear walls, diaphragms, drag struts, braces, shear panels and holdowns has occurred. Performed by code inspection firm.

20.2.2.5 Deformed nonprestressed longitudinal reinforcement resisting earthquake-induced moment, axial force, or both, in special seismic systems and anchor reinforcement in Seismic Design Categories (SDC) C, D, E, and F shall be in accordance with (a) or (b):

a) ASTM A706, Grade 60, 80, or 100 for special structural walls and Grade 60 and 80 for special moment frames.
b) ASTM A615 Grade 60 if (1) through (4) are satisified. ASTM A615 Grade 80 and Grade 100 are not permitted in special seismic systems.
   1) Actual yield strength based on mill tests does not exceed fy by more than 18,000 psi.
   2) Ratio of the actual tensile strength to the actual yield strength is at least 1.25
   3) Minimum fracture elongation in 8 in. shall be at least 14 percent for bar sizes No. 3 through No. 6, at least 12 percent for bar sizes No. 7 through No. 11, and at least 10 percent for bar sizes No. 14 and No. 18.
   4) Minimum uniform elongation shall be at least 9 percent for bar sizes No. 3 through No. 10, and at least 6 percent for bar sizes No. 11, No. 14, and No. 18.

JACKSON ENGINEERING
3376 STONEHILL LANE
COTTONWOOD HEIGHTS UTAH 84121
PHONE (801) 558-5293
FAX (801) 943-0108

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

CONTACT:
DAVE BARBEE
801-316-3193

MARCELLA DRINKING WATER PUMP STATION
WASATCH COUNTY, UTAH
CONSTRUCTION PLANS
STRUCTURAL SPECIAL INSPECTIONS

LICENSED STRUCTURAL ENGINEER
ADAM J. HUT
9-23-2026
STATE OF UTAH

NO.	DATE	REVISION	BY

PROJECT NO.: —
DATE: MARCH 2026
DRAWN BY: JB
CHECKED BY: TT
PROJECT MANAGER: S. JACKSON

SPECIAL INSPECTIONS

S-5

FILE NAME: USERS\BRADF\DROPBOX\SORENSON PROPERTIES\MARCELLA WATER DESIGN\MARCELLA PUMP STATION\CAD\S5 - SPECIAL INSPECTION NOTES.DWG
FILE DATE: 3/23/2026 09:19:15 (EB)

SCHEMATIC LINETYPES

- ELECTRICAL BUS
- EXISTING OR FUTURE ELECTRICAL BUS
- MANUFACTURER/SHOP WIRE TYPICALLY INSTALLED OFF-SITE
- EXISTING OR FUTURE MANUFACTURER/SHOP WIRE
- FIELD/CONTRACTOR INSTALLED WIRE
- EXISTING OR FUTURE FIELD/CONTRACTOR INSTALLED WIRE

SCHEMATIC SYMBOLS

- DEVICE CONNECTION LUG OR TERMINAL
- SCHEMATIC POINT OF CONNECTION
- POWER STABS BUS CONNECTION
- POWER STABS LOAD CONNECTION

CIRCUIT BREAKER
- 100AF — FRAME SIZE
- 50AT — TRIP RATING
- MCP — BREAKER TYPE

DISCONNECT
- 30A — AMPERE RATING
- 4X — NEMA RATING

FUSE
- 30A — AMPERE RATING
- R — FUSE TYPE

FUSED DISCONNECT
- 30A — AMPERE RATING
- 4X — NEMA RATING
- 30A — AMPERE RATING
- R — FUSE TYPE

TRANSFORMER

CURRENT TRANSFORMER
- 100:5 — CT TURNS RATIO
- 3 — NUMBER OF CT'S

POTENTIAL TRANSFORMER
- 480:120 — PT VOLTAGE RATIO
- 3 — NUMBER OF PT'S

METERING EQUIPMENT
- UM — METER TYPE DESIGNATION
  - AM = AMMETER
  - SSM = SOLID STATE METER
  - UM = UTILITY METER
  - VM = VOLTMETER
  - WHM = WATT HOUR METER
  - WM = WATT METER

GENERATOR

MANUAL OR AUTOMATIC TRANSFER SWITCH
- 600A — AMPERE RATING
- 3R — NEMA RATING

TRANSIENT VOLTAGE SURGE SUPRESSOR
- TVSS CLASS C — TVSS CLASSIFICATION

MOTOR OVERLOAD RELAY

FULL VOLTAGE NON-REVERSING STARTER (FVNR)
- NEMA SIZE 1 — STARTER TYPE AND SIZE

FULL VOLTAGE REVERSING STARTER (FVR)
- NEMA SIZE 1 — STARTER TYPE AND SIZE

TWO-SPEED STARTER
- NEMA SIZE 1 — STARTER TYPE AND SIZE

- HF — HARMONIC FILTER
- LR — LOAD REACTOR
- VFD — VARIABLE FREQUENCY DRIVE
- RVSS — REDUCED VOLTAGE SOFT STARTER
- GROUND CONNECTION
- 5 — MOTOR, NUMBER DESIGNATES NEMA HORSEPOWER SIZE
- M — MOTOR STARTER, CONTACTOR, RELAY OR TIMER COIL
- NORMALLY OPEN CONTACT
- NORMALLY CLOSED CONTACT
- SOLENOID VALVE
- EQUIPMENT PROGRAMMING CONSOLE
- OFF — ON — XO — 2 POSITION SELECTOR SWITCH POSITION LEGEND: X=CLOSED O=OPEN
- H — O — A — XOO — 3 POSITION SELECTOR SWITCH HAND - OFF - AUTO POSITION LEGEND: X=CLOSED O=OPEN
- O — C — A — XOO — 3 POSITION SELECTOR SWITCH OPEN - CLOSE - AUTO POSITION LEGEND: X=CLOSED O=OPEN
- F — O — R — XOO — 3 POSITION SELECTOR SWITCH FORWARD - OFF - REVERSE POSITION LEGEND: X=CLOSED O=OPEN
- STOP — NORMALLY CLOSED PUSH BUTTON
- START — NORMALLY OPEN PUSH BUTTON

TYPICAL SWITCH CONFIGURATION
- FLOAT SWITCH - MAKE ON FALL
- FLOAT SWITCH - MAKE ON RISE
- FLOAT SWITCH - BREAK ON FALL
- FLOAT SWITCH - BREAK ON RISE
- SWITCH TYPE SYMBOL (SEE BELOW)
  - LEVEL SWITCH
  - PRESSURE SWITCH
  - FLOW OR TORQUE SWITCH
  - TEMPERATURE SWITCH
  - LIMIT SWITCH
- NOTC — TIMER RELAY CONTACT NORMALLY OPEN TIME DELAY CLOSE
- ETM — ELAPSED TIME METER
- CR — CONTROL RELAY
- TD — TIME DELAY RELAY
- AR — ALARM RELAY
- R — PILOT LIGHT LETTER INDICATES COLOR R=RED, A=AMBER, B=BLUE, G=GREEN
- 50 — INSTANTANEOUS SHORT-CIRCUIT TRIP DEVICE
- 51 — TIME OVERCURRENT TRIP DEVICE
- 51G — GROUND FAULT TRIP DEVICE

ELECTRICAL PLAN LINETYPES

- EXPOSED CONDUIT
- EXISTING OR FUTURE EXPOSED CONDUIT
- UNDERGROUND CONDUIT
- EXISTING OR FUTURE UNDERGROUND CONDUIT
- E — E — CONDUIT DUCTBANK
- E — E — EXISTING OR FUTURE CONDUIT DUCTBANK
- BARE COPPER GROUND CONDUCTOR
- ELECTRICAL EQUIPMENT
- EXISTING OR FUTURE ELECTRICAL EQUIPMENT
- DEMOLITION
- CAPPED UNDERGROUND CONDUIT

ELECTRICAL PLAN HAZARDOUS LOCATION CLASSIFICATION LINETYPES

- C1D1 — CLASS I DIV 1
- C1D2 — CLASS I DIV 2
- C2D1 — CLASS II DIV 1
- C2D2 — CLASS II DIV 2

ELEC. PLAN SYMBOLS

SITE PLAN DEVICES
- X — X= (SEE BELOW)
  - AE - ANALYZER ELEMENT
  - AIT - ALALYZING INDICATING TRANSMITTER
  - FE - FLOW ELEMENT
  - FIT - FLOW INDICATING TRANSMITTER
  - FS - FLOW SWITCH
  - J - JUNCTION BOX
  - JS - TORQUE SWITCH
  - LE - LEVEL ELEMENT
  - LIT - LEVEL INDICATING TRANSMITTER
  - LS - LEVEL SWITCH
  - M - MOTOR
  - MH - MANHOLE
  - MV - MOTOR OPERATED VALVE
  - PB - PULLBOX
  - PIT - PRESSURE INDICATING TRANSMITTER
  - PS - PRESSURE SWITCH
  - PT - PRESSURE TRANSMITTER
  - SV - SOLENOID VALVE
  - TS - TEMPERATURE SWITCH
  - WE - WEIGHT ELEMENT
  - WIT - WEIGHT INDICATING TRANSMITTER
  - ZS - LIMIT SWITCH
- GROUND ROD
- WP — DUPLEX RECEPTACLE — DENOTES RECEPTACLE TYPE (BLANK) = STANDARD INDOORS GFCI = GND FLT CURRENT INT. WP = WEATHER PROOF & GFCI
- QUADRAPLEX RECEPTACLE
- DATA JACK
- $ — SINGLE POLE SWITCH
- $3 — 3-WAY SWITCH
- $4 — 4-WAY SWITCH
- CONDUIT SEALOFF
- LTC CONNECTION
- MC CONNECTION
- DISCONNECT SWITCH
- T — THERMOSTAT
- 3 — CONDUIT HOME RUN NUMBER INDICATES QUANTITY OF CONDUCTORS INCLUDING GROUND

EQUIPMENT CALLOUT

- EQUIP. TAG — EQUIPMENT CALLOUT
  - DESCRIPTOR #1
  - DESCRIPTOR #2
  - DESCRIPTOR #3
- 100 / TYP — DETAIL CALLOUT
- FE / 101 — FIELD INSTRUMENT CALLOUT

TB'S & PLC SYMBOLS

LOCAL PANEL OR DEVICE TERMINAL BLOCK
- TERMINAL LABEL
- X

PLC PANEL TERMINAL BLOCK
- TERMINAL LABEL
- X

MCC TERMINAL BLOCK
- TERMINAL LABEL
- X

DEVICE TERMINAL BLOCK
- TERMINAL LABEL
- X

PLC DISCRETE INPUT
- DISCRETE INPUT LABEL
- DIXX

PLC DISCRETE OUTPUT (NORMALLY OPEN)
- DISCRETE OUTPUT LABEL
- DOXX

PLC DISCRETE OUTPUT (NORMALLY CLOSED)
- DISCRETE OUTPUT LABEL
- DOXX

PLC ANALOG INPUT
- ANALOG INPUT LABEL
- AIXX

PLC ANALOG OUTPUT
- ANALOG OUTPUT LABEL
- AOXX

PLC RTD
- RTD LABEL
- RTDXX

CONDUIT CALLOUT

GROUPED CONDUIT AND CIRCUIT IDENTIFICATION TAGS. REFER TO THE POWER ONE-LINE AND CONTROL ONE-LINE DIAGRAMS OR CONDUIT SCHEDULES FOR CONDUIT SIZES AND CONTENTS.
- CXXX
- PXXX
- FXXX
- SPXXX

C-CONTROL/INSTRUMENTATION
P-POWER
F-FIBER OPTIC/NETWORK
SP-SPARE CONDUITS

ABBREVIATIONS

A	AMPERE
AFF	ABOVE FINISHED FLOOR
AI	ANALOG INPUT
AIC	AMPS INTERRUPTING CAPACITY
AO	ANALOG OUTPUT
AS	AIR SUPPLY
ATS	AUTOMATIC TRANSFER SWITCH
C	CONDUIT
CB	CIRCUIT BREAKER
CL2	CHLORINE
CPT	CONTROL POWER TRANSFORMER
CTC	COMMUNICATIONS TERMINATION CABINET
CU	COPPER, BARE
CV	CONTROL VALVE
DCS	DISTRIBUTED CONTROL SYSTEM
DI	DISCRETE INPUT
DO	DISCRETE OUTPUT
DP	DISTRIBUTION PANEL
DS	DISCONNECT SWITCH
DV/DT	DIFFERENTIAL VOLTAGE/TIME
DWG	DRAWING
ETM	ELAPSED TIME METER
EOL	ELECTRONIC OVERLOAD
FE	FLOW ELEMENT
FLA	FULL LOAD AMPS
FOC	FIBER OPTIC CABLE
FOR	FORWARD-OFF-REVERSE
FS	FLOW SWITCH
FVNR	FULL VOLTAGE NON-REVERSING
GFCI	GROUND FAULT CIRCUIT INTERRUPTER
GFP	GROUND FAULT PROTECTION
GND	GROUND
GPM	GALLONS PER MINUTE
GRS	GALVANIZED RIGID STEEL
H2S	HYDROGEN SULFIDE
HH	HANDHOLE
HMI	HUMAN MACHINE INTERFACE
HOA	HAND-OFF-AUTO
HOR	HAND-OFF-REMOTE
I	CURRENT
IC	INSTRUMENTATION CABLE
IO	INPUT/OUTPUT
ISC	SHORT CIRCUIT CURRENT
J	JUNCTION BOX
LAN	LOCAL AREA NETWORK
LCP	LOCAL CONTROL PANEL
LOS	LOCK-OUT-STOP
LP	LIGHTING PANEL
LR	LOCAL/REMOTE
LS	LEVEL SWITCH
LTC	LIQUIDTIGHT FLEXIBLE METAL CONDUIT
M	MOTOR
MA	MANUAL/AUTO, MILLIAMP
MC	MANUFACTURER'S CABLE
MCB	MAIN CIRCUIT BREAKER
MCC	MOTOR CONTROL CENTER
MCP	MOTOR CIRCUIT PROTECTOR
MFR(S)	MANUFACTURER(S)
MGD	MILLION GALLONS PER DAY
MH	MANHOLE
MOV	MOTOR OPERATED VALVE
MTU	MASTER TELEMETRY UNIT
NEC	NATIONAL ELECTRICAL CODE
NOTC	NORMALLY OPEN TIMED CLOSED
NPW	NON-POTABLE WATER
NTS	NOT TO SCALE
NTU	TURBIDITY
OIT	OPERATOR INTERFACE TERMINAL
OL	OVERLOAD
OO	ON/OFF (MAINTAINED)
OR	OFF-REMOTE
PB	PULL BOX
PC	PERSONAL COMPUTER
PFR	PHASE/POWER FAILURE RELAY
PLC	PROGRAMMABLE LOGIC CONTROLLER
PNL	PANEL
PPM	PARTS PER MILLION
PR	PAIR
P	PRESSURE
PS	PRESSURE SWITCH
PSI	POUNDS PER SQUARE INCH
PV	PROCESS VARIABLE
RCP	REMOTE CONTROL PANEL
RF	RADIO FREQUENCY
RIO	REMOTE INPUT OUTPUT
RST	RESET
RTD	RESISTANCE TEMPERATURE DETECTOR
RTU	REMOTE TELEMETRY UNIT
RVSS	REDUCED VOLTAGE SOFT STARTER
SEQ	SERVICE ENTRANCE EQUIPMENT
SES	SERVICE ENTRANCE SECTION
SLOS	START-LOCK-OFF-STOP
SMC	SUBMERSIBLE MANUFACTURER CABLE
SO2	SULFUR DIOXIDE
SP	SET POINT/SPARE
SPD	SURGE PROTECTION DEVICE
SS	START/STOP
ST	SHUNT TRIP
TC	TELEPHONE CABLE
TS	TEMPERATURE SWITCH
TYP	TYPICAL
UG	UNDERGROUND
V	VOLT
VA	VOLTAMP
VFD	VARIABLE FREQUENCY DRIVE
W	WATT, WIRE
WP	WEATHERPROOF
XFMR	TRANSFORMER
ZS	POSITION SWITCH

NOTES

1. THE COMPLETED INSTALLATION SHALL COMPLY WITH APPLICABLE FEDERAL, STATE, AND LOCAL CODES, ORDINANCES, AND REGULATIONS. THE CONTRACTOR SHALL OBTAIN NECESSARY PERMITS AND INSPECTIONS REQUIRED BY THE AUTHORITIES HAVING JURISDICTION. ALL WORK SHALL BE COMPLETED IN A NEAT, WORKMANLIKE MANNER IN ACCORDANCE WITH THE LATEST NEC STANDARDS OF INSTALLATION UNDER COMPETENT SUPERVISION. INSTALL GROUNDING PER NEC.
2. VISIT THE SITE PRIOR TO BIDDING TO BECOME FAMILIAR WITH EXISTING CONDITIONS AND OTHER FACTORS, WHICH MAY AFFECT THE EXECUTION OF THE WORK. INCLUDE ALL RELATED COSTS IN THE INITIAL BID PROPOSAL.
3. THE CONTRACTOR SHALL COORDINATE WORK WITH THE UTILITIES PROVIDING SERVICES ON THIS PROJECT, AND SHALL COMPLY WITH ALL THEIR INSTALLATION REQUIREMENTS.
4. ALL MATERIALS SHALL BE NEW AND OF THE BEST QUALITY, MANUFACTURED IN ACCORDANCE WITH NEMA, ANSI, UL, OR OTHER APPLICABLE STANDARDS. THE USE OF MANUFACTURERS' NAMES, MODELS, AND NUMBERS IS INTENDED TO ESTABLISH STYLE, QUALITY, APPEARANCE, USEFULNESS, AND BID PRICE.
5. PROTECT ALL ELECTRICAL MATERIAL AND EQUIPMENT INSTALLED AGAINST DAMAGE BY OTHER TRADES, WEATHER CONDITIONS, OR ANY OTHER PREVENTABLE CAUSES. EQUIPMENT DAMAGED DURING SHIPPING OR CONSTRUCTION, PRIOR TO ACCEPTANCE BY THE ENGINEER OR THE OWNER, WILL BE REJECTED AS DEFECTIVE.
6. LEAVE THE SITE CLEAN. REMOVE ALL DEBRIS, EMPTY CARTONS, TOOLS, CONDUIT, WIRE SCRAPS AND ALL MISCELLANEOUS SPARE EQUIPMENT AND MATERIALS USED IN THE WORK DURING CONSTRUCTION. ALL COMPONENTS SHALL BE FREE OF DUST, GRIT AND FOREIGN MATERIALS, LEFT AS NEW BEFORE FINAL ACCEPTANCE OF WORK. DAMAGED PAINT AND FINISHES SHALL BE TOUCHED UP OR REPAINTED WITH MATCHING COLOR PAINT AND FINISH.
7. CIRCUIT CONDUCTORS #6 AWG OR SMALLER SHALL BE THWN STRANDED COPPER. #4 AWG THROUGH #2 AWG SHALL BE XHHW STRANDED COPPER. #1 AWG OR LARGER SHALL BE XHHW-2 STRANDED COPPER. MINIMUM POWER CONDUCTOR SIZE SHALL BE #12 AWG WITH #12 AWG GROUND. ALL WIRE TO BE SIZED PER NEC TABLE 310-15 (B)(16), 75° C BASED ON A 30° C AMBIENT.
8. UNDERGROUND CONDUITS SHALL BE SCHEDULE 40 PVC. MINIMUM CONDUIT DEPTH SHALL BE 24 INCHES. MINIMUM UNDERGROUND CONDUIT SIZE SHALL BE 1 INCH.
   MINIMUM CONDUIT DEPTH UNDER SLAB SHALL BE 1 INCH.
9. CONDUITS SHALL BE MARKED AT EACH END WITH MATCHING NUMBERED BRASS OR NYLON TAGS. SPARE CONDUITS SHALL HAVE A PULL STRING INSTALLED AND SECURED.
10. EXPOSED CONDUITS SHALL BE GALVANIZED RIGID STEEL (GRS). MINIMUM SIZE 3/4 INCH, UNLESS OTHERWISE NOTED ON THE PLANS.
11. SAFETY SWITCHES, ELECTRICAL DISTRIBUTION EQUIPMENT, CONTROL PANELS, AND OTHER ELECTRICAL DEVICES SHALL BE UL LISTED, AND RATED FOR HEAVY DUTY SERVICE.
12. WIRING DEVICES SHALL BE SPECIFICATION GRADE.
13. THE CONTRACTOR IS RESPONSIBLE FOR MANAGING, SCHEDULING, DOCUMENTING, AND PERFORMING THE WORK SO THAT A COMPLETE ELECTRICAL, INSTRUMENTATION AND CONTROL SYSTEM FOR THE FACILITY IS PROVIDED. ACCURATE SHOP AND RECORD DRAWINGS, AND OEM MANUALS SHALL BE SUBMITTED PRIOR TO FINAL ACCEPTANCE OF THE WORK.
14. TYPICAL DETAILS SHALL APPLY IN ALL CASES, WHETHER SPECIFICALLY REFERRED TO OR NOT.
15. REFER TO SPECIFICATION 260533 "RACEWAYS AND BOXES FOR ELECTRICAL SYSTEMS" FOR CONDUIT SPACING AND ROUTING REQUIREMENTS.

DRAWING IS TO SCALE IF BAR MEASURES: 1" = FULL SCALE, 1/2" = HALF SCALE (0, 1/2, 1)

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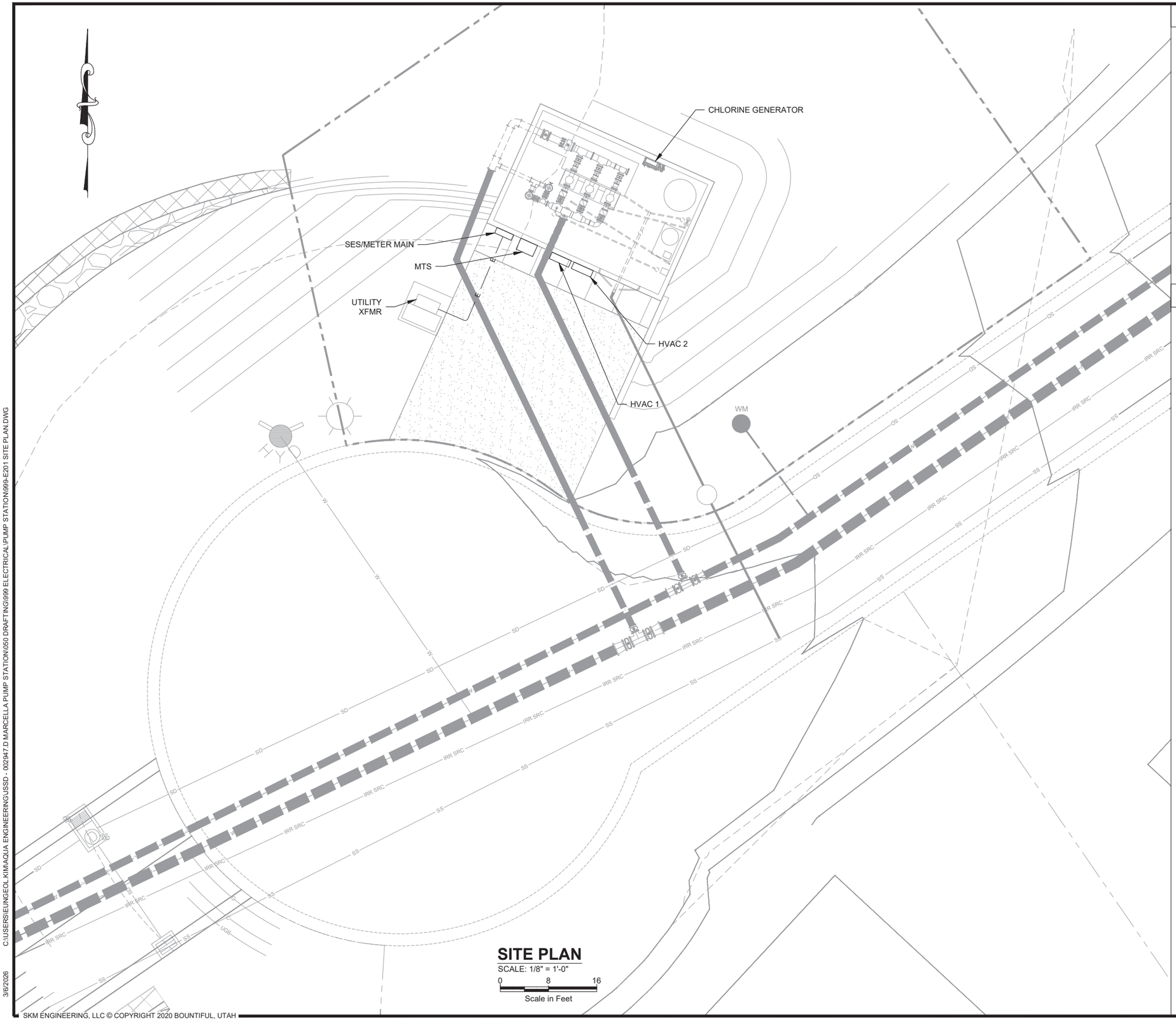
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NOTES & SYMBOLS

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SITE PLAN
SCALE: 1/8" = 1'-0"

0 8 16

Scale in Feet

GENERAL NOTES

1. CONDUIT SHALL ONLY RUN EXPOSED WHERE NECESSARY. ALL EXPOSED CONDUIT SHALL BE GRS. PANELS SHALL BE STAINLESS NEMA 3R.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR SUBMITTING CONDUIT DETAILS AND A CONDUIT ROUTING PLAN TO THE ELECTRICAL ENGINEER FOR APPROVAL.
3. LIMIT EXPOSED CONDUITS, 90° BENDS AND WALL PENETRATIONS. MAINTAIN SEPARATION BETWEEN SIGNAL AND POWER-CARRYING CONDUITS.

KEY NOTES

1. -

DRAWING IS TO SCALE IF BAR MEASURES: 1" = FULL SCALE 1/2" = HALF SCALE

0 1/2 1

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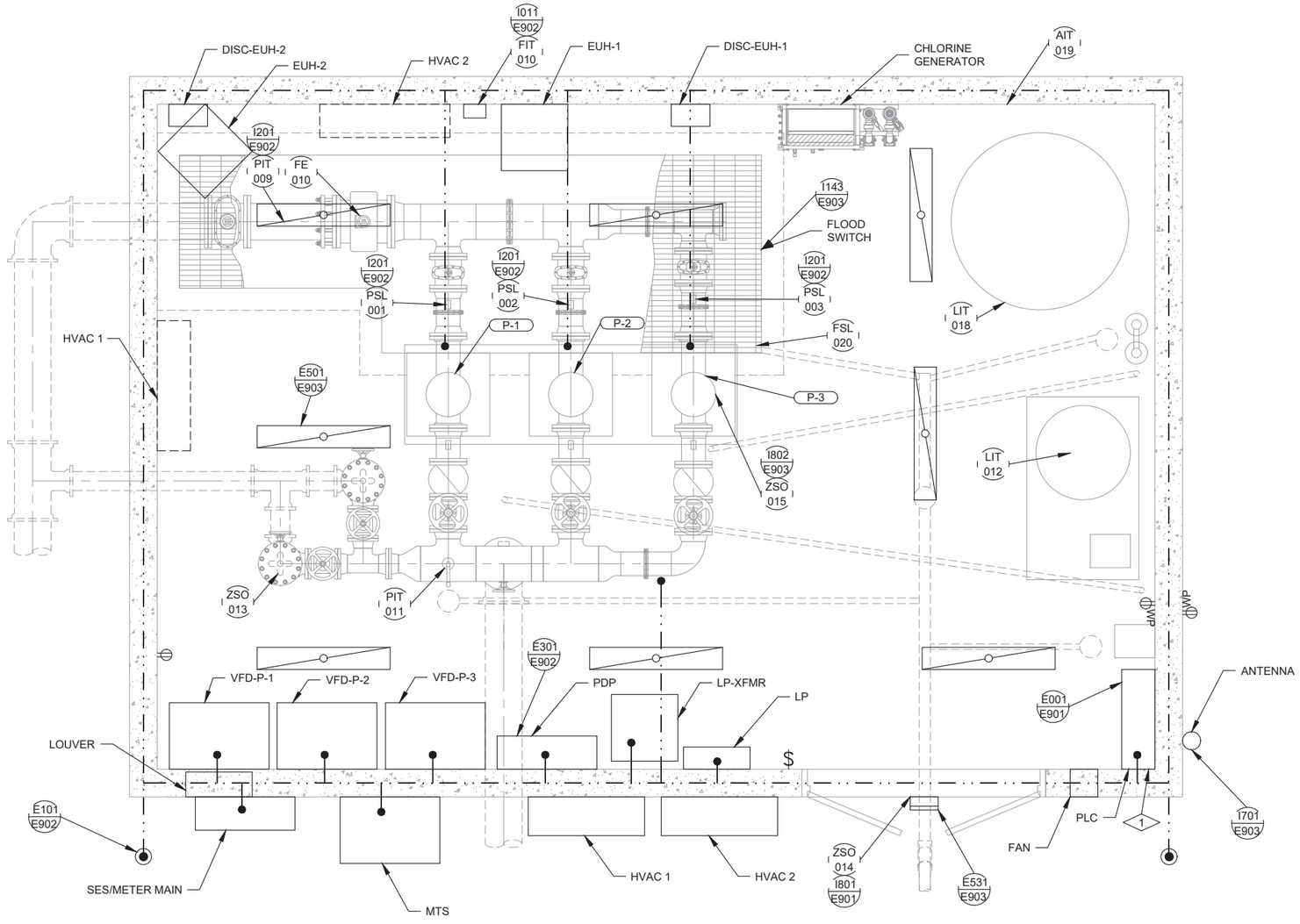
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3/6/2026



ELECTRICAL PLAN

SCALE: 1/2" = 1'-0"

0 2 4

Scale in Feet

GENERAL NOTES

1. CONDUIT SHALL ONLY RUN EXPOSED WHERE NECESSARY. ALL EXPOSED CONDUIT SHALL BE GRS. PANELS SHALL BE NEMA 12.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR SUBMITTING CONDUIT DETAILS AND A CONDUIT ROUTING PLAN TO THE ELECTRICAL ENGINEER FOR APPROVAL.
3. LIMIT EXPOSED CONDUITS, 90° BENDS AND WALL PENETRATIONS. MAINTAIN SEPARATION BETWEEN SIGNAL AND POWER-CARRYING CONDUITS.

KEY NOTES

1. PLC PANEL PROVIDED BY OWNER, INSTALLED AND WIRED BY CONTRACTOR.

ELECTRICAL LEGEND

- DUPLEX OUTLET
  WP: WEATHER-PROOF OUTLET, GFCI PROTECTED.
- GE CURRENT 27W WET LOCATION LED FIXTURE WITH EMERGENCY DRIVER. ALR2-0-4T-04-T-48-1D-S-Q-Q-E-ST-K-Q-W OR APPROVED EQUAL.
- GE CURRENT EVOLVE LED 36W WALL PACK WITH BATTERY BACKUP AND DARK SKY COMPLIANCE. MODEL EWAS-01-1-B3-AW-7-40-D-1-FM-WH-EMBB OR APPROVED EQUAL.
- EXIT — EXIT SIGN
- $ — SWITCH

DRAWING IS TO SCALE IF BAR MEASURES: 1" = FULL SCALE, 1/2" = HALF SCALE

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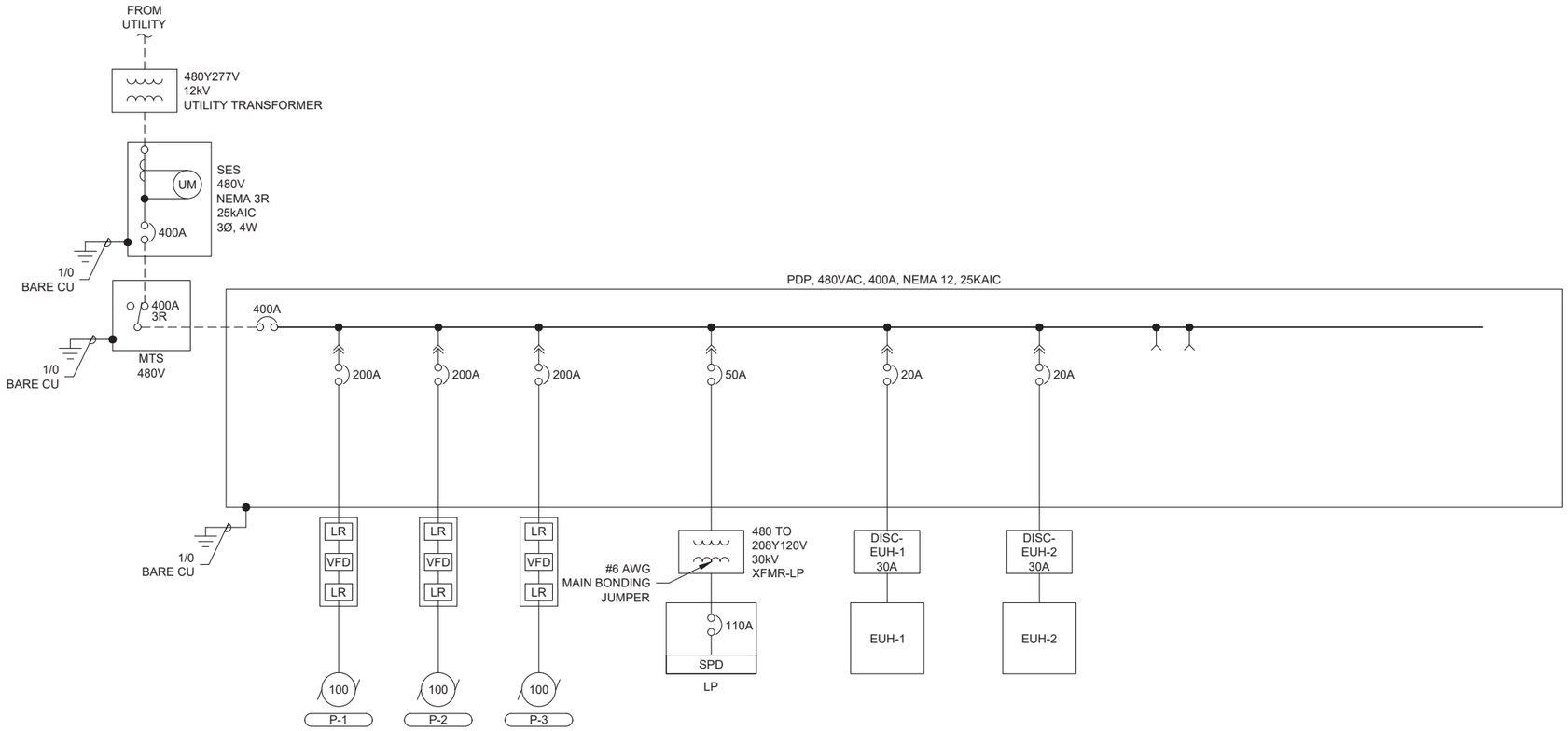
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ONELINE DIAGRAM

CIRCUIT/DESCRIPTION	KVA	HP	FLA
MOTOR LOADS			
PUMP 1		100.0	124.0
PUMP 2		100.0	124.0
PUMP 3		100.0	*
NON-MOTOR LOADS			
LIGHTING TRANFORMER	30.0		36.1
EUH-1	10.0		12.0
EUH-2	10.0		12.0
SUBTOTAL			308.2
+ 25% OF LARGEST MOTOR			31.0
TOTAL AMPS @ 480V/3PHASE			339.2
SERVICE SIZE (AMPS)			400.0

CALCULATION

PANEL:		VOLTAGE: 120/208		MAIN CB: 110 AMP		BUS AMPS: 200 AMP		
		BUS A.I.C: 22KA		BKR AIC: 22KA		MOUNTING: SURFACE		
CIRCUIT DESCRIPTION	**BKR**	**CIRCUIT**	**LOAD**	**PHASE**	**LOAD**	**CIRCUIT**	**BKR**	**CIRCUIT DESCRIPTION**
eONE SEWER PUMP	20/1	1	1000	A	500	2	20/1	PLC
OUTSIDE LIGHT	20/1	3	70	B	100	4	20/1	FIT-010
INSIDE LIGHTS	20/1	5	520	C	250	6	20/1	CHEMICAL DOSE PUMP
WATER SOFTENER	20/1	7	100	A	100	8	20/1	CHLORINE GENERATOR
OUTLETS	20/1	9	720	B		10	20/1	
BLOWER	20/1	11	36	C		12	20/1	
	20/1	13		A		14	20/1	
	20/1	15		B		16	20/1	
	20/1	17		C		18	20/1	
	20/1	19		A		20	20/1	
	20/1	21		B		22	20/1	
	20/1	23		C		24	20/1	
	20/1	25		A		26	20/1	
	20/1	27		B		28	20/1	
	20/1	29		C		30	20/1	

	PHASE A	PHASE B	PHASE C	NOTES:
CONNECTED VA PER PHASE	1700.0	890.0	806.0	
CONNECTED AMPS PER PHASE	14.2	7.4	6.7	
25% OF CONTINUOUS & LIGHTING LOAD (VA)	425.0	222.5	201.5	
CODE VA PER PHASE	2125.0	1112.5	1007.5	
CODE AMPS PER PHASE	17.7	9.3	8.4	

PANEL SCHEDULE

DRAWING IS TO SCALE
IF BAR MEASURES:
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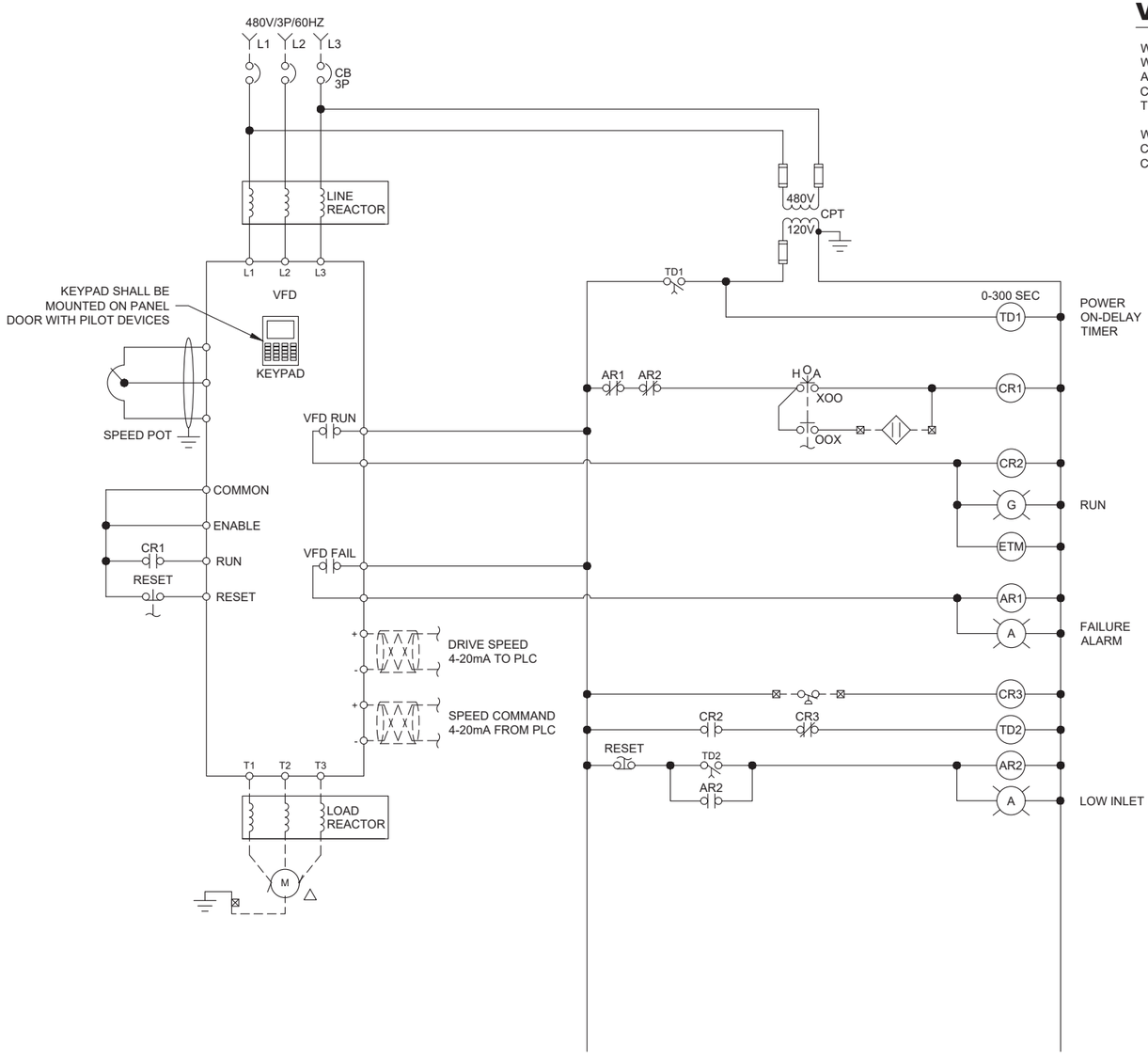
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ONELINE DIAGRAM

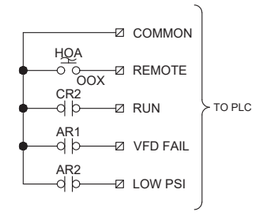
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VFD CONTROL DESCRIPTION

WHEN THE HOA SWITCH IS IN THE HAND POSITION, THE MOTOR SHOULD RUN. WHEN THE HOA SWITCH IS IN THE OFF POSITION, THE MOTOR SHOULD STOP. AND WHEN THE HOA SWITCH IS IN THE AUTO POSITION, THE MOTOR IS CONTROLLED BY THE PLC. THE PLC WILL BE ABLE TO MONITOR IF THE HOA IS IN THE HAND OR AUTO POSITION.

WHEN THE HOA SWITCH IS IN THE HAND POSITION, THE SPEED COMMAND COMES FROM THE POTENTIOMETER. WHEN IN THE AUTO POSITION, THE SPEED COMMAND COMES FROM THE PLC.

NOTES:

1. TYPICAL SCHEMATIC DIAGRAMS ARE INTENDED TO REFLECT THE GENERAL CONTROL STRATEGY. ACTUAL CIRCUITRY MAY VARY FOR SPECIFIC EQUIPMENT SUPPLIED. THE NUMBER AND TYPE OF DEVICES SHALL BE FURNISHED AS REQUIRED FOR PROPER OPERATION OF THE EQUIPMENT.
2. CONTROL POWER TRANSFORMERS (CPT) SHALL BE ADEQUATELY SIZED AND SHALL BE PROVIDED WITH PROPERLY SIZED FUSES FOR BOTH THE PRIMARY AND SECONDARY WINDINGS.
3. FUSES SHALL BE ADEQUATELY SIZED PER THE EQUIPMENT MANUFACTURER'S RECOMMENDATIONS.
4. ADJUST TIME DELAY RELAYS PRIOR TO STARTUP. STAGGER TIMER SETTINGS FOR POWER ON-DELAY RELAYS.
5. CONTROL SWITCHES SHALL BE DOOR MOUNTED ON THEIR RESPECTIVE PANELS. DEVICES SHALL BE RATED FOR LINE VOLTAGE AND 125% OF LOAD CURRENT.

SCHEMATIC

TYPICAL FOR: VFD-P-1, VFD-P-2, VFD-P-3

DRAWING IS TO SCALE IF BAR MEASURES: 1" = FULL SCALE, 1/2" = HALF SCALE

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CONDUIT	SIZE	CONDUCTORS	SERVICE	FROM	TO	DUCTBANKS	NOTES
P000			12KV	UTILITY	UTILITY TRANSFORMER		COORDINATE WITH UTILITY
P001			480V	UTILITY TRANSFORMER	SES/METER MAIN		COORDINATE WITH UTILITY
P002		4X500KCMIL W/#4 GND	480V	SES/METER MAIN	MTS		
P003		4X500KCMIL W/#4 GND	480V	MTS	PDP		
P004		3X#8AWG W/#10	480V	PDP	LP TRANSFORMER		
P005		4X1/0AWG W/#6 GND	208/120V	LP TRANSFORMER	LP		
P010		3 2/0 W/ #6 GND	480V	PDP	VFD-P-001		
P010A		3 2/0 W/ #6 GND VFD CABLE	480V	VFD-P-001	P-001		
P011		3 2/0 W/ #6 GND	480V	PDP	VFD-P-002		
P011A		3 2/0 W/ #6 GND VFD CABLE	480V	VFD-P-002	P-002		
P012		3 2/0 W/ #6 GND	480V	PDP	VFD-P-003		
P012A		3 2/0 W/ #6 GND VFD CABLE	480V	VFD-P-003	P-003		
P013	1"	3 #12 W/ #12 GND	480V	PDP	DISC-EUH-1		
P013A	1"	3 #12 W/ #12 GND	480V	DISC-EUH-1	EUH-1		
P014	1"	3 #12 W/ #12 GND	480V	PDP	DISC-EUH-2		
P014A	1"	3 #12 W/ #12 GND	480V	DISC-EUH-2	EUH-2		
P015	1"	2 #12 W/ #12 GND	120V	LP	FIT-010		
P016	1"	2 #12 W/ #12 GND	120V	LP	CHLORINE GENERATOR		
P017	1"	2 #12 W/ #12 GND	120V	LP	WATER SOFTENER		
P018	1"	2 #12 W/ #12 GND	120V	LP	eONE SEWER PUMP		
P019	1"	2 #12 W/ #12 GND	120V	LP	LIT-018		
P020	1"	4 #12 W/ #12 GND	120V	LP	PLC		
P021	1"	2 #12 W/ #12 GND	120V	PLC	EXHAUST FAN		
P022	1"	2 #10 W/ #10 GND	208V	LP	HVAC-1 DISC		
P022A	1"	2 #10 W/ #10 GND	208V	HVAC-1 DISC	HVAC-1		
P023	1"	2 #10 W/ #10 GND	208V	LP	HVAC-2 DISC		
P023A	1"	2 #10 W/ #10 GND	208V	HVAC-2 DISC	HVAC-2		
P024	1"	2 #12 W/ #12 GND	120V	LP	BLOWER		
C010	1"	6 #14 W/ #14 GND	120V	PLC	VFD-P-001		
C010A	1"	2 #14 W/ #14 GND	120V	VFD-P-001	PSL-001		
C011	1"	6 #14 W/ #14 GND	120V	PLC	VFD-P-002		
C011A	1"	2 #14 W/ #14 GND	120V	VFD-P-002	PSL-002		
C012	1"	6 #14 W/ #14 GND	120V	PLC	VFD-P-003		
C012A	1"	2 #14 W/ #14 GND	120V	VFD-P-003	PSL-003		
C013	1"	2 #14	24VDC	PLC	ZSO-013		
C014	1"	2 #14	24VDC	PLC	ZSO-014		
C015	1"	2 #14	24VDC	PLC	ZSO-015		
C020	1"	2 #14		CHLORINE GENERATOR	FSL-020		
S010	1"	2XTSP	SIGNAL	PLC	VFD-P-001		
S011	1"	2XTSP	SIGNAL	PLC	VFD-P-002		
S012	1"	2XTSP	SIGNAL	PLC	VFD-P-003		
S015	1"	TSP, 2 #14	SIGNAL	PLC	FIT-010		
S015A	1"	FACTORY CABLE	SIGNAL	FIT-010	FE-010		
S016	1"	TSP	SIGNAL	PLC	PIT-011		
S017	1"	CAT 5	SIGNAL	PLC	CHLORINE GENERATOR		
S018	1"	TSP	SIGNAL	PLC	LIT-018		
S019	1"	TSP, 2 #14	SIGNAL	CHLORINE GENERATOR	AIT-019		
F001	2"	LMR400	SIGNAL	PLC	ANTENNA		

CONDUIT SCHEDULE

TAG	DESCRIPTION	MAKE	MODEL	SUPPLY	RANGE	COMMENTS
PSL-001	PUMP 1 SUCTION PRESSURE SWITCH	ASHCROFT	SERIES B	120VAC	0-100 FT H2O	OR APPROVED EQUAL
PSL-002	PUMP 2 SUCTION PRESSURE SWITCH	ASHCROFT	SERIES B	120VAC	0-100 FT H2O	OR APPROVED EQUAL
PSL-003	PUMP 3 SUCTION PRESSURE SWITCH	ASHCROFT	SERIES B	120VAC	0-100 FT H2O	OR APPROVED EQUAL
PIT-009	STATION SUCTION PRESSURE	SIEMENS	SITRANS P320	LOOP	0-60 PSIG	OR APPROVED EQUAL
FIT-010	STATION FLOW	SIEMENS	SITRANS F 5100W	120VAC	0-3000 GPM	SUBMERSIBLE WITH REMOTE HEAD, OR APPROVED EQUAL
PIT-011	STATION DISCHARGE PRESSURE	SIEMENS	SITRANS P320	LOOP	0-100 PSIG	OR APPROVED EQUAL
LIT-012	SODIUM HYPOCHLORATE TANK LEVEL	VEGA	VEGA PULS 21	LOOP	0-10FT	OR APPROVED EQUAL
ZSO-013	SURGE VALVE SWITCH					PROVIDED WITH VALVE
ZSO-014	DOOR INTRUSION SWITCH	SENTROL	2505A	24VDC		OR APPROVED EQUAL
ZSO-015	HATCH INTRUSION SWITCH	BANNER	SHLS83RC10D	24VDC		OR APPROVED EQUAL
LIT-018	BRINE TANK LEVEL	BINMASTER	SMART BOB AO	120VAC		OR APPROVED EQUAL
AIT-019	HYDROGEN SENSOR	ACCUTECH	35			WITH H2 SENSOR, OR APPROVED EQUAL
FSL-020	BLOWER LOW AIRFLOW SWITCH					PROVIDED WITH BLOWER

INSTRUMENTATION SCHEDULE

H#	LOCATION	SERVICE	TYPE	V/HP (KW)	CAPACITY/SIZE	REMARKS
HVAC 1	ELEC ROOM	HVAC	MINI-SPLIT INDOOR UNIT	208V	36KBTUH COOLING/45KBTUH HEATING	MITSHUBISHI PCA-A36KA7 OR APPROVED EQUAL
HVAC 1	OUTSIDE	HVAC	MINI-SPLIT OUTDOOR UNIT	208V	36KBTUH COOLING/45KBTUH HEATING	MITSUBISHI PUZ-A36NKA7 OR APPROVED EQUAL
TSTAT-1	ELEC ROOM	HVAC	THERMOSTAT	24VAC	ROOM THERMOSTAT	MITSUBISHI
HVAC 2	ELEC ROOM	HVAC	MINI-SPLIT INDOOR UNIT	208V	42KBTUH COOLING/45KBTUH HEATING	MITSHUBISHI PCA-A36KA7 OR APPROVED EQUAL
HVAC 2	OUTSIDE	HVAC	MINI-SPLIT OUTDOOR UNIT	208V	42KBTUH COOLING/45KBTUH HEATING	MITSUBISHI PUZ-A36NKA7 OR APPROVED EQUAL
TSTAT-2	ELEC ROOM	HVAC	THERMOSTAT	24VAC	ROOM THERMOSTAT	MITSUBISHI
EXHAUST FAN	PUMP HOUSE	EXHAUST FAN	WALL MOUNTED	115V 1/30 HP	752 CFM	DAYTON 10D953, OR APPROVED EQUAL
SFH-1	PUMP HOUSE	EXHAUST FAN HOUSING	WALL MOUNTED		10 INCH HOUSING	
LOUVER	PUMP HOUSE	SUPPLY LOUVER	WALL MOUNTED	115V	24H x 18W COMBINATION LOUVER DAMPER	GREENHECK EAC-401-24X18

HVAC SCHEDULE

DRAWING IS TO SCALE IF BAR MEASURES: 1" = FULL SCALE, 1/2" = HALF SCALE

0 1/2 1

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REVISIONS

MARCELLA DRINKING WATER PUMP STATION
WASATCH COUNTY, UTAH
CONSTRUCTION PLANS
JORDANELLE SSD
ELECTRICAL - CONDUITS
CONDUIT SCHEDULE

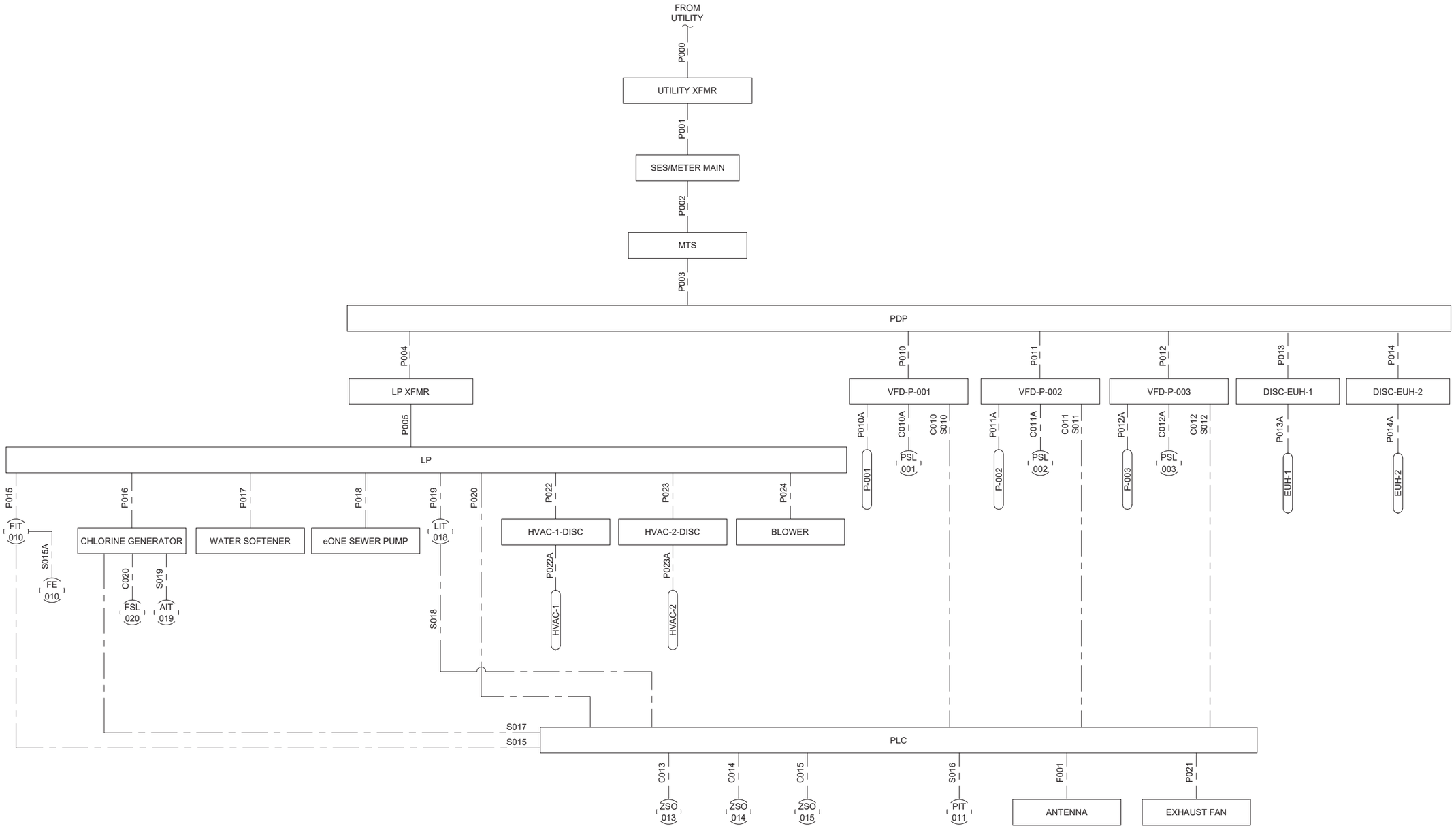
skm
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Bountiful, Utah 84010
Phone: (801) 677-0011
www.skmeng.com

DRAWING NO.
E801

SHEET

3/11/2026 C:\USERS\EUNGEOL.KIM\AQUA ENGINEERING\USSD - 002947.D MARCELLA PUMP STATION\050 DRAFTING\099 ELECTRICAL\PUMP STATION\999-E801 CONDUIT SCHEDULE.DWG

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CONDUIT DEVELOPMENT

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REVISIONS

MARCELLA DRINKING WATER PUMP STATION

WASATCH COUNTY, UTAH
CONSTRUCTION PLANS
JORDANELLE SSD

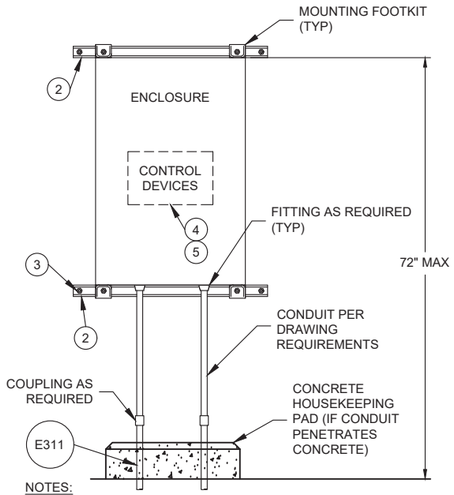
ELECTRICAL - CONDUITS
CONDUIT DEVELOPMENT

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533 W 2600 S, Suite 25
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DRAWING NO.

E802

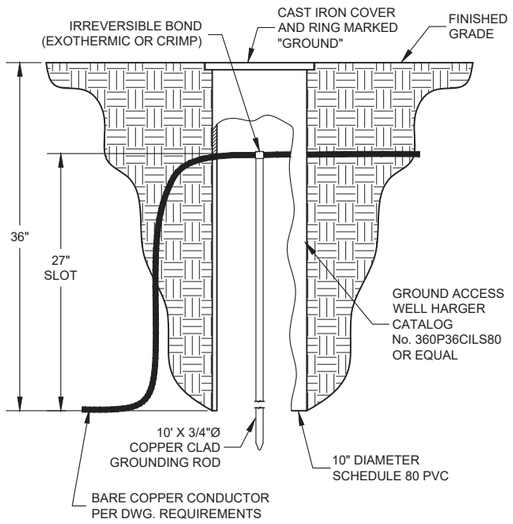
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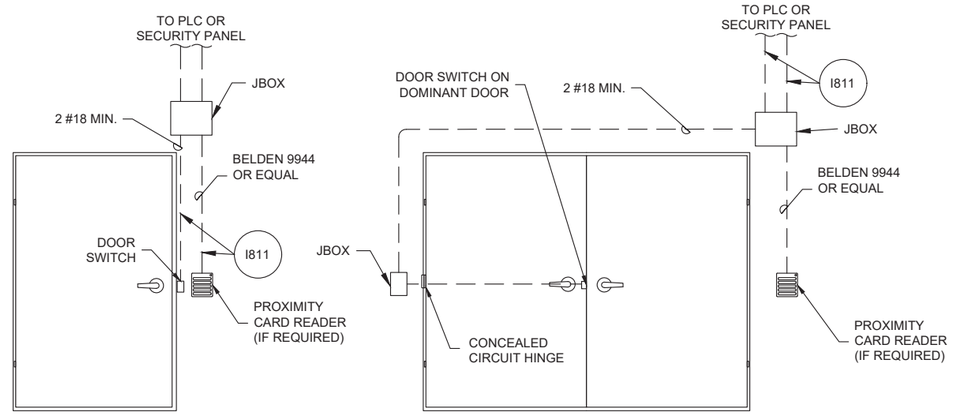
NOTES:

1. ALL MATERIAL SHALL BE HOT DIPPED GALVANIZED, 316 STAINLESS STEEL, OR PVC COATED GALVANIZED STEEL; AS NOTED IN THE DRAWINGS AND SPECIFICATIONS. FOR CHEMICAL ROOMS SEE COMPATIBLE MATERIALS IN SPECIFICATIONS.
2. 1-5/8" X 1-5/8" UNISTRUT CHANNEL.
3. 1/2" X 3" 316 SS ANCHOR BOLT OR LAG BOLT WITH WASHER, ANCHORED TO WALL (EVERY 18", 2 MIN.).
4. CENTER OF INSTRUMENT DISPLAYS SHALL BE 62".
5. CENTER OF LOCAL CONTROL STATIONS SHALL BE 52".

E001 **WALL MOUNTED ENCLOSURE**
NTS



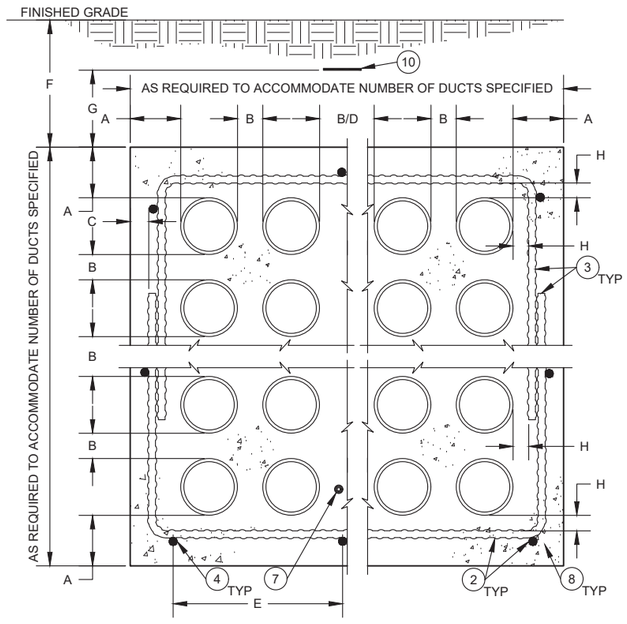
E101 **GROUND ROD WITH ACCESS WELL**
NTS



NOTES:

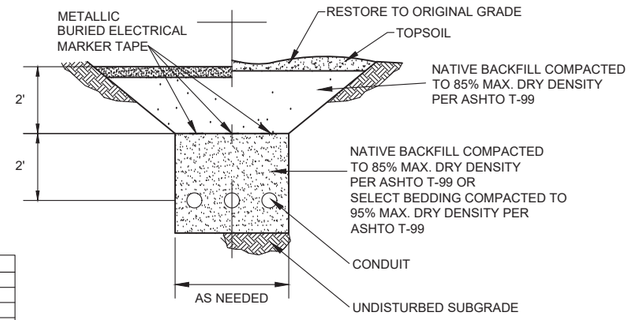
1. WIRE SHALL BE UPSIZED IF VOLTAGE DROP EXCEEDS 5%.

I801 **DOOR INTRUSION SWITCH**
NTS

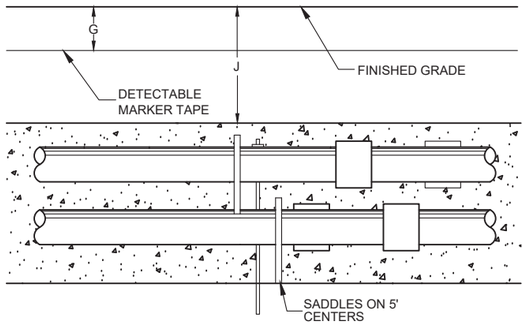


MULTIPLE DUCTS

	DIMENSION TABLE
A	4" MIN. TYP.
B	2" MIN. SEE NOTE 12
C	2" MIN. SEE NOTE 2
D	12" MIN. SEE NOTE 13
E	18" MAX. SEE NOTE 4
F	18" MIN.
G	12"
H	1.5" MIN. TYP.
J	30" MIN. BELOW 600 VOLTS 48" MIN. ABOVE 600 VOLTS
K	6" MIN. BELOW 600 VOLTS 12" MIN. ABOVE 600 VOLTS



DUCT BANK TRENCH



DUCT BANK SECTION

NOTES:

1. ALL DIMENSIONS SHOWN ARE MINIMUM DIMENSIONS. UNLESS NOTED OTHERWISE ON THE DRAWINGS.
2. ALL REBAR SHALL BE #4 BAR AND HAVE A MINIMUM CONCRETE EMBEDMENT OF 2" (EDGE OF REBAR TO OUTSIDE SURFACE OF CONCRETE).
3. REBAR HOOPS SHALL OVERLAP 9" MINIMUM AND SHALL BE PROVIDED EVERY 4 FEET HORIZONTALLY. HOOPS SHALL NOT BE REQUIRED ON SINGLE ROW DUCT BANKS.
4. HORIZONTAL REBAR SHALL BE PLACED @ A MAXIMUM OF 18" ON CENTER ALL AROUND THE DUCT BANK ENVELOPE AND SHALL BE SUPPORTED EVERY 4 FEET LONGITUDINALLY. SINGLE ROW DUCT BANKS LESS THAN 24" WIDE SHALL HAVE A MIN. OF 2 HORIZONTAL BARS.
5. DUCT SPACERS (SADDLES) SHALL BE PROVIDED FOR PROPER SUPPORT OF CONDUIT DUCTS. SPACERS SHALL BE PROVIDED HORIZONTALLY AS RECOMMENDED BY THE MANUFACTURER AND TO PREVENT ANY SAGGING OF THE DUCTS (LOW SPOTS WILL NOT BE ALLOWED).
6. DUCTS SHALL BE SECURED TO PREVENT FLOATING DURING THE CONCRETE ENCASEMENT.
7. PROVIDE A 4/0 (OR MAIN GROUNDING CONDUCTOR SIZE IF SMALLER) BARE CONTINUOUS COPPER GROUND. SEE GROUNDING SPECIFICATION SECTION 260526. THE GROUND CONDUCTOR SHALL RUN CONTINUOUSLY THROUGH PULL BOXES AND HAND HOLES AND SHALL CONTINUE FROM THE DUCT BANK INTO THE ELECTRICAL EQUIPMENT OR BUILDING GROUNDING SYSTEM AND SHALL BE BONDED TO EACH RIDGID METAL CONDUIT. BOND CONDUCTORS TO BE SOILD COPPER #10 AWG OR LARGER AS REQUIRED BY THE NEC, AND ELSEWHERE IN THESE PLANS.
8. DUCT BANK CONCRETE SHALL BE COLOR DYED RED BY MIXING 3 LBS. IRON OXIDE PER CUBIC YARD OF CONCRETE.
9. ALL DUCT BANKS SHALL BE SLOPED @ 1/4" PER 10 FEET TO ALLOW DRAINAGE. NO LOW SPOTS WILL BE ALLOWED IN RACEWAY.
10. A 3" WIDE DETECTABLE PLASTIC MARKER TAPE WITH INSCRIPTION "CAUTION ELECTRICAL LINES BURIED BELOW" (BLACK LETTERS ON RED BACKGROUND) SHALL BE INSTALLED 12" ABOVE THE TOP OF ALL CONCRETE ENCASED DUCT BANKS.
11. REFER TO CONDUIT SCHEDULE FOR WIRE FILL OF ALL DUCTS.
12. ALL DUCTS OF THE SAME DUTY (480V POWER, 120V POWER, 120V CONTROLS, AND SIGNAL) SHALL BE SEPARATED BY A MINIMUM OF 2".
13. SIGNAL AND FIBER DUCTS SHALL BE SEPARATED FROM 480V POWER BY A MIN. OF 12", FROM 120V POWER BY A MIN. OF 6" AND FROM 120V CONTROL BY MIN. OF 4" UNLESS NOTED OTHERWISE ON THE DRAWINGS. 120V POWER AND 120V CONTROL DUCTS SHALL BE SEPARATED FROM 480V POWER BY A MIN. OF 4" UNLESS NOTED OTHERWISE ON THE DRAWINGS.

E201 **CONCRETE ENCASED DUCT BANK**
NTS

DRAWING IS TO SCALE IF BAR MEASURES: 1" = FULL SCALE 1/2" = HALF SCALE

0 1/2 1

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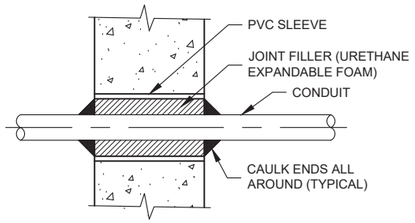
MARCELLA DRINKING WATER PUMP STATION
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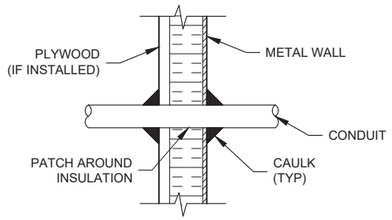
DRAWING NO.
E901
SHEET

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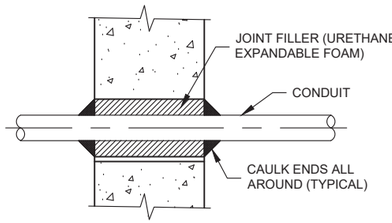
C:\USERS\EUNGEOL.KIM\AQUA ENGINEERING\JUSSD - 002947.D MARCELLA PUMP STATION\050 DRAFTING\999 ELECTRICAL\PUMP STATION\999-E901 DETAILS 1.DWG
2/18/2026



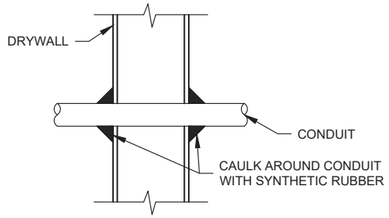
NEW CONCRETE WALL/SLAB



METAL BUILDING



EXISTING CONCRETE WALL/SLAB

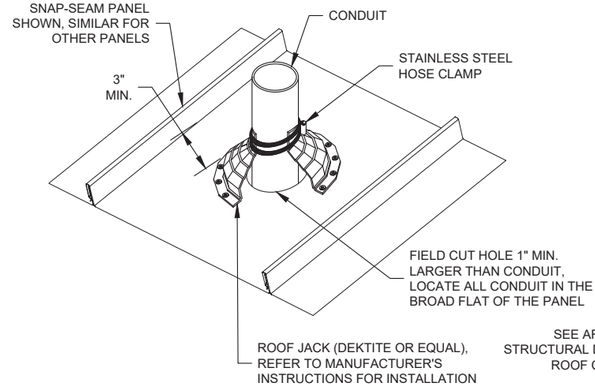


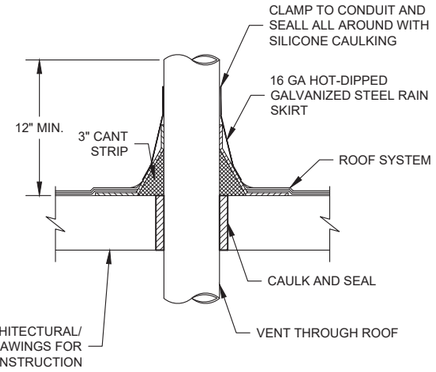
DRYWALL

NOTE:

1. IN EXISTING WALL, CORE DRILL HOLE CONDUIT O.D. +1-1/2". IN NEW CONCRETE, INSTALL PVC SCHEDULE 40 SLEEVE, CONDUIT O.D. +1-1/2".

CONDUIT PENETRATION THRU WALL OR SLAB



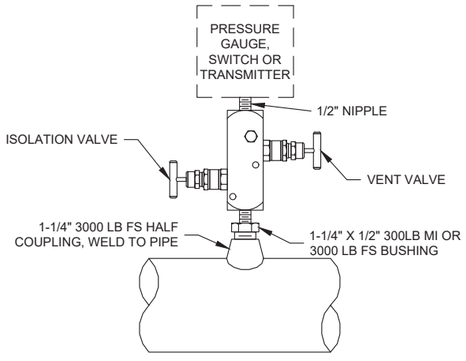


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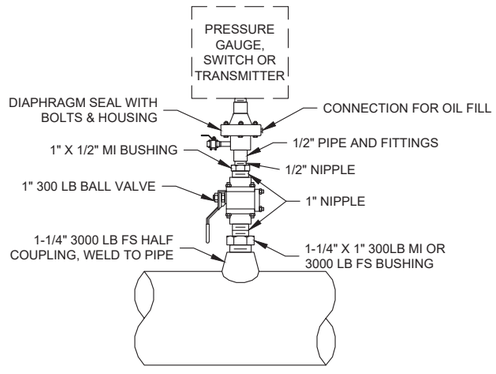
1. PENETRATIONS SHOULD BE CENTERED IN PANELS IF AT ALL POSSIBLE.
2. SUBSTRATE MUST BE CUT OUT ENOUGH SO THAT DEKTITE IS ONLY ATTACHED TO ROOF PANEL.

CONDUIT PENETRATION THRU ROOF

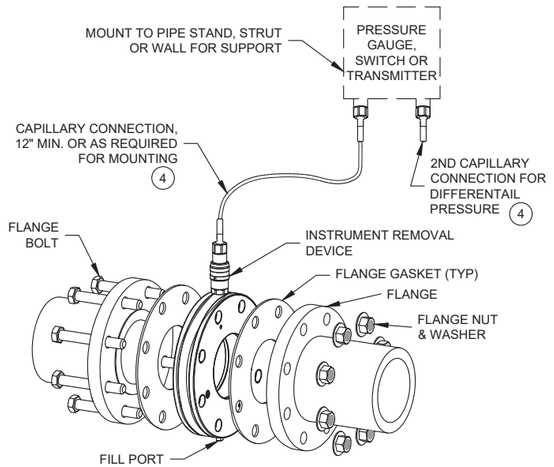
E301 **CONDUIT PENETRATION**
NTS



BLOCK/BLEED



DIAPHRAGM SEAL

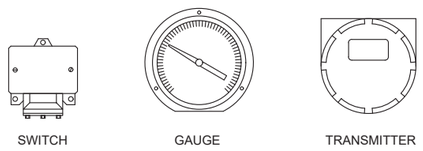


ANNULAR RING (BOLT-THRU)
2 3

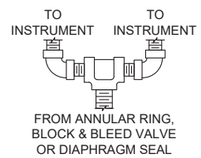
NOTES:

1. ALL VALVE, DIAPHRAGM SEAL AND PIPE MATERIAL SHALL BE 316 STAINLESS STEEL UNLESS OTHERWISE SPECIFIED, OR FOR PROCESS FLUID COMPATABILITY.
2. ANNULAR RING, FLANGE GASKET, FLANGE AND FLANGE HARDWARE MATERIAL SHALL BE 316 STAINLESS STEEL UNLESS OTHERWISE SPECIFIED, OR FOR PROCESS FLUID COMPATABILITY.
3. PSI RATING OF INSTRUMENT AND PIPING TO MATCH OR EXCEED PROCESS PIPE SYSTEM RATING.
4. FOR DIFFERENTIAL PRESSURE OR CONNECTIONS WHERE VIBRATION MAY OCCUR, USE CAPILLARY CONNECTIONS FROM PIPE TO GAUGE, SWITCH OR TRANSMITTER.

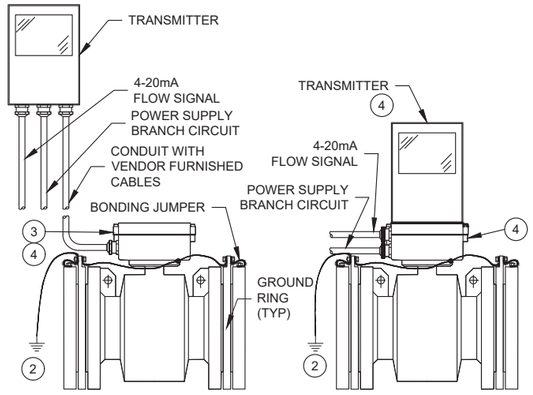
I201 **PRESSURE INSTRUMENT MOUNTING**
NTS



INSTRUMENT LEGEND



MULTIPLE INSTRUMENT MOUNTING



FLOWMETER WITH TRANSMITTER MOUNTED SEPARATELY

FLOWMETER WITH TRANSMITTER

NOTES:

1. ALL VENDOR FURNISHED CABLES SHALL BE CUT TO LENGTH AND TERMINATED PER MANUFACTURER'S RECOMMENDATIONS.
2. GROUND PER MANUFACTURER'S RECOMMENDATIONS.
3. IF FLOW SENSOR IS MOUNTED IN A HAZARDOUS, DAMP OR BELOW GRADE LOCATION, IT IS TO BE POTTED TO PROTECT IT FROM MOISTURE AND CORROSIVE AGENTS AND SHALL BE RATED FOR THAT LOCATION. TRANSMITTER SHALL BE MONITORED REMOTELY FOR THESE LOCATIONS.
4. IF FLOW SENSOR AND/OR TRANSMITTER ARE TO BE EXPOSED TO DIRECT SUNLIGHT, PROVIDE PROTECTION FROM SUN OR VERIFY THAT EQUIPMENT PROVIDED IS RATED BY MFR. FOR DIRECT EXPOSURE TO SUNLIGHT.

I011 **MAGNETIC FLOWMETER**
NTS

DRAWING IS TO SCALE IF BAR MEASURES: 1" = FULL SCALE, 1/2" = HALF SCALE

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DETAILS 2

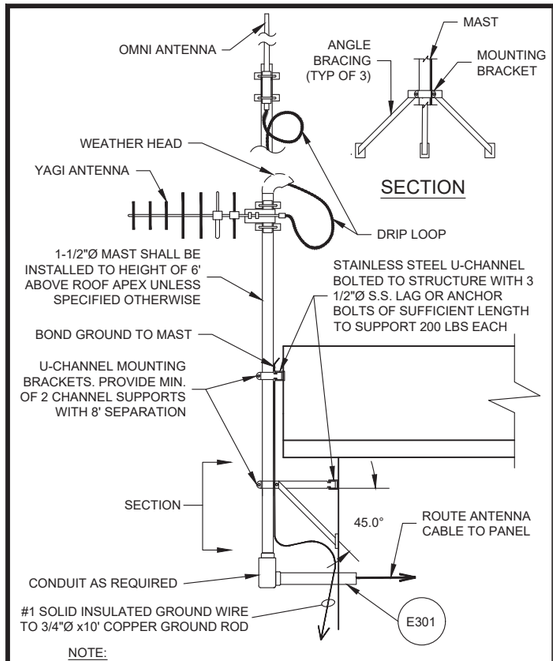
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DRAWING NO.
E902

SHEET

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2/17/2026

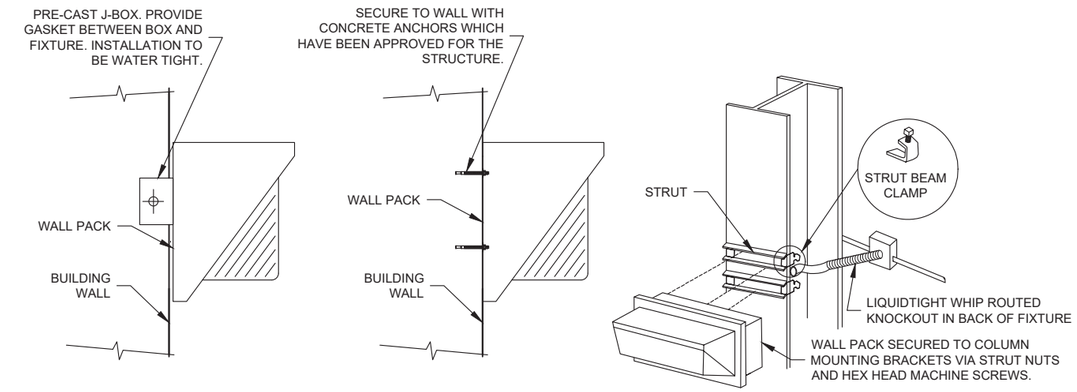


NOTE:

1. ALL MATERIAL SHALL BE HOT DIPPED GALVANIZED, 316 STAINLESS STEEL, OR PVC COATED GALVANIZED STEEL; AS NOTED IN THE DRAWINGS AND SPECIFICATIONS.

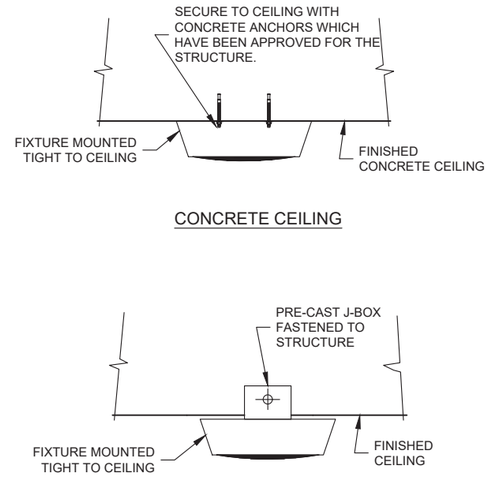
ANTENNA MAST TO BUILDING

I701 NTS



STRUCTURE MOUNTED OUTDOOR LIGHT FIXTURE (WALL PACK)

E531 NTS

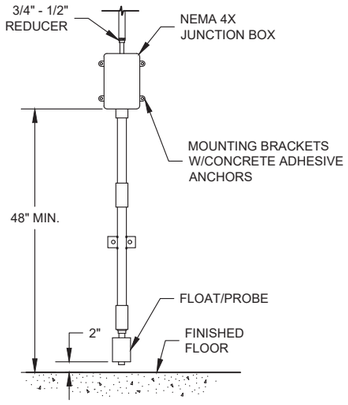


NOTE:

1. IN CLASSIFIED AREAS, CONTRACTOR SHALL INSTALL CONDUIT AND WIRING PER NEC AND MANUFACTURERS INSTRUCTIONS TO MAINTAIN EXPLOSION PROOF / VAPOR TIGHT INSTALLATION.

CEILING SURFACE MOUNTED LIGHT FIXTURE

E501 NTS

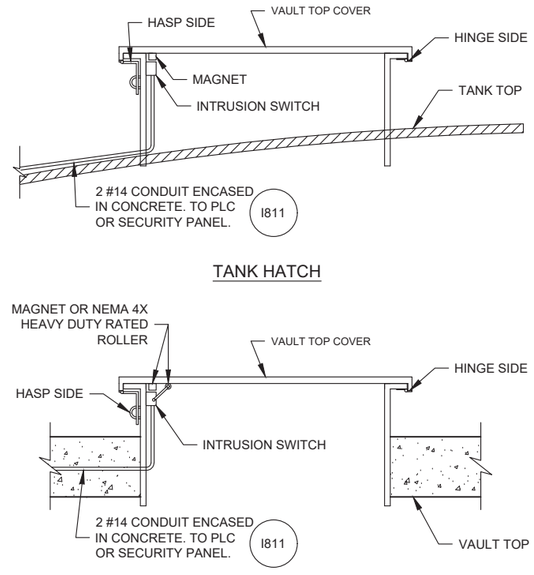


NOTES:

1. FOLLOW ALL MANUFACTURERS REQUIREMENTS FOR PROPER INSTALLATION.

FLOOD SWITCH

I144 NTS



NOTES:

1. WIRE SHALL BE UPSIZED IF VOLTAGE DROP EXCEEDS 5%.

HATCH INTRUSION SWITCH

I802 NTS

DRAWING IS TO SCALE IF BAR MEASURES: 1" = FULL SCALE 1/2" = HALF SCALE

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MARCELLA DRINKING WATER PUMP STATION

WASATCH COUNTY, UTAH

CONSTRUCTION PLANS

JORDANELLE SSD

ELECTRICAL - DETAILS

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www.skmeng.com

DRAWING NO.

E903

SHEET

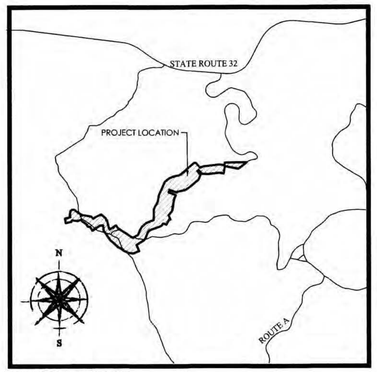
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JORDANELLE RIDGE VILLAGE 3 MARCELLA NORTH PHASE 1

SUBDIVISION

LOCATED IN THE NORTHEAST 1/4, NORTHWEST 1/4, AND SOUTHWEST 1/4 OF SECTION 9
AND SOUTHEAST 1/4, AND NORTHEAST 1/4 OF SECTION 8
T3S, R5E, SALT LAKE BASE & MERIDIAN
HEBER CITY, WASATCH COUNTY, UTAH



VICINITY MAP
N.T.S

NOTES

1. #5 X 24" REBAR & CAP (FOCUS ENG.) TO BE SET AT REAR LOT CORNERS. NAILS OR PLUGS TO BE SET IN TOP BACK OF CURB AT EXTENSION OF SIDE LOT LINES IN LIEU OF SETTING FRONT LOT CORNERS.
2. HEBER CITY AND JORDANELLE SPECIAL SERVICE DISTRICT SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN AND OPERATE UTILITIES ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE DEDICATED EASEMENT IDENTIFIED ON THE PLAT. OWNER AGREES IT WILL INDEMNIFY AND HOLD CITY AND JSSD HARMLESS OF ANY DAMAGES TO THE PROPERTY WITHIN THE DEDICATED EASEMENT RESULTING FROM MAINTENANCE AND REPAIR OPERATIONS OF FACILITIES.
3. ALL TRAILS OUTSIDE OF THE PUBLIC RIGHT-OF-WAY AND WITHIN SUBDIVISION PLAT ARE PRIVATE AND THE RESPONSIBILITY OF THE RESPECTIVE OWNER'S ASSOCIATION.
4. ALL OPEN SPACE AND TRAIL IMPROVEMENTS LOCATED HEREIN ARE TO BE MAINTAINED AS SPECIFIED IN HOMEOWNERS ASSOCIATION GOVERNING DOCUMENTS.
5. JORDANELLE RIDGE MASTER ASSOCIATION IS GRANTED AN EASEMENT FOR ACCESS AND MAINTENANCE OF TRAILS THROUGH LOTS D, F, AND J, AND ACCESS ACROSS PRIVATE ROADS FOR TRAIL CONNECTION.
6. SEE SHEET 8 FOR STANDARD AND PLATS WITH NOTES.
7. THIS PLAT IS SUBJECT TO THE JORDANELLE RIDGE VILLAGE 3 LONG TERM STORM WATER MAINTENANCE AGREEMENT DATED 4/9/2026, BETWEEN HEBER CITY AND THE JORDANELLE RIDGE MASTER ASSOCIATION, RECORDED IN WASATCH COUNTY ON 4/15/2026, BOOK 1553, PAGE 1748-1776
8. EACH OWNER BY ACCEPTANCE OF A DEED OR OTHER DOCUMENT OF CONVEYANCE ACKNOWLEDGES AND AGREES THAT LOTS/UNITS SV-528, SV-529, SV-530, AND SV-531 WITHIN THE NEIGHBORHOOD AND/OR COMMUNITY MAY BE RENTED ON A NIGHTLY, WEEKLY, MONTHLY OR OTHER PERIODIC BASIS AND THAT VACATION AND OTHER SHORT TERM RENTALS ARE PERMITTED BY THE DECLARATION.
9. ALL LOTS/UNITS WITHIN SUBDIVISION PLAT ARE SUBJECT TO A GOLF COURSE EASEMENT AS SPECIFIED IN THE MASTER DECLARATION, SEE SECTION 4.01(E).
10. STORM DRAIN EASEMENT ON LOT LINE 604/605 IN FAVOR OF JORDANELLE RIDGE MASTER ASSOCIATION.

GRAPHIC SCALE

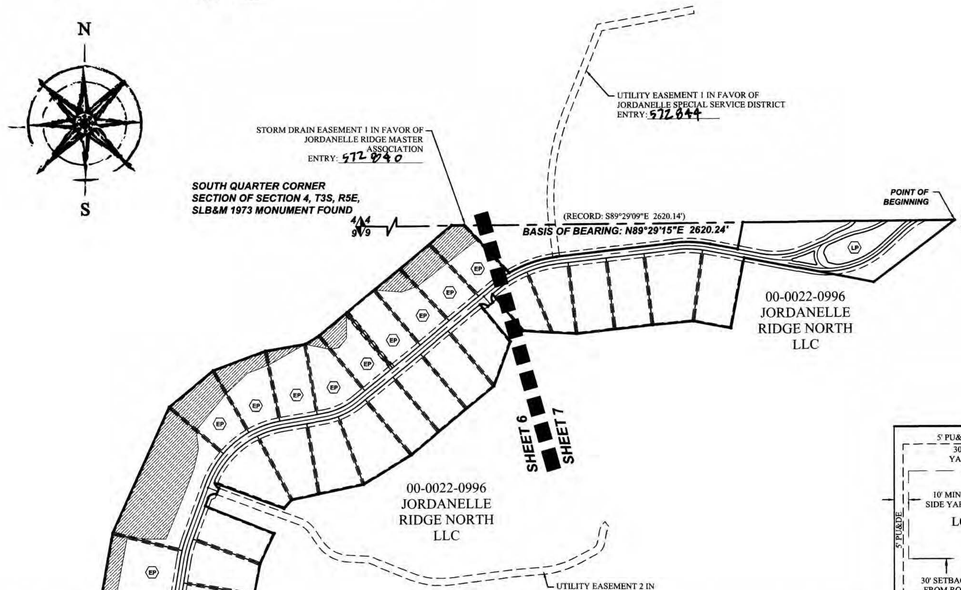
300 0 150 300 600 1200
(IN FEET)
1 inch = 300ft.

LEGEND

- BOUNDARY
- SECTION LINE
- EASEMENT
- RIGHT-OF-WAY LINE
- CENTERLINE
- BUILDING SETBACK
- EXISTING PROPERTY LINE
- SECTION MONUMENT (FOUND)
- BOUNDARY MARKERS
- STREET MONUMENT (TO BE SET)
- LP — LOW PRESSURE SEWER EJECTOR PUMP REQUIRED
- EP — EJECTOR PUMP MAY BE REQUIRED TO DELIVER SEWER TO GRAVITY LATERAL.
- SENSITIVE LAND AREA, NO STRUCTURES ALLOWED

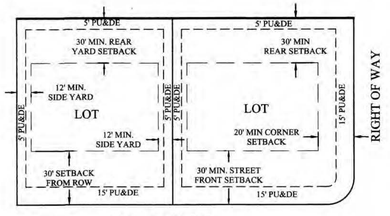
SITE TABULATIONS

TOTAL ACREAGE	97.65 ACRES
TOTAL LOTS	63 LOTS
TOTAL ACREAGE IN LOTS	66.39 ACRES
TOTAL OPEN SPACE	24.39 ACRES
TOTAL ACREAGE IN ROW	6.87 ACRES
TOTAL UNITS PER ACRE	0.65 UNITS/ACRE



TRADITIONAL BUILDING SETBACKS

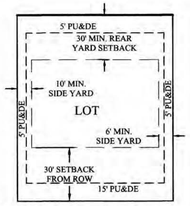
4 LOTS
N.T.S.



RIGHT OF WAY

ESTATE BUILDING SETBACKS

N.T.S.



ACKNOWLEDGMENT

STATE OF UTAH
S.S.
COUNTY OF SALT LAKE

ON THE 9th DAY OF April, 2026 PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF SALT LAKE, IN SAID STATE OF UTAH, Cody Winterton THE PERSON SIGNING THE FOREGOING OWNER'S DEDICATION WHO DULY ACKNOWLEDGED TO ME THAT HE DID EXECUTE THE SAME FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES THEREIN DESCRIBED.

MY COMMISSION EXPIRES: 4/10/27

A NOTARY PUBLIC COMMISSIONED IN UTAH RESIDING IN SALT LAKE COUNTY

MY COMMISSION No. 730520

Matthew B Watson
PRINTED FULL NAME OF NOTARY

MATTHEW B WATSON
Notary Public - State of Utah
My Commission Expires on:
April 10, 2027
Comm. Number: 730520

LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF UTAH
S.S.
COUNTY OF Wasatch

ON THE 8th DAY OF April A.D. 2026 PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AN FOR THE COUNTY OF WASATCH, IN SAID STATE OF UTAH, Max Covey, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE IS THE General Manager OF Jordanelle special service LLC AND THAT HE SIGNED THE OWNERS DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES June 26, 2027

A NOTARY PUBLIC COMMISSIONED IN UTAH RESIDING IN Wasatch COUNTY

MY COMMISSION No. 731878

Dana J Kohler
PRINTED FULL NAME OF NOTARY

DANA J KOHLER
Notary Public - State of Utah
Commission Number: 731878
My Commission Expires on
June 26, 2027

WASATCH CO. FIRE DISTRICT

APPROVED THIS 9 DAY OF April, 20 26

FIRE CHIEF

SURVEYOR'S CERTIFICATE

I, JUSTIN LUNDBERG, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 12554439, IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS ACT OF UTAH. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED HEREON, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, COMMON AREAS AND STREETS, TOGETHER WITH EASEMENTS, HEREAFTER TO BE KNOWN AS

JORDANELLE RIDGE VILLAGE 3 MARCELLA NORTH PHASE 1
SUBDIVISION

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

JUSTIN LUNDBERG
PROFESSIONAL LAND SURVEYOR
LICENSE NO. 12554439

03/27/26
DATE

BOUNDARY DESCRIPTION

A part of the Northeast Quarter, Northwest Quarter, and Southwest Quarter of Section 9, and Southeast Quarter, Northeast Quarter of Section 8, Township 3 South, Range 5 East, Salt Lake Base and Meridian, located in Heber City, Wasatch County, Utah, being more particularly described as follows:

Beginning at a point along the Section line S89°29'15"W 137.59 feet from the Northeast Corner of Section 9, Township 3 South, Range 5 East, Salt Lake Base and Meridian; Running thence S 52°37'50" W 426.61 feet; thence N 79°15'31" W 551.23 feet; thence S 10°44'29" W 300.00 feet; thence N 79°21'41" W 160.00 feet; thence S 85°11'53" W 170.31 feet; thence S 83°16'32" W 320.00 feet; thence N 86°44'23" W 224.73 feet; thence N 39°42'45" W 198.83 feet; thence Southerly along the arc of a non-tangent curve to the left having a radius of 28.00 feet a distance of 35.87 feet through a central angle of 73°23'54" Chord: S 03°00'48" E 33.47 feet; thence S 50°17'15" W 28.00 feet; thence Westerly along the arc of a non-tangent curve to the left having a radius of 28.00 feet a distance of 35.87 feet through a central angle of 73°23'54" Chord: N 76°24'43" W 33.47 feet; thence S 39°42'45" E 198.83 feet; thence S 20°15'45" W 199.85 feet; thence S 50°17'15" W 450.00 feet; thence S 58°04'31" W 234.93 feet; thence S 78°04'45" W 191.55 feet; thence S 78°09'41" W 116.34 feet; thence S 41°52'51" W 48.60 feet; thence N 69°41'24" W 307.70 feet; thence Southeasterly along the arc of a non-tangent curve to the left having a radius of 28.00 feet a distance of 29.90 feet through a central angle of 61°10'28" Chord: S 39°06'10" E 28.50 feet; thence S 23°04'36" W 28.03 feet; thence Southwesterly along the arc of a non-tangent curve to the left having a radius of 28.00 feet a distance of 43.98 feet through a central angle of 90°00'00" Chord: S 65°18'36" W 39.60 feet; thence S 19°44'52" W 34.28 feet; thence S 68°24'19" E 309.76 feet; thence S 24°22'58" W 140.89 feet; thence S 11°08'26" W 130.47 feet; thence S 09°20'53" W 150.00 feet; thence S 10°08'16" W 248.09 feet; thence S 41°09'32" W 208.63 feet; thence Southeasterly along the arc of a non-tangent curve to the right having a radius of 215.00 feet a distance of 11.30 feet through a central angle of 03°00'40" Chord: S 22°51'29" E 11.30 feet; thence S 21°21'09" E 63.30 feet; thence along the arc of a curve to the left with a radius of 385.00 feet a distance of 52.31 feet through a central angle of 07°47'05" Chord: S 25°15'42" E 52.27 feet; thence S 29°08'14" E 57.63 feet; thence S 60°51'46" W 30.00 feet; thence N 29°08'14" W 28.81 feet; thence S 29°06'23" W 259.12 feet; thence N 69°04'06" W 139.41 feet; thence Southwesterly along the arc of a non-tangent curve to the right having a radius of 215.00 feet a distance of 181.39 feet through a central angle of 48°20'23" Chord: S 45°06'06" W 176.06 feet to a point of reverse curvature; thence along the arc of a curve to the left having a radius of 45.00 feet a distance of 69.37 feet through a central angle of 88°19'23" Chord: S 25°06'36" W 62.70 feet; thence S 70°43'14" W 28.00 feet; thence Northwesterly along the arc of a non-tangent curve to the left having a radius of 45.00 feet a distance of 70.69 feet through a central angle of 90°00'00" Chord: N 64°03'06" W 63.64 feet; thence S 70°56'54" W 244.41 feet; thence along the arc of a curve to the left with a radius of 285.00 feet a distance of 244.80 feet through a central angle of 49°12'52" Chord: S 46°20'28" W 237.35 feet; thence S 21°44'02" W 164.89 feet; thence along the arc of a curve to the left with a radius of 45.00 feet a distance of 64.04 feet through a central angle of 81°32'38" Chord: S 19°02'17" E 58.77 feet; thence S 26°37'26" W 36.21 feet; thence Westerly along the arc of a non-tangent curve to the left having a radius of 45.00 feet a distance of 63.14 feet through a central angle of 80°23'55" Chord: S 84°26'29" W 58.09 feet; thence Southwesterly along the arc of a non-tangent curve to the right having a radius of 215.00 feet a distance of 53.09 feet through a central angle of 14°08'51" Chord: S 51°16'51" W 52.95 feet; thence S 58°21'17" W 324.18 feet; thence S 22°27'13" E 267.48 feet; thence N 67°32'47" W 259.23 feet; thence N 84°03'06" W 182.51 feet; thence N 67°01'55" W 182.49 feet; thence N 57°22'55" W 350.00 feet; thence N 45°27'28" W 178.86 feet; thence N 52°47'37" W 175.56 feet; thence N 35°35'24" W 178.35 feet; thence N 34°36'42" W 294.71 feet; thence N 06°54'37" W 221.38 feet; thence S 88°30'02" W 130.38 feet; thence S 55°31'11" W 360.46 feet; thence N 34°28'49" W 192.31 feet; thence Northwesterly along the arc of a non-tangent curve to the right having a radius of 89.00 feet a distance of 134.43 feet through a central angle of 86°32'24" Chord: N 66°29'58" W 122.01 feet; thence N 23°13'46" W 36.61 feet; thence along the arc of a curve to the left with a radius of 61.00 feet a distance of 35.08 feet through a central angle of 32°57'05" Chord: N 39°42'18" W 34.60 feet; thence N 56°10'51" W 177.29 feet; thence S 70°56'50" W 626.42 feet; thence N 26°55'36" W 171.10 feet; thence N 08°45'10" W 325.54 feet; thence N 47°21'59" E 409.56 feet; thence S 65°37'19" E 831.58 feet; thence N 46°49'31" E 131.75 feet; thence N 55°31'11" E 140.00 feet; thence N 65°35'42" E 223.21 feet; thence S 50°13'49" E 233.34 feet; thence S 17°02'46" E 68.27 feet; thence S 12°31'55" E 19.52 feet; thence N 77°28'05" E 30.00 feet; thence S 12°31'55" E 277.02 feet; thence along the arc of a curve to the left with a radius of 335.00 feet a distance of 117.98 feet through a central angle of 20°10'42" Chord: S 22°37'16" E 117.37 feet; thence N 57°17'23" E 300.00 feet; thence S 37°31'39" E 143.25 feet; thence S 57°22'55" E 700.00 feet; thence N 61°42'55" E 242.48 feet; thence N 21°44'02" E 150.00 feet; thence N 27°41'07" E 198.94 feet; thence N 47°41'53" E 236.45 feet; thence N 66°39'52" E 184.93 feet; thence N 70°56'54" E 150.00 feet; thence N 00°49'18" E 445.20 feet; thence N 28°45'34" E 326.04 feet; thence N 09°55'05" E 275.96 feet; thence N 24°15'33" E 579.42 feet; thence N 50°23'01" E 239.43 feet; thence N 69°30'43" E 235.76 feet; thence N 80°14'39" E 166.13 feet; thence N 59°33'09" E 68.32 feet; thence N 50°17'15" E 721.42 feet; thence N 89°29'17" E 52.71 feet; thence S 43°15'21" E 273.98 feet; thence Easterly along the arc of a non-tangent curve to the right having a radius of 515.00 feet a distance of 212.93 feet through a central angle of 23°41'23" Chord: N 71°25'51" E 211.42 feet; thence N 83°16'32" E 487.51 feet; thence along the arc of a curve to the right with a radius of 515.00 feet a distance of 156.99 feet through a central angle of 17°27'56" Chord: S 87°59'29" E 156.38 feet; thence S 79°15'31" E 116.27 feet; thence N 10°44'29" E 114.57 feet; thence N 89°29'15" E 886.57 feet to the point of beginning.

Containing 97.65 acres +/-, 63 Lots, 13 Parcels.

OWNERS DEDICATION AND CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED ARE THE OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND, AND HEREBY CAUSE THE SAME TO BE DIVIDED INTO LOTS, COMMON AREAS, AND STREETS, TOGETHER WITH EASEMENTS AS SET FORTH TO BE HEREAFTER KNOWN AS

JORDANELLE RIDGE VILLAGE 3 MARCELLA PHASE 1
SUBDIVISION

AND DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL ROADS AND OTHER AREAS SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE. THE UNDERSIGNED OWNERS ALSO HEREBY CONVEY TO ANY AND ALL PUBLIC UTILITY COMPANIES A PERPETUAL, NON- EXCLUSIVE EASEMENT OVER THE PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF UTILITY LINES AND FACILITIES. THE UNDERSIGNED OWNERS ALSO HEREBY CONVEY ANY OTHER EASEMENTS AS SHOWN ON THIS PLAT TO THE PARTIES INDICATED AND FOR THE PURPOSES SHOWN HEREON. PURSUANT TO UTAH CODE 10-20-805, THE OWNER HEREBY CONVEYS THE COMMON AREA AS INDICATED HEREON, TO THE MARCELLA SUBDIVISION HOME OWNERS ASSOCIATION, INC.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS THIS 8th DAY OF April A.D. 2026.

JORDANELLE RIDGE NORTH LLC
BY: COPY WINTERTON
ITS: authorized Agent

JORDANELLE SPECIAL SERVICE DISTRICT
BY: Max Covey
ITS: General Manager

JORDANELLE RIDGE VILLAGE 3 MARCELLA NORTH PHASE 1
SUBDIVISION
LOCATED IN THE NORTHEAST 1/4, NORTHWEST 1/4,
AND SOUTHWEST 1/4 OF SECTION 9
AND SOUTHEAST 1/4, AND NORTHEAST 1/4 OF SECTION 8
T3S, R5E, SALT LAKE BASE & MERIDIAN
HEBER CITY, WASATCH COUNTY, UTAH

WASATCH COUNTY RECORDER

ENTRY NUMBER: 572846
BOOK: 1554 PAGE: 220-227
DATE: 4-16-2026 TIME: 12:56 PM
FOR: JORDANELLE RIDGE NORTH LLC
BY: MARCY M. MURRAY WASATCH COUNTY RECORDER
LA

SHEET 1 OF 8

PREPARED BY
FOCUS ENGINEERING AND SURVEYING, LLC ©
6949 SOUTH HIGH TECH DRIVE SUITE 200
MIDVALE, UT 84047 PH: (801) 352-0075
www.focusutah.com

CITY CLERK - RECORDER

APPROVED THIS 16 DAY OF April A.D., 2026.

CITY CLERK - RECORDER

JORDANELLE SPECIAL SERVICE DISTRICT

APPROVED THIS 8th DAY OF April A.D., 2026.

JORDANELLE SPECIAL SERVICE DISTRICT.

PLANNING DIRECTOR

APPROVED THIS 16 DAY OF April A.D., 2026.

PLANNING DIRECTOR

CITY ENGINEER

APPROVED THIS 16TH DAY OF APRIL A.D., 2026.

CITY ENGINEER

COUNTY SURVEYOR

APPROVAL AS TO FORM THIS 9th DAY OF April A.D., 2026
Res # 5307

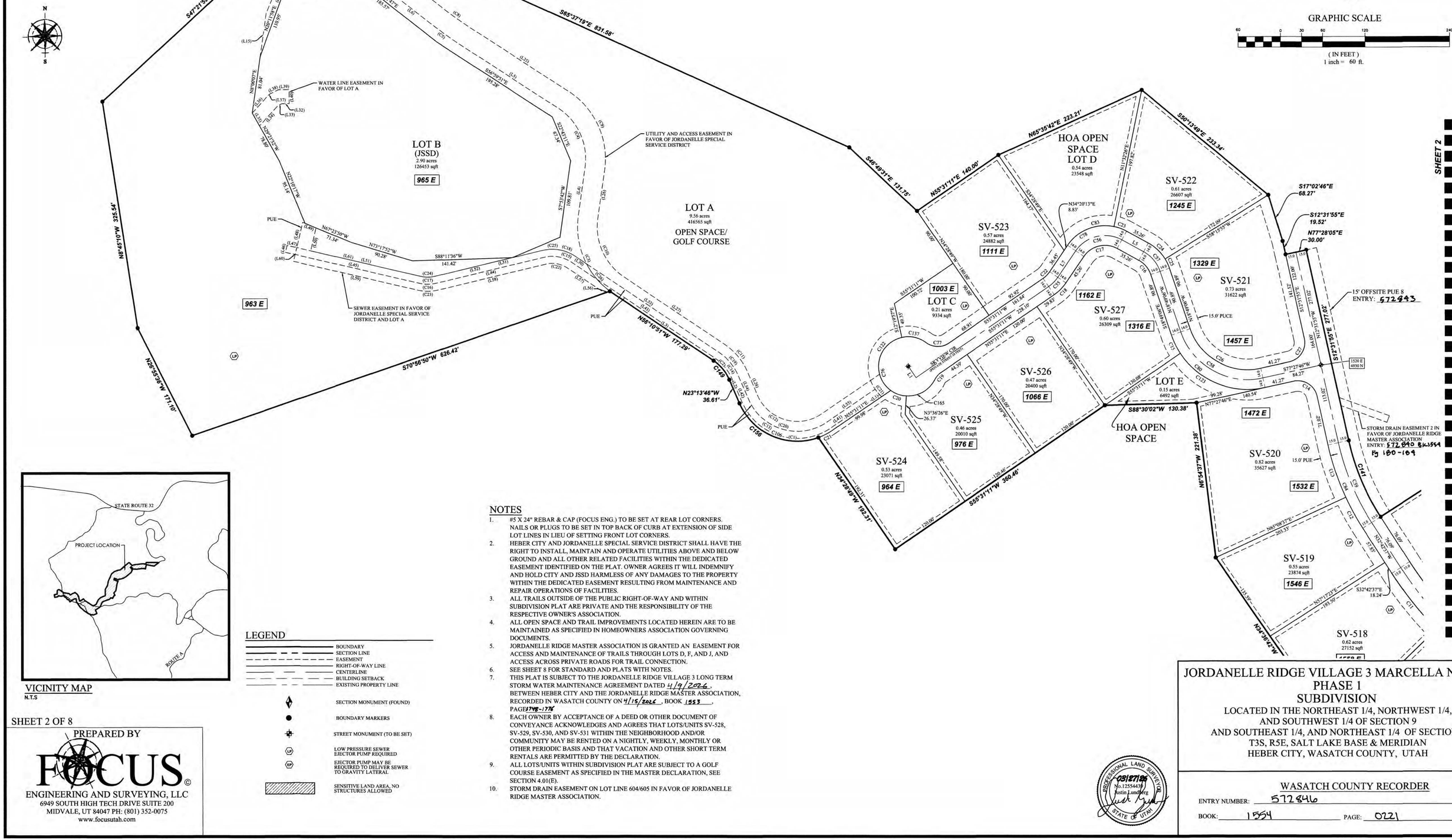
WASATCH COUNTY SURVEYOR

Z:\...2025\25-0170 Jordanelle Ridge Village 3 Marcella North Phase 1\design 25-0170\cad\sheets\v22.0 FINAL PLAT.dwg

JORDANELLE RIDGE VILLAGE 3 MARCELLA NORTH PHASE 1

SUBDIVISION

LOCATED IN THE NORTHEAST 1/4, NORTHWEST 1/4, AND SOUTHWEST 1/4 OF SECTION 9
AND SOUTHEAST 1/4, AND NORTHEAST 1/4 OF SECTION 8
T3S, R5E, SALT LAKE BASE & MERIDIAN
HEBER CITY, WASATCH COUNTY, UTAH



GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

VICINITY MAP
N.T.S

NOTES

1. #5 X 24" REBAR & CAP (FOCUS ENG.) TO BE SET AT REAR LOT CORNERS. NAILS OR PLUGS TO BE SET IN TOP BACK OF CURB AT EXTENSION OF SIDE LOT LINES IN LIEU OF SETTING FRONT LOT CORNERS.
2. HEBER CITY AND JORDANELLE SPECIAL SERVICE DISTRICT SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN AND OPERATE UTILITIES ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE DEDICATED EASEMENT IDENTIFIED ON THE PLAT. OWNER AGREES IT WILL INDEMNIFY AND HOLD CITY AND JSSD HARMLESS OF ANY DAMAGES TO THE PROPERTY WITHIN THE DEDICATED EASEMENT RESULTING FROM MAINTENANCE AND REPAIR OPERATIONS OF FACILITIES.
3. ALL TRAILS OUTSIDE OF THE PUBLIC RIGHT-OF-WAY AND WITHIN SUBDIVISION PLAT ARE PRIVATE AND THE RESPONSIBILITY OF THE RESPECTIVE OWNER'S ASSOCIATION.
4. ALL OPEN SPACE AND TRAIL IMPROVEMENTS LOCATED HEREIN ARE TO BE MAINTAINED AS SPECIFIED IN HOMEOWNERS ASSOCIATION GOVERNING DOCUMENTS.
5. JORDANELLE RIDGE MASTER ASSOCIATION IS GRANTED AN EASEMENT FOR ACCESS AND MAINTENANCE OF TRAILS THROUGH LOTS D, F, AND J, AND ACCESS ACROSS PRIVATE ROADS FOR TRAIL CONNECTION.
6. SEE SHEET 8 FOR STANDARD AND PLATS WITH NOTES.
7. THIS PLAT IS SUBJECT TO THE JORDANELLE RIDGE VILLAGE 3 LONG TERM STORM WATER MAINTENANCE AGREEMENT DATED 4/9/2026, BETWEEN HEBER CITY AND THE JORDANELLE RIDGE MASTER ASSOCIATION, RECORDED IN WASATCH COUNTY ON 4/15/2026, BOOK 1553, PAGE 1748-1776
8. EACH OWNER BY ACCEPTANCE OF A DEED OR OTHER DOCUMENT OF CONVEYANCE ACKNOWLEDGES AND AGREES THAT LOTS/UNITS SV-528, SV-529, SV-530, AND SV-531 WITHIN THE NEIGHBORHOOD AND/OR COMMUNITY MAY BE RENTED ON A NIGHTLY, WEEKLY, MONTHLY OR OTHER PERIODIC BASIS AND THAT VACATION AND OTHER SHORT TERM RENTALS ARE PERMITTED BY THE DECLARATION.
9. ALL LOTS/UNITS WITHIN SUBDIVISION PLAT ARE SUBJECT TO A GOLF COURSE EASEMENT AS SPECIFIED IN THE MASTER DECLARATION, SEE SECTION 4.01(E).
10. STORM DRAIN EASEMENT ON LOT LINE 604/605 IN FAVOR OF JORDANELLE RIDGE MASTER ASSOCIATION.

LEGEND

- BOUNDARY
- SECTION LINE
- EASEMENT
- RIGHT-OF-WAY LINE
- CENTERLINE
- BUILDING SETBACK
- EXISTING PROPERTY LINE
- SECTION MONUMENT (FOUND)
- BOUNDARY MARKERS
- STREET MONUMENT (TO BE SET)
- LP — LOW PRESSURE SEWER EJECTOR PUMP REQUIRED
- EP — EJECTOR PUMP MAY BE REQUIRED TO DELIVER SEWER TO GRAVITY LATERAL
- SENSITIVE LAND AREA, NO STRUCTURES ALLOWED

SHEET 2 OF 8

PREPARED BY
FOCUS ©
ENGINEERING AND SURVEYING, LLC
6949 SOUTH HIGH TECH DRIVE SUITE 200
MIDVALE, UT 84047 PH: (801) 352-0075
www.focusutah.com

PROFESSIONAL LAND SURVEYOR
05/27/26
No.12554438
Austin Landvatter
STATE OF UTAH

JORDANELLE RIDGE VILLAGE 3 MARCELLA NORTH PHASE 1
SUBDIVISION
LOCATED IN THE NORTHEAST 1/4, NORTHWEST 1/4,
AND SOUTHWEST 1/4 OF SECTION 9
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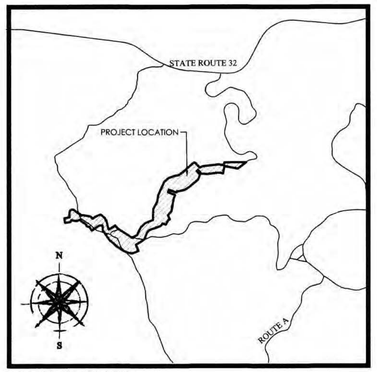
WASATCH COUNTY RECORDER
ENTRY NUMBER: 572846
BOOK: 1554 PAGE: 0221

Z:_2025\25-0170 Jordanelle Ridge Village 3 Marcella North Phase 1\design 25-0170\dwg\sheets\C2.0 FINAL PLAT.dwg

JORDANELLE RIDGE VILLAGE 3 MARCELLA NORTH PHASE 1

SUBDIVISION

LOCATED IN THE NORTHEAST 1/4, NORTHWEST 1/4, AND SOUTHWEST 1/4 OF SECTION 9
AND SOUTHEAST 1/4, AND NORTHEAST 1/4 OF SECTION 8
T3S, R5E, SALT LAKE BASE & MERIDIAN
HEBER CITY, WASATCH COUNTY, UTAH



VICINITY MAP
N.T.S

GRAPHIC SCALE
60 0 30 60 120 240
(IN FEET)
1 inch = 60 ft.

STORM DRAIN EASEMENT 2 IN FAVOR OF JORDANELLE RIDGE MASTER ASSOCIATION ENTRY: 572840

15' OFFSITE PUE 8 ENTRY: 572643

SV-510 1.45 acres 63198 sqft 1561 E
SV-509 1.21 acres 52499 sqft 1587 E
SV-508 1.21 acres 52500 sqft 1607 E
SV-507 1.21 acres 52500 sqft 1626 E
SV-506 1.21 acres 52500 sqft 1645 E
SV-505 1.61 acres 69929 sqft 1685 E
SV-504 1.44 acres 62905 sqft 1755 E
V-519 0.55 acres 23874 sqft 1546 E
SV-518 0.62 acres 27152 sqft 1558 E
SV-517 0.74 acres 32359 sqft 1576 E
SV-516 1.03 acres 44804 sqft 1588 E
SV-515 1.13 acres 49266 sqft 1608 E
SV-514 1.21 acres 52500 sqft 1628 E
SV-513 1.21 acres 52501 sqft 1646 E
SV-512 1.85 acres 80596 sqft 1668 E
SV-511 1.30 acres 56547 sqft 1684 E

HOA OPEN SPACE LOT F 1.73 acres 75157 sqft

MARCELLA CLUB DRIVE (PRIVATE STREET 36.21' ROW)

MARCELLA RIDGE ROAD (PRIVATE STREET 66' ROW)

15' OFFSITE PUE 2 ENTRY: 572843

15' OFFSITE PUE 1 ENTRY: 572643

SEE SHEET 2
SHEET 3
SHEET 3
SEE SHEET 4

NOTES

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LEGEND

- BOUNDARY
- SECTION LINE
- EASEMENT
- RIGHT-OF-WAY LINE
- CENTERLINE
- BUILDING SETBACK
- EXISTING PROPERTY LINE
- SECTION MONUMENT (FOUND)
- BOUNDARY MARKERS
- STREET MONUMENT (TO BE SET)
- LP — LOW PRESSURE SEWER EJECTOR PUMP REQUIRED
- EP — EJECTOR PUMP MAY BE REQUIRED TO DELIVER SEWER TO GRAVITY LATERAL
- SENSITIVE LAND AREA, NO STRUCTURES ALLOWED

SHEET 3 OF 8

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MIDVALE, UT 84047 PH: (801) 352-0075
www.focusutah.com

PROFESSIONAL LAND SURVEYOR
05/27/26
No.12554436
Justin Lundberg
STATE OF UTAH

JORDANELLE RIDGE VILLAGE 3 MARCELLA NORTH PHASE 1
SUBDIVISION
LOCATED IN THE NORTHEAST 1/4, NORTHWEST 1/4,
AND SOUTHWEST 1/4 OF SECTION 9
AND SOUTHEAST 1/4, AND NORTHEAST 1/4 OF SECTION 8
T3S, R5E, SALT LAKE BASE & MERIDIAN
HEBER CITY, WASATCH COUNTY, UTAH

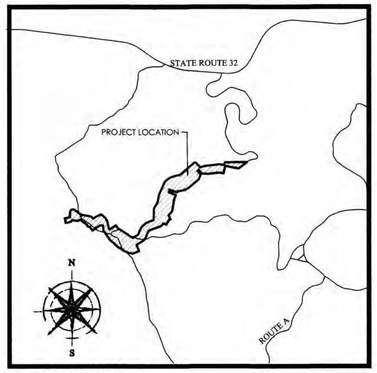
WASATCH COUNTY RECORDER
ENTRY NUMBER: 572846
BOOK: 1554 PAGE: 0222

Z:_2025\25-0170 Jordanelle Ridge Village 3 Marcella North Phase 1\design 25-0170\dwg\sheets\C2.0 FINAL PLAT.dwg

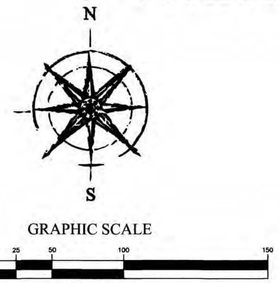
JORDANELLE RIDGE VILLAGE 3 MARCELLA NORTH PHASE 1

SUBDIVISION

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AND SOUTHEAST 1/4, AND NORTHEAST 1/4 OF SECTION 8
T3S, R5E, SALT LAKE BASE & MERIDIAN
HEBER CITY, WASATCH COUNTY, UTAH



VICINITY MAP
N.T.S



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SHEET 4 OF 8

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HEBER CITY, WASATCH COUNTY, UTAH

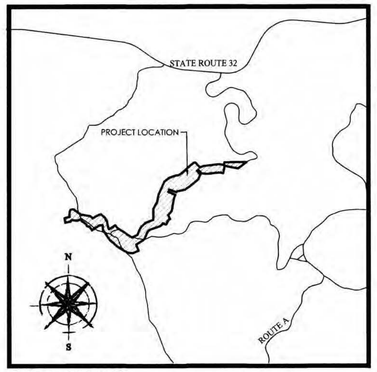
WASATCH COUNTY RECORDER
ENTRY NUMBER: 572846
BOOK: 1554 PAGE: 0223

Z:_2025\25-0170 Jordanelle Ridge Village 3 Marcella North Phase 1\design 25-0170\dwg\sheets\C2.0 FINAL PLAT.dwg

JORDANELLE RIDGE VILLAGE 3 MARCELLA NORTH PHASE 1

SUBDIVISION

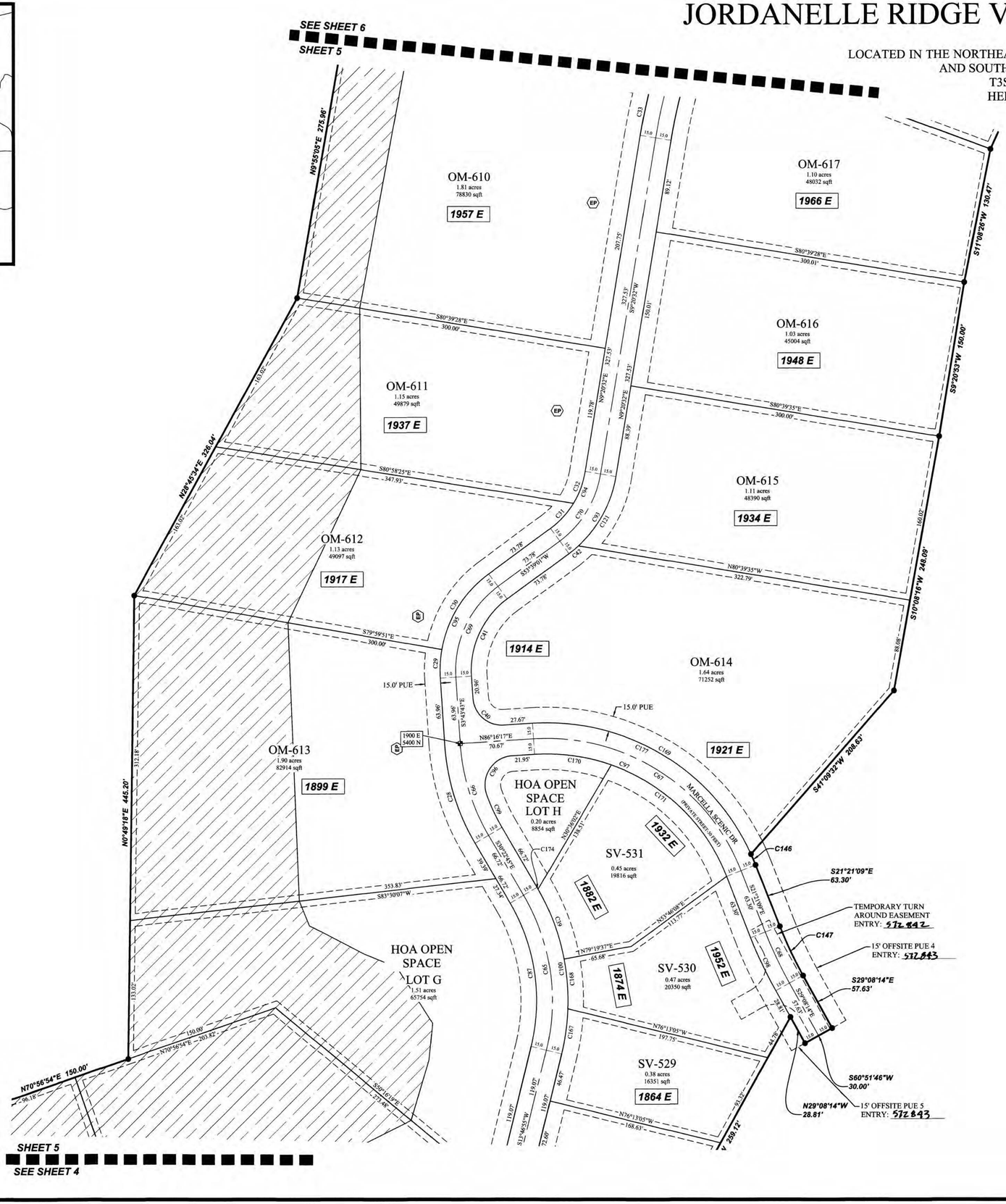
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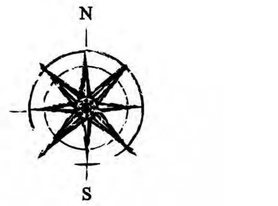


VICINITY MAP
N.T.S

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T3S, R5E, SALT LAKE BASE & MERIDIAN
HEBER CITY, WASATCH COUNTY, UTAH

WASATCH COUNTY RECORDER

ENTRY NUMBER: 572846

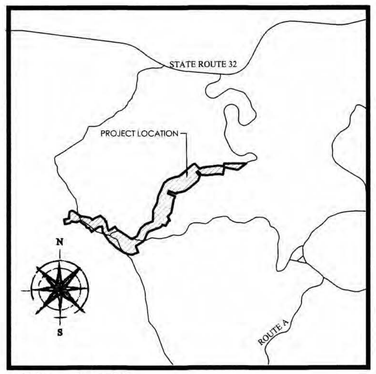
BOOK: 1554 PAGE: 0224

J:_2025\25-0170 Jordanelle Ridge Village 3 Marcella North Phase 1\design 25-0170\dwg\sheets\C2.0 FINAL PLAT.dwg

JORDANELLE RIDGE VILLAGE 3 MARCELLA NORTH PHASE 1

SUBDIVISION

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AND SOUTHEAST 1/4, AND NORTHEAST 1/4 OF SECTION 8
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VICINITY MAP
N.T.S



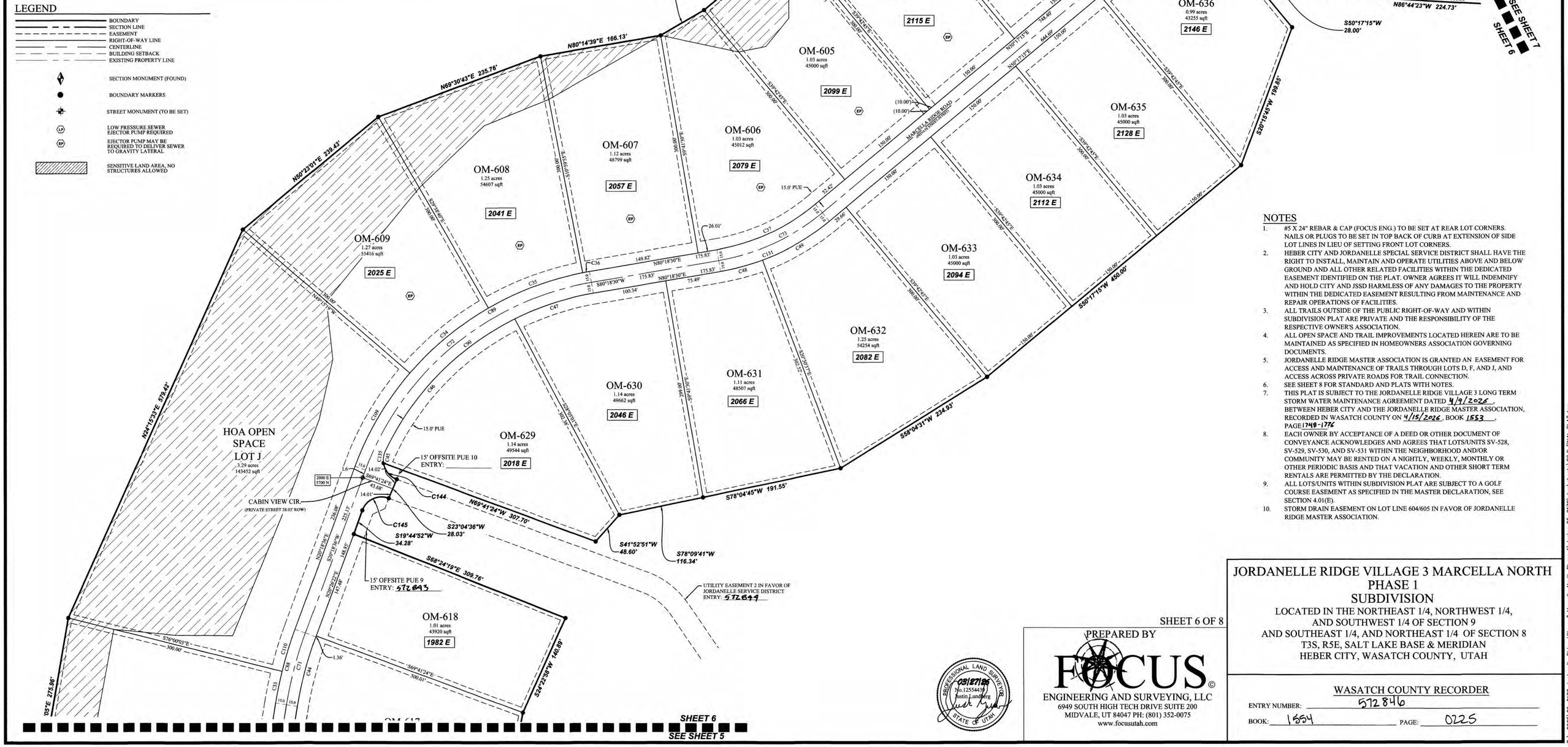
GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

LEGEND

- BOUNDARY
- SECTION LINE
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SHEET 6 OF 8

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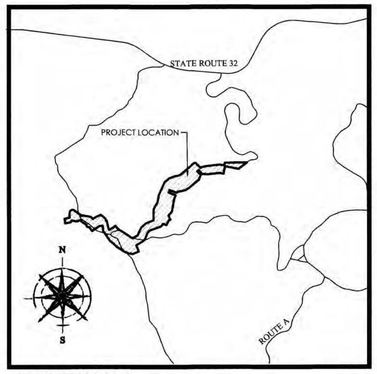
WASATCH COUNTY RECORDER
ENTRY NUMBER: 572846
BOOK: 1554 PAGE: 0225

Z:_2025\25-0170 Jordanelle Ridge Village 3 Marcella North Phase 1\design 25-0170\dwg\sheets\C2.0 FINAL PLAT.dwg

JORDANELLE RIDGE VILLAGE 3 MARCELLA NORTH PHASE 1

SUBDIVISION

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VICINITY MAP
N.T.S

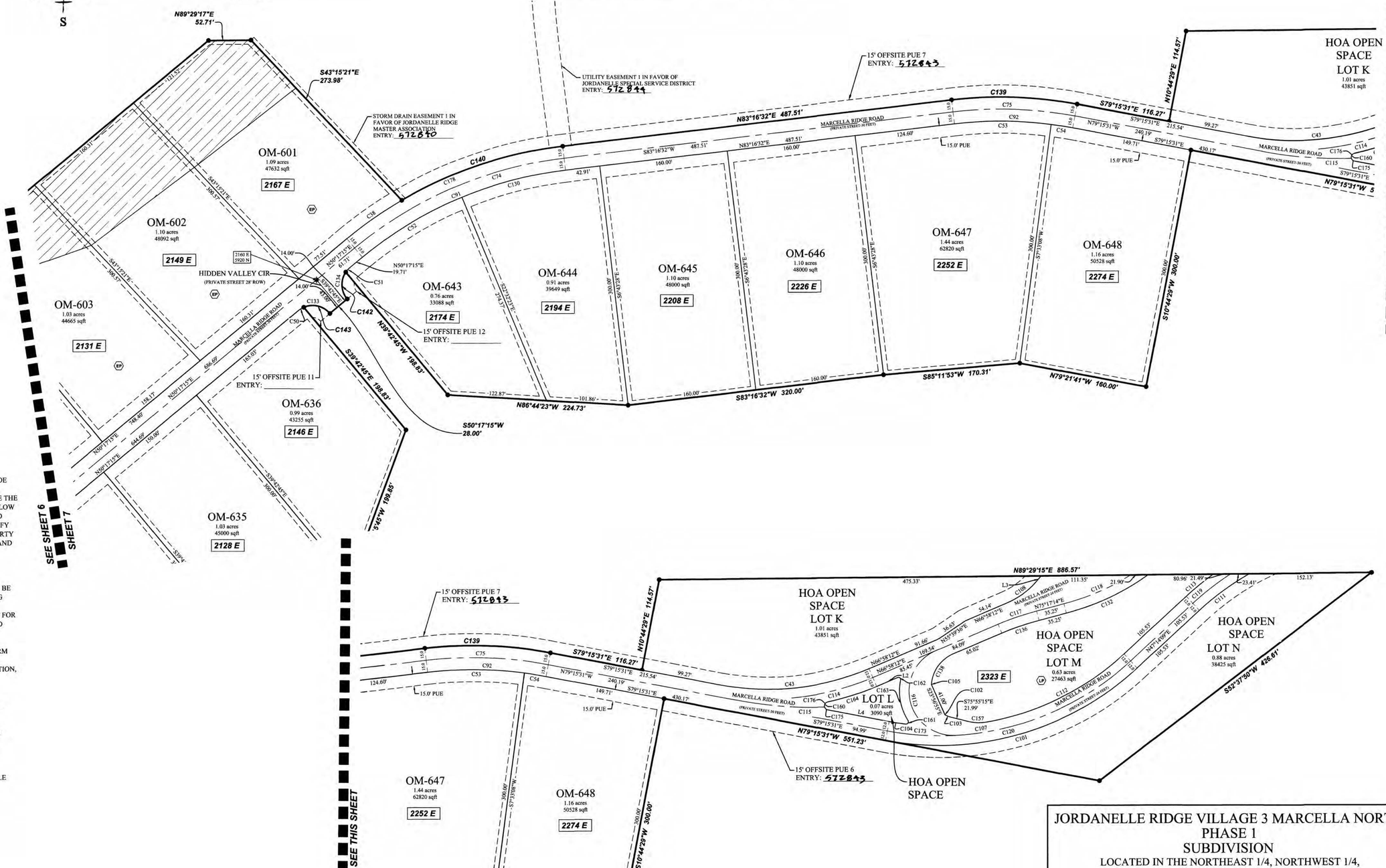
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SHEET 7 OF 8

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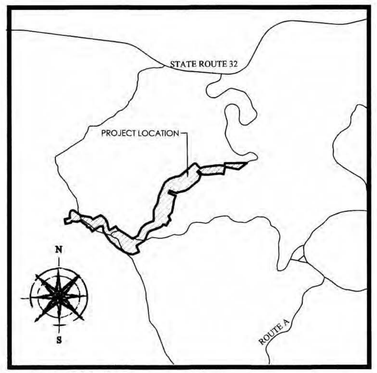
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HEBER CITY, WASATCH COUNTY, UTAH

WASATCH COUNTY RECORDER
ENTRY NUMBER: 512846
BOOK: 1554 PAGE: 02226

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6. SEE SHEET 8 FOR STANDARD AND PLATS WITH NOTES.
7. THIS PLAT IS SUBJECT TO THE JORDANELLE RIDGE VILLAGE 3 LONG TERM STORM WATER MAINTENANCE AGREEMENT DATED 4/9/2026, BETWEEN HEBER CITY AND THE JORDANELLE RIDGE MASTER ASSOCIATION, RECORDED IN WASATCH COUNTY ON 4/15/2026, BOOK 1553, PAGE 1748-1776
8. EACH OWNER BY ACCEPTANCE OF A DEED OR OTHER DOCUMENT OF CONVEYANCE ACKNOWLEDGES AND AGREES THAT LOTS/UNITS SV-528, SV-529, SV-530, AND SV-531 WITHIN THE NEIGHBORHOOD AND/OR COMMUNITY MAY BE RENTED ON A NIGHTLY, WEEKLY, MONTHLY OR OTHER PERIODIC BASIS AND THAT VACATION AND OTHER SHORT TERM RENTALS ARE PERMITTED BY THE DECLARATION.
9. ALL LOTS/UNITS WITHIN SUBDIVISION PLAT ARE SUBJECT TO A GOLF COURSE EASEMENT AS SPECIFIED IN THE MASTER DECLARATION, SEE SECTION 4.01(E).
10. STORM DRAIN EASEMENT ON LOT LINE 604/605 IN FAVOR OF JORDANELLE RIDGE MASTER ASSOCIATION.

SHEET 8 OF 8

PREPARED BY
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ENGINEERING AND SURVEYING, LLC
6949 SOUTH HIGH TECH DRIVE SUITE 200
MIDVALE, UT 84047 PH: (801) 352-0075
www.focusutah.com

Curve Table

CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	315.00	12°10'01"	66.89	S64°51'53"W	66.77
C2	315.00	34°31'10"	189.78	S41°31'18"W	186.92
C3	315.00	2°31'41"	13.90	S22°59'52"W	13.90
C4	285.00	64°15'48"	319.66	N89°30'49"W	303.16
C5	485.00	1°22'30"	11.64	N56°41'40"W	11.64
C6	485.00	23°17'48"	197.20	N44°21'31"W	195.85
C7	315.00	29°02'58"	159.71	N72°52'46"E	158.00
C8	315.00	33°05'47"	181.96	S76°02'52"E	179.44
C9	315.00	2°07'03"	11.64	S58°26'27"E	11.64
C10	515.00	13°21'02"	120.00	S50°42'24"E	119.73
C11	515.00	11°19'17"	101.76	S38°22'15"E	101.60
C12	294.00	9°45'17"	50.05	S28°47'00"E	49.99
C13	365.00	12°19'28"	78.51	S18°41'39"E	78.36
C14	28.00	90°00'19"	43.98	S57°32'04"E	39.60
C15	114.00	14°29'23"	28.83	S26°03'47"E	28.75
C16	36.00	42°29'55"	26.70	S40°04'03"E	26.09
C17	36.00	84°20'47"	53.00	N76°30'36"E	48.34
C18	64.00	21°15'26"	23.74	N44°52'51"E	23.61
C19	29.00	28°30'19"	14.43	N41°16'02"E	14.28
C20	42.00	32°26'29"	23.78	S70°10'20"E	23.46
C21	89.00	14°42'39"	22.85	N62°52'30"E	22.79
C22	36.00	21°18'53"	13.39	S44°52'51"W	13.32
C23	64.00	17°08'33"	19.15	N69°53'17"W	19.08
C24	64.00	29°34'56"	33.04	N46°31'33"W	32.68
C25	64.00	12°54'59"	14.43	N25°16'35"W	14.40
C26	86.00	83°43'08"	125.66	N60°40'40"W	114.78
C27	28.00	89°59'41"	43.98	S32°27'56"W	39.60
C28	215.00	26°39'03"	100.01	S17°03'14"E	99.11
C29	115.00	13°43'52"	27.56	S03°08'13"W	27.49
C30	115.00	43°38'52"	87.61	S31°49'35"W	85.50
C31	85.00	22°09'14"	32.87	S42°34'24"W	32.66
C32	85.00	22°09'14"	32.87	S20°25'09"W	32.66
C33	540.00	4°39'25"	43.89	S11°40'14"W	43.88
C34	415.00	19°16'39"	139.63	S50°23'01"W	138.97
C35	415.00	18°58'45"	137.47	S69°30'43"W	136.84
C36	415.00	1°18'25"	9.47	S79°39'18"W	9.47
C37	285.00	30°01'16"	149.33	S65°17'52"W	147.63
C38	515.00	9°17'55"	83.58	S54°56'12"W	83.49
C39	215.00	19°11'31"	72.02	N20°16'08"W	71.68
C40	28.00	90°00'00"	43.98	N48°43'43"W	39.60
C41	85.00	57°22'44"	85.12	N24°57'39"E	81.61
C42	115.00	5°47'49"	11.64	N50°45'06"E	11.63
C43	320.00	33°46'17"	188.61	N83°51'20"E	185.90
C44	510.00	11°07'16"	98.99	N14°54'10"E	98.84
C45	28.00	33°48'56"	16.53	N08°23'32"E	16.29
C46	385.00	38°12'09"	256.70	N44°24'05"E	251.97
C47	385.00	16°48'21"	112.93	N71°54'20"E	112.52
C48	315.00	10°49'07"	59.48	N74°53'57"E	59.39
C49	315.00	19°12'09"	105.57	N59°53'19"E	105.08
C50	28.00	16°36'06"	8.11	N58°35'17"E	8.08
C51	28.00	16°36'06"	8.11	N41°59'12"E	8.08
C52	485.00	17°10'22"	145.37	N58°52'26"E	144.82
C53	485.00	14°16'35"	120.85	S89°35'10"E	120.54
C54	485.00	3°11'21"	27.00	S80°51'12"E	26.99
C55	50.00	21°10'58"	18.49	N44°55'42"E	18.38
C56	50.00	84°20'47"	73.61	S76°30'36"W	67.14
C57	50.00	42°29'55"	37.09	N40°04'03"W	36.24
C58	100.00	83°43'08"	146.12	S60°40'40"E	133.46
C59	350.00	20°10'42"	123.26	S22°37'16"E	122.63
C60	500.00	24°40'18"	215.30	S45°02'46"E	213.64
C61	300.00	64°15'48"	336.48	S89°30'49"E	319.12
C62	200.00	36°37'15"	127.83	N40°02'39"E	125.67
C63	300.00	49°12'52"	257.69	S46°20'28"W	249.84
C64	200.00	57°09'59"	199.55	N42°21'54"E	191.37
C65	200.00	44°09'40"	154.15	N08°17'55"W	150.36
C66	200.00	26°39'03"	93.03	S17°03'14"E	92.19
C67	200.00	72°22'34"	252.64	N57°32'26"W	236.17
C68	400.00	7°47'05"	54.35	S25°14'42"E	54.31
C69	100.00	57°22'44"	100.14	S24°57'39"W	96.01
C70	100.00	44°18'29"	77.33	N31°29'46"E	75.42
C71	525.00	10°58'04"	100.50	S14°49'34"W	100.34
C72	400.00	59°59'54"	418.87	S50°18'33"W	399.99
C73	300.00	30°01'16"	157.19	N65°17'52"E	155.40
C74	500.00	32°59'18"	287.88	S66°46'54"W	283.92
C75	500.00	17°27'56"	152.42	N87°59'29"W	151.83
C76	42.00	279°39'48"	205.00	S13°09'14"E	54.18
C77	28.00	71°09'29"	34.77	S88°54'05"E	32.58
C78	64.00	84°20'47"	94.22	S76°30'36"W	85.94
C79	315.00	49°12'52"	270.57	S46°20'28"W	262.33
C80	114.00	83°43'08"	166.57	S60°40'40"E	152.15
C81	315.00	64°15'48"	353.31	S89°30'49"E	335.08

Curve Table

CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C82	185.00	36°37'15"	118.24	N40°02'39"E	116.24
C83	64.00	67°12'14"	75.07	N67°56'19"E	70.84
C84	365.00	20°10'42"	128.55	S22°37'16"E	127.88
C85	515.00	24°40'18"	221.76	S45°02'46"E	220.05
C86	185.00	57°09'59"	184.58	N42°21'54"E	177.02
C87	185.00	44°09'40"	142.59	N08°17'55"W	139.09
C88	540.00	10°58'04"	103.37	S14°49'34"W	103.21
C89	415.00	59°59'54"	434.58	S50°18'33"W	414.99
C90	385.00	55°00'30"	369.63	S52°48'15"W	355.60
C91	485.00	32°59'18"	279.24	S66°46'54"W	275.40
C92	485.00	17°27'56"	147.84	N87°59'29"W	147.27
C93	115.00	44°18'29"	88.93	N31°29'46"E	86.73
C94	85.00	44°18'29"	65.73	N31°29'46"E	64.11
C95	115.00	57°22'44"	115.17	S24°57'39"W	110.41
C96	28.00	105°18'19"	51.47	S33°02'05"W	44.52
C97	185.00	72°22'34"	233.69	N57°32'26"W	218.46
C98	415.00	7°47'05"	56.39	S25°14'42"E	56.34
C99	185.00	10°45'19"	34.73	S25°00'06"E	34.68
C100	215.00	44°09'40"	165.71	N08°17'55"W	161.64
C101	362.00	53°30'20"	338.05	N73°59'19"E	325.90
C102	0.50	36°44'03"	0.32	S42°18'57"E	0.32
C103	28.00	15°14'16"	7.45	S68°18'06"E	7.42
C104	338.00	3°32'54"	20.93	S81°01'58"E	20.93
C105	0.50	28°59'38"	0.25	S09°35'22"E	0.25
C106	89.00	86°32'24"	134.43	S66°29'58"E	122.01
C107	350.00	39°28'21"	241.12	N66°58'19"E	236.38
C108	100.00	26°23'26"	46.06	N53°46'29"E	45.65
C109	415.00	20°26'05"	148.01	S30°31'39"W	147.23
C110	540.00	6°18'39"	59.48	N17°09'16"E	59.45
C111	338.00	13°06'03"	77.28	S53°47'10"W	77.12
C112	338.00	32°40'23"	192.74	N63°34'20"E	190.14
C113	362.00	6°52'57"	43.48	N50°40'37"E	43.46
C114	332.00	18°02'28"	104.54	N75°59'26"E	104.11
C115	500.00	12°27'20"	108.70	S85°29'11"E	108.48
C116	55.00	160°15'42"	153.84	S13°09'39"E	108.37
C117	350.00	8°19'02"	50.81	S71°07'43"W	50.76
C118	300.00	17°17'25"	90.53	N66°38'31"E	90.19
C119	350.00	9°45'08"	59.57	S52°06'43"W	59.50
C120	350.00	53°30'20"	326.85	N73°59'19"E	315.10
C121	115.00	38°30'39"	77.30	S28°35'52"W	75.85
C122	42.00	180°37'45"	132.41	S36°21'47"W	84.00
C123	114.00	69°13'45"	137.74	S67°55'21"E	129.52
C124	338.00	13°06'03"	77.28	N53°47'10"E	77.12
C125	215.00	7°08'59"	26.83	N17°21'24"E	26.81
C126	22.00	11°18'36"	4.34	S61°18'54"W	4.34
C127	57.00	3°57'46"	3.94	N61°18'54"E	3.94
C128	338.00	13°06'03"	77.28	S53°47'10"W	77.12
C129	485.00	24°40'18"	208.84	S45°02'46"E	207.23
C130	485.00	15°48'56"	133.88	N75°22'05"E	133.45
C131	315.00	30°01'16"	165.05	N65°17'52"E	163.17
C132	312.00	20°43'19"	112.84	S64°55'34"W	112.23
C133	28.00	90°00'00"	43.98	S84°42'45"E	39.60
C134	28.00	90°00'00"	43.98	S05°17'15"W	39.60
C135	28.00	47°29'42"	23.21	S01°33'09"W	22.55
C136	338.00	8°19'02"	49.06	S71°07'43"W	49.02
C137	42.00	49°00'37"	35.93	S77°49'39"E	34.84
C138	46.00	62°03'43"	49.83	S35°56'19"W	47.43
C157	58.00	24°10'14"	24.47	S88°00'22"E	24.29
C158	200.00	28°08'57"	98.26	N44°16'48"E	97.27
C159	200.00	8°28'19"	29.57	N25°58'11"E	29.55
C160	5.00	156°53'33"	13.69	S00°48'44"E	9.80
C161	3.00	129°55'32"	6.80	N32°13'49"E	5.44
C162	3.00	124°51'00"	6.54	N50°36'18"W	5.32
C163	67.00	44°33'09"	52.10	N10°27'23"W	50.80
C164	344.00	10°39'50"	64.03	S72°18'07"W	63.93
C165	42.00	66°35'34"	48.81	N60°18'39"E	46.11
C166	185.00	50°01'00"	161.50	S45°56'24"W	156.42
C167	215.00	11°40'50"	43.83	N07°56'30"E	43.75
C168	215.00	12°46'27"	47.93	N04°17'09"W	47.84
C169	215.00	69°21'54"	260.29	N59°02'46"W	244.68
C170	185.00	23°12'02"	74.91	S82°07'42"E	74.40
C171	185.00	49°10'31"	158.78	S45°56'25"E	153.95
C172	215.00	55°29'23"	208.22	N41°31'36"E	200.18
C173	350.00	14°01'59"	85.72	S86°16'31"E	85.51
C174	215.00	0°30'52"	1.93	S30°07'20"E	1.93
C175	5.00	63°29'27"	5.54	S47°30'48"E	5.26
C176	5.00	93°24'07"	8.15	S30°55'59"W	7.28
C177	215.00	72°22'34"	271.59	S57°32'26"E	253.89
C178	515.00	32°59'18"	296.51	N66°46'54"E	292.43
C179	185.00	7°08'59"	23.09	N17°21'24"E	23.07

Boundary Curve Table

CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C139	515.00	17°27'56"	156.99	S87°59'29"E	156.38
C140	515.00	23°41'23"	212.93	N71°25'51"E	211.42
C141	335.00	20°10'42"	117.98	S22°37'16"E	117.37
C142	28.00	73°23'54"	35.87	S03°00'48"E	33.47
C143	28.00	73°23'54"	35.87	N76°24'43"W	33.47
C144	28.00	61°10'28"	29.90	S39°06'10"E	28.50
C145	28.00	90°00'00"	43.98	S65°18'36"W	39.60
C146	215.00	3°00'40"	11.30	S22°51'29"E	11.30
C147	385.00	7°47'05"	52.31	S25°14'42"E	52.27
C148	215.00	48°20'23"	181.39	S45°06'06"W	176.06
C149	61.00	32°57'05"	35.08	S39°42'18"E	34.60
C150	215.00	14°08'51"	53.09	S51°16'51"W	52.95
C151	285.00	49°12'52"	244.80	S46°20'28"W	237.35
C152	45.00	88°19'23"	69.37	S25°06'36"W	62.70
C153	45.00	90°00'00"	70.69	N64°03'06"W	63.64
C154	45.00	81°32'38"	64.04	S19°02'17"E	58.77
C155	45.00	80°23'55"	63.14	S84°26'29"W	58.09
C156	89.00	86°32'24"	134.43	S66°29'58"E	122.01

Line Table

LINE	DIRECTION	LENGTH
L1	N34°28'49"W	19.39
L2	S66°58'12"W	28.01
L3	N40°34'46"E	8.90
L4	S79°15'31"E	77.66
L5	N61°19'01"W	35.26
L6	N20°18'36"E	10.95
L7	S34°20'13"W	45.36

Easement Curve Table

CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
(C1)	89.00	101°51'03"	157.28	N73°51'17"W	137.60
(C2)	61.00	32°57'05"	35.08	N39°42'18"W	34.60
(C3)	114.00	64°10'06"	127.67	N24°05'48"W	121.11
(C4)	85.65	65°06'46"	97.34	N24°34'08"W	92.19
(C5)	814.00	5°22'28"	76.35	N54°18'37"W	76.33
(C6)	66.00	39°39'13"	45.68	N71°27'00"W	44.77
(C8)	786.00	5°22'28"	73.73	S54°18'37"E	73.70
(C9)	113.65	65°05'46"	129.13	S24°33'37"E	122.29
(C10)	86.00	64°10'06"	96.32	S24°05'48"E	91.36
(C11)	89.00	32°57'05"	51.18	S39°42'18"E	50.48
(C12)	61.00	101°51'03"	107.80	S73°51'17"E	94.31
(C13)	85.00	101°51'03"	150.21	S73°51'17"E	131.41
(C14)	65.00	32°57'05"	37.38	S39°42'18"E	36.87
(C15)	50.00	47°20'24"	41.31	S79°50'40"E	40.15
(C16)	50.00	26°34'27"	23.19	N89°46'22"E	22.98
(C17)	40.00	26°34'27"	18.55	S89°46'22"W	18.39
(C18)	60.00	47°20'24"	49.57	N79°50'40"W	48.18
(C19)	75.00	32°57'05"	43.13	N39°42'18"W	42.54
(C20)	75.00	101°51'03"	132.54	N73°51'17"W	115.95
(C21)	57.00	10°06'15"	10.05	N39°31'57"W	10.04
(C22)	40.00	47°20'01"	33.05	S79°50'51"E	32.11
(C23)	60.00	26°34'27"	27.83	N89°46'22"E	27.58
(C24)	40.00	26°34'27"	18.55	S89°46'22"W	18.39
(C25)	60.00	47°20'24"	49.57	N79°50'40"W	48.18
(C26)	114.00	25°51'02"	51.43	N40°24'42"W	51.00

Line Table

LINE	DIRECTION	LENGTH
(L1)	S55°31'48"W	99.99
(L2)	N23°13'46"W	36.61
(L3)	N56°10'51"W	171.53
(L4)	N07°59'15"E	69.52
(L5)	N56°59'51"W	156.40
(L6)	N51°37'23"W	31.46
(L7)	N51°37'23"W	32.78
(L8)	N51°41'47"W	40.31
(L9)	S64°56'15"W	32.24
(L10)	N89°18'12"W	4.22
(L11)	N64°23'15"W	14.45
(L12)	S22°44'48"W	19.38
(L13)	S64°56'15"W	13.70
(L14)	S20°11'58"W	110.95
(L15)	N08°00'07"E	61.80
(L16)	N22°44'48"E	144.09
(L17)	N71°12'18"W	5.90
(L18)	N47°21'59"E	22.77
(L19)	S71°12'18"E	16.43
(L20)	S22°44'48"W	64.89
(L21)	S64°23'15"E	11.03
(L22)	S89°18'12"E	91.82
(L23)	S51°37'23"E	36.24
(L24)	S51°37'23"E	31.46
(L25)	S56°59'51"E	156.37
(L26)	S07°59'15"W	69.52
(L27)	S56°10'51"E	171.53
(L28)	S23°13'46"E	36.61
(L29)	S51°37'23"E	32.78
(L30)	N56°10'51"W	19.03
(L31)	S76°29'08"W	157.32
(L32)	S89°31'22"W	10.60
(L33)	S63°46'42"W	6.00
(L34)	S42°31'54"W	38.83
(L35)	N29°21'32"W	21.04
(L36)	N42°31'54"E	33.93
(L37)	N47°43'26"E	2.77
(L38)	N63°46'42"E	13.63
(L39)	N89°31'22"E	15.17
(L40)	S00°28'38"E	20.00
(L41)	N55°31'11"E	83.46
(L42)	S23°13'46"E	36.61
(L43)	S56°10'51"E	245.30
(L44)	N76°29'08"E	157.32
(L45)	S76°56'24"E	195.07
(L46)	S13°03'36"W	10.00
(L47)	N76°56'24"W	14.03
(L48)	S13°03'36"W	36.89
(L49)	N67°23'50"W	20.28
(L50)	N13°03'36"E	33.53
(L51)	N76°56'24"W	161.04
(L52)	S76°29'08"W	157.32
(L53)	N56°10'51"W	245.30
(L54)	N23°13'46"W	36.61
(L55)	S55°31'11"W	82.58
(L56)	N70°56'50"E	7.70
(L57)	S56°10'51"E	63.47
(L58)	N76°29'08"E	157.32
(L59)	S76°56'24"E	181.04
(L60)	S13°03'36"W	20.00
(L61)	N76°56'24"W	181.04

STANDARD PLAT NOTES

1. PRIOR TO BUILDING PERMITS BEING ISSUED, SOIL AND/OR GEOTECHNICAL TESTING STUDIES MAY BE REQUIRED ON EACH LOT AS DETERMINED BY THE CITY BUILDING OFFICIAL.
2. BUILDING PERMITS WILL NOT BE ISSUED UNTIL ALL REQUIRED IMPROVEMENT HAVE BEEN INSTALLED PER APPLICABLE CODES AND ORDINANCES AND ALL FEES INCLUDING IMPACT AND CONNECTIONS FEES ARE PAID.
3. NO CITY MAINTENANCE SHALL BE PROVIDED FOR STREETS AND IMPROVEMENTS DESIGNATED AS "PRIVATE" ON THIS PLAT.
4. ALL COMMON AND PARKING AREAS, AS APPLICABLE, AND PRIVATE STREETS ARE DEDICATED AS CITY UTILITY EASEMENTS. HEBER CITY HAS THE RIGHT OF ACCESS THROUGH THESE EASEMENTS AND THE RIGHT TO INSTALL, MAINTAIN, AND REPAIR CITY UTILITIES. NO CHANGES TO TOPOGRAPHY, STRUCTURES, OR ABOVE- OR BELOW-GROUND AREAS ARE ALLOWED WITHIN THE EASEMENTS OR WITHIN 10 FEET OF CITY UTILITIES WITHOUT WRITTEN PERMISSION. ANY UNAUTHORIZED CHANGES WILL BE REMOVED AT THE CURRENT PROPERTY OWNER'S EXPENSE. ALL STORM DRAIN UTILITIES AND THEIR MAINTENANCE TO THE PUBLIC RIGHT-OF-WAY SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER. ALL SEWER LATERALS AND THEIR MAINTENANCE TO THE PUBLIC RIGHT-OF-WAY SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER. ALL DRINKING WATER AND PRESSURIZED IRRIGATION SERVICES AND THEIR MAINTENANCE FROM THE WATER METER OR SERVICE VAULT SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.
5. INFRASTRUCTURE OF THIRD-PARTY PUBLIC UTILITIES IS TO BE INSTALLED WITHIN DEDICATED PUBLIC UTILITY EASEMENTS (PUE) AND AT PERPENDICULAR CROSSING WITH A HEBER CITY UTILITY EASEMENT OR RIGHT OF WAY (ROW), BESIDES CROSSINGS, THIRD-PARTY PUBLIC UTILITY INFRASTRUCTURE IS NOT ALLOWED IN HEBER CITY UTILITY EASEMENTS OR ROWs UNLESS SPECIFICALLY IDENTIFIED AND LOCATED ON THIS PLAT OR WITH SUBSEQUENT WRITTEN PERMISSION FROM THE CITY ENGINEER.
6. A GEOTECHNICAL REPORT HAS BEEN COMPLETED BY WILDING ENGINEERING, WHICH ADDRESSES SOIL AND GROUND WATER CONDITIONS, PROVIDED ENGINEERING DESIGN CRITERIA, AND RECOMMENDS MITIGATION IF PROBLEMATIC CONDITIONS WERE ENCOUNTERED. THE CITY ASSUMES NO LIABILITY OR RESPONSIBILITY FOR ANY RELIANCE ON THE INFORMATION LACK THEREOF IN THE REPORT.
7. AGRICULTURAL USES, OPERATIONS, AND RIGHTS ARE ADJACENT TO OR NEAR THE PLAT AND LOTS. THE LOTS IN THIS PLAT ARE SUBJECT TO THE SIGHTS, SOUNDS, ODORS, NUISANCES, AND ASPECTS ASSOCIATED WITH AGRICULTURAL OPERATIONS, USES, AND RIGHTS. THESE USES AND OPERATIONS MAY OCCUR AT ALL TIMES OF THE DAY AND NIGHT, INCLUDING WEEKENDS AND HOLIDAYS. THE CITY IS NOT RESPONSIBLE OR LIABLE FOR THESE USES AND IMPACTS AND WILL NOT RESTRICT ANY GRANDFATHERED AGRICULTURAL USE FROM CONTINUING TO OCCUR LAWFULLY.
8. DRAINAGE ACROSS PROPERTY LINES SHALL NOT EXCEED THAT WHICH EXISTED PRIOR TO GRADING, EXCESS OR CONCENTRATED DRAINAGE SHALL BE CONTAINED ON SITE OR DIRECTED TO AN APPROVED DRAINAGE FACILITY. LOTS SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS, ACCORDING TO THE BUILDING CODE.

NOTES FOR PLATS WITH OPEN SPACE

1. ALL OPEN SPACE AND TRAIL IMPROVEMENTS LOCATED HEREIN ARE TO BE MAINTAINED AS SPECIFIED IN HOMEOWNERS ASSOCIATION GOVERNING DOCUMENTS.
2. LOTS MAY BE SUBJECT TO ASSOCIATION BYLAWS, ARTICLES OF INCORPORATION AND CC&R'S.

PROFESSIONAL LAND SURVEYOR
No.12554436
Justin Lundberg
03/27/26
STATE OF UTAH

JORDANELLE RIDGE VILLAGE 3 MARCELLA NORTH PHASE 1
SUBDIVISION
LOCATED IN THE NORTHEAST 1/4, NORTHWEST 1/4,
AND SOUTHWEST 1/4 OF SECTION 9
AND SOUTHEAST 1/4, AND NORTHEAST 1/4 OF SECTION 8
T3S, R5E, SALT LAKE BASE & MERIDIAN
HEBER CITY, WASATCH COUNTY, UTAH

WASATCH COUNTY RECORDER
ENTRY NUMBER: 572846
BOOK: 1554 PAGE: 0227

Z:\ 2025\25-0170 Jordanelle Ridge Village 3 Marcella North Phase 1\design\Sheets\C2.0 FINAL PLAT.dwg

HC Comments
Comments back
4/7/26

JORDANELLE RIDGE VILLAGE 3 MARCELLA NORTH PHASE 1 FINAL

03/11/2026

Prepared for:

JORDANELLE RIDGE NORTH, LLC

Prepared by:

FOCUS ENGINEERING

6949 S. High Tech Drive Suite 200
Midvale, UT 84047
Phone: 801-352-0075
Web: www.focusutah.com

Table of Contents

I. General Location and Description 1
II. Drainage Basin 1
III. Proposed Drainage Plan 1
IV. Analysis 2
V. Conclusion 5

APPENDICES

Calculations and model input/output
- Rainfall data
- Detention sizing
- Pipe calculations
- Inlet Calculations
- Rip Rap Calculations

I. GENERAL LOCATION AND DESCRIPTION

The proposed phase of the project is located at approximately Highway 32 and 5400 North and is 95.68 acres, with approximately 25% being disturbed with construction. The current use is natural open area and the proposed use will be single family lots. The property has canyons and generally slopes from south to north, with smaller areas draining to the south, west, and east.

II. DRAINAGE BASIN

The existing drainage of the site has several existing basin areas that drain to highway 32 or east to an existing low point pond. There are some existing control structures where the site flows water under highway 32 with release control and overflow allowance.

III. PROPOSED DRAINAGE PLAN

A drainage plan has been developed per applicable codes and ordinances. The onsite system will consist of buried pipes, inlets, flared ends, ditches and ponds. The pipes will be meet the minimum flow of the 10-year 24-hour storm. This site is part of an overall master planned area and has an overall drainage report. This report is to demonstrate the 25-year storm and detention. Jordanelle Ridge is having the master plan consultant create a specific report for Charcoal Canyon that addresses the 100-year flows with the existing stand pipe and culvert under HW-32. All storm water will outfall and flow under the HW-32 into the Jordanelle Reservoir. Within Village 3 there will be several ponds to control discharge sized for the 25-year storm. Heber City requires all pipes to be minimum of 18" diameter with 15" diameter pipes being allowed when running to a single inlet box. These required minimum pipe sizes will be maintained with the final design. In this phase storm water will be directed to Charcoal Canyon, the Upper Coyote Canyon drainage basin, or connect to existing storm drain infrastructure in Skyfall Ridge Rd. In phase 1, there are no existing drainage channels that will pass through any proposed roadways. Although not required, all storm drain pipes have the capacity to convey the 100-year storm.

Water directed toward Charcoal Canyon will drain to the existing UDOT facilities in UDOT right-of-way. An agreement for a joint UDOT and private development storm water facility is being coordinated. In the event that an agreement cannot be reached, a basin for the private development storm water of Jordanelle Ridge will be detained in a basin at the proposed location shown in the improvement plans.

IV. ANALYSIS

Describe the design elements that would need to be finalized if agreement with UDOT is or is not met.

Hydrology

The design storm required is the 25-year event for detention and the rainfall intensity of the SCS Type II 24-hr in Wasatch County, Utah.

The SCS method was used to determine storm drain runoff flows. See the appendix for detention pond sizing calculations. SCS TR-55 method was utilized using Storm Sewer Analysis extension of Civil 3D. A curve number of 98 was used for any roadway that is primarily roadway (curb and gutter and asphalt) and a curve number of 68 was use for all lot area that will be created by this development. Basins of the areas that drain to inlets use a weighted average of the curve number vs the area that is roadway or lot area to get the curve number for each basin. See curve number calculations in the appendix.

The pond sizing was determined using the same basin areas. These basins were calculated and the flow of 0.1 cfs/acre was calculated for the allowable discharge. The area was then analyzed with the outflow restriction and without. The two curves of these storms were then overlayed to find the point that the discharge rate would match the rainfall rate. The analysis was stopped at that point and the volume difference between the two curves is the volume of water that is required to be detained. The water for this phase will be detained in several different locations: Charcoal Canyon, Skyfall Ridge Pond, Del Webb Lake, temporary ponds, and retained in individual rear yard ponds. As this phase is creating the pond in Charcoal Canyon, we also included future lots and roads that will drain to Charcoal Canyon to determine the full buildout size of the pond while also showing what amount is needed just for this phase. See the table in the appendix for each pond area. The remaining areas of the site won't be altered from the current state,

therefore that area will not be included in the water to be detained from development for the 25-year storm. All areas shown in color on the Proposed Basins Exhibit are included in the 25-year detention calculations. All other areas are not included in the detention calculations.

The design storm required is the 100-Year event for pipe capacity. The rainfall depths were calculated from the Wasatch County proportion of Autodesk SSA's data retrieval tool and are based on the SCS Type II 24-hr storm distribution. See appendix for table and time series graph. The pipes were sized using Manning's equation for uniform flow $Q = VA = \left(\frac{1.49}{n}\right) AR^{\frac{2}{3}}S^{\frac{1}{2}}$ with a Manning's n value of 0.012. See the appendix for pipe sizing calculations.

The analysis was run for the 100-year event and those results are included in the appendix. The proposed pipes function for this storm event.

Inlet Calculations

STRUCTURE	Slope (%)	BASIN	BASIN AREA (ACRES)	Q10 (CFS)	INLET CAPACITY (CFS)	BYPASS (CFS)	GUTTER SPREAD BEYOND CURB LIP (FT)	GUTTER SPREAD < 5.5 FT
SD Double Inlet #1	8.96	AD & AB	3.37 / 0.575	1.61 / 0.28	1.71	0.18	1.31	OKAY
SD Double Inlet #2	Sag	W & AA & AB	1.41 / 0.78 / 0.575	0.67 / 0.37 / 0.28	1.32	0.00	1.16	OKAY
SD Double Inlet #3	4.00	V	0.31	0.15	0.15	0.00	0.04	OKAY
SD Double Inlet #4	12.00	S	0.62	0.29	0.29	0.00	0.08	OKAY
SD Double Inlet #5	2.33	Q	0.29	0.14	0.14	0.00	0.12	OKAY
SD Double Inlet #6	11.00	O	0.58	0.28	0.28	0.00	0.08	OKAY
SD Double Inlet #7	11.00	N	0.07	0.03	0.03	0.00	0.00	OKAY
SD Double Inlet #8	0.50	H	3.96	1.89	1.81	0.08	2.96	OKAY
SD Double Inlet #9	7.34	J	0.63	0.30	0.30	0.00	0.20	OKAY
SD Double Inlet #10	Sag	C & E	0.43 / 0.30	0.20 / 0.14	0.34	0.00	0.15	OKAY
SD Double Inlet #11	Sag	D	0.54	0.26	0.26	0.00	0.00	OKAY
SD Double Inlet #12	Sag	L	3.31	1.58	1.58	0.00	1.34	OKAY
SD Double Inlet #13	7.40	K	2.48	1.18	1.12	0.06	1.00	OKAY
SD Double Inlet #14	12.00	AG	0.67	0.32	0.32	0.00	0.12	OKAY
SD Double Inlet #15	0.50	X	1.70	0.81	0.78	0.03	0.80	OKAY
SD Single Inlet #1	0.50	AE	0.04	0.02	0.02	0.00	0.00	OKAY
SD Single Inlet #2	7.55	AF	0.04	0.02	0.02	0.00	0.00	OKAY
SD Single Inlet #3	Sag	U	2.15	1.02	1.02	0.00	1.35	OKAY
SD Single Inlet #4	Sag	R	1.6	0.76	0.76	0.00	1.07	OKAY
SD Single Inlet #5	Sag	G	1.64	0.78	0.78	0.00	1.09	OKAY

Pipe Calculations

Element ID	From (Inlet) Node	To (Outlet) Node	Length	Average Slope	Pipe Diameter or Height	Peak Flow	Design Flow Capacity	Design Over Peak Flow
			(ft)	(%)	(inches)	(cfs)	(cfs)	
Pipe - (255)	SDMH 5' Ø #14	SD DOUBLE INLET #9	16.42	1.0000	24.000	2.39	24.49	OKAY
Pipe - (256)	SD DOUBLE INLET #8	SDMH 5' Ø #13	13.58	3.0100	18.000	0.81	19.75	OKAY
Pipe - (257)	SDMH 5' Ø #12	SDMH 5' Ø #13	70.92	0.7900	18.000	1.64	10.12	OKAY
Pipe - (258)	SDMH 5' Ø #11	SDMH 5' Ø #12	70.99	0.5900	18.000	1.65	8.74	OKAY
Pipe - (259)	SDMH 5' Ø #10	SDMH 5' Ø #11	121.06	0.5900	18.000	1.66	8.73	OKAY
Pipe - (260)	SDMH 5' Ø #9	SDMH 5' Ø #10	148.88	0.5900	18.000	1.10	8.75	OKAY
Pipe - (261)	SDMH 5' Ø #8	SDMH 5' Ø #9	95.28	0.9400	18.000	1.10	11.00	OKAY
Pipe - (262)	SDMH 5' Ø #7	SDMH 5' Ø #8	88.40	4.8100	18.000	1.11	24.97	OKAY
Pipe - (263)	SDMH 5' Ø #6	SDMH 5' Ø #7	100.80	9.6800	18.000	1.11	35.41	OKAY
Pipe - (264)	SDMH 5' Ø #4	SDMH 5' Ø #6	105.00	11.3900	18.000	1.11	38.41	OKAY
Pipe - (265)	SDMH 5' Ø #3	SDMH 5' Ø #5	156.03	12.0900	18.000	0.31	39.56	OKAY
Pipe - (266)	SDMH 5' Ø #2	SDMH 5' Ø #3	348.88	11.8600	18.000	0.31	39.19	OKAY
Pipe - (267)	SDMH 5' Ø #1	SDMH 5' Ø #2	59.41	1.3300	18.000	0.32	13.15	OKAY
Pipe - (268)	SD DOUBLE INLET #7	SDMH 5' Ø #1	15.68	0.5000	18.000	0.16	8.05	OKAY
Pipe - (269)	SD DOUBLE INLET #6	SDMH 5' Ø #1	14.32	0.5000	18.000	0.17	8.05	OKAY
Pipe - (270)	SDMH 5' Ø #5	SDMH 5' Ø #4	116.16	12.4000	18.000	0.31	40.08	OKAY
Pipe - (271)	SDMH 5' Ø #24	SD DOUBLE INLET #10	15.01	0.5400	18.000	1.30	8.33	OKAY
Pipe - (272)	SD INLET #2	SDMH 5' Ø #16	19.27	0.3900	18.000	0.09	7.10	OKAY
Pipe - (273)	SD DOUBLE INLET #4	FLARED END SECTION #3	300.00	7.2400	18.000	1.98	30.62	OKAY
Pipe - (282)	SD DOUBLE INLET #11	SDMH 5' Ø #24	15.01	0.5400	18.000	0.53	8.33	OKAY
Pipe - (284)	SD DOUBLE INLET #10	FLARED END SECTION #5	273.98	14.0400	18.000	2.27	42.63	OKAY
Pipe - (285)	SD INLET #1	SDMH 5' Ø #16	10.73	0.7000	18.000	0.09	9.51	OKAY
Pipe - (286)	SDMH 5' Ø #17	FLARED END SECTION #1	93.24	0.5000	24.000	6.51	17.33	OKAY
Pipe - (287)	SD DOUBLE INLET #9	FLARED END SECTION #4	300.00	11.9100	24.000	3.50	84.60	OKAY
Pipe - (333)	SDMH 5' Ø #13	SDMH 5' Ø #14	172.47	0.7900	18.000	2.39	10.11	OKAY
Pipe - (337)	SDMH 5' Ø #16	SDMH 5' Ø #22	117.10	5.8400	18.000	0.18	27.51	OKAY
Pipe - (338)	SDMH 5' Ø #22	SDMH 5' Ø #17	88.59	0.5000	18.000	2.33	8.05	OKAY
Pipe - (339)	SD DOUBLE INLET #2	SDMH 5' Ø #17	10.73	2.0000	18.000	4.30	16.09	OKAY
Pipe - (378)	SD INLET #4	SDMH 5' Ø #20	46.65	2.4300	18.000	0.47	17.74	OKAY
Pipe - (379)	SDMH 5' Ø #20	SDMH 5' Ø #21	97.58	4.8100	18.000	0.94	24.95	OKAY
Pipe - (381)	SD DOUBLE INLET #5	SDMH 5' Ø #21	15.00	0.5000	18.000	0.41	8.05	OKAY
Pipe - (382)	SDMH 5' Ø #21	SD DOUBLE INLET #4	15.00	0.5000	18.000	1.34	8.05	OKAY
Pipe - (383)	SD INLET #3	SDMH 5' Ø #19	56.66	0.5000	18.000	0.93	8.04	OKAY
Pipe - (384)	SDMH 5' Ø #19	SDMH 5' Ø #18	138.43	0.5000	18.000	0.92	8.05	OKAY
Pipe - (385)	SDMH 5' Ø #18	SD DOUBLE INLET #3	18.34	0.5000	18.000	0.92	8.05	OKAY
Pipe - (386)	SD DOUBLE INLET #3	FLARED END SECTION #2	300.00	30.6300	18.000	1.53	62.98	OKAY
Pipe - (387)	SD DOUBLE INLET #1	SDMH 5' Ø #22	10.73	2.0000	18.000	0.96	16.09	OKAY
Pipe - (401)	SD DOUBLE INLET #12	SDMH 5' Ø #4	34.82	0.5600	18.000	0.80	8.52	OKAY
Pipe - (402)	SD INLET #5	SDMH 5' Ø #23	15.00	0.5000	18.000	0.80	8.05	OKAY
Pipe - (403)	SDMH 5' Ø #23	SDMH 5' Ø #24	184.18	0.5100	18.000	0.79	8.12	OKAY
Pipe - (406)	SD DOUBLE INLET #13	SDMH 5' Ø #10	13.10	0.5000	18.000	0.60	8.05	OKAY
Pipe - (412)	SD DOUBLE INLET #14	SDMH 5' Ø #20	50.12	13.3300	18.000	0.48	41.55	OKAY
Pipe - (413)	SD DOUBLE INLET #15	SDMH 5' Ø #22	19.27	2.0000	18.000	1.22	16.09	OKAY

V. CONCLUSION

It is concluded that the project is in compliance with applicable codes and ordinances. By affixing hereto my Professional Engineering stamp and signature, I hereby represent that this report/design for the management of storm water of this development was prepared by me, or under my direct supervision in accordance with applicable codes and ordinances. I understand that the City assumes no responsibility or liability for this report.

Sincerely,

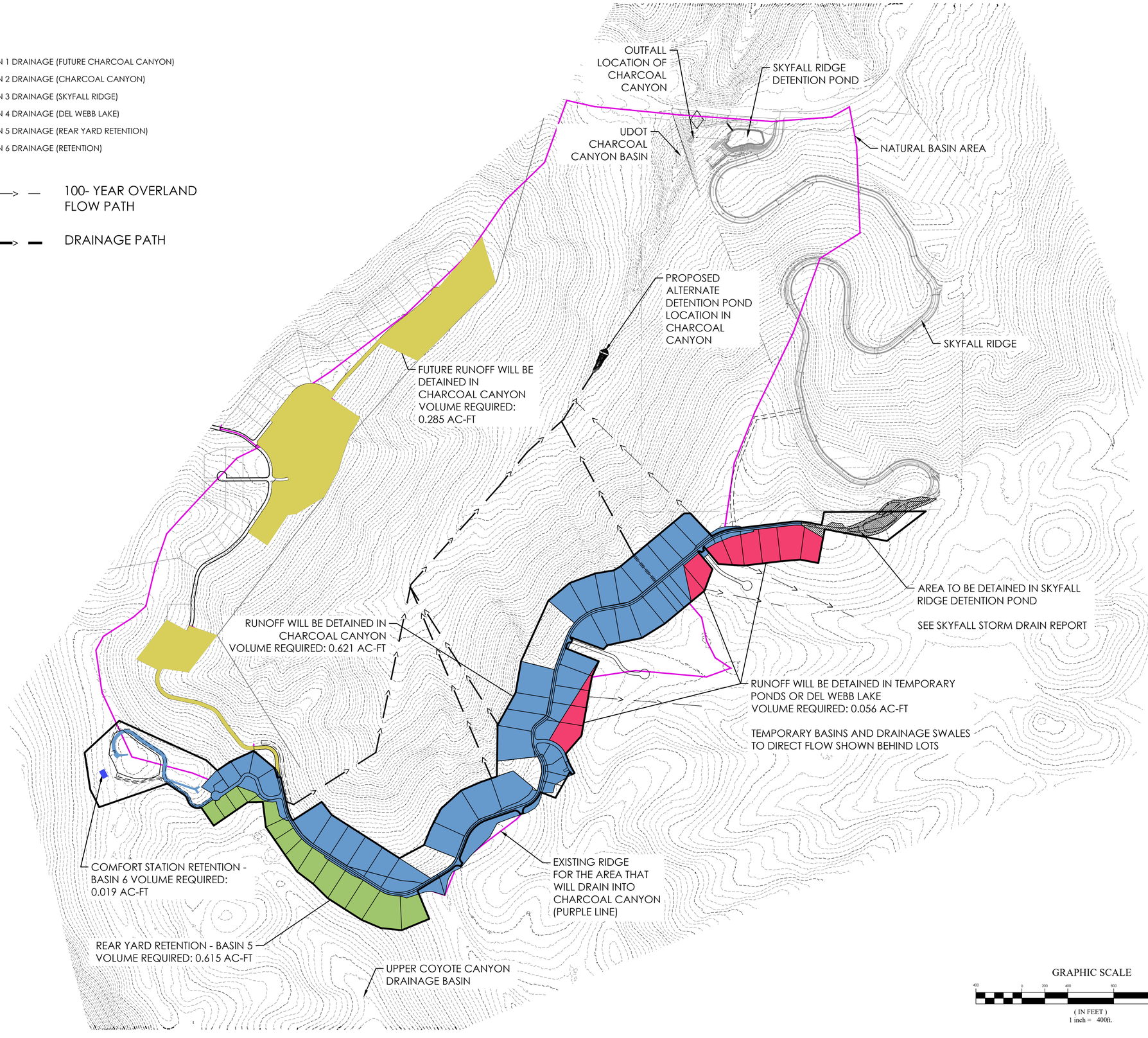
Mathew Wangsgaard, PE
Project Manager I
FOCUS Engineering & Surveying



BASIN 1 DRAINAGE (FUTURE CHARCOAL CANYON)
BASIN 2 DRAINAGE (CHARCOAL CANYON)
BASIN 3 DRAINAGE (SKYFALL RIDGE)
BASIN 4 DRAINAGE (DEL WEBB LAKE)
BASIN 5 DRAINAGE (REAR YARD RETENTION)
BASIN 6 DRAINAGE (RETENTION)

100- YEAR OVERLAND FLOW PATH

DRAINAGE PATH



N
S

GRAPHIC SCALE
400 0 200 400 800 1600
(IN FEET)
1 inch = 400ft.

Know what's below. Call 811 before you dig.

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FOR REVIEW ONLY

JORDANELLE RIDGE VILLAGE 3
MARCELLA NORTH PHASE 1
HEBER CITY, UTAH

PROPOSED BASINS EXHIBIT

REVISION BLOCK

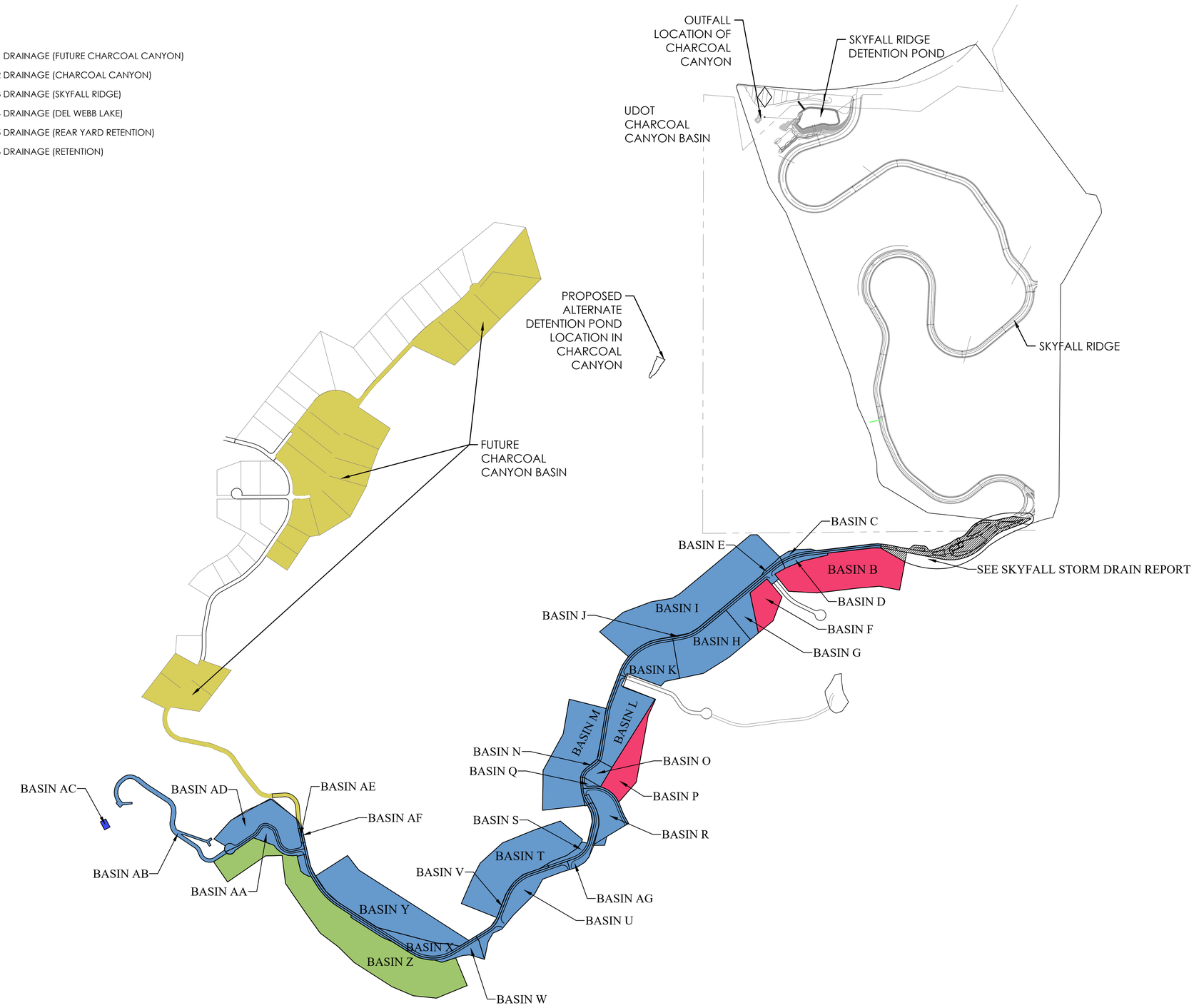
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PROPOSED BASINS EXHIBIT

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Date:	3/11/2026	Job #:	25-0170
Sheet:	SD-2		

Z:_2025\25-0170 Jordanelle Ridge Village 3 Marcella North Phase 1\Design 25-0170\Dwg\exhibits\24-0094 Jordanelle Ridge Village 3 Phase 1 Proposed Basins Exhibit.dwg

BASIN 1 DRAINAGE (FUTURE CHARCOAL CANYON)
BASIN 2 DRAINAGE (CHARCOAL CANYON)
BASIN 3 DRAINAGE (SKYFALL RIDGE)
BASIN 4 DRAINAGE (DEL WEBB LAKE)
BASIN 5 DRAINAGE (REAR YARD RETENTION)
BASIN 6 DRAINAGE (RETENTION)



GRAPHIC SCALE
400 0 200 400 800 1600
(IN FEET)
1 inch = 400ft.

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HEBER CITY, UTAH

PROPOSED BASIN NAMES EXHIBIT

REVISION BLOCK

#	DATE	DESCRIPTION
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PROPOSED BASIN NAMES EXHIBIT

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Date: 3/11/2026 | Job #: 25-0170
Sheet: SD-3

Z:_2025\25-0170 Jordanelle Ridge Village 3 Marcella North Phase 1\design 25-0170\dwg\exhibit\25-0170 Jordanelle Ridge Village 3 Phase 1 Proposed Basin Names Exhibit.dwg

JORDANELLE RIDGE VILLAGE 3 MARCELLA PHASE 1

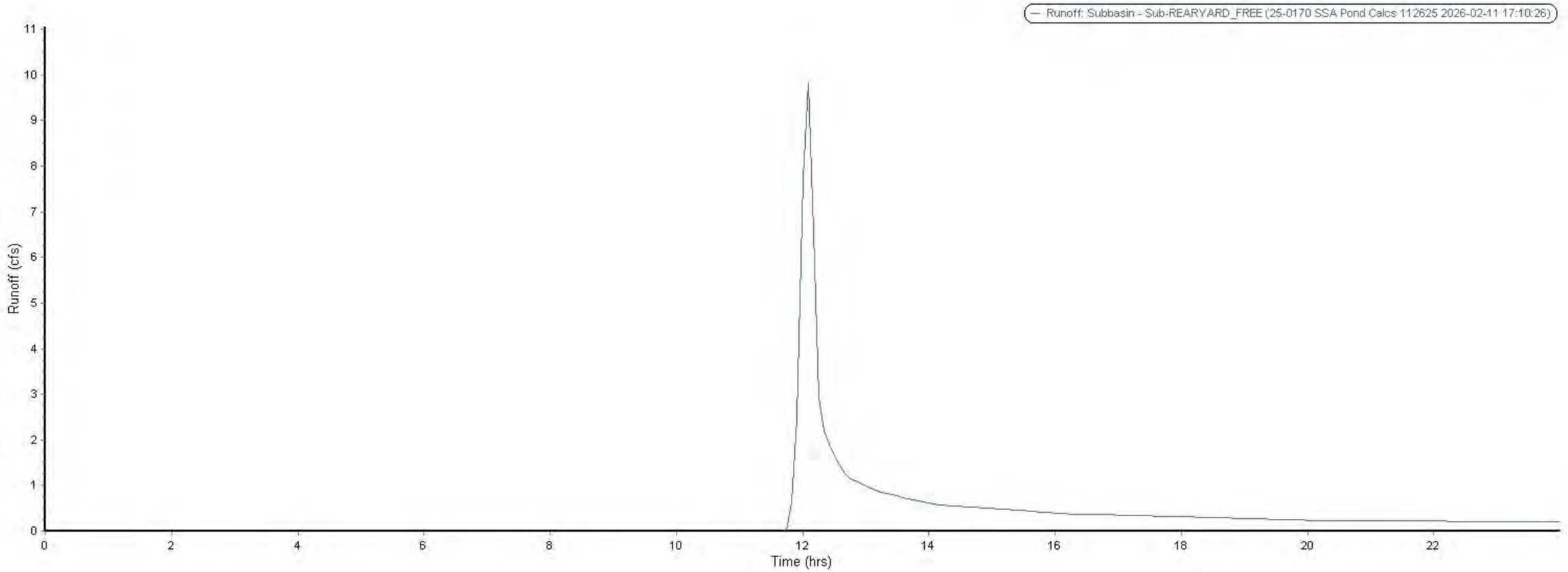
BASIN	TOTAL AREA	ROAD AREA	LOT AREA	ROAD CURVE #	LOT CURVE #	WEIGHTED CURVE #	OUTFALL BASIN	TOTAL AREA AC	RELEASE RATE (@0.1CFS/AC)	FREE DISCHARGE VOLUME (CF)	RESTRICTED DISCHARGE VOLUME (CF)	25-YEAR STORAGE REQUIREMENT VOLUME (CF)	25-YEAR STORAGE REQUIREMENT VOLUME (AF)	100-YEAR STORAGE REQUIREMENT VOLUME (CF)	100-YEAR STORAGE REQUIREMENT VOLUME (AF)
B	258692.77	0.00	258692.77	98	68	**68**	DEL WEBB	5.94	0.59	1961.62	467.18	1494.44	0.034		
C	18532.02	11131.63	7400.39	98	68	**86**	CHARCOAL CANYON	0.43	0.04						
D	23641.56	11955.65	11685.91	98	68	**83**	CHARCOAL CANYON	0.54	0.05						
E	13219.06	10028.75	3190.31	98	68	**91**	CHARCOAL CANYON	0.30	0.03						
F	61704.09	0.00	61704.09	98	68	**68**	DEL WEBB	1.42	0.14	467.39	104.79	362.6	0.008		
G	71470.35	15531.38	55938.97	98	68	**75**	CHARCOAL CANYON	1.64	0.16						
H	172508.91	3992.57	168516.34	98	68	**69**	CHARCOAL CANYON	3.96	0.40						
I	429761.83	0.00	429761.83	98	68	**68**	CHARCOAL CANYON	9.87	0.99						
J	27462.98	27462.98	0.00	98	68	**98**	CHARCOAL CANYON	0.63	0.06						
K	108133.54	8917.54	99216.00	98	68	**70**	CHARCOAL CANYON	2.48	0.25						
L	144061.08	11093.29	132967.79	98	68	**70**	CHARCOAL CANYON	3.31	0.33						
M	259592.97	0.00	259592.97	98	68	**68**	CHARCOAL CANYON	5.96	0.60						
N	3114.58	3114.58	0.00	98	68	**98**	CHARCOAL CANYON	0.07	0.01						
O	25476.35	2787.56	22688.79	98	68	**71**	CHARCOAL CANYON	0.58	0.06						
P	99017.92	0.00	99017.92	98	68	**68**	DEL WEBB	2.27	0.23	748.43	178.51	569.92	0.013		
Q	12620.29	8873.08	3747.21	98	68	**89**	CHARCOAL CANYON	0.29	0.03						
R	69818.13	8141.34	61676.79	98	68	**71**	CHARCOAL CANYON	1.60	0.16						
S	26938.48	14446.19	12492.29	98	68	**84**	CHARCOAL CANYON	0.62	0.06						
T	288847.15	0.00	288847.15	98	68	**68**	CHARCOAL CANYON	6.63	0.66						
U	93451.20	17793.70	75657.50	98	68	**74**	CHARCOAL CANYON	2.15	0.21						
V	13450.18	12957.68	492.50	98	68	**97**	CHARCOAL CANYON	0.31	0.03						
W	61304.00	26704.68	34599.32	98	68	**81**	CHARCOAL CANYON	1.41	0.14						
X	74108.20	27634.97	46473.23	98	68	**79**	CHARCOAL CANYON	1.70	0.17						
Y	296389.71	0.00	296389.71	98	68	**68**	CHARCOAL CANYON	6.80	0.68						
Z	513176.20	0.00	513176.20	98	68	**68**	REAR YARD	11.78						26810.81	0.615
AA	33931.93	13034.16	20897.77	98	68	**80**	CHARCOAL CANYON	0.78	0.08						
AB	50272.66	50272.66	0.00	98	68	**98**	CHARCOAL CANYON	1.15	0.12						
AC	3440.83	3440.83	0.00	98	68	**98**	BASIN 6	0.08						832.43	0.019
AD	146661.26	14130.35	132530.91	98	68	**71**	CHARCOAL CANYON	3.37	0.34						
AE	1738.91	1738.91	0.00	98	68	**98**	CHARCOAL CANYON	0.04	0.00						
AF	1736.62	1736.62	0.00	98	68	**98**	CHARCOAL CANYON	0.04	0.00						
AG	29071.12	10700.15	18370.97	98	68	**79**	CHARCOAL CANYON	0.67	0.07						
FUTURE CHARCOAL CANYON	1318187.94	144048.35	1174141.1	98	68	**71**	CHARCOAL CANYON	30.26	3.03	17240.24	4810.71	12429.53	0.285		
DEL WEBB	419414.78	0.00	419414.78	98	68	**68**		9.63	0.96	3181.53	753.57	2427.96	0.056		
CHARCOAL	2497315.07	314180.42	2183134.65	98	68	**72**		57.33	5.73	38248.16	11178.68	27069.48	0.621		
CHARCOAL CANYON TOTAL	3815504.49	458228.77	3357275.72	98	68	**72**		87.59	8.76	55488.40	15989.39	39499.01	0.907		

Free discharge is the amount of discharge without an orifice
Restricted discharge is the amount of discharge with an orifice

These are determined by Storm and Sanitary Analysis Time Series Plots shown hereafter in the Total Inflow tables as Total Inflow Volume (ft^2)

FREE DISCHARGE VOLUME -
RESTRICTED DISCHARGE VOLUME
= STORAGE REQUIREMENT

Plan View | Time Series Plot



REAR YARD - DETENTION

Runoff Summary Table

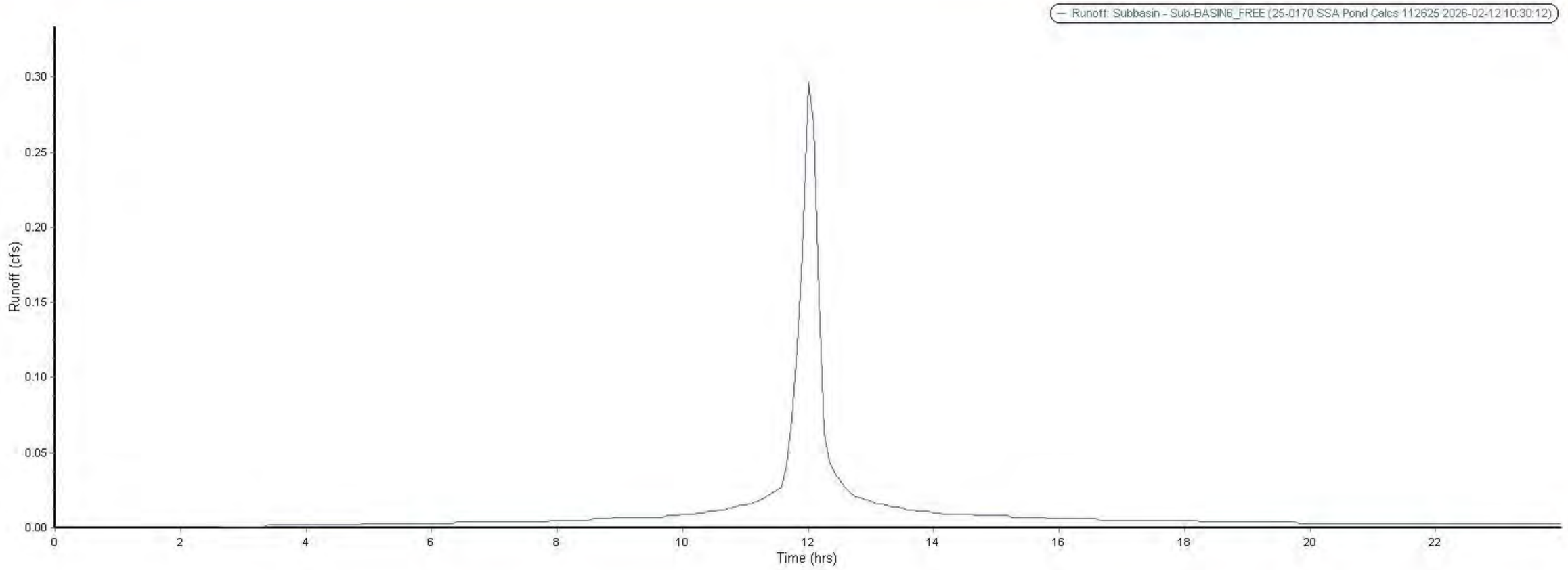
Time period
From: 11/26/2025, 12:00:00 AM
To: 11/27/2025, 12:00:00 AM

Thresholds
Exceedance: 0
Deficit: 0

Detention storage
Max flow: 0

Element ID	Sub-REARYARD_FREE
Maximum Runoff (cfs)	9.84
Minimum Runoff (cfs)	0.00
Event Mean Runoff (cfs)	0.31
Duration of Exceedances (hrs)	N/A
Duration of Deficits (hrs)	N/A
Number of Exceedances	N/A
Number of Deficits	N/A
Volume of Exceedance (ft³)	N/A
Volume of Deficit (ft³)	N/A
Total Runoff (ft³)	26810.81
Detention Storage (ft³)	N/A

Plan View | Time Series Plot



BASIN 6 - DETENTION

Runoff Summary Table

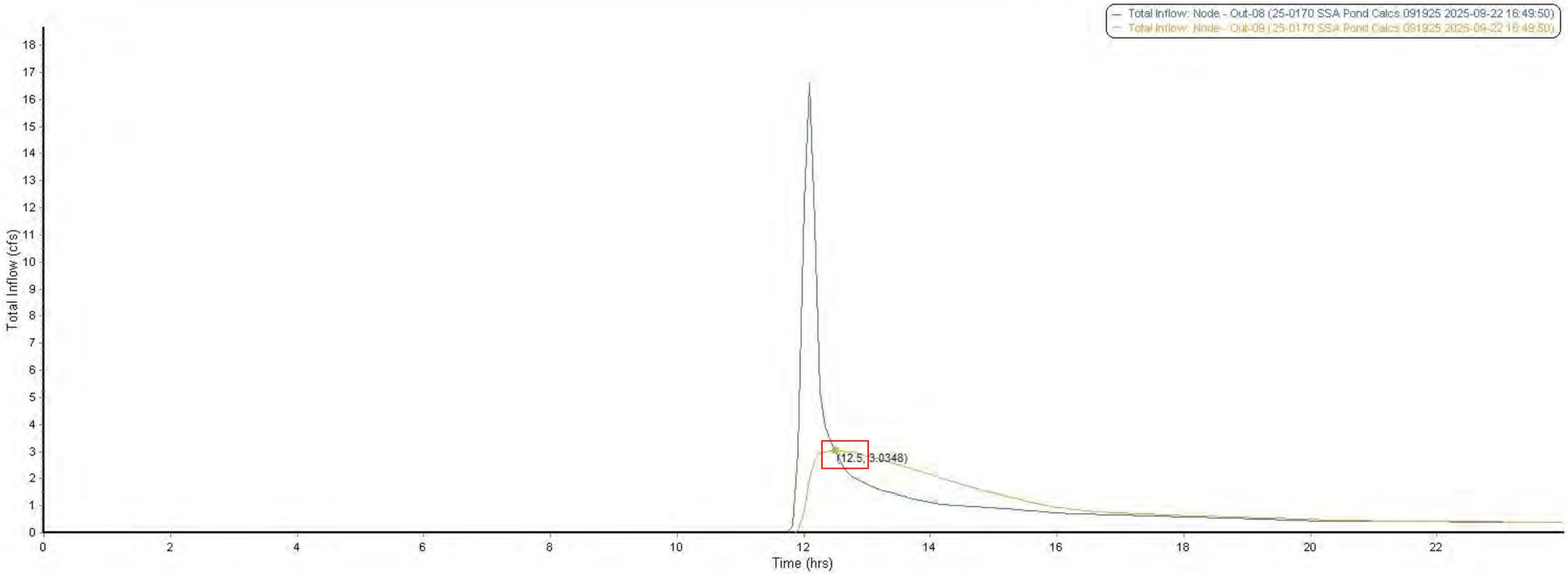
Time period
From: 11/26/2025, 12:00:00 AM
To: 11/27/2025, 12:00:00 AM

Thresholds
Exceedance: 0
Deficit: 0

Detention storage
Max flow: 0

Element ID	Sub-BASIN6_FREE
Maximum Runoff (cfs)	0.30
Minimum Runoff (cfs)	0.00
Event Mean Runoff (cfs)	0.01
Duration of Exceedances (hrs)	N/A
Duration of Deficits (hrs)	N/A
Number of Exceedances	N/A
Number of Deficits	N/A
Volume of Exceedance (ft³)	N/A
Volume of Deficit (ft³)	N/A
Total Runoff (ft³)	832.43
Detention Storage (ft³)	N/A

Total Inflow (cfs): 6.33, 12.55



FUTURE CHARCOAL CANYON - FULL STORM

Total Inflow Summary Table

Time period

From: 09/22/2025, 12:00:00 AM

To: 09/23/2025, 12:00:00 AM

Thresholds

Exceedance: 0

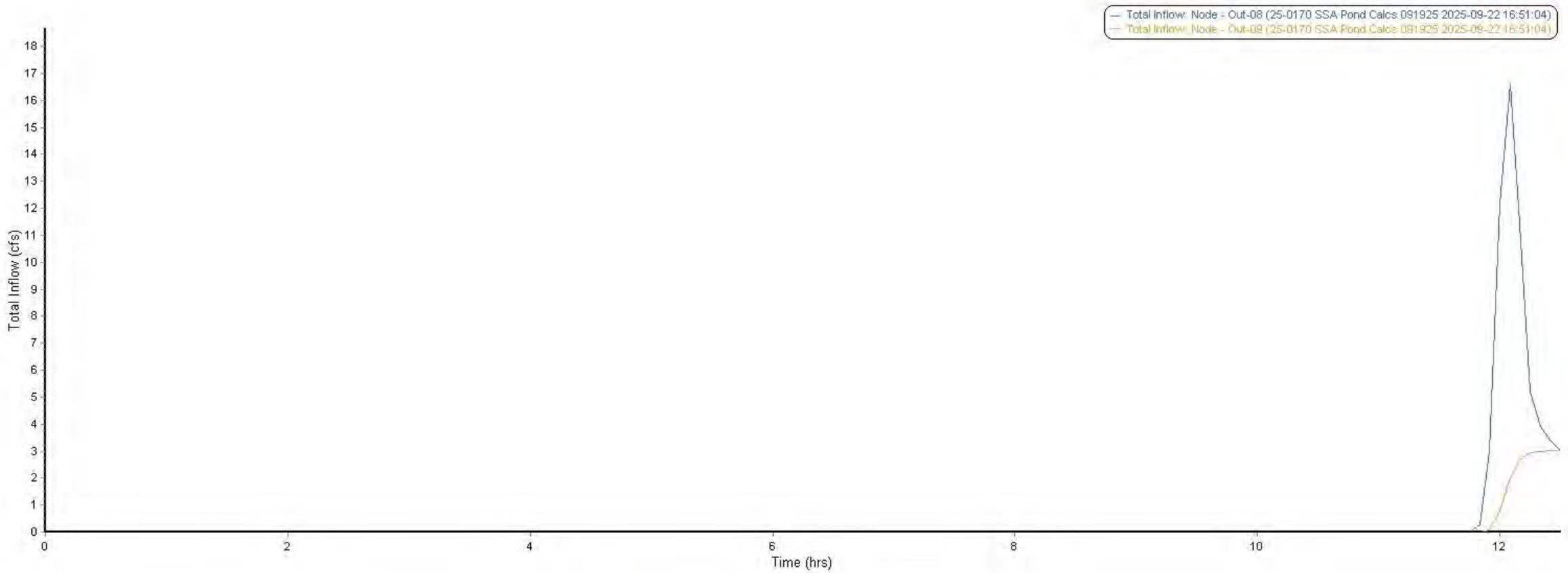
Deficit: 0

Detention storage

Max flow: 0

Element ID	Out-08	Out-09
Maximum Total Inflow (cfs)	16.61	3.03
Minimum Total Inflow (cfs)	0.00	0.00
Event Mean Total Inflow (cfs)	0.55	0.53
Duration of Exceedances (hrs)	N/A	N/A
Duration of Deficits (hrs)	N/A	N/A
Number of Exceedances	N/A	N/A
Number of Deficits	N/A	N/A
Volume of Exceedance (ft³)	N/A	N/A
Volume of Deficit (ft³)	N/A	N/A
Total Inflow Volume (ft³)	47181.7	45473.95
Detention Storage (ft³)	N/A	N/A

Total Inflow (cfs): 0.68, 17.7



FUTURE CHARCOAL CANYON - DETENTION

Total Inflow Summary Table

Time period

From: 09/22/2025, 12:00:00 AM

To: 09/22/2025, 12:30:00 PM

Thresholds

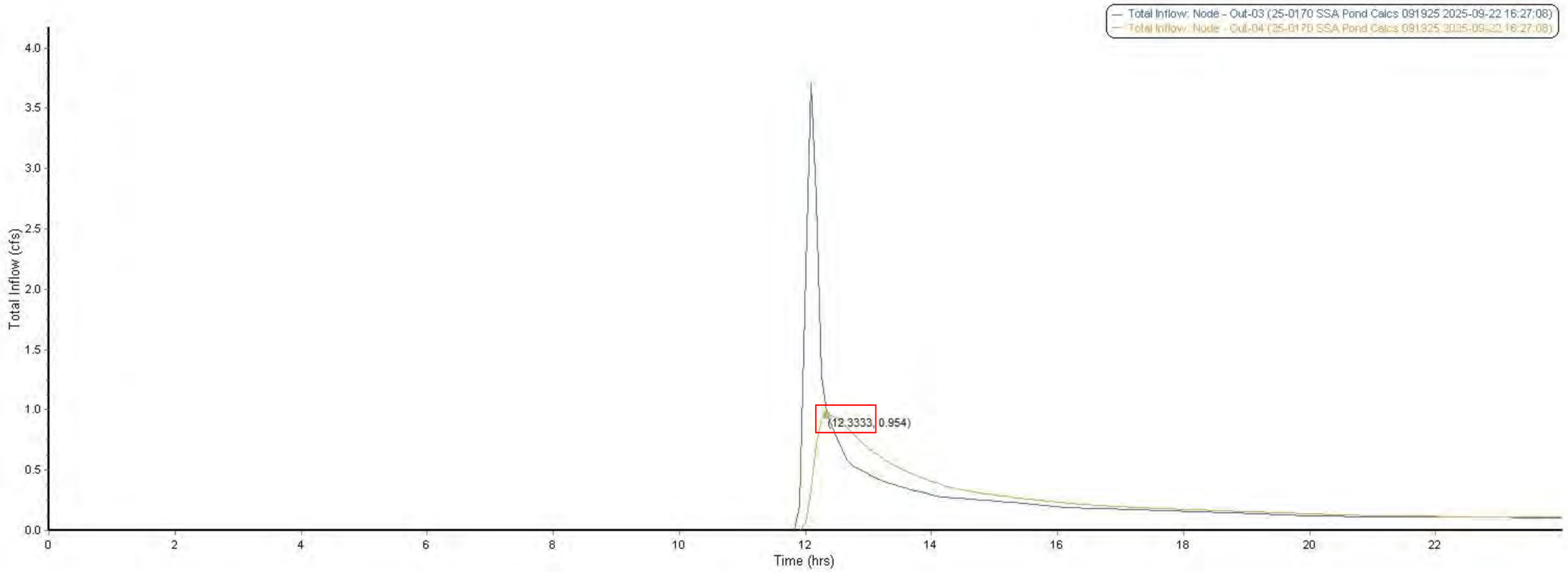
Exceedance: 0

Deficit: 0

Detention storage

Max flow: 0

Element ID	Out-08	Out-09
Maximum Total Inflow (cfs)	16.61	3.03
Minimum Total Inflow (cfs)	0.00	0.00
Event Mean Total Inflow (cfs)	0.40	0.12
Duration of Exceedances (hrs)	N/A	N/A
Duration of Deficits (hrs)	N/A	N/A
Number of Exceedances	N/A	N/A
Number of Deficits	N/A	N/A
Volume of Exceedance (ft³)	N/A	N/A
Volume of Deficit (ft³)	N/A	N/A
Total Inflow Volume (ft³)	17240.24	4810.71
Detention Storage (ft³)	N/A	N/A



DELL WEBB - FULL STORM

Total Inflow Summary Table

Time period

From: 09/22/2025, 12:00:00 AM

To: 09/23/2025, 12:00:00 AM

Thresholds

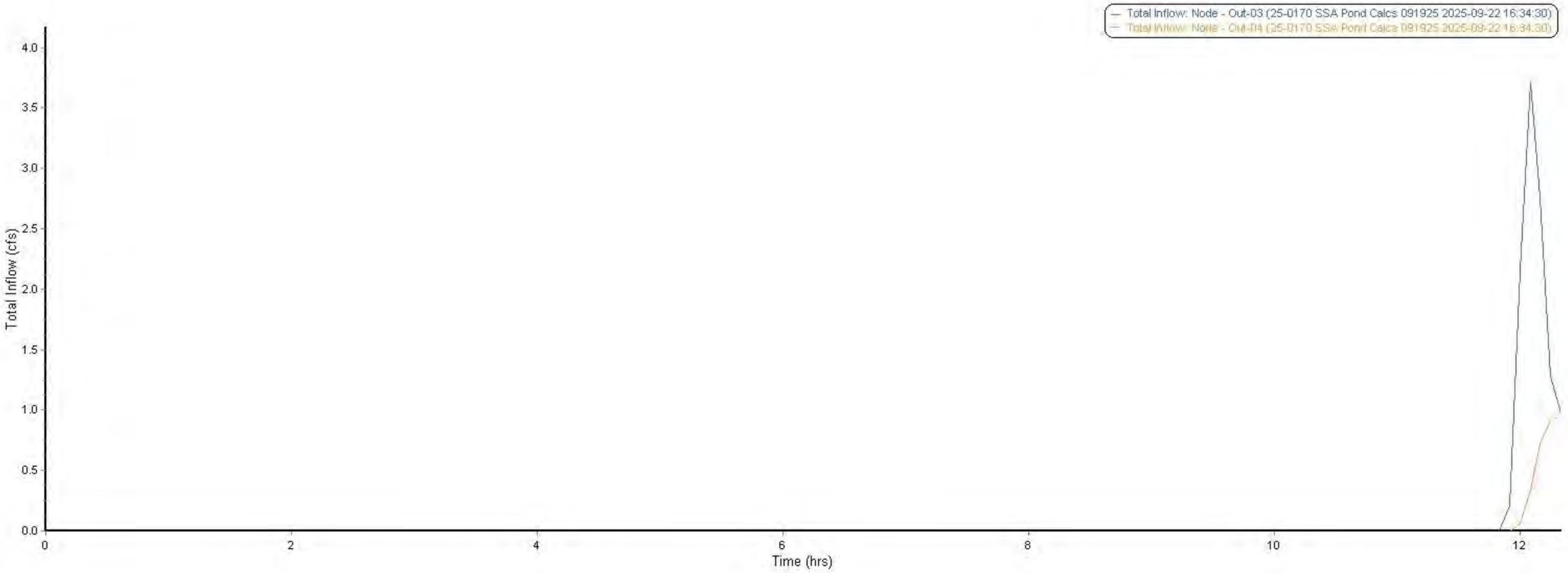
Exceedance: 0

Deficit: 0

Detention storage

Max flow: 0

Element ID	Out-03	Out-04
Maximum Total Inflow (cfs)	3.71	0.95
Minimum Total Inflow (cfs)	0.00	0.00
Event Mean Total Inflow (cfs)	0.14	0.13
Duration of Exceedances (hrs)	N/A	N/A
Duration of Deficits (hrs)	N/A	N/A
Number of Exceedances	N/A	N/A
Number of Deficits	N/A	N/A
Volume of Exceedance (ft³)	N/A	N/A
Volume of Deficit (ft³)	N/A	N/A
Total Inflow Volume (ft³)	11703.2	11123.01
Detention Storage (ft³)	N/A	N/A



DEL WEBB - DETENTION

Total Inflow Summary Table

Time period

From: 09/22/2025, 12:00:00 AM

To: 09/22/2025, 12:20:00 PM

Thresholds

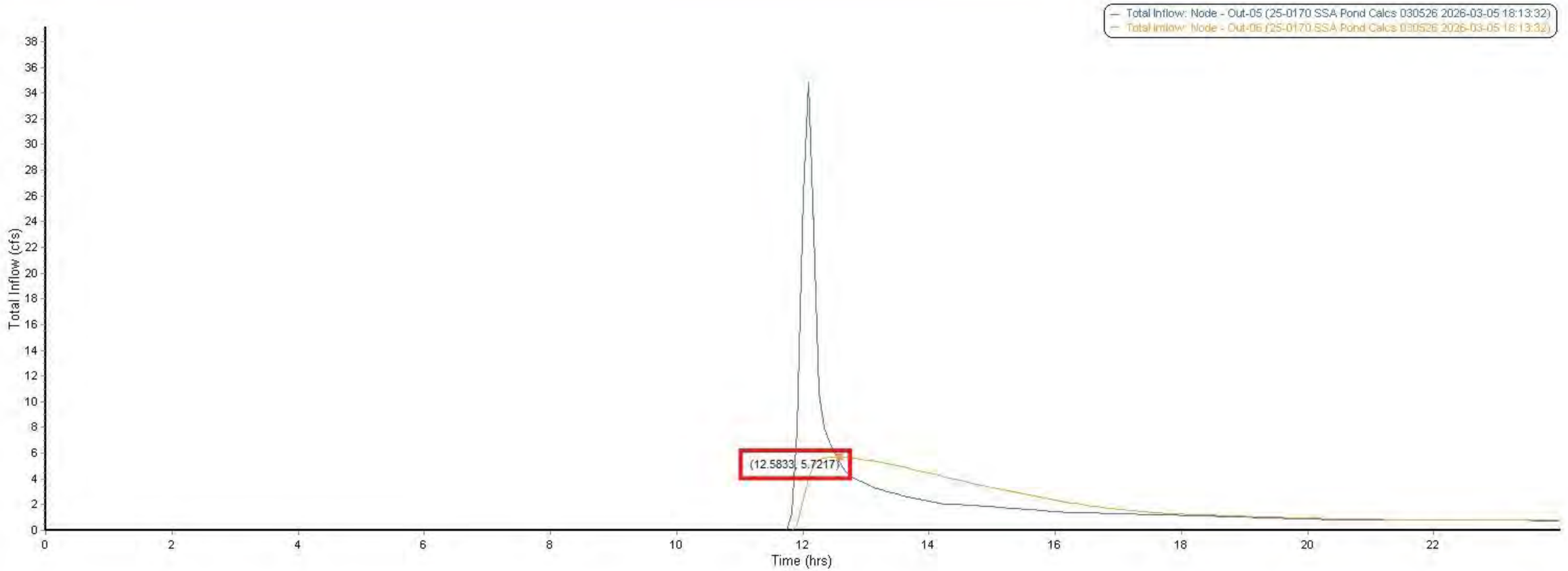
Exceedance: 0

Deficit: 0

Detention storage

Max flow: 0

Element ID	Out-03	Out-04
Maximum Total Inflow (cfs)	3.71	0.95
Minimum Total Inflow (cfs)	0.00	0.00
Event Mean Total Inflow (cfs)	0.08	0.02
Duration of Exceedances (hrs)	N/A	N/A
Duration of Deficits (hrs)	N/A	N/A
Number of Exceedances	N/A	N/A
Number of Deficits	N/A	N/A
Volume of Exceedance (ft³)	N/A	N/A
Volume of Deficit (ft³)	N/A	N/A
Total Inflow Volume (ft³)	3181.53	753.57
Detention Storage (ft³)	N/A	N/A



CHARCOAL CANYON - FULL STORM

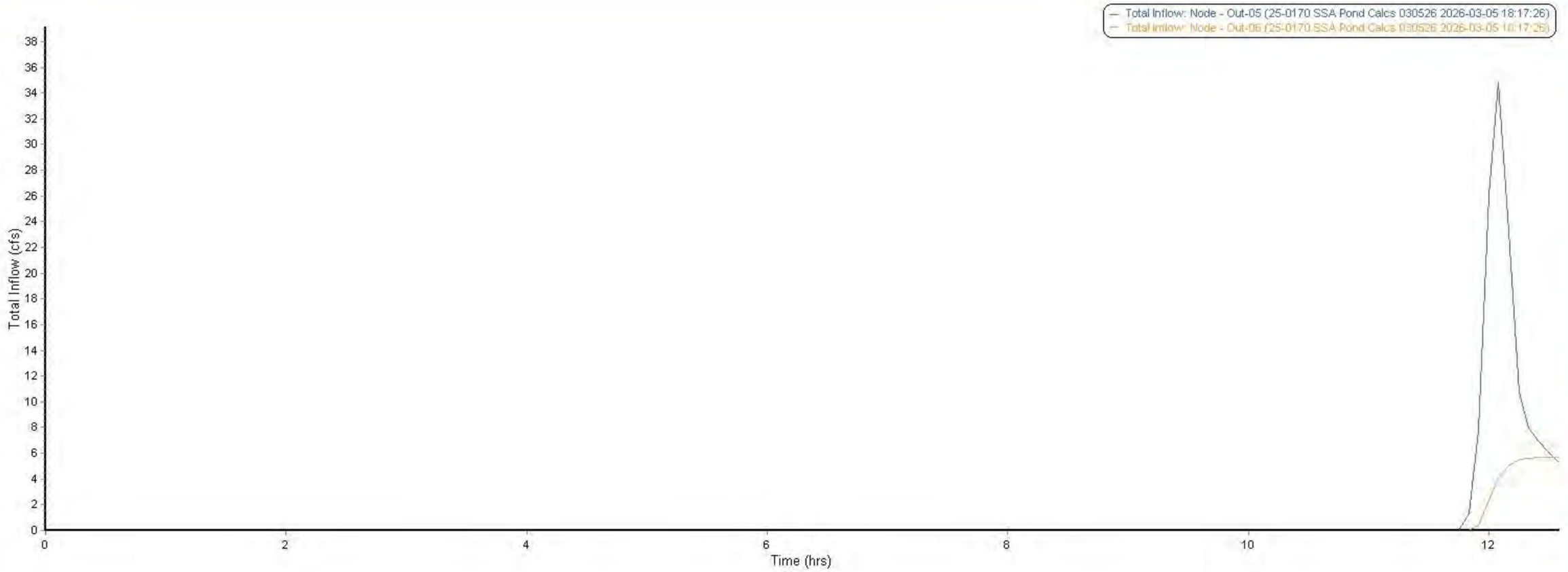
Total Inflow Summary Table

Time period
From: 11/26/2025, 12:00:00 AM
To: 11/27/2025, 12:00:00 AM

Thresholds
Exceedance: 0
Deficit: 0

Detention storage
Max flow: 0

Element ID	Out-05	Out-06
Maximum Total Inflow (cfs)	34.83	5.72
Minimum Total Inflow (cfs)	0.00	0.00
Event Mean Total Inflow (cfs)	1.12	1.09
Duration of Exceedances (hrs)	N/A	N/A
Duration of Deficits (hrs)	N/A	N/A
Number of Exceedances	N/A	N/A
Number of Deficits	N/A	N/A
Volume of Exceedance (ft³)	N/A	N/A
Volume of Deficit (ft³)	N/A	N/A
Total Inflow Volume (ft³)	96385.17	93937.92
Detention Storage (ft³)	N/A	N/A



CHARCOAL CANYON - DETENTION

Total Inflow Summary Table

Time period

From: 11/26/2025, 12:00:00 AM

To: 11/26/2025, 12:35:00 PM

Thresholds

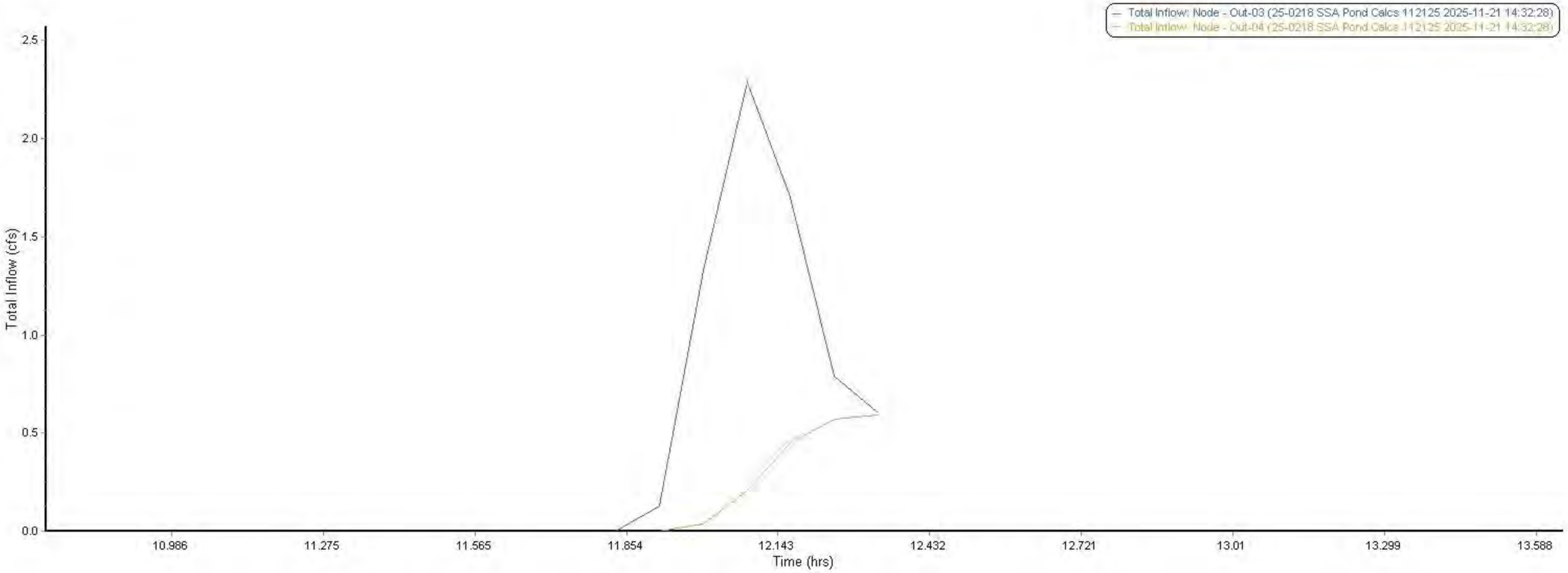
Exceedance: 0

Deficit: 0

Detention storage

Max flow: 0

Element ID	Out-05	Out-06
Maximum Total Inflow (cfs)	34.83	5.72
Minimum Total Inflow (cfs)	0.00	0.00
Event Mean Total Inflow (cfs)	0.87	0.27
Duration of Exceedances (hrs)	N/A	N/A
Duration of Deficits (hrs)	N/A	N/A
Number of Exceedances	N/A	N/A
Number of Deficits	N/A	N/A
Volume of Exceedance (ft³)	N/A	N/A
Volume of Deficit (ft³)	N/A	N/A
Total Inflow Volume (ft³)	38248.16	11178.68
Detention Storage (ft³)	N/A	N/A



TEMP BASIN B - DETENTION

Total Inflow Summary Table

Time period

From: 09/22/2025, 12:00:00 AM

To: 09/22/2025, 12:20:00 PM

Thresholds

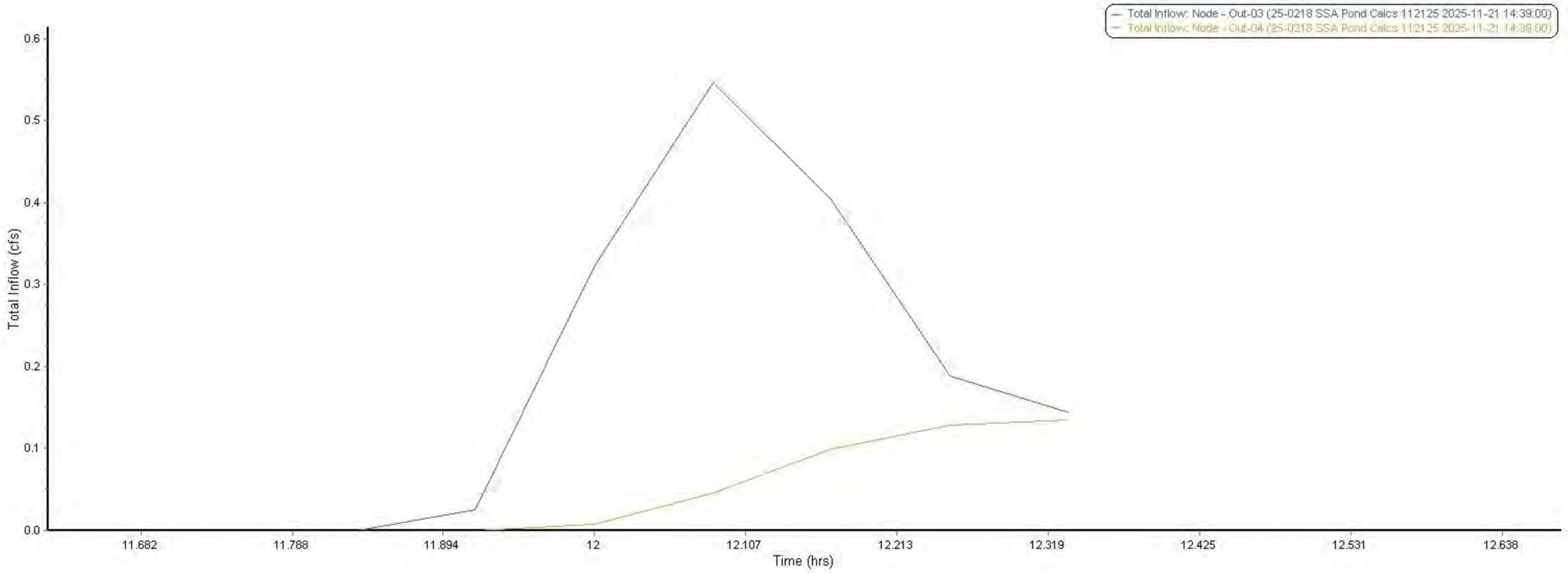
Exceedance: 0

Deficit: 0

Detention storage

Max flow: 0

Element ID	Out-03	Out-04
Maximum Total Inflow (cfs)	2.29	0.59
Minimum Total Inflow (cfs)	0.00	0.00
Event Mean Total Inflow (cfs)	0.05	0.01
Duration of Exceedances (hrs)	N/A	N/A
Duration of Deficits (hrs)	N/A	N/A
Number of Exceedances	N/A	N/A
Number of Deficits	N/A	N/A
Volume of Exceedance (ft³)	N/A	N/A
Volume of Deficit (ft³)	N/A	N/A
Total Inflow Volume (ft³)	1961.62	467.18
Detention Storage (ft³)	N/A	N/A



TEMP BASIN F - DETENTION

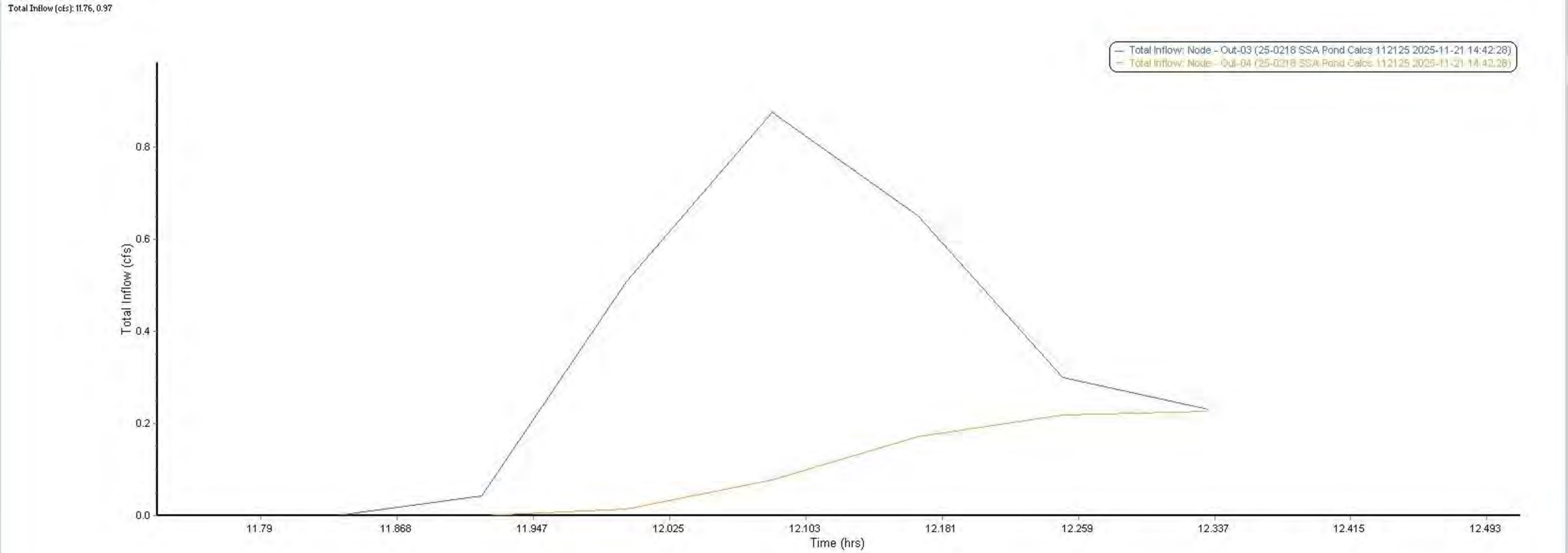
Total Inflow Summary Table

Time period
From: 09/22/2025, 12:00:00 AM
To: 09/22/2025, 12:20:00 PM

Thresholds
Exceedance: 0
Deficit: 0

Detention storage
Max flow: 0

Element ID	Out-03	Out-04
Maximum Total Inflow (cfs)	0.55	0.13
Minimum Total Inflow (cfs)	0.00	0.00
Event Mean Total Inflow (cfs)	0.01	0.00
Duration of Exceedances (hrs)	N/A	N/A
Duration of Deficits (hrs)	N/A	N/A
Number of Exceedances	N/A	N/A
Number of Deficits	N/A	N/A
Volume of Exceedance (ft³)	N/A	N/A
Volume of Deficit (ft³)	N/A	N/A
Total Inflow Volume (ft³)	467.39	104.79
Detention Storage (ft³)	N/A	N/A



TEMP BASIN P - DETENTION

Total Inflow Summary Table

Time period
From: 09/22/2025, 12:00:00 AM
To: 09/22/2025, 12:20:00 PM

Thresholds
Exceedance: 0
Deficit: 0

Detention storage
Max flow: 0

Element ID	Out-03	Out-04
Maximum Total Inflow (cfs)	0.88	0.23
Minimum Total Inflow (cfs)	0.00	0.00
Event Mean Total Inflow (cfs)	0.02	0.00
Duration of Exceedances (hrs)	N/A	N/A
Duration of Deficits (hrs)	N/A	N/A
Number of Exceedances	N/A	N/A
Number of Deficits	N/A	N/A
Volume of Exceedance (ft³)	N/A	N/A
Volume of Deficit (ft³)	N/A	N/A
Total Inflow Volume (ft³)	748.43	178.51
Detention Storage (ft³)	N/A	N/A

```
  Autodesk® Storm and Sanitary Analysis 2016 - Version 13.5.305 (Build 0)
  --------------------------------------------------------------------------------

  ********************
  Project Description
  ********************
  File Name .................. 25-0170 SSA Storm Drain Calcs 031226.SPF
  Description ................ Z:\_2025\25-0170 Jordanelle Ridge Village 3 Marcella North Phase 1
\design 25-0170\dwg\base\25-0170 p-base basins updated.dwg


  ****************
  Analysis Options
  ****************
  Flow Units ................. cfs
  Subbasin Hydrograph Method. SCS TR-55
  Time of Concentration...... Kirpich
  Link Routing Method ....... Kinematic Wave
  Storage Node Exfiltration.. None
  Starting Date .............. MAR-05-2026 00:00:00
  Ending Date ................ MAR-06-2026 00:00:00
  Report Time Step ........... 00:05:00


  *************
  Element Count
  *************
  Number of rain gages ...... 2
  Number of subbasins ....... 32
  Number of nodes ........... 52
  Number of links ........... 43


  ****************
  Raingage Summary
  ****************
  Gage                Data                Data       Recording
  ID                  Source              Type        Interval
                                                            min
  ----------------------------------------------------------------
  Rain Gage-010       TS-010              CUMULATIVE      6.00
  Rain Gage-0100      TS-0100             CUMULATIVE      6.00


  ****************
  Subbasin Summary
  ****************
  Subbasin                 Total      Flow   Average   Peak Rate    Raingage
                            Area    Length     Slope      Factor
  ID                       acres        ft         %
  ------------------------------------------------------------------------------
  {Site 1}.BASIN AA         0.78    500.00    0.5000      484.00    Rain Gage-010
  {Site 1}.BASIN AB         1.15    500.00    0.5000      484.00    Rain Gage-010
  {Site 1}.BASIN AC         0.08    500.00    0.5000      484.00    Rain Gage-010
  {Site 1}.BASIN AD         3.36    500.00    0.5000      484.00    Rain Gage-010
  {Site 1}.BASIN AE         0.04    500.00    0.5000      484.00    Rain Gage-010
  {Site 1}.BASIN AF         0.04    500.00    0.5000      484.00    Rain Gage-010
  {Site 1}.BASIN AG         0.67    500.00    0.5000      484.00    Rain Gage-010
  {Site 1}.BASIN B          5.92    500.00    0.5000      484.00    Rain Gage-010
  {Site 1}.BASIN C          0.42    500.00    0.5000      484.00    Rain Gage-010
  {Site 1}.BASIN D          0.54    500.00    0.5000      484.00    Rain Gage-010
  {Site 1}.BASIN E          0.30    500.00    0.5000      484.00    Rain Gage-010
  {Site 1}.BASIN F          1.41    500.00    0.5000      484.00    Rain Gage-010
  {Site 1}.BASIN G          1.64    500.00    0.5000      484.00    Rain Gage-010
  {Site 1}.BASIN H          3.95    500.00    0.5000      484.00    Rain Gage-010
  {Site 1}.BASIN I          9.84    500.00    0.5000      484.00    Rain Gage-010
```

{Site 1}.BASIN J	0.63	500.00	0.5000	484.00	Rain Gage-010
{Site 1}.BASIN K	2.48	500.00	0.5000	484.00	Rain Gage-010
{Site 1}.BASIN L	3.30	500.00	0.5000	484.00	Rain Gage-010
{Site 1}.BASIN M	5.95	500.00	0.5000	484.00	Rain Gage-010
{Site 1}.BASIN N	0.07	500.00	0.5000	484.00	Rain Gage-010
{Site 1}.BASIN O	0.58	500.00	0.5000	484.00	Rain Gage-010
{Site 1}.BASIN P	2.27	500.00	0.5000	484.00	Rain Gage-010
{Site 1}.BASIN Q	0.29	500.00	0.5000	484.00	Rain Gage-010
{Site 1}.BASIN R	1.60	500.00	0.5000	484.00	Rain Gage-010
{Site 1}.BASIN S	0.62	500.00	0.5000	484.00	Rain Gage-010
{Site 1}.BASIN T	6.62	500.00	0.5000	484.00	Rain Gage-010
{Site 1}.BASIN U	2.14	500.00	0.5000	484.00	Rain Gage-010
{Site 1}.BASIN V	0.31	500.00	0.5000	484.00	Rain Gage-010
{Site 1}.BASIN W	1.40	500.00	0.5000	484.00	Rain Gage-010
{Site 1}.BASIN X	1.70	500.00	0.5000	484.00	Rain Gage-010
{Site 1}.BASIN Y	6.79	500.00	0.5000	484.00	Rain Gage-010
{Site 1}.BASIN Z	11.75	500.00	0.5000	484.00	Rain Gage-010

****
Node Summary
****

Node ID	Element Type	Invert Elevation ft	Maximum Elev. ft	Ponded Area ft²	External Inflow
SD DOUBLE INLET #1	JUNCTION	7340.49	7352.06	0.00	
SD DOUBLE INLET #10	JUNCTION	7182.17	7186.46	0.00	
SD DOUBLE INLET #11	JUNCTION	7182.33	7186.46	0.00	
SD DOUBLE INLET #12	JUNCTION	7215.56	7219.91	0.00	
SD DOUBLE INLET #13	JUNCTION	7189.21	7192.42	0.00	
SD DOUBLE INLET #14	JUNCTION	7330.33	7340.43	0.00	
SD DOUBLE INLET #15	JUNCTION	7340.66	7352.06	0.00	
SD DOUBLE INLET #2	JUNCTION	7340.04	7352.50	0.00	
SD DOUBLE INLET #3	JUNCTION	7411.67	7427.16	0.00	
SD DOUBLE INLET #4	JUNCTION	7318.28	7322.75	0.00	
SD DOUBLE INLET #5	JUNCTION	7318.83	7322.74	0.00	
SD DOUBLE INLET #6	JUNCTION	7291.27	7301.67	0.00	
SD DOUBLE INLET #7	JUNCTION	7291.28	7301.67	0.00	
SD DOUBLE INLET #8	JUNCTION	7186.34	7190.44	0.00	
SD DOUBLE INLET #9	JUNCTION	7183.90	7189.57	0.00	
SD INLET #1	JUNCTION	7347.19	7351.29	0.00	
SD INLET #2	JUNCTION	7347.19	7351.29	0.00	
SD INLET #3	JUNCTION	7412.73	7416.84	0.00	
SD INLET #4	JUNCTION	7324.78	7333.22	0.00	
SD INLET #5	JUNCTION	7183.26	7187.36	0.00	
SDMH 5' Ø #1	JUNCTION	7291.00	7301.67	0.00	
SDMH 5' Ø #10	JUNCTION	7187.62	7191.72	0.00	
SDMH 5' Ø #11	JUNCTION	7186.91	7191.13	0.00	
SDMH 5' Ø #12	JUNCTION	7186.49	7190.76	0.00	
SDMH 5' Ø #13	JUNCTION	7185.93	7190.42	0.00	
SDMH 5' Ø #14	JUNCTION	7184.06	7189.56	0.00	
SDMH 5' Ø #16	JUNCTION	7347.11	7351.21	0.00	
SDMH 5' Ø #17	JUNCTION	7339.83	7352.43	0.00	
SDMH 5' Ø #18	JUNCTION	7411.76	7427.11	0.00	
SDMH 5' Ø #19	JUNCTION	7412.45	7416.61	0.00	
SDMH 5' Ø #2	JUNCTION	7290.01	7294.51	0.00	
SDMH 5' Ø #20	JUNCTION	7323.45	7334.48	0.00	
SDMH 5' Ø #21	JUNCTION	7318.56	7322.76	0.00	
SDMH 5' Ø #22	JUNCTION	7340.27	7351.98	0.00	
SDMH 5' Ø #23	JUNCTION	7183.19	7187.37	0.00	
SDMH 5' Ø #24	JUNCTION	7182.25	7186.47	0.00	
SDMH 5' Ø #3	JUNCTION	7248.63	7252.63	0.00	
SDMH 5' Ø #4	JUNCTION	7215.37	7220.03	0.00	
SDMH 5' Ø #5	JUNCTION	7229.77	7233.96	0.00	
SDMH 5' Ø #6	JUNCTION	7203.40	7207.32	0.00	
SDMH 5' Ø #7	JUNCTION	7193.65	7197.63	0.00	

SDMH 5' Ø #8	JUNCTION	7189.39	7193.37	0.00
SDMH 5' Ø #9	JUNCTION	7188.50	7192.47	0.00
BASIN 6	OUTFALL	0.00	0.00	0.00
CHARCOAL CANYON	OUTFALL	0.00	0.00	0.00
DEL WEBB	OUTFALL	0.00	0.00	0.00
FLARED END SECTION #1	OUTFALL	7339.36	7341.36	0.00
FLARED END SECTION #2	OUTFALL	7319.78	7321.28	0.00
FLARED END SECTION #3	OUTFALL	7296.56	7298.06	0.00
FLARED END SECTION #4	OUTFALL	7148.16	7150.16	0.00
FLARED END SECTION #5	OUTFALL	7143.71	7145.21	0.00
REAR YARD	OUTFALL	0.00	0.00	0.00

****
Link Summary
****

Link ID	From Node	To Node	Element Type	Length ft	Slope %	Manning's Roughness
Pipe - (255)	SDMH 5' Ø #14	SD DOUBLE INLET #9	CONDUIT	16.4	0.9985	0.0120
Pipe - (256)	SD DOUBLE INLET #8	SDMH 5' Ø #13	CONDUIT	13.6	3.0117	0.0120
Pipe - (257)	SDMH 5' Ø #12	SDMH 5' Ø #13	CONDUIT	70.9	0.7910	0.0120
Pipe - (258)	SDMH 5' Ø #11	SDMH 5' Ø #12	CONDUIT	71.0	0.5900	0.0120
Pipe - (259)	SDMH 5' Ø #10	SDMH 5' Ø #11	CONDUIT	121.1	0.5881	0.0120
Pipe - (260)	SDMH 5' Ø #9	SDMH 5' Ø #10	CONDUIT	148.9	0.5911	0.0120
Pipe - (261)	SDMH 5' Ø #8	SDMH 5' Ø #9	CONDUIT	95.3	0.9351	0.0120
Pipe - (262)	SDMH 5' Ø #7	SDMH 5' Ø #8	CONDUIT	88.4	4.8145	0.0120
Pipe - (263)	SDMH 5' Ø #6	SDMH 5' Ø #7	CONDUIT	100.8	9.6809	0.0120
Pipe - (264)	SDMH 5' Ø #4	SDMH 5' Ø #6	CONDUIT	105.0	11.3926	0.0120
Pipe - (265)	SDMH 5' Ø #3	SDMH 5' Ø #5	CONDUIT	156.0	12.0858	0.0120
Pipe - (266)	SDMH 5' Ø #2	SDMH 5' Ø #3	CONDUIT	348.9	11.8603	0.0120
Pipe - (267)	SDMH 5' Ø #1	SDMH 5' Ø #2	CONDUIT	59.4	1.3347	0.0120
Pipe - (268)	SD DOUBLE INLET #7	SDMH 5' Ø #1	CONDUIT	15.7	0.5000	0.0120
Pipe - (269)	SD DOUBLE INLET #6	SDMH 5' Ø #1	CONDUIT	14.3	0.5000	0.0120
Pipe - (270)	SDMH 5' Ø #5	SDMH 5' Ø #4	CONDUIT	116.2	12.4022	0.0120
Pipe - (271)	SDMH 5' Ø #24	SD DOUBLE INLET #10	CONDUIT	15.0	0.5364	0.0120
Pipe - (272)	SD INLET #2	SDMH 5' Ø #16	CONDUIT	19.3	0.3892	0.0120
Pipe - (273)	SD DOUBLE INLET #4	FLARED END SECTION #3	CONDUIT	300.0	7.2397	0.0120
Pipe - (282)	SD DOUBLE INLET #11	SDMH 5' Ø #24	CONDUIT	15.0	0.5364	0.0120
Pipe - (284)	SD DOUBLE INLET #10	FLARED END SECTION #5	CONDUIT	274.0	14.0366	0.0120
Pipe - (285)	SD INLET #1	SDMH 5' Ø #16	CONDUIT	10.7	0.6990	0.0120
Pipe - (286)	SDMH 5' Ø #17	FLARED END SECTION #1	CONDUIT	93.2	0.5000	0.0120
Pipe - (287)	SD DOUBLE INLET #9	FLARED END SECTION #4	CONDUIT	300.0	11.9150	0.0120
Pipe - (333)	SDMH 5' Ø #13	SDMH 5' Ø #14	CONDUIT	172.5	0.7900	0.0120
Pipe - (337)	SDMH 5' Ø #16	SDMH 5' Ø #22	CONDUIT	117.1	5.8447	0.0120
Pipe - (338)	SDMH 5' Ø #22	SDMH 5' Ø #17	CONDUIT	88.6	0.5001	0.0120
Pipe - (339)	SD DOUBLE INLET #2	SDMH 5' Ø #17	CONDUIT	10.7	2.0000	0.0120
Pipe - (378)	SD INLET #4	SDMH 5' Ø #20	CONDUIT	46.7	2.4292	0.0120
Pipe - (379)	SDMH 5' Ø #20	SDMH 5' Ø #21	CONDUIT	97.6	4.8075	0.0120
Pipe - (381)	SD DOUBLE INLET #5	SDMH 5' Ø #21	CONDUIT	15.0	0.5000	0.0120
Pipe - (382)	SDMH 5' Ø #21	SD DOUBLE INLET #4	CONDUIT	15.0	0.5000	0.0120
Pipe - (383)	SD INLET #3	SDMH 5' Ø #19	CONDUIT	56.7	0.4994	0.0120
Pipe - (384)	SDMH 5' Ø #19	SDMH 5' Ø #18	CONDUIT	138.4	0.4999	0.0120
Pipe - (385)	SDMH 5' Ø #18	SD DOUBLE INLET #3	CONDUIT	18.3	0.5000	0.0120
Pipe - (386)	SD DOUBLE INLET #3	FLARED END SECTION #2	CONDUIT	300.0	30.6293	0.0120
Pipe - (387)	SD DOUBLE INLET #1	SDMH 5' Ø #22	CONDUIT	10.7	2.0000	0.0120
Pipe - (401)	SD DOUBLE INLET #12	SDMH 5' Ø #4	CONDUIT	34.8	0.5600	0.0120
Pipe - (402)	SD INLET #5	SDMH 5' Ø #23	CONDUIT	15.0	0.5000	0.0120
Pipe - (403)	SDMH 5' Ø #23	SDMH 5' Ø #24	CONDUIT	184.2	0.5090	0.0120
Pipe - (406)	SD DOUBLE INLET #13	SDMH 5' Ø #10	CONDUIT	13.1	0.5000	0.0120
Pipe - (412)	SD DOUBLE INLET #14	SDMH 5' Ø #20	CONDUIT	50.1	13.3289	0.0120
Pipe - (413)	SD DOUBLE INLET #15	SDMH 5' Ø #22	CONDUIT	19.3	2.0000	0.0120

****
Cross Section Summary
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Link ID	Shape	Depth/ Diameter (ft)	Width (ft)	No. of Barrels	Cross Sectional Area (ft²)	Full Flow Hydraulic Radius (ft)	Design Flow Capacity (cfs)
Pipe - (255)	CIRCULAR	2.00	2.00	1	3.14	0.50	24.49
Pipe - (256)	CIRCULAR	1.50	1.50	1	1.77	0.38	19.75
Pipe - (257)	CIRCULAR	1.50	1.50	1	1.77	0.38	10.12
Pipe - (258)	CIRCULAR	1.50	1.50	1	1.77	0.38	8.74
Pipe - (259)	CIRCULAR	1.50	1.50	1	1.77	0.38	8.73
Pipe - (260)	CIRCULAR	1.50	1.50	1	1.77	0.38	8.75
Pipe - (261)	CIRCULAR	1.50	1.50	1	1.77	0.38	11.00
Pipe - (262)	CIRCULAR	1.50	1.50	1	1.77	0.38	24.97
Pipe - (263)	CIRCULAR	1.50	1.50	1	1.77	0.38	35.41
Pipe - (264)	CIRCULAR	1.50	1.50	1	1.77	0.38	38.41
Pipe - (265)	CIRCULAR	1.50	1.50	1	1.77	0.38	39.56
Pipe - (266)	CIRCULAR	1.50	1.50	1	1.77	0.38	39.19
Pipe - (267)	CIRCULAR	1.50	1.50	1	1.77	0.38	13.15
Pipe - (268)	CIRCULAR	1.50	1.50	1	1.77	0.38	8.05
Pipe - (269)	CIRCULAR	1.50	1.50	1	1.77	0.38	8.05
Pipe - (270)	CIRCULAR	1.50	1.50	1	1.77	0.38	40.08
Pipe - (271)	CIRCULAR	1.50	1.50	1	1.77	0.38	8.33
Pipe - (272)	CIRCULAR	1.50	1.50	1	1.77	0.38	7.10
Pipe - (273)	CIRCULAR	1.50	1.50	1	1.77	0.38	30.62
Pipe - (282)	CIRCULAR	1.50	1.50	1	1.77	0.38	8.33
Pipe - (284)	CIRCULAR	1.50	1.50	1	1.77	0.38	42.63
Pipe - (285)	CIRCULAR	1.50	1.50	1	1.77	0.38	9.51
Pipe - (286)	CIRCULAR	2.00	2.00	1	3.14	0.50	17.33
Pipe - (287)	CIRCULAR	2.00	2.00	1	3.14	0.50	84.60
Pipe - (333)	CIRCULAR	1.50	1.50	1	1.77	0.38	10.11
Pipe - (337)	CIRCULAR	1.50	1.50	1	1.77	0.38	

27.51						
Pipe - (338)	CIRCULAR	1.50	1.50	1	1.77	0.38
8.05						
Pipe - (339)	CIRCULAR	1.50	1.50	1	1.77	0.38
16.09						
Pipe - (378)	CIRCULAR	1.50	1.50	1	1.77	0.38
17.74						
Pipe - (379)	CIRCULAR	1.50	1.50	1	1.77	0.38
24.95						
Pipe - (381)	CIRCULAR	1.50	1.50	1	1.77	0.38
8.05						
Pipe - (382)	CIRCULAR	1.50	1.50	1	1.77	0.38
8.05						
Pipe - (383)	CIRCULAR	1.50	1.50	1	1.77	0.38
8.04						
Pipe - (384)	CIRCULAR	1.50	1.50	1	1.77	0.38
8.05						
Pipe - (385)	CIRCULAR	1.50	1.50	1	1.77	0.38
8.05						
Pipe - (386)	CIRCULAR	1.50	1.50	1	1.77	0.38
62.98						
Pipe - (387)	CIRCULAR	1.50	1.50	1	1.77	0.38
16.09						
Pipe - (401)	CIRCULAR	1.50	1.50	1	1.77	0.38
8.52						
Pipe - (402)	CIRCULAR	1.50	1.50	1	1.77	0.38
8.05						
Pipe - (403)	CIRCULAR	1.50	1.50	1	1.77	0.38
8.12						
Pipe - (406)	CIRCULAR	1.50	1.50	1	1.77	0.38
8.05						
Pipe - (412)	CIRCULAR	1.50	1.50	1	1.77	0.38
41.55						
Pipe - (413)	CIRCULAR	1.50	1.50	1	1.77	0.38
16.09						

Runoff Quantity Continuity	Volume acre-ft	Depth inches
Total Precipitation	13.266	2.025
Surface Runoff	0.193	0.030
Continuity Error (%)	-0.001	

Flow Routing Continuity	Volume acre-ft	Volume Mgallons
External Inflow	0.000	0.000
External Outflow	1.927	0.628
Initial Stored Volume	0.000	0.000
Final Stored Volume	0.002	0.001
Continuity Error (%)	0.001	

****
Composite Curve Number Computations Report
****

Subbasin {Site 1}.BASIN AA

Soil/Surface Description	Area (acres)	Soil Group	CN
-	0.78	-	80.00
Composite Area & Weighted CN	0.78		80.00

Subbasin {Site 1}.BASIN AB

Soil/Surface Description	Area (acres)	Soil Group	CN
-	1.15	-	98.00
Composite Area & Weighted CN	1.15		98.00

Subbasin {Site 1}.BASIN AC

Soil/Surface Description	Area (acres)	Soil Group	CN
-	0.08	-	98.00
Composite Area & Weighted CN	0.08		98.00

Subbasin {Site 1}.BASIN AD

Soil/Surface Description	Area (acres)	Soil Group	CN
-	3.36	-	71.00
Composite Area & Weighted CN	3.36		71.00

Subbasin {Site 1}.BASIN AE

Soil/Surface Description	Area (acres)	Soil Group	CN
-	0.04	-	98.00
Composite Area & Weighted CN	0.04		98.00

Subbasin {Site 1}.BASIN AF

Soil/Surface Description	Area (acres)	Soil Group	CN
-	0.04	-	98.00
Composite Area & Weighted CN	0.04		98.00

Subbasin {Site 1}.BASIN AG

Soil/Surface Description	Area (acres)	Soil Group	CN
-	0.67	-	79.00
Composite Area & Weighted CN	0.67		79.00

Subbasin {Site 1}.BASIN B

Soil/Surface Description	Area (acres)	Soil Group	CN
-	5.92	-	68.00
Composite Area & Weighted CN	5.92		68.00

Subbasin {Site 1}.BASIN C

Soil/Surface Description	Area (acres)	Soil Group	CN
-	0.42	-	86.00
Composite Area & Weighted CN	0.42		86.00

Subbasin {Site 1}.BASIN D

Soil/Surface Description	Area (acres)	Soil Group	CN
-	0.54	-	83.00
Composite Area & Weighted CN	0.54		83.00

Subbasin {Site 1}.BASIN E

Soil/Surface Description	Area (acres)	Soil Group	CN
-	0.30	-	91.00
Composite Area & Weighted CN	0.30		91.00

Subbasin {Site 1}.BASIN F

Soil/Surface Description	Area (acres)	Soil Group	CN
-	1.41	-	68.00
Composite Area & Weighted CN	1.41		68.00

Subbasin {Site 1}.BASIN G

Soil/Surface Description	Area (acres)	Soil Group	CN
-	1.64	-	75.00
Composite Area & Weighted CN	1.64		75.00

Subbasin {Site 1}.BASIN H

Soil/Surface Description	Area (acres)	Soil Group	CN
-	3.95	-	69.00
Composite Area & Weighted CN	3.95		69.00

Subbasin {Site 1}.BASIN I

Soil/Surface Description	Area (acres)	Soil Group	CN
-	9.84	-	68.00
Composite Area & Weighted CN	9.84		68.00

Subbasin {Site 1}.BASIN J

Soil/Surface Description	Area (acres)	Soil Group	CN
-	0.63	-	98.00

Composite Area & Weighted CN	0.63		98.00

Subbasin {Site 1}.BASIN K

Soil/Surface Description	Area (acres)	Soil Group	CN
-	2.48	-	70.00
Composite Area & Weighted CN	2.48		70.00

Subbasin {Site 1}.BASIN L

Soil/Surface Description	Area (acres)	Soil Group	CN
-	3.30	-	70.00
Composite Area & Weighted CN	3.30		70.00

Subbasin {Site 1}.BASIN M

Soil/Surface Description	Area (acres)	Soil Group	CN
-	5.95	-	68.00
Composite Area & Weighted CN	5.95		68.00

Subbasin {Site 1}.BASIN N

Soil/Surface Description	Area (acres)	Soil Group	CN
-	0.07	-	98.00
Composite Area & Weighted CN	0.07		98.00

Subbasin {Site 1}.BASIN O

Soil/Surface Description	Area (acres)	Soil Group	CN
-	0.58	-	71.00
Composite Area & Weighted CN	0.58		71.00

Subbasin {Site 1}.BASIN P

Soil/Surface Description	Area (acres)	Soil Group	CN
-	2.27	-	68.00
Composite Area & Weighted CN	2.27		68.00

Subbasin {Site 1}.BASIN Q

Soil/Surface Description	Area (acres)	Soil Group	CN
-	0.29	-	89.00
Composite Area & Weighted CN	0.29		89.00

Subbasin {Site 1}.BASIN R

Soil/Surface Description	Area (acres)	Soil Group	CN
-	1.60	-	71.00
Composite Area & Weighted CN	1.60		71.00

Subbasin {Site 1}.BASIN S

Soil/Surface Description	Area (acres)	Soil Group	CN
-	0.62	-	84.00
Composite Area & Weighted CN	0.62		84.00

Subbasin {Site 1}.BASIN T

Soil/Surface Description	Area (acres)	Soil Group	CN
-	6.62	-	68.00
Composite Area & Weighted CN	6.62		68.00

Subbasin {Site 1}.BASIN U

Soil/Surface Description	Area (acres)	Soil Group	CN
-	2.14	-	74.00
Composite Area & Weighted CN	2.14		74.00

Subbasin {Site 1}.BASIN V

Soil/Surface Description	Area (acres)	Soil Group	CN
-	0.31	-	97.00
Composite Area & Weighted CN	0.31		97.00

Subbasin {Site 1}.BASIN W

Soil/Surface Description	Area (acres)	Soil Group	CN
-	1.40	-	81.00
Composite Area & Weighted CN	1.40		81.00

Subbasin {Site 1}.BASIN X

Soil/Surface Description	Area (acres)	Soil Group	CN
-	1.70	-	79.00
Composite Area & Weighted CN	1.70		79.00

Subbasin {Site 1}.BASIN Y

Soil/Surface Description	Area (acres)	Soil Group	CN

-	6.79	-	68.00
Composite Area & Weighted CN	6.79		68.00

Subbasin {Site 1}.BASIN Z

Soil/Surface Description	Area (acres)	Soil Group	CN
-	11.75	-	68.00
Composite Area & Weighted CN	11.75		68.00

****
Kirpich Time of Concentration Computations Report
****

Tc = (0.0078 * (L^0.77) * (S^-0.385))

Where:

Tc = Time of Concentration (min)
L = Flow length (ft)
S = Slope (ft/ft)

Subbasin {Site 1}.BASIN AA

Flow length (ft):	500.00
Slope (%):	0.50
Computed TOC (minutes):	7.18

Subbasin {Site 1}.BASIN AB

Flow length (ft):	500.00
Slope (%):	0.50
Computed TOC (minutes):	7.18

Subbasin {Site 1}.BASIN AC

Flow length (ft):	500.00
Slope (%):	0.50
Computed TOC (minutes):	7.18

Subbasin {Site 1}.BASIN AD

Flow length (ft):	500.00
Slope (%):	0.50
Computed TOC (minutes):	7.18

Subbasin {Site 1}.BASIN AE

Flow length (ft):	500.00
Slope (%):	0.50
Computed TOC (minutes):	7.18

Subbasin {Site 1}.BASIN AF

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        Flow length (ft):                 500.00
        Slope (%):                          0.50
        Computed TOC (minutes):             7.18

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Subbasin {Site 1}.BASIN AG
------------------------------

        Flow length (ft):                 500.00
        Slope (%):                          0.50
        Computed TOC (minutes):             7.18

------------------------------
Subbasin {Site 1}.BASIN B
------------------------------

        Flow length (ft):                 500.00
        Slope (%):                          0.50
        Computed TOC (minutes):             7.18

------------------------------
Subbasin {Site 1}.BASIN C
------------------------------

        Flow length (ft):                 500.00
        Slope (%):                          0.50
        Computed TOC (minutes):             7.18

------------------------------
Subbasin {Site 1}.BASIN D
------------------------------

        Flow length (ft):                 500.00
        Slope (%):                          0.50
        Computed TOC (minutes):             7.18

------------------------------
Subbasin {Site 1}.BASIN E
------------------------------

        Flow length (ft):                 500.00
        Slope (%):                          0.50
        Computed TOC (minutes):             7.18

------------------------------
Subbasin {Site 1}.BASIN F
------------------------------

        Flow length (ft):                 500.00
        Slope (%):                          0.50
        Computed TOC (minutes):             7.18

------------------------------
Subbasin {Site 1}.BASIN G
------------------------------

        Flow length (ft):                 500.00
        Slope (%):                          0.50
        Computed TOC (minutes):             7.18

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Subbasin {Site 1}.BASIN H
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        Flow length (ft):                 500.00
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        Slope (%):                          0.50
        Computed TOC (minutes):             7.18

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Subbasin {Site 1}.BASIN I
----------------------------

        Flow length (ft):                 500.00
        Slope (%):                          0.50
        Computed TOC (minutes):             7.18

----------------------------
Subbasin {Site 1}.BASIN J
----------------------------

        Flow length (ft):                 500.00
        Slope (%):                          0.50
        Computed TOC (minutes):             7.18

----------------------------
Subbasin {Site 1}.BASIN K
----------------------------

        Flow length (ft):                 500.00
        Slope (%):                          0.50
        Computed TOC (minutes):             7.18

----------------------------
Subbasin {Site 1}.BASIN L
----------------------------

        Flow length (ft):                 500.00
        Slope (%):                          0.50
        Computed TOC (minutes):             7.18

----------------------------
Subbasin {Site 1}.BASIN M
----------------------------

        Flow length (ft):                 500.00
        Slope (%):                          0.50
        Computed TOC (minutes):             7.18

----------------------------
Subbasin {Site 1}.BASIN N
----------------------------

        Flow length (ft):                 500.00
        Slope (%):                          0.50
        Computed TOC (minutes):             7.18

----------------------------
Subbasin {Site 1}.BASIN O
----------------------------

        Flow length (ft):                 500.00
        Slope (%):                          0.50
        Computed TOC (minutes):             7.18

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Subbasin {Site 1}.BASIN P
----------------------------

        Flow length (ft):                 500.00
        Slope (%):                          0.50
        Computed TOC (minutes):             7.18
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Subbasin {Site 1}.BASIN Q
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        Flow length (ft):                 500.00
        Slope (%):                          0.50
        Computed TOC (minutes):             7.18

----------------------------
Subbasin {Site 1}.BASIN R
----------------------------

        Flow length (ft):                 500.00
        Slope (%):                          0.50
        Computed TOC (minutes):             7.18

----------------------------
Subbasin {Site 1}.BASIN S
----------------------------

        Flow length (ft):                 500.00
        Slope (%):                          0.50
        Computed TOC (minutes):             7.18

----------------------------
Subbasin {Site 1}.BASIN T
----------------------------

        Flow length (ft):                 500.00
        Slope (%):                          0.50
        Computed TOC (minutes):             7.18

----------------------------
Subbasin {Site 1}.BASIN U
----------------------------

        Flow length (ft):                 500.00
        Slope (%):                          0.50
        Computed TOC (minutes):             7.18

----------------------------
Subbasin {Site 1}.BASIN V
----------------------------

        Flow length (ft):                 500.00
        Slope (%):                          0.50
        Computed TOC (minutes):             7.18

----------------------------
Subbasin {Site 1}.BASIN W
----------------------------

        Flow length (ft):                 500.00
        Slope (%):                          0.50
        Computed TOC (minutes):             7.18

----------------------------
Subbasin {Site 1}.BASIN X
----------------------------

        Flow length (ft):                 500.00
        Slope (%):                          0.50
        Computed TOC (minutes):             7.18

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Subbasin {Site 1}.BASIN Y
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        Flow length (ft):                   500.00
        Slope (%):                            0.50
        Computed TOC (minutes):               7.18

----------------------------
Subbasin {Site 1}.BASIN Z
----------------------------

        Flow length (ft):                   500.00
        Slope (%):                            0.50
        Computed TOC (minutes):               7.18

**********************
Subbasin Runoff Summary
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Subbasin ID	Total Precip in	Total Runoff in	Peak Runoff cfs	Weighted Curve Number	Time of Concentration days	Time of Concentration hh:mm:ss
{Site 1}.BASIN AA	2.00	0.56	0.61	80.000	0	00:07:10
{Site 1}.BASIN AB	2.00	1.77	2.78	98.000	0	00:07:10
{Site 1}.BASIN AC	2.00	1.76	0.19	98.000	0	00:07:10
{Site 1}.BASIN AD	2.00	0.27	1.04	71.000	0	00:07:10
{Site 1}.BASIN AE	2.00	1.62	0.09	98.000	0	00:07:10
{Site 1}.BASIN AF	2.00	1.62	0.09	98.000	0	00:07:10
{Site 1}.BASIN AG	2.00	0.52	0.48	79.000	0	00:07:10
{Site 1}.BASIN B	2.00	0.19	1.13	68.000	0	00:07:10
{Site 1}.BASIN C	2.00	0.85	0.53	86.000	0	00:07:10
{Site 1}.BASIN D	2.00	0.69	0.55	83.000	0	00:07:10
{Site 1}.BASIN E	2.00	1.16	0.52	91.000	0	00:07:10
{Site 1}.BASIN F	2.00	0.19	0.27	68.000	0	00:07:10
{Site 1}.BASIN G	2.00	0.38	0.81	75.000	0	00:07:10
{Site 1}.BASIN H	2.00	0.22	0.90	69.000	0	00:07:10
{Site 1}.BASIN I	2.00	0.19	1.87	68.000	0	00:07:10
{Site 1}.BASIN J	2.00	1.77	1.51	98.000	0	00:07:10
{Site 1}.BASIN K	2.00	0.24	0.66	70.000	0	00:07:10
{Site 1}.BASIN L	2.00	0.24	0.88	70.000	0	00:07:10
{Site 1}.BASIN M	2.00	0.19	1.13	68.000	0	00:07:10
{Site 1}.BASIN N	2.00	1.75	0.17	98.000	0	00:07:10
{Site 1}.BASIN O	2.00	0.27	0.18	71.000	0	00:07:10
{Site 1}.BASIN P	2.00	0.19	0.43	68.000	0	00:07:10
{Site 1}.BASIN Q	2.00	1.03	0.44	89.000	0	00:07:10
{Site 1}.BASIN R	2.00	0.27	0.50	71.000	0	00:07:10
{Site 1}.BASIN S	2.00	0.74	0.67	84.000	0	00:07:10
{Site 1}.BASIN T	2.00	0.19	1.26	68.000	0	00:07:10
{Site 1}.BASIN U	2.00	0.35	0.96	74.000	0	00:07:10
{Site 1}.BASIN V	2.00	1.67	0.72	97.000	0	00:07:10
{Site 1}.BASIN W	2.00	0.60	1.20	81.000	0	00:07:10
{Site 1}.BASIN X	2.00	0.52	1.22	79.000	0	00:07:10
{Site 1}.BASIN Y	2.00	0.19	1.29	68.000	0	00:07:10
{Site 1}.BASIN Z	2.00	0.19	2.23	68.000	0	00:07:10

```
******************
Node Depth Summary
******************
```

Node ID	Average Depth Attained ft	Maximum Depth Attained ft	Maximum HGL Attained ft	Time of Max Occurrence days	Time of Max Occurrence hh:mm	Total Flooded Volume acre-in	Total Flooded Time minutes	Retention Time hh:mm:ss

SD DOUBLE INLET #1	0.03	0.25	7340.74	0	12:05	0	0	0:00:00
SD DOUBLE INLET #10	0.05	0.40	7182.57	0	12:05	0	0	0:00:00
SD DOUBLE INLET #11	0.03	0.26	7182.59	0	12:05	0	0	0:00:00
SD DOUBLE INLET #12	0.04	0.31	7215.87	0	12:05	0	0	0:00:00
SD DOUBLE INLET #13	0.04	0.28	7189.49	0	12:05	0	0	0:00:00
SD DOUBLE INLET #14	0.01	0.11	7330.44	0	12:05	0	0	0:00:00
SD DOUBLE INLET #15	0.03	0.28	7340.94	0	12:05	0	0	0:00:00
SD DOUBLE INLET #2	0.07	0.53	7340.57	0	12:00	0	0	0:00:00
SD DOUBLE INLET #3	0.05	0.34	7412.01	0	12:06	0	0	0:00:00
SD DOUBLE INLET #4	0.25	0.61	7318.90	0	12:05	0	0	0:00:00
SD DOUBLE INLET #5	0.03	0.23	7319.06	0	12:00	0	0	0:00:00
SD DOUBLE INLET #6	0.02	0.16	7291.43	0	12:05	0	0	0:00:00
SD DOUBLE INLET #7	0.02	0.15	7291.43	0	12:00	0	0	0:00:00
SD DOUBLE INLET #8	0.03	0.21	7186.54	0	12:05	0	0	0:00:00
SD DOUBLE INLET #9	0.07	0.42	7184.32	0	12:07	0	0	0:00:00
SD INLET #1	0.01	0.10	7347.29	0	12:00	0	0	0:00:00
SD INLET #2	0.01	0.12	7347.31	0	12:00	0	0	0:00:00
SD INLET #3	0.04	0.35	7413.08	0	12:05	0	0	0:00:00
SD INLET #4	0.02	0.17	7324.95	0	12:04	0	0	0:00:00
SD INLET #5	0.04	0.32	7183.58	0	12:05	0	0	0:00:00
SDMH 5' Ø #1	0.23	0.35	7291.35	0	12:05	0	0	0:00:00
SDMH 5' Ø #10	1.57	1.80	7189.42	0	12:05	0	0	0:00:00
SDMH 5' Ø #11	0.07	0.44	7187.35	0	12:07	0	0	0:00:00
SDMH 5' Ø #12	0.07	0.44	7186.93	0	12:07	0	0	0:00:00
SDMH 5' Ø #13	0.07	0.50	7186.42	0	12:07	0	0	0:00:00
SDMH 5' Ø #14	0.57	1.00	7185.06	0	12:07	0	0	0:00:00
SDMH 5' Ø #16	0.01	0.12	7347.23	0	12:00	0	0	0:00:00
SDMH 5' Ø #17	0.12	0.85	7340.68	0	12:05	0	0	0:00:00
SDMH 5' Ø #18	0.04	0.34	7412.10	0	12:06	0	0	0:00:00
SDMH 5' Ø #19	0.04	0.34	7412.80	0	12:05	0	0	0:00:00
SDMH 5' Ø #2	0.23	0.36	7290.37	0	12:05	0	0	0:00:00
SDMH 5' Ø #20	0.22	0.37	7323.82	0	12:05	0	0	0:00:00
SDMH 5' Ø #21	0.23	0.43	7318.99	0	12:00	0	0	0:00:00
SDMH 5' Ø #22	0.07	0.56	7340.83	0	12:05	0	0	0:00:00
SDMH 5' Ø #23	0.04	0.32	7183.51	0	12:05	0	0	0:00:00
SDMH 5' Ø #24	0.05	0.40	7182.65	0	12:05	0	0	0:00:00
SDMH 5' Ø #3	0.02	0.10	7248.73	0	12:06	0	0	0:00:00
SDMH 5' Ø #4	0.05	0.31	7215.68	0	12:05	0	0	0:00:00
SDMH 5' Ø #5	0.02	0.10	7229.87	0	12:06	0	0	0:00:00
SDMH 5' Ø #6	0.03	0.18	7203.59	0	12:05	0	0	0:00:00
SDMH 5' Ø #7	0.03	0.22	7193.86	0	12:05	0	0	0:00:00
SDMH 5' Ø #8	0.05	0.32	7189.71	0	12:06	0	0	0:00:00
SDMH 5' Ø #9	0.05	0.36	7188.86	0	12:06	0	0	0:00:00
BASIN 6	0.00	0.00	0.00	0	00:00	0	0	0:00:00
CHARCOAL CANYON	0.00	0.00	0.00	0	00:00	0	0	0:00:00
DEL WEBB	0.00	0.00	0.00	0	00:00	0	0	0:00:00
FLARED END SECTION #1	0.12	0.85	7340.21	0	12:05	0	0	0:00:00
FLARED END SECTION #2	0.02	0.16	7319.94	0	12:05	0	0	0:00:00
FLARED END SECTION #3	0.03	0.26	7296.82	0	12:05	0	0	0:00:00
FLARED END SECTION #4	0.05	0.28	7148.43	0	12:06	0	0	0:00:00
FLARED END SECTION #5	0.03	0.23	7143.95	0	12:05	0	0	0:00:00
REAR YARD	0.00	0.00	0.00	0	00:00	0	0	0:00:00

****
Node Flow Summary
****

Node ID	Element Type	Maximum Lateral Inflow cfs	Peak Inflow cfs	Time of Peak Inflow Occurrence days	hh:mm	Maximum Flooding Overflow cfs	Time of Peak Flooding Occurrence days	hh:mm
SD DOUBLE INLET #1	JUNCTION	0.98	0.98	0	12:05	0.00		
SD DOUBLE INLET #10	JUNCTION	0.99	2.28	0	12:05	0.00		
SD DOUBLE INLET #11	JUNCTION	0.53	0.53	0	12:05	0.00		

SD DOUBLE INLET #12	JUNCTION	0.81	0.81	0	12:05	0.00
SD DOUBLE INLET #13	JUNCTION	0.61	0.61	0	12:05	0.00
SD DOUBLE INLET #14	JUNCTION	0.48	0.48	0	12:05	0.00
SD DOUBLE INLET #15	JUNCTION	1.22	1.22	0	12:05	0.00
SD DOUBLE INLET #2	JUNCTION	4.29	4.29	0	12:00	0.00
SD DOUBLE INLET #3	JUNCTION	0.69	1.53	0	12:05	0.00
SD DOUBLE INLET #4	JUNCTION	0.64	1.98	0	12:05	0.00
SD DOUBLE INLET #5	JUNCTION	0.41	0.41	0	12:00	0.00
SD DOUBLE INLET #6	JUNCTION	0.17	0.17	0	12:05	0.00
SD DOUBLE INLET #7	JUNCTION	0.16	0.16	0	12:00	0.00
SD DOUBLE INLET #8	JUNCTION	0.81	0.81	0	12:05	0.00
SD DOUBLE INLET #9	JUNCTION	1.46	3.50	0	12:06	0.00
SD INLET #1	JUNCTION	0.09	0.09	0	12:00	0.00
SD INLET #2	JUNCTION	0.09	0.09	0	12:00	0.00
SD INLET #3	JUNCTION	0.94	0.94	0	12:05	0.00
SD INLET #4	JUNCTION	0.47	0.47	0	12:05	0.00
SD INLET #5	JUNCTION	0.80	0.80	0	12:05	0.00
SDMH 5' Ø #1	JUNCTION	0.00	0.32	0	12:05	0.00
SDMH 5' Ø #10	JUNCTION	0.00	1.67	0	12:06	0.00
SDMH 5' Ø #11	JUNCTION	0.00	1.66	0	12:07	0.00
SDMH 5' Ø #12	JUNCTION	0.00	1.65	0	12:07	0.00
SDMH 5' Ø #13	JUNCTION	0.00	2.39	0	12:07	0.00
SDMH 5' Ø #14	JUNCTION	0.00	2.39	0	12:07	0.00
SDMH 5' Ø #16	JUNCTION	0.00	0.18	0	12:00	0.00
SDMH 5' Ø #17	JUNCTION	0.00	6.55	0	12:05	0.00
SDMH 5' Ø #18	JUNCTION	0.00	0.92	0	12:06	0.00
SDMH 5' Ø #19	JUNCTION	0.00	0.93	0	12:05	0.00
SDMH 5' Ø #2	JUNCTION	0.00	0.32	0	12:05	0.00
SDMH 5' Ø #20	JUNCTION	0.00	0.95	0	12:05	0.00
SDMH 5' Ø #21	JUNCTION	0.00	1.35	0	12:05	0.00
SDMH 5' Ø #22	JUNCTION	0.00	2.35	0	12:05	0.00
SDMH 5' Ø #23	JUNCTION	0.00	0.80	0	12:05	0.00
SDMH 5' Ø #24	JUNCTION	0.00	1.30	0	12:05	0.00
SDMH 5' Ø #3	JUNCTION	0.00	0.31	0	12:06	0.00
SDMH 5' Ø #4	JUNCTION	0.00	1.11	0	12:05	0.00
SDMH 5' Ø #5	JUNCTION	0.00	0.31	0	12:06	0.00
SDMH 5' Ø #6	JUNCTION	0.00	1.11	0	12:05	0.00
SDMH 5' Ø #7	JUNCTION	0.00	1.11	0	12:05	0.00
SDMH 5' Ø #8	JUNCTION	0.00	1.11	0	12:06	0.00
SDMH 5' Ø #9	JUNCTION	0.00	1.10	0	12:06	0.00
BASIN 6	OUTFALL	0.18	0.18	0	12:00	0.00
CHARCOAL CANYON	OUTFALL	4.74	4.74	0	12:05	0.00
DEL WEBB	OUTFALL	1.56	1.56	0	12:05	0.00
FLARED END SECTION #1	OUTFALL	0.00	6.51	0	12:05	0.00
FLARED END SECTION #2	OUTFALL	0.00	1.53	0	12:05	0.00
FLARED END SECTION #3	OUTFALL	0.00	1.98	0	12:05	0.00
FLARED END SECTION #4	OUTFALL	0.00	3.50	0	12:06	0.00
FLARED END SECTION #5	OUTFALL	0.00	2.27	0	12:05	0.00
REAR YARD	OUTFALL	1.91	1.91	0	12:05	0.00

****
Outfall Loading Summary
****

Outfall Node ID	Flow Frequency (%)	Average Flow cfs	Peak Inflow cfs
BASIN 6	80.60	0.01	0.18
CHARCOAL CANYON	50.36	0.47	4.74
DEL WEBB	50.36	0.15	1.56
FLARED END SECTION #1	90.42	0.24	6.51
FLARED END SECTION #2	83.27	0.06	1.53
FLARED END SECTION #3	61.26	0.10	1.98
FLARED END SECTION #4	89.73	0.17	3.50

```
  FLARED END SECTION #5  64.84      0.11      2.27
  REAR YARD              50.36      0.19      1.91
  -------------------------------------------------
  System                 69.02      1.51     23.96


  ******************************
  Highest Flow Instability Indexes
  ******************************
  All links are stable.

  WARNING 117 : Conduit outlet invert elevation defined for Conduit Pipe - (255) is below
downstream node invert elevation.
               Assumed conduit outlet invert elevation equal to downstream node invert
elevation.
  WARNING 117 : Conduit outlet invert elevation defined for Conduit Pipe - (270) is below
downstream node invert elevation.
               Assumed conduit outlet invert elevation equal to downstream node invert
elevation.
  WARNING 117 : Conduit outlet invert elevation defined for Conduit Pipe - (383) is below
downstream node invert elevation.
               Assumed conduit outlet invert elevation equal to downstream node invert
elevation.
  WARNING 117 : Conduit outlet invert elevation defined for Conduit Pipe - (384) is below
downstream node invert elevation.
               Assumed conduit outlet invert elevation equal to downstream node invert
elevation.
  WARNING 117 : Conduit outlet invert elevation defined for Conduit Pipe - (403) is below
downstream node invert elevation.
               Assumed conduit outlet invert elevation equal to downstream node invert
elevation.

  Analysis began on:  Thu Mar  5 17:39:50 2026
  Analysis ended on:  Thu Mar  5 17:39:56 2026
  Total elapsed time: 00:00:06
```

Inlet Report

SD DOUBLE INLET #1

Grate Inlet

Location	=	On grade
Curb Length (ft)	=	-0-
Throat Height (in)	=	-0-
Grate Area (sqft)	=	-0-
Grate Width (ft)	=	1.48
Grate Length (ft)	=	7.96

Gutter

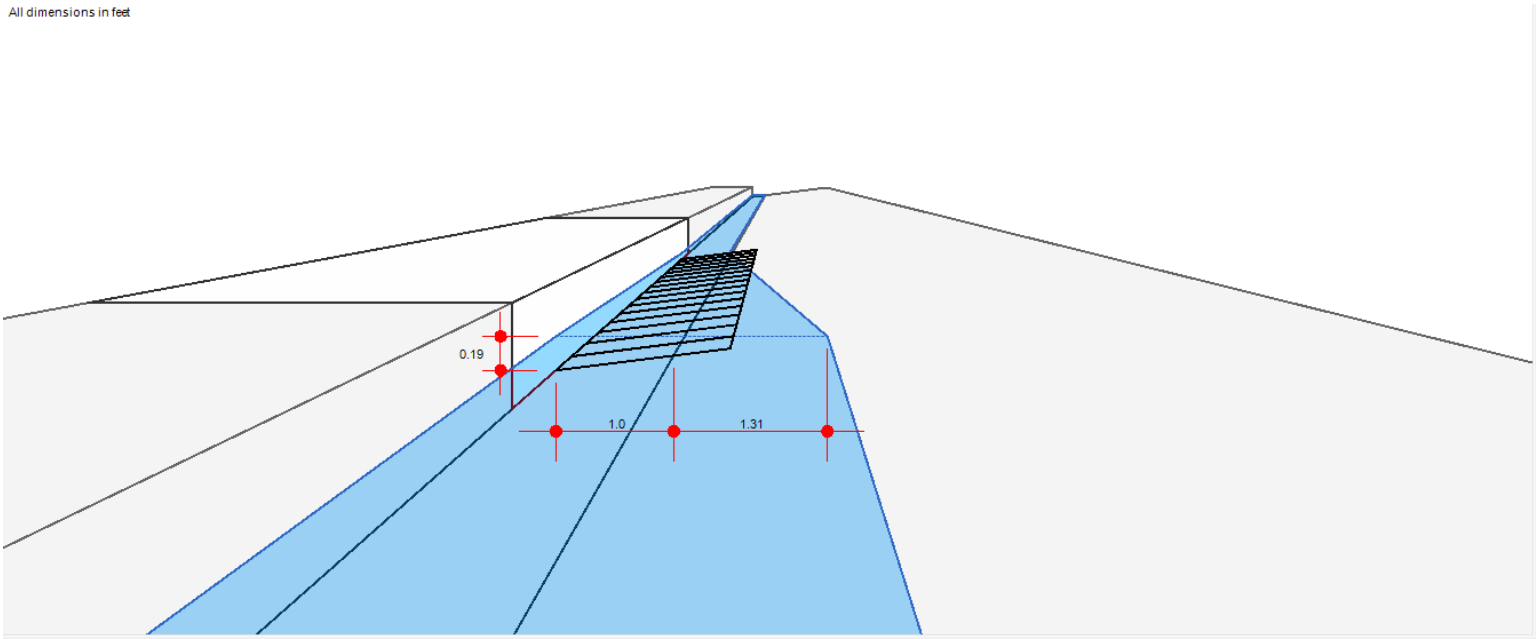
Slope, Sw (ft/ft)	=	0.083
Slope, Sx (ft/ft)	=	0.083
Local Depr (in)	=	-0-
Gutter Width (ft)	=	1.00
Gutter Slope (%)	=	8.96
Gutter n-value	=	0.013

Calculations

Compute by:		Known Q
Q (cfs)	=	1.89

Highlighted

Q Total (cfs)	=	1.89
Q Capt (cfs)	=	1.71
Q Bypass (cfs)	=	0.18
Depth at Inlet (in)	=	2.30
Efficiency (%)	=	91
Gutter Spread (ft)	=	2.31
Gutter Vel (ft/s)	=	8.56
Bypass Spread (ft)	=	0.95
Bypass Depth (in)	=	0.94



Inlet Report

SD DOUBLE INLET #2

Grate Inlet

Location	= Sag
Curb Length (ft)	= -0-
Throat Height (in)	= -0-
Grate Area (sqft)	= 11.78
Grate Width (ft)	= 1.48
Grate Length (ft)	= 7.96

Gutter

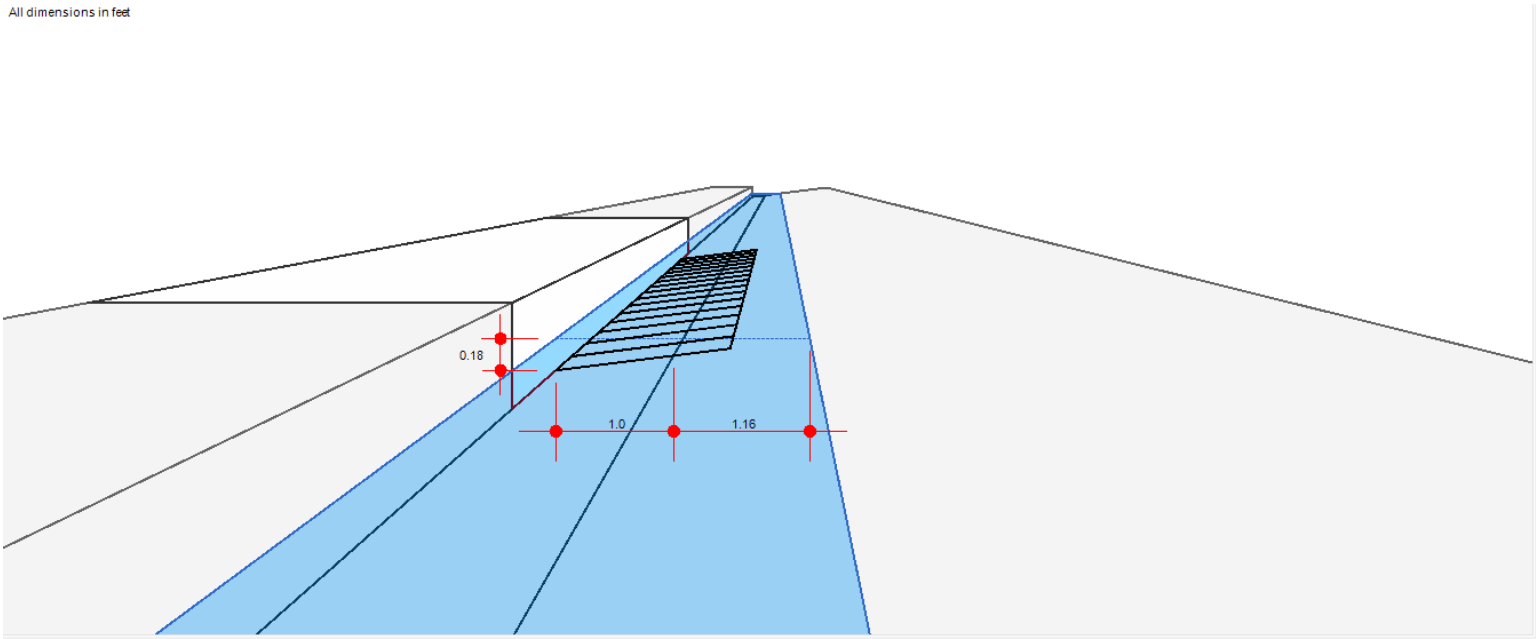
Slope, Sw (ft/ft)	= 0.083
Slope, Sx (ft/ft)	= 0.083
Local Depr (in)	= -0-
Gutter Width (ft)	= 1.00
Gutter Slope (%)	= -0-
Gutter n-value	= -0-

Calculations

Compute by:	Known Q
Q (cfs)	= 1.32

Highlighted

Q Total (cfs)	= 1.32
Q Capt (cfs)	= 1.32
Q Bypass (cfs)	= -0-
Depth at Inlet (in)	= 2.15
Efficiency (%)	= 100
Gutter Spread (ft)	= 2.16
Gutter Vel (ft/s)	= 8.56
Bypass Spread (ft)	= -0-
Bypass Depth (in)	= -0-



Inlet Report

SD DOUBLE INLET #3

Grate Inlet

Location	= On grade
Curb Length (ft)	= -0-
Throat Height (in)	= -0-
Grate Area (sqft)	= -0-
Grate Width (ft)	= 1.48
Grate Length (ft)	= 7.96

Gutter

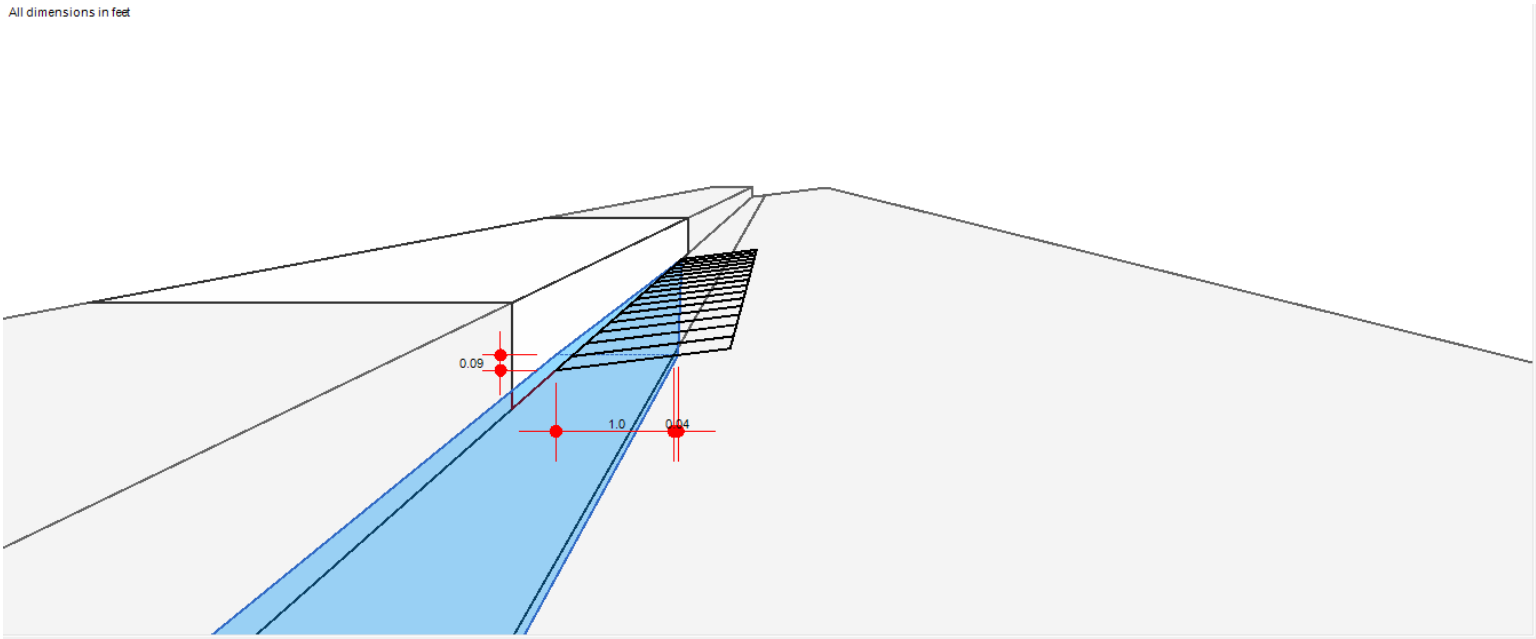
Slope, Sw (ft/ft)	= 0.083
Slope, Sx (ft/ft)	= 0.083
Local Depr (in)	= -0-
Gutter Width (ft)	= 1.00
Gutter Slope (%)	= 4.00
Gutter n-value	= 0.013

Calculations

Compute by:	Known Q
Q (cfs)	= 0.15

Highlighted

Q Total (cfs)	= 0.15
Q Capt (cfs)	= 0.15
Q Bypass (cfs)	= -0-
Depth at Inlet (in)	= 1.03
Efficiency (%)	= 100
Gutter Spread (ft)	= 1.04
Gutter Vel (ft/s)	= 3.36
Bypass Spread (ft)	= -0-
Bypass Depth (in)	= -0-



Inlet Report

SD DOUBLE INLET #4

Grate Inlet

Location	=	On grade
Curb Length (ft)	=	-0-
Throat Height (in)	=	-0-
Grate Area (sqft)	=	-0-
Grate Width (ft)	=	1.48
Grate Length (ft)	=	7.96

Gutter

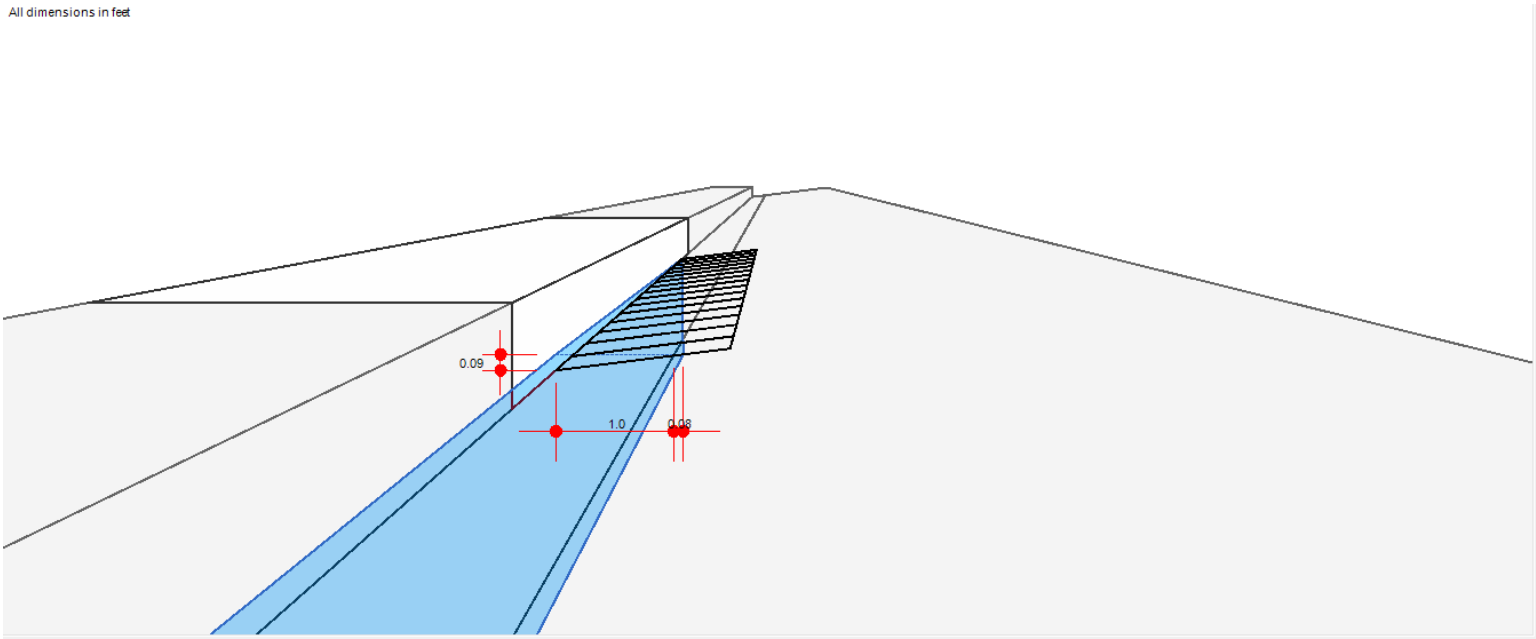
Slope, Sw (ft/ft)	=	0.083
Slope, Sx (ft/ft)	=	0.083
Local Depr (in)	=	-0-
Gutter Width (ft)	=	1.00
Gutter Slope (%)	=	12.00
Gutter n-value	=	0.013

Calculations

Compute by:		Known Q
Q (cfs)	=	0.29

Highlighted

Q Total (cfs)	=	0.29
Q Capt (cfs)	=	0.29
Q Bypass (cfs)	=	-0-
Depth at Inlet (in)	=	1.08
Efficiency (%)	=	100
Gutter Spread (ft)	=	1.08
Gutter Vel (ft/s)	=	5.97
Bypass Spread (ft)	=	-0-
Bypass Depth (in)	=	-0-



Inlet Report

SD DOUBLE INLET #5

Grate Inlet

Location	=	On grade
Curb Length (ft)	=	-0-
Throat Height (in)	=	-0-
Grate Area (sqft)	=	-0-
Grate Width (ft)	=	1.48
Grate Length (ft)	=	7.96

Gutter

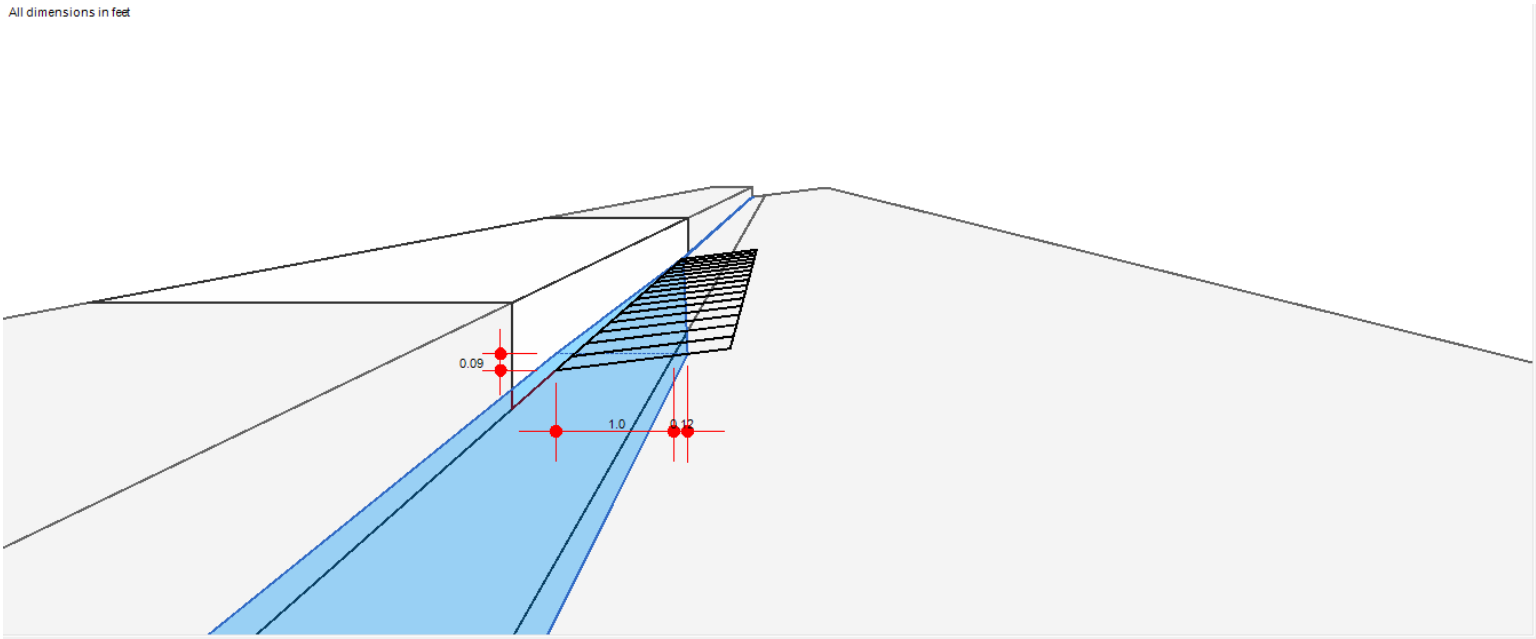
Slope, Sw (ft/ft)	=	0.083
Slope, Sx (ft/ft)	=	0.083
Local Depr (in)	=	-0-
Gutter Width (ft)	=	1.00
Gutter Slope (%)	=	2.33
Gutter n-value	=	0.013

Calculations

Compute by:		Known Q
Q (cfs)	=	0.14

Highlighted

Q Total (cfs)	=	0.14
Q Capt (cfs)	=	0.14
Q Bypass (cfs)	=	-0-
Depth at Inlet (in)	=	1.11
Efficiency (%)	=	100
Gutter Spread (ft)	=	1.12
Gutter Vel (ft/s)	=	2.69
Bypass Spread (ft)	=	0.03
Bypass Depth (in)	=	0.03



Inlet Report

SD DOUBLE INLET #6

Grate Inlet

Location	=	On grade
Curb Length (ft)	=	-0-
Throat Height (in)	=	-0-
Grate Area (sqft)	=	-0-
Grate Width (ft)	=	1.48
Grate Length (ft)	=	7.96

Gutter

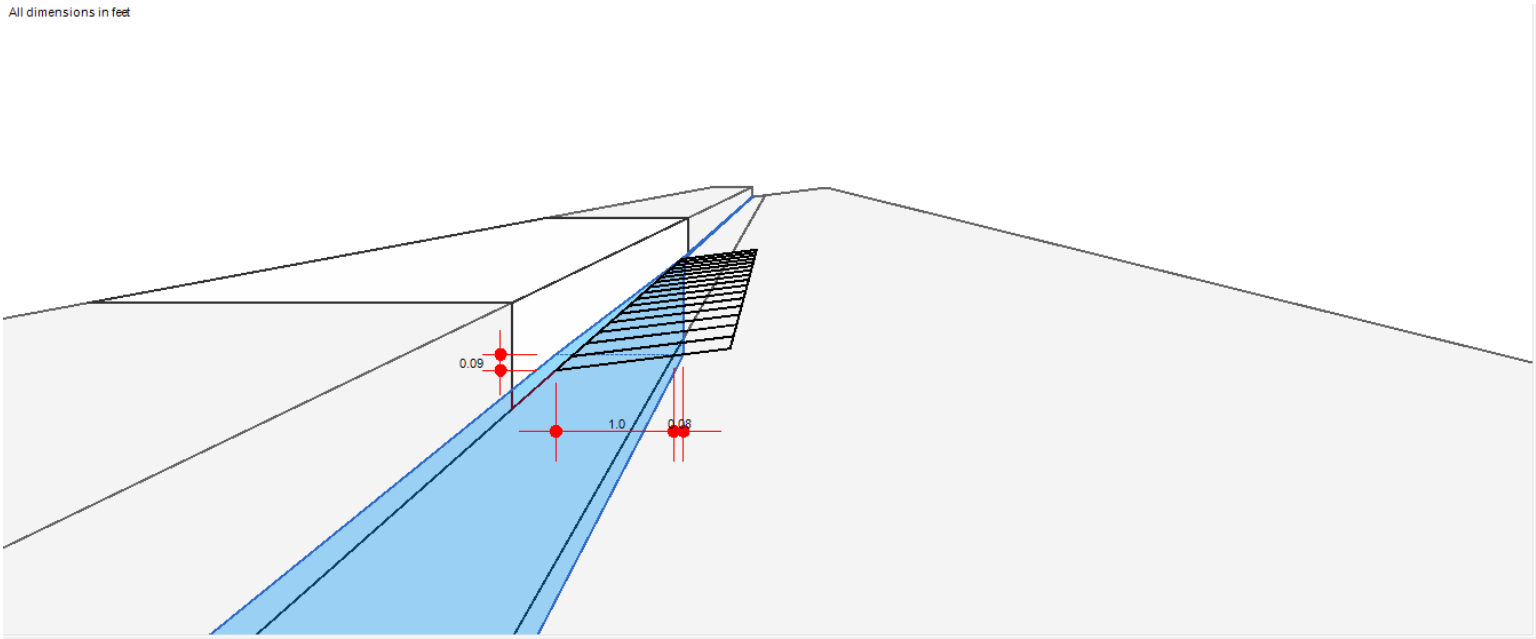
Slope, Sw (ft/ft)	=	0.083
Slope, Sx (ft/ft)	=	0.083
Local Depr (in)	=	-0-
Gutter Width (ft)	=	1.00
Gutter Slope (%)	=	11.00
Gutter n-value	=	0.013

Calculations

Compute by:		Known Q
Q (cfs)	=	0.28

Highlighted

Q Total (cfs)	=	0.28
Q Capt (cfs)	=	0.28
Q Bypass (cfs)	=	-0-
Depth at Inlet (in)	=	1.08
Efficiency (%)	=	100
Gutter Spread (ft)	=	1.08
Gutter Vel (ft/s)	=	5.74
Bypass Spread (ft)	=	0.05
Bypass Depth (in)	=	0.05



Inlet Report

SD DOUBLE INLET #7

Grate Inlet

Location	=	On grade
Curb Length (ft)	=	-0-
Throat Height (in)	=	-0-
Grate Area (sqft)	=	-0-
Grate Width (ft)	=	1.48
Grate Length (ft)	=	7.96

Gutter

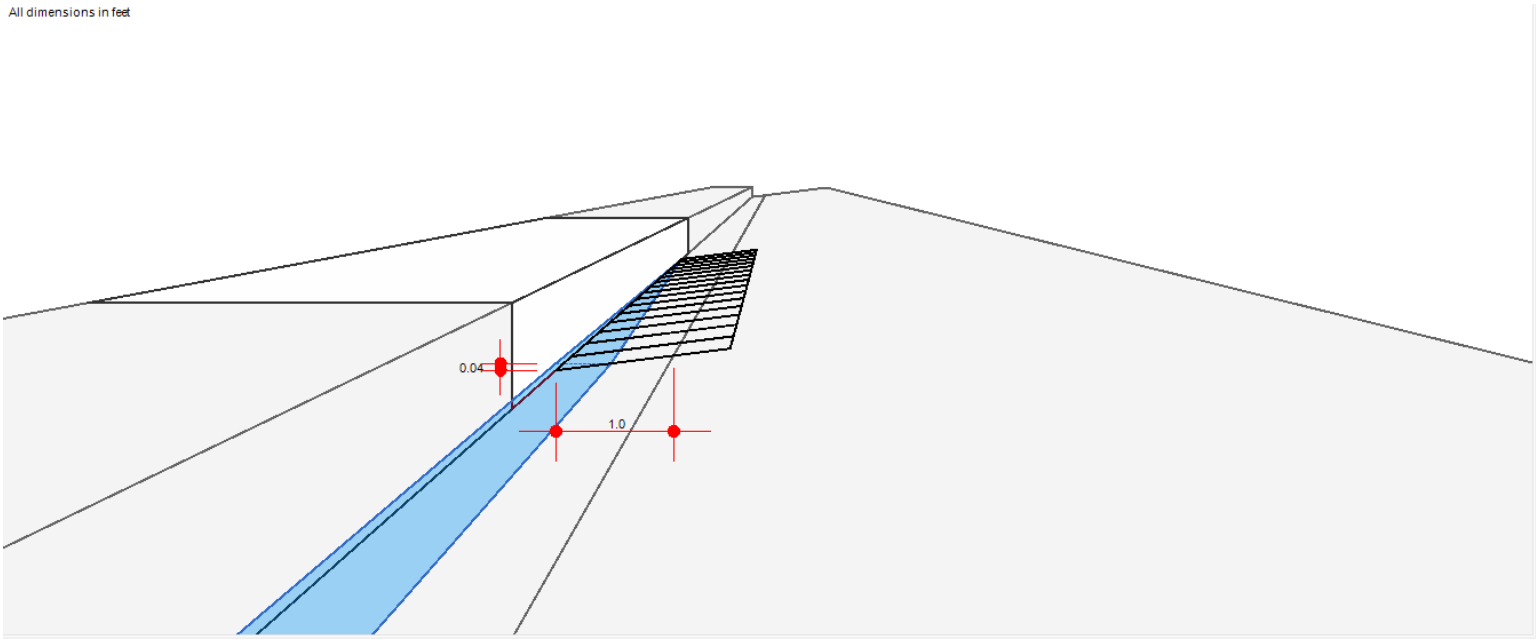
Slope, Sw (ft/ft)	=	0.083
Slope, Sx (ft/ft)	=	0.083
Local Depr (in)	=	-0-
Gutter Width (ft)	=	1.00
Gutter Slope (%)	=	11.00
Gutter n-value	=	0.013

Calculations

Compute by:		Known Q
Q (cfs)	=	0.03

Highlighted

Q Total (cfs)	=	0.03
Q Capt (cfs)	=	0.03
Q Bypass (cfs)	=	-0-
Depth at Inlet (in)	=	0.47
Efficiency (%)	=	100
Gutter Spread (ft)	=	0.47
Gutter Vel (ft/s)	=	3.27
Bypass Spread (ft)	=	-0-
Bypass Depth (in)	=	-0-



Inlet Report

SD DOUBLE INLET #8

Grate Inlet

Location	=	On grade
Curb Length (ft)	=	-0-
Throat Height (in)	=	-0-
Grate Area (sqft)	=	-0-
Grate Width (ft)	=	1.48
Grate Length (ft)	=	7.96

Gutter

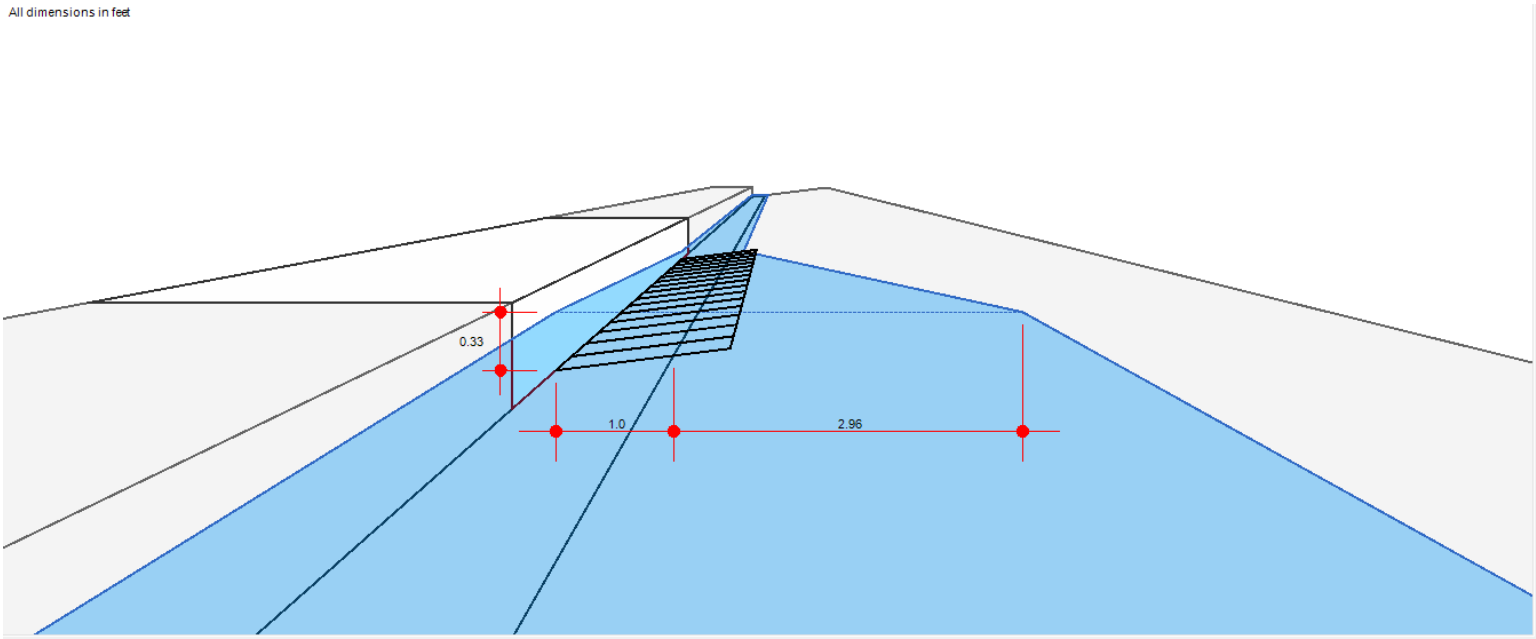
Slope, Sw (ft/ft)	=	0.083
Slope, Sx (ft/ft)	=	0.083
Local Depr (in)	=	-0-
Gutter Width (ft)	=	1.00
Gutter Slope (%)	=	0.50
Gutter n-value	=	0.013

Calculations

Compute by:		Known Q
Q (cfs)	=	1.89

Highlighted

Q Total (cfs)	=	1.89
Q Capt (cfs)	=	1.81
Q Bypass (cfs)	=	0.08
Depth at Inlet (in)	=	3.95
Efficiency (%)	=	96
Gutter Spread (ft)	=	3.96
Gutter Vel (ft/s)	=	2.90
Bypass Spread (ft)	=	1.22
Bypass Depth (in)	=	1.22



Inlet Report

SD DOUBLE INLET #9

Grate Inlet

Location	=	On grade
Curb Length (ft)	=	-0-
Throat Height (in)	=	-0-
Grate Area (sqft)	=	-0-
Grate Width (ft)	=	1.48
Grate Length (ft)	=	7.96

Gutter

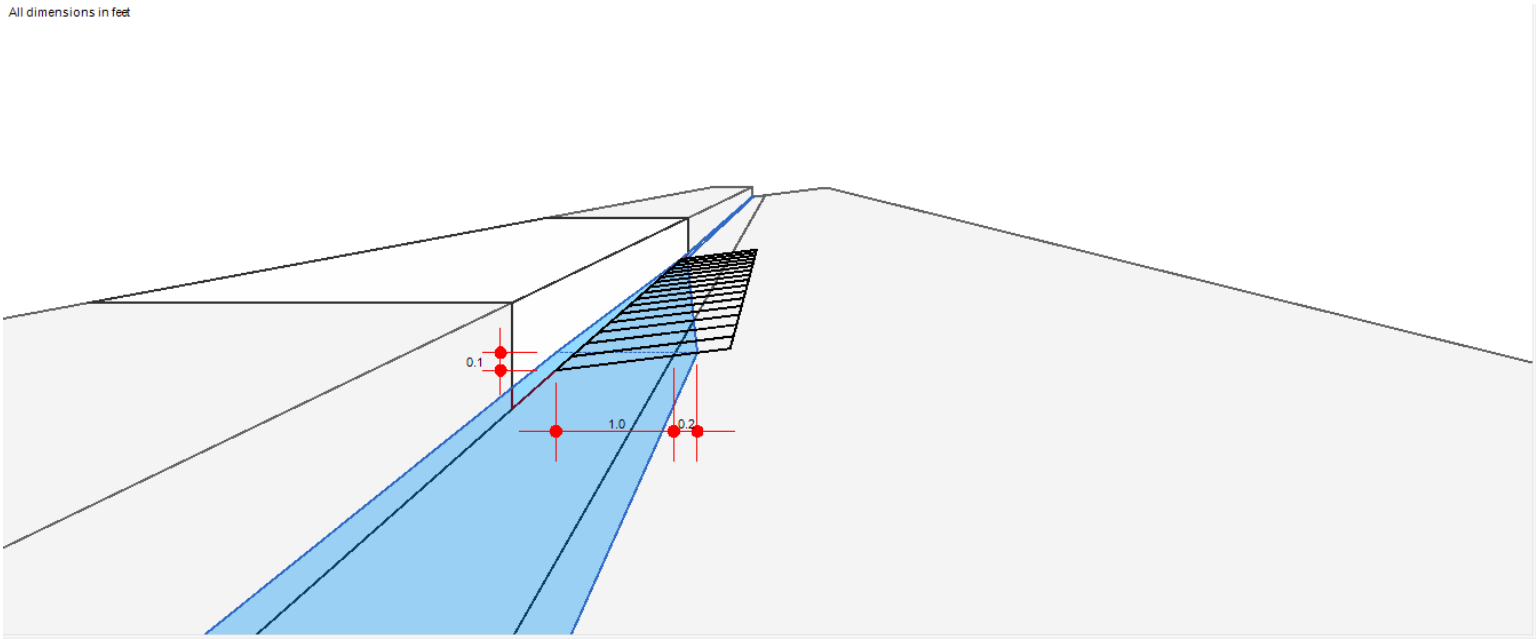
Slope, Sw (ft/ft)	=	0.083
Slope, Sx (ft/ft)	=	0.083
Local Depr (in)	=	-0-
Gutter Width (ft)	=	1.00
Gutter Slope (%)	=	7.34
Gutter n-value	=	0.013

Calculations

Compute by:		Known Q
Q (cfs)	=	0.30

Highlighted

Q Total (cfs)	=	0.30
Q Capt (cfs)	=	0.30
Q Bypass (cfs)	=	-0-
Depth at Inlet (in)	=	1.20
Efficiency (%)	=	100
Gutter Spread (ft)	=	1.20
Gutter Vel (ft/s)	=	5.01
Bypass Spread (ft)	=	0.10
Bypass Depth (in)	=	0.10



Inlet Report

SD DOUBLE INLET #10

Grate Inlet

Location	= Sag
Curb Length (ft)	= -0-
Throat Height (in)	= -0-
Grate Area (sqft)	= 11.78
Grate Width (ft)	= 1.48
Grate Length (ft)	= 7.96

Gutter

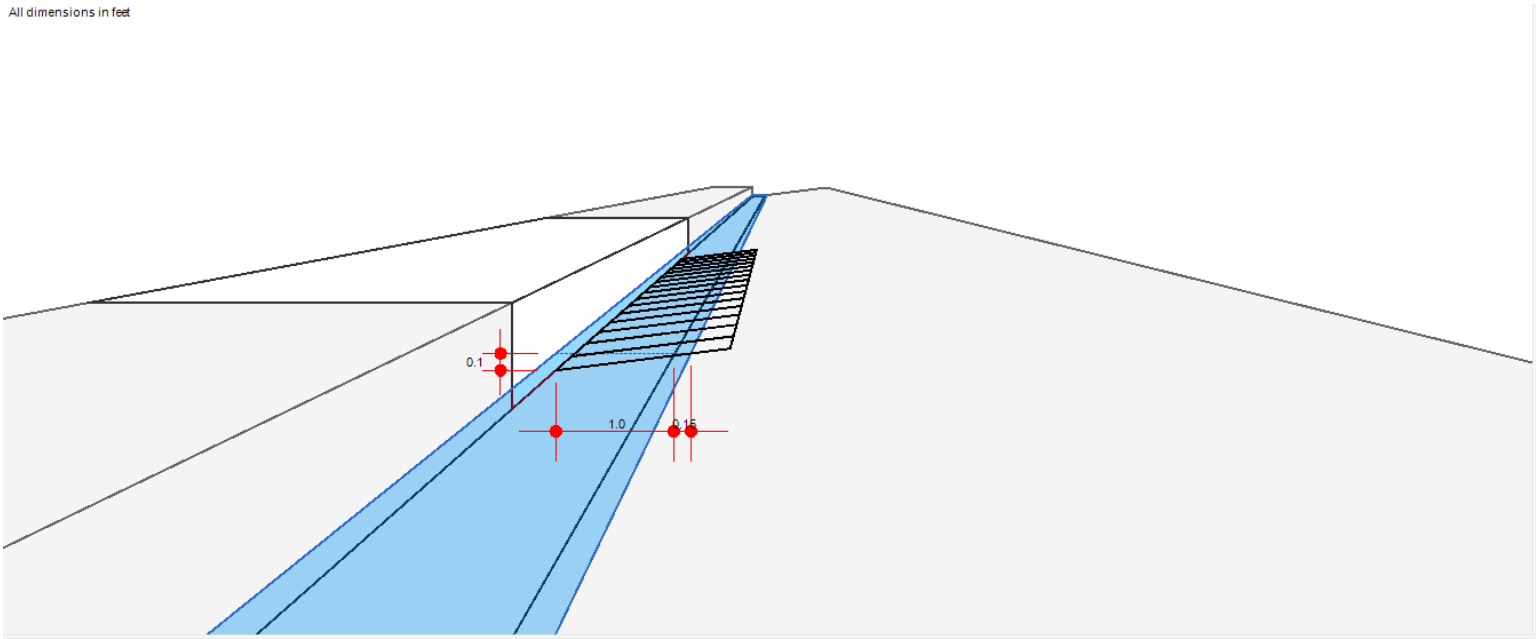
Slope, Sw (ft/ft)	= 0.083
Slope, Sx (ft/ft)	= 0.083
Local Depr (in)	= -0-
Gutter Width (ft)	= 1.00
Gutter Slope (%)	= -0-
Gutter n-value	= -0-

Calculations

Compute by:	Known Q
Q (cfs)	= 0.34

Highlighted

Q Total (cfs)	= 0.34
Q Capt (cfs)	= 0.34
Q Bypass (cfs)	= -0-
Depth at Inlet (in)	= 1.14
Efficiency (%)	= 100
Gutter Spread (ft)	= 1.15
Gutter Vel (ft/s)	= 5.01
Bypass Spread (ft)	= -0-
Bypass Depth (in)	= -0-



Inlet Report

SD DOUBLE INLET #11

Grate Inlet

Location	= Sag
Curb Length (ft)	= -0-
Throat Height (in)	= -0-
Grate Area (sqft)	= 11.78
Grate Width (ft)	= 1.48
Grate Length (ft)	= 7.96

Gutter

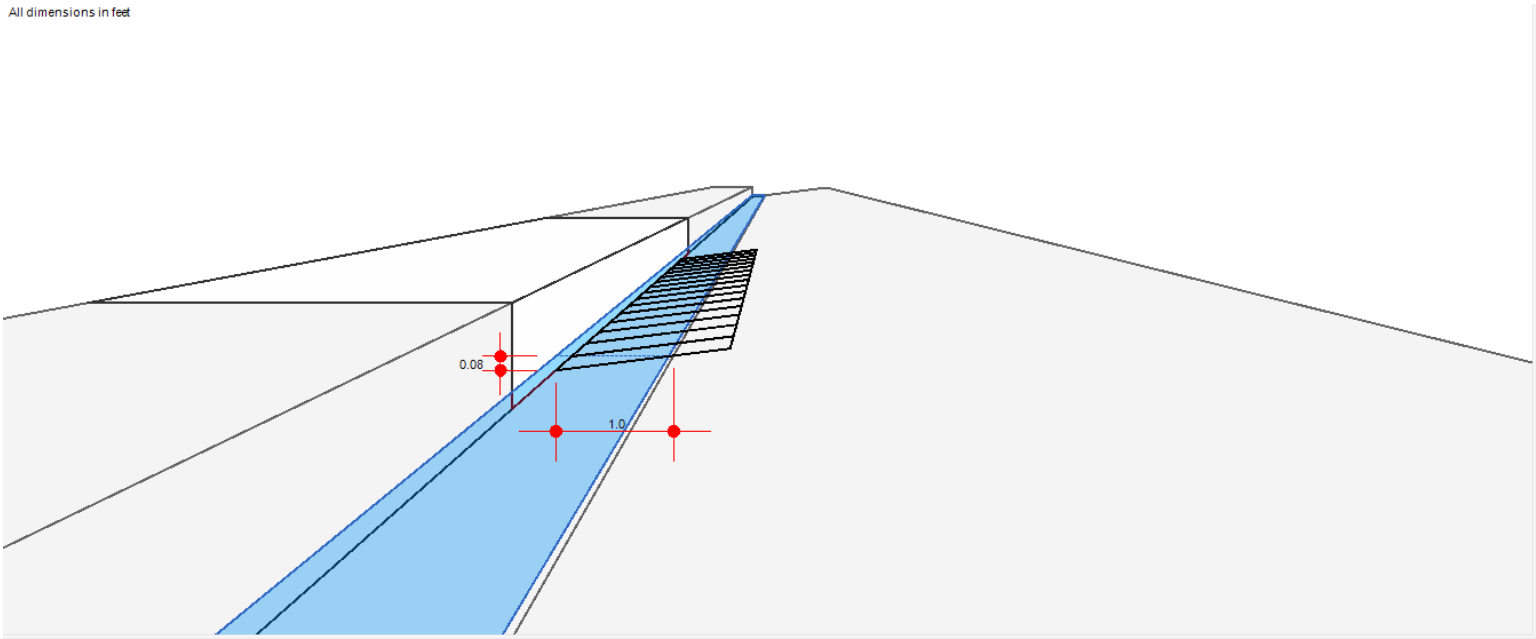
Slope, Sw (ft/ft)	= 0.083
Slope, Sx (ft/ft)	= 0.083
Local Depr (in)	= -0-
Gutter Width (ft)	= 1.00
Gutter Slope (%)	= -0-
Gutter n-value	= -0-

Calculations

Compute by:	Known Q
Q (cfs)	= 0.26

Highlighted

Q Total (cfs)	= 0.26
Q Capt (cfs)	= 0.26
Q Bypass (cfs)	= -0-
Depth at Inlet (in)	= 0.95
Efficiency (%)	= 100
Gutter Spread (ft)	= 0.96
Gutter Vel (ft/s)	= 5.01
Bypass Spread (ft)	= -0-
Bypass Depth (in)	= -0-



Inlet Report

SD DOUBLE INLET #12

Grate Inlet

Location	= Sag
Curb Length (ft)	= -0-
Throat Height (in)	= -0-
Grate Area (sqft)	= 11.78
Grate Width (ft)	= 1.48
Grate Length (ft)	= 7.96

Gutter

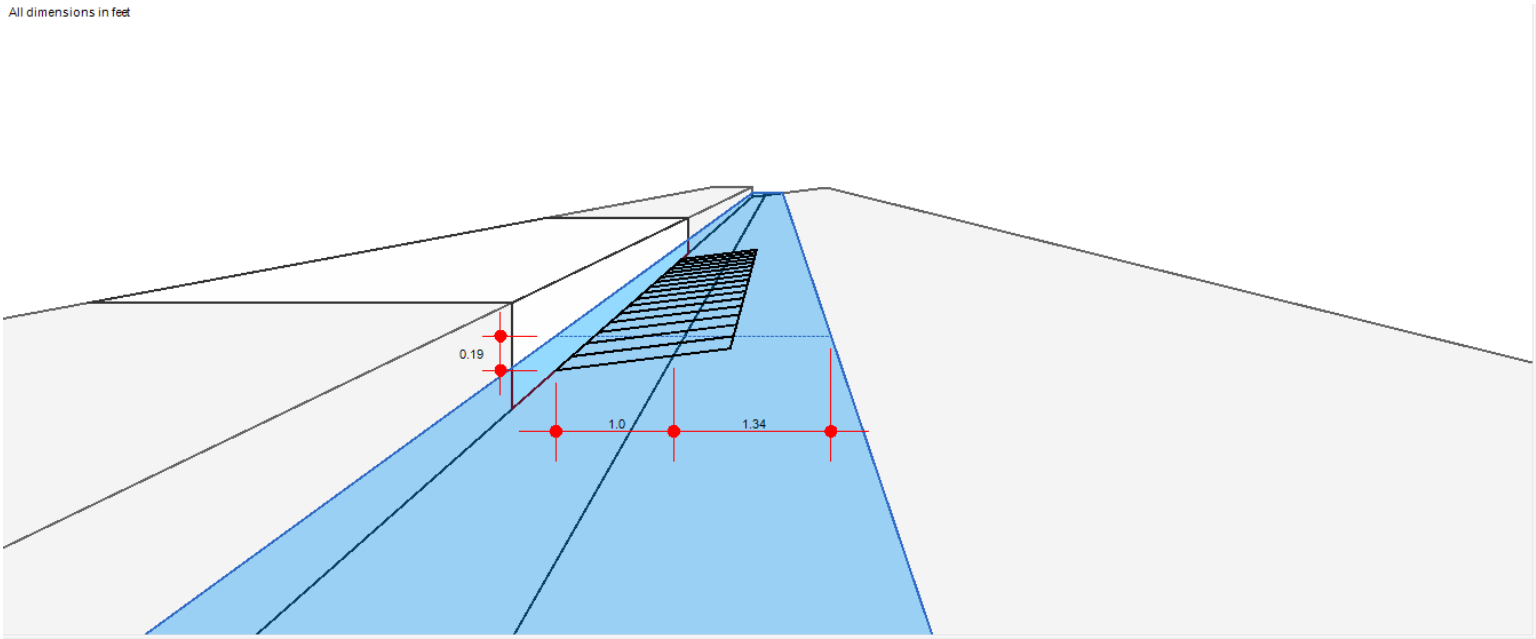
Slope, Sw (ft/ft)	= 0.083
Slope, Sx (ft/ft)	= 0.083
Local Depr (in)	= -0-
Gutter Width (ft)	= 1.00
Gutter Slope (%)	= -0-
Gutter n-value	= -0-

Calculations

Compute by:	Known Q
Q (cfs)	= 1.58

Highlighted

Q Total (cfs)	= 1.58
Q Capt (cfs)	= 1.58
Q Bypass (cfs)	= -0-
Depth at Inlet (in)	= 2.33
Efficiency (%)	= 100
Gutter Spread (ft)	= 2.34
Gutter Vel (ft/s)	= 5.01
Bypass Spread (ft)	= -0-
Bypass Depth (in)	= -0-



Inlet Report

SD DOUBLE INLET #13

Grate Inlet

Location	=	On grade
Curb Length (ft)	=	-0-
Throat Height (in)	=	-0-
Grate Area (sqft)	=	-0-
Grate Width (ft)	=	1.48
Grate Length (ft)	=	7.96

Gutter

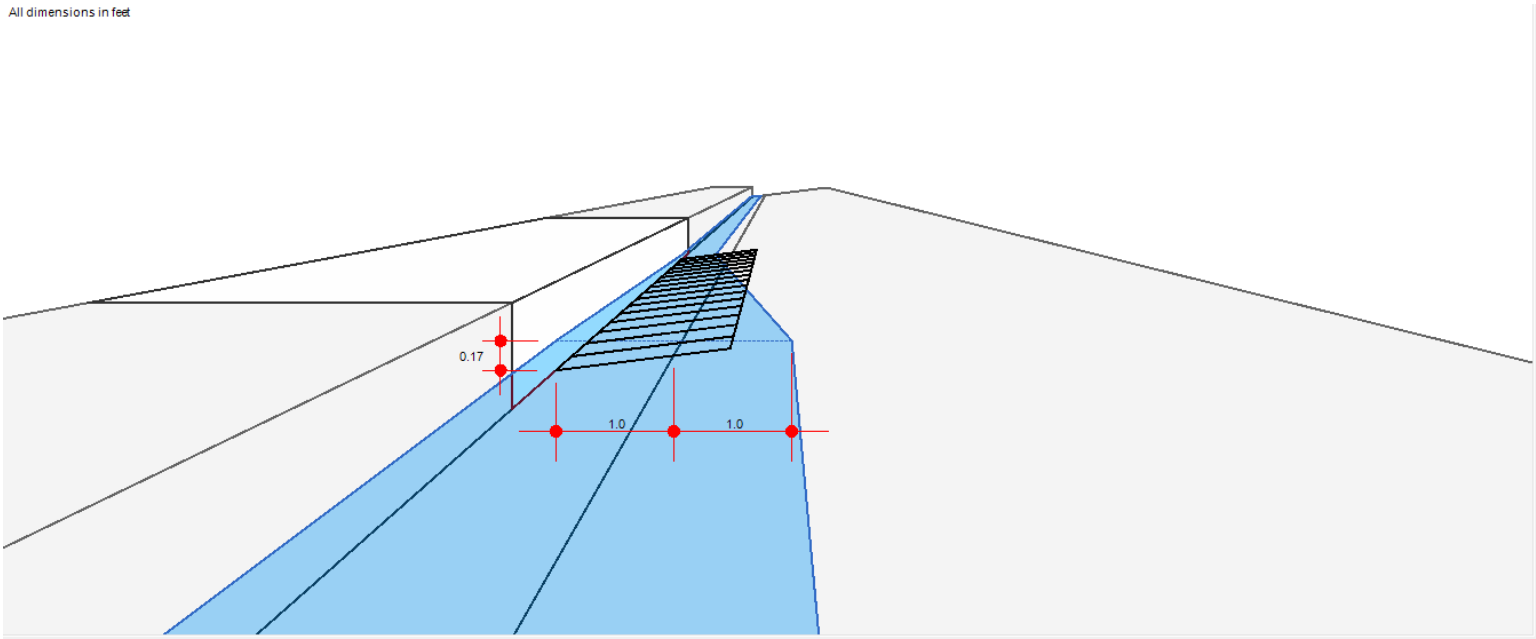
Slope, Sw (ft/ft)	=	0.083
Slope, Sx (ft/ft)	=	0.083
Local Depr (in)	=	-0-
Gutter Width (ft)	=	1.00
Gutter Slope (%)	=	7.40
Gutter n-value	=	0.013

Calculations

Compute by:		Known Q
Q (cfs)	=	1.18

Highlighted

Q Total (cfs)	=	1.18
Q Capt (cfs)	=	1.12
Q Bypass (cfs)	=	0.06
Depth at Inlet (in)	=	2.00
Efficiency (%)	=	95
Gutter Spread (ft)	=	2.00
Gutter Vel (ft/s)	=	7.08
Bypass Spread (ft)	=	0.67
Bypass Depth (in)	=	0.67



Inlet Report

SD DOUBLE INLET #14

Grate Inlet

Location	=	On grade
Curb Length (ft)	=	-0-
Throat Height (in)	=	-0-
Grate Area (sqft)	=	-0-
Grate Width (ft)	=	1.48
Grate Length (ft)	=	7.96

Gutter

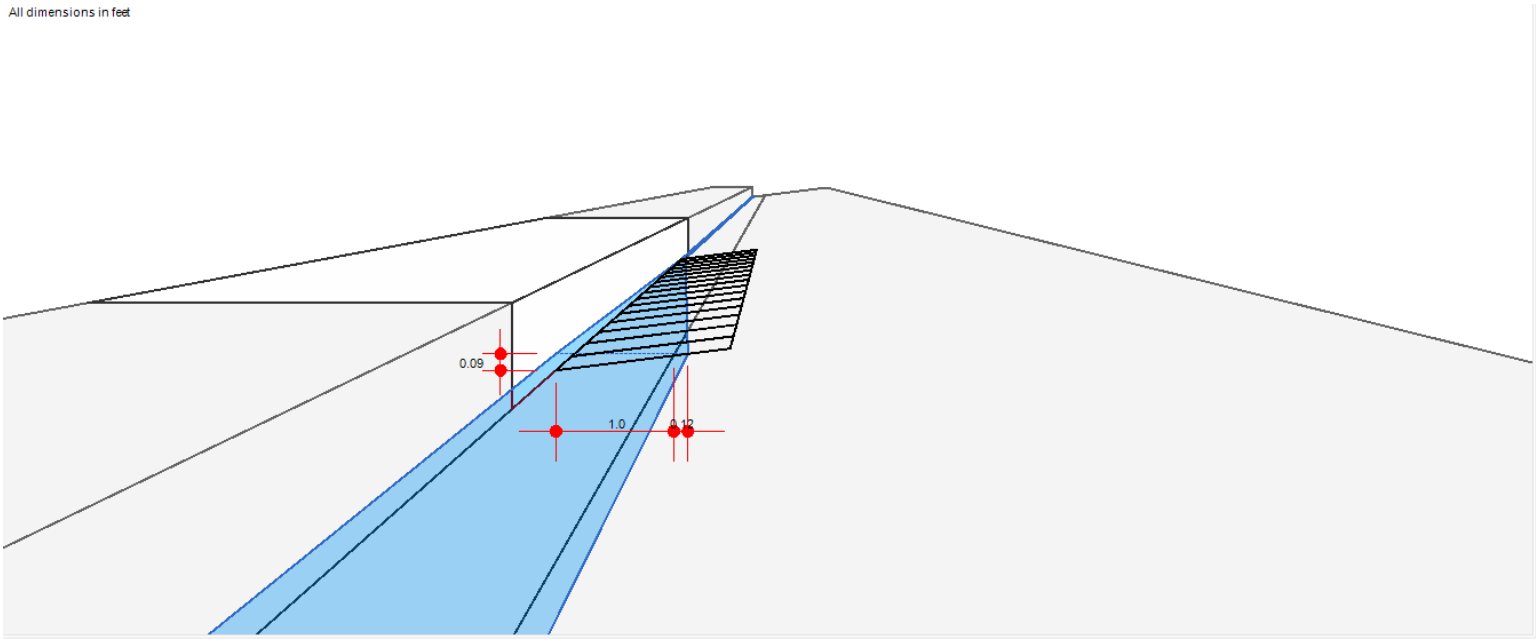
Slope, Sw (ft/ft)	=	0.083
Slope, Sx (ft/ft)	=	0.083
Local Depr (in)	=	-0-
Gutter Width (ft)	=	1.00
Gutter Slope (%)	=	12.00
Gutter n-value	=	0.013

Calculations

Compute by:		Known Q
Q (cfs)	=	0.32

Highlighted

Q Total (cfs)	=	0.32
Q Capt (cfs)	=	0.32
Q Bypass (cfs)	=	-0-
Depth at Inlet (in)	=	1.12
Efficiency (%)	=	100
Gutter Spread (ft)	=	1.12
Gutter Vel (ft/s)	=	6.13
Bypass Spread (ft)	=	0.07
Bypass Depth (in)	=	0.07



Inlet Report

SD DOUBLE INLET #15

Grate Inlet

Location	=	On grade
Curb Length (ft)	=	-0-
Throat Height (in)	=	-0-
Grate Area (sqft)	=	-0-
Grate Width (ft)	=	1.48
Grate Length (ft)	=	7.96

Gutter

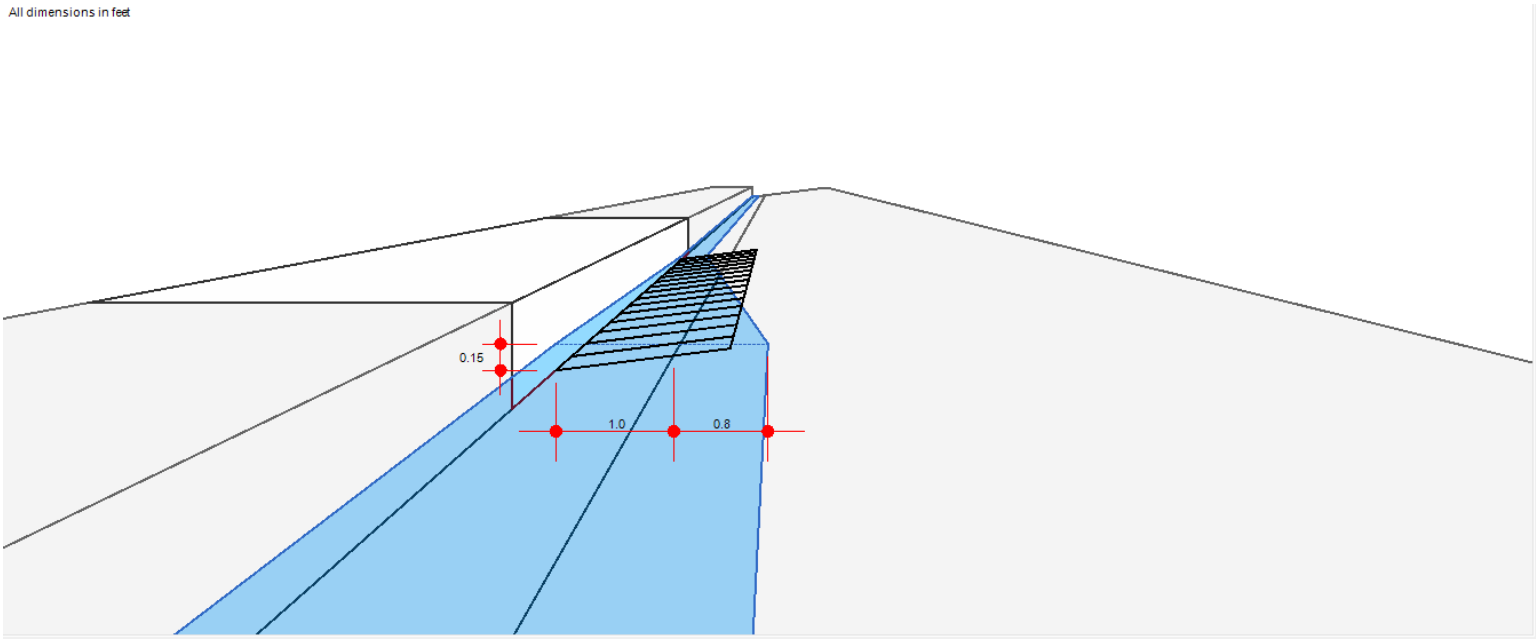
Slope, Sw (ft/ft)	=	0.083
Slope, Sx (ft/ft)	=	0.083
Local Depr (in)	=	-0-
Gutter Width (ft)	=	1.00
Gutter Slope (%)	=	6.15
Gutter n-value	=	0.013

Calculations

Compute by:		Known Q
Q (cfs)	=	0.81

Highlighted

Q Total (cfs)	=	0.81
Q Capt (cfs)	=	0.78
Q Bypass (cfs)	=	0.03
Depth at Inlet (in)	=	1.79
Efficiency (%)	=	97
Gutter Spread (ft)	=	1.80
Gutter Vel (ft/s)	=	6.02
Bypass Spread (ft)	=	0.50
Bypass Depth (in)	=	0.49



Inlet Report

SD SINGLE INLET #1

Grate Inlet

Location	=	On grade
Curb Length (ft)	=	-0-
Throat Height (in)	=	-0-
Grate Area (sqft)	=	-0-
Grate Width (ft)	=	1.48
Grate Length (ft)	=	3.98

Gutter

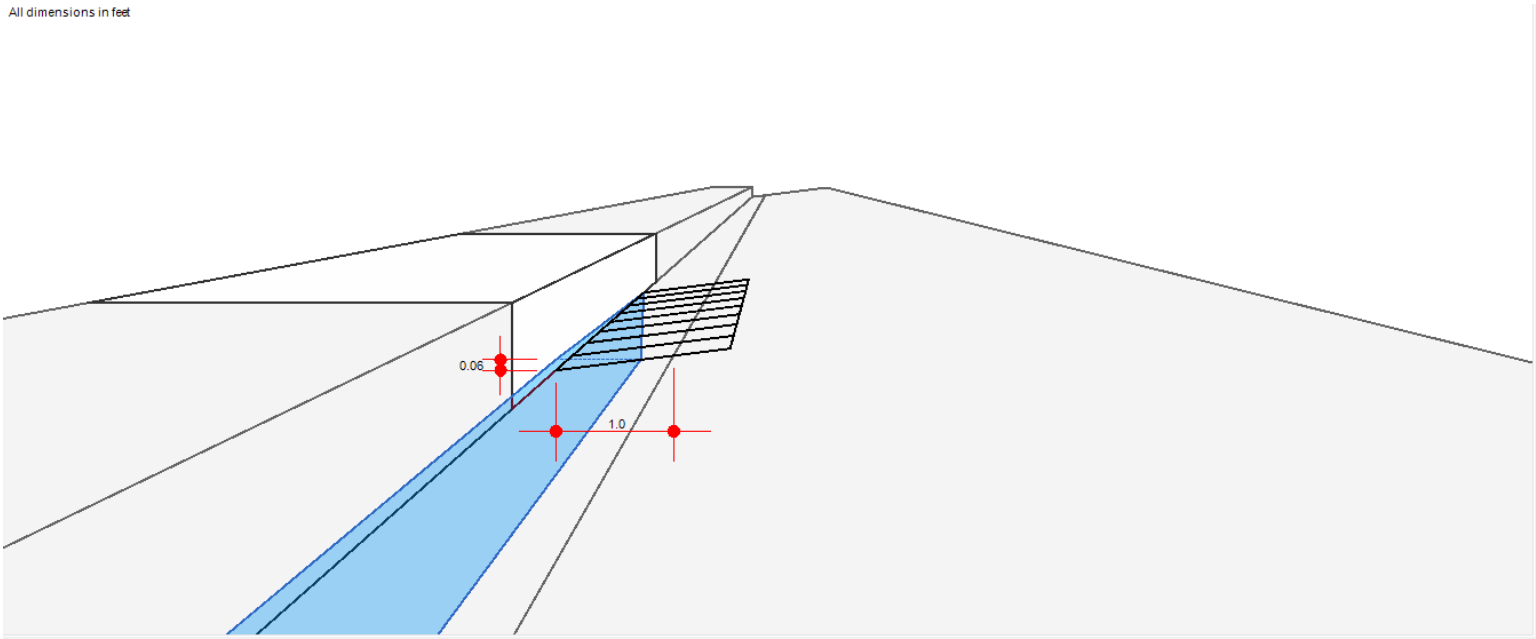
Slope, Sw (ft/ft)	=	0.083
Slope, Sx (ft/ft)	=	0.083
Local Depr (in)	=	-0-
Gutter Width (ft)	=	1.00
Gutter Slope (%)	=	0.50
Gutter n-value	=	0.013

Calculations

Compute by:		Known Q
Q (cfs)	=	0.02

Highlighted

Q Total (cfs)	=	0.02
Q Capt (cfs)	=	0.02
Q Bypass (cfs)	=	-0-
Depth at Inlet (in)	=	0.72
Efficiency (%)	=	100
Gutter Spread (ft)	=	0.72
Gutter Vel (ft/s)	=	0.93
Bypass Spread (ft)	=	-0-
Bypass Depth (in)	=	-0-



Inlet Report

SD SINGLE INLET #2

Grate Inlet

Location	=	On grade
Curb Length (ft)	=	-0-
Throat Height (in)	=	-0-
Grate Area (sqft)	=	-0-
Grate Width (ft)	=	1.48
Grate Length (ft)	=	3.98

Gutter

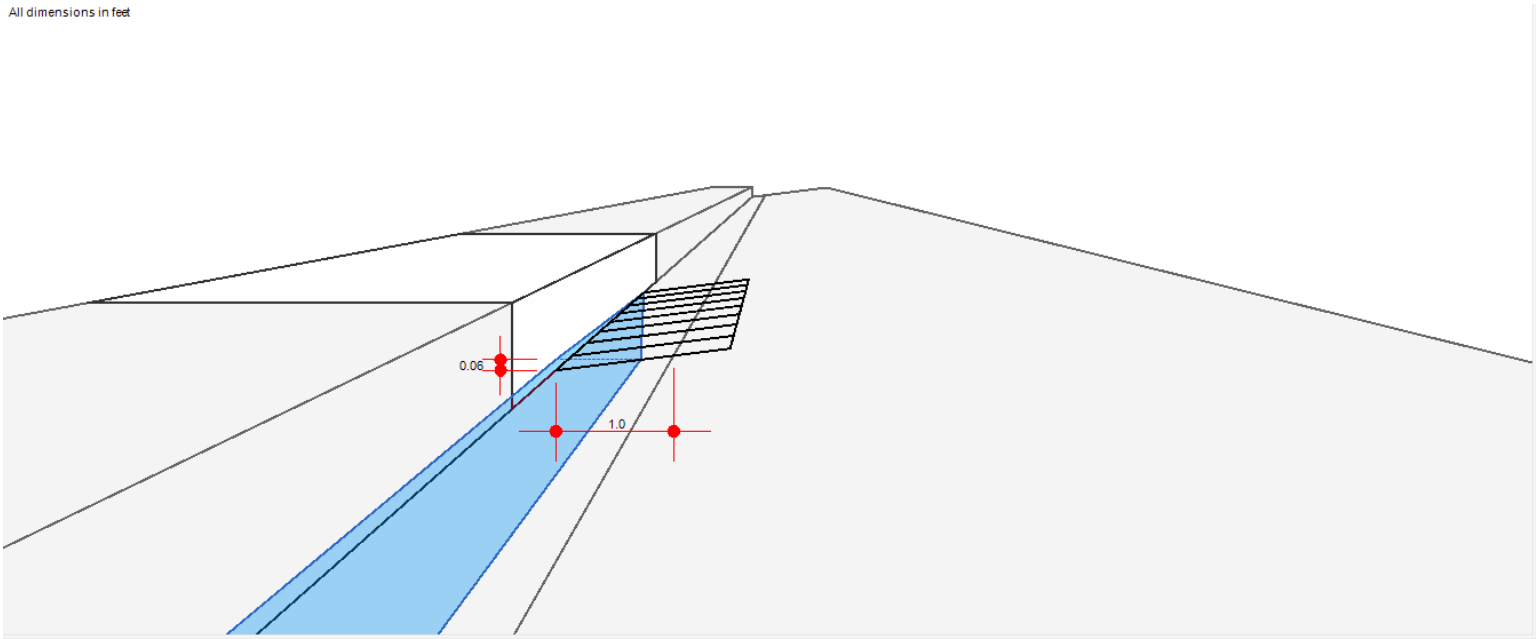
Slope, Sw (ft/ft)	=	0.083
Slope, Sx (ft/ft)	=	0.083
Local Depr (in)	=	-0-
Gutter Width (ft)	=	1.00
Gutter Slope (%)	=	0.50
Gutter n-value	=	0.013

Calculations

Compute by:		Known Q
Q (cfs)	=	0.02

Highlighted

Q Total (cfs)	=	0.02
Q Capt (cfs)	=	0.02
Q Bypass (cfs)	=	-0-
Depth at Inlet (in)	=	0.72
Efficiency (%)	=	100
Gutter Spread (ft)	=	0.72
Gutter Vel (ft/s)	=	0.93
Bypass Spread (ft)	=	-0-
Bypass Depth (in)	=	-0-



Inlet Report

SD SINGLE INLET #3

Grate Inlet

Location	= Sag
Curb Length (ft)	= -0-
Throat Height (in)	= -0-
Grate Area (sqft)	= 5.89
Grate Width (ft)	= 1.48
Grate Length (ft)	= 3.98

Gutter

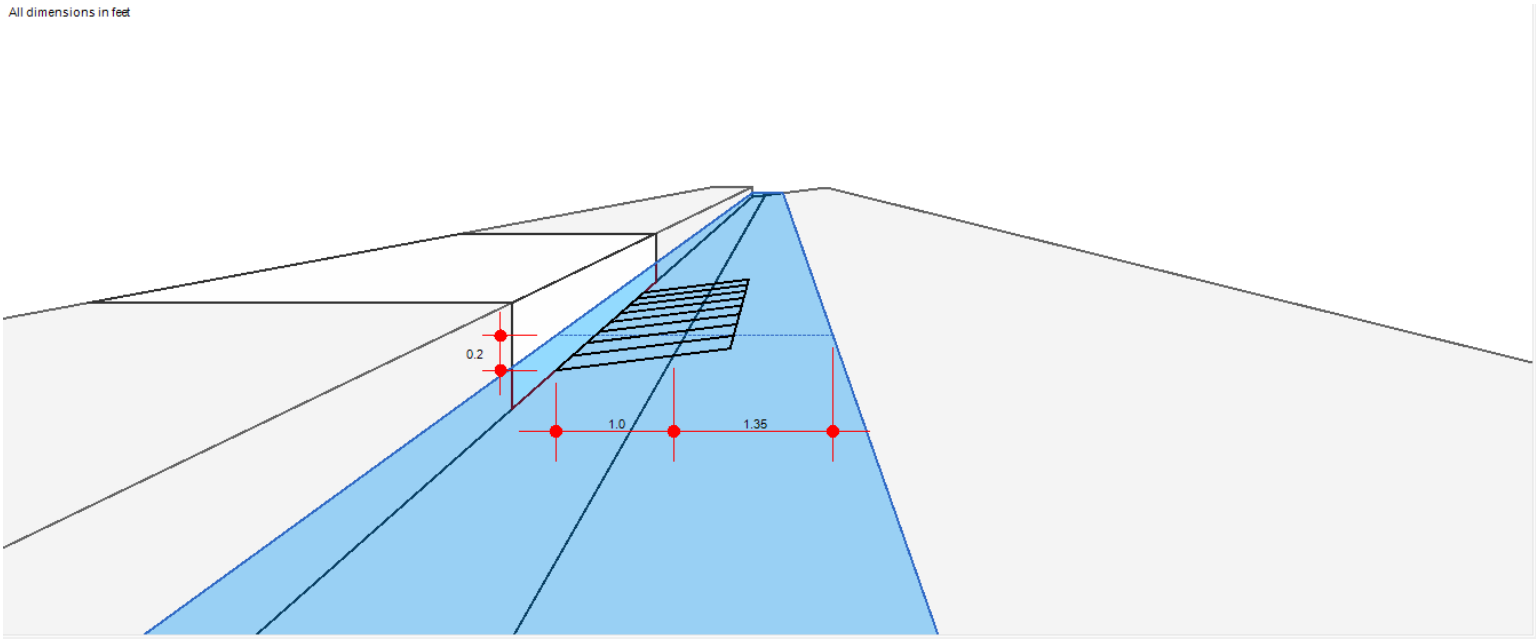
Slope, Sw (ft/ft)	= 0.083
Slope, Sx (ft/ft)	= 0.083
Local Depr (in)	= -0-
Gutter Width (ft)	= 1.00
Gutter Slope (%)	= -0-
Gutter n-value	= -0-

Calculations

Compute by:	Known Q
Q (cfs)	= 1.02

Highlighted

Q Total (cfs)	= 1.02
Q Capt (cfs)	= 1.02
Q Bypass (cfs)	= -0-
Depth at Inlet (in)	= 2.34
Efficiency (%)	= 100
Gutter Spread (ft)	= 2.35
Gutter Vel (ft/s)	= 2.49
Bypass Spread (ft)	= -0-
Bypass Depth (in)	= -0-



Inlet Report

SD SINGLE INLET #4

Grate Inlet

Location	= Sag
Curb Length (ft)	= -0-
Throat Height (in)	= -0-
Grate Area (sqft)	= 5.89
Grate Width (ft)	= 1.48
Grate Length (ft)	= 3.98

Gutter

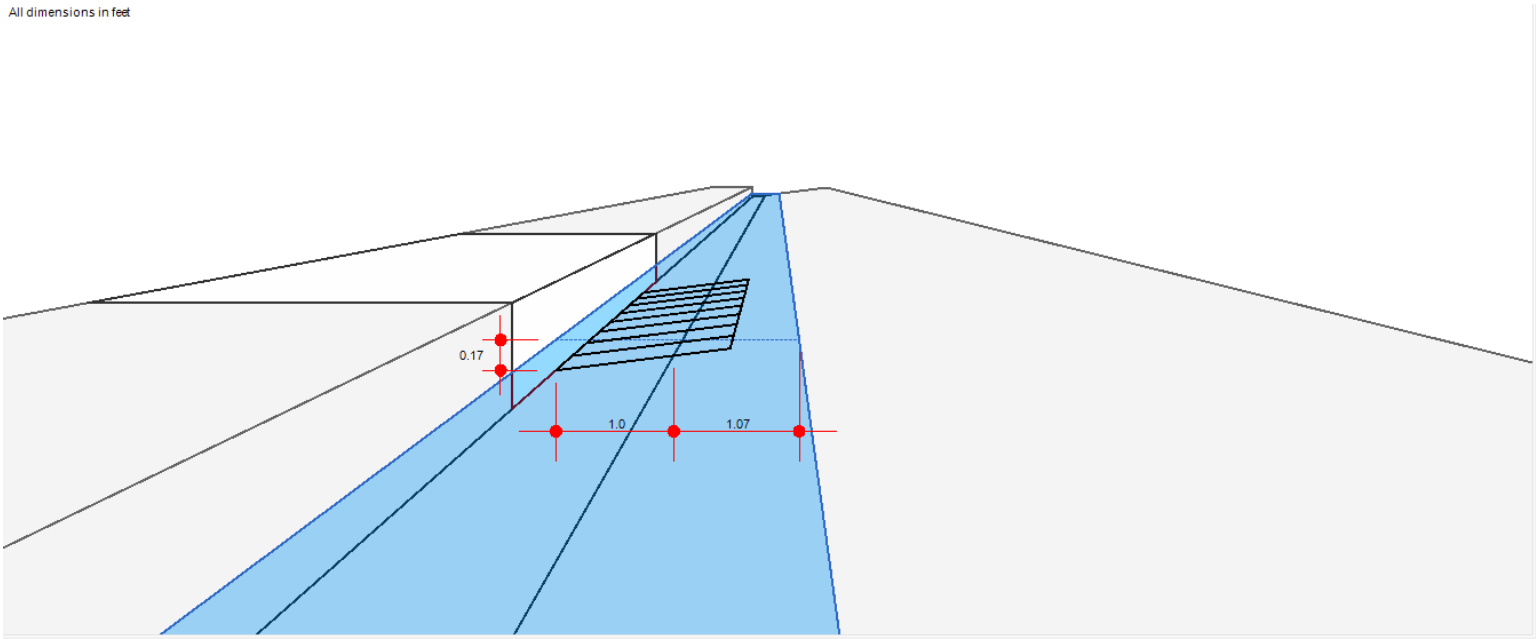
Slope, Sw (ft/ft)	= 0.083
Slope, Sx (ft/ft)	= 0.083
Local Depr (in)	= -0-
Gutter Width (ft)	= 1.00
Gutter Slope (%)	= -0-
Gutter n-value	= -0-

Calculations

Compute by:	Known Q
Q (cfs)	= 0.76

Highlighted

Q Total (cfs)	= 0.76
Q Capt (cfs)	= 0.76
Q Bypass (cfs)	= -0-
Depth at Inlet (in)	= 2.06
Efficiency (%)	= 100
Gutter Spread (ft)	= 2.07
Gutter Vel (ft/s)	= 2.49
Bypass Spread (ft)	= -0-
Bypass Depth (in)	= -0-



Inlet Report

SD SINGLE INLET #5

Grate Inlet

Location	= Sag
Curb Length (ft)	= -0-
Throat Height (in)	= -0-
Grate Area (sqft)	= 5.89
Grate Width (ft)	= 1.48
Grate Length (ft)	= 3.98

Gutter

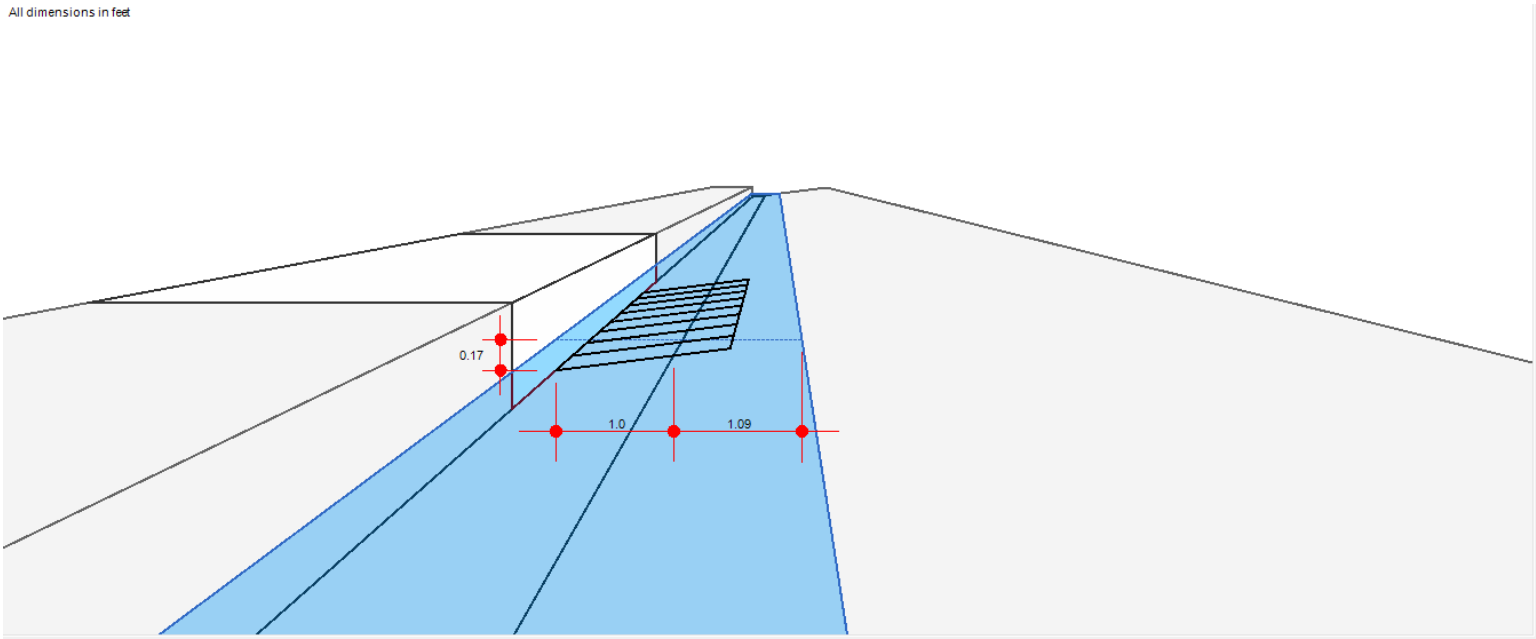
Slope, Sw (ft/ft)	= 0.083
Slope, Sx (ft/ft)	= 0.083
Local Depr (in)	= -0-
Gutter Width (ft)	= 1.00
Gutter Slope (%)	= -0-
Gutter n-value	= -0-

Calculations

Compute by:	Known Q
Q (cfs)	= 0.78

Highlighted

Q Total (cfs)	= 0.78
Q Capt (cfs)	= 0.78
Q Bypass (cfs)	= -0-
Depth at Inlet (in)	= 2.08
Efficiency (%)	= 100
Gutter Spread (ft)	= 2.09
Gutter Vel (ft/s)	= 2.49
Bypass Spread (ft)	= -0-
Bypass Depth (in)	= -0-



Rip-Rap Calculations

Project: JR V3 Marcella Phase 1
Location Heber City, Utah
Date: 3/4/2026
Designer: BMD

FOCUS ENGINEERING & SURVEYING

Open Space D50 Rip-Rap Calculations

INPUT		
Q100=	14.29	cfs
D=	2	ft
TW=	0.8	ft
g=	32.2	ft/s²

OUTPUT		
D50 =	0.339917	ft
	4.078999	in

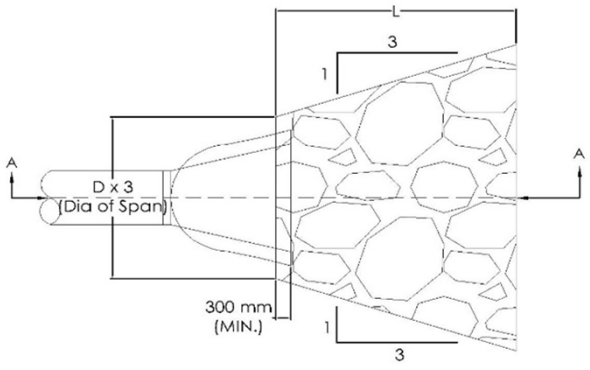
$$D_{50} = 0.2\,D\left(\frac{Q}{\sqrt{g}D^{2.5}}\right)^{4/3}\left(\frac{D}{TW}\right)$$

where,

- D_{50} = riprap size, m (ft)
- Q = design discharge, m^3/s (ft^3/s)
- D = culvert diameter (circular), m (ft)
- TW = tailwater depth, m (ft)
- g = acceleration due to gravity, 9.81 m/s^2 (32.2 ft/s^2)

CLASS RIPRAP	LENGTH OF APRON L (METER)	DEPTH OF APRON H (METER)
2	4 x D	0.5
3	5 x D	0.6
4	6 x D	0.8

Class=	4	
D=	2	ft
L=	12	ft
DEPTH=	2.6	ft
RW=	14.0	ft
CW=	6	ft



PLAN VIEW

Rip-Rap Calculations

Project: JR V3 Marcella Phase 1
Location Heber City, Utah
Date: 3/4/2026
Designer: BMD

Marcella Club Drive D50 Rip-Rap Calculations

INPUT		
Q100=	0.42	cfs
D=	1.5	ft
TW=	0.6	ft
g=	32.2	ft/s²

OUTPUT		
D50 =	0.006033	ft
	0.072394	in

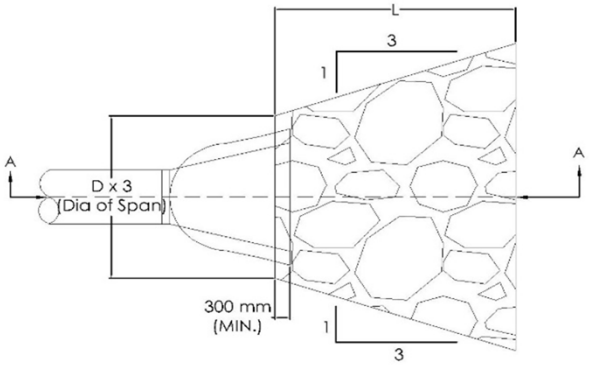
$$D_{50} = 0.2\,D\left(\frac{Q}{\sqrt{g}D^{2.5}}\right)^{4/3}\left(\frac{D}{TW}\right)$$

where,

- D_{50} = riprap size, m (ft)
- Q = design discharge, m^3/s (ft^3/s)
- D = culvert diameter (circular), m (ft)
- TW = tailwater depth, m (ft)
- g = acceleration due to gravity, 9.81 m/s^2 (32.2 ft/s^2)

CLASS RIPRAP	LENGTH OF APRON L (METER)	DEPTH OF APRON H (METER)
2	4 x D	0.5
3	5 x D	0.6
4	6 x D	0.8

Class=	4	
D=	1.5	ft
L=	9	ft
DEPTH=	2.6	ft
RW=	10.5	ft
CW=	4.5	ft



PLAN VIEW

Rip-Rap Calculations

Project: JR V3 Marcella Phase 1
Location Heber City, Utah
Date: 3/4/2026
Designer: BMD

Lot SV-501 D50 Rip-Rap Calculations

INPUT		
Q100=	3.67	cfs
D=	1.5	ft
TW=	0.6	ft
g=	32.2	ft/s²

OUTPUT		
D50 =	0.108578	ft
	1.302934	in

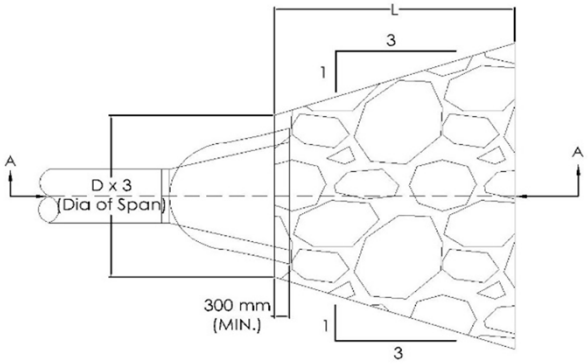
$$D_{50} = 0.2\, D \left(\frac{Q}{\sqrt{g} D^{2.5}} \right)^{4/3} \left(\frac{D}{TW} \right)$$

where,

- D_{50} = riprap size, m (ft)
- Q = design discharge, m^3/s (ft^3/s)
- D = culvert diameter (circular), m (ft)
- TW = tailwater depth, m (ft)
- g = acceleration due to gravity, 9.81 m/s^2 (32.2 ft/s^2)

CLASS RIPRAP	LENGTH OF APRON L (METER)	DEPTH OF APRON H (METER)
2	4 x D	0.5
3	5 x D	0.6
4	6 x D	0.8

Class=	4	
D=	1.5	ft
L=	9	ft
DEPTH=	2.6	ft
RW=	10.5	ft
CW=	4.5	ft



PLAN VIEW

Rip-Rap Calculations

Project: JR V3 Marcella Phase 1
Location Heber City, Utah
Date: 3/4/2026
Designer: BMD

Lot OM-613 D50 Rip-Rap Calculations

INPUT		
Q100=	4.82	cfs
D=	1.5	ft
TW=	0.6	ft
g=	32.2	ft/s²

OUTPUT		
D50 =	0.156165	ft
	1.873975	in

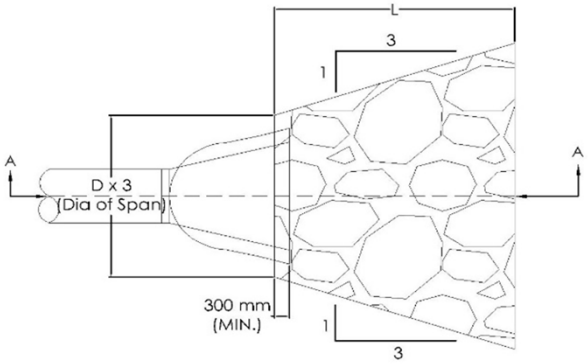
$$D_{50} = 0.2\, D \left(\frac{Q}{\sqrt{g} D^{2.5}} \right)^{4/3} \left(\frac{D}{TW} \right)$$

where,

- D_{50} = riprap size, m (ft)
- Q = design discharge, m^3/s (ft^3/s)
- D = culvert diameter (circular), m (ft)
- TW = tailwater depth, m (ft)
- g = acceleration due to gravity, 9.81 m/s^2 (32.2 ft/s^2)

CLASS RIPRAP	LENGTH OF APRON L (METER)	DEPTH OF APRON H (METER)
2	4 x D	0.5
3	5 x D	0.6
4	6 x D	0.8

Class=	4	
D=	1.5	ft
L=	9	ft
DEPTH=	2.6	ft
RW=	10.5	ft
CW=	4.5	ft



PLAN VIEW

Rip-Rap Calculations

Project: JR V3 Marcella Phase 1
Location Heber City, Utah
Date: 3/4/2026
Designer: BMD

Lot OM-604 D50 Rip-Rap Calculations

INPUT		
Q100=	11.66	cfs
D=	1.5	ft
TW=	0.6	ft
g=	32.2	ft/s²

OUTPUT		
D50 =	0.507128	ft
	6.08554	in

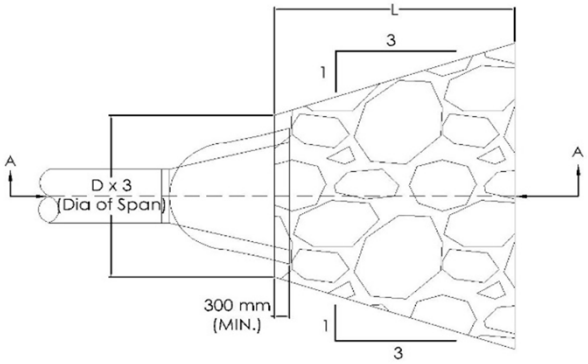
$$D_{50} = 0.2\,D\left(\frac{Q}{\sqrt{g}D^{2.5}}\right)^{4/3}\left(\frac{D}{TW}\right)$$

where,

- D_{50} = riprap size, m (ft)
- Q = design discharge, m^3/s (ft^3/s)
- D = culvert diameter (circular), m (ft)
- TW = tailwater depth, m (ft)
- g = acceleration due to gravity, 9.81 m/s^2 (32.2 ft/s^2)

CLASS RIPRAP	LENGTH OF APRON L (METER)	DEPTH OF APRON H (METER)
2	4 x D	0.5
3	5 x D	0.6
4	6 x D	0.8

Class=	4	
D=	1.5	ft
L=	9	ft
DEPTH=	2.6	ft
RW=	10.5	ft
CW=	4.5	ft



PLAN VIEW

Rip-Rap Calculations

Project: JR V3 Marcella Phase 1
Location Heber City, Utah
Date: 3/4/2026
Designer: BMD

Lot OM-601 D50 Rip-Rap Calculations

INPUT		
Q100=	5.1	cfs
D=	1.5	ft
TW=	0.6	ft
g=	32.2	ft/s²

OUTPUT		
D50 =	0.168376	ft
	2.020511	in

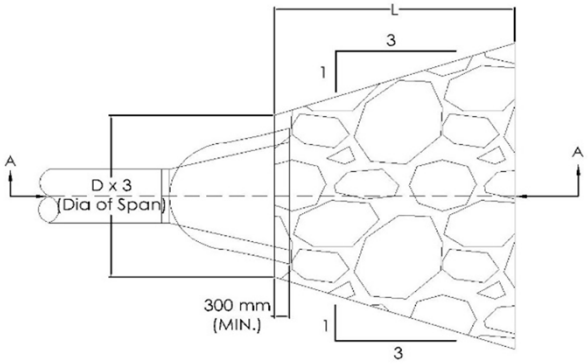
$$D_{50} = 0.2\, D \left(\frac{Q}{\sqrt{g} D^{2.5}} \right)^{4/3} \left(\frac{D}{TW} \right)$$

where,

- D_{50} = riprap size, m (ft)
- Q = design discharge, m^3/s (ft^3/s)
- D = culvert diameter (circular), m (ft)
- TW = tailwater depth, m (ft)
- g = acceleration due to gravity, 9.81 m/s^2 (32.2 ft/s^2)

CLASS RIPRAP	LENGTH OF APRON L (METER)	DEPTH OF APRON H (METER)
2	4 x D	0.5
3	5 x D	0.6
4	6 x D	0.8

Class=	4	
D=	1.5	ft
L=	9	ft
DEPTH=	2.6	ft
RW=	10.5	ft
CW=	4.5	ft



PLAN VIEW

Channel Report

TEMP. BASIN B OUTFALL

Triangular

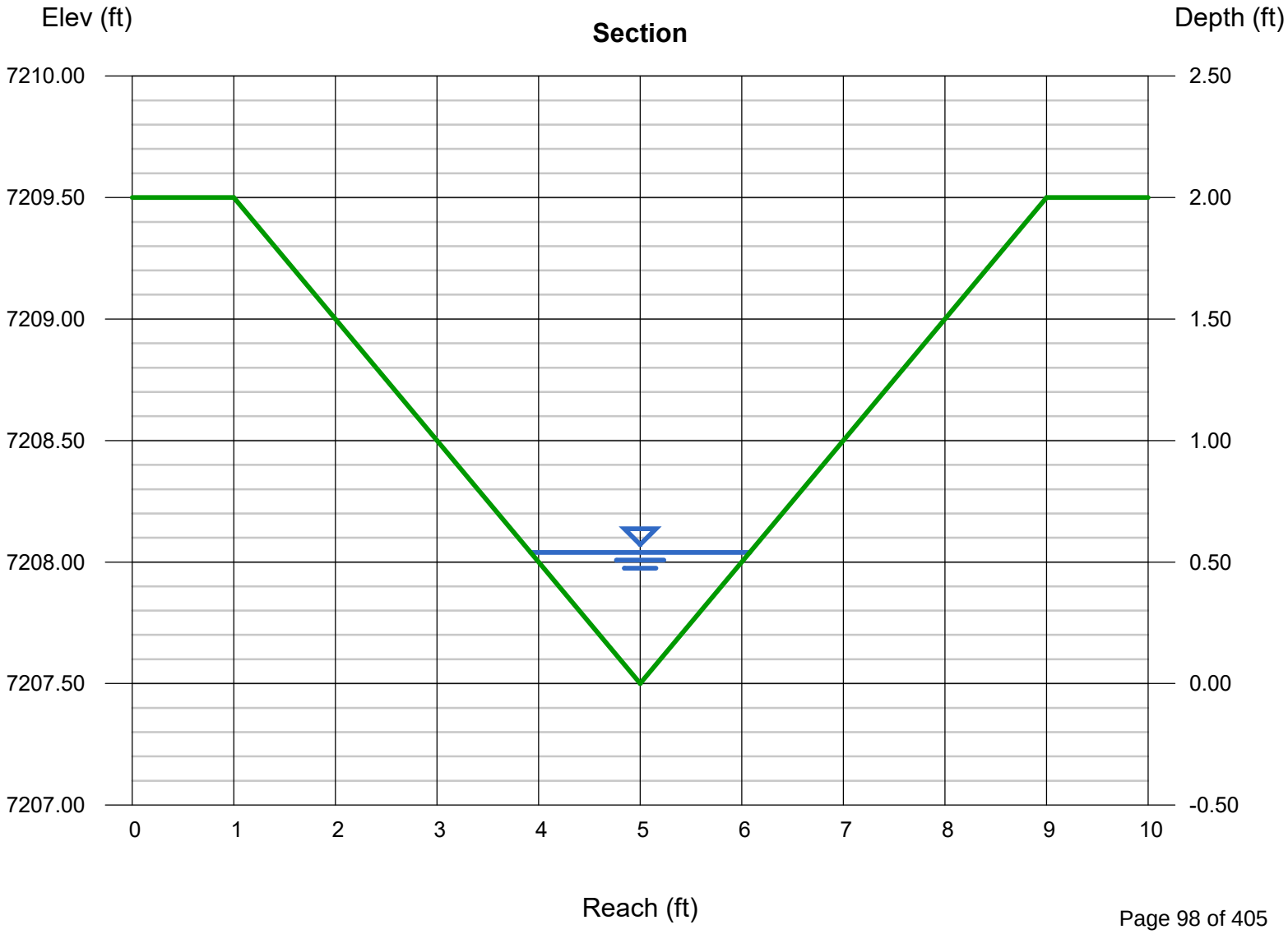
Side Slopes (z:1)	= 2.00, 2.00
Total Depth (ft)	= 2.00
Invert Elev (ft)	= 7207.50
Slope (%)	= 23.88
N-Value	= 0.030

Calculations

Compute by:	Known Q
Known Q (cfs)	= 5.35

Highlighted

Depth (ft)	= 0.54
Q (cfs)	= 5.350
Area (sqft)	= 0.58
Velocity (ft/s)	= 9.17
Wetted Perim (ft)	= 2.41
Crit Depth, Yc (ft)	= 0.86
Top Width (ft)	= 2.16
EGL (ft)	= 1.85



Temp Basin B D50 Rip Rap Sizing

Straight Channel and River Bend Riprap Input Parameters			
W:	0.6584	m	Channel width
h:	0.1646	m	Flow depth
S:	0.2388	m/m	Slope gradient of river
θ_1:	13.43	degrees	Slope angle of river bank
G:	2.65		Specific gravity of the riprap
ϕ:	45.3	degrees	Natural angle of repose of the riprap
τ_{*c}:	0.047		Critical Shields parameter
γ:	9810	N/m^3	Specific weight of water

Straight Channel Riprap Design			
τ_0:	385.60	Pa	Shear stress applied on riprap particle
d_m:	0.536291	m	Effective riprap size for straight channels

D50	21 inches

Channel Report

TEMP. BASIN F OUTFALL

Triangular

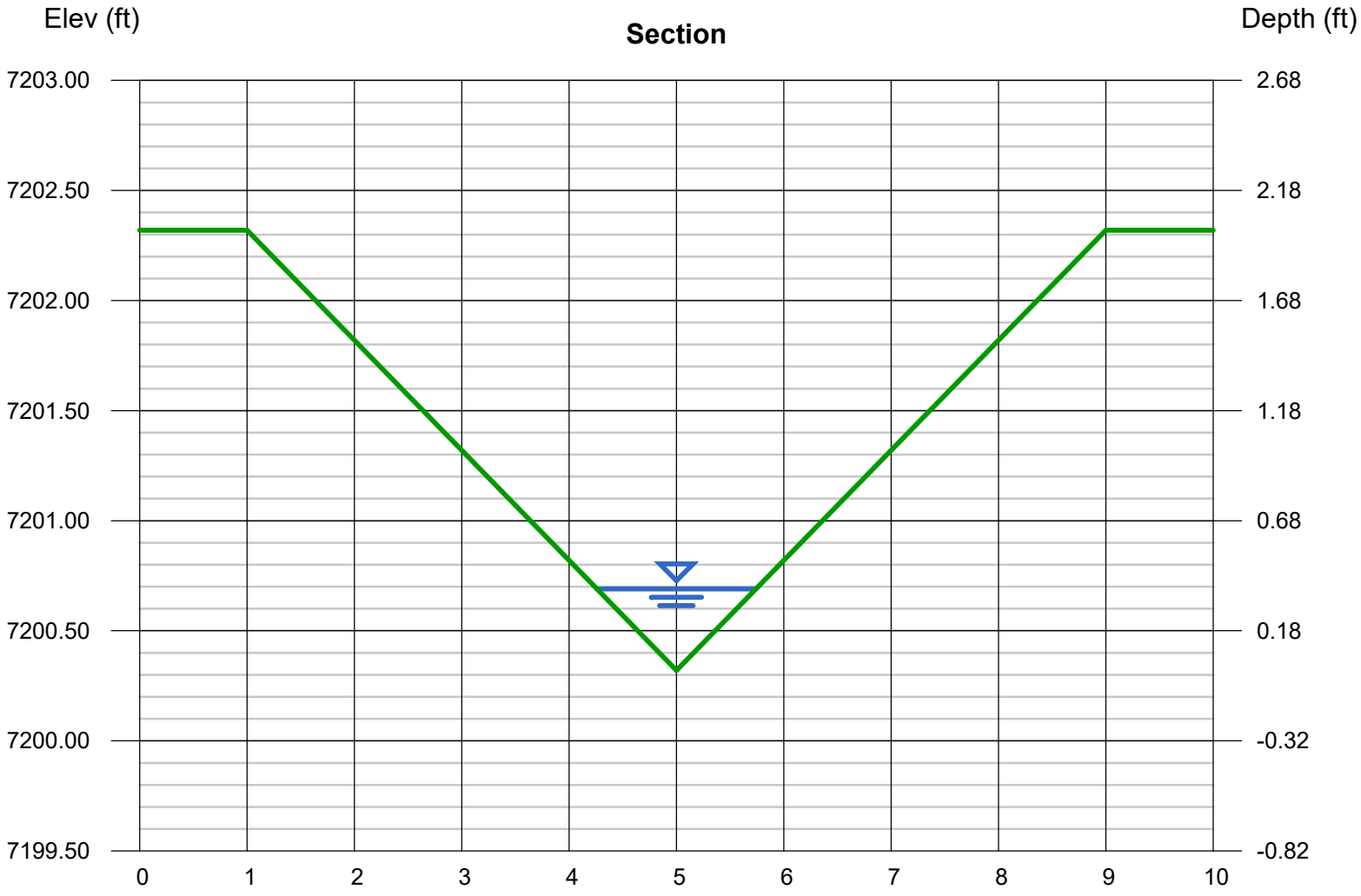
Side Slopes (z:1)	= 2.00, 2.00
Total Depth (ft)	= 2.00
Invert Elev (ft)	= 7200.32
Slope (%)	= 10.16
N-Value	= 0.030

Calculations

Compute by:	Known Q
Known Q (cfs)	= 1.28

Highlighted

Depth (ft)	= 0.37
Q (cfs)	= 1.280
Area (sqft)	= 0.27
Velocity (ft/s)	= 4.67
Wetted Perim (ft)	= 1.65
Crit Depth, Yc (ft)	= 0.48
Top Width (ft)	= 1.48
EGL (ft)	= 0.71



Temp Basin F D50 Rip Rap Sizing

Straight Channel and River Bend Riprap Input Parameters			
W:	0.4511	m	Channel width
h:	0.1128	m	Flow depth
S:	0.1016	m/m	Slope gradient of river
θ_1:	5.8	degrees	Slope angle of river bank
G:	2.65		Specific gravity of the riprap
ϕ:	45.3	degrees	Natural angle of repose of the riprap
τ_{*c}:	0.047		Critical Shields parameter
γ:	9810	N/m^3	Specific weight of water

Straight Channel Riprap Design			
τ_0:	112.43	Pa	Shear stress applied on riprap particle
d_m:	0.149298	m	Effective riprap size for straight channels

D50	6 inches

Channel Report

TEMP. BASIN P OUTFALL

Triangular

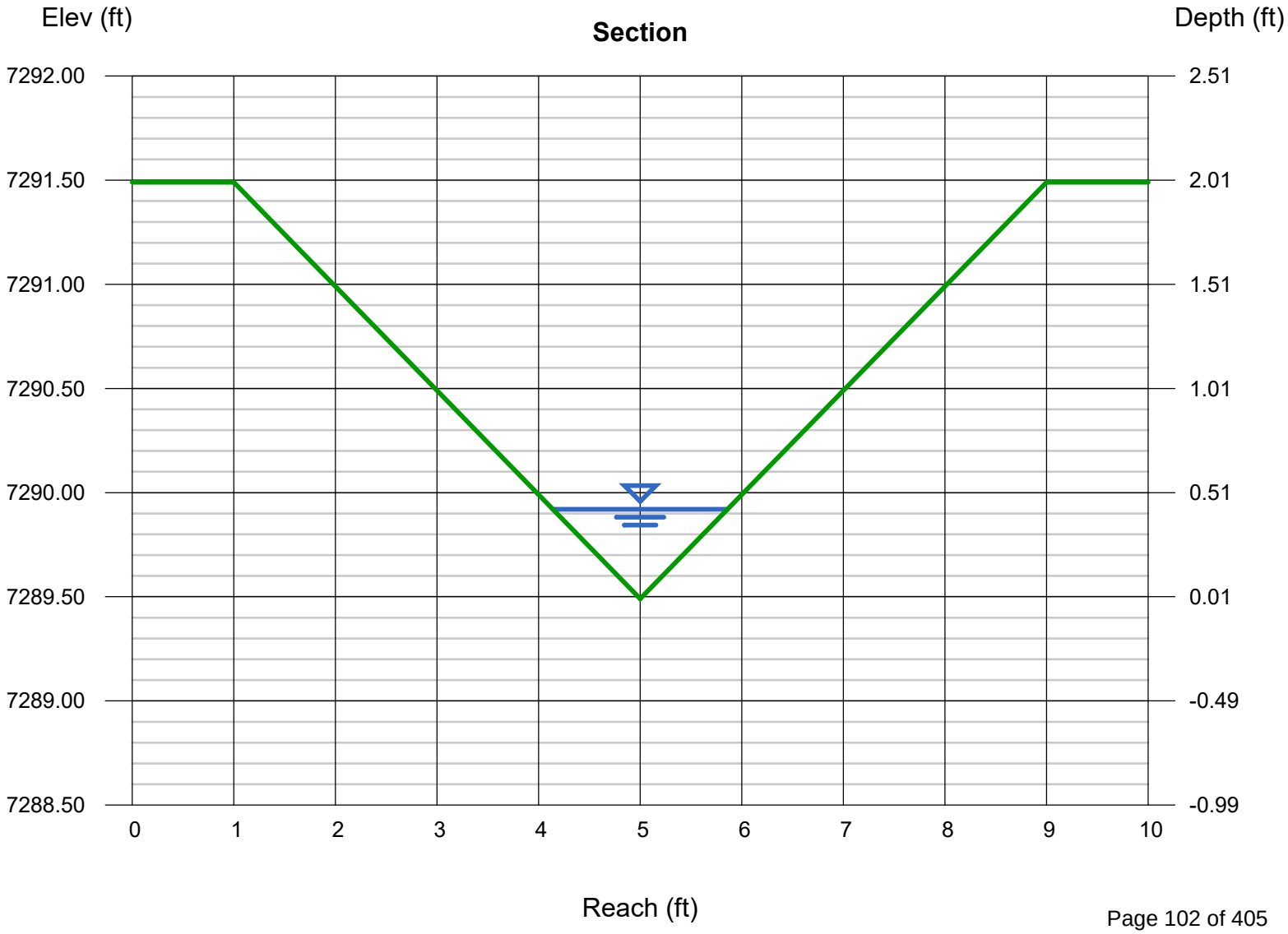
Side Slopes (z:1)	= 2.00, 2.00
Total Depth (ft)	= 2.00
Invert Elev (ft)	= 7289.49
Slope (%)	= 11.54
N-Value	= 0.030

Calculations

Compute by:	Known Q
Known Q (cfs)	= 2.05

Highlighted

Depth (ft)	= 0.43
Q (cfs)	= 2.050
Area (sqft)	= 0.37
Velocity (ft/s)	= 5.54
Wetted Perim (ft)	= 1.92
Crit Depth, Yc (ft)	= 0.58
Top Width (ft)	= 1.72
EGL (ft)	= 0.91



Temp Basin P D50 Rip Rap Sizing

Straight Channel and River Bend Riprap Input Parameters			
W:	0.5243	m	Channel width
h:	0.1311	m	Flow depth
S:	0.1154	m/m	Slope gradient of river
θ_1:	6.58	degrees	Slope angle of river bank
G:	2.65		Specific gravity of the riprap
ϕ:	45.3	degrees	Natural angle of repose of the riprap
τ_{*c}:	0.047		Critical Shields parameter
γ:	9810	N/m^3	Specific weight of water

Straight Channel Riprap Design			
τ_0:	148.41	Pa	Shear stress applied on riprap particle
d_m:	0.197672	m	Effective riprap size for straight channels

D50	8 inches

GEOTECHNICAL INVESTIGATION
JORDANELLE RIDGE VILLAGE 3
WASATCH COUNTY, UTAH

PROPERTY LOCATION
JORDANELLE RIDGE, HEBER CITY
WASATCH COUNTY, UTAH

Project No.: 24444

Prepared For:
BRIAN WATSON
JORDANELLE REF ACQUISITION LLC
10421 S JORDAN GATEWAY, STE 200
SOUTH JORDAN, UT 84095

JULY 25, 2025

WILDING
ENGINEERING

14721 South Heritage Crest Way
Bluffdale, Utah 84065

801.553.8112

1 INTRODUCTION 1
2 PURPOSE AND SCOPE 1
3 SITE AND PROJECT INFORMATION 1
3.1 Project Description 1
3.2 Existing Site Conditions 2
4 GEOLOGY RESEARCH AND REVIEW 2
4.1 Surficial Geology 2
4.2 Liquefaction 3
4.3 Landslides & Slope Stability 4
5 FIELD EXPLORATIONS 5
5.1 Subsurface Investigation 5
5.2 Subsurface Conditions 5
5.2.1 Soils *5*
5.2.2 Groundwater *6*
5.2.3 Moisture-sensitive & Expansive Soil *6*
6 LABORATORY TESTING 6
7 RECOMMENDATIONS AND CONCLUSIONS 6
7.1 General Conclusions 6
7.2 Earthwork 7
7.2.1 Site Preparation and Grading *7*
7.2.2 Excavation Stability *7*
7.2.3 Structural Fill Material *8*
7.2.4 Structural Fill Placement and Compaction *9*
7.2.5 Utility Trenches *10*
7.2.6 Moisture Protection and Surface Drainage *11*
7.3 Foundation Recommendations 12
7.3.1 Installation and Bearing Material *12*
7.3.2 Bearing Pressure *13*
7.3.3 Static Settlement *13*
7.3.4 Frost Protection *13*
7.3.5 Construction Observation *13*
7.3.6 Foundation Drainage *13*
7.4 Lateral Forces 14
7.4.1 Resistance for Footings *14*
7.4.2 Lateral Earth Pressures on Foundation Walls *14*
7.5 Concrete Slabs-on-Grade & Modulus of Subgrade Reaction 15
7.6 Seismic Information 16
7.7 Soil Corrosivity 16
7.8 Pavement Design 19
7.8.1 Sub-grade Preparation *20*
7.8.2 Material Recommendations *20*
7.8.3 Drainage and Maintenance *20*
8 LIMITATIONS 20

APPENDICES

Appendix A

Figure A-1 ..... Site Vicinity Map
Figure A-2a ..... Exploration Location Map
Figure A-2b ..... Subdivision Map Overlay
Figure A-3 ..... Surficial Geologic Map
Figure A-4 ..... Wasatch County Landslide Map
Figure A-5 ..... Wasatch County Slope Map

Appendix B

Figure B-1 ..... Key to Symbols
Figure B-2 to B-49 ..... Test Pit Logs

Appendix C

Figure C-1 ..... Summary of Lab Test Results (2 pages)
Figure C-2 ..... Atterberg Limits Test Results (3 pages)
Figure C-3 ..... Grain Size Distribution Results (10 pages)
Figure C-4 ..... Direct Shear Results TP-8 (3 pages)
Figure C-5 ..... Direct Shear Results TP-10 (3 pages)
Figure C-6 ..... Direct Shear Results TP-28 (3 pages)
Figure C-7 ..... Direct Shear Results TP-36 (3 pages)
Figure C-8 ..... Direct Shear Results TP-39 (3 pages)
Figure C-9 ..... Direct Shear Results TP-44 (3 pages)
Figure C-10 ..... Chemical Analysis Results (12 pages)

Appendix D

Figure D-1 ..... Seismic Values

1 INTRODUCTION

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

The field investigation consisted of thirty-eight (48) test pits. The test pits were excavated to a maximum depth of 13-ft to below the existing ground surface or where practical refusal on bedrock was encountered. Locations of test pits are shown on Appendix A (Figure A-2). Detailed test pit logs can be found in Appendix B (Figures B-2 to B-49). Test pits TP-1 through TP-33 were conducted in October 2023 as part of a roadway geotechnical investigation report (Wilding, 2023, Jordanelle Ridge Village 3, Phase 1 – Roadway, Project #23192). The results of the 2023 data are incorporated into this report.

The subject of this Geotechnical Report is limited to the proposed lot layout and roadways as presented in Figure A-2b and does not include other areas of the larger parcel of Jordanelle Village 3.

Recommendations in this report are based upon information gathered from the field investigation, site observation, published geologic maps, laboratory testing, and engineering analysis.

2 PURPOSE AND SCOPE

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

3 SITE AND PROJECT INFORMATION

3.1 PROJECT DESCRIPTION

Loading conditions are not available, but Wilding understands the proposed subdivision will consist of large residential subdivisions with homes up to 2 stories in height with a possible basement, roadways, and a pond based on the plans prepared by Momentum Development, dated November 2023. The development is still at its beginning phase and is a very large site with approximately 1800 acres. The purpose of our investigation at this time is to provide general findings on a large scale and representative test pit locations were selected near the anticipated structure locations based on current lot layout design. Test pits are spaced at approximately one test pit per 10-15 acres of developable area, which is further apart than a typical geotechnical investigation. Local conditions between the test pits may be different than what was encountered in the test pits. If subsurface conditions other than those described herein are encountered during

construction, a site-specific lot does not have a test pit nearby, and/or if design changes are initiated, Wilding Engineering or another qualified geotechnical firm should be consulted so that our recommendations can be reviewed and revised as changes or conditions may require.

3.2 EXISTING SITE CONDITIONS

At the time of our filed investigation, the property was rural undeveloped land with sparce dirt roads, mountain biking and hiking trails. Construction of the new golf course was in progress with construction improvements made to several of the existing roadways. Scrub-oak, aspen, and hillside shrubs dominate the hillslopes with areas of steep slopes and ravines. Several areas of surface bedrock outcrops exist throughout the property and roadway alignment. Test pit locations were chosen where a favorable amount of soils existed for subsurface exploration. The site can be accessed on the north from State Highway 32. Surface and shallow bedrock outcrops exist throughout the property and surroundings.

4 GEOLOGY RESEARCH AND REVIEW

4.1 SURFICIAL GEOLOGY

Based on the available geologic map[1], the project site is generally mapped within the Tkcc unit, which is described as: *Volcanic mudflow breccia of Coyote Canyon - Andesitic volcanic mudflow breccia similar to that of the volcanic breccia of Silver Creek; individual beds typically heterolithic, rarely monolithic; on the south side of Jordanelle Reservoir map unit includes mostly lava flows and lesser volcanic mudflow breccia, all dipping steeply and locally deeply altered; elsewhere, locally contains thin andesitic lava flows whose outcrop is discontinuous and impractical to map separately; weathers to rounded hills, typically with a deep regolith and poor exposure, and commonly covered with a lag of volcanic boulders; best exposures are in Highway 32 road cuts south of Jordanelle Reservoir; deposited as lahars (debris flows of volcanic material) and lava flows on the distal flanks of stratovolcanoes that once towered over the eastern stocks of the Wasatch igneous belt (Bromfield, 1968; Woodfill, 1972; John, 1989b; Bryant, 1992; Leveinen, 1994; Hanson, 1995; Feher and others, 1996; Feher, 1997; Smyk and others, 2018); as much as 1500 feet (460 m) thick northeast of Heber Valley. Exposures in the northeastern corner of the map area—especially along the shoreline of Jordanelle Reservoir (sections 28, 32, and 33, T. 2 S., R. 4 E.) and in a Highway 32 road cut west of Charcoal Canyon— show vertical and steeply dipping lava flows and lesser mudflow breccias. Some exposures are cut by variously oriented shear zones characterized by fine-grained, reddish-brown fault gouge. Jigsaw clasts are locally common in matrix-supported volcanic mudflows. Hacker and others (2014) and Biek and others (2019b) found such clasts to be characteristic of gigantic volcanic landslides. Deformed clasts such as these are absent in primary, undeformed volcanic mudflow deposits (broken clasts would be torn apart during flow movement), but are characteristic features of volcanic debris avalanches;*

1 Biek, Robert F., 2019, Interim geologic map of the Heber City Quadrangle, Summit and Wasatch counties, Utah. OFR-712dm. UGS. 1:24,000 scale.

the clasts appear to record brittle failure under high confining pressures (Pierson and others, 2018). I interpret these steeply dipping strata as part of the Silver Creek chaos, which resulted from flank collapse of the volcano that once stood above the Park Premier porphyry stocks (see, for example, Biek, 2017, 2018). Bromfield and others (1970) mapped this area as volcanic mudflows of Coyote Canyon cut by inferred intrusive andesitic porphyries, some of which were interpreted to be near vertical. Rocks in this area are mostly poorly exposed and would have been even more so prior to erosion along the Jordanelle Reservoir shoreline and road cuts made for Highway 32. Even today, only a short distance from the shoreline or road cuts, it is virtually impossible to tell the orientation of beds in this area, rendering the southward extent of the chaos uncertain. It appears to be buried by subhorizontal (and thus post-collapse) volcanic mudflow breccia of Coyote Canyon (Tkcc) in sections 4 and 5, T. 3 S., R. 5 E., south of Highway 32.

Additional small portions of the site are also mapped as Qac unit, which is described as*: Alluvium and colluvium - Poorly to moderately sorted, generally poorly stratified, clay- to boulder-size, locally derived sediment (colluvium) deposited in swales, small drainages, and the upper reaches of larger ephemeral streams by slope-wash and creep processes; sediment is locally reworked by ephemeral streams, which is not differentiated here due to map scale; generally less than 30 feet (9 m) thick.*

Additional small portions of the site are also mapped as TKi unit, which is described as*: Intrusive rock and breccia of Keetley Volcanics (Oligocene and Eocene?) - May include some extrusive rock.*

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

4.2 LIQUEFACTION

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

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

Based on the liquefaction hazard map, the site lies within an area designated as having a “very low” liquefaction probability[1]. A “very low” liquefaction potential indicates that there is probability of 5% or less of having a seismic event exceeding critical acceleration in 100 years[2]. A site-specific liquefaction study is not performed and is beyond our proposed scope of work.

4.3 LANDSLIDES & SLOPE STABILITY

Slope stability hazards such as landslides, slumps, and other mass movements can develop along moderate to steep slopes where a slope has been disturbed, the head of a slope is loaded, or where increased groundwater pore pressures result in driving forces within the slope exceeding restraining forces. Slopes exhibiting prior failures, and also deposits from large landslides, are particularly vulnerable to instability and reactivation. Human activities such as grading or placement of fill material can reduce stability, alter groundwater levels, and increase landslide potential on slopes. Other causative factors to consider include climate. Dry climates in Utah can reduce landslide occurrences even in susceptible units. Conversely, years with above-normal precipitation generally produce the most landslides[3].

Based on available maps (Giraud 2007[4], Christensen & Shaw 2008[5], Wasatch County Geologic Hazards Map), areas within the Subject Property have slopes of or greater than 30% and are mapped within areas classified as having moderate landslide susceptibility. A moderate landslide susceptibility is described as: *“Areas that have slopes prone to landsliding based on observed landslide slope angles. The category includes slopes greater than 7° (12%) to slopes greater than 18° (32%) depending on the geologic unit.”* See Figures A-4 and A-5 within Appendix A for map details. The nearest mapped landslide deposits are primarily along the banks and perimeter of Jordanelle Reservoir where fluctuations of the reservoir occur and as a result, saturate hillslope sediments. The landslide mapped to the east of the subject property was investigated and determined to be a solid BEDROCK outcrop and not associated with a landslide movement. Additional shallow landslide features also occur below Jordanelle Dam in the steep slopes along the Provo River.

During the field investigation, Wilding’s Engineering Geologist conducted a preliminary assessment of the subject property for geologic hazards. It was found that the steeper slopes were dominated with shallow to surface bedrock exposures throughout the subject property. No landslides were identified as part of the field investigation.

It is Wilding’s understanding at the time of this report that no building envelope will contain slope of or greater than 30%. If such lots exist, a lot/site-specific slope stability analysis shall be conducted. Areas with large fill slopes for roadway and/or subdivision development may increase

1 Christenson, G.E., Shaw, L.M., 2008, Liquefaction special study areas, Wasatch Front and nearby areas, Utah: Utah Geological Survey, Supplement map to Circular 106, scale 1:250,000
2 Anderson, L.R., Keaton, J.R., Bischoff, J.E., 1994, Liquefaction potential map for Utah County, Utah complete technical report: Utah Geological Survey, Contract Report 94-8, p. 22.
3 Ashland, F.X., 2003, Characteristics, causes, and implications of the 1998 Wasatch Front landslides: Utah Geological Survey Special Study, 105, 49 p
4 Giraud, R., E. and Shaw, L., M., 2007, Landslide Susceptibility Map of Utah, Plate 1, Utah Geological Survey Map 228DM
5 Christenson, G.E., Shaw, L.M., 2008, Landslide special study areas, Wasatch Front and nearby areas, Utah: Utah Geological Survey, Supplement map to Circular 106, scale 1:250,000

landslide potential. Geologic trenching or a site-specific landslide study and slope stability analysis was not performed with this report and are beyond our scope of work.

5 FIELD EXPLORATIONS

5.1 SUBSURFACE INVESTIGATION

Subsurface soil conditions at the project site were explored at the site by excavating 33 test pits (October 2023) at representative locations within the subject property using a rubber-track mini-excavator to a depth of up to 10 feet below the existing site grade or until practical refusal on bedrock was encountered. During the additional test pit excavation (October 2024), an additional 15 test pits at representative locations within the subject property using a large, steel-tracked trackhoe to a depth of up to 13 feet below the existing site grade or until practical refusal on bedrock was encountered. Stratigraphy and classification of the soils were logged under the direction of our Geotechnical Engineer.

Disturbed samples were obtained at various depths and stored in sealed plastic bags. The samples were transported to our laboratory in sealed containers for testing. The test pits were backfilled to near ground surface with on-site soils. Sample types with depths are shown in detail in the Test Pit Logs found in Appendix B (Figure B-2 to B-49). A Key to Soil Symbols is presented on Figure B-1.

5.2 SUBSURFACE CONDITIONS

5.2.1 Soils

The soils encountered in the test pits generally consisted of up to 3 feet topsoil at the ground surface (except up to 5 feet of topsoil at TP-7). Below the topsoil was varying depths of native soils consisting of Poorly Graded GRAVEL with Silt (GP-GM), Silty Gravel (GM), Well-graded GRAVEL with Silt and Sand (GW-GM), Poorly Graded GRAVEL with Clay and Sand (GP-GC), Sandy SILT (ML), FAT CLAY (CH), and LEAN CLAY (CL), and Sandy LEAN CLAY (CL) soils which extended to the full depth of the test pits excavated for this investigation. In general, native soils are shallow and terminate quickly on hard volcanic BEDROCK (Keetley Volcanics). Some test pits exhibited deeper depths of native soils where shallower slopes exist.

A more detailed description is presented in Test Pit Logs (Appendix B Figure B-2 to B-49). The stratification lines shown on the enclosed Test Pit Logs represent the approximate boundary between soil types. The actual in-situ transition may be gradual. Due to the nature and depositional characteristics of native soils, care should be taken in interpolating subsurface conditions between and beyond the exploration location.

5.2.2 Groundwater

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

5.2.3 Moisture-sensitive & Expansive Soil

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

6 LABORATORY TESTING

Geotechnical laboratory tests were conducted on selected soil samples obtained during our field investigation. The laboratory testing program was designed to evaluate the engineering characteristics of onsite earth materials. Laboratory tests for this investigation include: Grain Size Distribution Analysis, Atterberg Limits Test, Moisture Content of Soil by Mass, and Direct Shear.

The results of laboratory tests are presented on the test pit log in Appendix B (Figure B-2 through B-49), the Summary of Laboratory Test Results table (Figure C-1), and on the test result figures presented in Appendix C (Figures C-2 through C-9).

7 RECOMMENDATIONS AND CONCLUSIONS

7.1 GENERAL CONCLUSIONS

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

7.2 EARTHWORK

7.2.1 Site Preparation and Grading

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

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

High plasticity clay (Fat CLAY/CH, see logs in Appendix B) was encountered extending to a depth of up to 8 feet in isolated locations across the site and should be removed entirely below any areas that support structural loads, roadways, and concrete flatwork. Due to the large spacing of the test pits, localized areas may contain more Fat CLAY than what was encountered in the test pits.

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

Excavations should be made with efforts to minimize subgrade disturbance. If the subgrade is disturbed during construction, disturbed soils should be recompacted properly (if less than 6" of soils were disturbed) or over-excavated to firm, undisturbed soil and backfilled with compacted structural fill.

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

7.2.2 Excavation Stability

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

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

7.2.3 Structural Fill Material

All fill placed for support of structures, concrete flatwork, or pavements shall consist of structural fill. The contractor should have confidence that the anticipated method of compaction will be suitable for the type of structural fill used. All structural fill should be free of vegetation, debris or frozen material, and should contain no materials larger than 4 inches nominal size (6 inches in greatest dimension).

Structural fill shall consist of well-graded granular material, with a maximum aggregate size of 4 inches (6 inches in greatest dimension), and a maximum of 25% passing the #200 sieve within 8 feet (measured vertically) from structures, concrete flatwork, or pavements or a maximum of 35% passing the #200 sieve beyond such distance. The fill material finer than the #40 sieve shall have a liquid limit (LL) less than 25 and a Plastic Index (PI) less than 10. Specifications for gradation of structural fill are provided in Table 7.1. This material shall be free from organics, garbage, frost, and other loose, compressible, or deleterious materials.

Table 7.1 Material Specification for Structural Fill

Grain Size	Percent Passing
4-inch	100
¾-inch	55 to 100
No. 4	30 to 80
No. 200	no greater than 25 or 35 (see above)
Plastic Index (PI)	< 10
Liquid Limit (LL)	< 25

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

Any deviation from the above specifications should be approved by Wilding Engineering or another qualified Geotechnical Engineer based on onsite observations and testing results. Approval may be granted based on a comprehensive evaluation of site-specific conditions, including but not limited to: in-situ observations, field density testing results, compaction equipment capabilities, potential for excessive voids within fill, and the impact on overall fill performance. Isolated occurrences of particles exceeding the 4-inch nominal size (6 inches in greatest dimension) limit may be permitted at the discretion of the onsite Geotechnical Engineer, provided they do not compromise the required fill performance and can be adequately compacted. These oversized particles should not be placed within 8 feet (measured vertically) from structures, concrete flatwork, top of any embankment or pavements.

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

7.2.4 Structural Fill Placement and Compaction

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

Structural fill placed for subgrade below load bearing areas including footings, concrete slabs and pavements should be compacted to at least 95% of the maximum dry density as determined by ASTM D1557. Structural fill placed in non-load bearing areas including landscape areas should be compacted to at least 90% of the maximum dry density (ASTM D1557). The moisture content should be within 2% of the optimum moisture content at the time of placement and compaction. Where structural fill thickness exceeds 8 feet, the compaction percentage should be increased to at least 98% of the maximum dry density (ASTM D1557). Also, prior to placing any fill, the contractor should request Wilding Engineering or another qualified Geotechnical Engineer to observe the excavations and evaluate if any unsuitable materials or loose soils have been removed. Proper grading should precede placement of fill, as described in *Section 7.2.1, Site Preparation and Grading*.

In addition to meeting the compaction requirements above, post grading settlement monitoring should be performed in areas where deep fill is placed. Monitoring is recommended for all fills greater than 15’ deep. For fills between 10’ and 15’ deep, we recommend perform monitoring if the fill length (measured at the 10’ depth level) is greater than 50’ long. More frequent monitoring may be performed in areas of concern. The settlement monitoring should continue until the onsite Geotechnical Engineer has determined that the rate of settlement, and the estimated total and differential settlement projected over the design life of the development are within acceptable limits. Construction of improvements in the areas where settlement monitoring is being performed

should be delayed until the completion of the monitoring program in the respective areas. The grading contractor should be responsible for the construction and protection of all settlement monitoring monuments. If monitoring is performed, the contractor will provide a plan for monitoring locations. Wilding Engineering could provide settlement/elevation survey services upon request.

According to IBC Section J107.3, where existing grade is at a slope steeper than one unit vertical in five units horizontal (1V:5H) and the depth of the fill exceeds 5 feet, benching shall be provided in accordance with Figure 7.1 below. A key shall be provided that is not less than 10 feet in width and 2 feet in depth. Other aspects of the construction, including drainage, slope steepness, erosion protection etc., should also follow the IBC code unless otherwise approved by a Geotechnical Engineer.

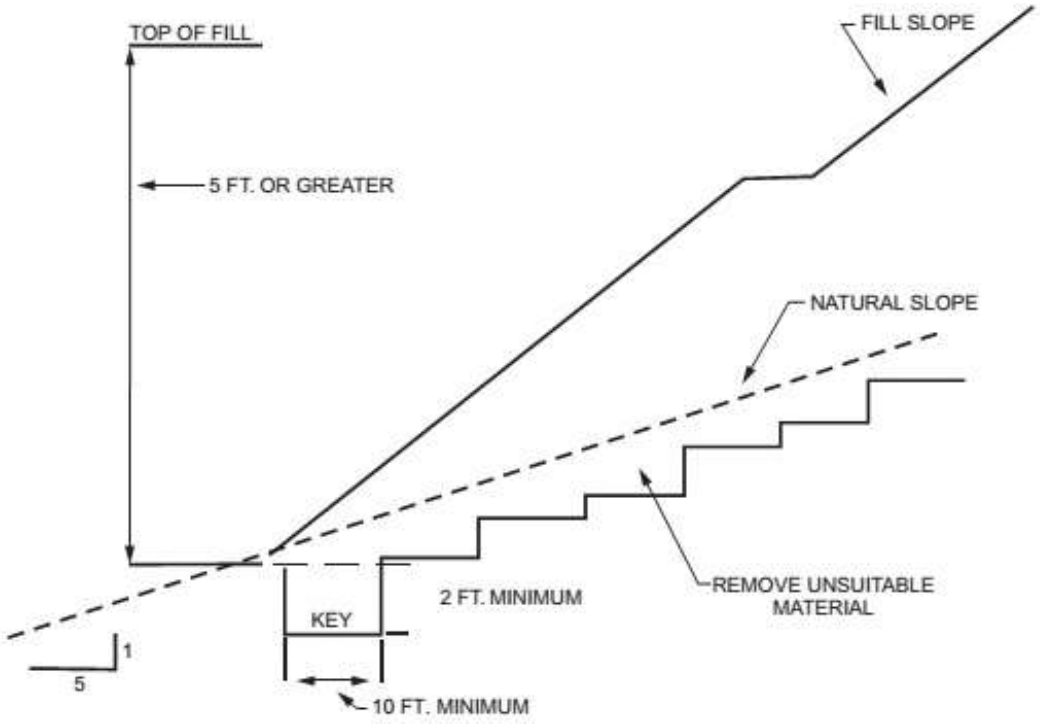


Figure 7.1 Benching Details

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

7.2.5 Utility Trenches

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

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

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

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

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

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

7.2.6 Moisture Protection and Surface Drainage

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

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

- Backfill around foundation walls should consist of fine-grained soils with low-permeability. Free-draining sandy and gravelly soils should not be used. The backfill should be placed in 12-inch lifts and compacted to at least 90% of the maximum dry density of the modified Proctor (ASTM D1557).
- The ground surface within 10 feet of the foundation walls should be sloped to drain away from structure with a minimum slope of 5% (2% if hardscaped).
- Roof runoff devices and downspouts should be installed around the entire perimeter of the structure to collect and discharge all roof runoff a minimum of 10 feet from the foundation walls. The runoff should always be allowed to flow away as designed and not back flow

against the foundation; pop-ups, direct drainage or other options may be considered. Rain gutters, downspouts, discharge pipes and pop-ups (if used) should be inspected and cleared frequently so they remain unclogged.

- Only hand watering or drip irrigation should be used within 5 feet of the foundation walls, but xeriscaping or desert landscaping is preferred. Irrigation and/or water lines near the foundation walls should be maintained in good working order.
- Snow should be cleared in a timely manner within 10 feet of the foundation walls to prevent snow from melting and wetting the foundation soils.
- Above recommendations should be maintained throughout the life of the buildings.

7.3 FOUNDATION RECOMMENDATIONS

The foundations for the proposed structures may consist of conventional strip and/or spread footings. Strip and spread footing should be a minimum of 20 and 36 inches wide, respectively, and exterior shallow footings should be embedded at least 42 inches below final grade for frost protection and confinement. Interior shallow footings not susceptible to frost conditions should be embedded at least 16 inches for confinement.

7.3.1 Installation and Bearing Material

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

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

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

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

7.3.2 Bearing Pressure

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

7.3.3 Static Settlement

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

7.3.4 Frost Protection

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

7.3.5 Construction Observation

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

7.3.6 Foundation Drainage

Soils encountered in the subsurface explorations at elevations of proposed foundations consisted of Group I soils, Group II and Group III soils according to 2021 International Residential Code (IRC) Section R405. A foundation drainage system is not required where the foundation is installed on Group I soils per IRC. A drainage system is required where the foundation is installed on Group II soils if the foundations retain earth and enclose habitable or usable spaces located below grade. Shallow bedrock with lower permeability is also encountered, a foundation drainage system may be considered to facilitate water discharge. The drainage system may be constructed according to IRC 2021 Section R405, accessible at

https://codes.iccsafe.org/content/IRC2021P3/chapter-4-foundations#IRC2021P3_Pt03_Ch04_SecR405.

7.4 LATERAL FORCES

7.4.1 Resistance for Footings

Lateral forces imposed upon conventional foundations due to wind or seismic forces may be resisted by the development of passive earth pressures and frictional resistance between the base of the footing and the supporting subgrade. In evaluating the frictional resistance, a coefficient of friction of 0.45 may be used for native granular soils (sandy or gravelly soils) or structural fill against concrete, a coefficient of friction of 0.31 may be used for native fine-grained soils (silty or clayey soils) against concrete.

7.4.2 Lateral Earth Pressures on Foundation Walls

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

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

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

Table 7.3 Lateral Earth Pressures – Native Fine-grained Soils

Condition	Lateral Pressure Coefficient	Equivalent Fluid Density (pounds per cubic foot)
Active	0.39	47
At-rest	0.56	67
Passive	2.56	307

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

1 Lew, M., Sitar, N., Al Atik, L., Pourzanjani, M., and Hudson, M. B., 2010, "Seismic Earth Pressures on Deep Building Basements", SEAOC 2010 Convention Proceedings, Structural Engineers Association of California.

Table 7.4 Horizontal Ground Acceleration* for Cohesionless Retained Earth Material

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

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

Lew, Sitar, Al Atik and others cited recent research suggesting that the earth pressure distribution under seismic loading is very similar to a fluid distribution (i.e., triangular distribution), like static earth pressure. This is consistent with the dynamic earth pressure distributions directly measured and interpreted from the pressure sensors, strain gage and load cell data measured on walls during shake table modeling (Mikola and others, 2014)[1].

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

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

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

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

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

1 Mikola, R.G., Candia, G. and Sitar, N., 2014, “Seismic Earth Pressures on Retaining Structures and Basement Walls”, Tenth U.S. National Conference on Earthquake Engineering, Frontiers of Earthquake Engineering, July 21-25, 2014, Anchorage, Alaska.

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

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

7.6 SEISMIC INFORMATION

Based on the USGS Quaternary Fault and Fold Database of the United States, the project site is located approximately 20 miles east of the Salt Lake City Section of the Wasatch fault zone, and 10 miles north of the Round Valley Fault zone.

Seismic values were obtained for the subject property utilizing the ASCE 7 Hazards Tool[1] as recommended on USGS website per the 2018 International Building Code (IBC) and ASCE 7-16 code. The ground motions values produced by the web tools are presented in Table 7.5 below based on the site coordinates and Site Class C – Very Dense Soil and Soft Rock[2]. More detailed seismic parameters are presented in Appendix D.

Table 7.5 Seismic Ground Motion Parameters

Parameters	S_S	S_1	S_{MS}	S_{DS}	PGA_M
Acceleration (g)	0.532	0.189	0.685	0.457	0.282

7.7 SOIL CORROSIVITY

Soil samples collected from the boring were tested for soil chemical reactivity. Chemical reactivity tests were performed to evaluate soil pH, resistivity, and water-soluble sulfate ion contents. These tests were performed in general accordance with AASHTO T 289-91, ASTM G57-78, and AASHTO T 290-95 procedures, respectively. Results from those tests are summarized in Table 7.6.

1 ASCE 7 Hazards Tool, https://asce7hazardtool.online/, accessed Feb 2024.
2 It should be noted that our field explorations only extended to up to 13 feet below existing ground surface. According to ASCE 7-16 Section 20.1, the site class shall be based on site-specific data (average soil parameters) to a depth of 100 feet. The soils at deeper depths may have properties that meet criteria of other site classification which, on average, may change the site classification in the upper 100 feet. A geotechnical investigation to 100 feet is beyond our scope of work.

Table 7.6: Summary of Results from Chemical Reactivity Tests

Location	Depth (ft)	Sulfate (mg/kg-dry) ppm*	Resistivity (ohm-cm)	pH @ 25°C
TP-2	2.0	ND	12000	6.7
TP-6	1.5	ND	11900	5.9
TP-13	2.5	ND	1330	7.5
TP-19	1.0	ND	6540	7.1
TP-28	3.0	ND	7140	6.8
TP-33	4.0	ND	19200	6.8
TP-39	7.0	ND	21700	6.2
TP-41	3.0	18	600	6.7
TP-44	3.0	ND	280	7.0
TP-47	3.0	ND	9170	6.7

*ND Not detected at the corresponding Minimum Report Limit (MRL)

Based on soluble sulfate concentrations results and the American Concrete Institute (ACI) Building Code, the soils samples tested have a "*negligible/mild*" degree of sulfate attack on concrete structures. Therefore, there are no special requirements for sulfate resistance for such soils, ASTM C150 Type II Cement may be used. Table 7.7 below summarizes the American Concrete Institutes ACI 318 recommendations for sulfate resistant cements relative to sulfate levels.

Table 7.7: Cement Types for Sulfate Resistance

Corrosivity	Water Soluble Sulfate Level in Soil (% by mass)	Sulfate Level in Water (ppm)	Recommended Cement Type
Mild	<0.10	<150	Type I or I/II
Moderate	0.10 to 0.20	150 to 1500	Type II
Severe	0.20 to 2.0	1500 to 10000	Type V or Type II pozzolan
Very Severe	>2.0	>10000	Type V plus pozzolan

A decrease in resistivity relates to an increase in corrosion activity. Results from the laboratory resistivity tests indicate the soil samples tested are considered to be "*Mildly Corrosive" to* "*Extremely Corrosive*"[1]. A qualified corrosion engineer should be consulted to provide a corrosion assessment and recommendations for any underground metal structures. Generally accepted criteria for relating soil resistivity to corrosivity are shown in table 7.8 below.

Table 7.8: Soil Corrosivity Classification versus Soil Resistivity

Soil Corrosivity	Soil Resistivity (ohm-cm)
Extremely Corrosive	<1000
Very Corrosive	1000 to 3000
Corrosive	3000 to 6000
Moderately Corrosive	6000 to 15000
Mildly Corrosive	>15000

Corrosion rates for steel and ductile iron will be greater for both metals in slightly alkaline soils in comparison to neutral soil conditions. A pH between 6.5 and 8.5 is considered to be neutral and most desirable. As shown in Table 7.6, most of the samples are within this range and considered neutral, with the exception of samples from TP-6 and TP-39. Samples from TP-6 and TP-39 are considered to be moderately corrosive. Refer to Table 7.9 for standard pH assumptions.

1 Roberge, P.R., 2000, Handbook of corrosion engineering: McGraw-Hill, p. 150.

Table 7.9: Soil pH Corrosivity

Corrosivity	pH of Soil
Severe	<5.5
Moderate	5.5 to 6.5
Neutral (Low)	6.5 to 8.5
Moderate	>8.5

7.8 PAVEMENT DESIGN

Based on our field observation, we assumed a California Bearing Ratio (CBR) of 4 for design of pavements for the private roads. We have prepared various pavement section options to be used to support anticipated traffic loads with equivalent single axle loads (ESALs) not exceeding 50,000 per year[1] and a twenty (20) year design life. The table below presents recommended pavement section thickness based on the above assumptions and the material descriptions provided in the following sections. These pavement section options are equivalent to each other and may be selected based on economic considerations.

Table 7.10 Pavement Design Recommended Thickness – Private Roads

Pavement Section Options	Asphalt Concrete (in.)	Untreated Base Course (in.)	Granular Borrow or Granular Structural Fill (in.)
Option 1	**3**	**8**	**4**
Option 2	**3.5**	**8**	**-**

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

Table 7.11 Rigid Pavement Section

Concrete (in.)	Untreated Base Course (in.)
6	**9**

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

1 If traffic conditions vary significantly from our stated assumptions, we should be contacted so we can modify our pavement design parameters accordingly. Specifically, if the traffic counts are significantly higher or lower, we should be contacted to revise the pavement section design if necessary. The pavement sections presented assume that the majority of construction traffic including cement trucks, cranes, loaded haulers, etc. has ceased. If a significant volume of construction traffic occurs after the pavement section has been constructed, a reduced life and increased maintenance in some areas should be anticipated.

Specifications from governing authorities such as cities and special service districts having their own precedence and/or more strict requirements should be followed where applicable. **For public roads, the pavement design & construction should follow city standards.**

7.8.1 Sub-grade Preparation

All topsoil, undocumented fill, fat clay, moisture-sensitive soils, construction debris or other unsuitable materials must be removed below pavements. The excavation should be observed by Wilding Engineering or another qualified Geotechnical Engineer to evaluate if moisture-sensitive soils or other unsuitable materials are encountered. The sub-grade shall then be proof rolled with a loaded dump truck or other compaction equipment. A firm subgrade shall not rut or deflect excessively (typically greater than 1-inch unless otherwise approved by a Geotechnical Engineer) under the moving load of a loaded rubber-tired dump truck (typically, 9 ton/axle) or other suitable construction vehicle. Any unsuitable soils shall be removed and replaced with structural fill according to *Sections 7.2.3 and 7.2.4*.

7.8.2 Material Recommendations

All subgrade preparation and pavement section materials (asphalt concrete, untreated base course and granular borrow/granular structural fill) should conform to the recommendations presented in this document and all applicable specifications from governing authorities such as cities and counties or AASHTO and APWA in the case of private roadways.

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

7.8.3 Drainage and Maintenance

Grading shall be designed to direct surface water away from proposed buildings and into proper discharge locations. Water shall not be allowed to puddle in low areas of the pavement. Pooling areas could decrease the design life of the asphalt and cause cracking or uplift. Concrete swales are recommended where storm water flows are concentrated. Periodic seasonal maintenance should be anticipated by sealing cracks and joints. IBC 2021 recommends that a minimum of five percent gradient for a ten feet distance away from any structures.

8 LIMITATIONS

The development is still at its beginning phase and is a very large site with approximately 1800 acres. The purpose of our investigation at this time is to provide general findings on a large scale

over the current layout design of lots and roadways shown in Figure A-2b and does not include other areas of the larger parcel of Jordanelle Village 3 area. If subsurface conditions other than those described herein are encountered during construction, a site-specific lot does not have a test pit nearby, and/or if design changes are initiated, Wilding Engineering or other another qualified geotechnical firm should be consulted so that our recommendations can be reviewed and revised as changes or conditions may require.

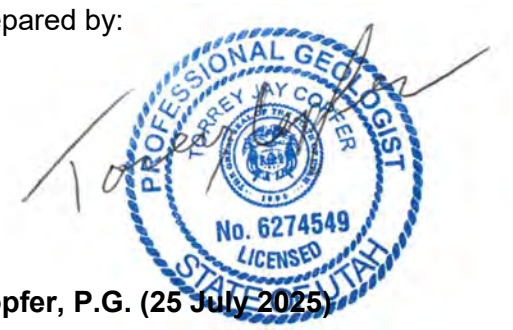
Test pits are spaced further apart than a typical geotechnical investigation. Local conditions between the test pits may be different than what was encountered in the test pits. The recommendations shall not be used for construction unless verified by a more localized geotechnical investigation. The recommendations contained in this report are based on our limited field exploration, laboratory testing, and understanding of the proposed construction. The subsurface data used in the preparation of this report were obtained from the explorations made for this investigation. It is possible that variations in the soil and groundwater conditions could exist between and beyond the points explored or below the maximum depths of exploration. The nature and extent of variations may not be evident until construction occurs or after. If any conditions are encountered at this site that are different from those described in this report, we should be immediately notified so that we may make any necessary revisions to the recommendations contained in this report. In addition, if the scope of the proposed construction changes from that described in this report, Wilding Engineering or another qualified Geotechnical Engineer should be notified.

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

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

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

Report prepared by:



Torrey Copfer, P.G. (25 July 2025)
Engineering Geologist

Reviewed by:

Shun Li, P.E.
Geotechnical Department Manager

WILDING ENGINEERING, INC.

APPENDIX A

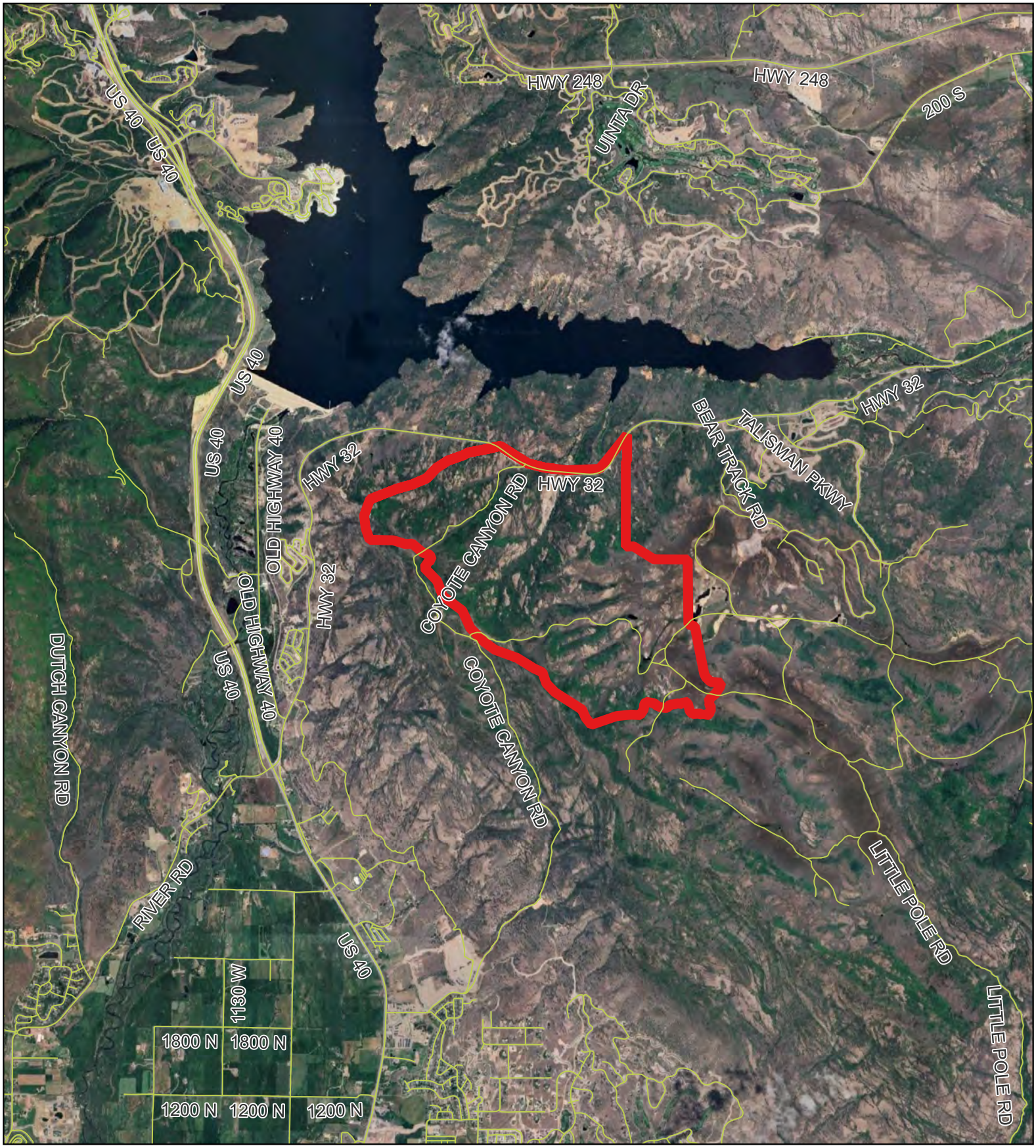


Image Reference:
Google Earth Imagery Date 7/4/2023

3,000 0 3,000 6,000 9,000 12,000 ft

1:60,000

Legend

- Roads
- Approximate Site Boundary
- Google Satellite

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Momentum Development Group
Jordanelle Ridge Village 3
Wasatch County, UT
Project Number: 24444

Site Vicinity Map

Figure A-1

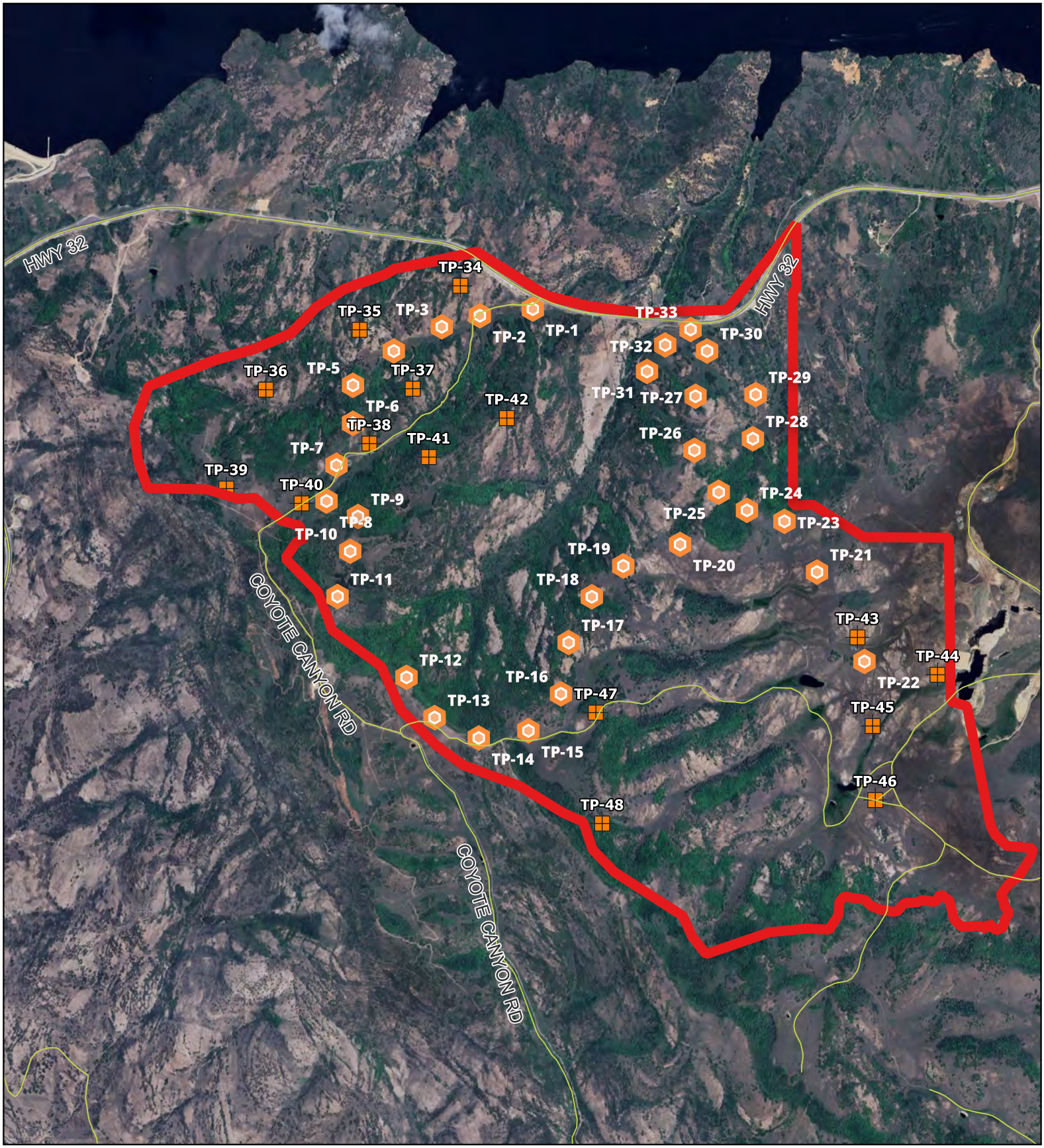


Image Reference: Google Earth July 2023

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

1:24,000

Legend

- Roads
- Approximate Site Boundary
- Approximate Test Pit Location 2023
- Approximate Test Pit Location 2024

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Momentum Development Group
Jordanelle Ridge Village 3
Wasatch County, UT
Project Number: 24444

Subdivision Map Overlay

Figure A-2b

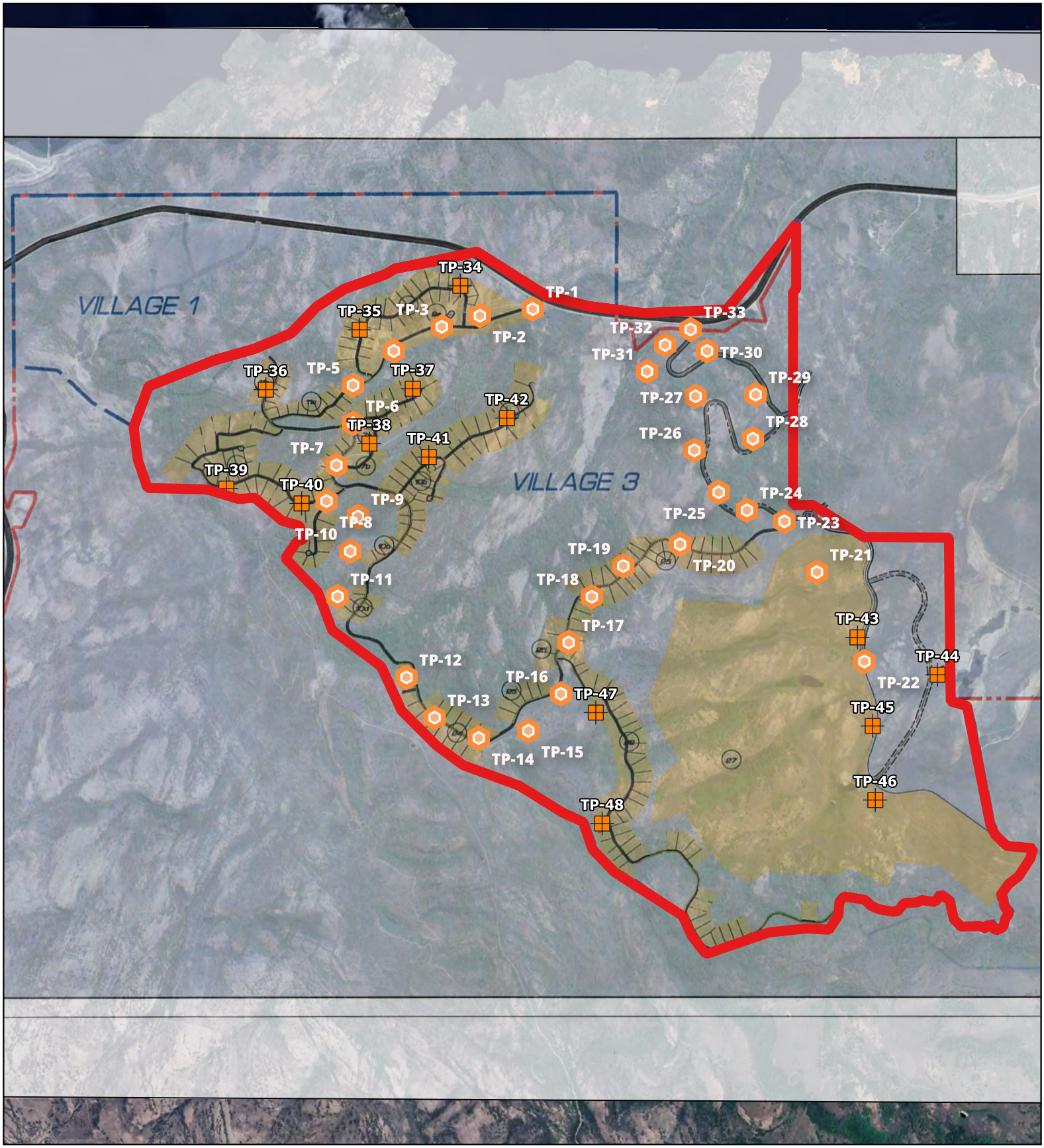


Image Reference: Google Earth July 2023
Overlay Reference: Jordanelle Village 1 & 3, Momentum Development, October 2024

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

1:24,000

Legend

- Roads
- Approximate Site Boundary
- Approximate Test Pit Location 2023
- Approximate Test Pit Location 2024

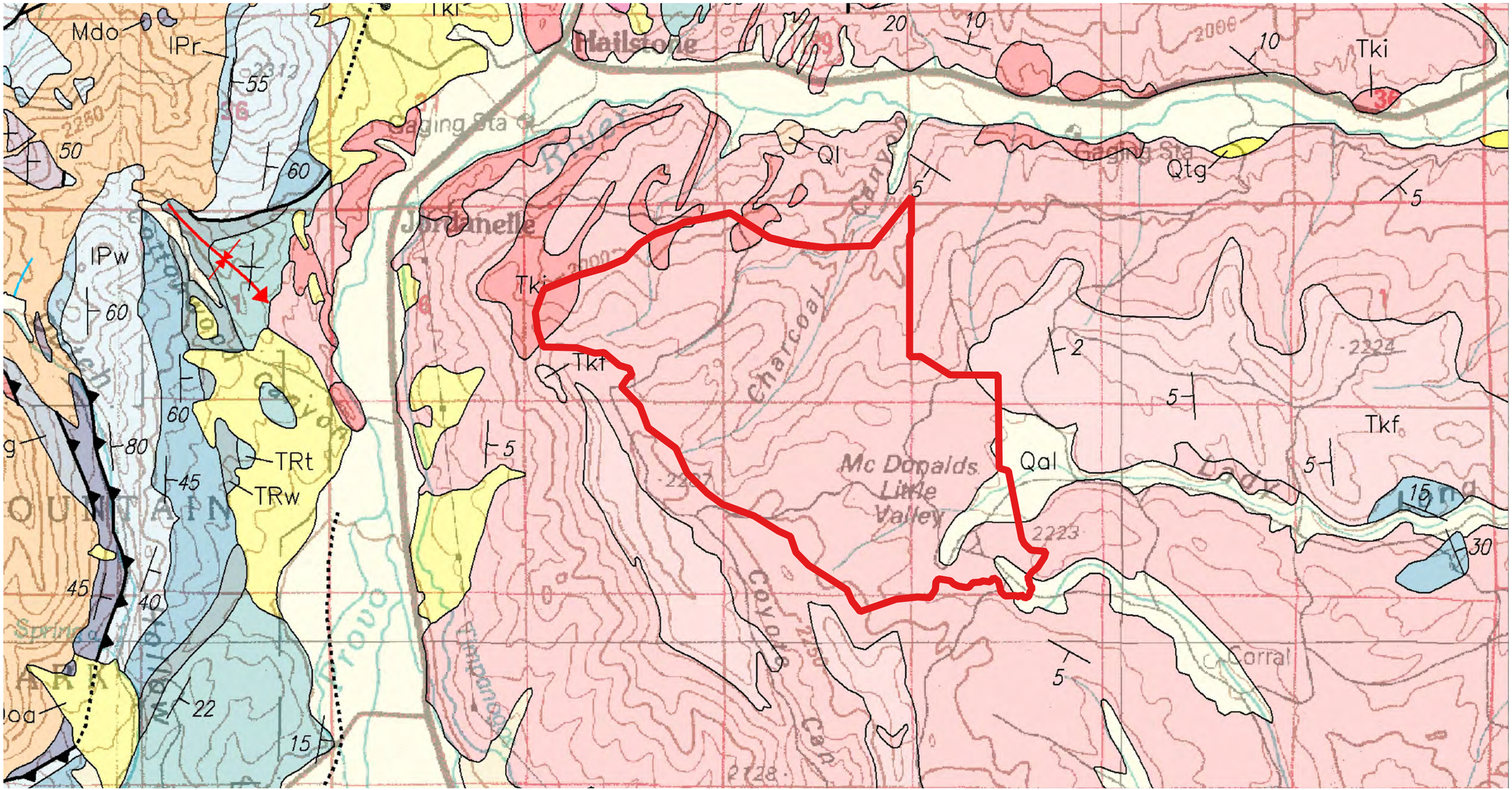
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Momentum Development Group
Jordanelle Ridge Village 3
Wasatch County, UT
Project Number: 24444

Subdivision Map Overlay

Figure A-2b



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

1:30,000

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

Legend

Approximate Site Boundary

Copyright, 2024

Momentum Development Group
Jordanelle Ridge Village 3
Wasatch County, UT
Project Number: 24444

Geologic Map

Figure A-3

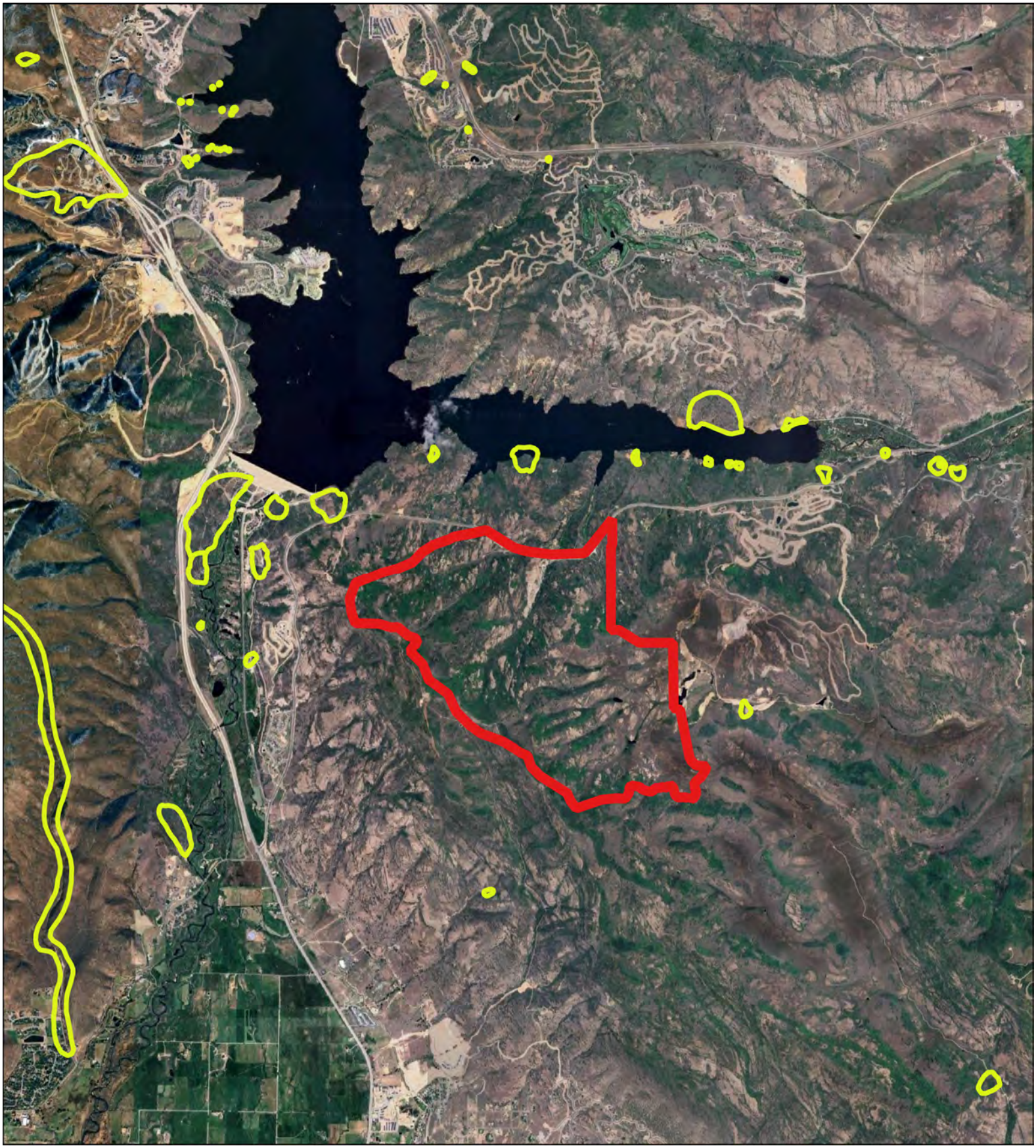


Image Reference:
Google Earth Images,
Utah Landslide Inventory Polygons, Utah Geospatial Resource Center: https://gis.utah.gov/products/sgid/geoscience/landslide-inventory-polygons/, Accessed: 7/9/2025

3,000 0 3,000 6,000 9,000 12,000 ft

1:60,000

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Legend

- Approximate Site Boundary
- Mapped Landslide Areas

Momentum Development Group
Jordanelle Ridge Village 3
Wasatch County, UT
Project Number: 24444

Wasatch County Mapped Landslide Areas

Figure A-4

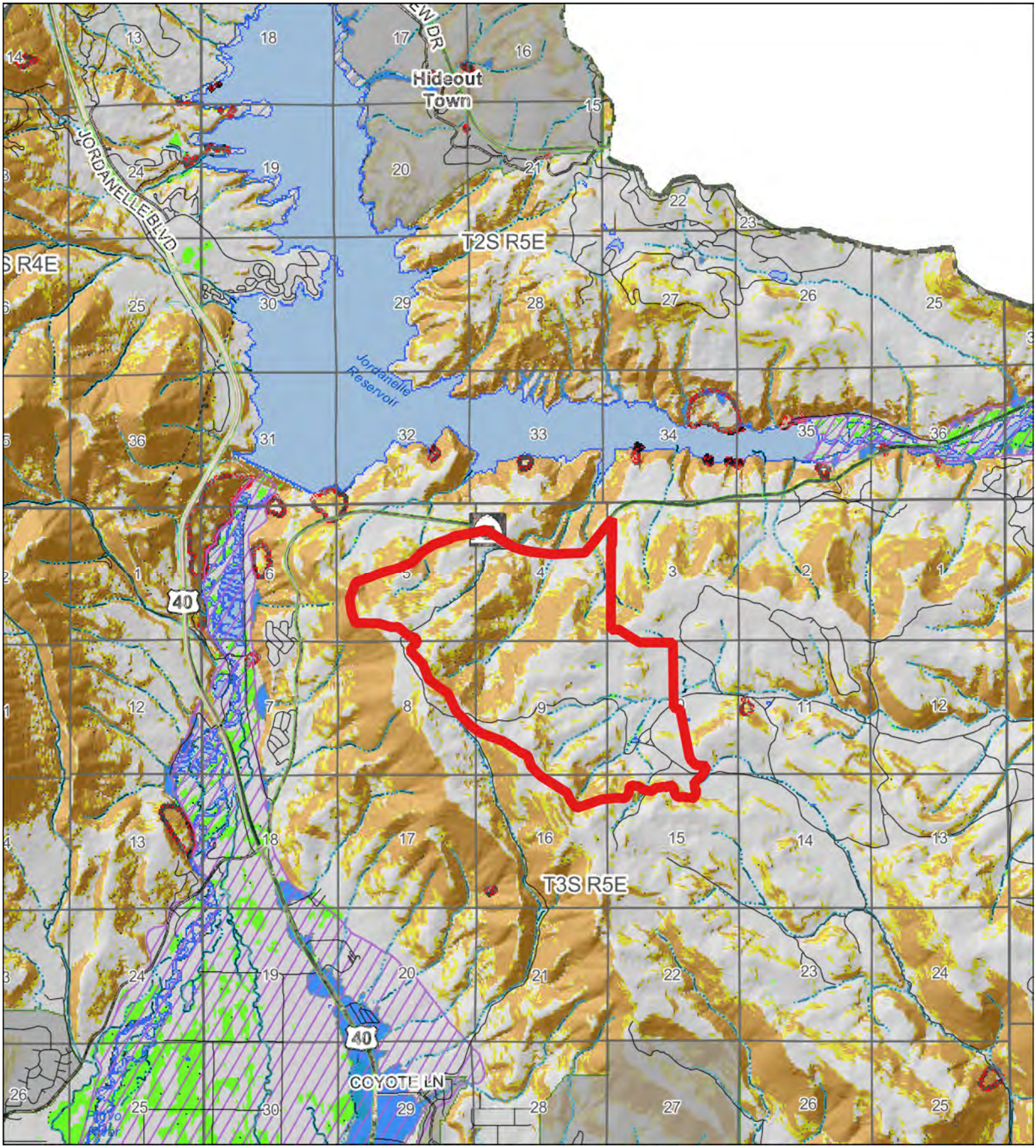


Image Reference:
Wasatch County Geologic Hazards Overlay Map,
https://www.wasatchcounty.gov/downloads/file/481/geological-hazards-map, Accessed: 7/9/2025

3,000 0 3,000 6,000 9,000 12,000 ft

1:60,000

Legend

- Approximate Site Boundary
- Less than 25%
- 25 to 30 %
- Greater than 30%

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Momentum Development Group
Jordanelle Ridge Village 3
Wasatch County, UT
Project Number: 24444

Wasatch County Slope Map

Figure A-5

APPENDIX B

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

KEY TO SYMBOLS

CLIENT Momentum Development **PROJECT NAME** Jordanelle Ridge Village 3

PROJECT NUMBER 24444 **PROJECT LOCATION** Jordanelle Ridge, Wasatch County, Utah

LITHOLOGIC SYMBOLS
(Unified Soil Classification System)

- CH: USCS High Plasticity Clay
- CL: USCS Low Plasticity Clay
- GC: USCS Clayey Gravel
- GM: USCS Silty Gravel
- GP-GC: USCS Poorly-graded Gravel with Clay
- GP-GM: USCS Poorly-graded Gravel with Silt
- GW-GM: USCS Well-graded Gravel with Silt
- SC: USCS Clayey Sand
- SM: USCS Silty Sand
- SP: USCS Poorly-graded Sand
- TOPSOIL: Topsoil
- ML: USCS Silt

SAMPLER SYMBOLS

- Hand Sample

WELL CONSTRUCTION SYMBOLS

ABBREVIATIONS

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

TV - TORVANE
PID - PHOTOIONIZATION DETECTOR
UC - UNCONFINED COMPRESSION
ppm - PARTS PER MILLION
Water Level at Time Drilling, or as Shown
Water Level at End of Drilling, or as Shown
Water Level After 24 Hours, or as Shown

KEY TO SYMBOLS - GINT STD US LAB.GDT - 11/19/24 13:22 - G:\DATA\24444 JORDANELLE RIDGE VILLAGE 3 SOILS REPORT EXTRA TEST PITS\GINT\BORING LOGS.GPJ

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

TEST PIT NUMBER TP-1

CLIENT Momentum Development
PROJECT NAME Jordanelle Ridge Village 3 Phase 1
PROJECT NUMBER 23192
PROJECT LOCATION Jordanelle Ridge, Wasatch County, Utah
DATE STARTED 10/2/23 **COMPLETED** 10/2/23
GROUND ELEVATION _____ **TEST PIT SIZE** NA inches
EXCAVATION CONTRACTOR Momentum Development
GROUND WATER LEVELS:
EXCAVATION METHOD Test Pit
AT TIME OF EXCAVATION --- Groundwater not encounterd
LOGGED BY TJC **CHECKED BY** SL
AT END OF EXCAVATION ---
NOTES _____
AFTER EXCAVATION ---

DEPTH (ft)	SAMPLE TYPE NUMBER	TESTS	U.S.C.S.	GRAPHIC LOG	MATERIAL DESCRIPTION
0.0			SP-SM		**TOPSOIL- Poorly Graded SAND with Silt and Gravel:** 3-inches, medium dense, moist, brown.
0.3					**NATIVE - Poorly Graded GRAVEL with Silt:** weathered bedrock, medium dense to dense, moist, brown.
2.5	H 1	MC = 7% LL = NP PL = NP Fines = 6%	GP-GM		
3.5					(Refusal due to equipment limitations on bedrock) Bottom of test pit at 3.5 feet.

GENERAL BH / TP / WELL - GINT STD US LAB.GDT - 2/5/24 11:39 - G:\DATA\23192 JORDANELLE RIDGE\SOILS\GINT\BORING LOGS.GPJ

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

TEST PIT NUMBER TP-2

CLIENT Momentum Development
PROJECT NAME Jordanelle Ridge Village 3 Phase 1
PROJECT NUMBER 23192
PROJECT LOCATION Jordanelle Ridge, Wasatch County, Utah
DATE STARTED 10/2/23 **COMPLETED** 10/2/23
GROUND ELEVATION _____ **TEST PIT SIZE** NA inches
EXCAVATION CONTRACTOR Momentum Development
GROUND WATER LEVELS:
EXCAVATION METHOD Test Pit
AT TIME OF EXCAVATION --- Groundwater Not Encountered
LOGGED BY TJC **CHECKED BY** SL
AT END OF EXCAVATION ---
NOTES _____
AFTER EXCAVATION ---

DEPTH (ft)	SAMPLE TYPE NUMBER	TESTS	U.S.C.S.	GRAPHIC LOG	MATERIAL DESCRIPTION
0.0			SP-SM	0.3	**TOPSOIL- Poorly Graded SAND with Silt and Gravel:** 3-inches, medium dense, moist, brown.
					NATIVE - Silty GRAVEL with Sand: weathered bedrock, medium dense to dense, moist, brown.
2.5	H 1	MC = 9% LL = NP PL = NP Fines = 23%	GM		
				4.0	

(Refusal due to equipment limitations on bedrock)
Bottom of test pit at 4.0 feet.

GENERAL BH / TP / WELL - GINT STD US LAB.GDT - 2/5/24 11:39 - G:\DATA\23192 JORDANELLE RIDGE\SOILS\GINT\BORING LOGS.GPJ

Figure No.: B-3

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

TEST PIT NUMBER TP-3

CLIENT Momentum Development
PROJECT NAME Jordanelle Ridge Village 3 Phase 1
PROJECT NUMBER 23192
PROJECT LOCATION Jordanelle Ridge, Wasatch County, Utah
DATE STARTED 10/2/23 **COMPLETED** 10/2/23
GROUND ELEVATION _____ **TEST PIT SIZE** NA inches
EXCAVATION CONTRACTOR Momentum Development
GROUND WATER LEVELS:
EXCAVATION METHOD Test Pit
AT TIME OF EXCAVATION --- Groundwater not encounterd
LOGGED BY TJC **CHECKED BY** SL
AT END OF EXCAVATION ---
NOTES
AFTER EXCAVATION ---

DEPTH (ft)	SAMPLE TYPE NUMBER	TESTS	U.S.C.S.	GRAPHIC LOG	MATERIAL DESCRIPTION
0.0			SP-SM		**TOPSOIL- Poorly Graded SAND with Silt and Gravel:** 3-inches, medium dense, moist, brown.
0.3					**NATIVE - Silty GRAVEL:** weathered bedrock, medium dense to dense, moist, brown.
2.5	H 1	MC = 13% LL = NP PL = NP Fines = 44%	GM		
5.0					
6.5					(Refusal due to equipment limitations on bedrock) Bottom of test pit at 6.5 feet.

GENERAL BH / TP / WELL - GINT STD US LAB.GDT - 2/5/24 11:39 - G:\DATA\23192 JORDANELLE RIDGE\SOILS\GINT\BORING LOGS.GPJ

Figure No.: B-4

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

TEST PIT NUMBER TP-4

CLIENT Momentum Development
PROJECT NAME Jordanelle Ridge Village 3 Phase 1
PROJECT NUMBER 23192
PROJECT LOCATION Jordanelle Ridge, Wasatch County, Utah
DATE STARTED 10/2/23 **COMPLETED** 10/2/23
GROUND ELEVATION _____ **TEST PIT SIZE** NA inches
EXCAVATION CONTRACTOR Momentum Development
GROUND WATER LEVELS:
EXCAVATION METHOD Test Pit
AT TIME OF EXCAVATION --- Groundwater not encounterd
LOGGED BY TJC **CHECKED BY** SL
AT END OF EXCAVATION ---
NOTES
AFTER EXCAVATION ---

DEPTH (ft)	SAMPLE TYPE NUMBER	TESTS	U.S.C.S.	GRAPHIC LOG	MATERIAL DESCRIPTION
0.0			SC-SM		**TOPSOIL- Poorly Graded SAND with Silt and Clay:** 8-inches, medium dense, moist, brown.
					0.8
					NATIVE - FAT CLAY: medium stiff to hard, moist, reddish brown.
2.5			CH		
5.0	H 1	MC = 21% LL = 58 PL = 19 Fines = 94%			
					6.5
			GM		**Silty GRAVEL:** weathered bedrock, medium dense to dense, moist, brown.
					7.0

(Refusal due to equipment limitations on bedrock)
Bottom of test pit at 7.0 feet.

GENERAL BH / TP / WELL - GINT STD US LAB.GDT - 2/5/24 11:39 - G:\DATA\23192 JORDANELLE RIDGE\SOILS\GINT\BORING LOGS.GPJ

Figure No.: B-5

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

TEST PIT NUMBER TP-5

CLIENT Momentum Development
PROJECT NAME Jordanelle Ridge Village 3 Phase 1
PROJECT NUMBER 23192
PROJECT LOCATION Jordanelle Ridge, Wasatch County, Utah
DATE STARTED 10/2/23 **COMPLETED** 10/2/23
GROUND ELEVATION _____ **TEST PIT SIZE** NA inches
EXCAVATION CONTRACTOR Momentum Development
GROUND WATER LEVELS:
EXCAVATION METHOD Test Pit
AT TIME OF EXCAVATION --- Groundwater not encounterd
LOGGED BY TJC **CHECKED BY** SL
AT END OF EXCAVATION ---
NOTES
AFTER EXCAVATION ---

DEPTH (ft)	SAMPLE TYPE NUMBER	TESTS	U.S.C.S.	GRAPHIC LOG	MATERIAL DESCRIPTION
0.0			SP-SM		**TOPSOIL- Poorly Graded SAND with Silt and Gravel:** 3-inches, medium dense, moist, brown.
0.3					**NATIVE - Silty GRAVEL with Sand:** medium dense to dense, moist, brown.
2.5			GM		
5.0	H 1	MC = 18% LL = NP PL = NP Fines = 30%			
6.0					**Poorly Graded GRAVEL with Sand:** medium dense, moist, light brown.
7.5			GP-GM		
10.0					

Bottom of test pit at 10.0 feet.

Figure No.: B-6

GENERAL BH / TP / WELL - GINT STD US LAB.GDT - 2/5/24 11:39 - G:\DATA\23192 JORDANELLE RIDGE\SOILS\GINT\BORING LOGS.GPJ

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

TEST PIT NUMBER TP-6

CLIENT Momentum Development
PROJECT NAME Jordanelle Ridge Village 3 Phase 1
PROJECT NUMBER 23192
PROJECT LOCATION Jordanelle Ridge, Wasatch County, Utah
DATE STARTED 10/2/23 **COMPLETED** 10/2/23
GROUND ELEVATION _____ **TEST PIT SIZE** NA inches
EXCAVATION CONTRACTOR Momentum Development
GROUND WATER LEVELS:
EXCAVATION METHOD Test Pit
AT TIME OF EXCAVATION --- Groundwater not encounterd
LOGGED BY TJC **CHECKED BY** SL
AT END OF EXCAVATION ---
NOTES
AFTER EXCAVATION ---

DEPTH (ft)	SAMPLE TYPE NUMBER	TESTS	U.S.C.S.	GRAPHIC LOG	MATERIAL DESCRIPTION
0.0			SP-SM	0.3	**TOPSOIL- Poorly Graded SAND with Silt and Gravel:** 3-inches, medium dense, moist, brown.
					NATIVE - Well-graded GRAVEL with Silt and Sand: medium dense, moist, light brown.
	H 1	MC = 6% LL = NP PL = NP Fines = 10%	GW-GM		
2.5				3.0	

(Refusal due to equipment limitations on bedrock)
Bottom of test pit at 3.0 feet.

GENERAL BH / TP / WELL - GINT STD US LAB.GDT - 2/5/24 11:39 - G:\DATA\23192 JORDANELLE RIDGE\SOILS\GINT\BORING LOGS.GPJ

Figure No.: B-7

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

TEST PIT NUMBER TP-7

CLIENT Momentum Development
PROJECT NAME Jordanelle Ridge Village 3 Phase 1
PROJECT NUMBER 23192
PROJECT LOCATION Jordanelle Ridge, Wasatch County, Utah
DATE STARTED 10/2/23 **COMPLETED** 10/2/23
GROUND ELEVATION _____ **TEST PIT SIZE** NA inches
EXCAVATION CONTRACTOR Momentum Development
GROUND WATER LEVELS:
EXCAVATION METHOD Test Pit
AT TIME OF EXCAVATION --- Groundwater not encounterd
LOGGED BY TJC **CHECKED BY** SL
AT END OF EXCAVATION ---
NOTES
AFTER EXCAVATION ---

DEPTH (ft)	SAMPLE TYPE NUMBER	TESTS	U.S.C.S.	GRAPHIC LOG	MATERIAL DESCRIPTION
0.0					**TOPSOIL- Poorly Graded SAND with Silt and Clay:** medium dense, moist, brown.
2.5			SP-SC		
5.0					
	H 1	MC = 11% LL = 31 PL = 20 Fines = 62%	CL		**NATIVE - Sandy LEAN CLAY:** medium stiff to stiff, moist, light brown.
					6.0

(Refusal due to equipment limitations on bedrock)
Bottom of test pit at 6.0 feet.

GENERAL BH / TP / WELL - GINT STD US LAB.GDT - 2/5/24 11:39 - G:\DATA\23192 JORDANELLE RIDGE\SOILS\GINT\BORING LOGS.GPJ

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

TEST PIT NUMBER TP-8

CLIENT Momentum Development
PROJECT NAME Jordanelle Ridge Village 3 Phase 1
PROJECT NUMBER 23192
PROJECT LOCATION Jordanelle Ridge, Wasatch County, Utah
DATE STARTED 10/2/23 **COMPLETED** 10/2/23
GROUND ELEVATION _____ **TEST PIT SIZE** NA inches
EXCAVATION CONTRACTOR Momentum Development
GROUND WATER LEVELS:
EXCAVATION METHOD Test Pit
AT TIME OF EXCAVATION --- Groundwater not encounterd
LOGGED BY TJC **CHECKED BY** SL
AT END OF EXCAVATION ---
NOTES
AFTER EXCAVATION ---

DEPTH (ft)	SAMPLE TYPE NUMBER	TESTS	U.S.C.S.	GRAPHIC LOG	MATERIAL DESCRIPTION
0.0			SP-SC		**TOPSOIL- Poorly Graded SAND with Silt and Clay:** medium dense, moist, brown.
				1.0	
					NATIVE - Sandy LEAN CLAY: stiff to hard, moist, brown.
2.5	H 1	MC = 12% LL = 37 PL = 23 Fines = 70%	CL		
5.0				5.0	
			GP-GM		**Poorly Graded GRAVEL with Silt:** weathered bedrock, medium dense to dense, moist, brown.
				6.0	

(Refusal due to equipment limitations on bedrock)
Bottom of test pit at 6.0 feet.

GENERAL BH / TP / WELL - GINT STD US LAB.GDT - 2/5/24 11:39 - G:\DATA\23192 JORDANELLE RIDGE\SOILS\GINT\BORING LOGS.GPJ

Figure No.: B-9

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

TEST PIT NUMBER TP-9

CLIENT Momentum Development
PROJECT NAME Jordanelle Ridge Village 3 Phase 1
PROJECT NUMBER 23192
PROJECT LOCATION Jordanelle Ridge, Wasatch County, Utah
DATE STARTED 10/2/23 **COMPLETED** 10/2/23
GROUND ELEVATION _____ **TEST PIT SIZE** NA inches
EXCAVATION CONTRACTOR Momentum Development
GROUND WATER LEVELS:
EXCAVATION METHOD Test Pit
AT TIME OF EXCAVATION --- Groundwater not encounterd
LOGGED BY TJC **CHECKED BY** SL
AT END OF EXCAVATION ---
NOTES
AFTER EXCAVATION ---

DEPTH (ft)	SAMPLE TYPE NUMBER	TESTS	U.S.C.S.	GRAPHIC LOG	MATERIAL DESCRIPTION
0.0			SP-SM		**TOPSOIL- Poorly Graded SAND with Silt and Gravel:** medium dense, moist, brown.
				1.5	
					NATIVE - Silty GRAVEL with Sand: medium dense to dense, moist, brown.
2.5	H 1	MC = 19% LL = NP PL = NP Fines = 46%	GM		
5.0				5.0	
			GP-GM		**Poorly Graded GRAVEL with Silt:** weathered bedrock, medium dense to dense, moist, brown.
				6.0	

(Refusal due to equipment limitations on bedrock)
Bottom of test pit at 6.0 feet.

GENERAL BH / TP / WELL - GINT STD US LAB.GDT - 2/5/24 11:39 - G:\DATA\23192 JORDANELLE RIDGE\SOILS\GINT\BORING LOGS.GPJ

Figure No.: B-10

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

TEST PIT NUMBER TP-10

CLIENT Momentum Development
PROJECT NAME Jordanelle Ridge Village 3 Phase 1
PROJECT NUMBER 23192
PROJECT LOCATION Jordanelle Ridge, Wasatch County, Utah
DATE STARTED 10/2/23 **COMPLETED** 10/2/23
GROUND ELEVATION _____ **TEST PIT SIZE** NA inches
EXCAVATION CONTRACTOR Momentum Development
GROUND WATER LEVELS:
EXCAVATION METHOD Test Pit
AT TIME OF EXCAVATION --- Groundwater not encounterd
LOGGED BY TJC **CHECKED BY** SL
AT END OF EXCAVATION ---
NOTES
AFTER EXCAVATION ---

DEPTH (ft)	SAMPLE TYPE NUMBER	TESTS	U.S.C.S.	GRAPHIC LOG	MATERIAL DESCRIPTION
0.0			ML		**TOPSOIL-Sandy SILT:** medium stiff, moist, dark brown.
					1.0
			ML		**NATIVE - Sandy SILT:** medium stiff, moist, brown.
2.5					3.0
			CL		**Sandy LEAN CLAY:** stiff to hard, moist, reddish brown.
5.0	H 1	MC = 13% LL = 31 PL = 27 Fines = 22%	GM		**Silty GRAVEL with Sand:** weathered bedrock, medium dense to dense, moist, brown.
					7.0

(Refusal due to equipment limitations on bedrock)
Bottom of test pit at 7.0 feet.

GENERAL BH / TP / WELL - GINT STD US LAB.GDT - 2/5/24 11:39 - G:\DATA\23192 JORDANELLE RIDGE\SOILS\GINT\BORING LOGS.GPJ

Figure No.: B-11

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

TEST PIT NUMBER TP-11

CLIENT Momentum Development
PROJECT NAME Jordanelle Ridge Village 3 Phase 1
PROJECT NUMBER 23192
PROJECT LOCATION Jordanelle Ridge, Wasatch County, Utah
DATE STARTED 10/2/23 **COMPLETED** 10/2/23
GROUND ELEVATION _____ **TEST PIT SIZE** NA inches
EXCAVATION CONTRACTOR Momentum Development
GROUND WATER LEVELS:
EXCAVATION METHOD Test Pit
AT TIME OF EXCAVATION --- Groundwater not encounterd
LOGGED BY TJC **CHECKED BY** SL
AT END OF EXCAVATION ---
NOTES
AFTER EXCAVATION ---

DEPTH (ft)	SAMPLE TYPE NUMBER	TESTS	U.S.C.S.	GRAPHIC LOG	MATERIAL DESCRIPTION
0.0			SP-SM		**TOPSOIL- Sandy SILT:** medium stiff, moist, dark brown.
				1.5	
			ML		**NATIVE -Sandy SILT:** medium stiff to stiff, moist, brown.
				2.0	
2.5					**Silty GRAVEL with Sand:** weathered bedrock, medium dense to dense, moist, brown.
	H 1	MC = 10% LL = NP PL = NP Fines = 19%	GM		
				4.0	

(Refusal due to equipment limitations on bedrock)
Bottom of test pit at 4.0 feet.

GENERAL BH / TP / WELL - GINT STD US LAB.GDT - 2/5/24 11:39 - G:\DATA\23192 JORDANELLE RIDGE\SOILS\GINT\BORING LOGS.GPJ

Figure No.: B-12

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

TEST PIT NUMBER TP-12

CLIENT Momentum Development
PROJECT NAME Jordanelle Ridge Village 3 Phase 1
PROJECT NUMBER 23192
PROJECT LOCATION Jordanelle Ridge, Wasatch County, Utah
DATE STARTED 10/3/23 **COMPLETED** 10/3/23
GROUND ELEVATION _____ **TEST PIT SIZE** NA inches
EXCAVATION CONTRACTOR Momentum Development
GROUND WATER LEVELS:
EXCAVATION METHOD Test Pit
AT TIME OF EXCAVATION --- Groundwater not encounterd
LOGGED BY TJC **CHECKED BY** SL
AT END OF EXCAVATION ---
NOTES
AFTER EXCAVATION ---

DEPTH (ft)	SAMPLE TYPE NUMBER	TESTS	U.S.C.S.	GRAPHIC LOG	MATERIAL DESCRIPTION
0.0			SP-SM		**TOPSOIL- Poorly Graded SAND with Silt and Gravel:** 6-inches, medium dense, moist, brown.
0.5					**NATIVE - Poorly Graded GRAVEL with Silt:** weathered bedrock, medium dense to dense, moist, brown.
	H 1	MC = 4% LL = NP PL = NP Fines = 6%	GP-GM		
2.0					(Refusal due to equipment limitations on bedrock) Bottom of test pit at 2.0 feet.

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TEST PIT NUMBER TP-13

CLIENT Momentum Development
PROJECT NAME Jordanelle Ridge Village 3 Phase 1
PROJECT NUMBER 23192
PROJECT LOCATION Jordanelle Ridge, Wasatch County, Utah
DATE STARTED 10/3/23 **COMPLETED** 10/3/23
GROUND ELEVATION _____ **TEST PIT SIZE** NA inches
EXCAVATION CONTRACTOR Momentum Development
GROUND WATER LEVELS:
EXCAVATION METHOD Test Pit
AT TIME OF EXCAVATION --- Groundwater not encounterd
LOGGED BY TJC **CHECKED BY** SL
AT END OF EXCAVATION ---
NOTES
AFTER EXCAVATION ---

DEPTH (ft)	SAMPLE TYPE NUMBER	TESTS	U.S.C.S.	GRAPHIC LOG	MATERIAL DESCRIPTION
0.0			SP-SM		**TOPSOIL- Poorly Graded SAND with Silt and Gravel:** 6-inches, medium dense, moist, brown.
0.5			ML		**NATIVE - Sandy SILT:** medium stiff to stiff, moist, brown.
1.5			GM		**Silty GRAVEL with Sand:** weathered bedrock, medium dense to dense, moist, light brown.
2.5	H 1	MC = 6% LL = NP PL = NP Fines = 23%			
3.0					(Refusal due to equipment limitations on bedrock) Bottom of test pit at 3.0 feet.

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TEST PIT NUMBER TP-14

CLIENT Momentum Development
PROJECT NAME Jordanelle Ridge Village 3 Phase 1
PROJECT NUMBER 23192
PROJECT LOCATION Jordanelle Ridge, Wasatch County, Utah
DATE STARTED 10/3/23 **COMPLETED** 10/3/23
GROUND ELEVATION _____ **TEST PIT SIZE** NA inches
EXCAVATION CONTRACTOR Momentum Development
GROUND WATER LEVELS:
EXCAVATION METHOD Test Pit
AT TIME OF EXCAVATION --- Groundwater not encounterd
LOGGED BY TJC **CHECKED BY** SL
AT END OF EXCAVATION ---
NOTES
AFTER EXCAVATION ---

DEPTH (ft)	SAMPLE TYPE NUMBER	TESTS	U.S.C.S.	GRAPHIC LOG	MATERIAL DESCRIPTION
0.0			SP-SM		**TOPSOIL- Poorly Graded SAND with Silt and Gravel:** 3-inches, medium dense, moist, brown.
1.0	H 1	MC = 4% LL = NP PL = NP Fines = 11%	GP-GM		**NATIVE - Poorly Graded GRAVEL with Silt and Sand:** weathered bedrock, medium dense to dense, moist, grey.
2.5					(Refusal due to equipment limitations on bedrock) Bottom of test pit at 2.5 feet.

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TEST PIT NUMBER TP-15

CLIENT Momentum Development
PROJECT NAME Jordanelle Ridge Village 3 Phase 1
PROJECT NUMBER 23192
PROJECT LOCATION Jordanelle Ridge, Wasatch County, Utah
DATE STARTED 10/3/23 **COMPLETED** 10/3/23
GROUND ELEVATION _____ **TEST PIT SIZE** NA inches
EXCAVATION CONTRACTOR Momentum Development
GROUND WATER LEVELS:
EXCAVATION METHOD Test Pit
AT TIME OF EXCAVATION --- Groundwater not encounterd
LOGGED BY TJC **CHECKED BY** SL
AT END OF EXCAVATION ---
NOTES
AFTER EXCAVATION ---

DEPTH (ft)	SAMPLE TYPE NUMBER	TESTS	U.S.C.S.	GRAPHIC LOG	MATERIAL DESCRIPTION
0.0			SC		**TOPSOIL- Clayey SAND:** 6-inches, medium stiff, moist, brown.
0.5			CH		**NATIVE - FAT CLAY:** stiff to hard, moist, reddish brown.
1.0	H 1	MC = 10% LL = NP PL = NP Fines = 52%	ML		**Sandy SILT with Gravel:** weathered bedrock, stiff to hard, moist, brown.
2.0					

(Refusal due to equipment limitations on bedrock)
Bottom of test pit at 2.0 feet.

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TEST PIT NUMBER TP-16

CLIENT Momentum Development
PROJECT NAME Jordanelle Ridge Village 3 Phase 1
PROJECT NUMBER 23192
PROJECT LOCATION Jordanelle Ridge, Wasatch County, Utah
DATE STARTED 10/4/23 **COMPLETED** 10/4/23
GROUND ELEVATION _____ **TEST PIT SIZE** NA inches
EXCAVATION CONTRACTOR Momentum Development
GROUND WATER LEVELS:
EXCAVATION METHOD Test Pit
AT TIME OF EXCAVATION --- Groundwater not encounterd
LOGGED BY TJC **CHECKED BY** SL
AT END OF EXCAVATION ---
NOTES _____
AFTER EXCAVATION ---

DEPTH (ft)	SAMPLE TYPE NUMBER	U.S.C.S.	GRAPHIC LOG	MATERIAL DESCRIPTION
0.0		SP-SM / GP-GM	0.3 / 1.0	**TOPSOIL- Poorly Graded SAND with Silt and Gravel:** 3-inches, medium dense, moist, brown. **NATIVE - Poorly Graded GRAVEL with Silt and Sand:** weathered bedrock, dense, moist, brown.

(Refusal due to equipment limitations on bedrock)
Bottom of test pit at 1.0 feet.

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TEST PIT NUMBER TP-17

CLIENT Momentum Development
PROJECT NAME Jordanelle Ridge Village 3 Phase 1
PROJECT NUMBER 23192
PROJECT LOCATION Jordanelle Ridge, Wasatch County, Utah
DATE STARTED 10/4/23 **COMPLETED** 10/4/23
GROUND ELEVATION _____ **TEST PIT SIZE** NA inches
EXCAVATION CONTRACTOR Momentum Development
GROUND WATER LEVELS:
EXCAVATION METHOD Test Pit
AT TIME OF EXCAVATION --- Groundwater not encounterd
LOGGED BY TJC **CHECKED BY** SL
AT END OF EXCAVATION ---
NOTES
AFTER EXCAVATION ---

DEPTH (ft)	SAMPLE TYPE NUMBER	TESTS	U.S.C.S.	GRAPHIC LOG	MATERIAL DESCRIPTION
0.0			SC		**TOPSOIL- Clayey SAND:** 6-inches, medium stiff, moist, brown.
0.5			CH		**NATIVE - FAT CLAY:** stiff to hard, moist, reddish brown.
1.0			GM		**Silty GRAVEL with SAND:** weathered bedrock, medium dense to dense, moist, brown.
2.5	H 1	MC = 6% LL = NP PL = NP Fines = 11%			(Refusal due to equipment limitations on bedrock) Bottom of test pit at 2.5 feet.

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TEST PIT NUMBER TP-18

CLIENT Momentum Development
PROJECT NAME Jordanelle Ridge Village 3 Phase 1
PROJECT NUMBER 23192
PROJECT LOCATION Jordanelle Ridge, Wasatch County, Utah
DATE STARTED 10/4/23 **COMPLETED** 10/4/23
GROUND ELEVATION _____ **TEST PIT SIZE** NA inches
EXCAVATION CONTRACTOR Momentum Development
GROUND WATER LEVELS:
EXCAVATION METHOD Test Pit
AT TIME OF EXCAVATION --- Groundwater not encounterd
LOGGED BY TJC **CHECKED BY** SL
AT END OF EXCAVATION ---
NOTES
AFTER EXCAVATION ---

DEPTH (ft)	SAMPLE TYPE NUMBER	TESTS	U.S.C.S.	GRAPHIC LOG	MATERIAL DESCRIPTION
0.0			SC		**TOPSOIL- Clayey SAND:** 6-inches, medium stiff, moist, brown.
0.5			CH		**NATIVE - FAT CLAY:** stiff to hard, moist, reddish brown.
1.0			GM		**Silty GRAVEL:** weathered bedrock, medium dense to dense, moist, brown.
2.5	H 1	MC = 6% LL = NP PL = NP Fines = 12%			
3.5					(Refusal due to equipment limitations on bedrock) Bottom of test pit at 3.5 feet.

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TEST PIT NUMBER TP-19

CLIENT Momentum Development
PROJECT NAME Jordanelle Ridge Village 3 Phase 1
PROJECT NUMBER 23192
PROJECT LOCATION Jordanelle Ridge, Wasatch County, Utah
DATE STARTED 10/4/23 **COMPLETED** 10/4/23
GROUND ELEVATION _____ **TEST PIT SIZE** NA inches
EXCAVATION CONTRACTOR Momentum Development
GROUND WATER LEVELS:
EXCAVATION METHOD Test Pit
AT TIME OF EXCAVATION --- Groundwater not encounterd
LOGGED BY TJC **CHECKED BY** SL
AT END OF EXCAVATION ---
NOTES
AFTER EXCAVATION ---

DEPTH (ft)	SAMPLE TYPE NUMBER	TESTS	U.S.C.S.	GRAPHIC LOG	MATERIAL DESCRIPTION
0.0			SC		**TOPSOIL- Clayey SAND:** 6-inches, medium stiff, moist, brown.
0.5			CH		**NATIVE - FAT CLAY:** stiff to hard, moist, reddish brown.
1.0	H 1	MC = 7% LL = NP PL = NP Fines = 24%	GM		**Silty GRAVEL with SAND:** weathered bedrock, medium dense to dense, moist, brown.
2.0					

(Refusal due to equipment limitations on bedrock)
Bottom of test pit at 2.0 feet.

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TEST PIT NUMBER TP-20

CLIENT Momentum Development
PROJECT NAME Jordanelle Ridge Village 3 Phase 1
PROJECT NUMBER 23192
PROJECT LOCATION Jordanelle Ridge, Wasatch County, Utah
DATE STARTED 10/4/23 **COMPLETED** 10/4/23
GROUND ELEVATION _____ **TEST PIT SIZE** NA inches
EXCAVATION CONTRACTOR Momentum Development
GROUND WATER LEVELS:
EXCAVATION METHOD Test Pit
AT TIME OF EXCAVATION --- Groundwater not encounterd
LOGGED BY TJC **CHECKED BY** SL
AT END OF EXCAVATION ---
NOTES
AFTER EXCAVATION ---

DEPTH (ft)	SAMPLE TYPE NUMBER	TESTS	U.S.C.S.	GRAPHIC LOG	MATERIAL DESCRIPTION
0.0			SC		**TOPSOIL- Clayey SAND:** 6-inches, medium stiff, moist, brown.
0.5					**NATIVE - Silty GRAVEL with SAND:** weathered bedrock, medium dense to dense, moist, brown.
2.5	H 1	MC = 4% LL = NP PL = NP Fines = 17%	GM		
5.0					

(Refusal due to equipment limitations on bedrock)
Bottom of test pit at 5.0 feet.

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Figure No.: B-21

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TEST PIT NUMBER TP-21

CLIENT Momentum Development
PROJECT NAME Jordanelle Ridge Village 3 Phase 1
PROJECT NUMBER 23192
PROJECT LOCATION Jordanelle Ridge, Wasatch County, Utah
DATE STARTED 10/5/23 **COMPLETED** 10/5/23
GROUND ELEVATION _____ **TEST PIT SIZE** NA inches
EXCAVATION CONTRACTOR Momentum Development
GROUND WATER LEVELS:
EXCAVATION METHOD Test Pit
AT TIME OF EXCAVATION --- Groundwater not encounterd
LOGGED BY TJC **CHECKED BY** SL
AT END OF EXCAVATION ---
NOTES
AFTER EXCAVATION ---

DEPTH (ft)	SAMPLE TYPE NUMBER	TESTS	U.S.C.S.	GRAPHIC LOG	MATERIAL DESCRIPTION
0.0			SC		**TOPSOIL- Clayey SAND:** 6-inches, medium stiff, moist, brown.
				0.5	**NATIVE - Sandy SILT with Gravel:** medium stiff to stiff, moist, brown.
	H 1	MC = 9% LL = NP PL = NP Fines = 67%			
2.5			ML		
5.0				5.0	
			CH		**FAT CLAY:** stiff to hard, moist, reddish brown.
				7.0	
7.5			GM		**Silty GRAVEL with SAND:** weathered bedrock, medium dense to dense, moist, brown.
				9.0	

(Refusal due to equipment limitations on bedrock)
Bottom of test pit at 9.0 feet.

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Figure No.: B-22

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TEST PIT NUMBER TP-22

CLIENT Momentum Development
PROJECT NAME Jordanelle Ridge Village 3 Phase 1
PROJECT NUMBER 23192
PROJECT LOCATION Jordanelle Ridge, Wasatch County, Utah
DATE STARTED 10/5/23 **COMPLETED** 10/5/23
GROUND ELEVATION _____ **TEST PIT SIZE** NA inches
EXCAVATION CONTRACTOR Momentum Development
GROUND WATER LEVELS:
EXCAVATION METHOD Test Pit
AT TIME OF EXCAVATION --- Groundwater not encounterd
LOGGED BY TJC **CHECKED BY** SL
AT END OF EXCAVATION ---
NOTES
AFTER EXCAVATION ---

DEPTH (ft)	SAMPLE TYPE NUMBER	TESTS	U.S.C.S.	GRAPHIC LOG	MATERIAL DESCRIPTION
0.0			SP-SM		**TOPSOIL- Poorly Graded SAND with Silt and Gravel:** 3-inches, medium dense, moist, brown.
					NATIVE - Poorly Graded GRAVEL with Silt and Sand: weathered bedrock, medium dense to dense, moist, brown.
	H 1	MC = 4% LL = NP PL = NP Fines = 10%	GP-GM		
2.5					
					(Refusal due to equipment limitations on bedrock) Bottom of test pit at 3.5 feet.

0.3
3.5

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Figure No.: B-23

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TEST PIT NUMBER TP-23

CLIENT Momentum Development
PROJECT NAME Jordanelle Ridge Village 3 Phase 1
PROJECT NUMBER 23192
PROJECT LOCATION Jordanelle Ridge, Wasatch County, Utah
DATE STARTED 10/5/23 **COMPLETED** 10/5/23
GROUND ELEVATION _____ **TEST PIT SIZE** NA inches
EXCAVATION CONTRACTOR Momentum Development
GROUND WATER LEVELS:
EXCAVATION METHOD Test Pit
AT TIME OF EXCAVATION --- Groundwater not encounterd
LOGGED BY TJC **CHECKED BY** SL
AT END OF EXCAVATION ---
NOTES
AFTER EXCAVATION ---

DEPTH (ft)	SAMPLE TYPE NUMBER	TESTS	U.S.C.S.	GRAPHIC LOG	MATERIAL DESCRIPTION
0.0			SC		**TOPSOIL- Clayey SAND:** medium dense, moist, brown.
1.0					**NATIVE - FAT CLAY:** stiff to hard, moist, brown to reddish brown.
2.5	H 1	MC = 16% LL = 53 PL = 17 Fines = 93%	CH		
5.0					
7.5					
8.0					(Refusal due to equipment limitations on extremely hard clay) Bottom of test pit at 8.0 feet.

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Figure No.: B-24

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TEST PIT NUMBER TP-24

CLIENT Momentum Development
PROJECT NAME Jordanelle Ridge Village 3 Phase 1
PROJECT NUMBER 23192
PROJECT LOCATION Jordanelle Ridge, Wasatch County, Utah
DATE STARTED 10/5/23 **COMPLETED** 10/5/23
GROUND ELEVATION _____ **TEST PIT SIZE** NA inches
EXCAVATION CONTRACTOR Momentum Development
GROUND WATER LEVELS:
EXCAVATION METHOD Test Pit
AT TIME OF EXCAVATION --- Groundwater not encounterd
LOGGED BY TJC **CHECKED BY** SL
AT END OF EXCAVATION ---
NOTES
AFTER EXCAVATION ---

DEPTH (ft)	SAMPLE TYPE NUMBER	TESTS	U.S.C.S.	GRAPHIC LOG	MATERIAL DESCRIPTION
0.0			SP-SM		**TOPSOIL- Poorly Graded SAND with Silt and Gravel:** 6-inches, medium dense, moist, brown.
0.5					**NATIVE - Poorly Graded GRAVEL with Silt:** weathered bedrock, medium dense to dense, moist, brown.
2.5	H 1	MC = 6% LL = NP PL = NP Fines = 12%	GP-GM		
3.5					(Refusal due to equipment limitations on bedrock) Bottom of test pit at 3.5 feet.

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TEST PIT NUMBER TP-25

CLIENT Momentum Development
PROJECT NAME Jordanelle Ridge Village 3 Phase 1
PROJECT NUMBER 23192
PROJECT LOCATION Jordanelle Ridge, Wasatch County, Utah
DATE STARTED 10/5/23 **COMPLETED** 10/5/23
GROUND ELEVATION _____ **TEST PIT SIZE** NA inches
EXCAVATION CONTRACTOR Momentum Development
GROUND WATER LEVELS:
EXCAVATION METHOD Test Pit
AT TIME OF EXCAVATION --- Groundwater not encounterd
LOGGED BY TJC **CHECKED BY** SL
AT END OF EXCAVATION ---
NOTES
AFTER EXCAVATION ---

DEPTH (ft)	SAMPLE TYPE NUMBER	TESTS	U.S.C.S.	GRAPHIC LOG	MATERIAL DESCRIPTION
0.0			SC		**TOPSOIL- Clayey Sand:** medium dense, moist, dark brown.
				1.0	
			SC		**NATIVE - Clayey SAND:** medium dense, moist, brown.
				2.0	
2.5	H 1	MC = 8% LL = NP PL = NP Fines = 19%	GM		**Silty GRAVEL:** weathered bedrock, medium dense to dense, moist, light brown.
5.0				5.5	

(Refusal due to equipment limitations on bedrock)
Bottom of test pit at 5.5 feet.

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TEST PIT NUMBER TP-26

CLIENT Momentum Development
PROJECT NAME Jordanelle Ridge Village 3 Phase 1
PROJECT NUMBER 23192
PROJECT LOCATION Jordanelle Ridge, Wasatch County, Utah
DATE STARTED 10/5/23 **COMPLETED** 10/5/23
GROUND ELEVATION _____ **TEST PIT SIZE** NA inches
EXCAVATION CONTRACTOR Momentum Development
GROUND WATER LEVELS:
EXCAVATION METHOD Test Pit
AT TIME OF EXCAVATION --- Groundwater not encounterd
LOGGED BY TJC **CHECKED BY** SL
AT END OF EXCAVATION ---
NOTES
AFTER EXCAVATION ---

DEPTH (ft)	SAMPLE TYPE NUMBER	TESTS	U.S.C.S.	GRAPHIC LOG	MATERIAL DESCRIPTION
0.0			SC		**TOPSOIL- Clayey Sand:** medium dense, moist, dark brown.
				1.0	
			SC		**NATIVE - Clayey SAND:** medium dense, moist, brown.
				2.0	
2.5	H 1	MC = 8% LL = NP PL = NP Fines = 37%	GM		**Silty GRAVEL with Sand:** weathered bedrock, medium dense to dense, moist, light brown.
5.0				5.5	

(Refusal due to equipment limitations on bedrock)
Bottom of test pit at 5.5 feet.

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TEST PIT NUMBER TP-27

CLIENT Momentum Development
PROJECT NAME Jordanelle Ridge Village 3 Phase 1
PROJECT NUMBER 23192
PROJECT LOCATION Jordanelle Ridge, Wasatch County, Utah
DATE STARTED 10/5/23 **COMPLETED** 10/5/23
GROUND ELEVATION _____ **TEST PIT SIZE** NA inches
EXCAVATION CONTRACTOR Momentum Development
GROUND WATER LEVELS:
EXCAVATION METHOD Test Pit
AT TIME OF EXCAVATION --- Groundwater not encounterd
LOGGED BY TJC **CHECKED BY** SL
AT END OF EXCAVATION ---
NOTES
AFTER EXCAVATION ---

DEPTH (ft)	SAMPLE TYPE NUMBER	TESTS	U.S.C.S.	GRAPHIC LOG	MATERIAL DESCRIPTION
0.0			SC		**TOPSOIL- Clayey SAND:** medium dense, moist, dark brown.
2.0					**NATIVE - Gravelly SILT:** medium stiff, moist, brown.
2.5	H 1	MC = 18% LL = NP PL = NP Fines = 51%	ML		
5.0			GP-GM		**Poorly Graded GRAVEL with Silt:** weathered bedrock, medium dense to dense, moist, brown.
7.5					(Refusal due to equipment limitations on bedrock) Bottom of test pit at 7.5 feet.

GENERAL BH / TP / WELL - GINT STD US LAB.GDT - 2/5/24 11:39 - G:\DATA\23192 JORDANELLE RIDGE\SOILS\GINT\BORING LOGS.GPJ

Figure No.: B-28

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TEST PIT NUMBER TP-28

CLIENT Momentum Development
PROJECT NAME Jordanelle Ridge Village 3 Phase 1
PROJECT NUMBER 23192
PROJECT LOCATION Jordanelle Ridge, Wasatch County, Utah
DATE STARTED 10/5/23 **COMPLETED** 10/5/23
GROUND ELEVATION _____ **TEST PIT SIZE** NA inches
EXCAVATION CONTRACTOR Momentum Development
GROUND WATER LEVELS:
EXCAVATION METHOD Test Pit
AT TIME OF EXCAVATION --- Groundwater not encounterd
LOGGED BY TJC **CHECKED BY** SL
AT END OF EXCAVATION ---
NOTES
AFTER EXCAVATION ---

DEPTH (ft)	SAMPLE TYPE NUMBER	TESTS	U.S.C.S.	GRAPHIC LOG	MATERIAL DESCRIPTION
0.0			SC		**TOPSOIL- Clayey SAND:** medium dense, moist, dark brown.
1.5					**NATIVE - Sandy LEAN CLAY:** medium stiff to stiff, moist, reddish brown.
2.5	H 1	MC = 14% LL = 38 PL = 19 Fines = 65%	CL		
4.0					**Poorly Graded GRAVEL with Silt:** weathered bedrock, medium dense to dense, moist, brown.
5.0			GP-GM		
7.5					(Refusal due to equipment limitations on bedrock) Bottom of test pit at 7.5 feet.

GENERAL BH / TP / WELL - GINT STD US LAB.GDT - 2/5/24 11:39 - G:\DATA\23192 JORDANELLE RIDGE\SOILS\GINT\BORING LOGS.GPJ

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TEST PIT NUMBER TP-29

CLIENT Momentum Development
PROJECT NAME Jordanelle Ridge Village 3 Phase 1
PROJECT NUMBER 23192
PROJECT LOCATION Jordanelle Ridge, Wasatch County, Utah
DATE STARTED 10/5/23 **COMPLETED** 10/5/23
GROUND ELEVATION _____ **TEST PIT SIZE** NA inches
EXCAVATION CONTRACTOR Momentum Development
GROUND WATER LEVELS:
EXCAVATION METHOD Test Pit
AT TIME OF EXCAVATION --- Groundwater not encounterd
LOGGED BY TJC **CHECKED BY** SL
AT END OF EXCAVATION ---
NOTES _____
AFTER EXCAVATION ---

DEPTH (ft)	SAMPLE TYPE NUMBER	TESTS	U.S.C.S.	GRAPHIC LOG	MATERIAL DESCRIPTION
0.0			SC		**TOPSOIL- Clayey SAND:** medium dense, moist, dark brown.
1.0					**NATIVE - FAT CLAY:** stiff to hard, moist, reddish brown.
2.5	H 1	MC = 35% LL = 66 PL = 28 Fines = 92%	CH		
5.0					
7.5					(Refusal due to equipment limitations on extremely hard clay) Bottom of test pit at 7.5 feet.

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TEST PIT NUMBER TP-30

CLIENT Momentum Development
PROJECT NAME Jordanelle Ridge Village 3 Phase 1
PROJECT NUMBER 23192
PROJECT LOCATION Jordanelle Ridge, Wasatch County, Utah
DATE STARTED 10/5/23 **COMPLETED** 10/5/23
GROUND ELEVATION _____ **TEST PIT SIZE** NA inches
EXCAVATION CONTRACTOR Momentum Development
GROUND WATER LEVELS:
EXCAVATION METHOD Test Pit
AT TIME OF EXCAVATION --- Groundwater not encounterd
LOGGED BY TJC **CHECKED BY** SL
AT END OF EXCAVATION ---
NOTES
AFTER EXCAVATION ---

DEPTH (ft)	SAMPLE TYPE NUMBER	TESTS	U.S.C.S.	GRAPHIC LOG	MATERIAL DESCRIPTION
0.0			SC		**TOPSOIL- Clayey SAND:** medium dense, moist, dark brown.
1.0					
			CL		**NATIVE - Sandy LEAN CLAY:** medium stiff to stiff, moist, reddish brown.
2.5					
	H 1	MC = 8% LL = 31 PL = 23 Fines = 13%	GM		**Silty GRAVEL with Sand:** weathered bedrock, medium dense to dense, moist, light brown.
5.0					
5.5					

(Refusal due to equipment limitations on bedrock)
Bottom of test pit at 5.5 feet.

GENERAL BH / TP / WELL - GINT STD US LAB.GDT - 2/5/24 11:39 - G:\DATA\23192 JORDANELLE RIDGE\SOILS\GINT\BORING LOGS.GPJ

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Telephone: 801-553-8112

TEST PIT NUMBER TP-31

CLIENT Momentum Development
PROJECT NAME Jordanelle Ridge Village 3 Phase 1
PROJECT NUMBER 23192
PROJECT LOCATION Jordanelle Ridge, Wasatch County, Utah
DATE STARTED 10/5/23 **COMPLETED** 10/5/23
GROUND ELEVATION _____ **TEST PIT SIZE** NA inches
EXCAVATION CONTRACTOR Momentum Development
GROUND WATER LEVELS:
EXCAVATION METHOD Test Pit
AT TIME OF EXCAVATION --- Groundwater not encounterd
LOGGED BY TJC **CHECKED BY** SL
AT END OF EXCAVATION ---
NOTES _____
AFTER EXCAVATION ---

DEPTH (ft)	SAMPLE TYPE NUMBER	TESTS	U.S.C.S.	GRAPHIC LOG	MATERIAL DESCRIPTION
0.0			SC		**TOPSOIL- Clayey SAND:** medium dense, moist, dark brown.
					1.0
					NATIVE - Sandy LEAN CLAY: stiff to hard, moist, reddish brown.
2.5	H 1	MC = 11% LL = 33 PL = 17 Fines = 64%			
5.0			CL		
7.5					
					9.0

(Refusal due to equipment limitations on extremely hard clay)
Bottom of test pit at 9.0 feet.

GENERAL BH / TP / WELL - GINT STD US LAB.GDT - 2/5/24 11:39 - G:\DATA\23192 JORDANELLE RIDGE\SOILS\GINT\BORING LOGS.GPJ

Figure No.: B-32

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TEST PIT NUMBER TP-32

CLIENT Momentum Development
PROJECT NAME Jordanelle Ridge Village 3 Phase 1
PROJECT NUMBER 23192
PROJECT LOCATION Jordanelle Ridge, Wasatch County, Utah
DATE STARTED 10/5/23 **COMPLETED** 10/5/23
GROUND ELEVATION _____ **TEST PIT SIZE** NA inches
EXCAVATION CONTRACTOR Momentum Development
GROUND WATER LEVELS:
EXCAVATION METHOD Test Pit
AT TIME OF EXCAVATION --- Groundwater not encounterd
LOGGED BY TJC **CHECKED BY** SL
AT END OF EXCAVATION ---
NOTES
AFTER EXCAVATION ---

DEPTH (ft)	SAMPLE TYPE NUMBER	TESTS	U.S.C.S.	GRAPHIC LOG	MATERIAL DESCRIPTION
0.0			SC		**TOPSOIL- Clayey SAND:** medium dense, moist, dark brown.
					1.0
					NATIVE - Sandy LEAN CLAY: stiff to hard, moist, reddish brown.
2.5	H 1	MC = 11% LL = 33 PL = 17 Fines = 62%			
5.0			CL		
7.5					
					9.0

(Refusal due to equipment limitations on extremely hard clay)
Bottom of test pit at 9.0 feet.

GENERAL BH / TP / WELL - GINT STD US LAB.GDT - 2/5/24 11:39 - G:\DATA\23192 JORDANELLE RIDGE\SOILS\GINT\BORING LOGS.GPJ

Figure No.: B-33

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TEST PIT NUMBER TP-33

CLIENT Momentum Development
PROJECT NAME Jordanelle Ridge Village 3 Phase 1
PROJECT NUMBER 23192
PROJECT LOCATION Jordanelle Ridge, Wasatch County, Utah
DATE STARTED 10/5/23 **COMPLETED** 10/5/23
GROUND ELEVATION _____ **TEST PIT SIZE** NA inches
EXCAVATION CONTRACTOR Momentum Development
GROUND WATER LEVELS:
EXCAVATION METHOD Test Pit
AT TIME OF EXCAVATION --- Groundwater not encounterd
LOGGED BY TJC **CHECKED BY** SL
AT END OF EXCAVATION ---
NOTES
AFTER EXCAVATION ---

DEPTH (ft)	SAMPLE TYPE NUMBER	TESTS	U.S.C.S.	GRAPHIC LOG	MATERIAL DESCRIPTION
0.0			SC		**TOPSOIL- Clayey SAND:** medium dense, moist, dark brown.
					1.0
					NATIVE - LEAN CLAY with Sand: stiff to hard, moist, brown.
2.5					
	H 1	MC = 11% LL = 34 PL = 18 Fines = 72%			
5.0			CL		
7.5					
10.0					10.0

Bottom of test pit at 10.0 feet.

Figure No.: B-34

GENERAL BH / TP / WELL - GINT STD US LAB.GDT - 2/5/24 11:39 - G:\DATA\23192 JORDANELLE RIDGE\SOILS\GINT\BORING LOGS.GPJ

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TEST PIT NUMBER TP-34

CLIENT Momentum Development
PROJECT NAME Jordanelle Ridge Village 3
PROJECT NUMBER 24444
PROJECT LOCATION Jordanelle Ridge, Wasatch County, Utah
DATE STARTED 10/15/24 **COMPLETED** 10/15/24
GROUND ELEVATION 6774 ft **TEST PIT SIZE** NA inches
EXCAVATION CONTRACTOR Momentum Development
GROUND WATER LEVELS:
EXCAVATION METHOD Test Pit
AT TIME OF EXCAVATION --- Groundwater not encountered
LOGGED BY TJC **CHECKED BY** SL
AT END OF EXCAVATION ---
NOTES Lat: 40.591205 Long: -111.394311
AFTER EXCAVATION ---

DEPTH (ft)	SAMPLE TYPE NUMBER	U.S.C.S.	GRAPHIC LOG	MATERIAL DESCRIPTION	
0.0					
		SP-SM		0.3 **TOPSOIL- Poorly Graded SAND with Silt and Gravel:** 3-inches, medium dense, moist, brown.	6773.8
		GW-GM		0.5 **NATIVE - Well-graded GRAVEL with Silt and Sand:** medium dense, moist, light brown.	6773.5

(Refusal due to equipment limitations on bedrock)
Bottom of test pit at 0.5 feet.

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TEST PIT NUMBER TP-35

CLIENT Momentum Development
PROJECT NAME Jordanelle Ridge Village 3
PROJECT NUMBER 24444
PROJECT LOCATION Jordanelle Ridge, Wasatch County, Utah
DATE STARTED 10/15/24 **COMPLETED** 10/15/24
GROUND ELEVATION 6854 ft **TEST PIT SIZE** NA inches
EXCAVATION CONTRACTOR Momentum Development
GROUND WATER LEVELS:
EXCAVATION METHOD Test Pit
AT TIME OF EXCAVATION --- Groundwater not encountered
LOGGED BY TJC **CHECKED BY** SL
AT END OF EXCAVATION ---
NOTES Lat: 40.589284 Long: --111.400008
AFTER EXCAVATION ---

DEPTH (ft)	SAMPLE TYPE NUMBER	U.S.C.S.	GRAPHIC LOG	MATERIAL DESCRIPTION
0.0		SP-SM		**TOPSOIL- Poorly Graded SAND with Silt and Gravel:** 6-inches, medium dense, moist, brown.
0.5				6853.5
		GW-GM		**NATIVE - Well-graded GRAVEL with Silt and Sand:** medium dense, moist, light brown.
1.5				6852.5

(Refusal due to equipment limitations on bedrock)
Bottom of test pit at 1.5 feet.

GENERAL BH / TP / WELL - GINT STD US LAB.GDT - 11/19/24 13:22 - G:\DATA\24444 JORDANELLE RIDGE VILLAGE 3 SOILS REPORT EXTRA TEST PITS\GINT\BORING LOGS.GPJ

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TEST PIT NUMBER TP-36

CLIENT Momentum Development
PROJECT NAME Jordanelle Ridge Village 3
PROJECT NUMBER 24444
PROJECT LOCATION Jordanelle Ridge, Wasatch County, Utah
DATE STARTED 10/15/24 **COMPLETED** 10/15/24
GROUND ELEVATION 6990 ft **TEST PIT SIZE** NA inches
EXCAVATION CONTRACTOR Momentum Development
GROUND WATER LEVELS:
EXCAVATION METHOD Test Pit
AT TIME OF EXCAVATION --- Groundwater not encountered
LOGGED BY TJC **CHECKED BY** SL
AT END OF EXCAVATION ---
NOTES Lat: 40.586679 Long: -111.405308
AFTER EXCAVATION ---

DEPTH (ft)	SAMPLE TYPE NUMBER	TESTS	U.S.C.S.	GRAPHIC LOG	MATERIAL DESCRIPTION
0.0			SP-SM		**TOPSOIL- Poorly Graded SAND with Silt and Gravel:** 12-inches, medium dense, moist, brown.
1.0					6989.0
					NATIVE - Poorly Graded GRAVEL with Clay and Sand: weathered bedrock, medium dense to dense, moist, brown.
2.5	H 1	MC = 10% LL = 33 PL = 22 Fines = 8%	GP-GC		
5.0				5.0	6985.0

(Refusal due to equipment limitations on bedrock)
Bottom of test pit at 5.0 feet.

GENERAL BH / TP / WELL - GINT STD US LAB.GDT - 11/19/24 13:22 - G:\DATA\24444 JORDANELLE RIDGE VILLAGE 3 SOILS REPORT EXTRA TEST PITS\GINT\BORING LOGS.GPJ

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TEST PIT NUMBER TP-37

CLIENT Momentum Development
PROJECT NAME Jordanelle Ridge Village 3
PROJECT NUMBER 24444
PROJECT LOCATION Jordanelle Ridge, Wasatch County, Utah
DATE STARTED 10/15/24 **COMPLETED** 10/15/24
GROUND ELEVATION 7008 ft **TEST PIT SIZE** NA inches
EXCAVATION CONTRACTOR Momentum Development
GROUND WATER LEVELS:
EXCAVATION METHOD Test Pit
AT TIME OF EXCAVATION --- Groundwater not encountered
LOGGED BY TJC **CHECKED BY** SL
AT END OF EXCAVATION ---
NOTES Lat: 40.586748 Long: -111.396983
AFTER EXCAVATION ---

DEPTH (ft)	SAMPLE TYPE NUMBER	TESTS	U.S.C.S.	GRAPHIC LOG	MATERIAL DESCRIPTION
0.0			SP-SM		**TOPSOIL- Poorly Graded SAND with Silt and Gravel:** 12-inches, medium dense, moist, brown.
1.0					7007.0
					NATIVE - Poorly Graded GRAVEL with Clay: weathered bedrock, medium dense to dense, moist, brown.
	H 1	MC = 8% LL = 40 PL = 23 Fines = 6%			
2.5			GP-GC		
4.0					7004.0

(Refusal due to equipment limitations on bedrock)
Bottom of test pit at 4.0 feet.

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TEST PIT NUMBER TP-38

CLIENT Momentum Development
PROJECT NAME Jordanelle Ridge Village 3
PROJECT NUMBER 24444
PROJECT LOCATION Jordanelle Ridge, Wasatch County, Utah
DATE STARTED 10/15/24 **COMPLETED** 10/15/24
GROUND ELEVATION 7069 ft **TEST PIT SIZE** NA inches
EXCAVATION CONTRACTOR Momentum Development
GROUND WATER LEVELS:
EXCAVATION METHOD Test Pit
AT TIME OF EXCAVATION --- Groundwater not encountered
LOGGED BY TJC **CHECKED BY** SL
AT END OF EXCAVATION ---
NOTES Lat: 40.584369 Long: -111.399425
AFTER EXCAVATION ---

DEPTH (ft)	SAMPLE TYPE NUMBER	TESTS	U.S.C.S.	GRAPHIC LOG	MATERIAL DESCRIPTION
0.0					**TOPSOIL- Poorly Graded SAND with Silt and Gravel:** medium dense, moist, brown.
			SP-SM		
2.5					
3.0					7066.0
					NATIVE - Clayey SAND: medium dense, slightly moist, brown.
	H 1	MC = 12% LL = 35 PL = 20 Fines = 31%	SC		
5.0					
6.0					7063.0
					Silty GRAVEL: weathered bedrock, medium dense to dense, moist, brown.
			GM		
7.0					7062.0

(Refusal due to equipment limitations on bedrock)
Bottom of test pit at 7.0 feet.

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TEST PIT NUMBER TP-39

CLIENT Momentum Development
PROJECT NAME Jordanelle Ridge Village 3
PROJECT NUMBER 24444
PROJECT LOCATION Jordanelle Ridge, Wasatch County, Utah
DATE STARTED 10/15/24 **COMPLETED** 10/15/24
GROUND ELEVATION 7246 ft **TEST PIT SIZE** NA inches
EXCAVATION CONTRACTOR Momentum Development
GROUND WATER LEVELS:
EXCAVATION METHOD Test Pit
AT TIME OF EXCAVATION --- Groundwater not encountered
LOGGED BY TJC **CHECKED BY** SL
AT END OF EXCAVATION ---
NOTES Lat: 40.582397 Long: -111.407519
AFTER EXCAVATION ---

DEPTH (ft)	SAMPLE TYPE NUMBER	TESTS	U.S.C.S.	GRAPHIC LOG	MATERIAL DESCRIPTION
0.0			SC-SM		**TOPSOIL- Poorly Graded SAND with Silt and Clay:** medium dense, slightly moist, brown.
2.5					3.0 7243.0 **NATIVE - Poorly Graded SAND with Gravel:** weathered bedrock, medium dense to dense, moist, brown.
5.0			SP		
7.5	H 1	MC = 9% LL = 40 PL = 18 Fines = 4%			
10.0					

GENERAL BH / TP / WELL - GINT STD US LAB.GDT - 11/19/24 13:22 - G:\DATA\24444 JORDANELLE RIDGE VILLAGE 3 SOILS REPORT EXTRA TEST PITS\GINT\BORING LOGS.GPJ

(Continued Next Page)

Figure No.: B-40a

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Telephone: 801-553-8112

TEST PIT NUMBER TP-39

CLIENT Momentum Development **PROJECT NAME** Jordanelle Ridge Village 3

PROJECT NUMBER 24444 **PROJECT LOCATION** Jordanelle Ridge, Wasatch County, Utah

DEPTH (ft)	SAMPLE TYPE NUMBER	TESTS	U.S.C.S.	GRAPHIC LOG	MATERIAL DESCRIPTION
10.0					
12.5			SP		**NATIVE - Poorly Graded SAND with Gravel:** weathered bedrock, medium dense to dense, moist, brown. *(continued)*
					13.0 7233.0

(Refusal due to equipment limitations on bedrock)
Bottom of test pit at 13.0 feet.

GENERAL BH / TP / WELL - GINT STD US LAB.GDT - 11/19/24 13:22 - G:\DATA\24444 JORDANELLE RIDGE VILLAGE 3 SOILS REPORT EXTRA TEST PITS\GINT\BORING LOGS.GPJ

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TEST PIT NUMBER TP-40

CLIENT Momentum Development
PROJECT NAME Jordanelle Ridge Village 3
PROJECT NUMBER 24444
PROJECT LOCATION Jordanelle Ridge, Wasatch County, Utah
DATE STARTED 10/15/24 **COMPLETED** 10/15/24
GROUND ELEVATION 7203 ft **TEST PIT SIZE** NA inches
EXCAVATION CONTRACTOR Momentum Development
GROUND WATER LEVELS:
EXCAVATION METHOD Test Pit
AT TIME OF EXCAVATION --- Groundwater not encountered
LOGGED BY TJC **CHECKED BY** SL
AT END OF EXCAVATION ---
NOTES Lat: 40.581772 Long: -111.403253
AFTER EXCAVATION ---

DEPTH (ft)	SAMPLE TYPE NUMBER	TESTS	U.S.C.S.	GRAPHIC LOG	MATERIAL DESCRIPTION
0.0			SP-SM		**TOPSOIL- Poorly Graded SAND with Silt and Gravel:** medium dense, moist, brown.
1.5					7201.5
					NATIVE - Silty GRAVEL: medium dense to dense, moist, light brown to white.
2.5	H 1	MC = 10% LL = 44 PL = 27 Fines = 19%	GM		
5.0					
6.0					7197.0

(Refusal due to equipment limitations on bedrock)
Bottom of test pit at 6.0 feet.

GENERAL BH / TP / WELL - GINT STD US LAB.GDT - 11/19/24 13:22 - G:\DATA\24444 JORDANELLE RIDGE VILLAGE 3 SOILS REPORT EXTRA TEST PITS\GINT\BORING LOGS.GPJ

Figure No.: B-41

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TEST PIT NUMBER TP-41

CLIENT Momentum Development
PROJECT NAME Jordanelle Ridge Village 3
PROJECT NUMBER 24444
PROJECT LOCATION Jordanelle Ridge, Wasatch County, Utah
DATE STARTED 10/15/24 **COMPLETED** 10/15/24
GROUND ELEVATION 7204 ft **TEST PIT SIZE** NA inches
EXCAVATION CONTRACTOR Momentum Development
GROUND WATER LEVELS:
EXCAVATION METHOD Test Pit
AT TIME OF EXCAVATION --- Groundwater not encountered
LOGGED BY TJC **CHECKED BY** SL
AT END OF EXCAVATION ---
NOTES Lat: 40.583798 Long: -111.396053
AFTER EXCAVATION ---

DEPTH (ft)	SAMPLE TYPE NUMBER	TESTS	U.S.C.S.	GRAPHIC LOG	MATERIAL DESCRIPTION
0.0			SP-SM		**TOPSOIL- Poorly Graded SAND with Silt and Gravel:** 3-inches, medium dense, moist, brown.
1.5					7202.5
					NATIVE - Poorly Graded GRAVEL with Silt: medium dense to dense, moist, light brown to white.
2.5	H 1	MC = 8% LL = NP PL = NP Fines = 5%	GP-GM		
5.0				5.0	7199.0

(Refusal due to equipment limitations on bedrock)
Bottom of test pit at 5.0 feet.

GENERAL BH / TP / WELL - GINT STD US LAB.GDT - 11/19/24 13:22 - G:\DATA\24444 JORDANELLE RIDGE VILLAGE 3 SOILS REPORT EXTRA TEST PITS\GINT\BORING LOGS.GPJ

Figure No.: B-42

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TEST PIT NUMBER TP-42

CLIENT Momentum Development
PROJECT NAME Jordanelle Ridge Village 3
PROJECT NUMBER 24444
PROJECT LOCATION Jordanelle Ridge, Wasatch County, Utah
DATE STARTED 10/15/24 **COMPLETED** 10/15/24
GROUND ELEVATION 7108 ft **TEST PIT SIZE** NA inches
EXCAVATION CONTRACTOR Momentum Development
GROUND WATER LEVELS:
EXCAVATION METHOD Test Pit
AT TIME OF EXCAVATION --- Groundwater not encountered
LOGGED BY TJC **CHECKED BY** SL
AT END OF EXCAVATION ---
NOTES Lat: 40.585497 Long: -111.391644
AFTER EXCAVATION ---

DEPTH (ft)	SAMPLE TYPE NUMBER	U.S.C.S.	GRAPHIC LOG	MATERIAL DESCRIPTION
0.0		SP-SC		**TOPSOIL- Poorly Graded SAND with Silt and Clay:** medium dense, moist, brown.
1.5				7106.5
		GP-GM		**NATIVE - Poorly Graded GRAVEL with Silt:** medium dense to dense, moist, light brown to white.
2.0				7106.0

(Refusal due to equipment limitations on bedrock)
Bottom of test pit at 2.0 feet.

GENERAL BH / TP / WELL - GINT STD US LAB.GDT - 11/19/24 13:22 - G:\DATA\24444 JORDANELLE RIDGE VILLAGE 3 SOILS REPORT EXTRA TEST PITS\GINT\BORING LOGS.GPJ

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TEST PIT NUMBER TP-43

CLIENT Momentum Development
PROJECT NAME Jordanelle Ridge Village 3
PROJECT NUMBER 24444
PROJECT LOCATION Jordanelle Ridge, Wasatch County, Utah
DATE STARTED 10/15/24 **COMPLETED** 10/15/24
GROUND ELEVATION 7108 ft **TEST PIT SIZE** NA inches
EXCAVATION CONTRACTOR Momentum Development
GROUND WATER LEVELS:
EXCAVATION METHOD Test Pit
AT TIME OF EXCAVATION --- Groundwater not encountered
LOGGED BY TJC **CHECKED BY** SL
AT END OF EXCAVATION ---
NOTES Lat: 40.576090 Long: -111.371722
AFTER EXCAVATION ---

DEPTH (ft)	SAMPLE TYPE NUMBER	TESTS	U.S.C.S.	GRAPHIC LOG	MATERIAL DESCRIPTION
0.0			SP-SC		**TOPSOIL- Poorly Graded SAND with Silt and Clay:** medium dense, moist, brown.
1.0					7107.0
					Silty GRAVEL with Sand: weathered bedrock, medium dense to dense, moist, brown.
2.5	H 1	MC = 6% LL = NP PL = NP Fines = 17%	GM		
4.5					7103.5

(Refusal due to equipment limitations on bedrock)
Bottom of test pit at 4.5 feet.

GENERAL BH / TP / WELL - GINT STD US LAB.GDT - 11/19/24 13:22 - G:\DATA\24444 JORDANELLE RIDGE VILLAGE 3 SOILS REPORT EXTRA TEST PITS\GINT\BORING LOGS.GPJ

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TEST PIT NUMBER TP-44

CLIENT Momentum Development
PROJECT NAME Jordanelle Ridge Village 3
PROJECT NUMBER 24444
PROJECT LOCATION Jordanelle Ridge, Wasatch County, Utah
DATE STARTED 10/15/24 **COMPLETED** 10/15/24
GROUND ELEVATION 7036 ft **TEST PIT SIZE** NA inches
EXCAVATION CONTRACTOR Momentum Development
GROUND WATER LEVELS:
EXCAVATION METHOD Test Pit
AT TIME OF EXCAVATION --- Groundwater not encountered
LOGGED BY TJC **CHECKED BY** SL
AT END OF EXCAVATION ---
NOTES Lat: 40.574490 Long: -111.367176
AFTER EXCAVATION ---

DEPTH (ft)	SAMPLE TYPE NUMBER	TESTS	U.S.C.S.	GRAPHIC LOG	MATERIAL DESCRIPTION
0.0					
			SP-SM		**TOPSOIL- Poorly Graded SAND with Silt and Gravel:** medium dense, moist, brown.
2.0					7034.0
					NATIVE - Sandy LEAN CLAY: stiff to hard, slightly moist, light brown.
2.5					
	H 1	MC = 12% LL = 32 PL = 19 Fines = 51%	CL		
5.0					
6.0					7030.0
					Poorly Graded GRAVEL with Silt: weathered bedrock, medium dense to dense, moist, brown.
			GP-GM		
7.0					7029.0

(Refusal due to equipment limitations on bedrock)
Bottom of test pit at 7.0 feet.

GENERAL BH / TP / WELL - GINT STD US LAB.GDT - 11/19/24 13:22 - G:\DATA\24444 JORDANELLE RIDGE VILLAGE 3 SOILS REPORT EXTRA TEST PITS\GINT\BORING LOGS.GPJ

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TEST PIT NUMBER TP-45

CLIENT Momentum Development
PROJECT NAME Jordanelle Ridge Village 3
PROJECT NUMBER 24444
PROJECT LOCATION Jordanelle Ridge, Wasatch County, Utah
DATE STARTED 10/15/24 **COMPLETED** 10/15/24
GROUND ELEVATION 7060 ft **TEST PIT SIZE** NA inches
EXCAVATION CONTRACTOR Momentum Development
GROUND WATER LEVELS:
EXCAVATION METHOD Test Pit
AT TIME OF EXCAVATION --- Groundwater not encountered
LOGGED BY TJC **CHECKED BY** SL
AT END OF EXCAVATION ---
NOTES Lat: 40.572266 Long: -111.370839
AFTER EXCAVATION ---

DEPTH (ft)	SAMPLE TYPE NUMBER	TESTS	U.S.C.S.	GRAPHIC LOG	MATERIAL DESCRIPTION
0.0			SM		**TOPSOIL-Silty SAND with Gravel:** medium dense, slightly moist, dark brown.
1.5					7058.5
					NATIVE - Silty GRAVEL with Sand: weathered bedrock, medium dense to dense, moist, brown.
2.5	H 1	MC = 8% LL = NP PL = NP Fines = 12%	GM		
5.0					
6.0					7054.0

(Refusal due to equipment limitations on bedrock)
Bottom of test pit at 6.0 feet.

GENERAL BH / TP / WELL - GINT STD US LAB.GDT - 11/19/24 13:22 - G:\DATA\24444 JORDANELLE RIDGE VILLAGE 3 SOILS REPORT EXTRA TEST PITS\GINT\BORING LOGS.GPJ

Figure No.: B-46

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Bluffdale, Utah 84065
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TEST PIT NUMBER TP-46

CLIENT Momentum Development
PROJECT NAME Jordanelle Ridge Village 3
PROJECT NUMBER 24444
PROJECT LOCATION Jordanelle Ridge, Wasatch County, Utah
DATE STARTED 10/15/24 **COMPLETED** 10/15/24
GROUND ELEVATION 7103 ft **TEST PIT SIZE** NA inches
EXCAVATION CONTRACTOR Momentum Development
GROUND WATER LEVELS:
EXCAVATION METHOD Test Pit
AT TIME OF EXCAVATION --- Groundwater not encountered
LOGGED BY TJC **CHECKED BY** SL
AT END OF EXCAVATION ---
NOTES Lat: 40.569067 Long: -111.370671
AFTER EXCAVATION ---

DEPTH (ft)	SAMPLE TYPE NUMBER	TESTS	U.S.C.S.	GRAPHIC LOG	MATERIAL DESCRIPTION
0.0			SM		**TOPSOIL- Silty SAND with Gravel:** medium dense, moist, dark brown.
1.5					7101.5
					NATIVE - Silty SAND: medium dense, slightly moist, white to grey.
2.5	H 1	MC = 12% LL = NP PL = NP Fines = 25%	SM		
5.0					7098.0
			GM		**Silty GRAVEL with Sand:** weathered bedrock, medium dense to dense, moist, brown.
7.5					7095.5

(Refusal due to equipment limitations on bedrock)
Bottom of test pit at 7.5 feet.

GENERAL BH / TP / WELL - GINT STD US LAB.GDT - 11/19/24 13:22 - G:\DATA\24444 JORDANELLE RIDGE VILLAGE 3 SOILS REPORT EXTRA TEST PITS\GINT\BORING LOGS.GPJ

Figure No.: B-47

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Bluffdale, Utah 84065
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TEST PIT NUMBER TP-47

CLIENT Momentum Development
PROJECT NAME Jordanelle Ridge Village 3
PROJECT NUMBER 24444
PROJECT LOCATION Jordanelle Ridge, Wasatch County, Utah
DATE STARTED 10/15/24 **COMPLETED** 10/15/24
GROUND ELEVATION 7366 ft **TEST PIT SIZE** NA inches
EXCAVATION CONTRACTOR Momentum Development
GROUND WATER LEVELS:
EXCAVATION METHOD Test Pit
AT TIME OF EXCAVATION --- Groundwater not encountered
LOGGED BY TJC **CHECKED BY** SL
AT END OF EXCAVATION ---
NOTES Lat: 40.572792 Long: -111.386527
AFTER EXCAVATION ---

DEPTH (ft)	SAMPLE TYPE NUMBER	TESTS	U.S.C.S.	GRAPHIC LOG	MATERIAL DESCRIPTION
0.0			SP-SM		**TOPSOIL- Poorly Graded SAND with Silt and Gravel:** medium dense, moist, brown.
1.5					7364.5
					NATIVE - Clayey GRAVEL with Sand: weathered bedrock, medium dense to dense, moist, light brown.
2.5	H 1	MC = 6% LL = 35 PL = 22 Fines = 12%	GC		
5.0					
6.0					7360.0

(Refusal due to equipment limitations on bedrock)
Bottom of test pit at 6.0 feet.

GENERAL BH / TP / WELL - GINT STD US LAB.GDT - 11/19/24 13:22 - G:\DATA\24444 JORDANELLE RIDGE VILLAGE 3 SOILS REPORT EXTRA TEST PITS\GINT\BORING LOGS.GPJ

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

TEST PIT NUMBER TP-48

CLIENT Momentum Development
PROJECT NAME Jordanelle Ridge Village 3
PROJECT NUMBER 24444
PROJECT LOCATION Jordanelle Ridge, Wasatch County, Utah
DATE STARTED 10/15/24 **COMPLETED** 10/15/24
GROUND ELEVATION 7453 ft **TEST PIT SIZE** NA inches
EXCAVATION CONTRACTOR Momentum Development
GROUND WATER LEVELS:
EXCAVATION METHOD Test Pit
AT TIME OF EXCAVATION --- Groundwater not encountered
LOGGED BY TJC **CHECKED BY** SL
AT END OF EXCAVATION ---
NOTES Lat: 40.568002 Long: -111.386141
AFTER EXCAVATION ---

DEPTH (ft)	SAMPLE TYPE NUMBER	TESTS	U.S.C.S.	GRAPHIC LOG	MATERIAL DESCRIPTION
0.0			SP-SM		**TOPSOIL- Poorly Graded SAND with Silt and Gravel:** medium dense, moist, brown.
2.0					7451.0
2.5	H 1	MC = 13% LL = 41 PL = 26 Fines = 13%	SM		**NATIVE - Silty SAND with Gravel:** medium dense to dense, moist, light brown to grey.
5.0					7448.0

(Refusal due to equipment limitations on bedrock)
Bottom of test pit at 5.0 feet.

GENERAL BH / TP / WELL - GINT STD US LAB.GDT - 11/19/24 13:22 - G:\DATA\24444 JORDANELLE RIDGE VILLAGE 3 SOILS REPORT EXTRA TEST PITS\GINT\BORING LOGS.GPJ

APPENDIX C

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

SUMMARY OF LABORATORY TEST RESULTS

CLIENT Momentum Development **PROJECT NAME** Jordanelle Ridge Village 3 Phase 1

PROJECT NUMBER 23192 **PROJECT LOCATION** Jordanelle Ridge, Wasatch County, Utah

Test Pit	Depth (ft)	Moisture (%)	Dry Density (pcf)	Liquid Limit	Plastic Limit	Plasticity Index	Gravel (%)	Sand (%)	Fines (%<#200 Sieve)	Classification
TP-1	3.0	7.0		NP	NP	NP	81	13	6	GP-GM
TP-2	2.0	9.2		NP	NP	NP	59	18	23	GM
TP-3	3.0	13.0		NP	NP	NP	46	10	44	GM
TP-4	6.0	21.2		58	19	39	0	6	94	CH
TP-5	5.0	18.3		NP	NP	NP	48	22	30	GM
TP-6	1.5	6.4		NP	NP	NP	54	36	10	GW-GM
TP-7	5.0	11.3		31	20	11	13	26	62	CL
TP-8	3.0	12.4		37	23	14	5	26	70	CL
TP-9	3.0	18.9		NP	NP	NP	30	24	46	GM
TP-10	5.0	13.0		31	27	4	46	32	22	GM
TP-11	3.0	9.7		NP	NP	NP	58	23	19	GM
TP-12	1.0	4.4		NP	NP	NP	81	13	6	GP-GM
TP-13	2.5	6.1		NP	NP	NP	42	35	23	GM
TP-14	1.0	4.2		NP	NP	NP	65	24	11	GP-GM
TP-15	1.0	9.7		NP	NP	NP	16	32	52	ML
TP-17	2.0	5.9		NP	NP	NP	52	16	11	GM
TP-18	3.0	6.4		NP	NP	NP	78	10	12	GM
TP-19	1.0	6.5		NP	NP	NP	58	18	24	GM
TP-20	3.0	4.3		NP	NP	NP	46	19	17	GM
TP-21	1.5	8.6		NP	NP	NP	15	17	67	ML
TP-22	1.5	3.5		NP	NP	NP	68	22	10	GP-GM
TP-23	1.5	15.9		53	17	36	0	7	93	CH
TP-24	2.0	6.4		NP	NP	NP	77	12	12	GP-GM
TP-25	2.0	8.2		NP	NP	NP	71	10	19	GM
TP-26	3.0	8.4		NP	NP	NP	36	27	37	GM
TP-27	3.0	18.4		NP	NP	NP	34	15	51	ML
TP-28	3.0	14.0		38	19	19	2	33	65	CL
TP-29	3.0	34.6		66	28	38	0	8	92	CH
TP-30	3.0	7.7		31	23	8	49	38	13	GM
TP-31	2.0	10.5		33	17	16	3	34	64	CL
TP-32	2.0	11.1		33	17	16	3	35	62	CL
TP-33	4.0	10.6		34	18	16	0	27	72	CL

LAB SUMMARY WILDING - GINT STD US LAB.GDT - 11/22/23 14:01 - G:\DATA\23192 JORDANELLE RIDGE\SOILS\GINT\BORING LOGS.GPJ

Figure No. C-1a

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SUMMARY OF LABORATORY TEST RESULTS

CLIENT Momentum Development **PROJECT NAME** Jordanelle Ridge Village 3

PROJECT NUMBER 24444 **PROJECT LOCATION** Jordanelle Ridge, Wasatch County, Utah

Test Pit	Depth (ft)	Moisture (%)	Dry Density (pcf)	Liquid Limit	Plastic Limit	Plasticity Index	Gravel (%)	Sand (%)	Fines (%<#200 Sieve)	Classification
TP-36	2.0	9.8		33	22	11	72	20	8	GP-GC
TP-37	1.5	7.6		40	23	17	85	9	6	GP-GC
TP-38	4.0	11.6		35	20	15	10	59	31	SC
TP-39	7.0	9.2		40	18	22	32	64	4	SP
TP-40	3.0	10.0		44	27	17	47	15	19	GM
TP-41	3.0	8.2		NP	NP	NP	62	11	5	GP-GM
TP-43	2.5	6.0		NP	NP	NP	45	24	17	GM
TP-44	3.0	11.8		32	19	13	2	48	51	CL
TP-45	2.5	8.4		NP	NP	NP	39	27	12	GM
TP-46	3.0	11.6		NP	NP	NP	10	65	25	SM
TP-47	3.0	6.3		35	22	13	60	28	12	GC
TP-48	3.0	13.0		41	26	15	32	33	13	SM

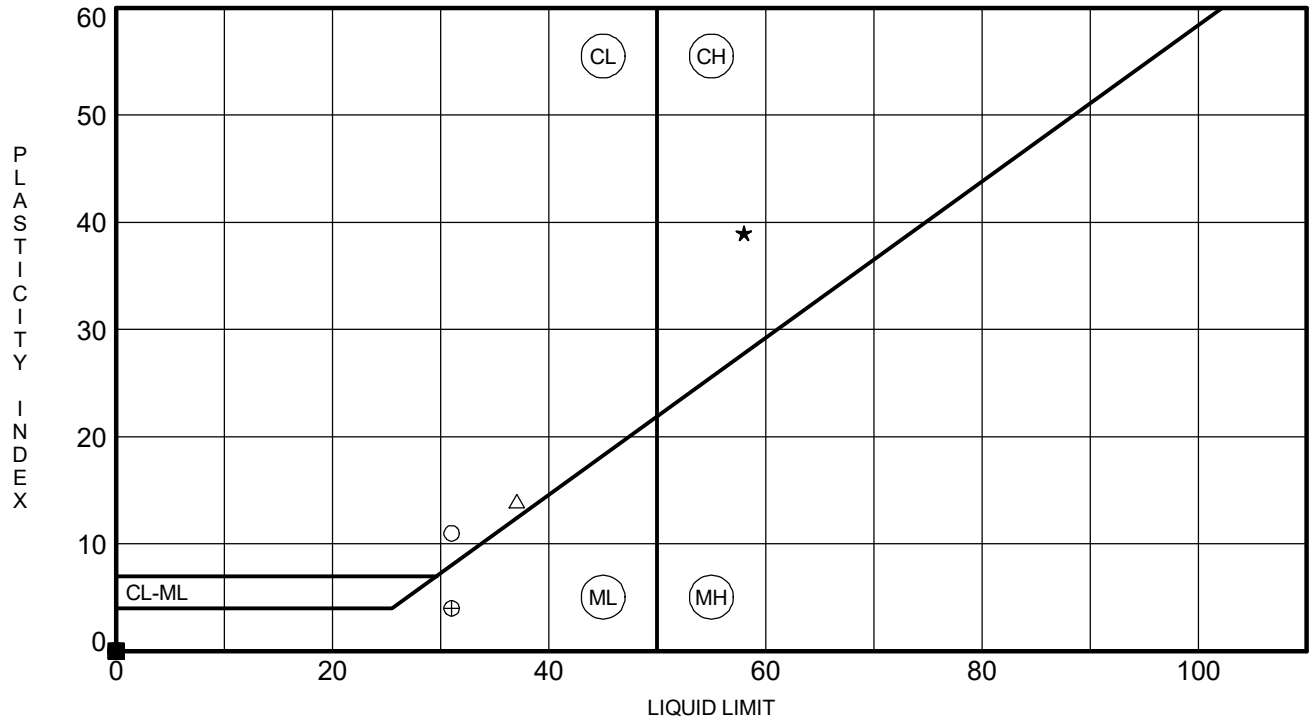
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ATTERBERG LIMITS' RESULTS

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

CLIENT Momentum Development **PROJECT NAME** Jordanelle Ridge Village 3 Phase 1

PROJECT NUMBER 23192 **PROJECT LOCATION** Jordanelle Ridge, Wasatch County, Utah



	TEST PIT	DEPTH	LL	PL	PI	Fines	Classification
●	TP-1	3.0	NP	NP	NP	6	POORLY GRADED GRAVEL with SILT(GP-GM)
⊠	TP-2	2.0	NP	NP	NP	23	SILTY GRAVEL with SAND(GM)
▲	TP-3	3.0	NP	NP	NP	44	SILTY GRAVEL(GM)
★	TP-4	6.0	58	19	39	94	FAT CLAY(CH)
⊙	TP-5	5.0	NP	NP	NP	30	SILTY GRAVEL with SAND(GM)
✿	TP-6	1.5	NP	NP	NP	10	WELL-GRADED GRAVEL with SILT and SAND(GW-GM)
○	TP-7	5.0	31	20	11	62	SANDY LEAN CLAY(CL)
△	TP-8	3.0	37	23	14	70	SANDY LEAN CLAY(CL)
⊗	TP-9	3.0	NP	NP	NP	46	SILTY GRAVEL with SAND(GM)
⊕	TP-10	5.0	31	27	4	22	SILTY GRAVEL with SAND(GM)
□	TP-11	3.0	NP	NP	NP	19	SILTY GRAVEL with SAND(GM)
⊛	TP-12	1.0	NP	NP	NP	6	POORLY GRADED GRAVEL with SILT(GP-GM)
◒	TP-13	2.5	NP	NP	NP	23	SILTY GRAVEL with SAND(GM)
☆	TP-14	1.0	NP	NP	NP	11	POORLY GRADED GRAVEL with SILT and SAND(GP-GM)
⊠	TP-15	1.0	NP	NP	NP	52	SANDY SILT with GRAVEL(ML)
■	TP-17	2.0	NP	NP	NP	11	SILTY GRAVEL with SAND(GM)
◆	TP-18	3.0	NP	NP	NP	12	SILTY GRAVEL(GM)
◇	TP-19	1.0	NP	NP	NP	24	SILTY GRAVEL with SAND(GM)
×	TP-20	3.0	NP	NP	NP	17	SILTY GRAVEL with SAND(GM)
⊠	TP-21	1.5	NP	NP	NP	67	SANDY SILT with GRAVEL(ML)

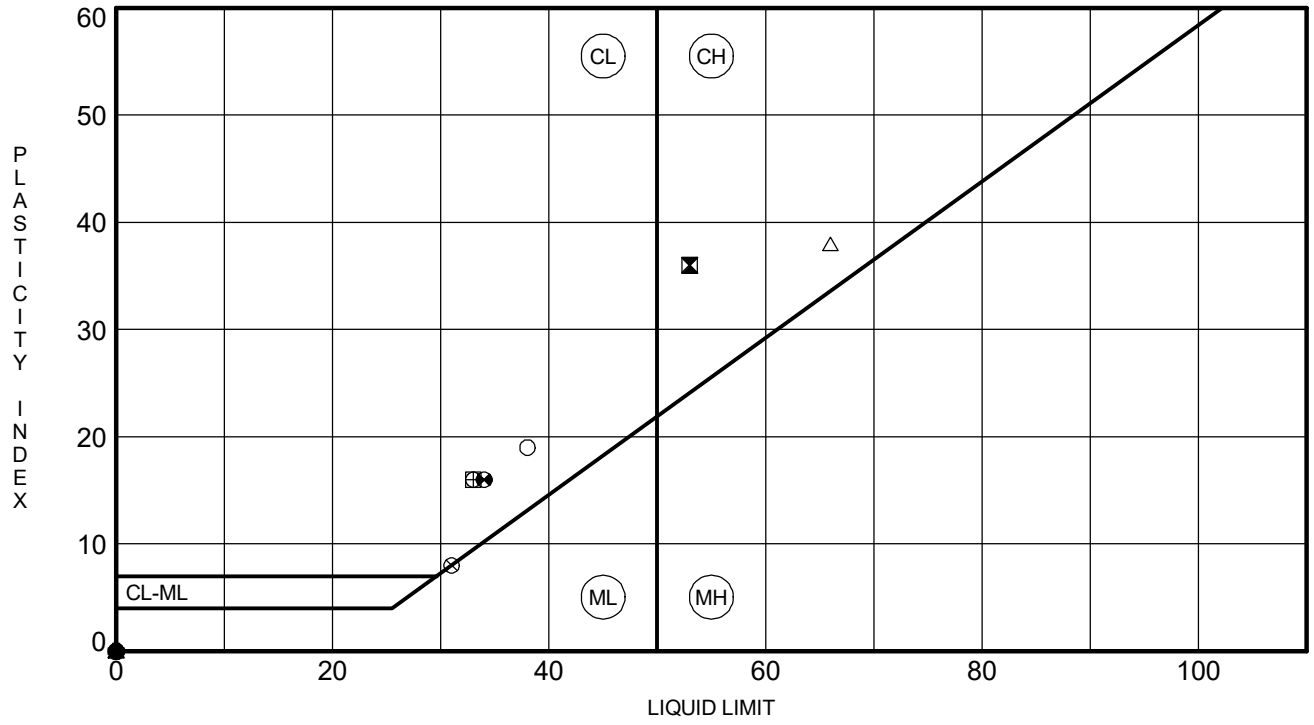
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ATTERBERG LIMITS' RESULTS

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

CLIENT Momentum Development **PROJECT NAME** Jordanelle Ridge Village 3 Phase 1

PROJECT NUMBER 23192 **PROJECT LOCATION** Jordanelle Ridge, Wasatch County, Utah



	TEST PIT	DEPTH	LL	PL	PI	Fines	Classification
●	TP-22	1.5	NP	NP	NP	10	POORLY GRADED GRAVEL with SILT and SAND(GP-GM)
⊠	TP-23	1.5	53	17	36	93	FAT CLAY(CH)
▲	TP-24	2.0	NP	NP	NP	12	POORLY GRADED GRAVEL with SILT(GP-GM)
★	TP-25	2.0	NP	NP	NP	19	SILTY GRAVEL(GM)
⊙	TP-26	3.0	NP	NP	NP	37	SILTY GRAVEL with SAND(GM)
✿	TP-27	3.0	NP	NP	NP	51	GRAVELLY SILT(ML)
○	TP-28	3.0	38	19	19	65	SANDY LEAN CLAY(CL)
△	TP-29	3.0	66	28	38	92	FAT CLAY(CH)
⊗	TP-30	3.0	31	23	8	13	SILTY GRAVEL with SAND(GM)
⊕	TP-31	2.0	33	17	16	64	SANDY LEAN CLAY(CL)
□	TP-32	2.0	33	17	16	62	SANDY LEAN CLAY(CL)
⊛	TP-33	4.0	34	18	16	72	LEAN CLAY with SAND(CL)

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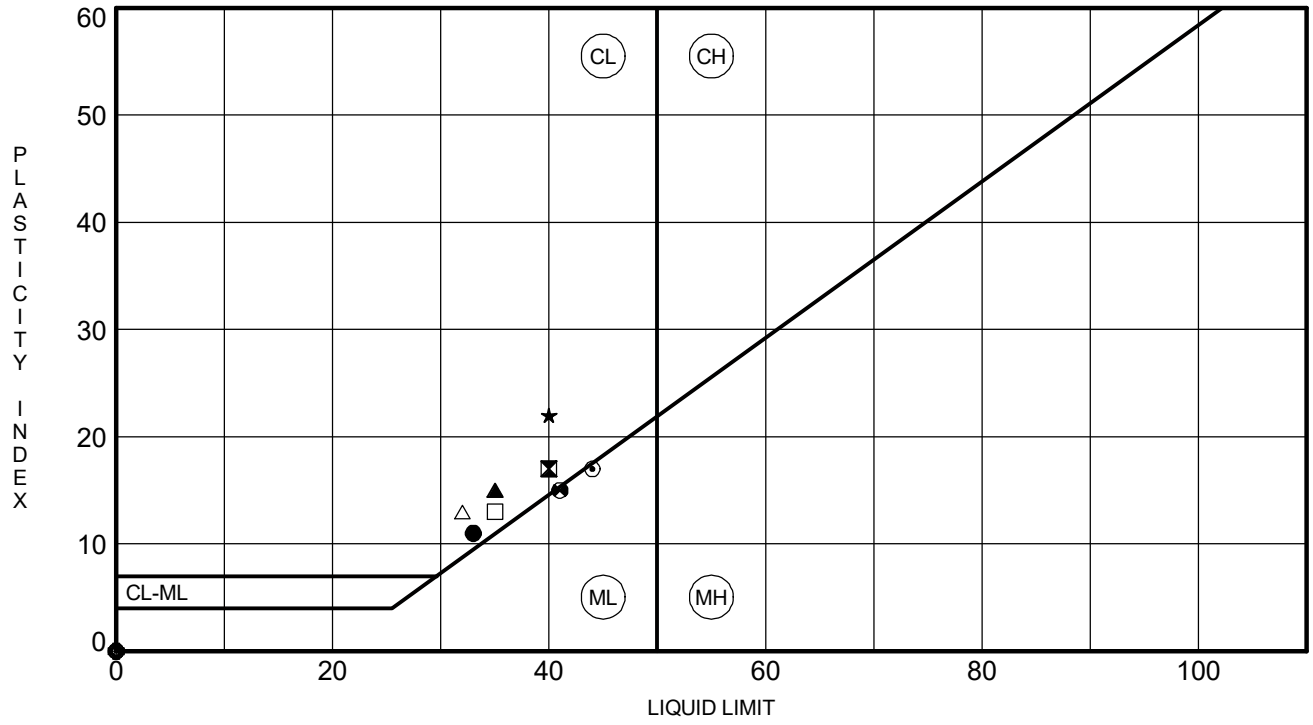
Figure No. C-2b

ATTERBERG LIMITS' RESULTS

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CLIENT Momentum Development **PROJECT NAME** Jordanelle Ridge Village 3

PROJECT NUMBER 24444 **PROJECT LOCATION** Jordanelle Ridge, Wasatch County, Utah



	TEST PIT	DEPTH	LL	PL	PI	Fines	Classification
●	TP-36	2.0	33	22	11	8	POORLY GRADED GRAVEL with CLAY and SAND(GP-GC)
⊠	TP-37	1.5	40	23	17	6	POORLY GRADED GRAVEL with CLAY(GP-GC)
▲	TP-38	4.0	35	20	15	31	CLAYEY SAND(SC)
★	TP-39	7.0	40	18	22	4	POORLY GRADED SAND with GRAVEL(SP)
⊙	TP-40	3.0	44	27	17	19	SILTY GRAVEL(GM)
✿	TP-41	3.0	NP	NP	NP	5	POORLY GRADED GRAVEL with SILT(GP-GM)
○	TP-43	2.5	NP	NP	NP	17	SILTY GRAVEL with SAND(GM)
△	TP-44	3.0	32	19	13	51	SANDY LEAN CLAY(CL)
⊗	TP-45	2.5	NP	NP	NP	12	SILTY GRAVEL with SAND(GM)
⊕	TP-46	3.0	NP	NP	NP	25	SILTY SAND(SM)
□	TP-47	3.0	35	22	13	12	CLAYEY GRAVEL with SAND(GC)
⊞	TP-48	3.0	41	26	15	13	SILTY SAND with GRAVEL(SM)

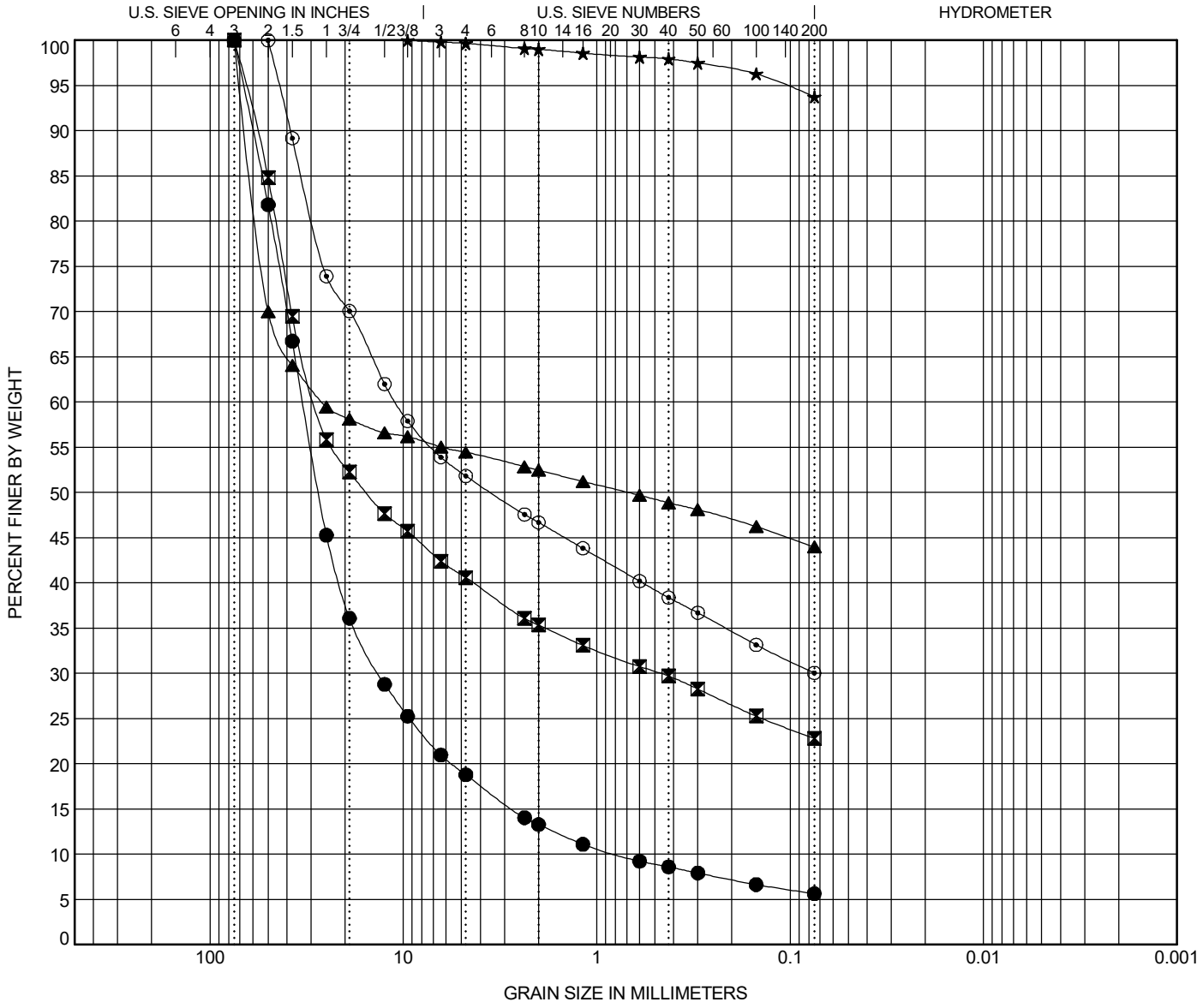
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GRAIN SIZE DISTRIBUTION

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

CLIENT Momentum Development **PROJECT NAME** Jordanelle Ridge Village 3 Phase 1

PROJECT NUMBER 23192 **PROJECT LOCATION** Jordanelle Ridge, Wasatch County, Utah



COBBLES	GRAVEL		SAND			SILT OR CLAY
	coarse	fine	coarse	medium	fine	

	TEST PIT	DEPTH	Classification	LL	PL	PI	Cc	Cu
●	TP-1	3.0	POORLY GRADED GRAVEL with SILT(GP-GM)	NP	NP	NP	6.86	41.70
⊠	TP-2	2.0	SILTY GRAVEL with SAND(GM)	NP	NP	NP		
▲	TP-3	3.0	SILTY GRAVEL(GM)	NP	NP	NP		
★	TP-4	6.0	FAT CLAY(CH)	58	19	39		
⊙	TP-5	5.0	SILTY GRAVEL with SAND(GM)	NP	NP	NP		

	TEST PIT	DEPTH	D100	D60	D30	D10	%Gravel	%Sand	%Silt	%Clay
●	TP-1	3.0	75	33.015	13.394	0.792	81	13	5.7	
⊠	TP-2	2.0	75	28.27	0.468		59	18	22.8	
▲	TP-3	3.0	75	26.187			46	10	44.0	
★	TP-4	6.0	9.5				0	6	93.8	
⊙	TP-5	5.0	50	10.935			48	22	30.1	

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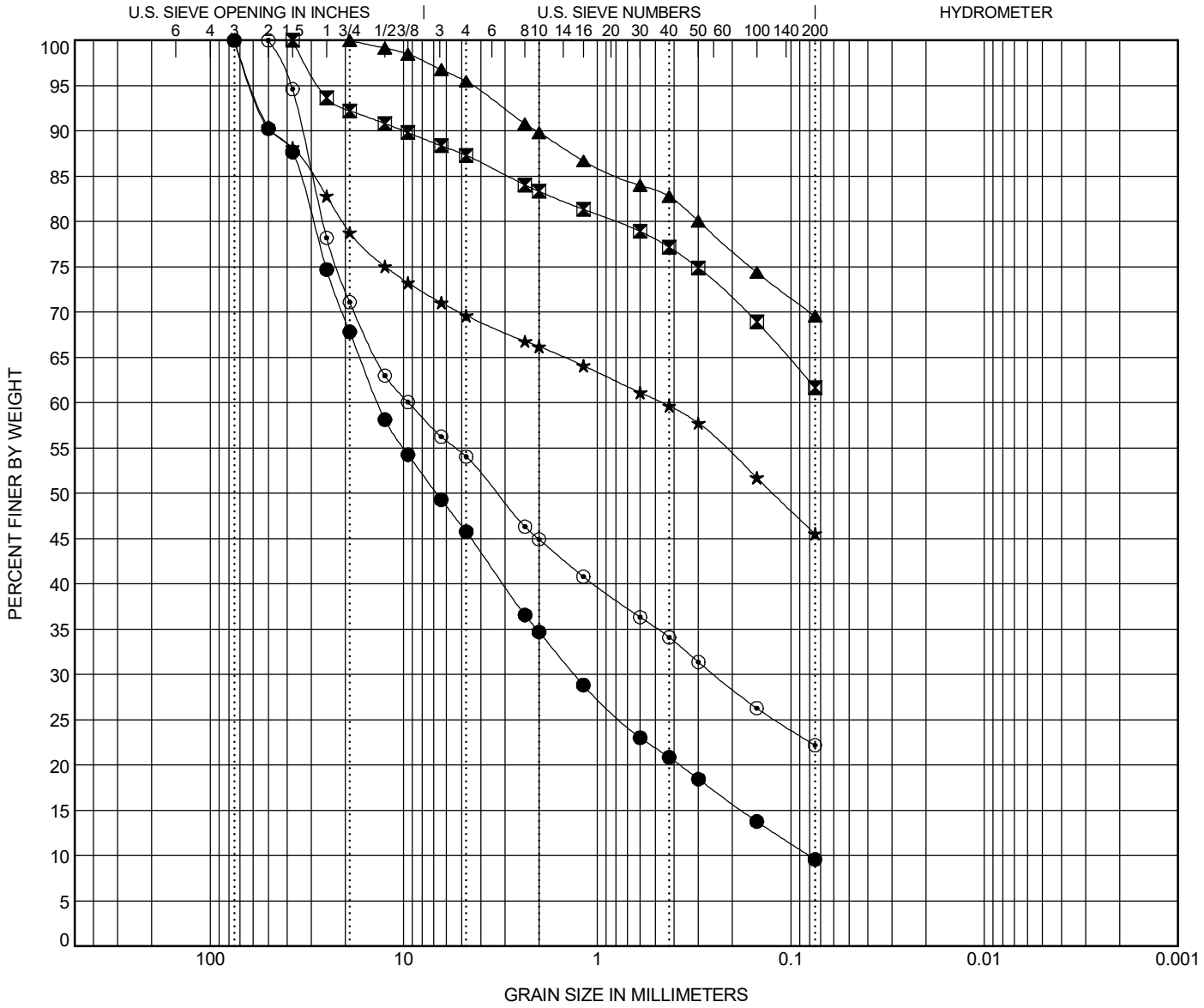
Figure No. C-3a

GRAIN SIZE DISTRIBUTION

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CLIENT Momentum Development **PROJECT NAME** Jordanelle Ridge Village 3 Phase 1

PROJECT NUMBER 23192 **PROJECT LOCATION** Jordanelle Ridge, Wasatch County, Utah



COBBLES	GRAVEL		SAND			SILT OR CLAY
	coarse	fine	coarse	medium	fine	

	TEST PIT	DEPTH	Classification	LL	PL	PI	Cc	Cu
●	TP-6	1.5	WELL-GRADED GRAVEL with SILT and SAND(GW-GM)	NP	NP	NP	1.58	168.99
⊠	TP-7	5.0	SANDY LEAN CLAY(CL)	31	20	11		
▲	TP-8	3.0	SANDY LEAN CLAY(CL)	37	23	14		
★	TP-9	3.0	SILTY GRAVEL with SAND(GM)	NP	NP	NP		
⊙	TP-10	5.0	SILTY GRAVEL with SAND(GM)	31	27	4		

	TEST PIT	DEPTH	D100	D60	D30	D10	%Gravel	%Sand	%Silt	%Clay
●	TP-6	1.5	75	13.547	1.31	0.08	54	36	9.6	
⊠	TP-7	5.0	37.5				13	26	61.7	
▲	TP-8	3.0	19				5	26	69.6	
★	TP-9	3.0	75	0.461			30	24	45.6	
⊙	TP-10	5.0	50	9.427	0.249		46	32	22.2	

GRAIN SIZE - GINT STD US LAB.GDT - 11/22/23 14:01 - G:\DATA\23192 JORDANELLE RIDGE\SOILS\GINT\BORING LOGS.GPJ

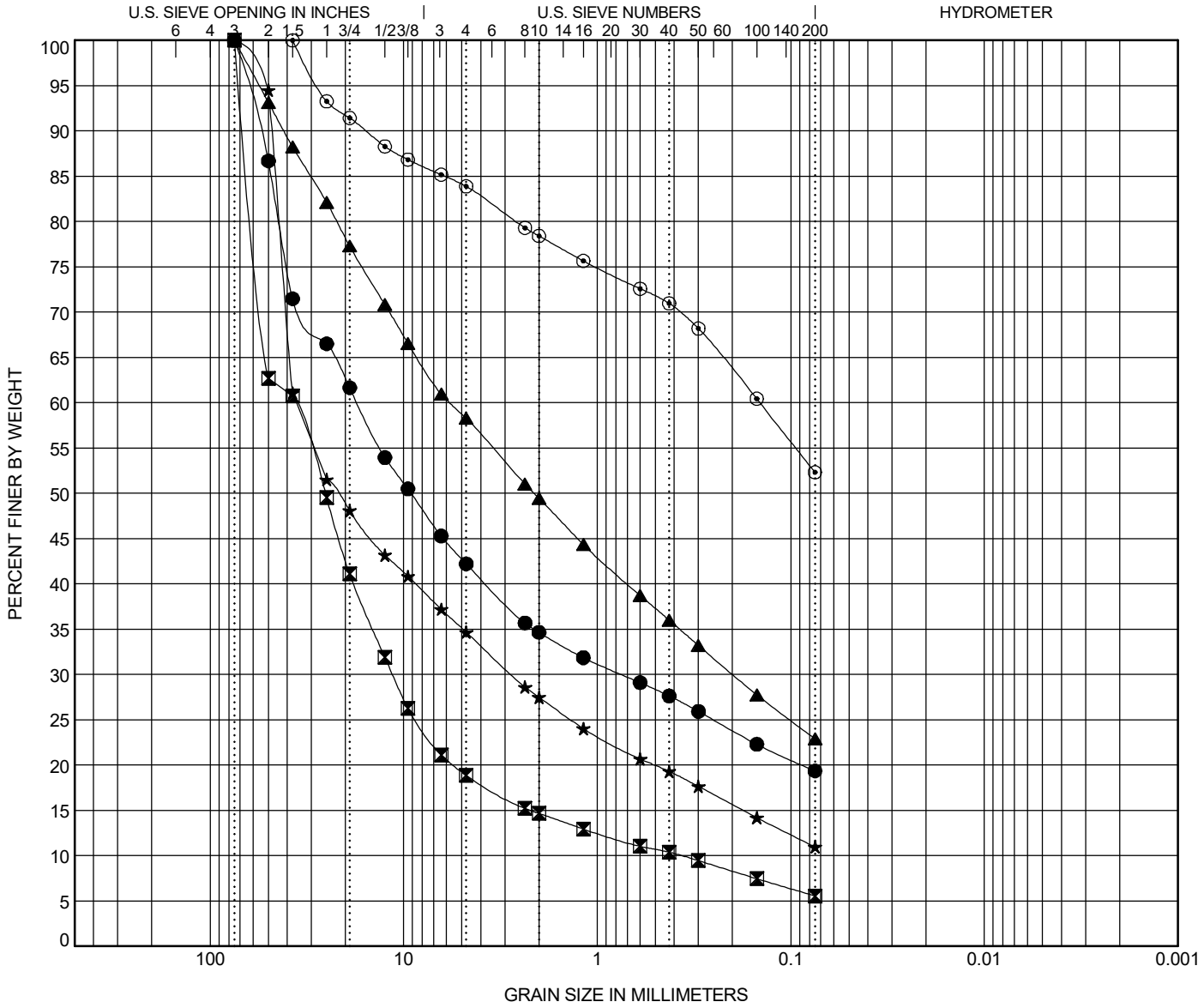
Figure No.: C-3b

GRAIN SIZE DISTRIBUTION

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Bluffdale, Utah 84065
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CLIENT Momentum Development **PROJECT NAME** Jordanelle Ridge Village 3 Phase 1

PROJECT NUMBER 23192 **PROJECT LOCATION** Jordanelle Ridge, Wasatch County, Utah



COBBLES	GRAVEL		SAND			SILT OR CLAY
	coarse	fine	coarse	medium	fine	

	TEST PIT	DEPTH	Classification	LL	PL	PI	Cc	Cu
●	TP-11	3.0	SILTY GRAVEL with SAND(GM)	NP	NP	NP		
⊠	TP-12	1.0	POORLY GRADED GRAVEL with SILT(GP-GM)	NP	NP	NP	9.71	99.68
▲	TP-13	2.5	SILTY GRAVEL with SAND(GM)	NP	NP	NP		
★	TP-14	1.0	POORLY GRADED GRAVEL with SILT and SAND(GP-GM)	NP	NP	NP	3.53	590.02
⊙	TP-15	1.0	SANDY SILT with GRAVEL(ML)	NP	NP	NP		

	TEST PIT	DEPTH	D100	D60	D30	D10	%Gravel	%Sand	%Silt	%Clay
●	TP-11	3.0	75	17.355	0.747		58	23	19.4	
⊠	TP-12	1.0	75	36.52	11.399	0.366	81	13	5.6	
▲	TP-13	2.5	75	5.744	0.199		42	35	22.9	
★	TP-14	1.0	75	35.803	2.768		65	24	11.0	
⊙	TP-15	1.0	37.5	0.144			16	32	52.3	

GRAIN SIZE - GINT STD US LAB.GDT - 11/22/23 14:01 - G:\DATA\23192 JORDANELLE RIDGE\SOILS\GINT\BORING LOGS.GPJ

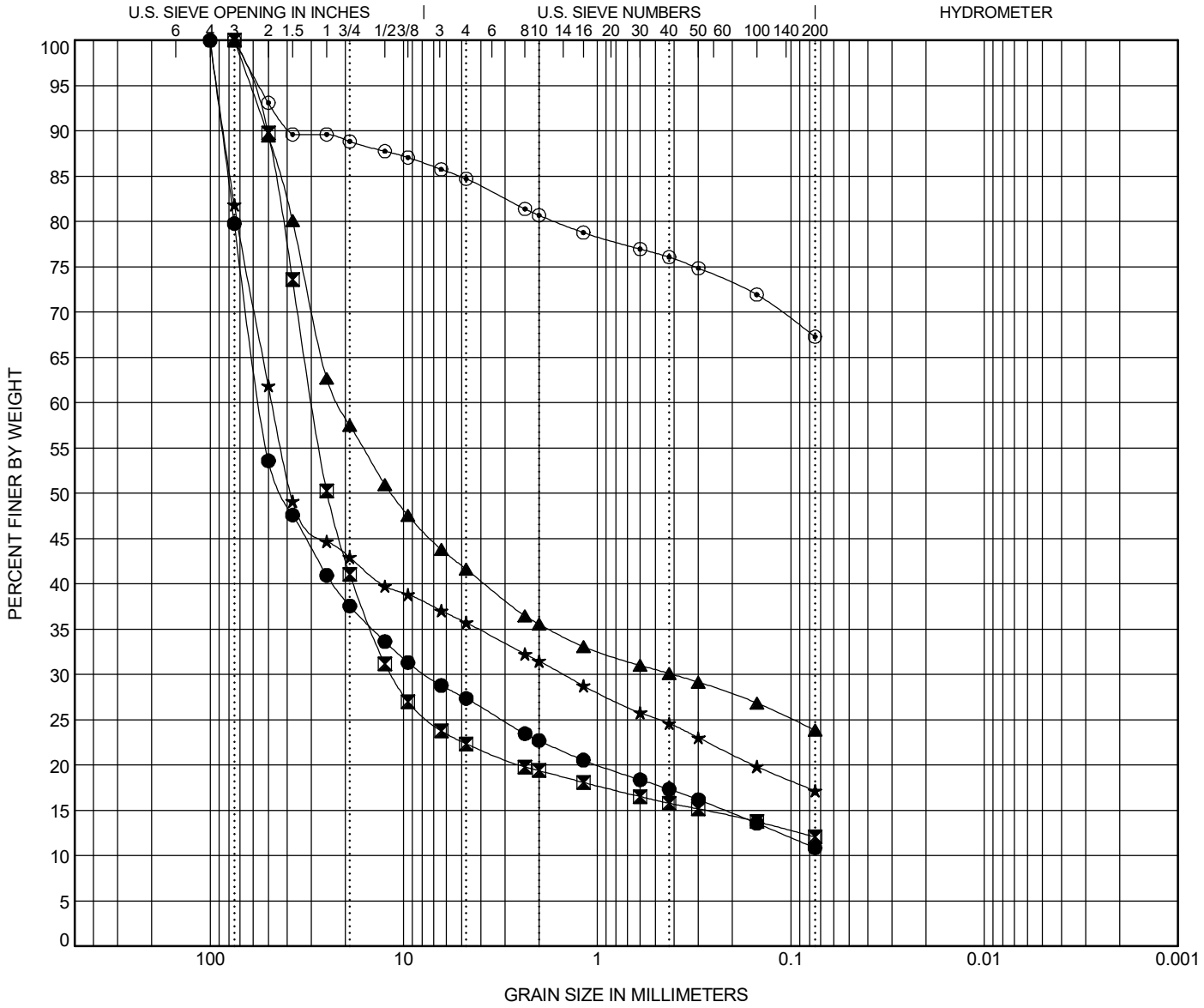
Figure No. C-3c

GRAIN SIZE DISTRIBUTION

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

CLIENT Momentum Development **PROJECT NAME** Jordanelle Ridge Village 3 Phase 1

PROJECT NUMBER 23192 **PROJECT LOCATION** Jordanelle Ridge, Wasatch County, Utah



COBBLES	GRAVEL		SAND			SILT OR CLAY
	coarse	fine	coarse	medium	fine	

TEST PIT		DEPTH	Classification	LL	PL	PI	Cc	Cu
●	TP-17	2.0	SILTY GRAVEL with SAND(GM)	NP	NP	NP	18.01	919.93
⊠	TP-18	3.0	SILTY GRAVEL(GM)	NP	NP	NP	141.66	928.08
▲	TP-19	1.0	SILTY GRAVEL with SAND(GM)	NP	NP	NP		
★	TP-20	3.0	SILTY GRAVEL with SAND(GM)	NP	NP	NP		
⊙	TP-21	1.5	SANDY SILT with GRAVEL(ML)	NP	NP	NP		

TEST PIT		DEPTH	D100	D60	D30	D10	%Gravel	%Sand	%Silt	%Clay
●	TP-17	2.0	100	55.212	7.725		52	16	10.9	
⊠	TP-18	3.0	75	29.614	11.57		78	10	12.1	
▲	TP-19	1.0	75	21.662	0.406		58	18	23.9	
★	TP-20	3.0	100	47.931	1.498		46	19	17.2	
⊙	TP-21	1.5	75				15	17	67.3	

GRAIN SIZE - GINT STD US LAB.GDT - 11/22/23 14:01 - G:\DATA\23192 JORDANELLE RIDGE\SOILS\GINT\BORING LOGS.GPJ

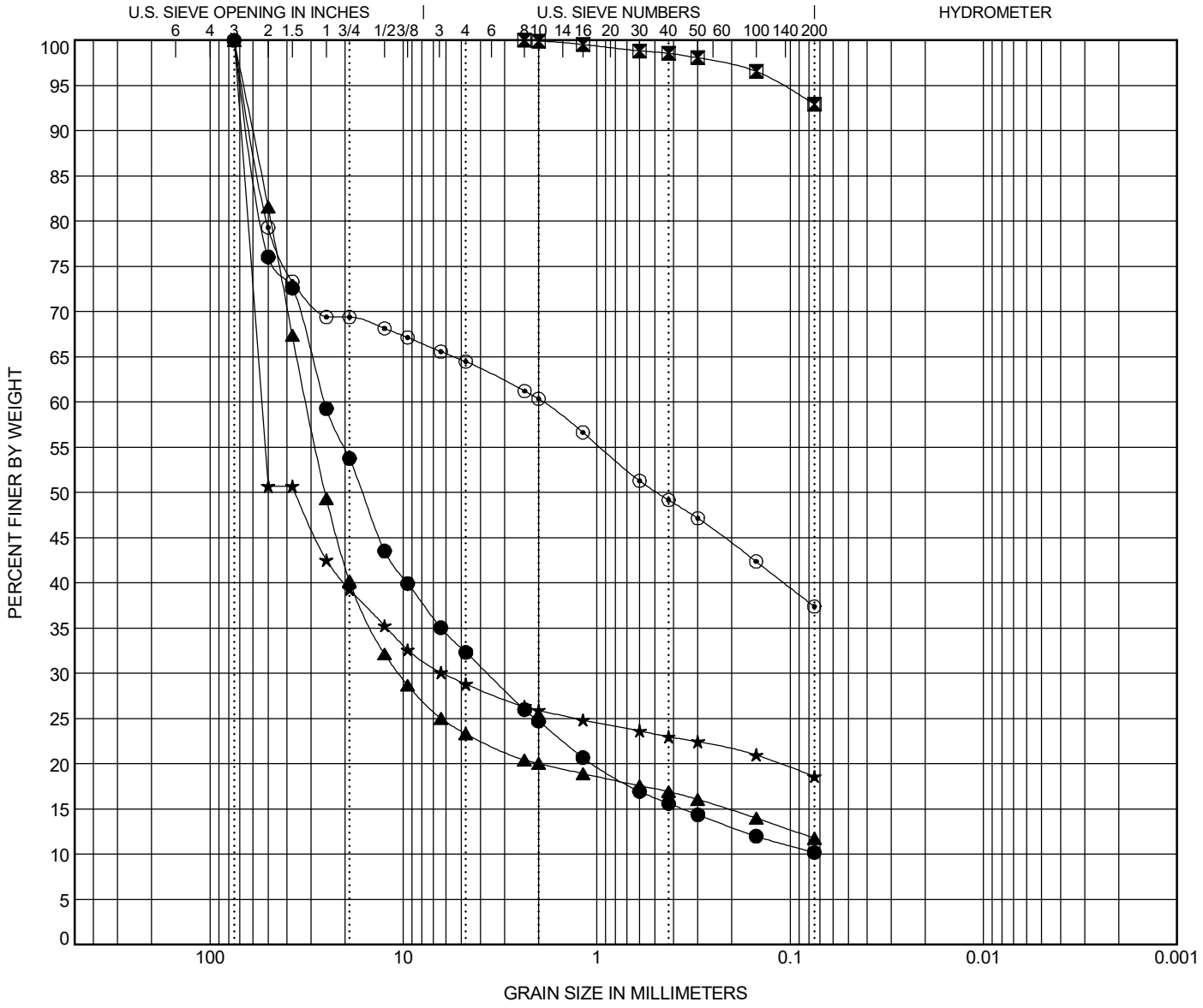
Figure No.: C - 3d

GRAIN SIZE DISTRIBUTION

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Bluffdale, Utah 84065
Telephone: 801-553-8112

CLIENT Momentum Development **PROJECT NAME** Jordanelle Ridge Village 3 Phase 1

PROJECT NUMBER 23192 **PROJECT LOCATION** Jordanelle Ridge, Wasatch County, Utah



COBBLES	GRAVEL		SAND			SILT OR CLAY
	coarse	fine	coarse	medium	fine	

	TEST PIT	DEPTH	Classification	LL	PL	PI	Cc	Cu
●	TP-22	1.5	POORLY GRADED GRAVEL with SILT and SAND(GP-GM)	NP	NP	NP	7.62	368.35
⊠	TP-23	1.5	FAT CLAY(CH)	53	17	36		
▲	TP-24	2.0	POORLY GRADED GRAVEL with SILT(GP-GM)	NP	NP	NP	80.57	732.39
★	TP-25	2.0	SILTY GRAVEL(GM)	NP	NP	NP		
⊙	TP-26	3.0	SILTY GRAVEL with SAND(GM)	NP	NP	NP		

	TEST PIT	DEPTH	D100	D60	D30	D10	%Gravel	%Sand	%Silt	%Clay
●	TP-22	1.5	75	25.552	3.674		68	22	10.2	
⊠	TP-23	1.5	2.36				0	7	92.9	
▲	TP-24	2.0	75	31.761	10.535		77	12	11.8	
★	TP-25	2.0	75	53.975	6.237		71	10	18.6	
⊙	TP-26	3.0	75	1.898			36	27	37.4	

GRAIN SIZE - GINT STD US LAB.GDT - 11/22/23 14:01 - G:\DATA\23192 JORDANELLE RIDGE\SOILS\GINT\BORING LOGS.GPJ

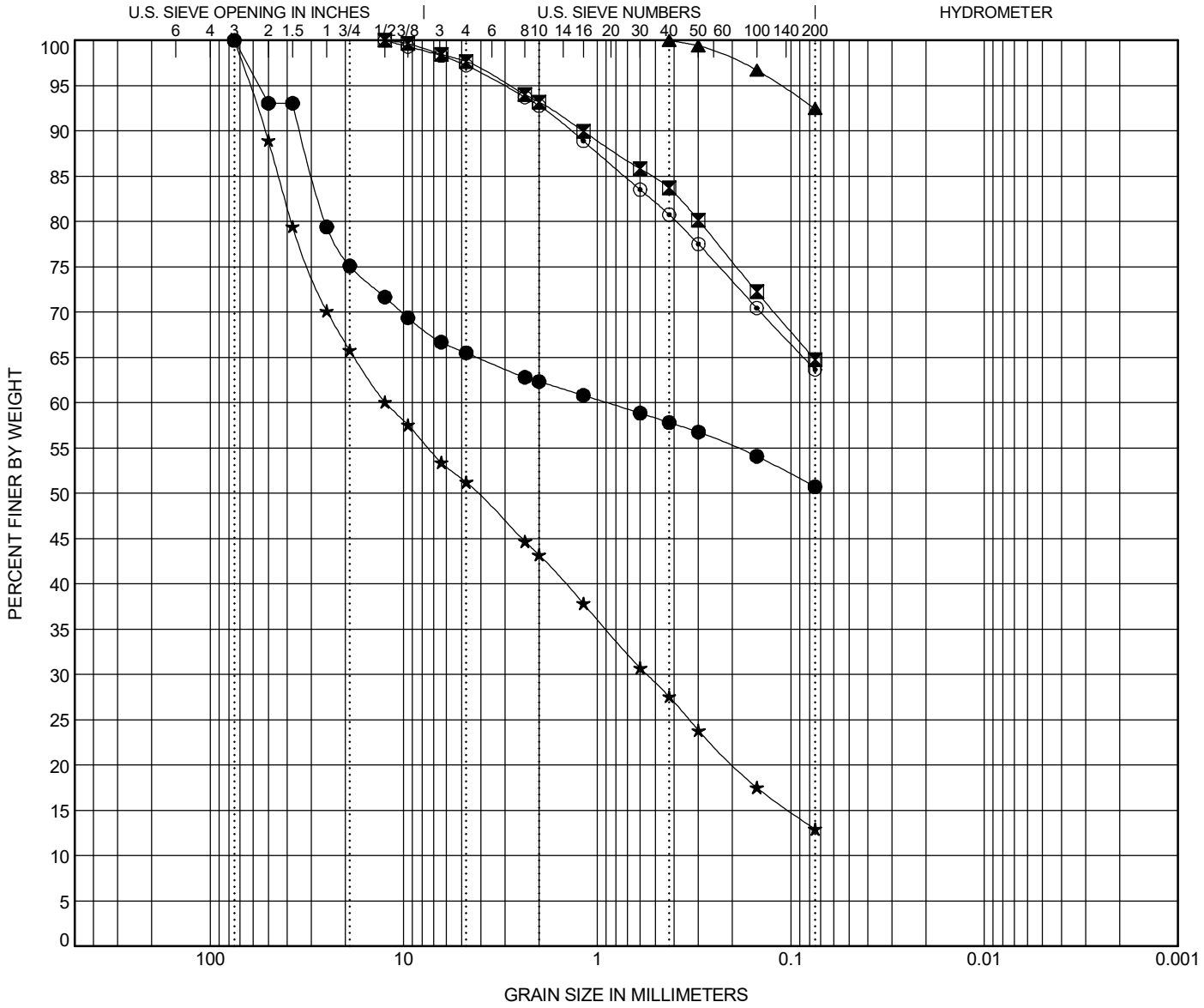
Figure No. C-3e

GRAIN SIZE DISTRIBUTION

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

CLIENT Momentum Development **PROJECT NAME** Jordanelle Ridge Village 3 Phase 1

PROJECT NUMBER 23192 **PROJECT LOCATION** Jordanelle Ridge, Wasatch County, Utah



COBBLES	GRAVEL		SAND			SILT OR CLAY
	coarse	fine	coarse	medium	fine	

	TEST PIT	DEPTH	Classification	LL	PL	PI	Cc	Cu
●	**TP-27**	**3.0**	**GRAVELLY SILT(ML)**	**NP**	**NP**	**NP**		
⊠	**TP-28**	**3.0**	**SANDY LEAN CLAY(CL)**	**38**	**19**	**19**		
▲	**TP-29**	**3.0**	**FAT CLAY(CH)**	**66**	**28**	**38**		
★	**TP-30**	**3.0**	**SILTY GRAVEL with SAND(GM)**	**31**	**23**	**8**		
⊙	**TP-31**	**2.0**	**SANDY LEAN CLAY(CL)**	**33**	**17**	**16**		

	TEST PIT	DEPTH	D100	D60	D30	D10	%Gravel	%Sand	%Silt	%Clay
●	**TP-27**	**3.0**	**75**	**0.888**			**34**	**15**	**50.7**	
⊠	**TP-28**	**3.0**	**12.5**				**2**	**33**	**64.8**	
▲	**TP-29**	**3.0**	**0.425**				**0**	**8**	**92.5**	
★	**TP-30**	**3.0**	**75**	**12.394**	**0.553**		**49**	**38**	**13.0**	
⊙	**TP-31**	**2.0**	**12.5**				**3**	**34**	**63.7**	

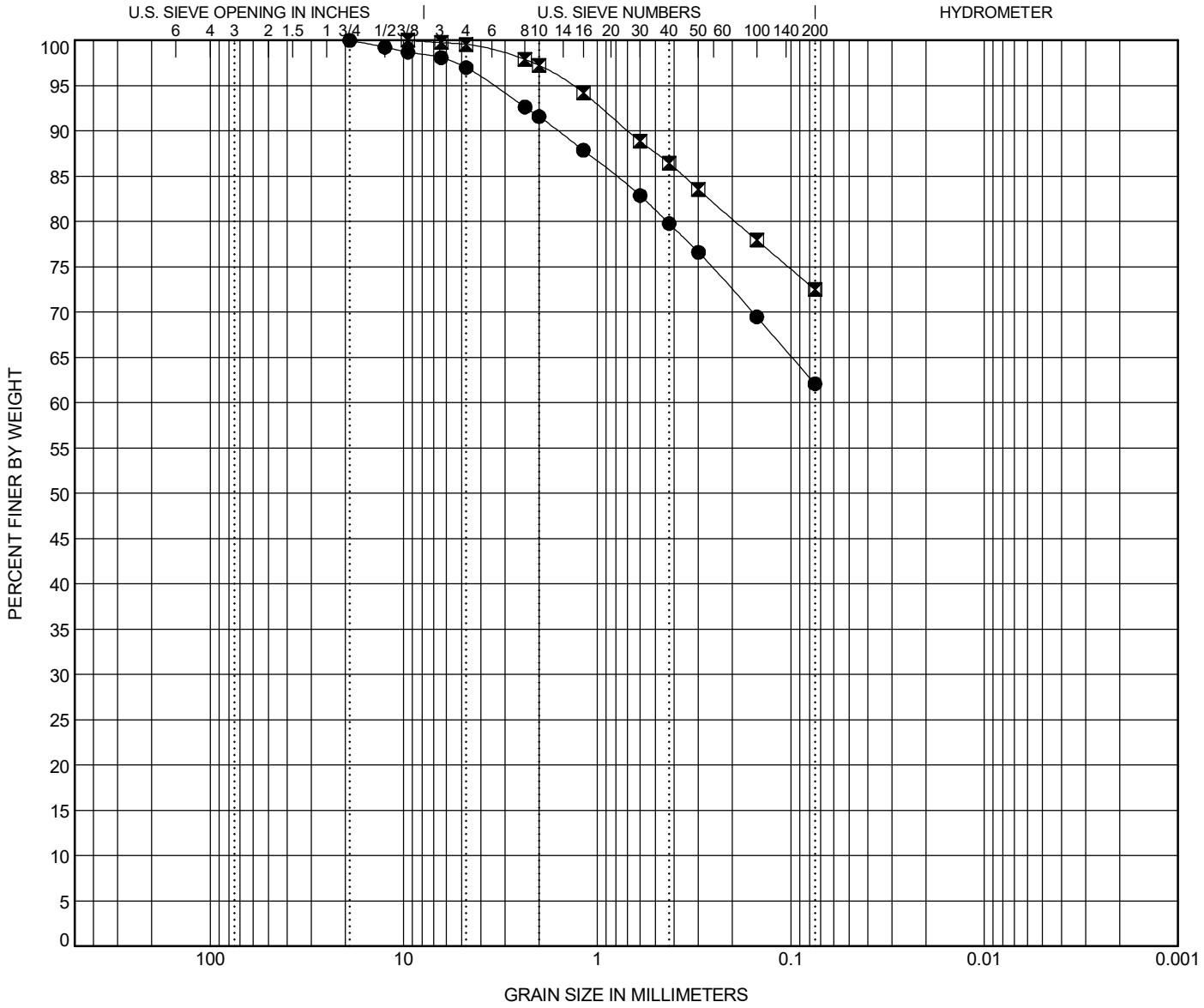
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GRAIN SIZE DISTRIBUTION

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

CLIENT Momentum Development **PROJECT NAME** Jordanelle Ridge Village 3 Phase 1

PROJECT NUMBER 23192 **PROJECT LOCATION** Jordanelle Ridge, Wasatch County, Utah



COBBLES	GRAVEL		SAND			SILT OR CLAY
	coarse	fine	coarse	medium	fine	

	TEST PIT	DEPTH	Classification	LL	PL	PI	Cc	Cu
●	**TP-32**	**2.0**	**SANDY LEAN CLAY(CL)**	**33**	**17**	**16**		
⊠	**TP-33**	**4.0**	**LEAN CLAY with SAND(CL)**	**34**	**18**	**16**		

	TEST PIT	DEPTH	D100	D60	D30	D10	%Gravel	%Sand	%Silt	%Clay
●	**TP-32**	**2.0**	**19**				**3**	**35**	**62.1**	
⊠	**TP-33**	**4.0**	**9.5**				**0**	**27**	**72.5**	

GRAIN SIZE - GINT STD US LAB.GDT - 11/22/23 14:01 - G:\DATA\23192 JORDANELLE RIDGE\SOILS\GINT\BORING LOGS.GPJ

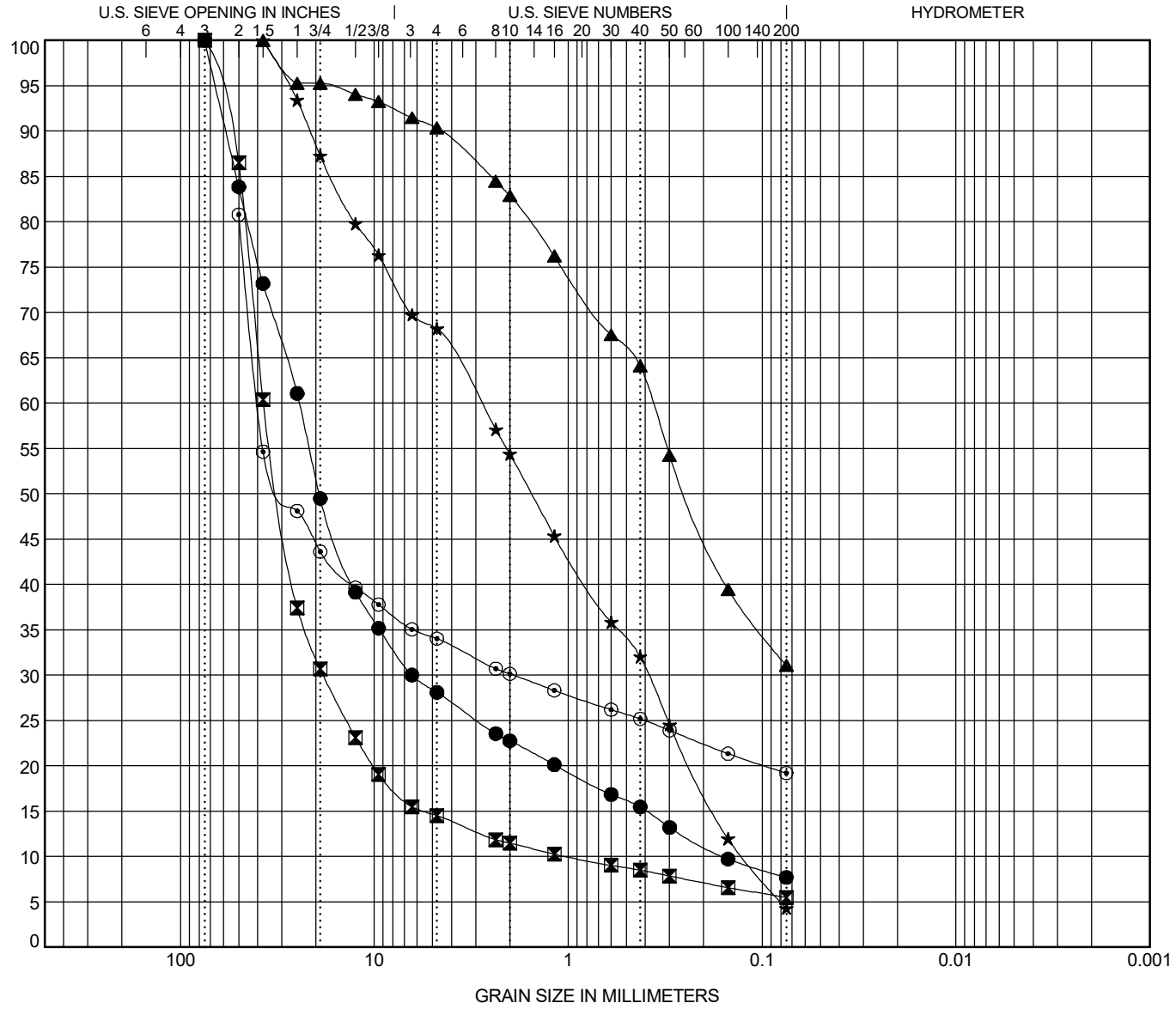
Figure No.: C-3g

GRAIN SIZE DISTRIBUTION

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

CLIENT Momentum Development **PROJECT NAME** Jordanelle Ridge Village 3

PROJECT NUMBER 24444 **PROJECT LOCATION** Jordanelle Ridge, Wasatch County, Utah



COBBLES	GRAVEL		SAND			SILT OR CLAY
	coarse	fine	coarse	medium	fine	

	TEST PIT	DEPTH	Classification	LL	PL	PI	Cc	Cu
●	TP-36	2.0	POORLY GRADED GRAVEL with CLAY and SAND(GP-GC)	33	22	11	10.54	153.81
⊠	TP-37	1.5	POORLY GRADED GRAVEL with CLAY(GP-GC)	40	23	17	8.85	36.66
▲	TP-38	4.0	CLAYEY SAND(SC)	35	20	15		
★	TP-39	7.0	POORLY GRADED SAND with GRAVEL(SP)	40	18	22	0.42	22.56
⊙	TP-40	3.0	SILTY GRAVEL(GM)	44	27	17		

	TEST PIT	DEPTH	D100	D60	D30	D10	%Gravel	%Sand	%Silt	%Clay
●	TP-36	2.0	75	24.372	6.38	0.158	72	20	7.7	
⊠	TP-37	1.5	75	37.255	18.303	1.016	85	9	5.5	
▲	TP-38	4.0	37.5	0.368			10	59	31.1	
★	TP-39	7.0	37.5	2.831	0.386	0.126	32	64	4.3	
⊙	TP-40	3.0	50	39.773	1.912		47	15	19.2	

GRAIN SIZE - GINT STD US LAB.GDT - 11/19/24 10:54 - G:\DATA\24444 JORDANELLE RIDGE VILLAGE 3 SOILS REPORT EXTRA TEST PITS\GINT\BORING LOGS.GPJ

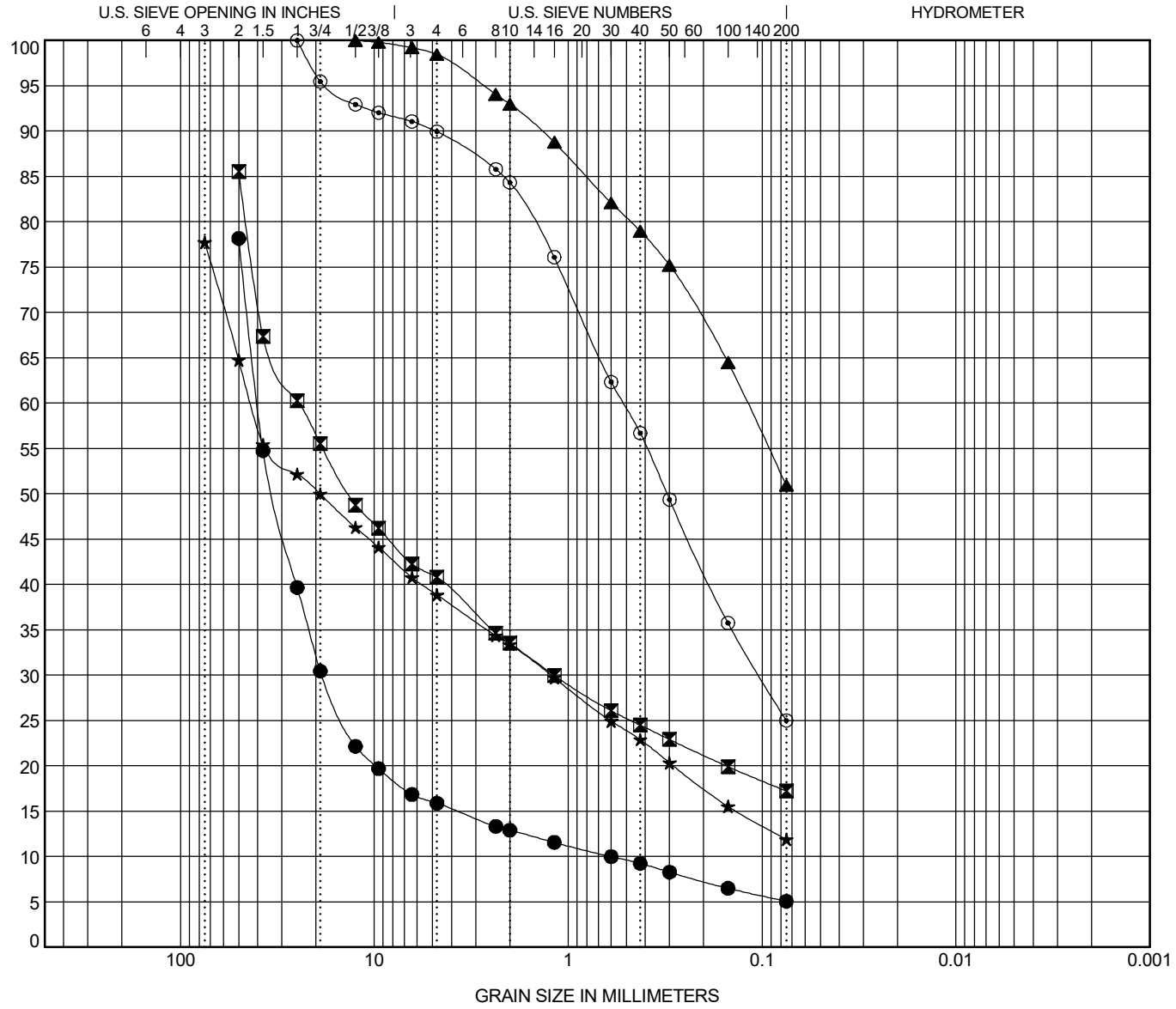
Figure No.: C-3h

GRAIN SIZE DISTRIBUTION

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

CLIENT Momentum Development **PROJECT NAME** Jordanelle Ridge Village 3

PROJECT NUMBER 24444 **PROJECT LOCATION** Jordanelle Ridge, Wasatch County, Utah



COBBLES	GRAVEL		SAND			SILT OR CLAY
	coarse	fine	coarse	medium	fine	

	TEST PIT	DEPTH	Classification	LL	PL	PI	Cc	Cu
●	TP-41	3.0	POORLY GRADED GRAVEL with SILT(GP-GM)	NP	NP	NP	14.32	66.43
⊠	TP-43	2.5	SILTY GRAVEL with SAND(GM)	NP	NP	NP		
▲	TP-44	3.0	SANDY LEAN CLAY(CL)	32	19	13		
★	TP-45	2.5	SILTY GRAVEL with SAND(GM)	NP	NP	NP	0.67	827.91
⊙	TP-46	3.0	SILTY SAND(SM)	NP	NP	NP		

	TEST PIT	DEPTH	D100	D60	D30	D10	%Gravel	%Sand	%Silt	%Clay
●	TP-41	3.0	50	39.99	18.564	0.602	62	11	5.1	
⊠	TP-43	2.5	50	24.611	1.182		45	24	17.2	
▲	TP-44	3.0	12.5	0.119			2	48	50.9	
★	TP-45	2.5	75	43.173	1.227		39	27	11.9	
⊙	TP-46	3.0	25	0.52	0.103		10	65	25.0	

GRAIN SIZE - GINT STD US LAB.GDT - 11/19/24 10:54 - G:\DATA\24444 JORDANELLE RIDGE VILLAGE 3 SOILS REPORT EXTRA TEST PITS\GINT\BORING LOGS.GPJ

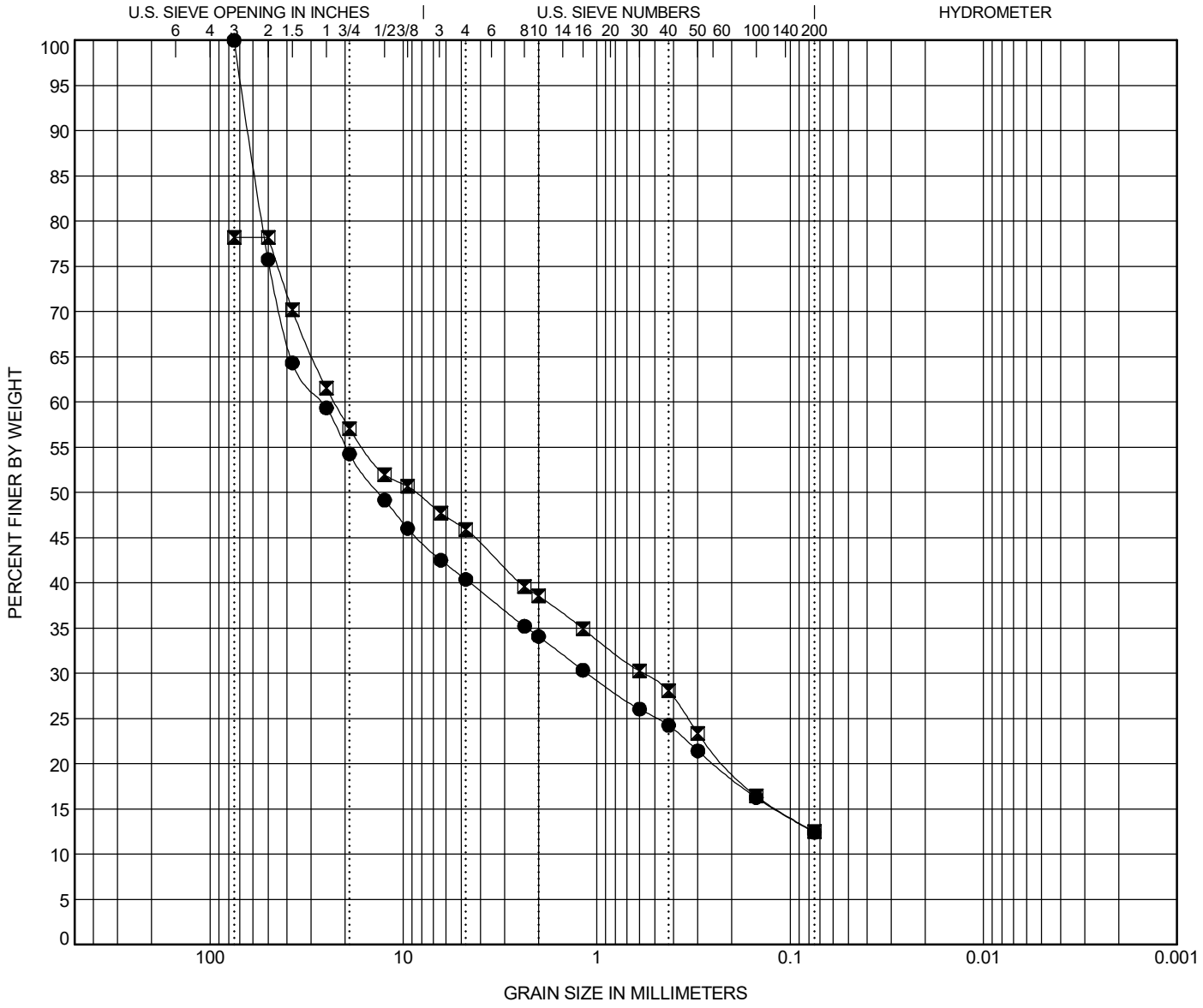
Figure No. C-31

GRAIN SIZE DISTRIBUTION

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

CLIENT Momentum Development **PROJECT NAME** Jordanelle Ridge Village 3

PROJECT NUMBER 24444 **PROJECT LOCATION** Jordanelle Ridge, Wasatch County, Utah



COBBLES	GRAVEL		SAND			SILT OR CLAY
	coarse	fine	coarse	medium	fine	

	TEST PIT	DEPTH	Classification	LL	PL	PI	Cc	Cu
●	TP-47	3.0	CLAYEY GRAVEL with SAND(GC)	35	22	13	0.98	544.41
⊠	TP-48	3.0	SILTY SAND with GRAVEL(SM)	41	26	15		

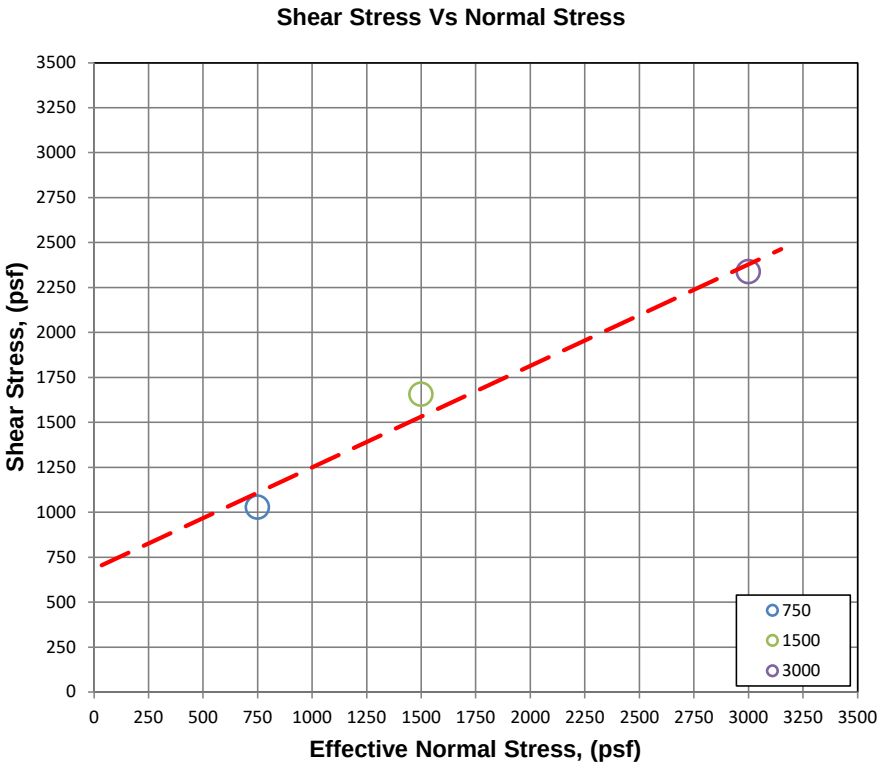
	TEST PIT	DEPTH	D100	D60	D30	D10	%Gravel	%Sand	%Silt	%Clay
●	TP-47	3.0	75	26.352	1.116		60	28	12.4	
⊠	TP-48	3.0	75	22.739	0.575		32	33	12.5	

GRAIN SIZE - GINT STD US LAB.GDT - 11/19/24 10:54 - G:\DATA\24444 JORDANELLE RIDGE VILLAGE 3 SOILS REPORT EXTRA TEST PITS\GINT\BORING LOGS.GPJ

Wilding Engineering, Inc.

ASTM D3080

Tested By	Jason Wright	Date	10/20/23	Computed By	Jeremy Wright EIT	Date	1/23/23	Checked By	Shun Li PE	Date	1/23/24



Mohr-Coulomb Stress Envelope			Parameter	Specimen A	B	C	D
Φ' and c' from Best-Fit Straight Line	Φ' (deg)	29	Initial Water Content (%)	12.4	12.4	12.4	N/A
	c' (psf)	690	Final Water Content (%)	25.0	26.0	25.4	N/A
	R^2	0.9729	Dry Density (psf)	106.8	106.8	106.8	N/A
	SSE	N/A	Diameter (in)	2.42			
Peak Φ' for c' = 0	Normal Stress	Ø' (deg)	Height (in)	1.00			
	750	54	Strain Rate (in/min)	0.0010			
	1500	48	LL/PL/PI	37 / 23 / 14			
	3000	38	Average T_{50} (min)	0.005			

		Data Points		
Project:	Jordanelle Ridge	**Normal Stress**	**Corrected Shear Stress**	
Project Number:	23192			
Boring Number:	TP-8			
Sample Number:	NA	750	1028	
Depth:	3 feet	1500	1655	
Sample Type:	Reconstituted	3000	2338	
Rel. Compaction:	100%			
Description:	Sandy Lean CLAY			
Remarks:	Sample remolded to estimated in situ moisture and density & split on the No. 10 sieve			

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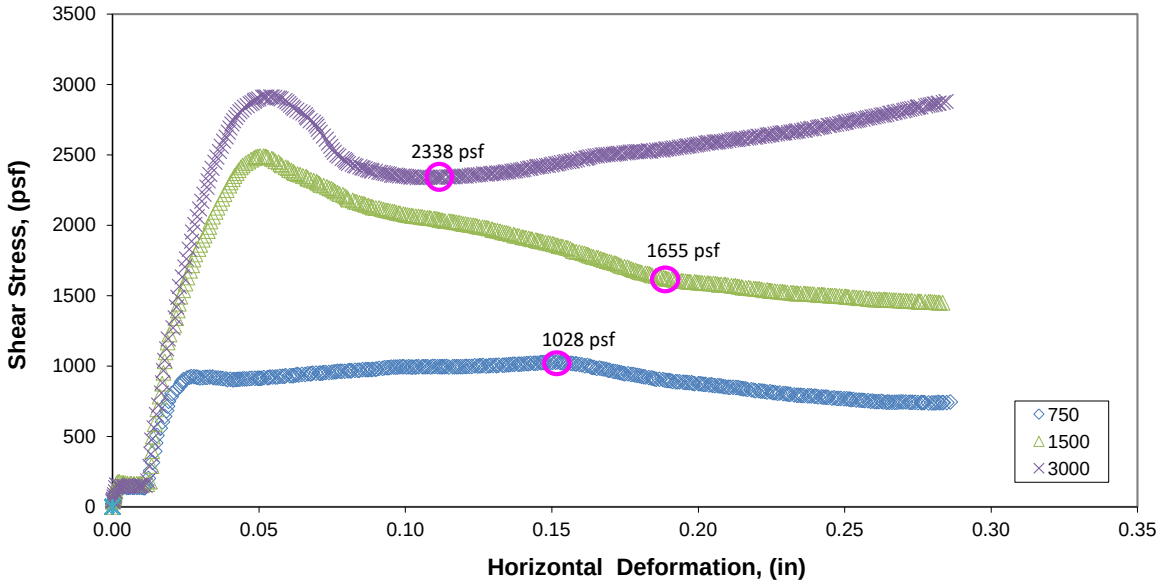
Figure No.: C-4a

Wilding Engineering, Inc.

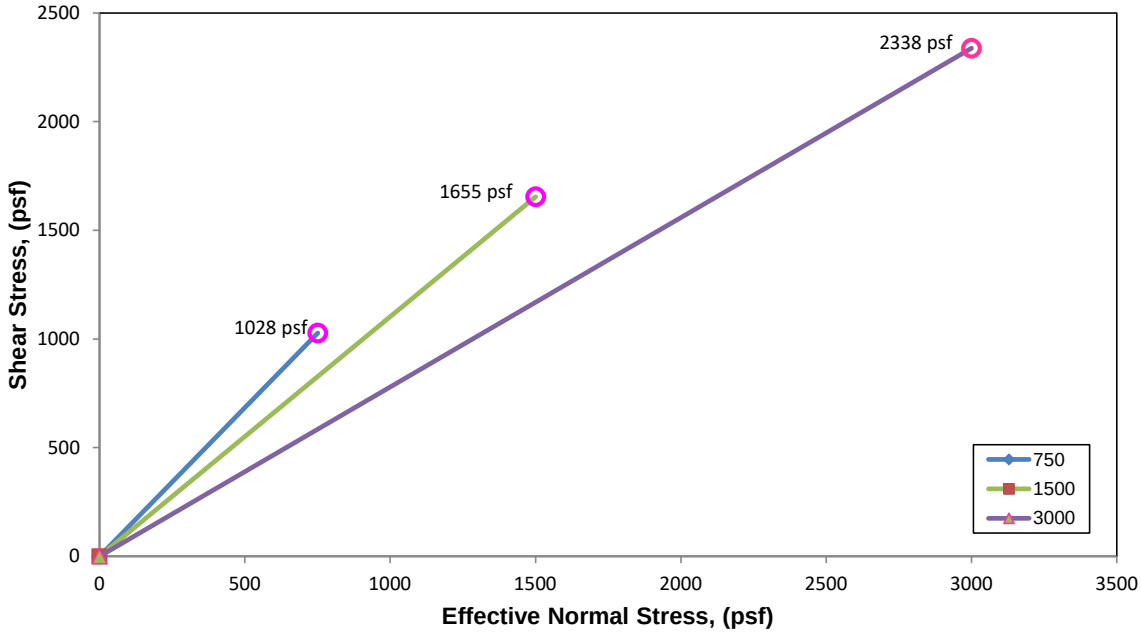
ASTM D3080

Tested By	Jason Wright	Date	10/20/23	Computed By	Jeremy Wright EIT	Date	1/23/23	Checked By	Shun Li PE	Date	1/23/24

Corrected Shear Stress Vs. Horizontal Deformation



Shear Stress Vs Normal Stress, assuming c'=0



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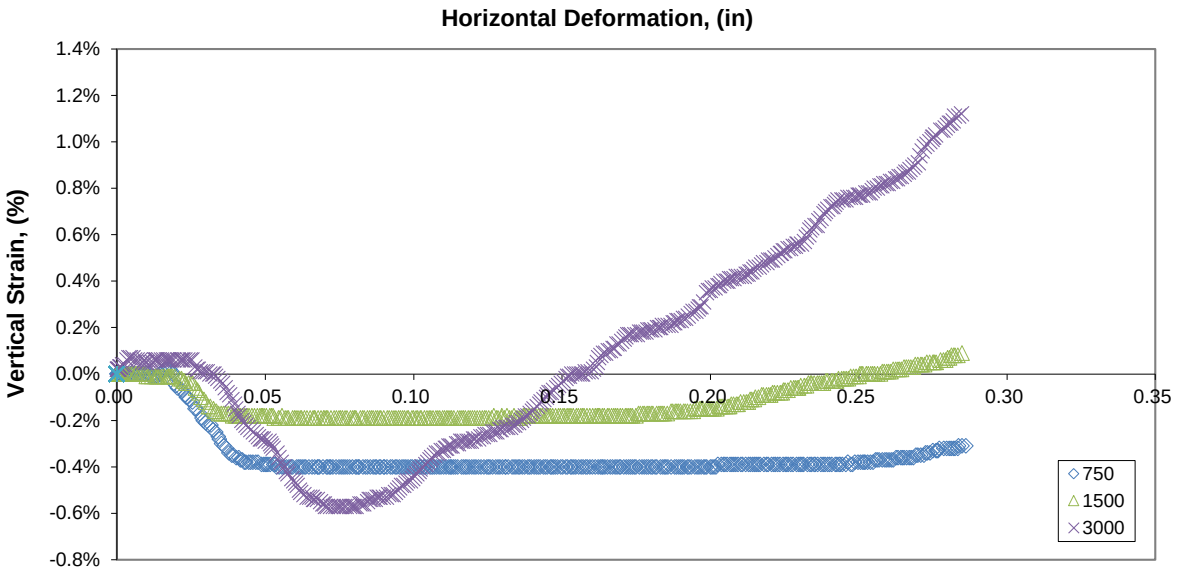
Figure No.: C-4b

Wilding Engineering, Inc.

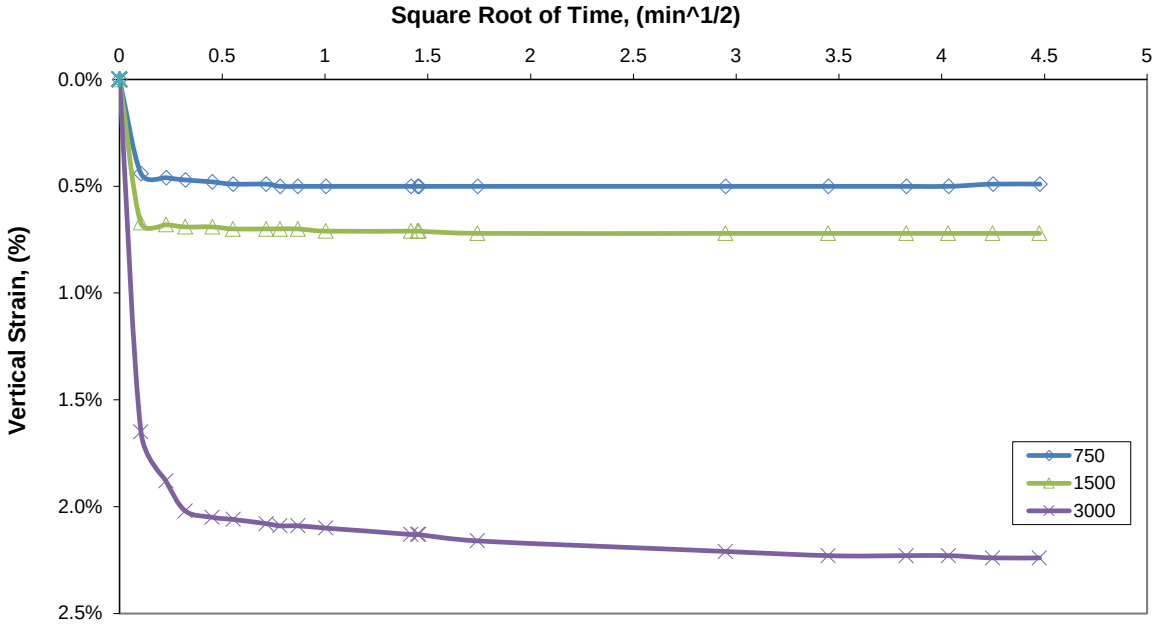
ASTM D3080

Tested By	Jason Wright
Date	10/20/23
Computed By	Jeremy Wright EIT
Date	1/23/23
Checked By	Shun Li PE
Date	1/23/24

Vertical Strain Vs. Horizontal Deformation



Consolidation Curves



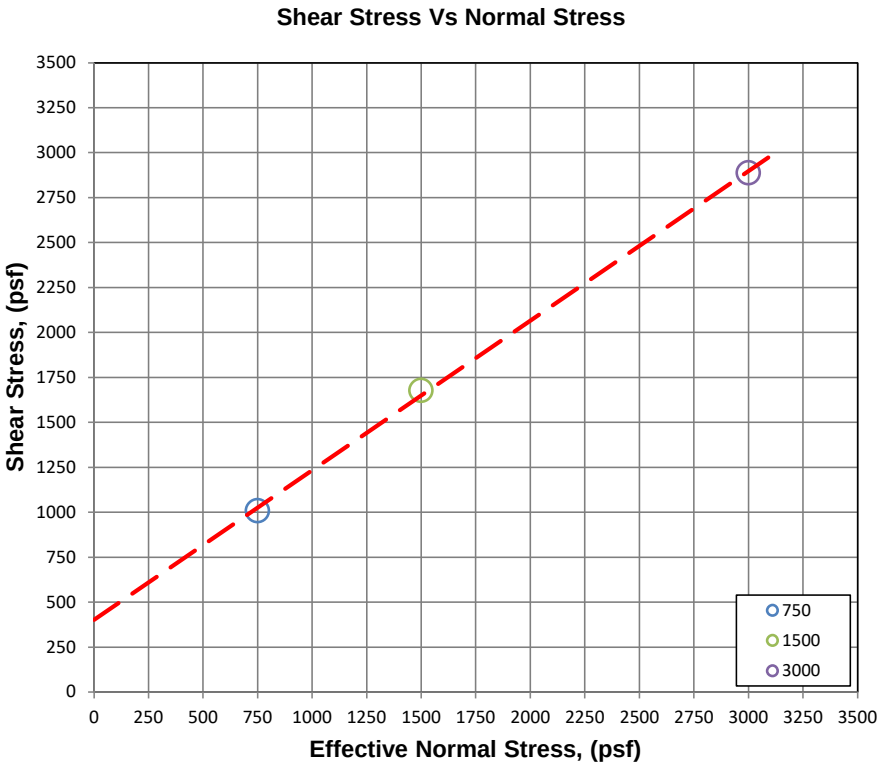
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Figure No.: C-4c

Wilding Engineering, Inc.

ASTM D3080

Tested By	Jason Wright	Date	10/20/23	Computed By	Jeremy Wright EIT	Date	1/23/23	Checked By	Shun Li PE	Date	1/23/24



Mohr-Coulomb Stress Envelope			Parameter	Specimen A	B	C	D
Φ' and c' from Best-Fit Straight Line	Φ' (deg)	40	Initial Water Content (%)	13.0	13.0	13.0	N/A
	c' (psf)	400	Final Water Content (%)	25.5	27.2	25.9	N/A
	R^2	0.9994	Dry Density (psf)	106.2	106.2	106.2	N/A
	SSE	N/A	Diameter (in)	2.42			
Peak Φ' for c' = 0	Normal Stress	Ø' (deg)	Height (in)	1.00			
	750	53	Strain Rate (in/min)	0.0030			
	1500	48	LL/PL/PI	31 / 21 / 4			
	3000	44	Average T_{50} (min)	0.003			

		Data Points		
Project:	Jordanelle Ridge	**Normal Stress**	**Corrected Shear Stress**	
Project Number:	23192			
Boring Number:	TP-10			
Sample Number:	NA	750	1008	
Depth:	5 feet	1500	1677	
Sample Type:	Reconstituted	3000	2888	
Rel. Compaction:	100%			
Description:	Silty Gravel with Sand			
Remarks:	Sample remolded to estimated in situ moisture and density & split on the No. 10 sieve			

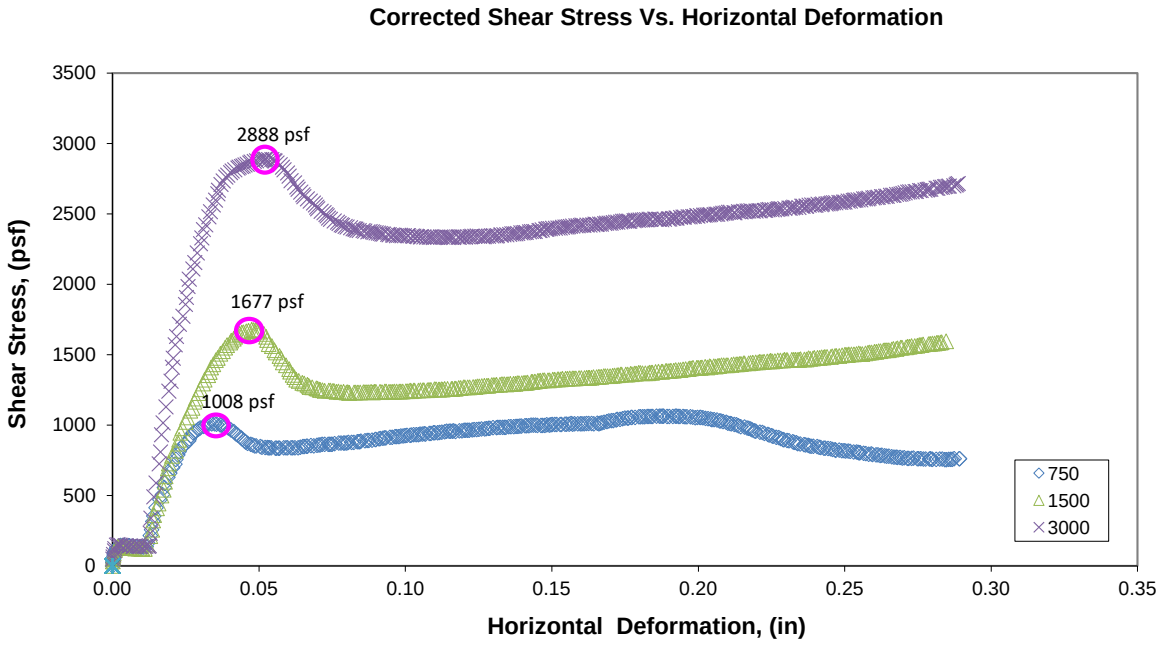
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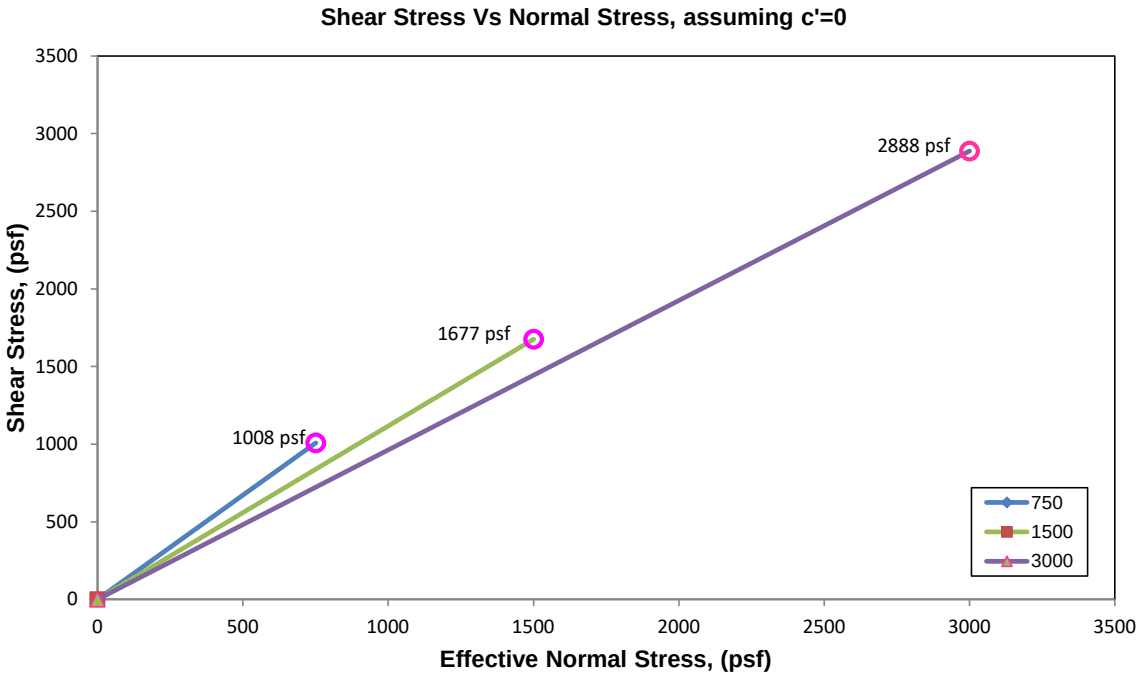
Figure No.: C-5a

Wilding Engineering, Inc.

ASTM D3080

Tested By	Jason Wright
Date	10/20/23
Computed By	Jeremy Wright EIT
Date	1/23/23
Checked By	Shun Li PE
Date	1/23/24





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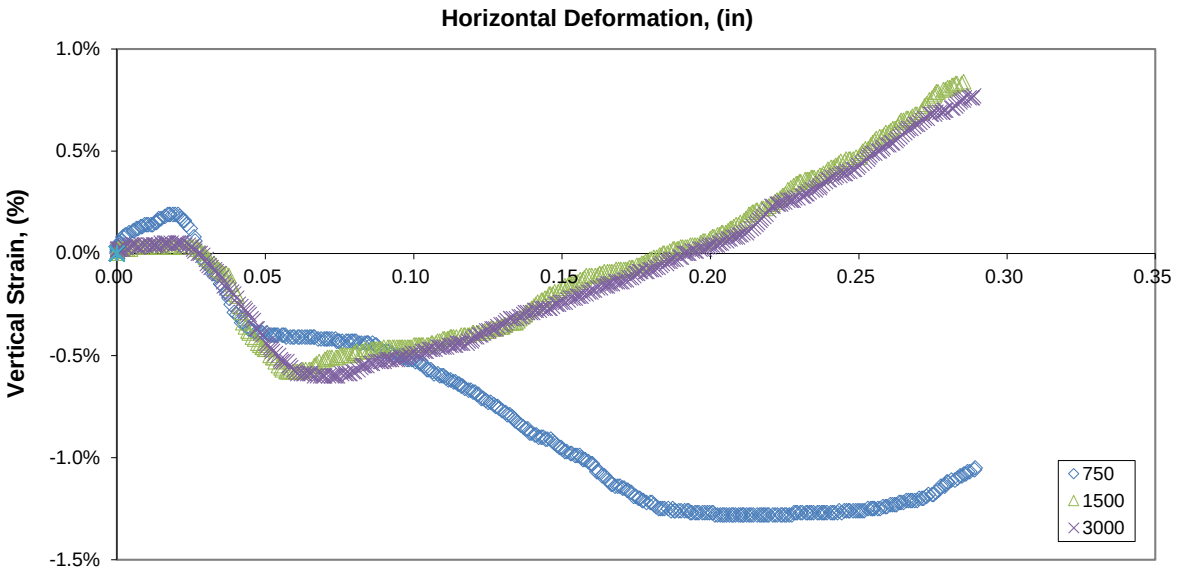
Figure No.: C-5b

Wilding Engineering, Inc.

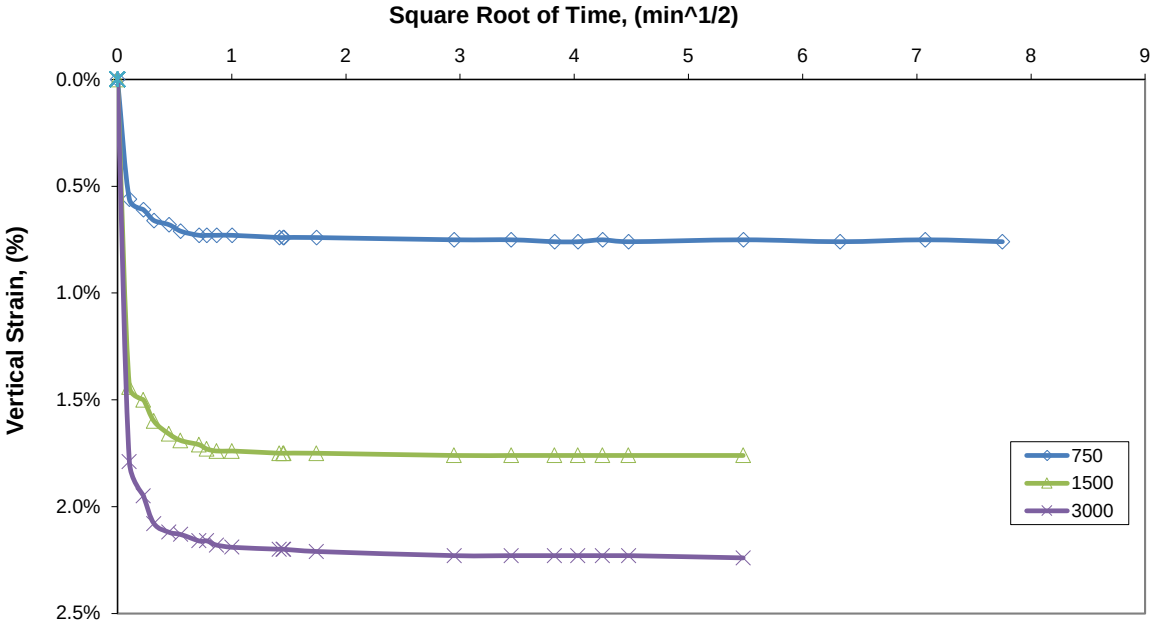
ASTM D3080

Tested By	Jason Wright	Date	10/20/23	Computed By	Jeremy Wright EIT	Date	1/23/23	Checked By	Shun Li PE	Date	1/23/24

Vertical Strain Vs. Horizontal Deformation



Consolidation Curves



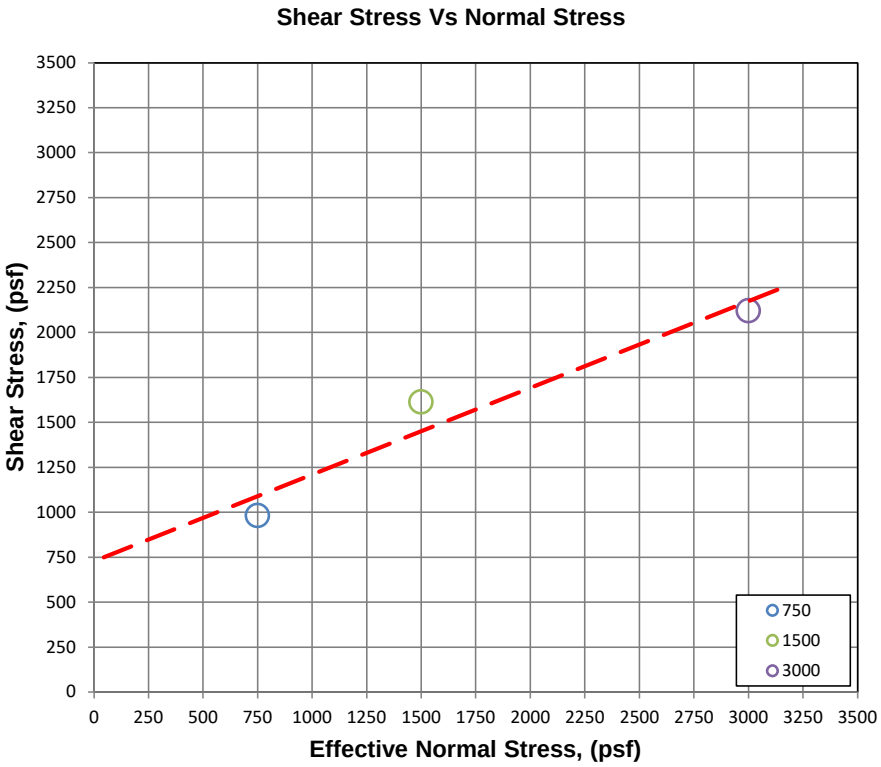
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Figure No.: C-5c

Wilding Engineering, Inc.

ASTM D3080

Tested By	Jason Wright	Date	10/20/23	Computed By	Jeremy Wright EIT	Date	1/23/23	Checked By	Shun Li PE	Date	1/23/24



Mohr-Coulomb Stress Envelope			Parameter	Specimen A	B	C	D
Φ' and c' from Best-Fit Straight Line	Φ' (deg)	26	Initial Water Content (%)	14.0	14.0	14.0	N/A
	c' (psf)	730	Final Water Content (%)	25.3	25.6	25.0	N/A
	R^2	0.9376	Dry Density (psf)	105.2	105.2	105.2	N/A
	SSE	N/A	Diameter (in)	2.42			
Peak Φ' for c' = 0	Normal Stress	Ø' (deg)	Height (in)	1.00			
	750	53	Strain Rate (in/min)	0.0010			
	1500	47	LL/PL/PI	38 / 19 / 19			
	3000	35	Average T_{50} (min)	0.004			

		Data Points		
Project:	Jordanelle Ridge	**Normal Stress**	**Corrected Shear Stress**	
Project Number:	23192			
Boring Number:	TP-28			
Sample Number:	NA	750	982	
Depth:	3 feet	1500	1613	
Sample Type:	Reconstituted	3000	2121	
Rel. Compaction:	100%			
Description:	Sany Lean Clay			
Remarks:	Sample remolded to estimated in situ moisture and density & split on the No. 10 sieve			

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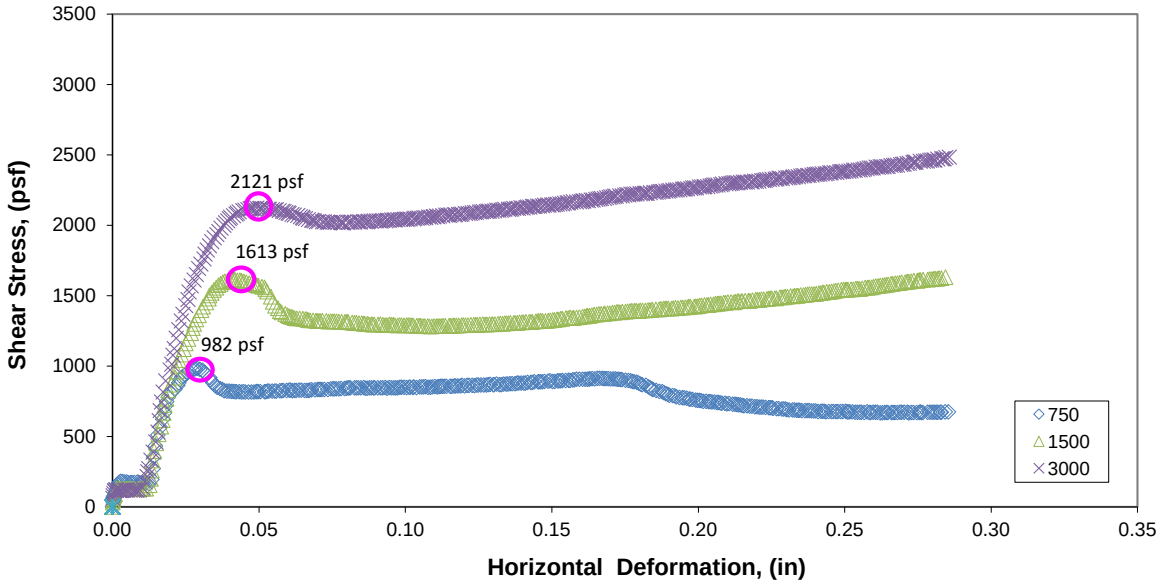
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Wilding Engineering, Inc.

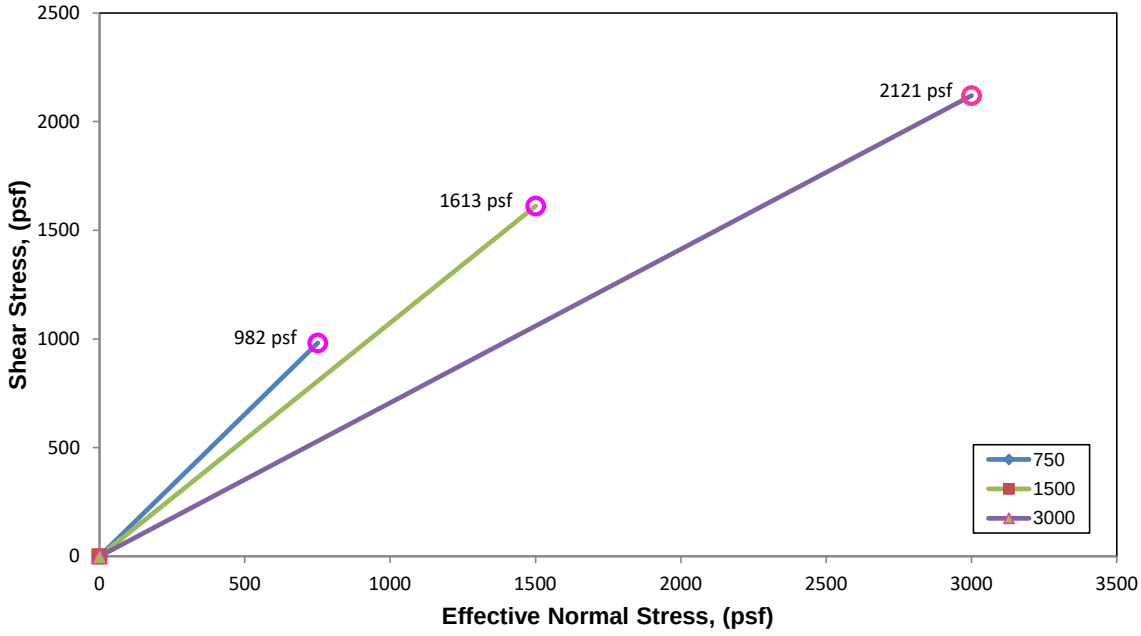
ASTM D3080

Tested By	Jason Wright	Date	10/20/23	Computed By	Jeremy Wright EIT	Date	1/23/23	Checked By	Shun Li PE	Date	1/23/24

Corrected Shear Stress Vs. Horizontal Deformation



Shear Stress Vs Normal Stress, assuming c'=0



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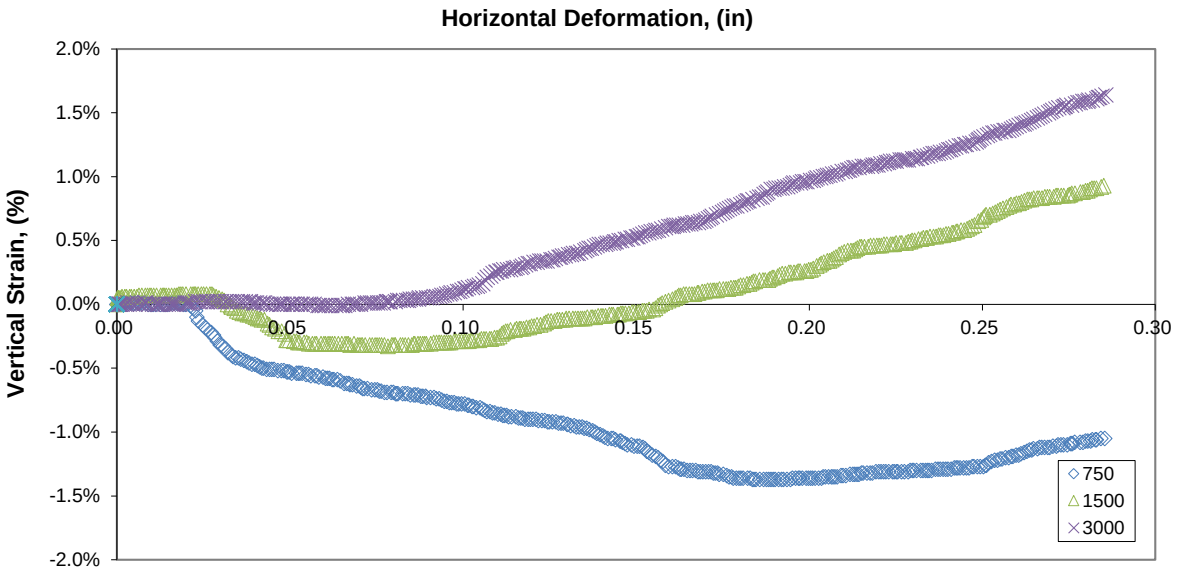
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Wilding Engineering, Inc.

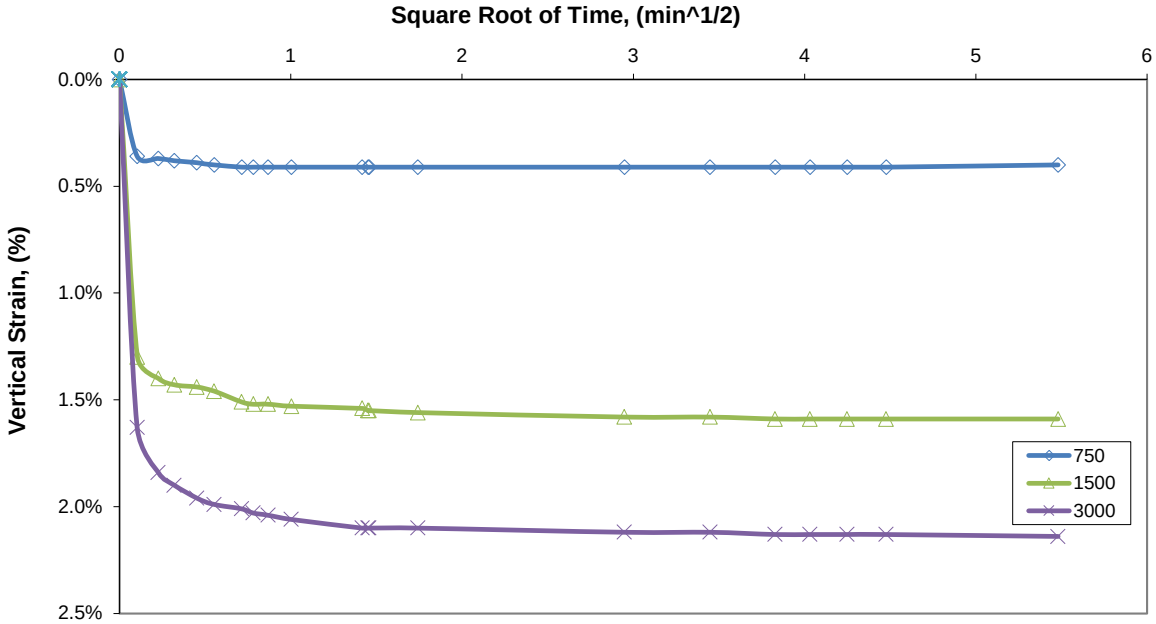
ASTM D3080

Tested By	Jason Wright	Date	10/20/23	Computed By	Jeremy Wright EIT	Date	1/23/23	Checked By	Shun Li PE	Date	1/23/24

Vertical Strain Vs. Horizontal Deformation



Consolidation Curves



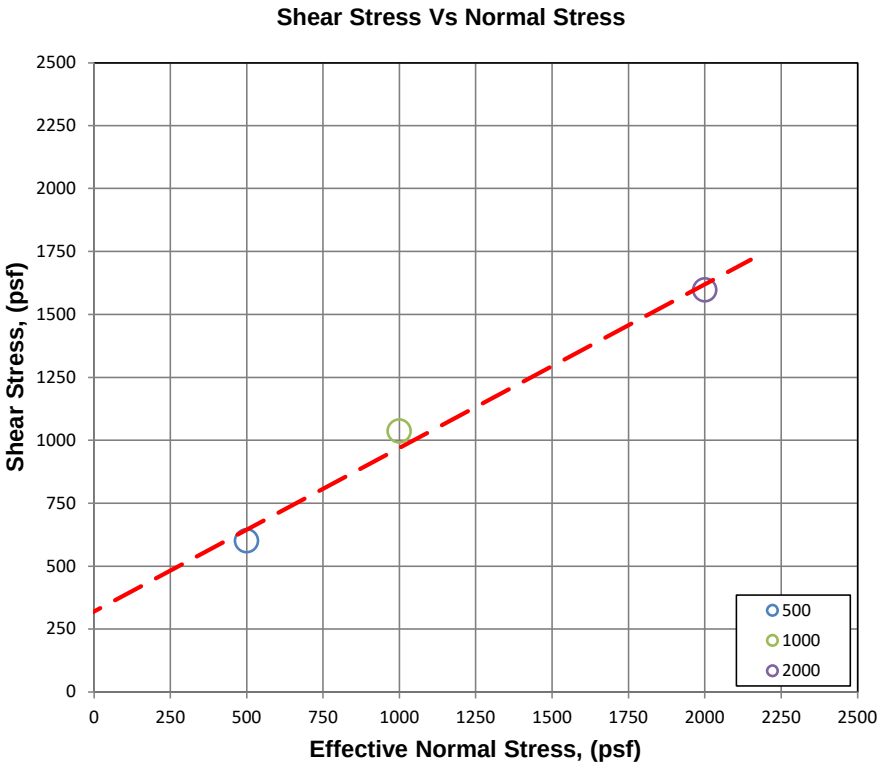
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Figure No.: C-6c

Wilding Engineering, Inc.

ASTM D3080

Tested By	Jason Wright	#####	8/5/24	Computed By	Jeremy Wright EIT	Date	11/4/24	Checked By	Shun Li PE	Date	11/4/24



Mohr-Coulomb Stress Envelope			Parameter	Specimen A	B	C	D
Φ' and c' from Best-Fit Straight Line	Φ' (deg)	33	Initial Water Content (%)	9.8	9.8	9.8	N/A
	c' (psf)	320	Final Water Content (%)	31.7	31.3	31.6	N/A
	R^2	0.9864	Dry Density (psf)	92.6	92.6	92.6	N/A
	SSE	N/A	Diameter (in)	2.40			
Peak Φ' for c' = 0	Normal Stress	Ø' (deg)	Height (in)	1.00			
	500	50	Strain Rate (in/min)	0.0030			
	1000	46	LL/PL/PI	33 / 22 / 11			
	2000	39	Average T_{50} (min)	0.005			

		Data Points		
Project:	Jordanelle Village 3	**Normal Stress**	**Corrected Shear Stress**	
Project Number:	24444			
Boring Number:	TP-36			
Sample Number:	NA	500	601	
Depth:	2 ft	1000	1036	
Sample Type:	Remolded	2000	1598	
Rel. Compaction:	100%			
Description:	Poorly Graded GRAVEL with Clay and Sand (GP-GC)			
Remarks:	Sample remolded to estimated in situ moisture and density & split on the No. 10 sieve			

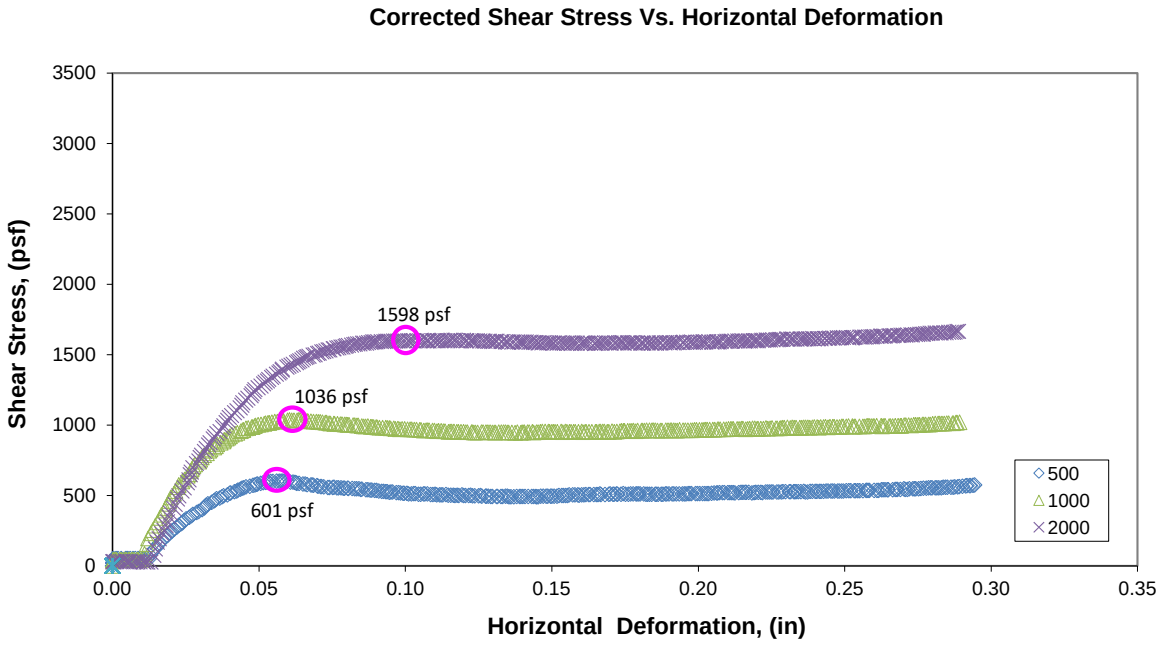
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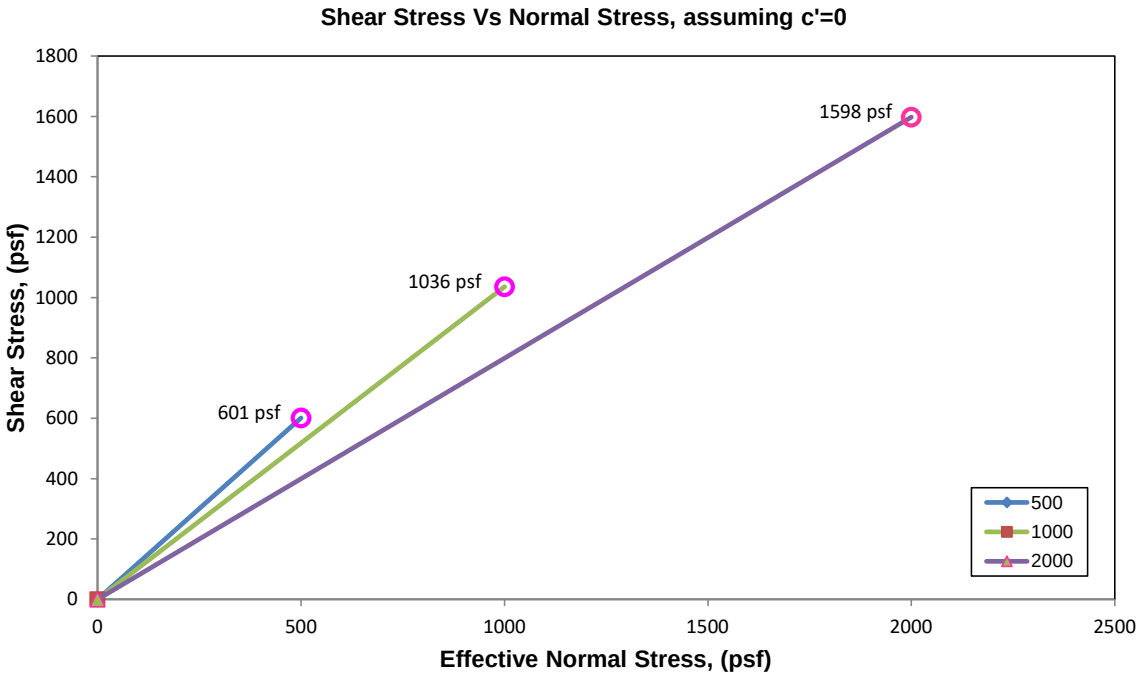
Figure No.: C-7a

Wilding Engineering, Inc.

ASTM D3080

Tested By	Jason Wright
Date	8/5/24
Computed By	Jeremy Wright EIT
Date	11/4/24
Checked By	Shun Li PE
Date	11/4/24





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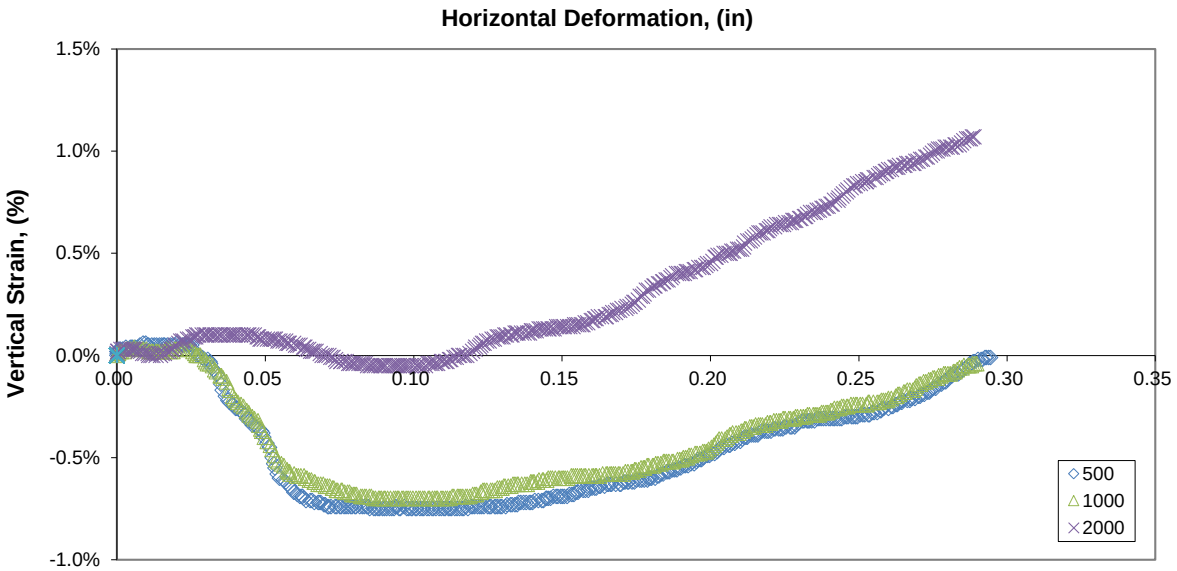
Figure No.: C-7b

Wilding Engineering, Inc.

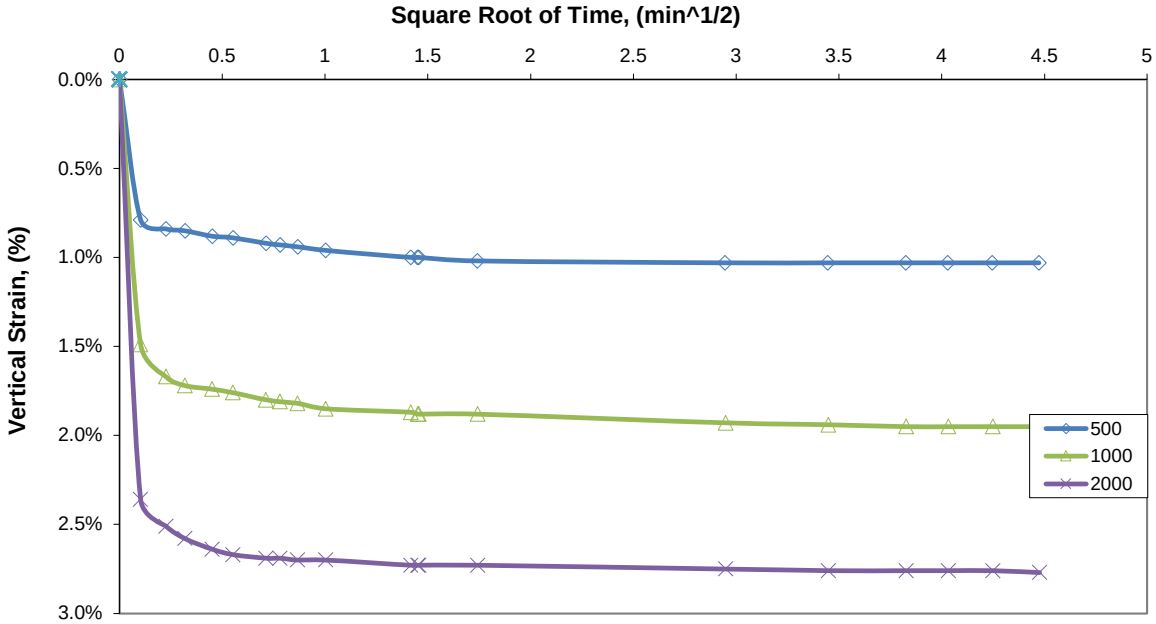
ASTM D3080

Tested By	Jason Wright
Date	8/5/24
Computed By	Jeremy Wright EIT
Date	11/4/24
Checked By	Shun Li PE
Date	11/4/24

Vertical Strain Vs. Horizontal Deformation



Consolidation Curves



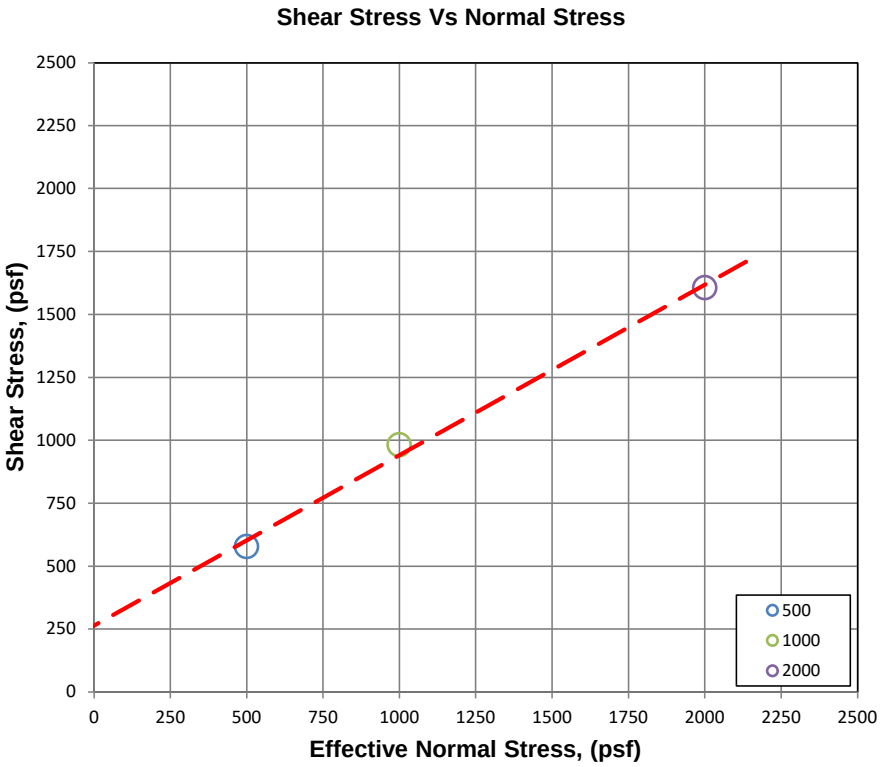
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Figure No.: C-7c

Wilding Engineering, Inc.

ASTM D3080

Tested By	Jason Wright	Date	10/23/24	Computed By	Jeremy Wright EIT	Date	11/4/24	Checked By	Shun Li PE	Date	11/4/24



Mohr-Coulomb Stress Envelope			Parameter	Specimen A	B	C	D
Φ' and c' from Best-Fit Straight Line	Φ' (deg)	34	Initial Water Content (%)	9.2	9.2	9.2	N/A
	c' (psf)	270	Final Water Content (%)	23.8	23.2	23.4	N/A
	R^2	0.9954	Dry Density (psf)	109.9	109.9	109.9	N/A
	SSE	N/A	Diameter (in)	2.42			
Peak Φ' for c' = 0	Normal Stress	Ø' (deg)	Height (in)	1.00			
	500	49	Strain Rate (in/min)	0.0030			
	1000	44	LL/PL/PI	40 / 18 / 22			
	2000	39	Average T_{50} (min)	0.005			

		Data Points		
Project:	Jordanelle Village 3	**Normal Stress**	**Corrected Shear Stress**	
Project Number:	24444			
Boring Number:	TP-39			
Sample Number:	NA	500	577	
Depth:	7 ft	1000	982	
Sample Type:	Remolded	2000	1606	
Rel. Compaction:	100%			
Description:	Poorly Graded SAND with Gravel (SP)			
Remarks:	Sample remolded to estimated in situ moisture and density & split on the No. 10 sieve			

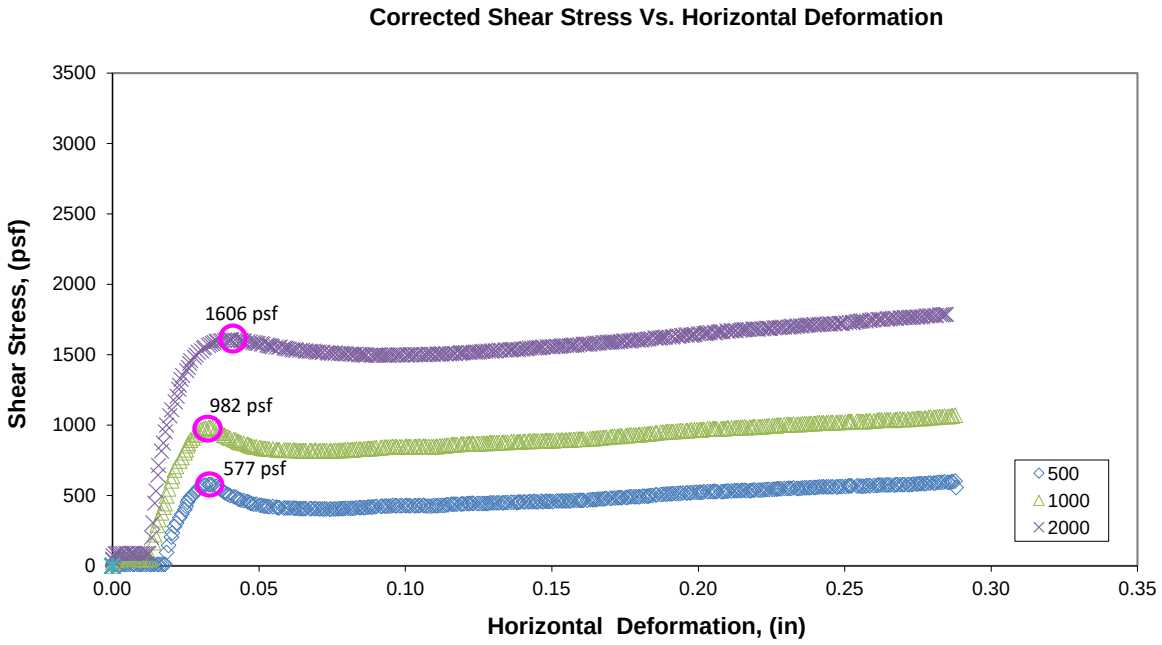
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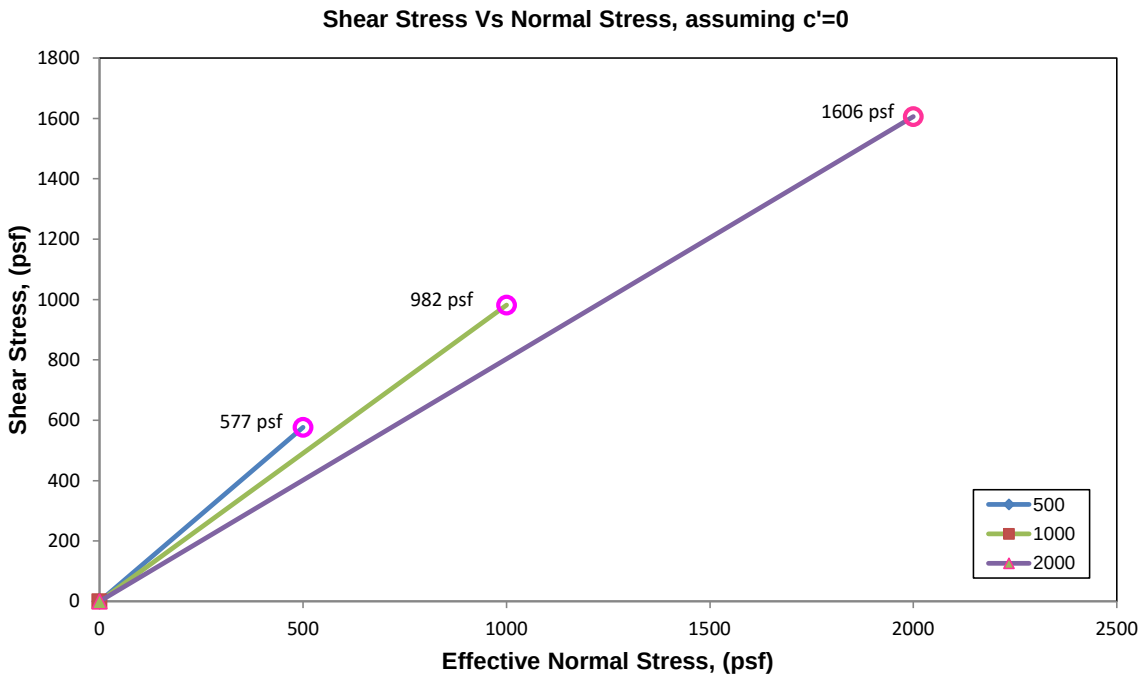
Figure No.: C-8a

Wilding Engineering, Inc.

ASTM D3080

Tested By	Jason Wright
Date	10/23/24
Computed By	Jeremy Wright EIT
Date	11/4/24
Checked By	Shun Li PE
Date	11/4/24





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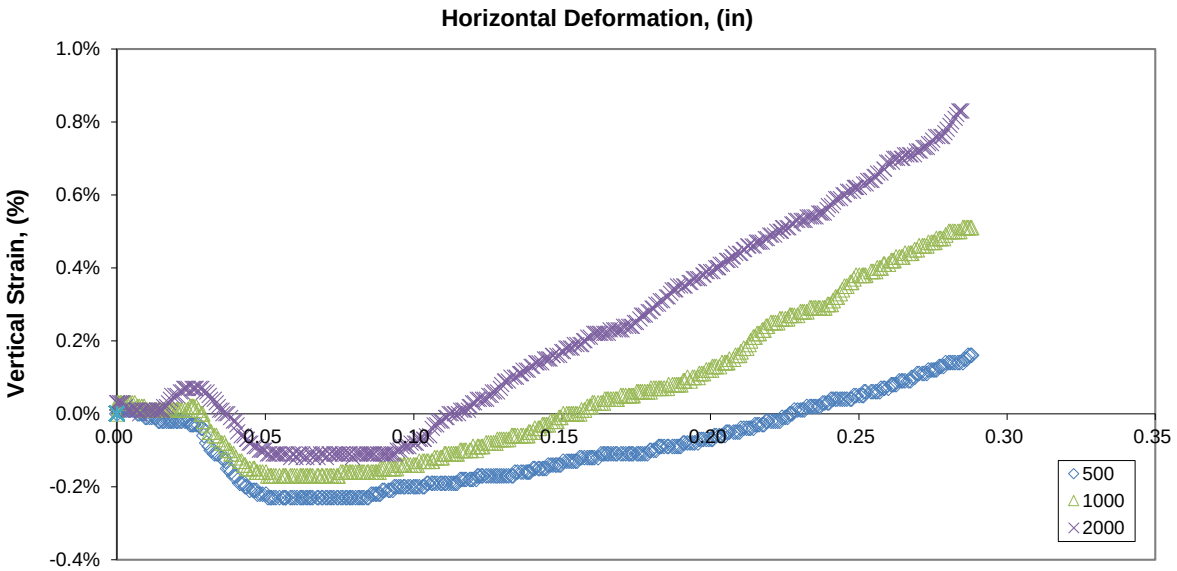
Figure No.: C-8b

Wilding Engineering, Inc.

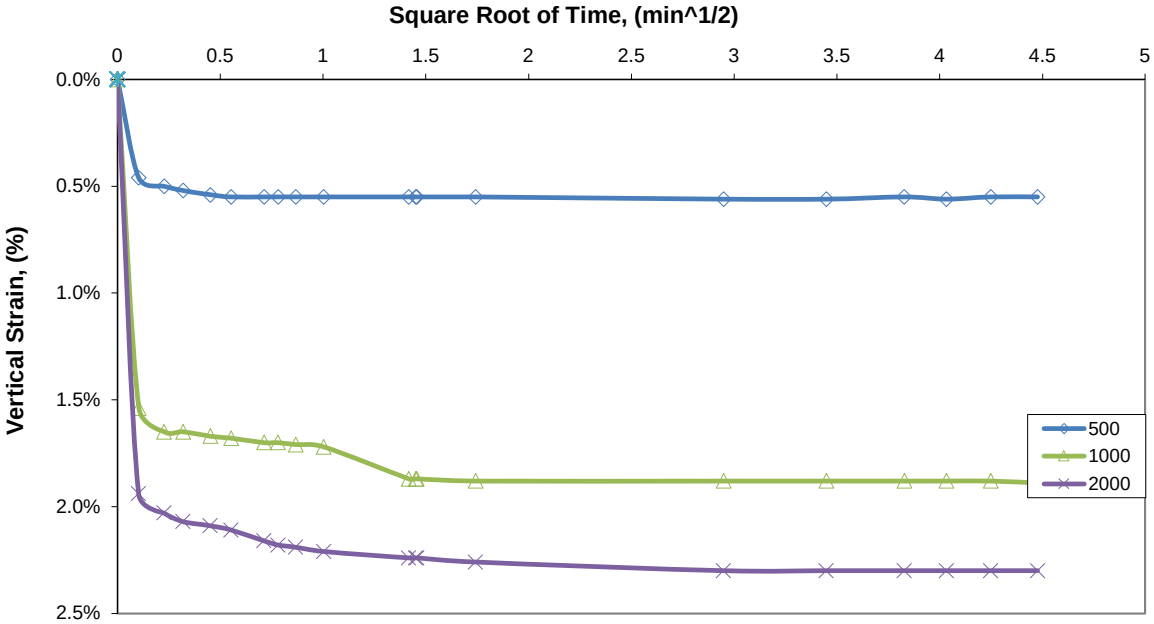
ASTM D3080

Tested By	Jason Wright
Date	10/23/24
Computed By	Jeremy Wright EIT
Date	11/4/24
Checked By	Shun Li PE
Date	11/4/24

Vertical Strain Vs. Horizontal Deformation



Consolidation Curves



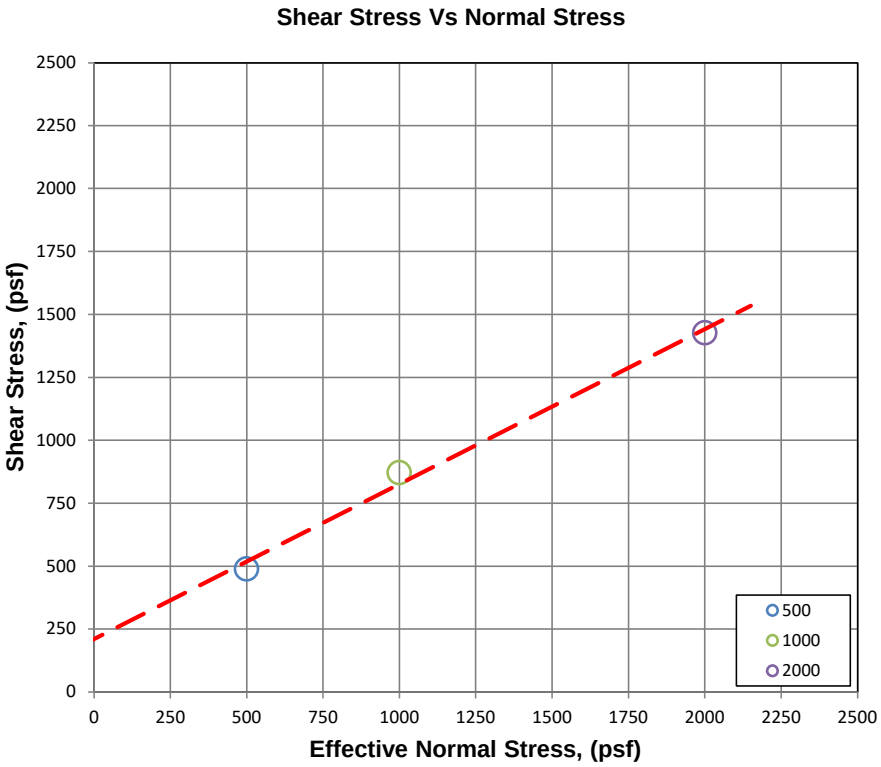
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Figure No.: C-8c

Wilding Engineering, Inc.

ASTM D3080

Tested By	Jason Wright	Date	10/24/24	Computed By	Jeremy Wright EIT	Date	11/4/24	Checked By	Shun Li PE	Date	11/4/24



Mohr-Coulomb Stress Envelope			Parameter	Specimen A	B	C	D
Φ' and c' from Best-Fit Straight Line	Φ' (deg)	32	Initial Water Content (%)	11.8	11.8	11.8	N/A
	c' (psf)	210	Final Water Content (%)	23.0	23.2	23.3	N/A
	R^2	0.9931	Dry Density (psf)	107.3	107.3	107.3	N/A
	SSE	N/A	Diameter (in)	2.42			
Peak Φ' for c' = 0	Normal Stress	Ø' (deg)	Height (in)	1.00			
	500	44	Strain Rate (in/min)	0.0030			
	1000	41	LL/PL/PI	32 / 19 / 13			
	2000	36	Average T_{50} (min)	0.004			

		Data Points		
Project:	Jordanelle Village 3	**Normal Stress**	**Corrected Shear Stress**	
Project Number:	24444			
Boring Number:	TP-44			
Sample Number:	NA	500	489	
Depth:	3 ft	1000	871	
Sample Type:	Remolded	2000	1427	
Rel. Compaction:	100%			
Description:	Sandy Lean CLAY (CL)			
Remarks:	Sample remolded to estimated in situ moisture and density & split on the No. 10 sieve			

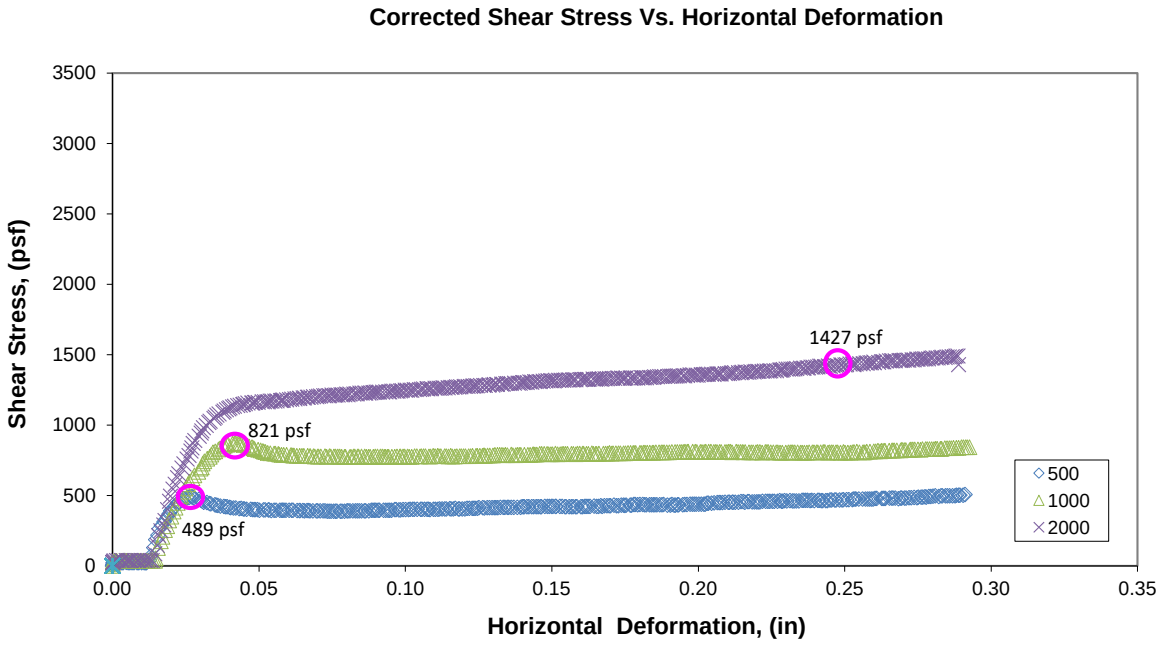
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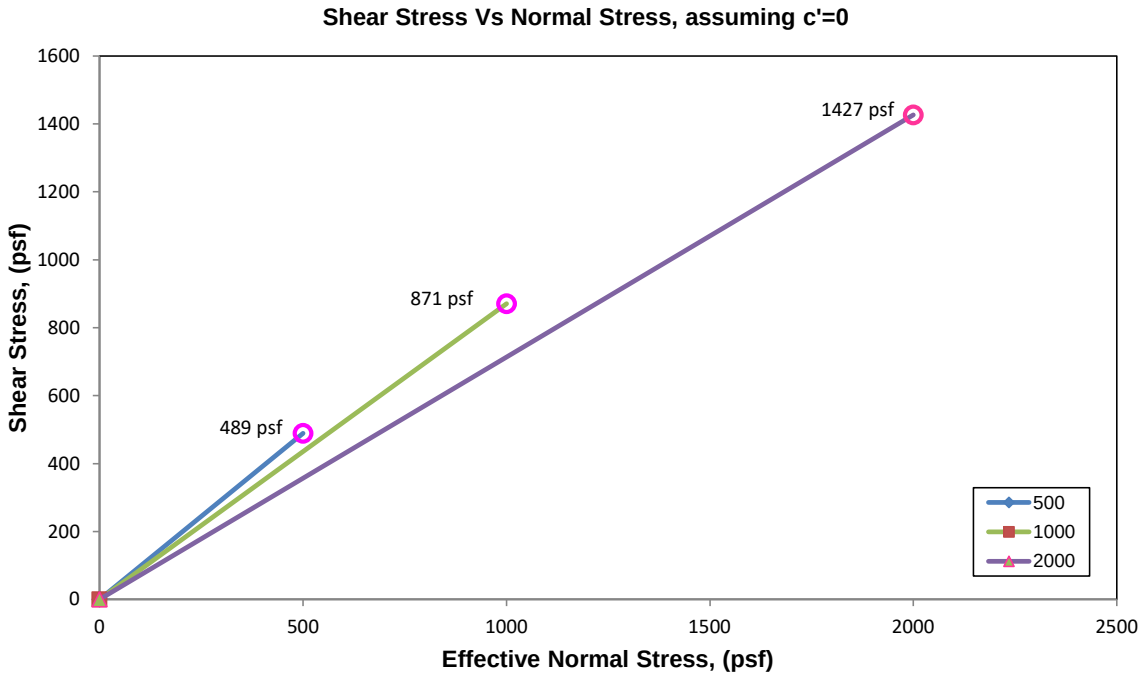
Figure No.: C-9a

Wilding Engineering, Inc.

ASTM D3080

Tested By	Jason Wright
Date	10/24/24
Computed By	Jeremy Wright EIT
Date	11/4/24
Checked By	Shun Li PE
Date	11/4/24





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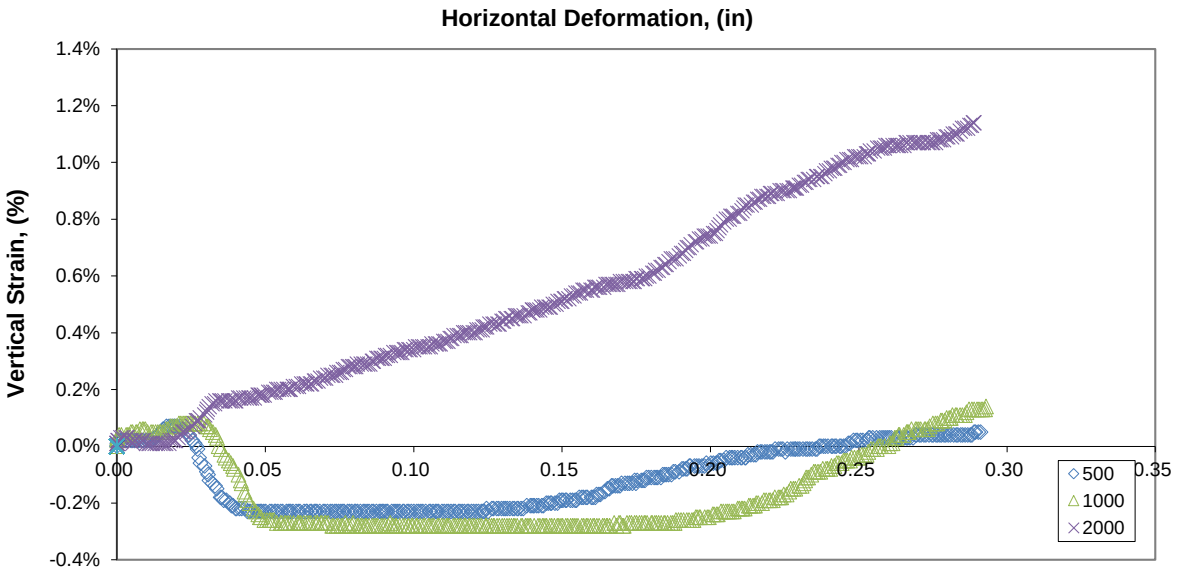
Figure No.: C-9b

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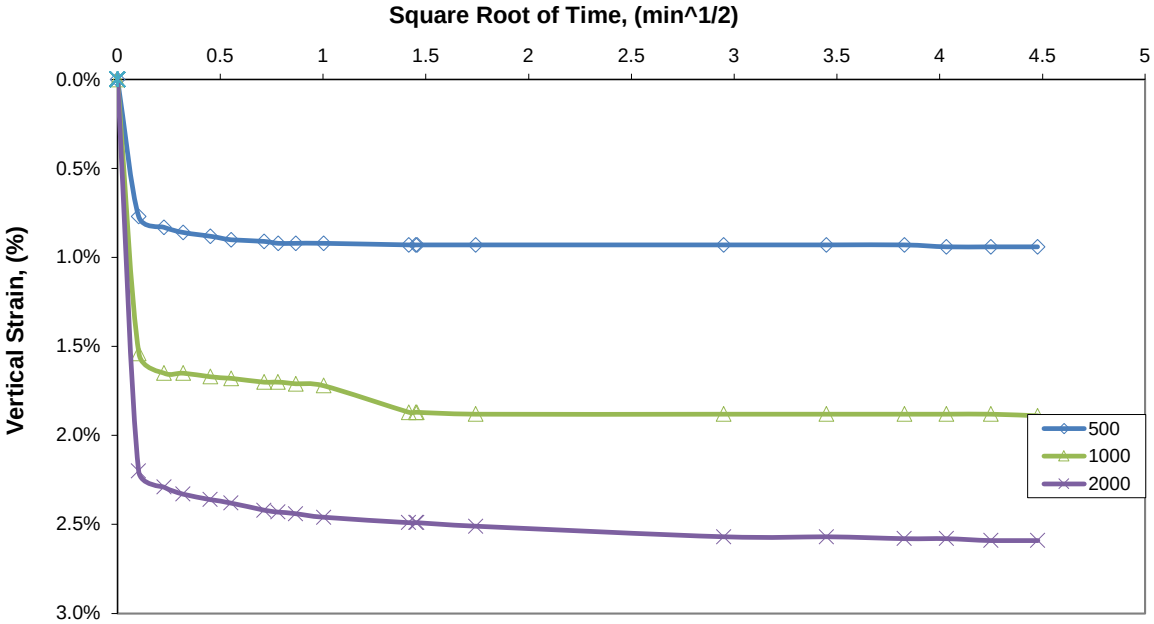
ASTM D3080

Tested By	Jason Wright
Date	10/24/24
Computed By	Jeremy Wright EIT
Date	11/4/24
Checked By	Shun Li PE
Date	11/4/24

Vertical Strain Vs. Horizontal Deformation



Consolidation Curves



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Figure No.: C-9c

6/27/2025

Work Order: 25F1274
Project: 24444 Momentum

Wilding Engineering
Attn: Torrey Copfer
14721 South Heritage Crest Way
Bluffdale, UT 84065

Client Service Contact: 801.262.7299

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

Approved By:

Mark Broadhead, Project Manager

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Torrey Copfer
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Bluffdale, UT 84065

PO#:
Receipt: **6/13/25 16:21 @ 27.6** °C
Date Reported: 6/27/2025
Project Name: **24444 Momentum**

Sample ID: **TP-44 @ 3'**

Matrix: **Solid**
Lab ID: **25F1274-01**
Date Sampled: **6/12/25 0:00**
Sampled By: **Jesse Copfer**

	Result	Units	Minimum Reporting Limit	Method	Preparation Date/Time	Analysis Date/Time	Flag(s)
Inorganic							
pH	7.0	pH Units	0.1	EPA 9045D	6/13/25 16:19	6/13/25 17:09	
Resistivity	2.8	ohm m	1.0	SSSA 10-3.3	6/17/25	6/17/25	
Sulfate, Soluble (IC)	ND	mg/kg dry	12	EPA 300.0	6/16/25	6/17/25	
Total Solids	86.0	%	0.1	CTF8000	6/16/25	6/16/25	

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Date Reported: 6/27/2025
Project Name: **24444 Momentum**

Sample ID: **TP-47 @ 3'**

Matrix: **Solid**
Lab ID: **25F1274-02**
Date Sampled: **6/12/25 0:00**
Sampled By: **Jesse Copfer**

	Result	Units	Minimum Reporting Limit	Method	Preparation Date/Time	Analysis Date/Time	Flag(s)
Inorganic							
pH	6.7	pH Units	0.1	EPA 9045D	6/13/25 16:19	6/13/25 17:09	
Resistivity	91.7	ohm m	1.0	SSSA 10-3.3	6/17/25	6/17/25	
Sulfate, Soluble (IC)	ND	mg/kg dry	12	EPA 300.0	6/16/25	6/17/25	
Total Solids	84.5	%	0.1	CTF8000	6/16/25	6/16/25	

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Date Reported: 6/27/2025
Project Name: **24444 Momentum**

Sample ID: **TP-13 @ 2.5'**

Matrix: **Solid**
Lab ID: **25F1274-03**
Date Sampled: **6/12/25 0:00**
Sampled By: **Jesse Copfer**

	Result	Units	Minimum Reporting Limit	Method	Preparation Date/Time	Analysis Date/Time	Flag(s)
Inorganic							
pH	7.5	pH Units	0.1	EPA 9045D	6/13/25 16:19	6/13/25 17:11	
Resistivity	13.3	ohm m	1.0	SSSA 10-3.3	6/17/25	6/17/25	
Sulfate, Soluble (IC)	ND	mg/kg dry	10	EPA 300.0	6/16/25	6/17/25	
Total Solids	96.6	%	0.1	CTF8000	6/16/25	6/16/25	

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Date Reported: 6/27/2025
Project Name: **24444 Momentum**

Sample ID: **TP-19 @ 1'**

Matrix: **Solid**
Lab ID: **25F1274-04**
Date Sampled: **6/12/25 0:00**
Sampled By: **Jesse Copfer**

	Result	Units	Minimum Reporting Limit	Method	Preparation Date/Time	Analysis Date/Time	Flag(s)
Inorganic							
pH	7.1	pH Units	0.1	EPA 9045D	6/13/25 16:19	6/13/25 17:12	
Resistivity	65.4	ohm m	1.0	SSSA 10-3.3	6/17/25	6/17/25	
Sulfate, Soluble (IC)	ND	mg/kg dry	11	EPA 300.0	6/16/25	6/17/25	
Total Solids	91.9	%	0.1	CTF8000	6/16/25	6/16/25	

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Date Reported: 6/27/2025
Project Name: **24444 Momentum**

Sample ID: **TP-28 @ 3'**

Matrix: **Solid**
Lab ID: **25F1274-05**
Date Sampled: **6/12/25 0:00**
Sampled By: **Jesse Copfer**

	Result	Units	Minimum Reporting Limit	Method	Preparation Date/Time	Analysis Date/Time	Flag(s)
Inorganic							
pH	6.8	pH Units	0.1	EPA 9045D	6/13/25 16:19	6/13/25 17:13	
Resistivity	71.4	ohm m	1.0	SSSA 10-3.3	6/17/25	6/17/25	
Sulfate, Soluble (IC)	ND	mg/kg dry	10	EPA 300.0	6/16/25	6/17/25	
Total Solids	95.3	%	0.1	CTF8000	6/16/25	6/16/25	

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Date Reported: 6/27/2025
Project Name: **24444 Momentum**

Sample ID: **TP-33 @ 4'**

Matrix: **Solid**
Lab ID: **25F1274-06**
Date Sampled: **6/13/25 0:00**
Sampled By: **Jesse Copfer**

	Result	Units	Minimum Reporting Limit	Method	Preparation Date/Time	Analysis Date/Time	Flag(s)
Inorganic							
pH	6.8	pH Units	0.1	EPA 9045D	6/13/25 16:19	6/13/25 17:13	
Resistivity	192	ohm m	1.0	SSSA 10-3.3	6/17/25	6/17/25	
Sulfate, Soluble (IC)	ND	mg/kg dry	12	EPA 300.0	6/16/25	6/17/25	
Total Solids	85.0	%	0.1	CTF8000	6/16/25	6/16/25	

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Receipt: **6/13/25 16:21 @ 27.6** °C
Date Reported: 6/27/2025
Project Name: **24444 Momentum**

Sample ID: **TP-2 @ 2'**

Matrix: **Solid**
Lab ID: **25F1274-07**
Date Sampled: **6/13/25 0:00**
Sampled By: **Jesse Copfer**

	Result	Units	Minimum Reporting Limit	Method	Preparation Date/Time	Analysis Date/Time	Flag(s)
Inorganic							
pH	6.7	pH Units	0.1	EPA 9045D	6/13/25 16:19	6/13/25 17:14	
Resistivity	120	ohm m	1.0	SSSA 10-3.3	6/17/25	6/17/25	
Sulfate, Soluble (IC)	ND	mg/kg dry	11	EPA 300.0	6/16/25	6/17/25	
Total Solids	89.3	%	0.1	CTF8000	6/16/25	6/16/25	

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Date Reported: 6/27/2025
Project Name: **24444 Momentum**

Sample ID: **TP-6 @ 1.5'**

Matrix: **Solid**
Lab ID: **25F1274-08**
Date Sampled: **6/13/25 0:00**
Sampled By: **Jesse Copfer**

	Result	Units	Minimum Reporting Limit	Method	Preparation Date/Time	Analysis Date/Time	Flag(s)
Inorganic							
pH	5.9	pH Units	0.1	EPA 9045D	6/13/25 16:19	6/13/25 17:15	
Resistivity	119	ohm m	1.0	SSSA 10-3.3	6/17/25	6/17/25	
Sulfate, Soluble (IC)	ND	mg/kg dry	13	EPA 300.0	6/16/25	6/17/25	
Total Solids	78.3	%	0.1	CTF8000	6/16/25	6/16/25	

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Receipt: **6/13/25 16:21 @ 27.6** °C
Date Reported: 6/27/2025
Project Name: **24444 Momentum**

Sample ID: **TP-39 @ 7'**

Matrix: **Solid**
Lab ID: **25F1274-09**
Date Sampled: **6/13/25 0:00**
Sampled By: **Jesse Copfer**

	Result	Units	Minimum Reporting Limit	Method	Preparation Date/Time	Analysis Date/Time	Flag(s)
Inorganic							
pH	6.2	pH Units	0.1	EPA 9045D	6/13/25 16:19	6/13/25 17:15	
Resistivity	217	ohm m	1.0	SSSA 10-3.3	6/17/25	6/17/25	
Sulfate, Soluble (IC)	ND	mg/kg dry	12	EPA 300.0	6/16/25	6/17/25	
Total Solids	83.5	%	0.1	CTF8000	6/16/25	6/16/25	

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Receipt: **6/13/25 16:21 @ 27.6** °C
Date Reported: 6/27/2025
Project Name: **24444 Momentum**

Sample ID: **TP-41 @ 3'**

Matrix: **Solid**
Lab ID: **25F1274-10**
Date Sampled: **6/13/25 0:00**
Sampled By: **Jesse Copfer**

	Result	Units	Minimum Reporting Limit	Method	Preparation Date/Time	Analysis Date/Time	Flag(s)
Inorganic							
pH	6.7	pH Units	0.1	EPA 9045D	6/13/25 16:19	6/13/25 17:17	
Resistivity	6.0	ohm m	1.0	SSSA 10-3.3	6/17/25	6/17/25	
Sulfate, Soluble (IC)	18	mg/kg dry	12	EPA 300.0	6/16/25	6/17/25	
Total Solids	85.5	%	0.1	CTF8000	6/16/25	6/16/25	

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Receipt: **6/13/25 16:21 @ 27.6** °C
Date Reported: 6/27/2025
Project Name: **24444 Momentum**

Report Footnotes

Abbreviations

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

APPENDIX D

ASCE Hazards Report

Address:
No Address at This Location

Standard:	ASCE/SEI 7-16	**Latitude:**	40.585362
Risk Category:	II	**Longitude:**	-111.396593
Soil Class:	C - Very Dense Soil and Soft Rock	**Elevation:**	0 ft (NAVD 88)





Seismic

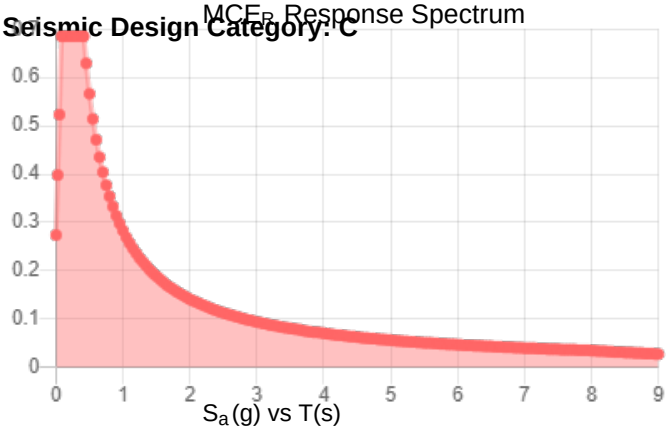
Site Soil Class: C - Very Dense Soil and Soft Rock

Results:

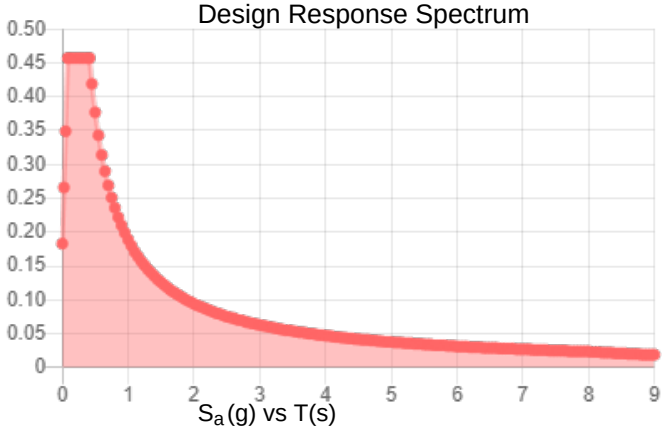
S_S :	0.532	S_{D1} :	0.189
S_1 :	0.189	T_L :	8
F_a :	1.287	PGA :	0.235
F_v :	1.5	PGA_M :	0.282
S_{MS} :	0.685	F_{PGA} :	1.2
S_{M1} :	0.283	I_e :	1
S_{DS} :	0.457	C_v :	0.955

Seismic Design Category: C

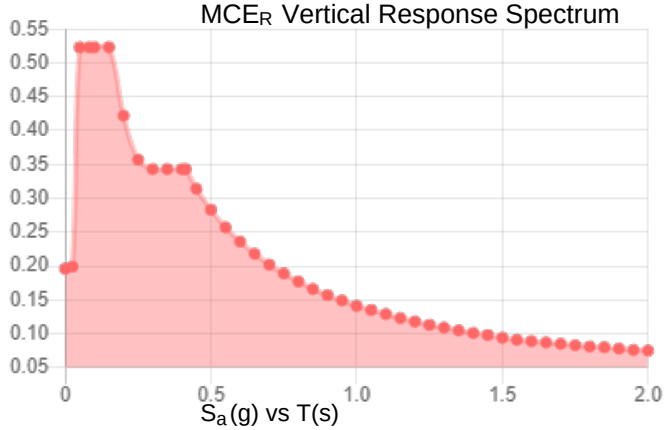
MCE_R Response Spectrum



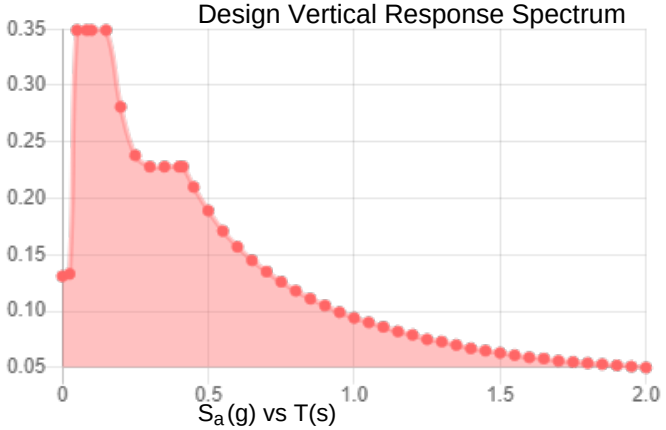
Design Response Spectrum



MCE_R Vertical Response Spectrum



Design Vertical Response Spectrum



Data Accessed: Thu Feb 01 2024

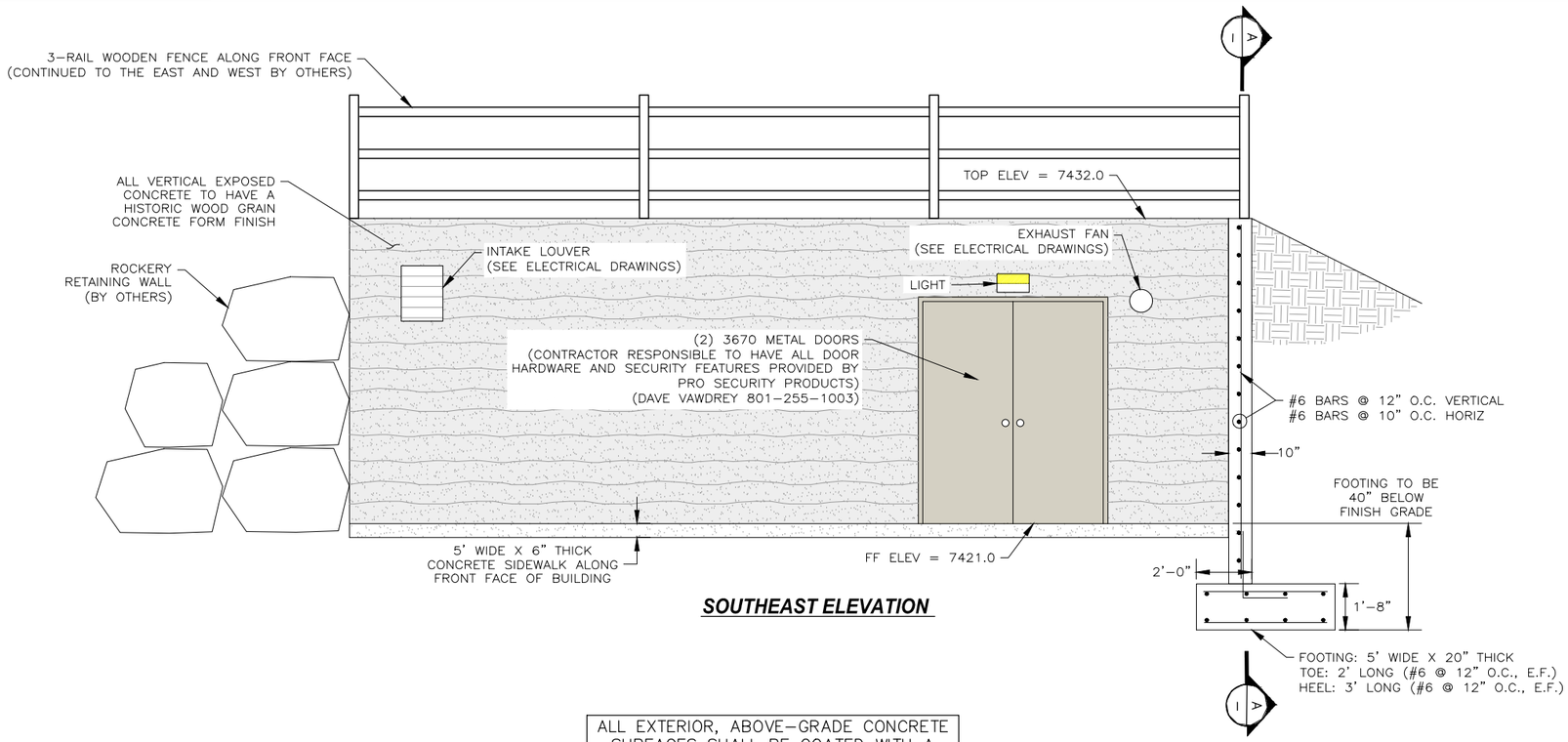
Date Source:

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

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

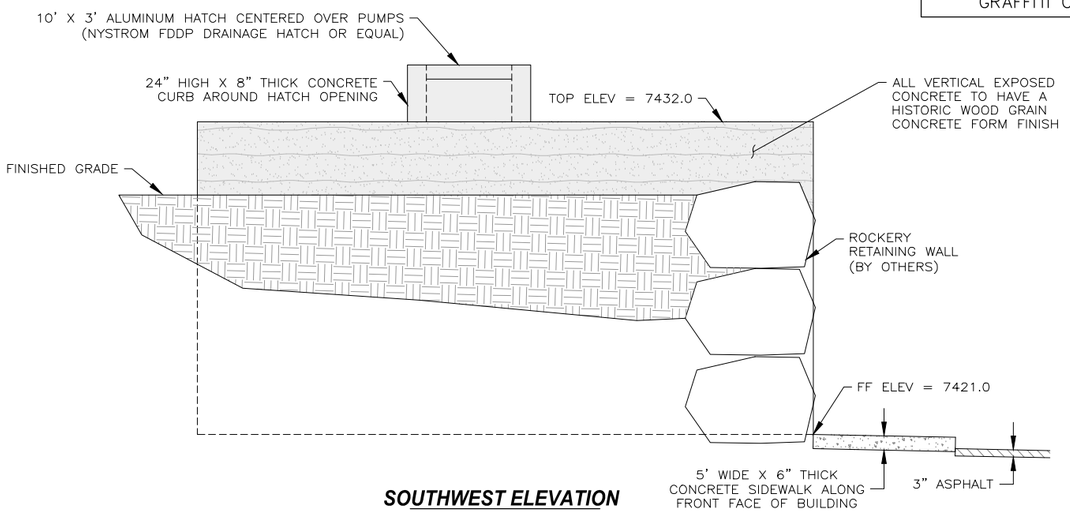
ASCE does not intend, nor should anyone interpret, the results provided by this Tool to replace the sound judgment of a competent professional, having knowledge and experience in the appropriate field(s) of practice, nor to substitute for the standard of care required of such professionals in interpreting and applying the contents of this Tool or the ASCE standard.

In using this Tool, you expressly assume all risks associated with your use. Under no circumstances shall ASCE or its officers, directors, employees, members, affiliates, or agents be liable to you or any other person for any direct, indirect, special, incidental, or consequential damages arising from or related to your use of, or reliance on, the Tool or any information obtained therein. To the fullest extent permitted by law, you agree to release and hold harmless ASCE from any and all liability of any nature arising out of or resulting from any use of data provided by the ASCE Hazard Tool.

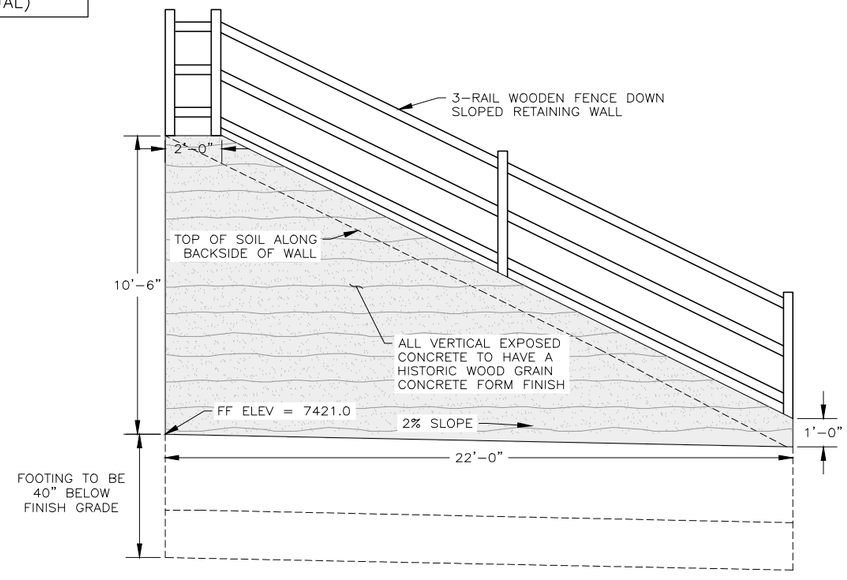


SOUTHEAST ELEVATION

ALL EXTERIOR, ABOVE–GRADE CONCRETE SURFACES SHALL BE COATED WITH A GRAFFITI REPELLENT COATING (PROSOCO SURE KLEAN BLOK–GUARD & GRAFFITI CONTROL OR EQUAL)



SOUTHWEST ELEVATION



RETAINING WALL SECTION A-A

JACKSON ENGINEERING
3376 STONEHILL LANE
COTTONWOOD HEIGHTS UTAH 84121
PHONE (801) 558-5293
FAX (801) 943-0108

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

CONTACT:
DAVE BARBEE
801-316-3193

MARCELLA DRINKING WATER PUMP STATION
WASATCH COUNTY, UTAH
CONSTRUCTION PLANS
ELEVATION VIEWS

LICENSED STRUCTURAL ENGINEER
ADAM J. HUB
3-23-2026
STATE OF UTAH

NO.	DATE	REVISION	BY

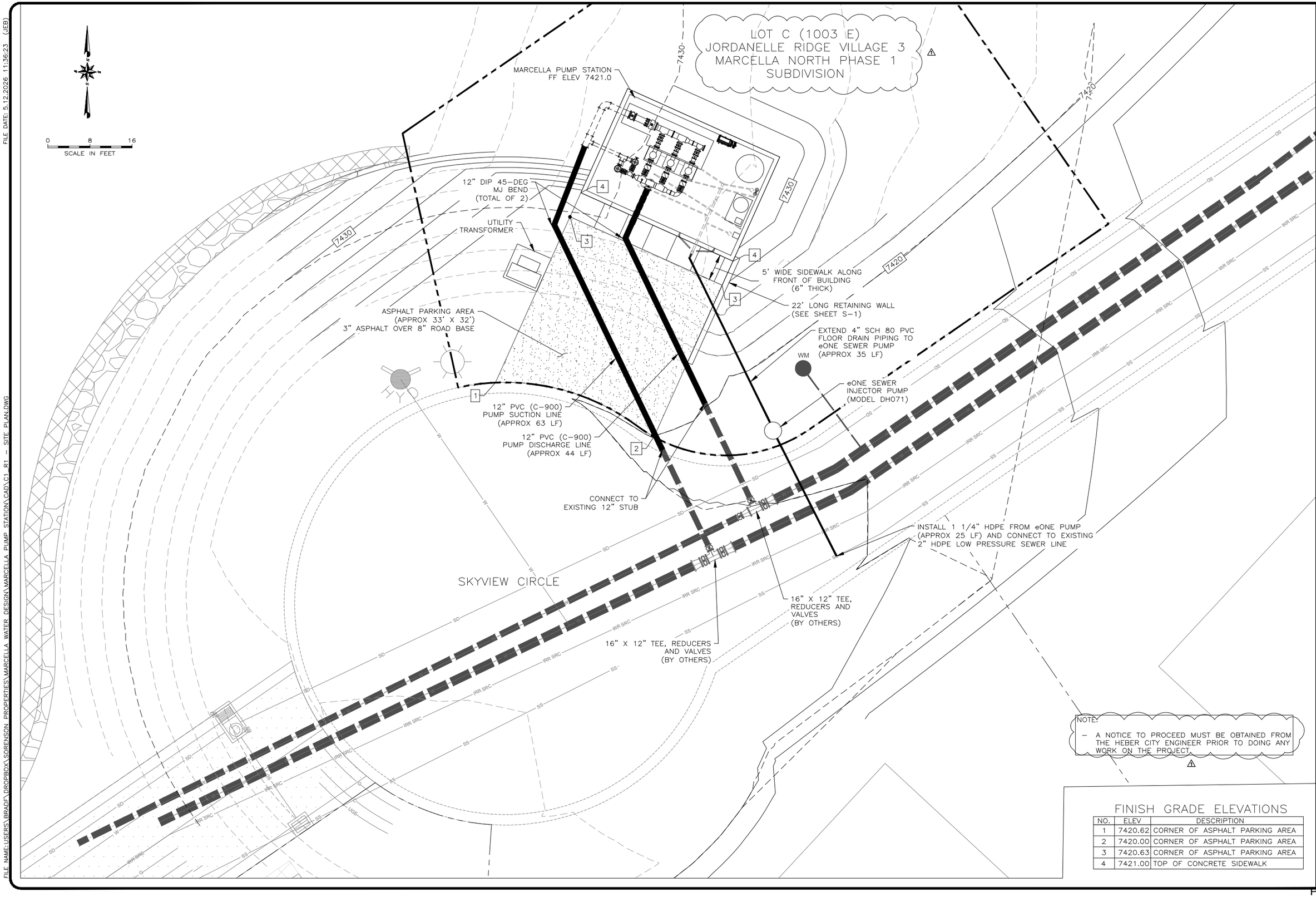
PROJECT NO.:	DATE: MARCH 2026
DRAWN BY: JB	CHECKED BY: TT
PROJECT MANAGER: S. JACKSON	

ELEVATION VIEWS

S-1

FILE DATE: 3.23.2026 08:59:22 (JEB)
FILE NAME: USERS\BRADF\DROPBOX\SORENSON PROPERTIES\MARCELLA WATER DESIGN\MARCELLA PUMP STATION\CAD\S1 – ELEVATION VIEWS.DWG

FILE DATE: 5.12.2026 11:36:23 (JEB)
FILE NAME: USERS\BRADF\DROPBOX\SORENSON PROPERTIES\MARCELLA WATER DESIGN\MARCELLA PUMP STATION\CAD\C1 R1 - SITE PLAN.DWG



NOTE:

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

FINISH GRADE ELEVATIONS

NO.	ELEV	DESCRIPTION
1	7420.62	CORNER OF ASPHALT PARKING AREA
2	7420.00	CORNER OF ASPHALT PARKING AREA
3	7420.63	CORNER OF ASPHALT PARKING AREA
4	7421.00	TOP OF CONCRETE SIDEWALK

JACKSON ENGINEERING
3376 STONEHILL LANE
COTTONWOOD HEIGHTS UTAH 84121
PHONE (801) 550-1703
FAX (801) 943-0108

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

CONTACT:
DAVE BARBEE
801-316-3193

MARCELLA DRINKING WATER PUMP STATION
WASATCH COUNTY, UTAH
CONSTRUCTION PLANS
SITE PLAN

REGISTERED PROFESSIONAL ENGINEER
NO. 5148332
JASON BRADFORD
5-12-26
STATE OF UTAH

NO.	DATE	REVISION	BY
1	5/12/26	HEBER NOTES	JB

PROJECT NO.:	DATE:
-	MARCH 2026
DRAWN BY:	CHECKED BY:
JB	TT
PROJECT MANAGER:	
S. JACKSON	

SITE PLAN
C1

June 1, 2026

Heber City
Engineering Department

RE: #PZS26-0070 JSSD – Marcella Drinking Water Pump Station – Response to 5/28/2026 Engineering Comments

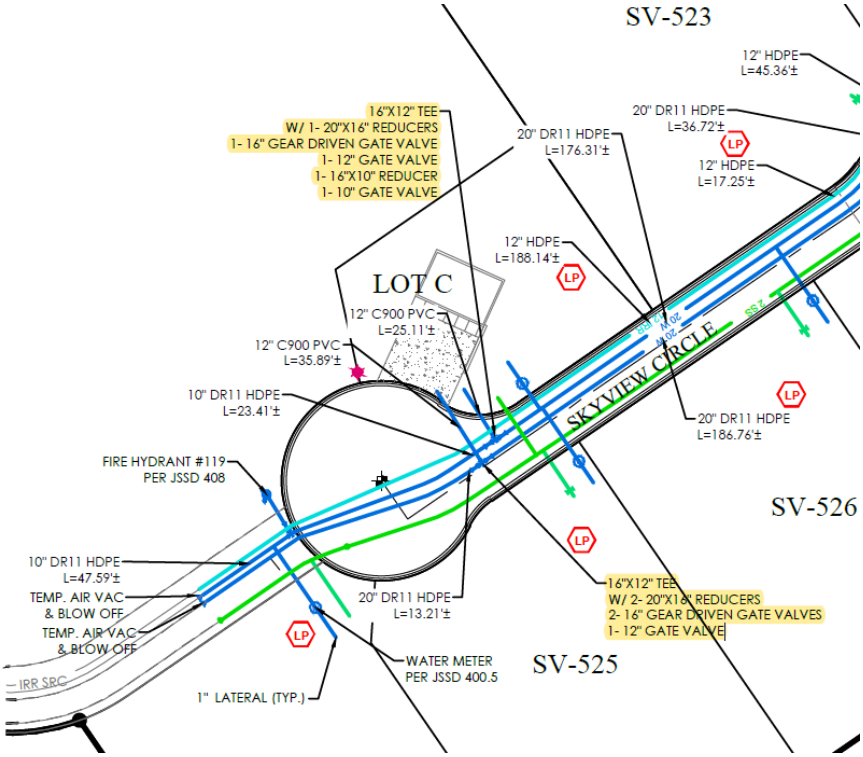
Ms. Larsen:

We appreciate your timely review of the application pertinent to Engineering. This letter is in response to the Engineering Review comments, dated May 28 2026, for the Jordanelle Special Service District Marcella pump station project.

COMMENTS ON SHEET C1

1. *Comment: The plan doesn't completely match the Marcella Phase 1 plans (pipe sizes, layout, etc). Make sure there are not conflicts between the two plans.*

   Response: Below is a screenshot from Sheet C6.2 of the approved Marcella Phase 1 plans. Highlighted in yellow are the connects mentioned in the above comment. We have coordinated these connections and do not believe there are any conflicts.



2. *Comment: Show fence (if there is one) and coordinate fencing details with Planning and Building departments for approval.*

   Response: The only fence planned for this site will be located along the top of the pump station building and along the top of the concrete retaining wall and is shown on Sheet S-1.

3. *Comment: Provide design for retaining walls that are greater than 4' with calculations to be approved with Site Plan for building permit or to be built with subdivision.*

   Response: Sheet S-1 contains the details for this retaining wall. The structural calculations for the retaining wall are attached to this response letter.

COMMENTS FROM LDI

4. *Comment: The Lighting Plan needs to provide additional information for the proposed exterior light fixture. Rather than only a model number, please include a manufacturer cut sheet or equivalent documentation identifying: * Fixture type * Fixture dimensions. * Fixture color. * Lighting element type. * Lighting element wattage. * Lighting color temperature in Kelvin units. NOTE: All lighting fixtures shall be 3000 K or less in color. The current model number suggests a color temperature of 4000 K. * Fixture Lumens output Please also confirm compliance with the following applicable lighting standards. While this is a single exterior fixture, the site is in proximity to residential uses and must still meet the following requirements: * All lighting shall be full cut-off and directed downward. The lighting element shall not be visible from the property line. * Light Containment – In no case shall Direct Light be allowed beyond the property line and in no case shall the lighting element be visible from beyond the property line. Site lighting shall be considered as to reduce the amount of Reflective Light leaving the site. * All non-residential exterior lighting shall be shut off during non-business hours. Businesses that operate 24 hours a day and are adjacent to residential property shall dim exterior lighting so as to reduce the impact to surrounding residential properties while maintaining site security for the patrons of the said business.*

   Response: Attached is the revised Sheet E301 and the cut sheet for the lights. The color has been changed to 3000K and the cutoff to be the closest to the building to mitigate light spilling. We acknowledge and confirm compliance with the above stated lighting standards.

We appreciate Engineering's review of the plan set and the processing of the Planning Permit. Should you have any additional questions or concerns related to this project please contact Jason Bradford, PE at (801) 633-1048.

Sincerely,

Jason Bradford

Jason Bradford, P.E.
Project Engineer

Enclosures: Retaining Wall Structural Calculations
Revised Sheet E301
Cut Sheets for exterior light

Project Title:
Engineer:
Project ID:
Project Descr:

Restrained Retaining Wall

Project File: Marcella Pump Station.ec6

DESCRIPTION: RW-1

Code References

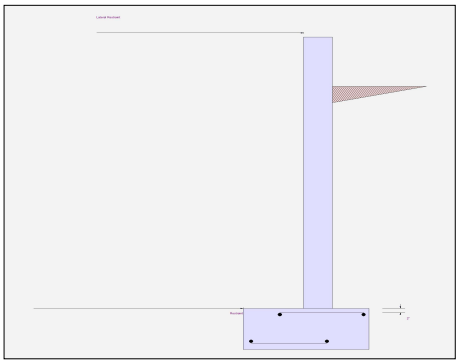
Calculations per IBC 2021, ACI 318-14

Criteria

Retained Height	=	9.0 ft
Wall height above soil	=	2.0 ft
Total Wall Height	=	11.0 ft
Top Support Height	=	11.0 ft
Slope Behind Wall	=	0
Height of Soil over Toe	=	in

Soil Data

Allow Soil Bearing	=	3,200.0 psf
Equivalent Fluid Pressure Method		
At-Rest Heel Pressure	=	54.0 psf/ft
	=	0.0 psf/ft
Passive Pressure	=	501.0 psf/ft
Soil Density	=	120.0 pcf
Footing || Soil Frictic	=	0.4
Soil height to ignore for passive pressure	=	12 in



Surcharge Loads

Surcharge Over Heel = psf
>>>Used To Resist Sliding & Overturning
Surcharge Over Toe = psf
Used for Sliding & Overturning

Axial Load Applied to Stem

Axial Dead Load	=	13.0 lbs
Axial Live Load	=	13.0 lbs
Axial Load Eccentricity	=	4.0 in

Uniform Lateral Load Applied to Stem

Lateral Load	=	#/ft
...Height to Top	=	ft
...Height to Bottom	=	ft
Load Type	=	Wind (W) (Strength Level)
Wind on Exposed Stem	=	0.00 psf (Strength Level)

Wind acts left-to-right toward retention side.

Adjacent Footing Load

Adjacent Footing Load	=	lbs
Footing Width	=	ft
Eccentricity	=	in
Wall to Ftg CL Dist	=	ft
Footing Type		Line Load
Base Above/Below Soil at Back of Wall	=	ft
Poisson's Ratio	=	0.3

Earth Pressure Seismic Load

K_h Soil Density Multiplier = 0.2 g Added seismic per unit area = 0.0 psf

Design Summary

Total Bearing Load	=	3,661.0 lbs	
...resultant ecc.	=	0.0 in	
Soil Pressure @ Toe	=	915.25 psf	OK
Soil Pressure @ Heel	=	915.25 psf	OK
Allowable	=	psf	
Soil Pressure Less Than Allowable			
ACI Factored @ Toe	=	1,099.60 psf	
ACI Factored @ Heel	=	1,099.60 psf	
Footing Shear @ Toe	=	2.463 psi	OK
Footing Shear @ Heel	=	-2.738 psi	OK
Allowable	=	82.158 psi	
Reaction at Top	=	306.291 lbs	
Reaction at Bottom	=	2,764.71 lbs	

Sliding Calcs
Lateral Sliding Force = 2,764.71 lbs

Vertical component of active lateral soil pressure IS NOT considered in the calculation of soil bearing pressures.

Load Factors

Building Code	
Dead Load	1.200
Live Load	1.600
Earth, H	1.600
Wind, W	1.000
Seismic, E	1.000

Concrete Stem Construction

Thickness = 10.00 in Fy = 60000 psi
Wall Weight = 125.0 psf f'c = 4,000.0 psi
Stem is FIXED to top of footing

		@ Top Support	Mmax Between Top & Base	@ Base of Wall
		Stem OK	Stem OK	Stem OK
Design Height Above Ftg	=	11.0 ft	5.655 ft	0.00 ft
Rebar Size	=	# 6	# 6	# 6
Rebar Spacing	=	12.00 in	12.00 in	12.00 in
Rebar Placed at	=	Center	Center	Center
Rebar Depth 'd'	=	5.0 in	5.0 in	5.0 in
Design Data				
fb/FB + fa/Fa	=	0.001	0.224	0.551
Mu....Actual	=	12.133 ft-#	2,075.75 ft-#	5,104.01 ft-#
Mn * Phi.....Allowable	=	9,257.49 ft-#	9,257.49 ft-#	9,257.49 ft-#
Shear Force @ this height	=	491.429 lbs		3,007.77 lbs
Shear.....Actual	=	8.190 psi		50.130 psi
Shear.....Allowable	=	73.725 psi		73.725 psi

Project Title:
Engineer:
Project ID:
Project Descr:

Restrained Retaining Wall

Project File: Marcella Pump Station.ec6

DESCRIPTION: RW-1

Footing Strengths & Dimensions

Toe Width	=	2.0 ft
Heel Width	=	2.0
Total Footing Width	=	4.0
Footing Thickness	=	20 in

f'c = 3,000 psi Fy = 60000 psi
Footing Concrete Density = 150 pcf
Min. As % = 0.0018
Cover @ Top = 2 in @ Btm.= 3 in

Footing Design Results

		Toe	Heel	
Factored Pressure	=	1,099.60	1,099.60	psf
Mu' : Upward	=	2,199.20		ft-#
Mu' : Downward	=	600.0		ft-#
Mu: Design	=	1,599	338	ft-#
Actual 1-Way Shear	=	2.463	-2.738	psi
Allow 1-Way Shear	=	42.777	41.953	psi

Other Acceptable Sizes & Spacings:

Toe: # 6 @ 12.00 in -or- #4@ 5.55 in, #5@ 8.61 in, #6@ 12.22 in, #7@ 16.6
Heel: # 6 @ 12.00 in -or- #4@ 5.55 in, #5@ 8.61 in, #6@ 12.22 in, #7@ 16.6

Min footing T&S reinf Area 1.73 in2
Min footing T&S reinf Area per foot 0.43 in2 /ft

If one layer of horizontal bars:	If two layers of horizontal bars:
#4@ 5.56 in	#4@ 11.11 in
#5@ 8.61 in	#5@ 17.22 in
#6@ 12.22 in	#6@ 24.44 in

Summary of Forces on Footing : Slab RESISTS sliding, stem is FIXED at footing

Forces acting on footing for soil pressure

>>> Sliding Forces are restrained by the adjacent slab

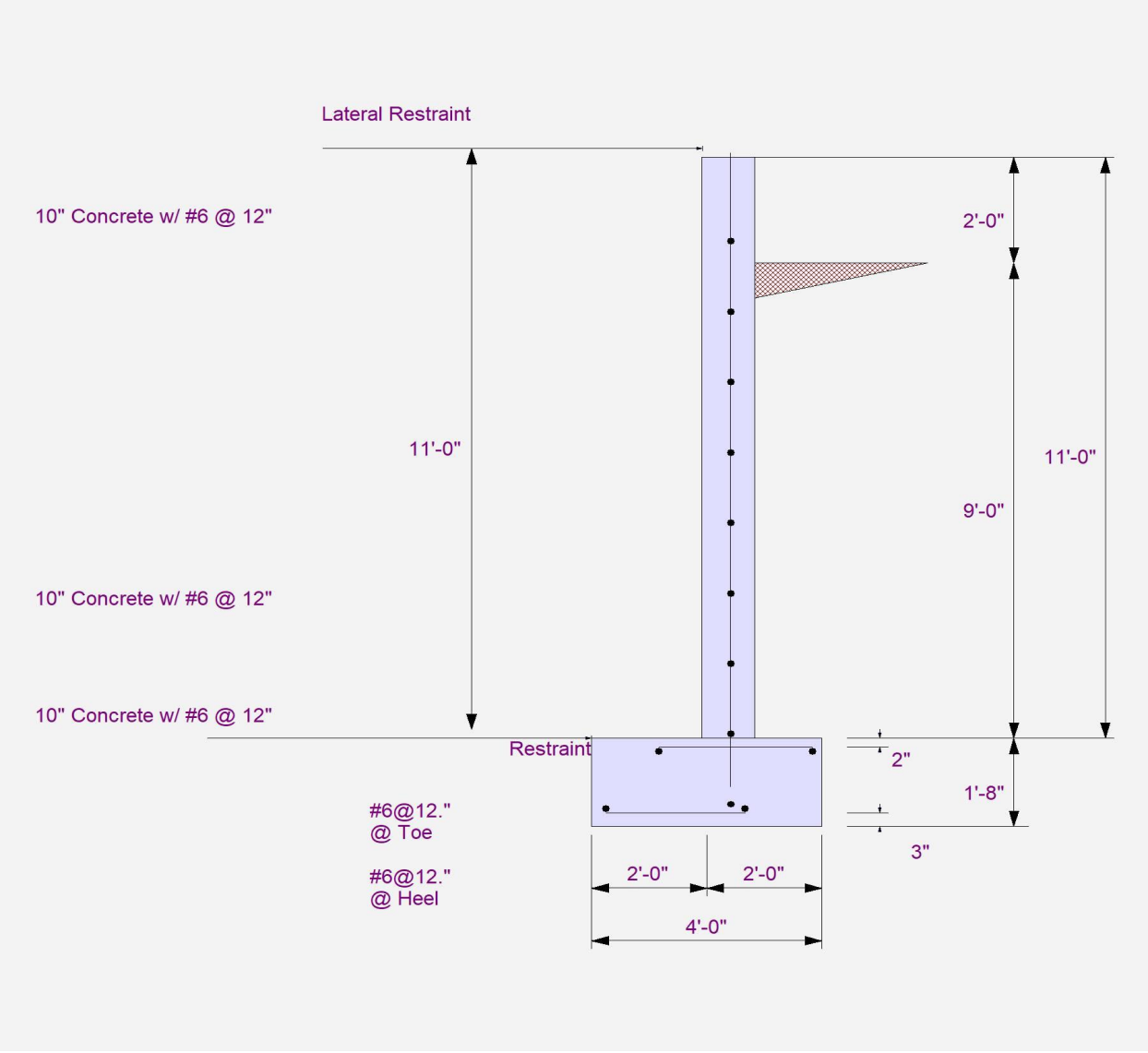
Load & Moment Summary For Footing : For Soil Pressure Calcs

Moment @ Top of Footing Applied from Stem			=		-3,189.47 ft-#
Surcharge Over Heel	=	0.0 lbs	0.0 ft		0.0 ft-#
Adjacent Footing Load	=	0.0 lbs	0.0 ft		0.0 ft-#
Axial Dead Load on Stem	=	13.0 lbs	2.083 ft		27.080 ft-#
Axial Live Load on Stem	=	13.0 lbs	2.083 ft		27.080 ft-#
Soil Over Toe	=	0.0 lbs	0.0 ft		0.0 ft-#
Surcharge Over Toe	=	0.0 lbs	0.0 ft		0.0 ft-#
Stem Weight	=	1,375.0 lbs	2.417 ft		3,322.92 ft-#
Soil Over Heel	=	1,260.0 lbs	3.417 ft		4,305.0 ft-#
Footing Weight	=	1,000.0 lbs	2.0 ft		2,000.0 ft-#
Total Vertical Force	=	3,661.0 lbs	Base Moment	=	6,492.62 ft-#

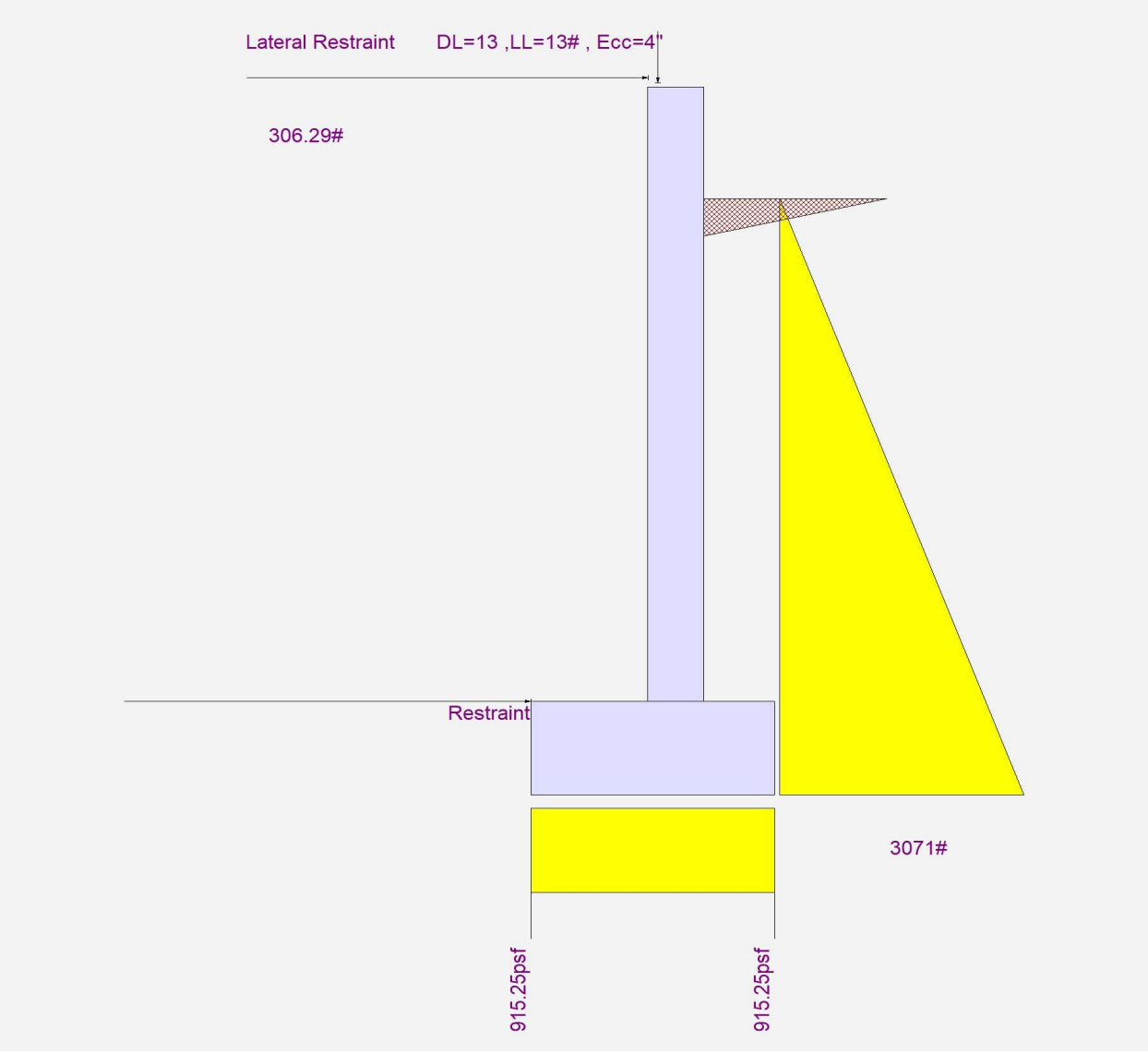
Stem is specified to be fixed to footing, and top restraint is assumed to react out any tendency for moment at the footing/soil interface, so uniform soil pressure is assumed.

Vertical component of active lateral soil pressure IS NOT considered in the calculation of Sliding Resistance.

DESCRIPTION: RW-1



DESCRIPTION: RW-1



Project Title:
Engineer:
Project ID:
Project Descr:

Cantilevered Retaining Wall

Project File: Marcella Pump Station.ec6

LIC# : KW-06013993, Build:20.25.05.07 Epic Engineering, PC (c) ENERCALC, LLC 1982-2025

DESCRIPTION: RW-2

Code References

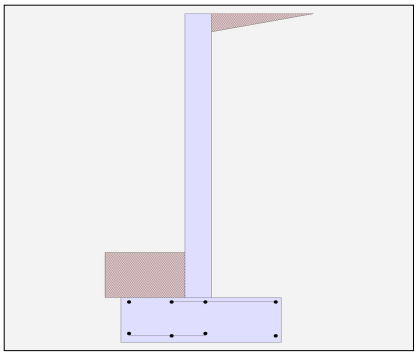
Calculations per IBC 2021, ACI 318-19, TMS 402-16

Criteria

Retained Height	=	10.50 ft
Wall height above soil	=	0.00 ft
Slope Behind Wall	=	0.00
Height of Soil over Toe	=	20.00 in
Water table above bottom of footing	=	0.0 ft

Soil Data

Allow Soil Bearing	=	3,200.0 psf
Equivalent Fluid Pressure Method		
Active Heel Pressure	=	35.0 psf/ft
	=	
Passive Pressure	=	501.0 psf/ft
Soil Density, Heel	=	120.00 pcf
Soil Density, Toe	=	120.00 pcf
Footing||Soil Friction	=	0.400
Soil height to ignore for passive pressure	=	12.00 in



Surcharge Loads

Surcharge Over Heel	=	0.0 psf
Used To Resist Sliding & Overturning		
Surcharge Over Toe	=	0.0
Used for Sliding & Overturning		

Axial Load Applied to Stem

Axial Dead Load	=	0.0 lbs
Axial Live Load	=	0.0 lbs
Axial Load Eccentricity	=	0.0 in

Lateral Load Applied to Stem

Lateral Load	=	0.0 #/ft
...Height to Top	=	0.00 ft
...Height to Bottom	=	0.00 ft
Load Type	=	Wind (W) (Service Level)
Wind on Exposed Stem (Strength Level)	=	0.0 psf

Adjacent Footing Load

Adjacent Footing Load	=	0.0 lbs
Footing Width	=	0.00 ft
Eccentricity	=	0.00 in
Wall to Ftg CL Dist	=	0.00 ft
Footing Type		Line Load
Base Above/Below Soil at Back of Wall	=	0.0 ft
Poisson's Ratio	=	0.300

Project Title:
Engineer:
Project ID:
Project Descr:

Cantilevered Retaining Wall

Project File: Marcella Pump Station.ec6

LIC# : KW-06013993, Build:20.25.05.07 Epic Engineering, PC (c) ENERCALC, LLC 1982-2025

DESCRIPTION: RW-2

Design Summary

Wall Stability Ratios

Overturning	=	1.66	OK
Sliding	=	1.86	OK
Global Stability	=	2.10	

Total Bearing Load	=	6,940	lbs
...resultant ecc.	=	15.49	in

Eccentricity outside middle third

Soil Pressure @ Toe	=	3,138 psf	OK
Soil Pressure @ Heel	=	0 psf	OK
Allowable	=	3,200 psf	

Soil Pressure Less Than Allowable

ACI Factored @ Toe	=	4,394 psf	
ACI Factored @ Heel	=	0 psf	
Footing Shear @ Toe	=	10.7 psi	OK
Footing Shear @ Heel	=	16.9 psi	OK
Allowable	=	75.0 psi	

Sliding Calcs

Lateral Sliding Force	=	2,590.5 lbs

Vertical component of active lateral soil pressure IS NOT considered in the calculation of soil bearing pressures.

Load Factors

Building Code	
Dead Load	1.200
Live Load	1.600
Earth, H	1.600
Wind, W	1.600
Seismic, E	1.000

Stem Construction

		Bottom		
		Stem OK		
Design Height Above Ftg	ft =	0.00		
Wall Material Above "Ht"	=	Concrete		
Design Method	=	SD	SD	SD
Thickness	=	10.00		
Rebar Size	=	# 6		
Rebar Spacing	=	12.00		
Rebar Placed at	=	Edge		

Design Data

fb/FB + fa/Fa	=	**0.767**
Total Force @ Section		
Service Level	lbs =	
Strength Level	lbs =	3,087.0
Moment....Actual		
Service Level	ft-# =	
Strength Level	ft-# =	10,804.5
Moment.....Allowable	=	14,069.5
Shear.....Actual		
Service Level	psi =	
Strength Level	psi =	33.7
Shear.....Allowable	psi =	50.6
Anet (Masonry)	in2 =	
Wall Weight	psf =	125.0
Rebar Depth 'd'	in =	7.63

Masonry Data

f'm	psi =	
Fs	psi =	
Solid Grouting	=	
Modular Ratio 'n'	=	
Equiv. Solid Thick.	=	
Masonry Block Type	=	
Masonry Design Method	=	ASD

Concrete Data

f'c	psi =	2,500.0
Fy	psi =	60,000.0

Summary of Sliding Forces

	FS = 1.0	FS = 1.5
Lateral Force @ Base of Footing	2,590.49 lbs	3,885.73 lbs
less 100% Passive Force	- 2,532.83 lbs	- 2,532.83 lbs
less 100% Friction Force	- 2,277.00 lbs	- 2,277.00 lbs
Added Resisting Force Required	0.0 lbs	
Added Resisting Force Required for 1.5 Factor of Safety		0.00 lbs

Sliding Factor of Safety = 1.857: 1.00

DESCRIPTION: RW-2

Concrete Stem Rebar Area Details

Bottom Stem	Vertical Reinforcing	Horizontal Reinforcing	
As (based on applied moment) :	0.3286 in2/ft		
0.0018bh : 0.0018(12)(10) :	0.216 in2/ft	Horizontal Reinforcing Options :	
	==========	One layer of :	Two layers of :
Required Area :	0.3286 in2/ft	#4@ 11.11 in	#4@ 22.22 in
Provided Area :	0.44 in2/ft	#5@ 17.22 in	#5@ 34.44 in
Maximum Area :	1.0329 in2/ft	#6@ 24.44 in	#6@ 48.89 in

Footing Data

Toe Width	=	2.00 ft
Heel Width	=	3.00
Total Footing Width	=	5.00
Footing Thickness	=	20.00 in

f'c = 2,500 psi Fy = 60,000 psi
Footing Concrete Density = 150.00 pcf
Min. As % = 0.0018
Cover @ Top 2.00 @ Btm.= 3.00 in

Footing Design Results

		Toe	Heel	
Factored Pressure	=	4,394	0	psf
Mu' : Upward	=	7,173	101	ft-#
Mu' : Downward	=	1,080	4,253	ft-#
Mu: Design	=	6,093	4,152	ft-#
φ Mn	=	31,893	33,873	ft-#
Actual 1-Way Shear	=	10.72	16.88	psi
Allow 1-Way Shear	=	39.05	38.30	psi

Toe Reinforcing = # 6 @ 12.00 in
Heel Reinforcing = # 6 @ 12.00 in
Key Reinforcing = None Spec'd
Footing Torsion, Tu = 0.00 ft-lbs
Footing Allow. Torsion, φ Tn = 0.00 ft-lbs

If torsion exceeds allowable, provide supplemental design for footing torsion.

Other Acceptable Sizes & Spacings

Toe: #4@ 5.55 in, #5@ 8.61 in, #6@ 12.22 in, #7@ 16.66 in, #8@ 18 in, #9@ 18 in, #10@ 18 in

Heel: #4@ 5.55 in, #5@ 8.61 in, #6@ 12.22 in, #7@ 16.66 in, #8@ 18 in, #9@ 18 in, #10@ 18 in

Key: No key defined

Min footing T&S reinf Area 2.16 in2
Min footing T&S reinf Area per foot 0.43 in2 /ft

If one layer of horizontal bars:	If two layers of horizontal bars:
#4@ 5.56 in	#4@ 11.11 in
#5@ 8.61 in	#5@ 17.22 in
#6@ 12.22 in	#6@ 24.44 in

DESCRIPTION: RW-2

Summary of Overturning & Resisting Forces & Moments

Item	.....OVERTURNING..... Force lbs	Distance ft	Moment ft-#	.....RESISTING..... Force lbs	Distance ft	Moment ft-#
HL Act Pres (ab water tbl)	2,590.5	4.06	10,505.9			
HL Act Pres (be water tbl)						
Hydrostatic Force						
Buoyant Force =						
Surcharge over Heel =						
Surcharge Over Toe =						
Adjacent Footing Load =						
Added Lateral Load =						
Load @ Stem Above Soil =						
=						
				Soil Over HL (ab. water tbl)	2,730.0	3.92	10,692.5
				Soil Over HL (bel. water tbl)		3.92	10,692.5
				Water Table			
				Sloped Soil Over Heel =			
				Surcharge Over Heel =			
				Adjacent Footing Load =			
				Axial Dead Load on Stem =			
				* Axial Live Load on Stem =			
				Soil Over Toe =	400.0	1.00	400.0
				Surcharge Over Toe =			
				Stem Weight(s) =	1,312.5	2.42	3,171.9
				Earth @ Stem Transitions =			
				Footing Weight =	1,250.0	2.50	3,125.0
				Key Weight =			
				Vert. Component =			
Total =	2,590.5	**O.T.M.** =	10,505.9	**Total =**	5,692.5 lbs	**R.M.=**	17,389.4

Resisting/Overturning Ratio = **1.66**

Vertical Loads used for Soil Pressure = 6,939.9 lbs

* Axial live load NOT included in total displayed, or used for overturning resistance, but is included for soil pressure calculation.

Vertical component of active lateral soil pressure IS NOT considered in the calculation of Sliding Resistance.

Vertical component of active lateral soil pressure IS NOT considered in the calculation of Overturning Resistance.

Tilt

Horizontal Deflection at Top of Wall due to settlement of soil

(Deflection due to wall bending not considered)

Soil Spring Reaction Modulus	250.0	pci
Horizontal Defl @ Top of Wall (approximate only)	0.183	in

The above calculation is not valid if the heel soil bearing pressure exceeds that of the toe, because the wall would then tend to rotate into the retained soil.

DESCRIPTION: RW-2

Rebar Lap & Embedment Lengths Information

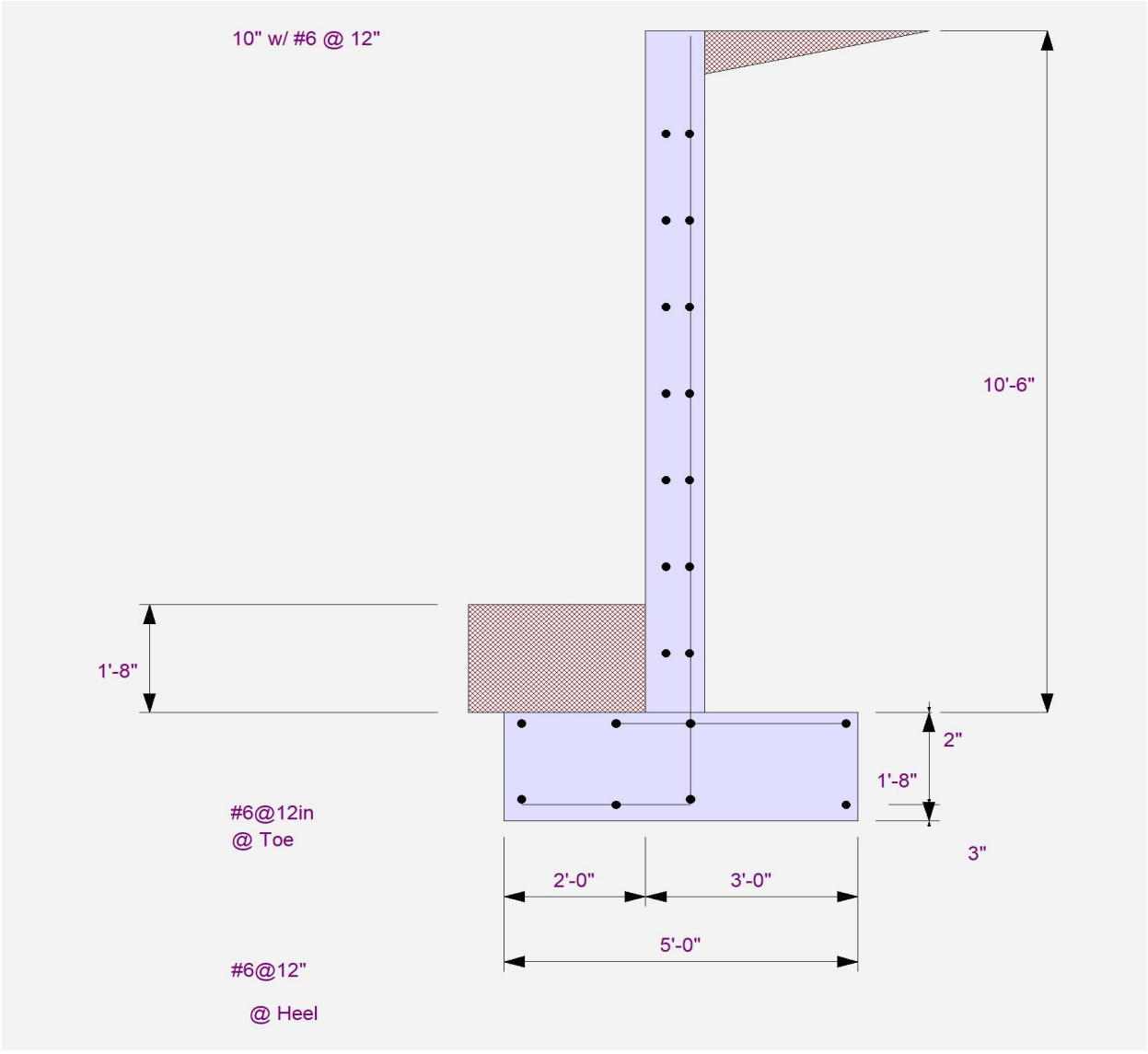
Stem Design Segment: Bottom
Stem Design Height: 0.00 ft above top of footing

Lap Splice length for #6 bar specified in this stem design segment (25.4.2.4a) =	28.08 in
Development length for #6 bar specified in this stem design segment =	21.60 in
Hooked embedment length into footing for #6 bar specified in this stem design segment =	10.86 in
As Provided =	0.4400 in2/ft
As Required =	0.3286 in2/ft

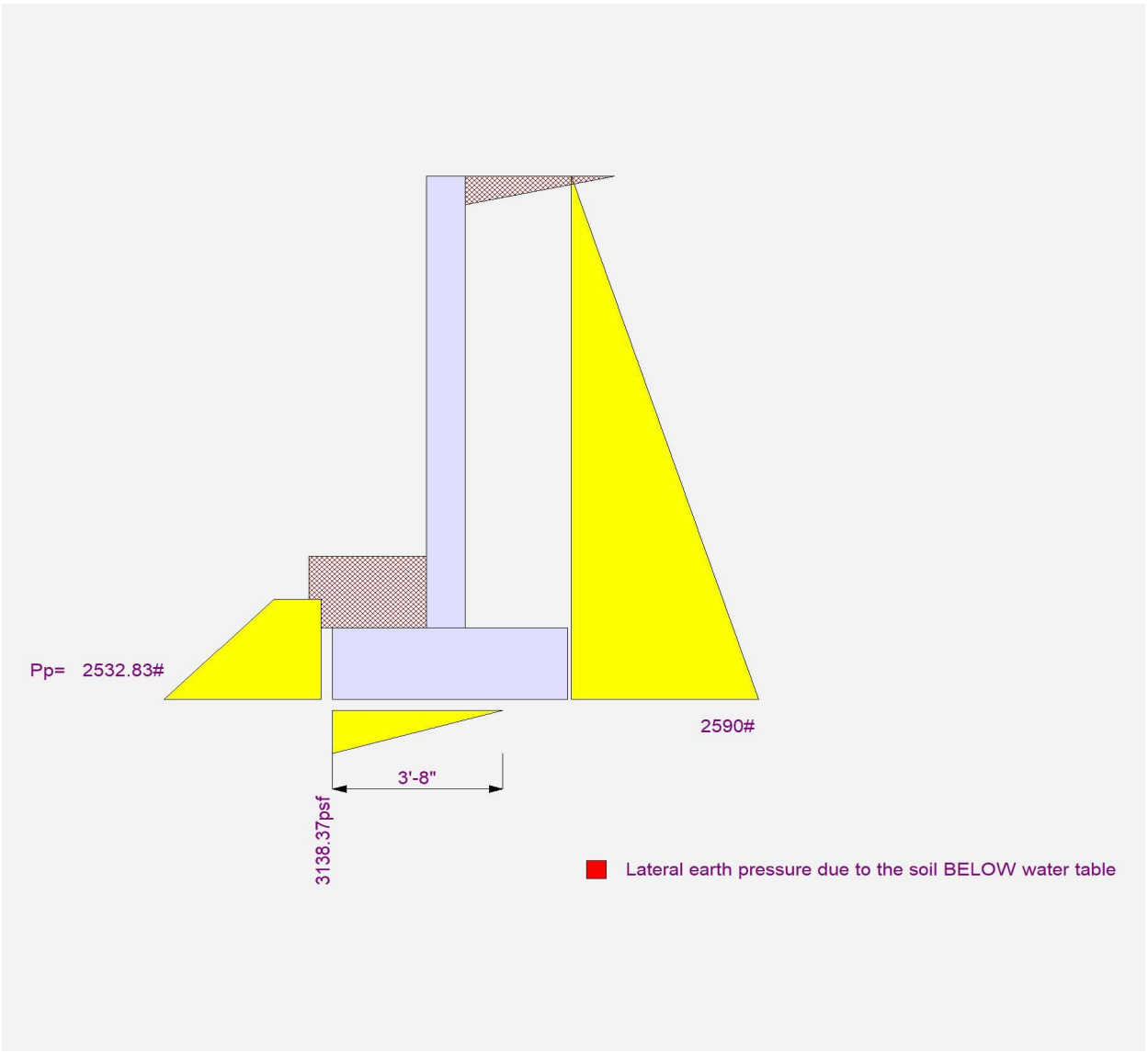
Cantilevered Retaining Wall

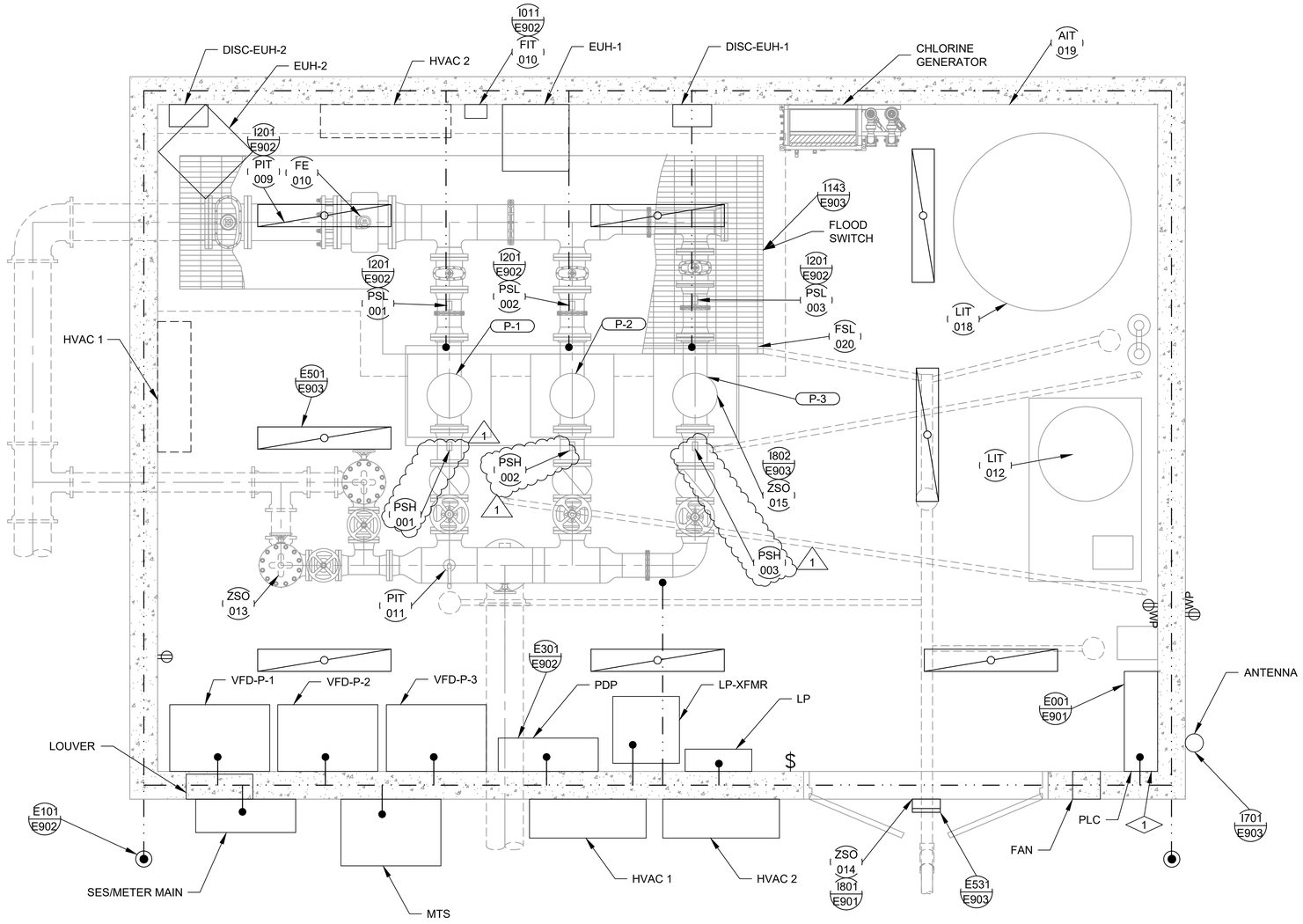
LIC# : KW-06013993, Build:20.25.05.07 Epic Engineering, PC (c) ENERCALC, LLC 1982-2025

DESCRIPTION: RW-2



DESCRIPTION: RW-2





ELECTRICAL PLAN

SCALE: 1/2" = 1'-0"

0 2 4

Scale in Feet

GENERAL NOTES

1. CONDUIT SHALL ONLY RUN EXPOSED WHERE NECESSARY. ALL EXPOSED CONDUIT SHALL BE GRS. PANELS SHALL BE NEMA 12.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR SUBMITTING CONDUIT DETAILS AND A CONDUIT ROUTING PLAN TO THE ELECTRICAL ENGINEER FOR APPROVAL.
3. LIMIT EXPOSED CONDUITS, 90° BENDS AND WALL PENETRATIONS. MAINTAIN SEPARATION BETWEEN SIGNAL AND POWER-CARRYING CONDUITS.

KEY NOTES

1. PLC PANEL PROVIDED BY OWNER, INSTALLED AND WIRED BY CONTRACTOR.

ELECTRICAL LEGEND

- DUPLEX OUTLET
  WP: WEATHER-PROOF OUTLET, GFCI PROTECTED.
- GE CURRENT 27W WET LOCATION LED FIXTURE WITH EMERGENCY DRIVER. ALR2-0-4T-04-T-48-1D-S-Q-Q-E-ST-K-Q-W OR APPROVED EQUAL.
- GE CURRENT EVOLVE LED 36W WALL PACK WITH BATTERY BACKUP AND DARK SKY COMPLIANCE. MODEL EWAS-01-1-B2-AW-7-30-D-1-FM-WH-EMBB OR APPROVED EQUAL. (2)
- EXIT EXIT SIGN
- $ SWITCH

REGISTERED PROFESSIONAL ENGINEER
No. 9210362
L. ALLEN ROGERS
05/19/2026
STATE OF UTAH

DRAWING IS TO SCALE IF BAR MEASURES: 1" = FULL SCALE 1/2" = HALF SCALE

NO.	DATE	ORIGINAL DESIGN	ORIGINAL DRAWN	ORIGINAL CHECKED
C	05/13/2026	LAR	EGK	LAR
REVISIONS				
1	05/13/2026	LAR	EGK	LAR
2	05/19/2026	LAR	EGK	LAR

MARCELLA DRINKING WATER PUMP STATION
WASATCH COUNTY, UTAH
CONSTRUCTION PLANS
JORDANELLE SSD
ELECTRICAL - LAYOUT
ELECTRICAL PLAN

skm
533 W 2600 S, Suite 25
Bountiful, Utah 84010
Phone: (801) 677-0011
www.skmeng.com

DRAWING NO.
E301
SHEET

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C:\USERS\EUNGEOL.KIM\AQUA ENGINEERING\JSSD - 002947.D MARCELLA PUMP STATION\050 DRAFTING\999 ELECTRICAL\PUMP STATION\999-E301 ELECTRICAL PLAN.DWG
5/19/2026

Evolve®



CUSTOMER NAME _____

PROJECT NAME _____

DATE _____ TYPE _____

CATALOG NUMBER _____

EWAS A Series

LED Wall Pack

The Evolve® LED A Series Wall Pack (EWAS), offers Type II, III and IV optical patterns with lumen levels ranging from 3,000 to 17,000 lumens, and is a designed replacement for 50W to 400W HID including an optional Emergency Battery Backup.
The EWAS is ideally suited for a wide range of outdoor lighting applications where energy efficiency, durability and optical performance are critical. It is an excellent choice for wall-mounted perimeter lighting, building facades, walkways, loading docks, underpass lighting, and general site illumination.

Construction

Housing:	Aluminum die cast enclosure. Integral heat sink for maximum heat transfer
Lens:	Impact resistant tempered glass
Paint:	Corrosion resistant polyester powder paint, minimum 2.0 mil thickness Standard = Black, Dark Bronze, Gray & White (RAL & custom colors available)
Weight:	8 - 10 lbs.

Optical System

Lumens:	3,000 - 17,000
Distribution:	Type II, III, IV
CCT:	3000K, 4000K, 5000K
CRI:	≥70

Electrical

Input Voltage:	120-277V & 347-480V
Input Frequency:	50/60Hz
Power Factor:	> 90% at rated watts
Total Harmonic Distortion:	< 20% at rated watts

Surge Protection

TYPCIAL (120 STRIKES)	ENHANCED (40 STRIKES)	EXTREME (40 STRIKES)
☐ 6kV/3kA*	☐ 10kV/5kA*	☐ 20kV/10kA*

*Per ANSI C136.2-2015

Warranty

☐ 5 Year (Standard)

Lumen Maintenance

Projected Lxx per IES TM-21-11 at 25°C

DISTRIBUTION	LXX(10K) @ HOURS		
	25,000 HR	50,000 HR	60,000 HR
A2, A3, A4, B2, B3, B4, C2, C3, C4, D2, D3, D4	L95	L93	L92
E2, E3, E4, F2, F3, F4, G2, G3, G4	L96	L94	L94

Note: Projected Lxx based on LM80 (≥ 10,000 hour testing). Accepted Industry tolerances apply to initial luminous flux and lumen maintenance measurements.

Luminaire Ambient Temperature Factor

AMBIENT TEMP (°C)	INITIAL FLUX FACTOR	AMBIENT TEMP (°C)	INITIAL FLUX FACTOR
10	1.02	30	0.99
20	1.01	40	0.98
25	1.00	50	0.97

Ratings

Operating Temperature:	-40°C to 40°C
Vibration:	3G per ANSI C136.31-2010
LM-79:	Testing in accordance with IESNA Standards

Controls

Dimming:	Standard - 0-10V ☐ Optional - DALI (Option U) ☐
Sensors:	Photo Electric Sensors (PE) available LightGrid+™ and Daintree Compatible

Emergency Battery Backup

Provides reliable emergency operations when there is a loss to normal power, supported by Independent Secondary Battery and LED Board.

Powers luminaire for a minimum of 90 minutes @ 1,000 lumens.

Available on A* and B* Optical Code Packages only

Operating Temperature (for EMBB models) -20° to 40°C

3kV/1.5kA surge protection for EMBB models.

Not all product variations listed on this page are DLC qualified.
Visit www.designlights.org/search to confirm qualifications.

IP66 Optical IK08

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CUSTOMER NAME ______________________
PROJECT NAME ______________________
DATE __________ TYPE ______________
CATALOG NUMBER ______________________

Ordering Information

EWAS 01 7 FM

PROD. ID	GEN	VOLTAGE	OPTIC CODE	DISTRIBUTION	CRI (MIN)	CCT	DIMMING	PE FUNCTION		COLOR	OPTIONS
E = Evolve W = Wallpack AS = A-Series	01	0 = 120-277V H = 347-480V 1 = 120V 2 = 208V 3 = 240V 4 = 277V D = 347V 5 = 480V	Ax = 3000 lm Bx = 5000 lm Cx = 7500 lm Dx = 10000 lm Ex = 12200 lm Fx = 14400 lm Gx = 17000 lm	AF = Asymmetric Forward AN = Asymmetric Narrow AW = Asymmetric Wide	7 = 70 CRI	30 = 3000K [10] 40 = 4000K 50 = 5000K	D = External Dimming leads N = No external Dimming Leads	1 = None 3 = Button PE [1,2] A = ANSI C136.41 7-Pin Receptacle D = ANSI C136.417-Pin Receptacle with Shorting Cap [12] E = ANSI C136.41 7-Pin with Non-Dimming PE Control [11]	FM = Surface Mount/ Feed Through	BLCK = Black DKBZ = Dark Bronze GRAY = Gray WHTE = White	EMBB = Emergency Battery Backup [3, 8, 12] R = Enhanced Surge Protection (10kV/5kA) T = Extreme Surge Protection (20kV/10kA) H = Motion Sensor [4, 5] H2 = Daintree Motion Sensor [6, 7, 8] Y = Coastal Finish [9] XXX = Special Options

[1] Button PE not available with motion sensor option.
[2] Not available with voltage options 0, H, or 5.
[3] Available with A and B Optical Codes Only
[4] H Motion Sensor Bottom mount available with A, B, C, D, & E Optical Codes Only
[5] H Motion Sensor Side Mount available with F & G Optical Codes Only
[6] H2 Daintree Motion Sensor Bottom mount available with A, B, C, D, & E Optical Codes Only
[7] H2 Not Available with F & G Optical Codes
[8] Not available in 347V, 480V or 347-480V
[9] Recommended for installations within 750 feet from coast. Lead time varies, check with factory.
[10] Select 3000K CCT for IDA approved fixtures.
[11] PE Control only available for 120-277V, 347V or 480V Discrete Voltage.
[12] EMBB is not available with surge protection, fuses, sensors, or ANSI C136.41 7-pin Receptacle

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Evolve®

EWAS A Series
LED Wall Pack

CUSTOMER NAME _____
PROJECT NAME _____
DATE _____ TYPE _____
CATALOG NUMBER _____

TYPE	OPTIC CODE	DISTRIBUTION	TYPICAL INITIAL LUMENS		TYPICAL SYSTEM WATTAGE		BUG RATINGS	
							3000K	4000K & 5000K
			3000K	4000K & 5000K	120-277V	347-480V	B-U-G	B-U-G
Type IV	A4	Asymmetric Forward (AF)	2900	3000	21	23	B1-U0-G1	B1-U0-G1
	B4		4900	5000	36	38	B1-U0-G1	B1-U0-G1
	C4		7300	7500	56		B1-U0-G2	B1-U0-G2
	D4		9800	10000	77		B2-U0-G2	B2-U0-G2
	E4		11500	12200	89		B2-U0-G2	B2-U0-G2
	F4		13600	14400	109		B2-U0-G2	B2-U0-G2
	G4		16100	17000	130		B3-U0-G3	B3-U0-G3
Type III	A3	Asymmetric Wide (AW)	2900	3000	21	23	B1-U0-G1	B1-U0-G1
	B3		4900	5100	36	38	B1-U0-G1	B1-U0-G1
	C3		7400	7600	56		B2-U0-G1	B2-U0-G1
	D3		9900	10200	77		B2-U0-G2	B2-U0-G2
	E3		11700	12400	89		B2-U0-G2	B2-U0-G2
	F3		13900	14700	109		B2-U0-G2	B2-U0-G2
	G3		16400	17300	130		B2-U0-G2	B3-U0-G2
Type II	A2	Asymmetric Narrow/ Auto (AN)	2900	3000	21	23	B1-U0-G1	B1-U0-G1
	B2		4900	5000	36	38	B1-U0-G1	B1-U0-G1
	C2		7300	7500	56		B2-U0-G1	B2-U0-G2
	D2		9800	10100	77		B2-U0-G2	B2-U0-G2
	E2		11600	12300	89		B2-U0-G2	B2-U0-G2
	F2		13700	14500	109		B3-U0-G3	B3-U0-G3
	G2		16200	17100	130		B3-U0-G3	B3-U0-G3

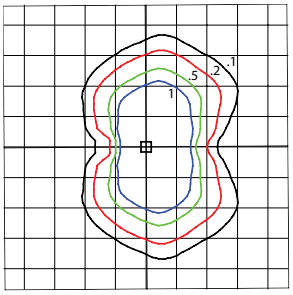
For additional information on EWAS IES files, please refer to LED.com

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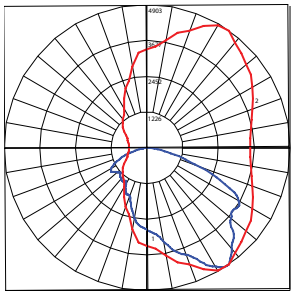
CUSTOMER NAME _____
PROJECT NAME _____
DATE _____ TYPE _____
CATALOG NUMBER _____

EWAS
ASYMMETRIC NARROW
(D2AN750)

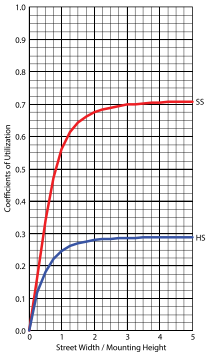
10,100 Lumens
5000K
EWAS01_D2AN750_.IES



- Mounting Height at 15'
- Initial Footcandle at Grade

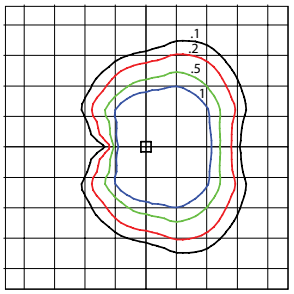


— Vertical plane through horizontal angle of Max. Cd at 55°
— Horizontal cone through vertical angle of Max. Cd at 34°

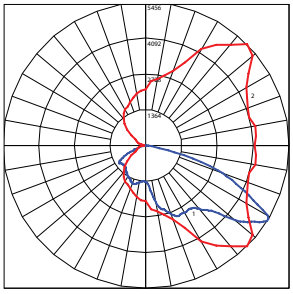


EWAS
ASYMMETRIC WIDE
(D3AW750)

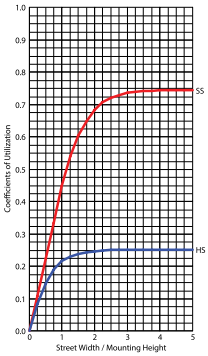
10,200 Lumens
5000K
EWAS01_D3AW750_.IES



- Mounting Height at 15'
- Initial Footcandle at Grade

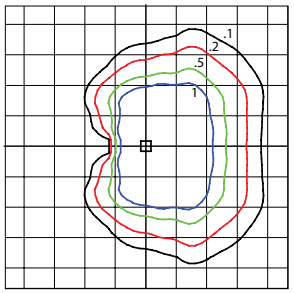


— Vertical plane through horizontal angle of Max. Cd at 45°
— Horizontal cone through vertical angle of Max. Cd at 59°

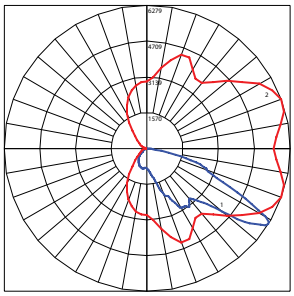


EWAS
ASYMMETRIC FORWARD
(D4AF750)

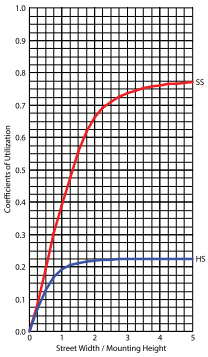
10,000 Lumens
5000K
EWAS01_D4AF750_.IES



- Mounting Height at 15'
- Initial Footcandle at Grade

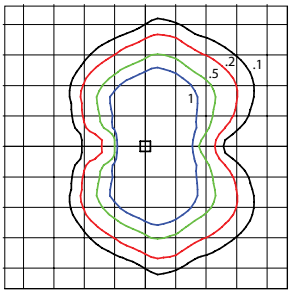


— Vertical plane through horizontal angle of Max. Cd at 20°
— Horizontal cone through vertical angle of Max. Cd at 58°

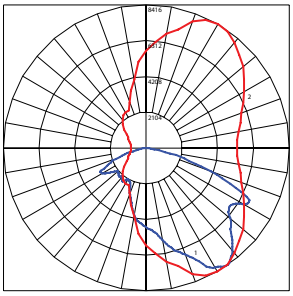


EWAS
ASYMMETRIC NARROW
(G2AN750)

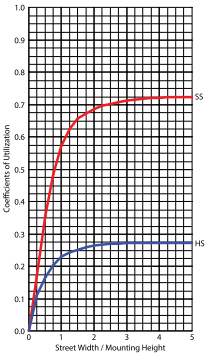
17,100 Lumens
5000K
EWAS01_G2AN750_.IES



- Mounting Height at 15'
- Initial Footcandle at Grade



— Vertical plane through horizontal angle of Max. Cd at 60°
— Horizontal cone through vertical angle of Max. Cd at 35°



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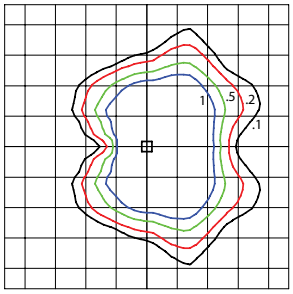
Evolve®

EWAS A Series
LED Wall Pack

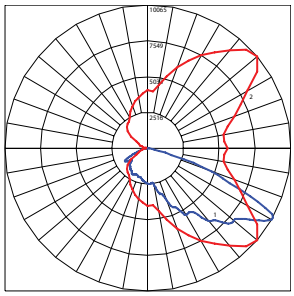
CUSTOMER NAME _____
PROJECT NAME _____
DATE _____ TYPE _____
CATALOG NUMBER _____

EWAS
ASYMMETRIC WIDE
(G3AW750)

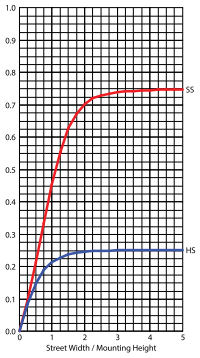
17,300 Lumens
5000K
EWAS01_G3AW750_.IES



- Mounting Height at 15'
- Initial Footcandle at Grade

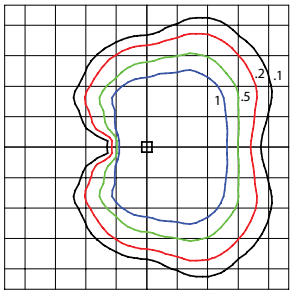


— Vertical plane through horizontal angle of Max. Cd at 40°
— Horizontal cone through vertical angle of Max. Cd at 61°

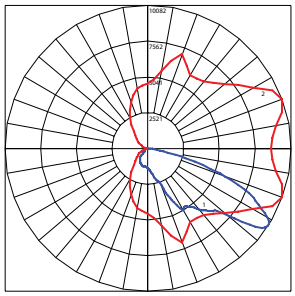


EWAS
ASYMMETRIC FORWARD
(G4AF750)

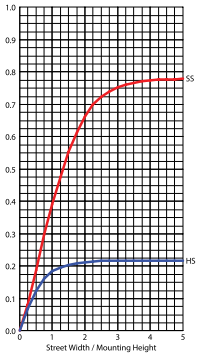
17,000 Lumens
5000K
EWAS01_G4AF750_.IES



- Mounting Height at 15'
- Initial Footcandle at Grade

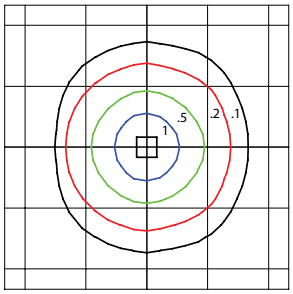


— Vertical plane through horizontal angle of Max. Cd at 20°
— Horizontal cone through vertical angle of Max. Cd at 57°

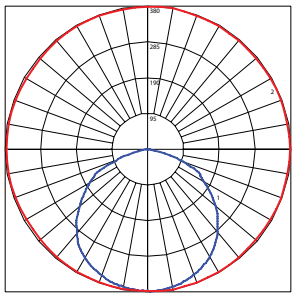


EWAS
(With Emergency Battery
Backup in Operation)

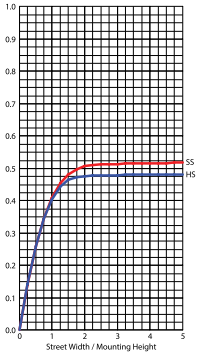
1,000 Lumens
3000K, 4000K, 5000K
EWAS01_With Emergency
Battery Backup On_.IES



- Mounting Height at 15'
- Initial Footcandle at Grade



— Vertical plane through horizontal angle of Max. Cd at 80°
— Horizontal cone through vertical angle of Max. Cd at 1°



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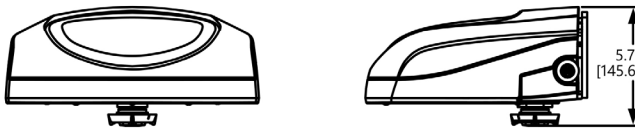
Evolve®

EWAS A Series
LED Wall Pack

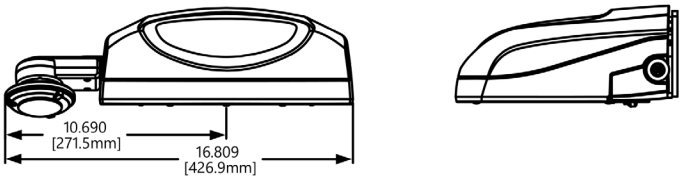
CUSTOMER NAME _____
PROJECT NAME _____
DATE _____ TYPE _____
CATALOG NUMBER _____

H - Motion Sensing Option

Recommended Mounting Height:	8-25ft
Coverage Radius:	25-30 ft
Lateral Coverage	Provides 180° coverage (180° blocked by wall)
Default Settings	
Output:	Occupied - 100% Unoccupied - 50%
PE Sensor:	Enabled
Ramp/Fade:	10% dimming after 5 minutes with no occupancy
Adds:	Adds < 1W to fixture power rating
Field:	Field programmable using FSIR-100 hand held programmer



H Option - Wattstopper Motion Sensor
Bottom mount available with A, B, C, D, & E Optical Codes Only



H Option - Wattstopper® Motion Sensor
Side mount available with F &G Optical Codes Only

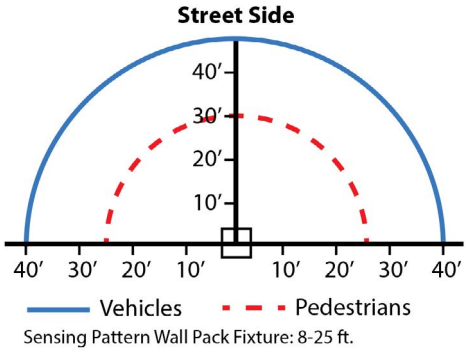
H2 - Daintree Enabled Motion Sensing Option

Recommended Mounting Height:	8-25ft
Coverage Radius:	15-30 ft
Lateral Coverage	Provides 180° coverage (180° blocked by wall)
Default Settings:	
Output:	Occupied - 100% Unoccupied - 50%
PE Sensor:	Enabled
Ramp/Fade:	5 Minutes/5 Minutes
	Adds < 1W to fixture power rating
	Requires Daintree Enterprise and wide area control (WAC)



H2 Option - Daintree Motion Sensor
Bottom mount available with A, B, C, D, & E Optical Codes Only

SENSOR PATTERN



Sensing Pattern Wall Pack Fixture: 8-25 ft.

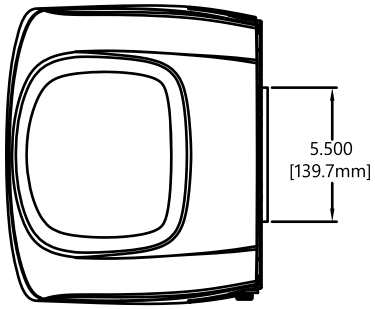
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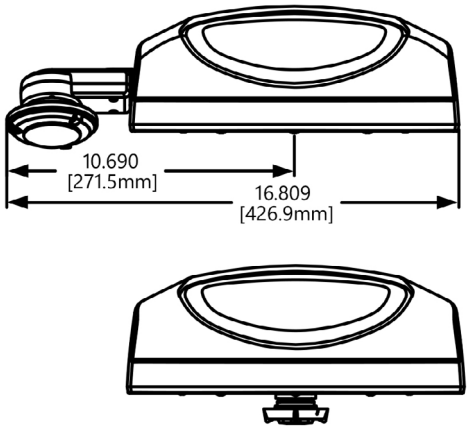
Evolve®

EWAS A Series
LED Wall Pack

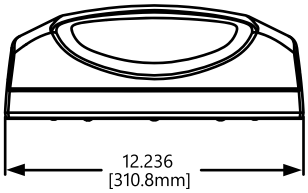
CUSTOMER NAME _____
PROJECT NAME _____
DATE _____ TYPE _____
CATALOG NUMBER _____

TOP VIEW

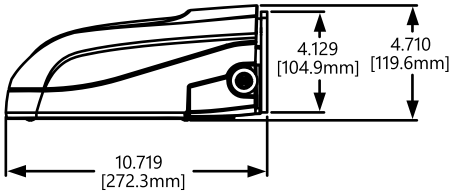


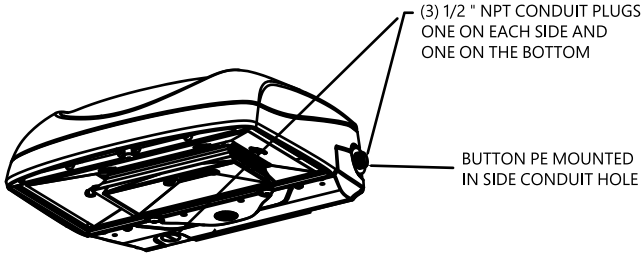


FRONT VIEW

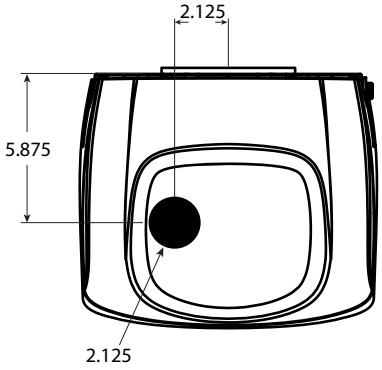


SIDE VIEW





7-PIN RECEPTACLE/ TOP OF LUMINAIRE



Mounting

Flush Mount: Mounts directly to customer supplied junction box
Surface Mount: Mounts to walls via separate mounting holes.

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Planning Commission Staff Report

MEETING DATE:	7/28/2026
SUBJECT:	Public Hearing for Master Development Agreement Amendment for Finch Creek (Planner Denna Woodbury)
RESPONSIBLE:	Denna Woodbury
DEPARTMENT:	Planning
STRATEGIC RELEVANCE:	Community Development

SUMMARY

The applicant would like to amend the existing Master Development Agreements for the Finch Creek development. This request is to facilitate a realignment of University Avenue and NVOZ provisions due to topography impacts on the project design

RECOMMENDATION

Staff recommends that a public hearing be held and that the Planning Commission provides favorable recommendation to the City Council.

BACKGROUND

The applicant would like to amend the existing Master Development Agreements for the Finch Creek development. This request is to facilitate a realignment of University Avenue and NVOZ provisions due to topography impacts on the project design. The amendment document is in addition to the original MDA, not a replacement agreement.

The original MDA was entered into on December 5, 2022, as a mixed-use project that had a commercial strip center and townhomes. The amendment proposes to be a residential development with townhomes and mansion homes. The project is proposing 127 units on 13.88 acres. The amendment requests do not affect the previously approved ERUs or affordable housing requirements.

DISCUSSION

The proposed project moves University Avenue to the north where it connects to Highway 40. This change allows for the streets to have a gentler slope throughout the project, connecting to the development to the east.The project consists of residential units of townhomes and mansion homes..

The proposed realignment affects provisions to the NVOZ requirements. The NVOZ presents challenges with hillside development. The NVOZ creates short streets and blocks, which increases connectivity and walkability. NVOZ also encourages pushing building toward the streets. However, hillside topography can make it more difficult to meet the building standards without carving up thehillside to provide the grades needed to meet street and building standards. The applicant's amendment requests are intended to comply with the intent of the NVOZ standards while trying to minimize hillside disturbance and meet the City's street grade requirements.

The applicant prepared a document outlining nine changes and/or clarifications to the existing MDA and are listed below.

1. No true retail or commercial is anticipated; however, the Applicant shall construct and use one detached building as a clubhouse and wellness center for residents of Finch Creek in the approximate location and size shown on the Site Plan. **This is a change from the current MDA that shows a commercial center along Highway 40. The applicant is proposing to remove the commercial center but still provide amenities for the residents.**
2. The Applicant will meet the Parks requirements by providing amenities including a courtyard, pickleball courts, and a multi-use trail. Consistent with Heber City Code section 18.21.050.2.8 the Applicant requests that parking near these amenities count towards the open space. The trail shown on the Site Plan near the courtyard and greenspace shall count as a sidewalk for the purpose of meeting the requirements of a courtyard. To the extent applicable, the Applicant also requests that it be exempt from the proximity requirements of 18.21.050.2.9. **The applicant is providing park amenities and near by parking and trails for users to access the amenties. With this amendment it is clarifying that some courtyard areas have a trail instead of a standard sidewalk.**
3. The Sensitive Lands Analysis shows minor areas where the slope may exceed thirty percent (30%). The Applicant requests that it be allowed to make limited improvements in these areas, subject to the requirement that it obtain a geotechnical engineering analysis for the areas below the Wasatch Canal to ensure that it is stable when the improvements—including any structured retaining—are installed. The engineering and associated geotechnical report shall include mitigation and design criteria for all areas over 30% slope. **Because of the road configuration and the building locations small areas may exceed the 30% requirement. The required geotechnical report will include how this request will be mitigated.**
4. The Applicant shall be permitted to use private roads, measuring thirty-two (32) feet from back of curb to back of curb in the approximate locations shown and as generally depicted on the Site Plan. All parking shall be provided in dedicated parking spaces and not on these private roads. The Applicant shall still be subject to participate in construction of the public road system as contemplated by the Area Master Transportation Plan. **This project will have private streets that act as alleys for the purposes of the NVOZ design standards. Parking will not be allowed on the street except where designated on the site plan.**
5. The glazing requirement for the first story of residential units within the Property may be ten percent (10%). **This requirement applies to some of the levels, such as the garage facing and a discussion of the locations needed are more in depth below.**
6. The Applicant’s proposed driveway and garage parking shall count towards the parking requirements of each residential unit to meet the requirements of Chapter 18.72 of

Heber City Code. In light of the driveway and garage parking spaces, the Applicant shall not be required to construct any additional on-street or off-street parking, other than that shown generally on the Site Plan. Driveways must be a minimum of twenty feet long to allow for adequate space for parking. **The applicant meets the parking requirement as shown on the site plan.**

7. The Applicant shall not be required to meet the scenic buffer requirements for the portion of the Project connecting into the existing private frontage road near Moulton Lane. Based on the landscape buffering and viewpoint from Highway 40, the Project shall be excepted from the monotony requirements, presently codified in City Code section 18.21.030.3. However, the Project shall contain a mix of styles, as conceptualized in the Site Plan. **This applies to a small section of the frontage road where it provides secondary access. The project includes both townhomes and mansion homes that will break up the monotony of the same type of units.**
8. To facilitate access, roads and hard surfaces are permitted and may be constructed in the approximate location shown on the Site Plan within the seventy-five foot (75') setback ordinarily required for the scenic buffer under City Code section 18.21.010.1.4. **The hard surfaces include the trail system and maintenance aces for the retention basin.**
9. The Applicant shall be entitled to develop the project according to the building siting, street layout, street network, blocks, block lengths, sidewalks, connectivity, landscaping screening, access, and trails as generally shown in the approximate location as shown on the Site Plan, subject to City's vested laws except as excepted under this Agreement. **This request is to develop as shown on the plan and provides exceptions to NVOZ as it relates to streets and buildings. Those specific exemptions are discussed below.**

The changes requested from NVOZ relate to the Streets (4.0) and Buildings (3.0) sections of the code.

4.0 Streets
The project cannot meet the Street Connectivity Requirements, specifically the maximum block length of 500 feet and the block perimeter of 2000 feet. The project will provide pedestrian connectivity throughout the project. A longer block length and larger block perimeter are needed to meet the street grades.

3.0 Buildings
The proposed amendment provides two designed themed architectural styles for both the townhome and mansion home products; the Farmhouse and Mountain Modern. The elevations show four-sided architecture with no blank walls and windows within the garage doors. The conceptual elevations provided as part of the MDA Amendment submittal outline how each of the elevations meets the required elements and areas that need an exception to NVOZ. The exceptions needed for the building elevations are listed below by building type.

Towhhome
Mountain Modern design massing main-level floor-to-ceiling height requirement of 10–14 feet. The project proposes a main level floor-to-ceiling height that falls under 10 feet to comply with aerial access standards and overall building height standards.

The Farmhouse and Mountain Modern ground floor stone or brick requirement of 20% was reduced to 10% on the rear main level due to garage doors.

The Farmhouse and Mountain Modern 15% transparency requirement on 3rd floor side windows and on garage level. The layout of the units has bathrooms on the third floor where the smaller windows are located.

Mansion Home
Mountain Modern design massing main-level floor-to-ceiling height requirement of 10–14 feet. The project proposes a main level floor-to-ceiling height that falls is 9 feet.

Mountain Modern requirement of windows and doors read untrimmed and integrate glazing into the exterior wall plane. The exception allows for head and sill trim and have been provided to accommodate the 'Mountain Modern' vernacular.
.
Mountain Modern Details that has exposed structural elements provided. The exception is not to provide exposed structural elements due to future maintenance simplification.

With both the Farmhouse and Mountain Modern designs, the garages are not recessed two feet because their location is considered rear as the private streets act as an alley. Additionally, the Mountain Modern requirement of decorative wood or wood-looking garage doors provided and recessed from the front plane is requested as an exception because the front facade faces the open space. The garage doors are wood-looking, but are located on the rear facade.

The Farmhouse and Mountain Modern ground floor stone or brick requirement of 20% was reduced to 17% on the rear main level.

The Farmhouse and Mountain Modern 15% transparency requirement at the garage level. Windows are in the garage doors give the transparency level to 12%, but they do not meet the 15% requirement.

The Farmhouse Mansion Homes need relief from the decorative window trim width 5 to 6 inches, with emphasis at top and bottom. The proposed trim width is 4". The Windows and Doors section in this same section states 4" - 6".

The Farmhouse Mansion Homes are proposing all lighting be placed beneath the roof structure, rather than using shielded fixtures and directing light downward.

The Farmhouse Mansion Homes require relief with some of the porch requirements. Specifically, the requirements for the porch structure showing exposed structural elements. For future maintenance, simplification of exposed elements is not proposed. Additionally, the requirement for railings uses turned balusters, square balusters, or steel. The homes proposed for the upper level deck railings are metal atop an enclosed parapet wall. The porch roof formals require forward-facing shed or hip roof styles. Four of the five porch roofs comply. The center porch roof is a gable and requires an exception.

The Farmhouse architectural style requires window grouping using individual units or pairs. The proposed elevations show some window triplets in some locations, but mostly singles and doubles.

Townhome and Mansion Homes
Due to the topography, the project cannot meet the parking requirement to be located in the rear yard (alley loaded). The proposed project has garages located in each unit that are accessed off of the internal private street network. As designed, the private streets act as alleys with the front of the units

facing open space. They are also proposing 30 guest parking spaces for the townhome product where 27 spaces are required.

The proposed concept plan shows it has 7 buildings with mansion homes and 13 townhome buildings. Due to the road configuration, some of the buildings create a green courtyard feeling and do not meet the requirement of three buildings of 5-units with a minimum of 50 feet to building to create the courtyard. The site plan shows 8 buildings that face the green courtyard that is a v-shape rather than a rectangle. The distance from building to building at the widest point of the green space is 1020'8" and at the narrowest, 25'10".

The buildings shown on the concept plan will meet the intent of the Build to Zone and Front Property Line Coverage because they face onto open space and not onto the private streets.

FISCAL IMPACT

None.

CONCLUSION

The Finch Creek Development has challenging topography, making it difficult to meetsome of the requirements found in NVOZ. The changes that are being proposed to the MDA includethe realignment of University Avenue and development layout that meets the intent of NVOZ while addressing the unique topographic challenges.

Staff recommends that a public hearing be held and that the Planning Commission provides a favorable recommendation to City Council.

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

Conditions:
1. All requirements of the City Engineer shall be met.
Engineering Conditions:

- Applicant and any successors of this project shall comply with all City policies, processes, ordinances, standards, and specifications. Additionally, all Master Planned infrastructure elements on or adjoining the subject property need to be designed and installed by applicant. All City Engineer requirements will need to be satisfied prior to any final development plans being approved. The following are site and infrastructure concerns known at this time that need to be addressed with future submittals: (Please note that the following list is not to be considered all-inclusive and additional concerns may arise as design plans are submitted for review.)
- The sensitive Lands section of chapter 18 prohibits residential and commercial structures in areas with natural slopes greater than 30%. Roads, driveways, and trails are permitted to be built across natural slopes greater than 30% with approved geotechnical reports and engineering design addressing slope stability, retaining walls, and erosion prevention.

- Applicant needs to incorporate the City's Master Plan for trails. Trail design needs to be included in design plans.
- The road alignment may need to be changed. UDOT is currently working on a design for HWY40 and bypass alternate routes in this area. Applicant will need to coordinate with UDOT for access permit and required improvements.
- Ensure emergency vehicle access is available through phased construction.
- Storm water design manual needs to be followed which includes a hydrodynamic separator or other allowed system for pretreatment prior to infiltration.
- No survey map was submitted with concept plan.
- If deed lines extend into the HWY 40 ROW and/or River Road, then dedication will need to occur.
- Any overlaps and gaps in deeds and/or occupation lines will need to be resolved.

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

ALTERNATIVES

Staff Recommended Option - Approval
I move to **approve** a Master Development Agreement
Amendment for Finch Creek as presented, with the findings and conditions as presented in the conclusion above.

Alterntive 2 - Continuance
I move to continue Master Development Agreement
Amendment for Finch Creek to another meeting on [DATE], with direction to the applicant and/or Staff on information and / or changes needed to render a decision, as follows:

Alternative 3 - DENIAL
I move to **deny Master Development Agreement Amendment for Finch Creek** with the following findings

POTENTIAL MOTIONS

ACCOUNTABILITY

Department: Planning
Staff member: Denna Woodbury, Planning Consultant

EXHIBITS

1. Finch Creek signed MDA 12-05-22
2. C1.00 SITE PLAN 2026.07.08 PC
3. L1.00 SITE LANDSCAPE PLAN 2026.07.08-Conceptual Layout-v1

4. C1.10 PHASING PLAN 2026.03.24
5. 260130 - Finch Creek Alley Loads (5)
6. R26 - Mansion Homes (2)
7. C0.20 SENSITIVE LANDS PLAN (1)
8. 26.07.08 [Applicant] Expected Exceptions Requested in MDA (JJK Notes)-Describe language-text amendment and why-v1
9. Finch Creek Presentation 7.21.26-Accompanying Site Plan or other applicable documents-v1

WHEN RECORDED, RETURN TO:

Heber City
Attention: City Recorder
75 North Main Street
Heber City, Utah 84032

Tax Parcel Nos.:

(Space above for Recorder's use only.)

DEVELOPMENT AGREEMENT
FOR THE
FINCH CREEK MIXED USE DEVELOPMENT

THIS DEVELOPMENT AGREEMENT FOR THE FINCH CREEK MIXED USE DEVELOPMENT (this "**Agreement**") is made and entered into as of the 5th day of December, 2022, by and between HEBER CITY, a political subdivision of the State of Utah (the "**City**"), and Finch Creek, LLC, a Utah limited liability company ("**FINCH CREEK**"). Each of FINCH CREEK and the City are hereinafter referred to individually as a "**Party**" and collectively as the "**Parties**."

RECITALS

A. The capitalized terms used in these Recitals are defined in Section 1.2, below.

B. FINCH CREEK is the owner of approximately 11.63 acres of undeveloped real property located at 3320 N., 3390 N. and 3400 N. Hwy 40 (Parcel # 00-0021-2028, #00-0007-7847 & #00-0021-2027) in Wasatch County, State of Utah, a legal description of which is set forth in **Exhibit A**, attached hereto (the "**Property**"). This Agreement and the Site Plan meets the intent of, and is guided by, the Envision 2050 Heber General Plan.

C. On Nov 15, 2022, the City approved and adopted, a Site Plan for the Project, subject to the Parties entering into this Agreement and the agreeing to annexation of the Property into the City. The Site Plan for the Property shall allow for a mixed use development, including recreational and open space uses. All such uses shall be consistent with the permitted uses in the NVOZ.

D. Provision of infrastructure to the Property is vital to its development in accordance with the Site Plan and this Agreement and, consistent with the foregoing, FINCH CREEK will prepare an Infrastructure Plan (aka Civil Drawings).

E. FINCH CREEK may not be the developer of the entire Property but may sell or otherwise convey some or all the Property to one or more Persons who will undertake the actual development work (each a **"Developer"** and together, the **"Developers"**). Notwithstanding that there may be sub-developers, transferees, purchasers or assignees from the original Developer or

Developers, only those parties that FINCH CREEK specifically designates in a written agreement as their "Successor", or "Successor's in Interest", shall retain the right and standing to oppose, or seek amendment of this Agreement, or any other subsequent amendment thereto. Any third party not so specifically designated, that may purchase or receive portions, phases, lots or parts of this Development/Project, shall have no standing to oppose or seek amendment of any part of this Agreement, nor have any part in any negotiations to alter, change or amend. Additionally, notwithstanding the foregoing, once all backbone improvements are laid down, implemented and approved by the City, any subsequent Developer, Assignee, Successor, or Successor in Interest obtaining any portion, or part, or phase of this Development/Project by sale, transfer or assignment shall have no standing to oppose or seek to amend any portions of this Development/Project.

F. The Parties now desire to enter into this Agreement to establish and set forth the rights and responsibilities of FINCH CREEK and its successors in interest, including but not limited to, those developers, sub-developers and builders who will develop the Property as a mixed use project in accordance with the terms hereof, and to establish the rights and responsibilities of the City to annex the Property into the boundaries of Heber City and to authorize and regulate such development pursuant to the requirements of this Agreement.

G. The City Council has reviewed this Agreement and determined that it is consistent with the Act, the Zoning Ordinance and the Heber City General Plan, and that it provides for and promotes the health, safety, welfare, convenience, aesthetics, and general good of the community as a whole. The Agreement does not contradict, and specifically complies with, and is governed by Utah Code Ann Section 10-9a. The Parties understand and intend that this Agreement is a "development agreement" within the meaning of, and entered into pursuant to the terms of, the Act.

H. FINCH CREEK and the City have cooperated in the preparation of this Agreement.

NOW, THEREFORE, in consideration of the mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the City and FINCH CREEK hereby agree to the following:

TERMS

1. **Incorporation of Recitals and Exhibits/ Definitions.**

1.1 **Incorporation.** The foregoing Recitals and **Exhibits A** through **E** are hereby incorporated into this Agreement.

1.2 **Definitions.** Any capitalized term or phrase used in this Agreement has the meaning given to it below or in the section where the definition of such term is given.

1.2.1 **Act** means the Municipal Land Use, Development, and Management Act, Utah Code Ann. §§10-9a-101, *et seq.* (2008).

1.2.2 **Administrative Action** means and includes any amendment to the Exhibits to this Agreement or other action that may be approved by the Administrator as provided in Section 17.

1.2.3 **Administrator** means the Person designated by the City as the Administrator of this Agreement.

1.2.4 **Agreement** has the meaning set forth in the preamble and includes all Exhibits attached hereto.

1.2.5 **Public Gathering Areas** means any public owned area or public park identified on the Site Plan that is intended to provide services to the community at large, such that it would be considered to be a System Improvement.

1.2.6 **Applicant** means a Person submitting a Development Application, a Modification Application or a request for an Administrative Action.

1.2.7 **Assessment Area** means an area or areas created by the Special Service District pursuant to Utah Code Ann. § 11-42-101, *et seq.* (2008), or other applicable State Law, with the approval of FINCH CREEK and other Property Owners, if required, to fund the construction of some or all of the Backbone Improvements.

1.2.8 **Backbone Improvements** means those improvements shown as such in the Infrastructure Plan and which are, generally, infrastructure improvements that are intended to support the overall development of the Property and not merely a part of the development of any particular Subdivision. Backbone Improvements are generally considered to be in the nature of "System Improvements," as defined in Utah Code Ann. § 11-36a-101, *et seq.* (2008).

1.2.9 **Building Permit** means a permit issued by the City to allow construction, erection or structural alteration of any building, structure, private or public infrastructure, On-Site Infrastructure on any portion of the Project, or to construct any Off-Site Infrastructure.

1.2.10 **CC&Rs** means one or more declarations of conditions, covenants and restrictions regarding certain aspects of design and construction on the Property recorded or to be recorded with regard to the Property or any part thereof, as amended from time to time.

1.2.11 **Capital Facilities Plan** means a plan adopted or to be adopted by the City in the future to substantiate the collection of Impact Fees as required by State law.

1.2.12 **City** means the City of Heber, a political subdivision of the State of Utah.

1.2.13 **City Consultants** means those outside consultants employed by the City in various specialized disciplines such as traffic, hydrology or drainage to review certain aspects of the development of the Project.

1.2.14 **City Updated North Village Street Master Plan** shall mean the City's Street Master Plan and Street Capital Facilities Plan.

1.2.15 **City Updated North Village Stormwater Master Plan** shall have the meaning provided in Paragraph 12.3.

1.2.16 **City's Future Laws** means the ordinances, policies, standards, procedures and processing fee schedules of the City that will be in effect as of a particular time in the future when a Development Application is submitted for a part of the Project and that may, in accordance with the provisions of this Agreement, be applicable to the Development Application.

1.2.17 **City's Vested Laws** means the ordinances, policies, standards, procedures and processing fee schedules of the City related to zoning, subdivisions, development, public improvements and other similar or related matters that are in effect as of the Effective Date.

1.2.18 Intentionally Omitted.

1.2.19 **Council** means the elected City Council of the City.

1.2.20 **Default** shall have the meaning provided in Paragraph 14.

1.2.21 **Design Guidelines** means the design guidelines referenced in the North Village Over Lay Zone.

1.2.22 **Developer** shall have the meaning provided in Recital E.

1.2.23 **Development Application** means an application to the City for development of a portion of the Project, a Building Permit, improvement plans or any other permit, certificate or other authorization from the City required for development of the Project.

1.2.24 **Development Property** shall have the meaning provided in Section 23.1.

1.2.25 **Development Report** means a report containing the information specified in Section 3.4 submitted to the City by FINCH CREEK or any successor for the sale of any Parcel to a Developer, Sub-developer or Builder or the submittal of a Development Application by a Developer, Sub-developer or Builder pursuant to an assignment from FINCH CREEK.

1.2.26 **Development Unit** means either a commercial or residential use of property with respect to which an ERU calculation can be applied in accordance with this Agreement.

1.2.27 **Effective Date** means the date on which the later of both the following shall have occurred: the Parties have executed this Agreement and the City's annexation of the Property has been completed and takes effect pursuant to Utah Code Ann. §10-2-425.

1.2.28 **Eligible Improvements** shall have the meaning provided in Section 8.9.

1.2.29 **Development Entitlements** shall have the meaning provided in Section 3.1 of this Agreement.

1.2.30 **Equivalent Residential Unit (ERU)** means the residential density allocated to: (a) any given Residential Unit when measured against a single-family dwelling unit, which measure shall be determined pursuant to Section 18.21.020.2.2(2) of the City's Vested Laws; and (b) commercial ERUs will be calculated as provided in Section 18.21.020.2.2(2) of the City's Vested Laws. For purposes of clarity, the Parties agree that no ERUs shall be allocated to schools and churches.

1.2.31 **Final Plat** means the recordable map or other graphical representation of land prepared in accordance with Utah Code Ann. §10-9a-603, and approved by the City, effectuating a Subdivision of any portion of the Project.

1.2.32 **Highway 40** means a "state highway" type transportation corridor maintained by the Utah Department of Transportation and referred to as U.S. Highway 40.

1.2.33 **Homeowners' Association(s)** means one or more associations formed pursuant to Utah law to perform the functions of an association of property owners.

1.2.34 **Impact Fees** means those fees, assessments, exactions or payments of money imposed by the City as a condition on development activity as specified in Utah Code Ann. §§ 11-36a-101, *et seq.*, (2008).

1.2.35 **Improved Open Space** means open space, including but not limited to that which has been improved with one or more of the following, as selected by the City Manager or his or her designee: first and foremost those amenities listed in the City's Park's Site Plan, churches, schools and associated lands, playgrounds, tennis courts, club houses, swimming pools, trail systems, trail heads, skate parks, volleyball courts, Public Gathering Areas or parks, sports fields, bathrooms, irrigated landscaping, associated paved parking for improved open space, pavilions, playgrounds, trailheads, drinking fountains, natural areas integrated with open spaces and park areas, or other improvements.

1.2.36 **Infrastructure Plan** means the conceptual infrastructure plan, including culinary water, secondary water, storm water, sanitary sewer and private roads, as amended from time to time.

1.2.37 **Intended Uses** means the use of all or portions of the Project for open spaces, parks, trails and other uses permitted in the Zoning Ordinance, Design Guidelines and as shown on the Site Plan.

1.2.38 **Site Plan** means the Site Plan attached as **Exhibit B**, which Site Plan is a conceptual/illustrative depiction of the presently anticipated development plan for the Property, which Site Plan may be modified from time-to-time by FINCH CREEK to respond to market, engineering and other development objectives.

1.2.39 **Modification Application** means an application to amend this Agreement (but not including those changes which may be made by Administrative Action).

1.2.40 **Mortgage** means (1) any mortgage or deed of trust or other instrument or transaction in which the Property, or a portion thereof or a direct or indirect ownership or other interest therein, or any improvements thereon, is conveyed or pledged as security, or (2) a sale and leaseback arrangement in which the Property, or a portion thereof, or any improvements thereon, is sold and leased back concurrently therewith.

1.2.41 **Mortgagee** means any holder of a lender's beneficial or security interest (or the owner and landlord in the case of any sale and leaseback arrangement) under a Mortgage.

1.2.42 **Intentionally omitted.**

1.2.43 **Non-City Agency** means a governmental or quasi-governmental entity, other than those of the City, which has jurisdiction over the approval of an aspect of the Project.

1.2.44 **North Fields** means that certain real property located generally west of the Property and generally depicted on **Exhibit C** attached hereto.

1.2.45 **Notice** means any notice to or from any Party to this Agreement that is either required or permitted to be given to another Party.

1.2.46 **Off-Site Infrastructure** means the off-site public or private infrastructure, such as roads and utilities, specified in the Infrastructure Plan that is necessary for development of the Property but is not located on the portion of the Property that is subject to a Development Application.

1.2.47 **On-Site Infrastructure** means the on-site public or private infrastructure, such as roads or utilities, specified in the Infrastructure Plan that is necessary for development of the Property and is located on that portion of the Property that is subject to a Development Application.

1.2.48 **On-Site Retention/Detention** shall mean a storm drain facility that is provided on-site upon private property within the development.

1.2.49 **Open Space** means the following: all parks (regardless of size or type); pedestrian, bicycle, and equestrian trails and pathways; passive open spaces, water features, and natural habitat areas; parkways and commonly maintained natural or landscaped areas; sidewalks, street tree plantings and medians; ballfields and recreational spaces (including, without limitation, any such facilities provided by or upon a school or church site, excepting areas within building footprints other than community gardens); drains and detention basins and swells, canals, protected slope areas, and any other quasi-public area that the City determines to be Open Space as a part of the approval of a Development Application. Open Space includes, but is not limited to, those areas identified as Open Space in the Site Plan.

1.2.50 **Outsourcing** means the process of the City contracting with City Consultants or paying overtime to City employees to provide technical support in the review and approval of the various aspects of a Development Application, as is more fully set out in this Agreement.

1.2.51 **Parcel** means an area identified on the Site Plan with a specific land use designation that is intended to be further subdivided for future development.

1.2.52 **Person** means any natural person, corporation, Limited Liability Company, trust, joint venture, association, company, partnership, limited partnership, governmental authority or other entity.

1.2.53 **Phase** means the development of a portion of the Project.

1.2.54 **Intentionally omitted.**

1.2.55 **Planning Commission** means the City's Planning Commission.

1.2.56 **Project** means the mixed-used Site Plan to be developed on the Property in accordance with this Agreement, including, without limitation, all associated public and private facilities, Intended Uses, Phases and all of the other aspects approved as part of this Agreement and the Site Plan.

1.2.57 **Intentionally omitted.**

1.2.58 **Property Owner or Property Owners** means FINCH CREEK and any other successor-in-interest to FINCH CREEK as an owner of the Property or any portion thereof, including but not limited to, Developers, Sub-developers and builders.

1.2.59 **Site Plan** means the conceptual plan submitted to the City for the first stage of the approval of a mixed use development in accordance with the City's Vested Laws.

1.2.60 **Sub-developer** means any Person that obtains title to a Parcel from a Developer for development.

1.2.61 **Subdivision** means the division of any portion of the Project into a subdivision pursuant to State Law and/or the Zoning Ordinance.

1.2.62 **System Improvement** means those elements of infrastructure that fall within the definition of System Improvements pursuant to Utah Code Ann. §11-36a-102(21). System Improvements shall be defined as set out in the North Village Capital Facilities Plans and Master Plans.

1.2.63 **Zone** means the City's North Village Overlay District Zone.

1.2.64 **Zoning Ordinance** means the City's Land Use and Development Ordinance adopted pursuant to the Act that is in effect as of the Effective Date.

2. **Development of the Project.** Development of the Project shall be in accordance with this Agreement, the City's Vested Laws and the City's Future Laws as expressly set forth in this Agreement. The Parties acknowledge and agree that if there is a conflict with this Agreement and the City's current or future laws, then this Agreement shall supersede and take precedence to the fullest extent possible.

3. **Development of the Property in Compliance with the Site Plan.**

3.1 **Project Density.** Except as may be otherwise augmented hereinafter, Property Owners shall be entitled to and are vested with the right to develop and construct up to 69.72 ERUs on the Property consistent with the Intended Uses specified in the Zoning Ordinance and generally identified on the Site Plan (collectively, the "**Base Density Entitlements**"). The Base Density Entitlements represent the base density allocation per gross acre allowed by the City's Vested Laws and have been approved pursuant to the City's review of the Site Plan in accordance with the requirements of the North Village Overlay District Zone. In addition to the Base Density Entitlements, Property Owners shall be entitled to and are vested with the right to develop and construct an additional 3.5 ERUs on the Property consistent with the Intended Uses specified in the Zoning Ordinance and generally identified on the Site Plan (collectively, the "**Bonus Density Entitlements**," and together with the Base Density Entitlements, the "**Development Entitlements**"), which reflects a five percent (5%) increase in base density granted by reason of the Low Income Housing requirements imposed pursuant to this Agreement.

3.2 **Intended Uses by Parcel and Densities.** Intended Uses and Densities currently contemplated for each Parcel are shown on the Site Plan for the Property, which plan has been prepared in compliance with the requirements of the Heber City ordinances set forth in Chapter 17.20 Plans of the City's Vested Laws. Uses on the property shall not include stacked flats unless approved by the City Council.

3.3 **Use of Density.** Notwithstanding the maximum gross density permitted under the Zone, FINCH CREEK may allocate the Development Entitlements among any Subdivision within the Project;

3.4 **Accounting for Density for Parcels Sold to Sub-developers.** In connection with the sale of any Parcel sold by FINCH CREEK to a Developer or Sub-developer, FINCH CREEK shall provide the City with a written document specifying the identity of the Person to whom the Parcel is sold, the allocation, if any, of any Development ERUs associated with such Parcel, and the Open Space requirements and/or obligations associated with such Parcel. In connection with the recordation of a Final Plat or other document of conveyance for any Parcel sold to a Developer or Sub-developer, FINCH CREEK shall provide the City Recorder with a development report (a "**Development Report**") identifying the Parcel(s) sold, the Residential Development ERU and/or other type of use or Development Unit allocated with the Parcel(s), the Development ERU remaining with FINCH CREEK and any material effects of the sale on the Site Plan.

3.4.1 Return of Unused Density. If a Developer or Sub-developer cannot or does not utilize all of the Development ERU allocated to it in connection with the transfer of one or more Parcels at the time the Developer or Sub-developer receives approval for the final Development Application for such

transferred Parcel(s), the unused Development ERU shall automatically revert back to FINCH CREEK. Such Development ERU shall be accounted for in any subsequent Development Report that FINCH CREEK, or any of its successors in interest may be required to file with the City Recorder.

3.5 **Parcel Sales.** The City acknowledges that the precise location and details of the public improvements, lot layout and design and any other similar item regarding the development of a particular Parcel may not be known at the time of the sale of a Parcel.

3.6 **Low Income Housing Requirements.** For the purposes of this Agreement, Low Income or Affordable Housing shall maintain a selling price that is affordable for individuals or families with an income of less than 60% of the average median income (AMI) in Wasatch County, Utah. A minimum of 3.5 ERU's shall be deed restricted in perpetuity and sold or rented at an affordable rate to families earning no more than sixty percent (60%) of the average median income (60% AMI). FINCH CREEK shall reasonably disperse the Low Income Housing units throughout the Project. FINCH CREEK shall also be entitled to allocate any such Low Income Housing requirements to Developers and/or Sub developers as FINCH CREEK may elect. The Low Income Housing ERUs shall be developed on a proportional basis with the development. Developer and the City shall follow and comply with any deed restrictions as outlined in the Low Income Housing Ordinance & Plan. Payment of a fee in lieu to fulfill the requirements of the Low Income Housing Ordinance & Plan is not an option, unless specifically agreed to by the City. Fractions of required Low Income Housing ERUs may be implemented with the payment of a fee in lieu option.

3.6.1 Allocation of Low Income Housing. At least one half of the required affordable housing (ERUs) shall be sold to parties that shall be required to reside in the units as their primary residence, "Owner-Occupied", with a specific restriction not to allow said units to be rented. ERUs constructed as Low Income Housing in the Project shall be deed restricted and preserved in perpetuity for those income qualified at 60% or less of the Average Medium Income for Wasatch County, Utah.

3.6.2 Rights of First Offer. Heber City, or its designee, shall have the first right to purchase all affordable dwelling units (aka, AMI deed restricted properties, or affordable deed restricted units). In the event that Heber City does not exercise or execute on its said option to purchase, then FINCH CREEK, and its successors, shall grant or cause the applicable Developers and/or Sub-developers to grant to the following entities and their employees, in descending order of priority, a right to purchase Low Income Housing constructed and operated as affordable housing and available within the Project for sale to income qualifying households otherwise

meeting the requirements of this Agreement: the **City**, the Wasatch County School District (the "**District**") and Wasatch County (the "**County**"). In the event the City, the District, and the County do not exercise their respective first rights, the applicable Low Income Housing Units may be sold, as the case may, be to members of the general public meeting the income qualification requirements, employed in Wasatch County and living or desiring to live in Wasatch County.

3.6.2.1 Deed Restrictions Protecting the Affordability and Sustainability of the Affordable Homes at FINCH CREEK MIXED USE DEVELOPMENT.

a. Prior to final approval for the Finch Creek Mixed Use Development, and, prior to transfer of ownership from Developer/ Owner of any Affordable Housing Units/ Homes, Developer/ Owner shall negotiate and enter into with the City a ***Deed Restrictions Covenant,*** *(which shall be recorded with the Wasatch County Recorder),* that shall serve as a Covenant Running With the Land to protect the affordability and sustainability of the Affordable Units/homes at Finch Creek Mixed Use Development, Heber City, Wasatch County, Utah. Some of the terms of such a Covenant should include, but shall not be limited to the following:

1. The Covenant is to provide and articulate terms, conditions, and restrictions. The Covenant shall be enforceable by the City and, upon its execution and recording in the public records of the County Recorder of Wasatch County, Utah, shall run with the land, enforceable against the Owners; each Unit Owner, and each Unit Owner's successors interest, assignees, heirs, devisees, mortgagees, lessees, trustees, beneficiaries, executors, administrators, personal representatives; any subsequent owners; and any other parties claiming an interest in the Property. In addition to the recording of this Covenant, Developer/Owner shall cause that any deed or plat map associated with any affordable housing properties or units shall reference said Covenant.

2. The City shall forever retain the right to purchase all Affordable housing units, in perpetuity, pursuant to such a Covenant running with the land and units.

3. Administration and Enforcement. The City shall have the right to enforce the terms of such a Covenant and may enforce its terms as it deems administratively proper through its employees, administrative offices, agents, or assigns. The Heber City Police Department shall be authorized to investigate certain affordable housing violations and to issue citations pursuant to

applicable City Code and State Statute. The City may enforce this Covenant by any appropriate legal or equitable action including but not limited to specific performance, injunction, abatement, damages and such other remedies and penalties as may be specified in this Covenant. This Covenant shall inure to the benefit of the City and nothing herein shall be construed as creating a general scheme to the enforced by Unit Owners against each other.

4. At least 50% of the required affordable ERUs shall be Owner-Occupied unless a Unit Owner shall receive prior written consent of the City, in its sole and absolute discretion, for an exception. Each of these Unit Owners shall occupy the Unit as a Primary Residence. Unless the City gives its prior written consent, each Unit Owner shall not obtain, purchase, or otherwise acquire any other direct or indirect interest in real property while the Unit owner is a Unit Owner; neither the Unit Owner nor any person in the Unit Owner's Household shall establish a trust of which the Unit Owner is a beneficiary if such trust's corpus contains any other real property.

5. Resale of Unit. The Unit Owner shall send Notice to the City of such Unit Owner's intent to sell the unit (the date of such Unit Owner's Notice to the City shall be the "Offer Date") and shall not Sell any interest in such Unit without written consent of the City.

3.6.3 **Off-site Low Income Housing.** At the discretion of the developer, some or all of the affordable housing requirements may be met in partnership with the City to allow construction and location of affordable housing units off site on any available property whether owned by the City, third parties or other entities. The exact details of such an arrangement, if presented by the City and discretionally negotiated by developer, would be negotiated with the City at the time of development, if possible, and if the City has the property available at that time. It is the intent that such option would not reduce the developer's requirements below that required in this MDA.

3.6.4 **Timing.** At least 50% of the required Low Income Housing units shall be constructed no later than the construction of the first 30 percent of the Market Rate units. The full Low Income Housing requirement shall be completed no later than construction of the first 60 percent of the Market Rate units.

3.6.5 **Non-Residential Development Timing.** Any commercial areas shown upon the Master Plan for the development shall be rough graded and

provided with access to adequate utilities to serve the land uses no later than the construction of 60 percent of the residential units within the development.

4. **Zoning and Vested Rights.**

4.1 **Compliance with City Requirements and Standards.** Developer and Owners expressly acknowledge that nothing in this Agreement shall be deemed to relieve Developer or any Continuing or Successor Owner from its obligations to comply with all applicable requirements of the City necessary for approval and recordation of subdivision plats and site plans for the Project, which are in place at the time of a complete and approved application, including the payment of unpaid fees, the approval of subdivision plats and site plans, the approval of building permits and construction permits, and compliance with all applicable ordinances, resolutions, policies and procedures of the City except as otherwise provided in this Agreement. Specifically, Developer and Owner acknowledge and agree that in the event adherence to the City Updated North Village Storm Water and the North Village Street Master Plans, may or actually does affect or compromise entitlements, Developer and Owner shall not be allowed to claim damages, takings or costs from or against the City.

4.2 **Current Zoning.** Concurrently with its execution of this Agreement, the City has annexed the Project to the City and zoned the Property under the North Village Overlay District Zone. The North Village Overlay District Zone (Section 18.21.010 and Section 18.21.060 of the Heber City Code) was approved by the Council on March 16, 2021.

4.3 **Term of Agreement.** The term of this Agreement shall commence on the Effective Date and continue either for a period of ten (10) years, or the day upon which the final certificate of occupancy is approved and granted, whichever first occurs, (the "**Term**"), unless it is terminated in accordance with Section 26. The Term may, at FINCH CREEK's option, be extended for one (1) additional five (5) year period, provided FINCH CREEK is not in material default of any provisions of this Agreement and after providing the City with written notice not less than six (6) months prior to the scheduled expiration date. Unless otherwise agreed between the Parties, FINCH CREEK's vested rights and interests set forth in the Agreement shall expire at the end of the Term, or as the Term may be extended by mutual agreement of the Parties. Upon termination of this Agreement for any reason, the obligations of the Parties to each other created under this Agreement shall terminate, but none of the licenses, building permits, or certificates of occupancy granted prior to the expiration of the Term or termination of this Agreement shall

be rescinded or limited in any manner, nor will any rights or obligations of Property Owners or the City intended to run with the land be terminated.

5. **Approval Processes for Development Applications.**

5.1 **Phasing.** The City acknowledges that FINCH CREEK, Developers, and Sub-developers who have purchased Parcels of the Property may submit multiple applications from time to time to develop and/or construct portions of the Project in phases.

6. **Open Space, Improved Public Parks, and Trails Requirements.**

6.1 **Development Timing: Open Space, Neighborhood Parks, and Trails.** Neighborhood Parks and Trails shall be constructed and developed concurrently with the respective development within which said trails are located. The City shall not be obligated to make final approval and place into warranty any public improvements located within or constructed in conjunction with the development of a particular Phase until the parks and trails located within such Phase have been constructed, or the City has received an improvement completion assurance in the form of either a cash escrow deposit, a letter of credit or such other form of completion assurance as may then be accepted by the City with respect to such parks and trails meeting the requirements of Section 10-9a-604.5 of the Utah Municipal Land Use Development Management Act. Open space, parks and trails shall comply with the requirements of the NVOZ.

6.2 **Dedication of Open Space or Trails**. Property within the canal easements shall be granted and dedicated by the Property Owner to the City, or other public entity as determined by the City. Dedication of Trails to the City shall be by plat recordation or by dedication by deed from the applicable Property Owner which shall be without any financial encumbrance or other encumbrance (including easements) which unreasonably interferes with the use of the property for Open Space and/or Trails; In the event trails are established solely for the internal use by Homeowners' Association, no public easement shall be granted by FINCH CREEK or any other Property Owner. Construction and dedication of the Highway 40 trail shall occur within the first phase of development.

6.3 **Maintenance of Open Space/or Trails**. Except as otherwise specifically provided in this Agreement, upon acceptance by the City of Trails and after formal possession, the City shall be responsible for maintaining the Public Trail after final inspection and acceptance of the applicable improvements included therein, if any. If the Trails are dedicated to an entity other than the City, the dedication shall provide for the maintenance of the applicable Trails. Unless approved by, and dedicated to the City, any associated landscaping with such Trails shall be maintained by the respective property owners association.

6.4 **Tax Benefits**. The City acknowledges that Property Owners may seek to qualify for certain tax benefits by reason of conveying, dedicating, gifting, granting or transferring Open Space and/or Trails to the City or to a charitable organization. Property Owners shall have the sole responsibility to claim and qualify for any tax benefits sought by Property Owners by reason of the foregoing. The City shall reasonably cooperate with Property Owners to the maximum extent allowable under law to allow Property Owners to take advantage of any such tax benefits.

6.5 **North Fields Preservation**. FINCH CREEK, for itself and with respect to each subsequent Owner of the Property, agrees that upon issuance of a building permit for a Development Unit, the Owner of such Development Unit shall pay to the City a fee equal to $2,500 per ERU or partial ERU attributable to such Development Unit (the "**North Fields Preservation Fee**"). The City shall utilize funds collected pursuant to the North Fields Preservation Fee solely for the purpose of preserving open space in the North Fields, including purchase of development rights. The City agrees that the North Fields Preservation Fee shall not be charged for Development Units constructed and operated as Low Income Housing Units.

7. **Public Improvements.**

7.1 **Utilities and On-Site Infrastructure.** The City acknowledges that FINCH CREEK will prepare an Infrastructure Plan (a/k/a Civil Drawings). The Parties acknowledge that there will be a Capital Facilities Plan for the Public Infrastructure approved and adopted by the City. The Property Owners shall have the responsibility and obligation, to construct and fund, or cause to be constructed and installed, in phases, the On-Site and Off-Site Infrastructure according to the Capital Facilities Plan that is necessary to support the development proposed within a specific Development Application. If any Property Owners elect to construct any On-Site Infrastructure or Off-Site Infrastructure required by the Capital Faculties Plan as a condition of approval of a Development Application, the Property Owner shall pay the cost thereof, subject to its reimbursement rights set forth in Section 7.2. The City shall comply with the statutory processes and all other applicable laws, rules, and regulations governing such work. Parties contemplate that each Phase will be served by sanitary sewer, culinary water and secondary irrigation systems provided by others.

7.2 **Excess Improvements/Upsizing.** Any infrastructure requested by the Developer or required by the Development shall be the responsibility of the Developer. The City and FINCH CREEK acknowledge and agree that, as a part of the Capital Facilities Plan, certain portions of the infrastructure improvements shown on the Capital Facilities Plan (including both On and Off-site Infrastructure) may need to be enlarged, increased or otherwise "upsized" or upgraded (collectively, the "**Excess Improvements**") at the request of the City or other responsible Non-City Agency to serve, directly or indirectly, developments or

future developments on land areas outside of the Project's boundaries or owned by parties other than Property Owners (collectively, the "**Benefitted Property**"). In recognition of the foregoing, and as a material inducement to the execution of this Agreement by FINCH CREEK:

7.2.1 **Reimbursements.** The City agrees that it shall reimburse the applicable Property Owners for, or to the extent permissible under then-applicable law and as identified in the approved Capital Facilities Plan, costs incurred by the applicable Property Owners in the construction of Excess Improvements. Subject to the City's approval, Property Owners may, from time to time, oversize and/or install and construct portions of the infrastructure specified in the Infrastructure Plan that are System Improvements. The City shall ensure that Property Owners, as applicable, are reimbursed for actual costs from Impact Fees for oversizing. City shall also make available reimbursement/pioneering agreements to reimburse Property owners for installing Off-site System Improvements to serve their property as required by State law. Said pioneering agreements shall have a maximum duration of 10 years from the date of City's acceptance of associated improvements.

7.2.2 **Building Fee and Impact Fee Credits.** To the extent that any reimbursements paid to a Property Owner pursuant to the Reimbursement Procedures do not fully reimburse Property Owners for the amounts expended or costs incurred by the Property Owner in the construction of the Excess Improvements, City shall credit the applicable Property Owner up to the value of such deficiency against the Impact Fees applicable to the Project.

7.2.3 **Backbone Improvements.** Property Owners shall not be compensated for any "upsizing" of the Backbone Improvements that are not included as System Improvements in the approved Capital Facilities Plan.

7.2.4 **Phasing of Master Planned Facilities**. Public Facilities shown on the City's Capital Facilities Plan shall be constructed within the first phase of development.

7.3 Secondary Access. Subject to approval of the City and Wasatch County Fire Service District, FINCH CREEK shall cause one of the proposed Secondary Access Roads to be completed in connection with the first phase of the Project. If approved, said Secondary Access Road shall satisfy the requirements of the City and the Wasatch County Fire Service District with respect to adequate ingress and egress for the Project.

7.4 **Variations between Infrastructure Plan, Capital Facilities Plan and any City's Future Capital Facilities Plan.** The Parties acknowledge that the City may adopt a new or amended Capital Facilities Plan. Additionally, the City may adopt new or amended Impact Fee ordinances as permitted by State Law for the collection of Impact Fees to pay for the construction of parts or all of the Backbone Improvements. The new Capital Facilities Plan shall in no way change any land uses or permitted uses of the Project; limit or control the rate, timing, phasing or sequencing of the approval, development or construction of all or any part of the Project in any manner so long as all applicable requirements of this Agreement and relevant sections of the Zoning Ordinance are satisfied. The Capital Facilities Plan and any future Capital Facilities Plan may differ from the Infrastructure Plan. As a part of the approval of a Development Application, the City may require Property Owners to build portions of the Backbone Improvements as shown on the Capital Facilities Plan (after it is adopted) instead of as shown on the Infrastructure Plan. If the Parties cannot reach agreement on the terms of a reimbursement agreement, the terms of such a reimbursement agreement shall be subject to the mediation and arbitration provisions of Section 14. Notwithstanding the above, nothing herein obligates the City to pay for the minimum backbone infrastructure needed for the Project.

7.5 **No Additional Off-Site Infrastructure Requirements.** Notwithstanding anything to the contrary in the City's Vested Laws, the City shall not, directly or indirectly, charge Developers or Sub-developers, or any of their respective affiliates or successors, any development fees, impact fees, water hookup fees, or any similar fees, charges, assessments or exactions for Off-Site Infrastructure not contemplated in the Capital Facilities Plan, or subsequent updates to said Plan. However, any and all such development fees, impact fees, water hookup fees, or any similar fees, charges, assessments or exactions for On-Site Infrastructure, shall be borne by Developers and Sub-developers, or any of their respective affiliates or successors, or residents, regardless of whether they are off-site or on-site, pursuant to the Capital Facilities Plan. In the event that Developer or Sub-developer is required to build Off-Site Infrastructure, and subject to the aforementioned 10 year limited duration, in the event pioneering agreements are used, the City would collect a pro-rata share from future, benefitting developers.

7.6. **Modifications of Infrastructure Locations and the Boundaries of the Development Areas.** The City acknowledges that the exact locations of On and Off-Site Infrastructure and the boundaries of the Parcels are conceptual in nature and that additional surveying, engineering and similar studies are needed to finalize lot locations, road and utility alignments as well as road and utility sizing. Therefore, Parcel boundaries, road and utility alignments and, subject to the requirements of this Agreement, infrastructure sizing may be further modified and revised upon the City's approval of subsequent Development Applications in accordance with subsequent subarea infrastructure Site Plans that will be prepared

by Developer for each Phase, and the City's Vested Laws, all subject to City final approval.

7.7 **Utilities Provided by the North Village Special Service District (NVSSD) and the Jordanelle Special Service District (JSSD).** The Parties acknowledge that the Project is currently served by the NVSSD and the JSSD for sewer and water, including secondary water. It is the intent by both Parties that the NVSSD and the JSSD shall continue to serve the project for these utilities through such service districts as long as they have capacity and are capable of serving. The Developer shall provide Commitment Letters from JSSD and NVSSD for the plat and/or phase being served before final approval for that particular plat is granted. Water for phases and all amenities shall be dedicated up front. If at any time it is deemed unfeasible to have JSSD or NVSSD serve the Project, the Developer shall secure other service providers. The City shall not be liable or responsible to provide such services.

7.8. **Water Rights.** Developers shall be required to comply with the JSSD and NVSSD water policies generally applicable to all NVSSD customers.

7.9. **Streets.** Street frontage shall be improved in compliance with the City's Standards and Specifications and the NVOZ.

Development shall obtain UDOT access approval for any accesses onto a state highway.

Development shall comply with the Highway 40 Access Management Agreement.

At the time of development, a transportation hub (area with a bus stop bench and bus turnout), will provided to the satisfaction of the City Engineer within each development, at a location that is central to the transportation network and convenient for access to the center of density within the development.

7.10 **Off-Site Connectivity**. All trails, canals, ditches and roads shall connect with existing and internal trails, canals, ditches and roads located immediately adjacent to the Project such that there is consistent, smooth linkage and connectivity with any and all municipal systems.

8. **Cable/Fiber Optic Service.** Subject to all applicable federal and state laws, as well as the City's authorization and capacity to timely install in a reasonable manner all required infrastructure and provide such service, FINCH CREEK agrees that the City shall be the sole cable/fiber optic network provider for the Development. The City shall install or cause to be installed all underground conduits necessary to make available a minimum of one cable service/fiber optic communication provider, or other comparable information and communication service provider, within the Project. FINCH CREEK shall cooperate and reasonably accommodate the City's installation and development of said cable service/fiber optic network, (CFON).

Notwithstanding the foregoing, Property Owners may contract with any cable TV/fiber optic and other communication provider of their own choice and grant an exclusive right of access and/or easement to such provider to furnish cable TV/fiber optic and other communication services for those dwelling units or other uses on such Property Owner's real property so long as the property is private and not dedicated to the public. The City may charge and collect all taxes and fees with respect to cable, fiber optic and other communication lines as allowed under an applicable City ordinance or state law.

9. **CC&Rs.** As more fully set forth in the CC&Rs, Property Owners shall create and establish one or more Property Owners' Associations, which shall be responsible for the implementation and enforcement of the CC&Rs and the Design Guidelines, including but not limited to architectural reviews, water efficiency, wildfire education, open space, and private street and storm water system maintenance. Recordation of the CC&Rs and creation of such Property Owners' Associations shall be required at the time of Final Plat review and approval. They shall be recorded both with the County and City Recorders. The City shall not be responsible for the implementation and/or enforcement of any such CC&Rs and Design Guidelines. The CC&Rs may be amended by the processes specified in the CC&Rs without any requirement of approval of such amendments by the City. If any provision of the Design Guidelines is inconsistent with a specific provision of this Agreement, the terms of this Agreement shall govern. Prior to the issuance of any building permits for residential, business, commercial or recreational use, but excluding On or Off-Site Infrastructure or other infrastructure proposed by Property Owners, the architectural control committee established by the CC&Rs shall certify that the proposed Development Application complies with the Design Guidelines. To facilitate uniform application and enforcement of the Design Guidelines, the Design Guidelines shall incorporate the design standards set forth in the Zone. Potential avenues of enforcement of the applicable CC&Rs available to the applicable Property Owners' Association or Owners shall include judicial enforcement by a court having subject matter jurisdiction over the particular dispute.

10. **Fees & Bonding.**

10.1 **General Requirement of Payment of Fees.** The City acknowledges its fees are subject to applicable State law. The City's impact fee requirements will be set forth in the City's approved Capital Facilities Plan for the Project area to be developed subsequent to this Agreement and incorporated herein.

10.2 **Warranty Bonding.** To the extent other public financing vehicles are not available for any on or off-site, publicly dedicated infrastructure or similar improvements for the Project, Property Owners, Developers or Sub-developers, as applicable, shall provide performance or warranty bonds, per the Heber City Code, in the form of letters of credit or cash bonds (all forms approved by the City) in relation to any on or off-site, publicly dedicated infrastructure or similar improvements for the Project (the "**Security**"), including, without limitation, roads, curb and gutter, storm drains, sewer, water, street lighting, signs, sidewalks, landscaping within public rights of way, public open space, public parks and trails.

Notwithstanding anything to the contrary under the City's Vested Laws, Property Owners shall not be required to post any such security for any privately-owned infrastructure or improvements, not necessary for public health and safety. The Security required under this section shall otherwise conform to the requirements of State Law.

11. **Construction Standards and Requirements.**

11.1 **Building Permits.** No buildings or other structures that require permits, shall be constructed within the Project without the Developer or Sub-developer first obtaining building permits in accordance with the City's Vested Laws. Developers and Sub-developers may apply for and obtain a grading permit following Preliminary Site Plan approval if the Developers or Sub-developers, as applicable, have submitted and received approval of a site-grading plan and SWPPP and subject to a Land Disturbance Permit issued pursuant to Section 12 below.

11.2 **City and Other Governmental Agency Permits.** Before commencement of construction or development of any buildings, structures or other work or improvements upon any portion of the Project, a Developer or Sub-developer shall, at their expense, secure, or cause to be secured, any and all permits which may be required by the City under the City's Vested Laws or any other governmental entity having jurisdiction over the work. The City shall reasonably cooperate with Developers Sub-developers in seeking to secure such permits from other governmental entities.

11.3 **Limitation to Three Stories.** No structure in the Project shall exceed three (3) stories in height unless approved by the City Council.

12. **Grading, On-Site Processing of Natural Materials; Storm Water Management.**

12.1 **Intentionally Omitted.**

12.2 **On-Site Processing of Natural Materials**. Property Owners may use the natural materials located on the Project, including, without limitation, sand, gravel and rock, and may process such natural materials into construction materials, including, without limitation, aggregate or topsoil, for use in the construction of On and Off-Site Infrastructure, commercial buildings, residential structures, or other buildings or improvements located in the Project and other locations outside the Project. Property Owner shall remediate any damage to trails, infrastructure, drainage or natural water features caused by such use. Notwithstanding this provision, this does not permit the construction of any subdivision or site-specific improvements prior to the requisite Final Plat review and approval for such improvements. Any such uses shall not be considered gravel pits.

12.3 **Storm Water Management**. The Parties acknowledge that the City is presently contemplating a future regional storm water master plan (as finalized and adopted by the City, the "**City Updated North Village Stormwater Master Plan**"). Concurrent with Provision 4.1 above, FINCH CREEK shall be required to comply with all future policies and standards of the North Village Stormwater Master Plan and associated Stormwater Design Manual, yet to be adopted, and all standards and requirements of any and all exhibits attached and incorporated into this Agreement, including but not limited to the Engineering Review Letter.

12.3.1 As a condition of annexation, as outlined in the **City Updated North Village Storm water Master Plan**, Developer and Property Owner shall restore or replace the historic, natural drainage channels downstream of the existing irrigation canals, as outlined and contemplated in the above referenced Master Plan.

12.4 **Intentionally Omitted.**

12.5. **Future Transportation Plan.** The Parties acknowledge that the City is presently contemplating a future Updated North Village Transportation Plan (as finalized and adopted by the City, the (when finalized and adopted by the City, the "**City Updated North Village Transportation Plan**"). Concurrent with Provision 4.1 above, FINCH CREEK shall be required to comply with all future policies and standards of the North Village Transportation Plan, yet to be adopted, and all standards and requirements of any and all exhibits attached and incorporated into this Agreement, including but not limited to the Engineering Review Letter.

13. **Provision of Municipal Services.** The City shall provide all City services to the Project that it provides from time to time to other residents and properties within the City including, but not limited to, development services and inspections, road and streetlight maintenance on public streets, police, and other emergency services. Such services shall be provided to the Project at the same levels of service, and on the same terms and rates as provided to other residents and properties in the City, unless such services are provided by other entities, or, because of the unique topography, location or other special or unique circumstances in the area covered by this Agreement, the cost to provide such services is higher than the like property rate throughout the City, and the City is able to demonstrate by empirical evidence, that such costs are a result of substantive additional or increased costs of municipal services, or financial burden to the City, then such additional costs, including but not limited to those required for additional special fire or police services, may be passed on to the Property Owners by way of special municipal service zonal fees, or some other equivalent of such fees. The City may charge such increased rate fees to Property Owners with respect to the Project, Phase, or sections of a Phase proportionate to their share of the increased cost.

14. **Default.** Any failure by any party to perform any term or provision of this

Agreement, which failure continues uncured for a period of thirty (30) days following the receipt of written notice of such failure from the other party (unless such period is extended by mutual written consent, and subject to Sections 14.2 through 14.4), shall constitute a **"Default"** under this Agreement. Any notice given pursuant to the preceding sentence (**"Asserted Default Notice"**) shall comply with Section 14.1.

14.1. **Notice.** If a Property Owner or the City causes an event which remains uncured for a period of thirty (30) days, this would constitute a Default of this Agreement. The Party claiming a Default shall provide a written Asserted Default Notice to the other Party.

14.1.1. **Contents of the Asserted Default Notice.** The Asserted Default Notice shall:

14.1.1.1 Claim of Default. Specify the claimed event of Default;

14.1.1.2. Identification of Provisions. Identify with particularity the provisions of any applicable law, rule, regulation or provision of this Agreement that is claimed to be in Default;

14.1.1.3. Specify Materiality. Identify why the claimed Default is claimed to be material; and

14.1.1.4. Proposed Cure. Specify the manner in which said failure may be satisfactorily cured.

14.2. **Cure.** Following receipt of an Asserted Default Notice, the defaulting Party shall have sixty (60) days in which to cure such claimed Default (the "Cure Period"). If more than 60 days is required for such cure, the defaulting Party shall have such additional time as is reasonably necessary under the circumstances in which to cure such Default so long as the defaulting Party commences such cure within the Cure Period and pursues such cure with reasonable diligence.

14.3. **Meet and Confer, Mediation, Arbitration.** Upon the failure of a defaulting Party to cure a Default within the Cure Period or in the event the defaulting Party contests that a Default has occurred, before initiating any formal litigation proceedings the Parties shall first engage in Mediation.

14.4. **Remedies.** If the Parties are not able to resolve the Default by Mediation, the Parties shall have the following remedies:

14.4.1. **Legal Remedies.** Legal Remedies available to both Parties shall include all rights and remedies available at law and in equity, including, but not limited to, injunctive relief, specific performance and/or damages. In

addition to any other rights or remedies, any Party may institute legal action to cure, correct or remedy any default, to specifically enforce any covenant or agreement herein, or to enjoin any threatened or attempted violation. Nothing in this section is intended to, nor does it limit Developer's or City's right to such legal and equitable remedies as permitted by law. It is specifically acknowledged by both Parties that neither Party waives any such rights for legal and equitable remedies.

14.4.2. **Enforcement of Security.** The right to draw on any security posted or provided in connection with the Project and relating to remedying of the particular Default.

14.4.3. **Withholding Further Development Approvals.** The right to withhold all further reviews, approvals, licenses, building permits and/or other permits for development of that portion of the Property owned by the defaulting Property Owner.

14.5. **Public Meeting.** For any Default by a Property Owner, before any remedy in Section 14.4.1 may be imposed by the City, Property Owners shall be afforded the right to attend a public meeting before the Council and to address the Council regarding the claimed Default.

14.6. **Emergency Defaults.** Anything in this Agreement notwithstanding, if the Council finds on the record in a public meeting that a Default by Property Owners materially impairs a compelling, countervailing interest of the City and that any delays in imposing a remedy to such a Default would also impair a compelling, countervailing interest of the City, the City may impose the remedies of Section 14.4., without any further requirements or obligations to the Property Owners. The City shall give Notice to Property Owners in accordance with the City's Vested Laws of any public meeting at which an emergency Default is to be considered and Property Owners shall be allowed to attend such meeting and address the Council regarding the claimed emergency Default.

14.7. **Cumulative Rights.** The rights and remedies set forth herein shall be cumulative.

15. **Notices.** All notices required or permitted under this Amended Development Agreement shall, in addition to any other means of transmission, be given in writing by certified mail and regular mail to the following address:

To the Property Owners:

Finch Creek, LLC
Attn: James Stout

1113 S. 500 W.
Bountiful, UT 84010

To the City:

City of Heber
Attn: City Recorder
25 North Main Street
Heber, Utah 84032

15.1 **Effectiveness of Notice.** Except as otherwise provided in this Agreement, each Notice shall be effective and shall be deemed delivered on the earlier of:

15.1.1 **Physical Delivery.** Its actual receipt, if delivered personally, by courier service, or by facsimile, provided that a copy of the facsimile Notice is mailed or personally delivered as set forth herein on the same day and the sending Party has confirmation of transmission receipt of the Notice.

15.1.2 **Electronic Delivery.** Its actual receipt if delivered electronically by email, provided that a copy of the email is printed out in physical form and mailed or personally delivered as set forth herein on the same day and the sending Party has an electronic receipt of the delivery of the Notice.

15.1.3 **Mail Delivery.** On the day the Notice is postmarked for mailing, postage prepaid, by First Class or Certified United States Mail and actually deposited in or delivered to the United States Mail.

15.1.4 **Change of Notice Address.** Any Party may change its address for Notice under this Agreement by giving written Notice to the other Party in accordance with the provisions of this Section.

16. **Administrative Amendments.**

16.1 **Allowable Administrative Applications:** The following modifications to this Agreement may be considered and approved by the Administrator.

16.1.1 **Infrastructure.** Modification of the location and/or sizing of the infrastructure for the Project that does not materially change the functionality of the infrastructure.

16.1.2 **Design Guidelines.** Modifications of the Design Guidelines.

16.1.3 **Development Unit Allocations.** Any allocation of Development Unit densities to be made by FINCH CREEK or its successors.

16.1.4 **Minor Amendment.** Any other modifications deemed to be minor modifications by the Administrator.

16.2 **Application to Administrator.** Applications for Administrative Amendments shall be filed with the Administrator.

16.2.1 **Referral by Administrator.** If the Administrator determines for any reason that it would be inappropriate for the Administrator to determine any Administrative Amendment, the Administrator may require the Administrative Amendment to be processed as a Modification Application.

16.2.2 **Administrator's Review of Administrative Amendment.** The Administrator shall consider and decide upon the Administrative Amendment within a reasonable time not to exceed forty-five (45) days from the date of submission of a complete application for an Administrative Amendment. Applicant must provide all documents in their completed form and pay any required fee in accordance with State law.

16.2.3 **Notification Regarding Application and Administrator's Approval.** Within ten (10) days of receiving a complete application for an Administrative Amendment, the Administrator shall notify the Council in writing. Unless the Administrator receives a notice pursuant to these Sections, requiring that the proposed Administrative Amendment be considered by the Council as a Modification Application, the Administrator shall review the application for an Administrative Amendment and approve or deny the same within the 45-day period set forth in Section 16.2.2. If the Administrator approves the Administrative Amendment, the Administrator shall notify the Council in writing of the proposed approval and such approval of the Administrative Amendment by the Administrator shall be conclusively deemed binding on the City. A notice of such approval shall be recorded against the applicable portion of the Property in the official City records.

16.2.4 **City Council Requirement of Modification Application Processing.** If the Council requires the proposed Administrative Amendment to be considered by the Council as a Modification Application, it shall, within two (2) business days after the first Council meeting following notification by the Administrator pursuant to Section 16.2.3 above, notify the Administrator that the Administrative Amendment must be processed as a Modification Application, and that the Council shall be the final determining body for any and all Modification Applications.

16.2.5 **Appeal of Administrator's Denial of Administrative Amendment.** If the Administrator denies any proposed Administrative Amendment, the Applicant may process the proposed Administrative

Amendment to the Council for final adjudication. The Council shall be the final determining body for any and all Modification Applications.

17. **Amendment.** Except for Administrative Amendments, any future amendments to this Agreement shall be considered as Modification Applications subject to the following processes:

17.1 **Submissions of Modification Applications.** Only the City or FINCH CREEK or an assignee of FINCH CREEK, approved in writing by the City, and one that succeeds to all of the rights and obligations of FINCH CREEK under this Agreement may submit a Modification Application.

17.2 **Modification Application Contents.** Modification Applications shall:

17.2.1 **Identification of Property.** Identify the property or properties affected by the Modification Application.

17.2.2 **Description of Effect.** Describe the effect of the Modification Application on the affected portions of the Project.

17.2.3 **Identification of Non-City Agencies.** Identify any Non-City agencies potentially having jurisdiction over the Modification Application.

17.2.4 **Map.** Provide a map of any affected property and all property within three hundred feet (300') showing the present or Intended Use and density of all such properties.

17.2.5 **Fee.** Modification Applications shall be accompanied by a fee in an amount reasonably estimated by the City to cover the costs of processing the Modification Application.

17.3. **Mutual Cooperation in Processing Modification Applications.** Both the City and Applicants shall cooperate reasonably in promptly and fairly processing Modification Applications.

17.4 **Planning Commission Review of Modification Applications.**

17.4.1 **Review.** All aspects of a Modification Application required by law to be reviewed by the Planning Commission shall be considered by the Planning Commission as soon as reasonably possible in accordance with the City's Vested Laws in light of the nature and/or complexity of the Modification Application. The City shall not be required to begin its review of any application unless and until the Applicant has submitted a complete application.

17.4.2 **Recommendation.** The Planning Commission's vote on the Modification Application shall be only a recommendation.

17.5 **Council Review of Modification Application.** After the Planning Commission, if required by law, has made or been deemed to have made its recommendation of the Modification Application, the Council shall consider the Modification Application.

17.6 **Council's Objections to Modification Applications.** If the Council objects to the Modification Application, the Council shall provide a written determination advising the Applicant of the reasons for denial, including specifying the reasons the City believes that the Modification Application is not consistent with the intent of this Agreement and/or the City's Vested Laws (or, only to the extent permissible under this Agreement, the City's Future Laws).

17.7 **Mediation of Council's Objections to Modification Applications.** If the Council and Property Owners are unable to resolve a dispute regarding a Modification Application, the Parties shall attempt within seven (7) days to appoint a mutually acceptable expert in land planning or such other discipline as may be appropriate. If the Parties are unable to agree on a single acceptable mediator, each shall, within seven (7) days, appoint its own individual appropriate expert. These two experts shall, between them, choose the single mediator. Property Owners shall pay the fees of the chosen mediator. The chosen mediator shall within fourteen (14) days, review the positions of the parties regarding the mediation issue and promptly attempt to mediate the issue between the parties.

17.8 **Amendments by FINCH CREEK**. Notwithstanding any other provision in this Agreement to the contrary, FINCH CREEK may propose and if approved by the City, execute any amendment or other modification of this Agreement or the Site Plan, without the consent of any Property Owner provided that such amendments, modifications, land uses and density allocations: (a) are consistent with the requirements of the City's Vested Laws; and (b) shall not alter the ERU density allocated to such Property Owner identified in a duly executed Development Report or assignment from FINCH CREEK or otherwise affect any development rights associated with such Property Owner's Development Property set forth in a property specific development agreement with the City pertaining to such Development Property or a recorded Subdivision Plat specific to such Development Property and no other portion of the Project. For avoidance of doubt, neither the City nor FINCH CREEK shall be required to obtain the consent of any Property Owner or any subsequent owner of a portion of the Project in order to amend this Agreement pursuant to this Section 17.

18. **Estoppel Certificate.** Upon twenty (20) days prior written request by a Property

Owner, the City will execute an estoppel certificate to any third party certifying that this Agreement has not been amended or altered (except as described in the certificate) and remains in full force and effect, and that such Property Owner is not in default of the terms of this Agreement (except as described in the certificate), and such other matters as may be reasonably requested by the Property Owner. The City acknowledges that a certificate hereunder may be relied upon by transferees and mortgagees.

19. **Attorney Fees and Costs.** Subject to the Default provisions of Section 14 above, any and all disputes arising out of or related to the terms and conditions of this Agreement, including the interpretation and validity of the terms herein and the respective rights and obligations of the parties, shall first be negotiated informally in good faith between the parties. If such informal negotiations do not resolve the dispute, the parties shall participate, in good faith, in mediation. If mediation is unsuccessful, then either party may pursue whatever legal remedies may be available, at law or equity, before a court of competent jurisdiction, the losing party to the controversy shall pay to the successful party any and all costs and expenses, including reasonable attorney's fees, investigating such actions, taking depositions and discovery, and all other necessary costs incurred in, arising out of or resulting from such default (including any incurred in connection with any appeal or in bankruptcy court) incurred by such party and, in addition, such costs and expenses as are incurred in enforcing this Agreement.

20. **Entire Agreement.** Unless expressly provided herein, nothing in this Agreement shall be interpreted to conflict with, replace or waive any requirements, obligations, standards, duties, rights and enforcements afforded to the Parties, provided by and through the NVOZ Zone and Ordinance, and shall be interpreted and presumed by the Parties to be consistent, in harmony with, and incorporated herein with this Agreement. This Agreement and all Exhibits hereto, is the entire agreement between the Parties and may not be amended or modified except either as provided herein or by a subsequent written amendment signed by all Parties.

21. **Headings.** The captions used in this Agreement are for convenience only and a not intended to be substantive provisions or evidences of intent.

22 **No Third-Party Rights/No Joint Venture.** This Agreement does not create a joint venture relationship, partnership or agency relationship between the City and Property Owner. Further, the Parties do not intend this Agreement to create any third-party beneficiary rights. The Parties acknowledge that this Agreement refers to a private development and that the City has no interest in, responsibility for or duty to any third parties, including but not limited to JSSD or NVSSD, concerning any improvements to the Property unless the City has accepted the dedication of such improvements at which time all rights and responsibilities for the dedicated public improvement shall be the City's.

23. **Assignability.**

23.1 **Transfer to Developers and Sub-developers.** Notwithstanding anything to the contrary in this Agreement, FINCH CREEK or its successor may sell any

portion of the Property to one or more Developers and/or Sub-developers at any time from and after the Effective Date. Each such transferred portion of the Property (each, a "**Development Property**") shall be developed by the Developer and/or Sub-developer in accordance with and subject to the terms hereof, including, without limitation, the following:

23.1.1 Developer or Sub-developer shall assume in writing for the benefit of the City and Property Owners all of the obligations and liabilities of Property Owners hereunder with respect to the Development Property;

23.1.2 Developer and Sub-developer shall be afforded the rights of Property Owners granted hereunder in respect of the applicable Development Property only, including, without limitation, any rights of Property Owners in and the impact fee credits and/or reimbursements pertaining to such Development Property; provided, however, that unless FINCH CREEK otherwise agrees in writing, Developer and/or Sub-developer shall not, in each case without the prior written consent of FINCH CREEK, which may be granted or withheld in FINCH CREEK's sole discretion:

(ii) submit any design guidelines to the City in respect to the Development Property and/or propose any amendments, modifications or other alterations to the Design Guidelines or any other design guidelines previously submitted by FINCH CREEK Owners to the City in respect of the Development Property;

(iii) process any Final Plats, site plans or Development Applications for the Development Property and/or propose any amendments, modifications or other alterations of any approved Final Plats, site plans, and/or Development Applications procured by FINCH CREEK for the Development Property; or

(iv) propose or oppose any amendments, modifications or other alterations to this Agreement.

23.1.3 The City agrees not to accept or process any of the foregoing matters from a Developer and/or Sub-developer unless the matter has been approved by the owner of the Development Property.

23.1.4 FINCH CREEK shall not amend, modify or alter this Agreement or the Design Guidelines, or any Final Plats, Development Agreements and/or site plans approved for the Development Property in a manner that would materially interfere with Developer and/or Sub-developer's rights hereunder in respect of such Development Property, in each case without

Developer and/or Sub-developer's prior written consent, which shall not be unreasonably withheld, conditioned or delayed.

24. **Effect of Breach.** Notwithstanding any other provision of this Agreement, no breach or default hereunder, by any Person succeeding to any portion of a Property Owner's obligations under this Agreement shall be attributed to Property Owner. Nor may a Property Owner's rights hereunder be canceled or diminished in any way by any breach or default by any such Person. No breach or default hereunder by a Property Owner shall be attributed to any Person succeeding to any portion of such Property Owner's rights or obligations under this Agreement, nor shall such transferee's rights be canceled or diminished in any way by any breach or default by such Property Owner. During the development of the Project, until final approval of and dedication to the City, Developer, Owners or Owners, and their assigns, transferees, and sub - developers shall maintain the City as an additional named insured where reasonably possible, and without adding unreasonable cost, on any relevant or applicable liability insurance associated with the Project.

25. **Mortgagee Protection.** This Agreement shall be superior and senior to any lien placed upon the Property, or any portion thereof, including the lien of any Mortgage. Notwithstanding the foregoing, no breach of this Agreement shall defeat, render invalid, diminish or impair the lien of any such Mortgage made in good faith and for value, but all of the terms and conditions contained in this Agreement shall be binding upon and effective against any Person that acquires title to the Property, or any portion thereof, by foreclosure, trustee's sale, deed in lieu of foreclosure or otherwise. Notwithstanding the provisions of this Section, no Mortgagee shall have any obligation or duty under this Agreement to construct or complete the construction of improvements, or to guarantee such construction or completion. If the City receives a written notice from a Mortgagee requesting a copy of any notice of default given to a Property Owner or a Sub-developer and specifying the address for service thereof, then the City shall deliver to such Mortgagee, concurrently with service thereon to the Property Owner or a Sub-developer, as applicable, any notice of default or determination of noncompliance given to the Property Owner or such Sub-developer. Each Mortgagee shall have the right (but not the obligation) for a period of 90 days after the receipt of such notice from the City to cure or remedy the default claimed or the areas of noncompliance set forth in the City's notice. If such default or noncompliance is of a nature that it can only be cured or remedied by such a Mortgagee upon obtaining possession of the Property, then such Mortgagee may seek to obtain possession with diligence and continuity through a receiver or otherwise, and shall within 90 days after obtaining possession cure or remedy such default or noncompliance. If such default or noncompliance cannot with diligence be cured or remedied within either such 90 -day period, then such Mortgagee shall have such additional time as may be reasonably necessary to cure or remedy such default or noncompliance if such Mortgagee commences such cure or remedy during such 90 -day period and thereafter diligently pursues completion of such cure or remedy to the extent possible.

26. **Termination.**

26.1 This Agreement shall be terminated and of no further effect upon the occurrence of any of the following events:

(i) Expiration of the Term of this Agreement, unless extended as provided in Section 4.3;

(ii) Completion of the Project in accordance with the Development Entitlements and the City's issuance of all required occupancy permits and acceptance of all dedications and improvements required under the Development Entitlements and this Agreement;

(iii) Except for the payment of applicable fees and assessments, as for any specific residential dwelling or other structure within the Project, this Agreement shall be terminated for such dwelling or other structure upon the issuance by City of a certificate of occupancy therefore;

(iv) Entry of final judgment (with no further right of appeal) or issuance of a final order (with no further right of appeal) directing City to set aside, withdraw, or abrogate City's approval of this Agreement,

(v) The effective date of a party's election to terminate the Agreement as specifically provided in this Agreement, or

(vi) in the event that Developer or the project are in default, or where material, contractual and developmental obligations are not met, or any deadlines and conditions of this Agreement, and relevant State and Federal Laws not fulfilled or are violated, after appropriate default notices and cure provisions of this Agreement.

26.2 **Notice of Termination.** City shall, upon written request made by Developer or Developer's successor(s) or assign(s) or any Owner to City's Planning Director, determine if the Agreement has terminated with respect to any parcel or lot at the Property, and shall not unreasonably withhold, condition, or delay termination as to that lot or parcel. Upon termination of this Agreement as to any lot or parcel, City shall upon Developer or Developer's successor(s) or assign(s) or any Owner's request record a notice of termination that the Agreement has been terminated. The aforesaid notice may specify, and Developer or Developer's successor(s) or assign(s) and Owners agree, that termination shall not affect in any manner any continuing obligation to pay any item specified by this Agreement. Termination of the Agreement as to any parcel or lot at the Property shall not affect Developer or Developer's successor(s) or assign(s) or any Owner's rights or obligations under any of the Development Entitlements and Subsequent Entitlements, including but not limited to, the General Plan, Specific Plan, Zoning Ordinance and all other City policies, regulations, and ordinances applicable to the Project at the Property. City

may charge a reasonable fee for the preparation and recordation of any notice(s) of termination requested by Developer or Developer's successor(s) or assign(s) or any Owner.

26.3 **Partial Termination.** In the event of a termination of this Agreement with respect of any portion of the Property, any then-existing rights and obligations of the parties with respect to such portion of the Property shall automatically terminate and be of no further force, effect or operation. However, no termination of this Agreement with respect to any portion of the Property or the Project shall affect in any way the parties' rights and obligations hereunder with respect to any other portion of the Property or Project not subject to the termination. Subject to the provisions of the Default Paragraph 14, the expiration or termination of this Agreement shall not result in any expiration or termination of any Entitlement then in existence, without further action of City.

27. **Insurance and Indemnification.** Each Property Owner shall defend and hold the City and its officers, employees and consultants harmless for any and all claims, liability and damages arising out of the negligent actions or inactions of such Property Owner, its agents or employees pursuant to this Agreement, unless caused by the City's negligence or willful misconduct.

28. **Hazardous, Toxic, and/or Contaminating Materials.** Each Owner shall defend and hold the City and its elected and/or appointed boards, officers, agents, employees and consultants harmless from any and all claims, liabilities, costs, fines, penalties and/or charges of any kind whatsoever relating to the existence and removal, or caused by the introduction of hazardous, toxic and/or contaminating materials by such Property Owner on the Project or arising out of action or inactions of Developer, except where such claims, liability costs, fines, penalties and charges are due to the actions of the City or its elected or appointed boards, officers, agents, employees or consultants.

29. **Binding Effect.** If FINCH CREEK or another Property Owner conveys any portion of the Property to one or more Sub-developers, the property so conveyed shall have the same rights, privileges, Intended Uses and configurations, and shall be subject to the same limitations and rights of the City, applicable to such property under this Agreement prior to such conveyance, without any required approval, review, or consent by the City, except as otherwise provided herein.

30. **No Waiver.** Failure of any Party hereto to exercise any right hereunder shall not be deemed a waiver of any such right and shall not affect the right of such Party to exercise at some future date any such right or any other right it may have.

31. **Severability.** If any provision of this Agreement is held by a court of competent jurisdiction to be invalid for any reason, the Parties consider and intend that this Agreement shall be deemed amended to the extent necessary to make it consistent with such decision and the balance of this Agreement shall remain in full force and affect.

32. **Force Majeure.** Any prevention, delay or stoppage of the performance of any obligation under this Agreement which is due to strikes, labor disputes, inability to obtain labor, materials, equipment or reasonable substitutes therefor; acts of nature, inclement weather, governmental restrictions, regulations or controls, judicial orders, enemy or hostile government actions, wars, civil commotions, fires or other casualties or other causes beyond the reasonable control of the Party obligated to perform hereunder shall excuse performance of the obligation by that Party for a period equal to the duration of that prevention, delay or stoppage.

33. **Time is of the Essence.** Time is of the essence to this Agreement and every right or responsibility shall be performed within the times specified.

34. **Appointment of Representatives.** To further the commitment of the Parties to cooperate in the implementation of this Agreement, the City and FINCH CREEK each shall designate and appoint a representative to act as a liaison between the City and its various departments and FINCH CREEK. The initial representative for the City shall be City Manager, or his designee and the initial representatives for FINCH CREEK shall be Marco Diaz. The Parties may change their designated representatives by Notice. The representatives shall be available at all reasonable times to discuss and review the performance of the Parties to this Agreement and the development of the Project.

35. **Mutual Drafting.** Each Party has participated in negotiating and drafting this Agreement and therefore no provision of this Agreement shall be construed for or against either Party based on which Party drafted any particular portion of this Agreement.

36. **Applicable Law.** This Agreement is entered into in the City in the State of Utah and shall be construed in accordance with the laws of the State of Utah irrespective of Utah's choice of law rules.

37. **Recordation and Running with the Land.** This Agreement shall be recorded in the office of the Wasatch County Recorder. Copies of the City's Vested Laws, **Exhibit D**, shall not be recorded. A secure copy of **Exhibit D** shall be filed with the City Recorder and each Party shall also have an identical copy. The provisions of this Agreement shall constitute real covenants, contract and property rights and equitable servitudes, which shall run with all of the land subject to this Agreement. The burdens and benefits hereof shall bind and inure to the benefit of each of the Parties hereto and all successors in interest to the Parties hereto. All successors in interest shall succeed only to those benefits and burdens of this Agreement which pertain to the portion of the Project Area to which the successor holds title. Such titleholder is not a third party beneficiary of the remainder of this Agreement or to zoning classifications and benefits relating to other portions of the Project Area. The obligations of Property Owners hereunder are enforceable by the City, and no other Person shall or may be a third party beneficiary of such obligations unless specifically provided herein.

38. **Authority.** The parties to this Agreement each warrant that they have all of the necessary authority to execute this Agreement. Specifically, on behalf of the City, the signature of the Mayor of the City is affixed to this Agreement lawfully binding the City pursuant to City Policy. This Agreement is approved as to form and is further certified as having been lawfully adopted by the City by the signature of the City Attorney.

39. **Covenant of Good Faith and Fair Dealing.** No party shall do anything which shall have the effect of injuring the right of another party to receive the benefits of this Agreement or do anything which would render its performance under his agreement impossible. Each party shall perform all acts contemplated by this Agreement to accomplish the objectives and purposes of this Agreement.

40. **Further Actions and Instruments.** The Parties agree to provide reasonable assistance to the other and cooperate to carry out the intent and fulfill the provisions of the Agreement. Each of the parties shall promptly execute and deliver all documents and perform all acts as necessary to carry out the matters contemplated by this Agreement.

41. **Partial Invalidity Due to Governmental Action.** In the event state or federal laws or regulations enacted after the Execution Date of this Agreement, or formal action of any governmental jurisdiction other than City, prevent compliance with one or more provisions of this Agreement, or require changes in plans, maps or permits approved by City, the parties agree that the provisions of this Agreement shall be modified extended or suspended only to the minimum extent necessary to comply with such laws or regulations.

[Signatures appear on the following two pages.]

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

PROPERTY OWNER

Finch Creek, LLC
Utah limited liability company

By: _____
Name: James Stout
Title: Manager

PROPERTY OWNER ACKNOWLEDGMENT

STATE OF UTAH)
:§.
CITY OF SALT LAKE)

On the 5th day of December, 2022, personally appeared before meJames Stout, who being by me duly sworn, did say that he is the Manager of Finch Creek, LLC, and that the foregoing instrument was duly authorized by the company at a lawful meeting held by authority of its operating agreement and signed in behalf of said company.

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

_____
NOTARY PUBLIC

CITY

Heber City, a political subdivision of the State of Utah

By: Heidi Franco
Name: Heidi Franco
Its: Mayor

HEBER CITY CORPORATE Seal WASATCH COUNTY UTAH

Approved as to form and legality:

City Attorney

By: _____

Attest:

City Recorder

By: Trina N Cooke

CITY ACKNOWLEDGMENT

STATE OF UTAH)
:§.
CITY OF HEBER)

On the 5th day of December, 2022, personally appeared before me Heidi Franco who being by me duly sworn, did say that she is the Mayor of City of Heber, a political subdivision of the State of Utah, and that said instrument was signed in behalf of the City by authority of its governing body.

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

Trina N Cooke
NOTARY PUBLIC

EXHIBIT A

TO DEVELOPMENT AGREEMENT FOR FINCH CREEK MIXED USE RESIDENTIAL DEVELOPMENT

Legal Description

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN WASATCH COUNTY, UTAH AND IS DESCRIBED AS FOLLOWS:
PARCEL 1: (PARCEL NO.: 00-0007-7847/SERIAL NO.: OWC-0537-0-019-035)
ADDRESS: 3390 N HWY 40, HEBER CITY, UT 84032
COMMENCING AT A POINT HAVING STATE PLANE RECTANGULAR COORDINATES OF X:2022919.84 AND Y:806794.95 (BASED ON THE CONFORMAL PROJECTION, UTAH CENTRAL ZONE); SAID POINT ALSO BEING SOUTH 935.47 FEET AND EAST 1646.19 FEET FROM THE NORTH ONE-QUARTER CORNER OF SECTION 19, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 87°18'04" WEST 515.93 FEET; THENCE NORTH 28°34'26" WEST 129.47 FEET; THENCE NORTH 64°00' EAST 50.0 FEET; THENCE NORTH 18°56'24" WEST 153.68 FEET; THENCE NORTH 68°25'30" EAST 492.04 FEET; THENCE SOUTH 49°00'48" EAST 30.21 FEET; THENCE SOUTH 32°32'13" EAST 96.2 FEET; THENCE SOUTH 52°35'46" WEST 139.24 FEET; THENCE SOUTH 32°30'37" EAST 298.9 FEET TO THE POINT OF BEGINNING.
LESS AND EXCEPTING THE FOLLOWING DESCRIBED PROPERTY;

ALL THAT PORTION OF THE THOMAS W. AND PAULA P. ANDERSON PROPERTY, SITUATE IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER (NE 1/4 NE 1/4) OF SECTION NINETEEN (19), TOWNSHIP THREE (3) SOUTH, RANGE FIVE (5) EAST, SALT LAKE BASE AND MERIDIAN, INCLUDED WITHIN A STRIP OF LAND TWENTY-FIVE (25.00) FEET WIDE, TWENTY-FIVE (25.00) FEET RIGHT OR WESTERLY FROM THE CENTER LINE OF THE WASATCH CANAL, FROM STATION 97+22 TO 98+44: BEGINNING AT A POINT IN THE CENTERLINE OF THE WASATCH CANAL (STATION 97+22), AS SAID CENTERLINE IS DEPICTED ON THE ATTACHED EXHIBIT A (ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF), WHICH POINT IS FOUR HUNDRED SEVENTY-SIX AND SEVENTY-NINE HUNDREDTHS (476.79) FEET SOUTH AND ELEVEN HUNDRED AND FIFTY-SIX HUNDREDTHS (1100.56) FEET WEST FROM THE NORTHEAST CORNER OF SAID SECTION NINETEEN (19) (BRASS CAP SET 1976); THENCE SOUTHEASTERLY SIXTY-FOUR AND TWENTY-FOUR HUNDREDTHS (64.24) FEET ALONG THE ARC OF A ONE HUNDRED FORTY (140.00) FOOT RADIUS CURVE TO THE RIGHT (CHORD BEARS SOUTH 39°17'21" EAST SIXTY-THREE AND SIXTY-EIGHT HUNDREDTHS (63.68) FEET) TO THE POINT OF REVERSE CURVATURE OF A ONE HUNDRED SEVENTY-TWO AND FIFTY-FIVE HUNDREDTHS (172.55) FOOT RADIUS CURVE; THENCE SOUTHEASTERLY FIFTY-EIGHT AND FIFTY HUNDREDTHS (58.50) FEET ALONG THE ARC OF SAID CURVE TO A POINT (STATION 98+44) ONE THOUSAND TWENTY-SIX AND FOURTEEN HUNDREDTHS (1026.14) FEET WEST AND FIVE HUNDRED

SEVENTY-THREE AND TWENTY-SIX HUNDREDTHS (573.26) FEET SOUTH FROM THE NORTHEAST CORNER OF SAID SECTION NINETEEN (19) (BRASS CAP SET 1976).
EXCEPTING THE PORTION THAT LIES WITHIN THE HALL FAMILY PARTNERSHIP TRACT, (ENTRY NO. 185608, RECORDED MARCH 21, 1996, IN BOOK 318, AT PAGE 410, WASATCH COUNTY, UTAH).
THE SIDE BOUNDARIES OF SAID STRIP ARE TO BE SHORTENED OR EXTENDED SO AS TO BEGIN ON SAID NORTHERLY BOUNDARY LINE AND END ON SAID SOUTHERLY BOUNDARY LINE OF SAID PROPERTY BOUNDARY.
SITUATE INWASATCHCOUNTY, STATE OF UTAH.

PARCEL 2: (PARCEL NO.: 00-0021-2027/ SERIAL NO.: OWC-0539-5-019-035)

ADDRESS: NONE ASSIGNED

BEGINNING AT A POINT BEING SOUTH 00°30'30" EAST 1085.37 FEET AND SOUTH 89°53'52" WEST 669.21 FEET FROM THE NORTHEAST CORNER OF SECTION 19, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE SOUTH 89°53'52" WEST, A DISTANCE OF 466.63 FEET; THENCE SOUTH 42°04'20" WEST, A DISTANCE OF 263.72 FEET TO A POINT ON THE NORTHWEST SIDELINE OF STATE HIGHWAY 40; THENCE NORTH 31°21'37" WEST, ALONG SAID SIDELINE, A DISTANCE OF 402.47 FEET; THENCE NORTH 87°13'09" EAST, A DISTANCE OF 520.38 FEET; THENCE NORTH 32°30'59" WEST, A DISTANCE OF 298.91 FEET; THENCE NORTH 52°35'58" EAST, A DISTANCE OF 139.08 FEET; THENCE NORTH 32°24'17" WEST, A DISTANCE OF 96.36 FEET; THENCE NORTH 49°02'11" WEST, A DISTANCE OF 30.17 FEET; THENCE SOUTH 68°24'44" WEST 515.30 FEET TO A POINT ON THE NORTHWESTERLY SIDELINE OF SAID HIGHWAY 40; THENCE NORTH 24°49'56" WEST, ALONG SAID SIDELINE A DISTANCE OF 150.48 FEET; THENCE NORTH 69°59'05" EAST, A DISTANCE OF 399.34 FEET; THENCE SOUTH 70°20'17" EAST, A DISTANCE OF 104.96 FEET TO THE CENTER LINE OF WASATCH CANAL; THENCE ALONG THE CENTER LINE OF SAID WASATCH CANAL THE FOLLOWING NINE (9) COURSES; (1) SOUTH 62°37'14" EAST 78.81 FEET; (2) SOUTH 39°53'29" EAST 132.39 FEET; (3) SOUTH 55°57'44" EAST 111.02 FEET; (4) SOUTH 43°39'59" EAST 56.24 FEET; (5) SOUTH 32°00'02" EAST 23.20 FEET; (6) SOUTH 20°24'36" EAST 117.27 FEET; (7) SOUTH 41°35'39" EAST 119.93 FEET; (8) SOUTH 24°37'46" EAST 140.91 FEET; (9) SOUTH 33°44'06" EAST 85.31 FEET TO THE POINT OF BEGINNING.
SITUATE IN WASATCH COUNTY, STATE OF UTAH.

PARCEL 3: (PARCEL NO.: 00-0021-2028/ SERIAL NO.: OWC-0539-6-019-035)

ADDRESS: NONE ASSIGNED
BEGINNING AT A POINT BEING SOUTH 00°30'30" EAST 1085.37 FEET AND SOUTH 89°53'52" WEST 669.21 FEET FROM THE NORTHEAST CORNER OF SECTION 19, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN; AND

RUNNING THENCE SOUTH 89°53'52" WEST, A DISTANCE OF 466.63 FEET; THENCE SOUTH 42°04'20" WEST, A DISTANCE OF 263.72 FEET TO A POINT ON THE NORTHWEST SIDELINE OF STATE HIGHWAY 40; THENCE NORTH 31°21'37" WEST, ALONG SAID SIDELINE, A DISTANCE OF 402.47 FEET; THENCE NORTH 87°13'09" EAST, A DISTANCE OF 520.38 FEET; THENCE NORTH 32°30'59" WEST, A DISTANCE OF 298.91 FEET; THENCE NORTH 52°35'58" EAST, A DISTANCE OF 139.08 FEET; THENCE NORTH 32°24'17" WEST, A DISTANCE OF 96.36 FEET; THENCE NORTH 49°02'11" WEST, A DISTANCE OF 30.17 FEET; THENCE SOUTH 68°24'44" WEST 515.30 FEET TO A POINT ON THE NORTHWESTERLY SIDELINE OF SAID HIGHWAY 40; THENCE NORTH 24°49'56" WEST, ALONG SAID SIDELINE A DISTANCE OF 150.48 FEET; THENCE NORTH 69°59'05" EAST, A DISTANCE OF 399.34 FEET; THENCE SOUTH 70°20'17" EAST, A DISTANCE OF 104.96 FEET TO THE CENTER LINE OF WASATCH CANAL; THENCE ALONG THE CENTER LINE OF SAID WASATCH CANAL THE FOLLOWING NINE (9) COURSES; (1) SOUTH 62°37'14" EAST 78.81 FEET; (2) SOUTH 39°53'29" EAST 132.39 FEET; (3) SOUTH 55°57'44" EAST 111.02 FEET; (4) SOUTH 43°39'59" EAST 56.24 FEET; (5) SOUTH 32°00'02" EAST 23.20 FEET; (6) SOUTH 20°24'36" EAST 117.27 FEET; (7) SOUTH 41°35'39" EAST 119.93 FEET; (8) SOUTH 24°37'46" EAST 140.91 FEET; (9) SOUTH 33°44'06" EAST 85.31 FEET TO THE POINT OF BEGINNING.
SITUATE IN WASATCH COUNTY, STATE OF UTAH.

EXHIBIT B

TO DEVELOPMENT AGREEMENT FOR FINCH CREEK MIXED USE RESIDENTIAL DEVELOPMENT

Site Plan



EXHIBIT C
TO DEVELOPMENT AGREEMENT FOR FINCH CREEK MIXED USE RESIDENTIAL DEVELOPMENT
North Fields

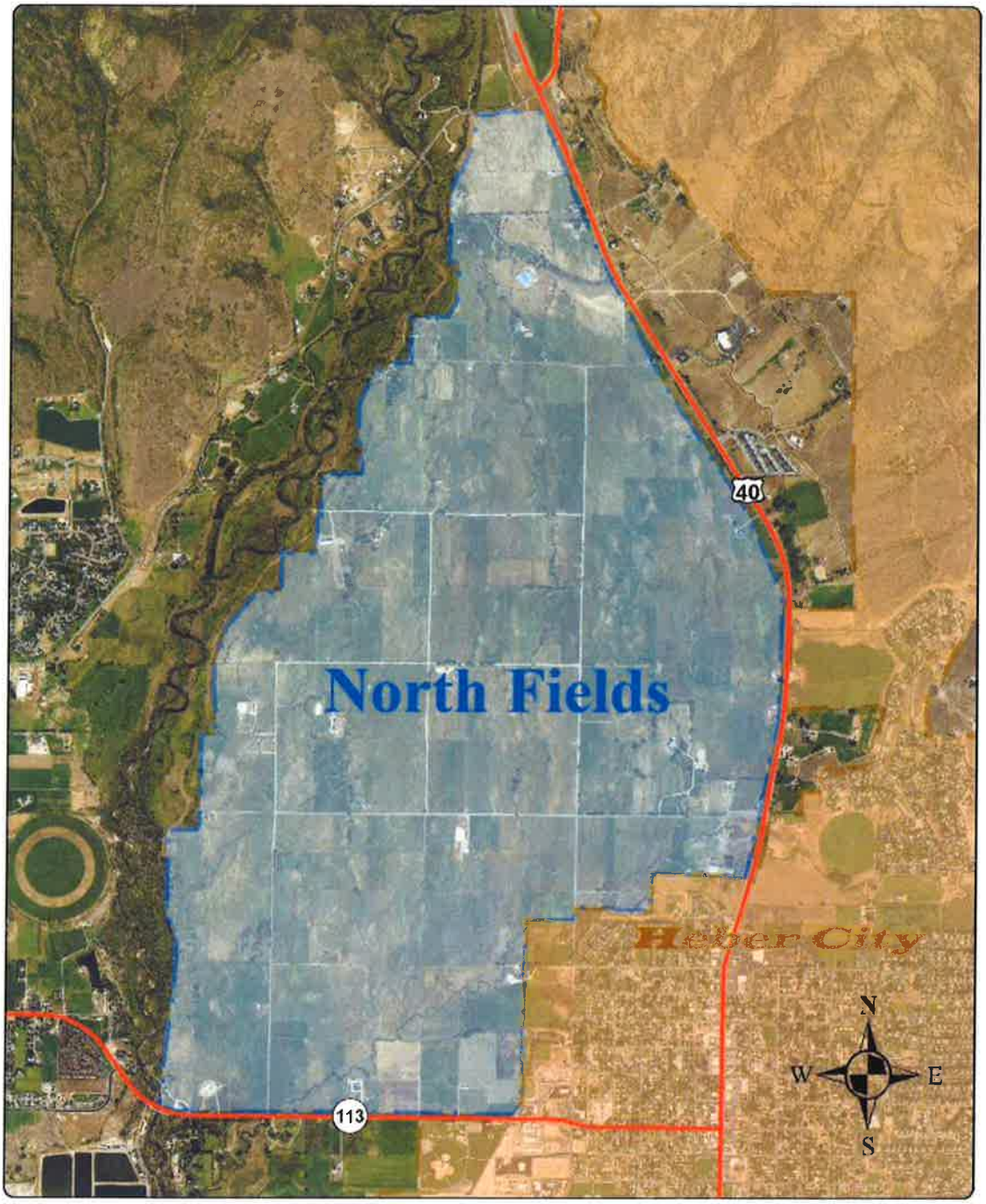
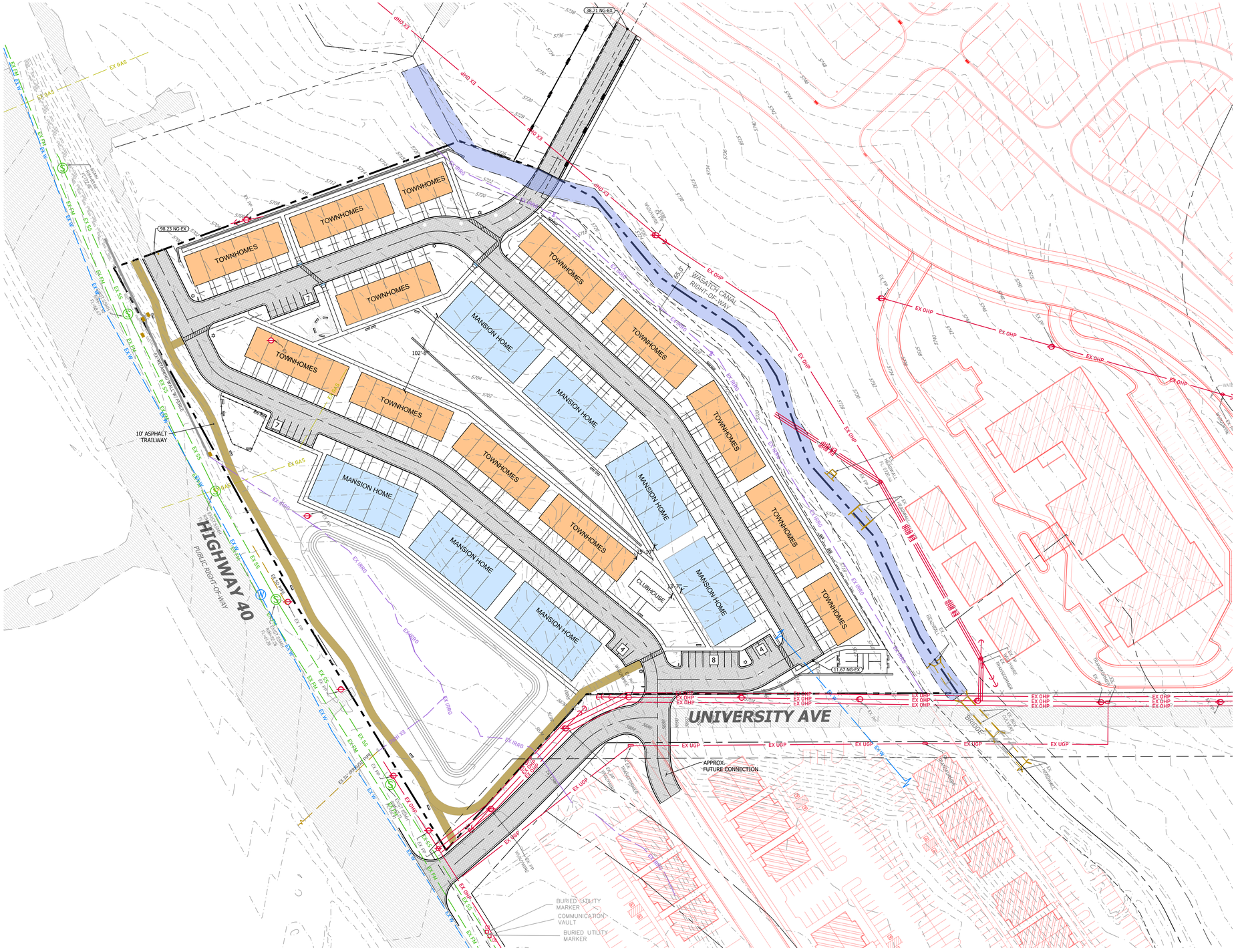


EXHIBIT D
TO DEVELOPMENT AGREEMENT FOR FINCH CREEK MIXED USE RESIDENTIAL DEVELOPMENT

City's Vested Laws

For the City's Vested Laws, reference the North Village Overlay Zone (NVOZ), adopted by the City Council of Heber City, Utah, in Chapter 18.81 of Heber Municipal Code on March 16, 2021.



811 Know what's **below.** **Call** before you dig.

OWNER C:\Users\Owner\Hunt Day Dropbox\Projects\198-01 Finch Creek\00-CAD\01-AutoCAD\04-Plan Sheets\Master Development Agreement - Plans\C1.00 SITE PLAN 2026.04.30 7/8/2026 1:59 PM

KEY NOTES

1. ASPHALT PAVEMENT, SEE TYPICAL CROSS SECTION - DETAIL 1/ SHEET C1.90
2. 10' ASPHALT TRAIL, SEE TYPICAL CROSS SECTION - DETAIL 1/ SHEET C1.90
3. 5' CONCRETE WALKWAY, SEE CITY STANDARD DETAIL - STREETS-4 / SHEET C1.90
4. RESIDENTIAL DRIVEWAY APPROACH, SEE CITY STANDARD DETAIL - STREET-7 / SHEET C1.90
5. STANDARD CURB & GUTTER, SEE CITY STANDARD DETAIL - STREETS-4 / SHEET C1.90
6. ACCESSIBLE RAMP WITH TRUNCATED DOMES, SEE CITY STANDARD DETAIL - STREETS-5A/ SHEET C1.90
7. STOP SIGN (R1-1) PER MUTCD STANDARDS AND STREET SIGN, SEE CITY STANDARD DETAIL - STREETS-10/ SHEET C1.90
8. CROSSWALK - YELLOW PAINTED STRIPING
9. 4-IN YELLOW PAINTED STRIPING
10. STREET LIGHTING, SEE CITY STANDARD DETAIL - STREETS-15/ SHEET C1.90
11. TRAIL LIGHTING, SEE CITY STANDARD DETAIL - STREETS-14/ SHEET C1.90
12. UTILITY CONCRETE COLLAR, SEE CITY STANDARD DETAIL - UTILITIES-4 / SHEET C3.90
13. FIRE HYDRANT LOCATION, SEE CITY STANDARD DETAIL - WATER-1/ SHEET C3.90
14. ROCK RETAINING WALL, SEE DETAILS/ SHEET 2.91

DEVELOPMENT SUMMARY

LOCATION:	HEBER CITY, WASATCH COUNTY
ZONING:	NVOZ, NORTH VILLAGE OVERLAY DISTRICT
SUB-DISTRICT:	UV, UNIVERSITY VILLAGE
INTENDED USE:	TOWNHOMES
PROPERTY SIZE:	604,542 SF / 13.88 ACRES
DENSITY	
BASE:	6.0 ERUS PER GROSS ACRE
TOWNHOME <1,200 SF	0.5 ERU (NOT TO EXCEED 1,200 SQUARE FEET)
TOWNHOME: >1,200 SF	0.75 ERU (NOT TO EXCEED 1,600 SQUARE FEET)
BUILDING FOOTPRINT:	129,777 SF (21%)
HARD SURFACE AREA:	163,250 SF (27%)
LANDSCAPE AREA:	311,515 SF (52%)
SETBACKS	
FRONT:	10' TO 20'
SIDE:	0' BETWEEN UNITS, 15' BETWEEN BLDGS
REAR:	15' (ON ALLEY IS 5')
BUILDING UNITS:	6 UNITS MAX.
PARKING:	REAR YARD - ALLEY LOADING 0.25 STALLS PER UNIT 108 UNITS * 0.25 = 27 STALLS 30 STALLS PROVIDED

NOTICE TO CONTRACTORS

THE EXISTENCE AND PLACEMENT OF ANY SUBSURFACE UTILITIES OR STRUCTURES REPRESENTED IN THESE PLANS HAVE BEEN SOURCED FROM THE MOST CURRENT DATA ACCESSIBLE. PLEASE NOTE THAT THE POSITIONS INDICATED ON THESE PLANS ARE APPROXIMATE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THESE LOCATIONS. SHOULD ANY CONFLICTS OR INCONSISTENCIES OCCUR, PROMPTLY REACH OUT TO THE PROPERTY OWNER OR THE ENGINEER OF RECORD. FURTHERMORE, THE CONTRACTOR IS REQUIRED TO CONTACT THE RELEVANT UTILITY COMPANIES AND TAKE PRECAUTIONARY MEASURES TO SAFEGUARD ALL UTILITIES, WHETHER OR NOT THEY ARE DEPICTED ON THESE PLANS.

HUNT DAY ENGINEERING
3445 ANTELOPE DRIVE, ST 200
SYRACUSE, UT 84075
PH: 801.664.4724
EM: THOMAS@HUNTDAY.CO

PROJECT TITLE

FINCH CREEK
HIGHWAY 40 & UNIVERSITY AVE.
HEBER CITY | WASATCH COUNTY, UT

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

REVISIONS

REV.	DATE	DESCRIPTION	BY

SEAL

VERIFY SCALES
BAR IS ONE INCH ON ORIGINAL DRAWING
0 1"
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

PROJECT INFO.

Engineer:	T. Hunt
Drawn:	C. Marsiello
Date:	01 / 09/ 2026
Proj. No.	198 - 01

SHEET TITLE

SITE PLAN

SHEET NO.
C1.00



DEVELOPMENT SUMMARY

LOCATION:	HEBER CITY, WASATCH COUNTY
ZONING:	NVOZ, NORTH VILLAGE OVERLAY DISTRICT
SUB-DISTRICT:	UV, UNIVERSITY VILLAGE
INTENDED USE:	TOWNHOMES
PROPERTY SIZE:	488,662 SF / 11.22 ACRES
DENSITY	
BASE:	6.0 ERUS PER GROSS ACRE
TOWNHOME <1,200 SF	0.5 ERU (NOT TO EXCEED 1,200 SQUARE FEET)
TOWNHOME: >1,200 SF	0.75 ERU (NOT TO EXCEED 1,600 SQUARE FEET)
BUILDING FOOTPRINT:	113,820 SF (23%)
HARD SURFACE AREA:	163,250 SF (29%)
LANDSCAPE AREA:	232,923 SF (48%)
SETBACKS	
FRONT:	10' TO 20'
SIDE:	0' BETWEEN UNITS, 15' BETWEEN BLDGS
REAR:	15' (ON ALLEY IS 5')
BUILDING UNITS:	6 UNITS MAX.
PARKING:	REAR YARD - ALLEY LOADING 0.25 STALLS PER UNIT 108 UNITS * 0.25 = 27 STALLS 30 STALLS PROVIDED

LANDSCAPE SUMMARY

LANDSCAPING REQUIREMENTS:

TREE REQUIREMENT:
20 TREES PER 1 ACRE OF PROJECT

(20 * 11.22 AC) = REQUIRED 224.4 ≈ 225 TREES - PROVIDED 225

SHRUB REQUIREMENT:
50 SHRUBS ARE REQUIRED PER 1 ACRE OF PROJECT

(50 * 11.22 AC) = REQUIRED 561 SHRUBS

(561 SHRUBS - 337 (60% GRASS OR PERENNIAL) = 224 SHRUBS REQUIRED - PROVIDED 224

2 ORNAMENTAL GRASSES OR PERENNIALS COUNT AS 1 SHRUB FOR UP TO 60% OF REQUIRED SHRUBS

(561 * 0.60) = 336.6 ≈ 337

LEGEND

= PROPOSED VEGETATION

= PROPOSED ASPHALT PAVEMENT

= PROPOSED SODDED AREA

= PROPOSED ASPHALT TRAILWAY

NOTICE TO CONTRACTORS

THE EXISTENCE AND PLACEMENT OF ANY SUBSURFACE UTILITIES OR STRUCTURES REPRESENTED IN THESE PLANS HAVE BEEN SOURCED FROM THE MOST CURRENT DATA ACCESSIBLE. PLEASE NOTE THAT THE POSITIONS INDICATED ON THESE PLANS ARE APPROXIMATE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THESE LOCATIONS. SHOULD ANY CONFLICTS OR INCONSISTENCIES OCCUR, PROMPTLY REACH OUT TO THE PROPERTY OWNER OR THE ENGINEER OF RECORD. FURTHERMORE, THE CONTRACTOR IS REQUIRED TO CONTACT THE RELEVANT UTILITY COMPANIES AND TAKE PRECAUTIONARY MEASURES TO SAFEGUARD ALL UTILITIES, WHETHER OR NOT THEY ARE DEPICTED ON THESE PLANS.

N W E S

60 0 60 120 180

Scale: 1" = 60'

811 Know what's **below.** **Call** before you dig.

HUNT DAY ENGINEERING
3445 ANTELOPE DRIVE, ST 200
SYRACUSE, UT 84075
PH: 801.664.4724
EM: THOMAS@HUNTDAY.CO

PROJECT TITLE

FINCH CREEK

HIGHWAY 40 & UNIVERSITY AVE.
HEBER CITY | WASATCH COUNTY, UT

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

REVISIONS

REV.	DATE	DESCRIPTION	BY

SEAL

VERIFY SCALES

BAR IS ONE INCH ON ORIGINAL DRAWING
0 1"
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

PROJECT INFO.

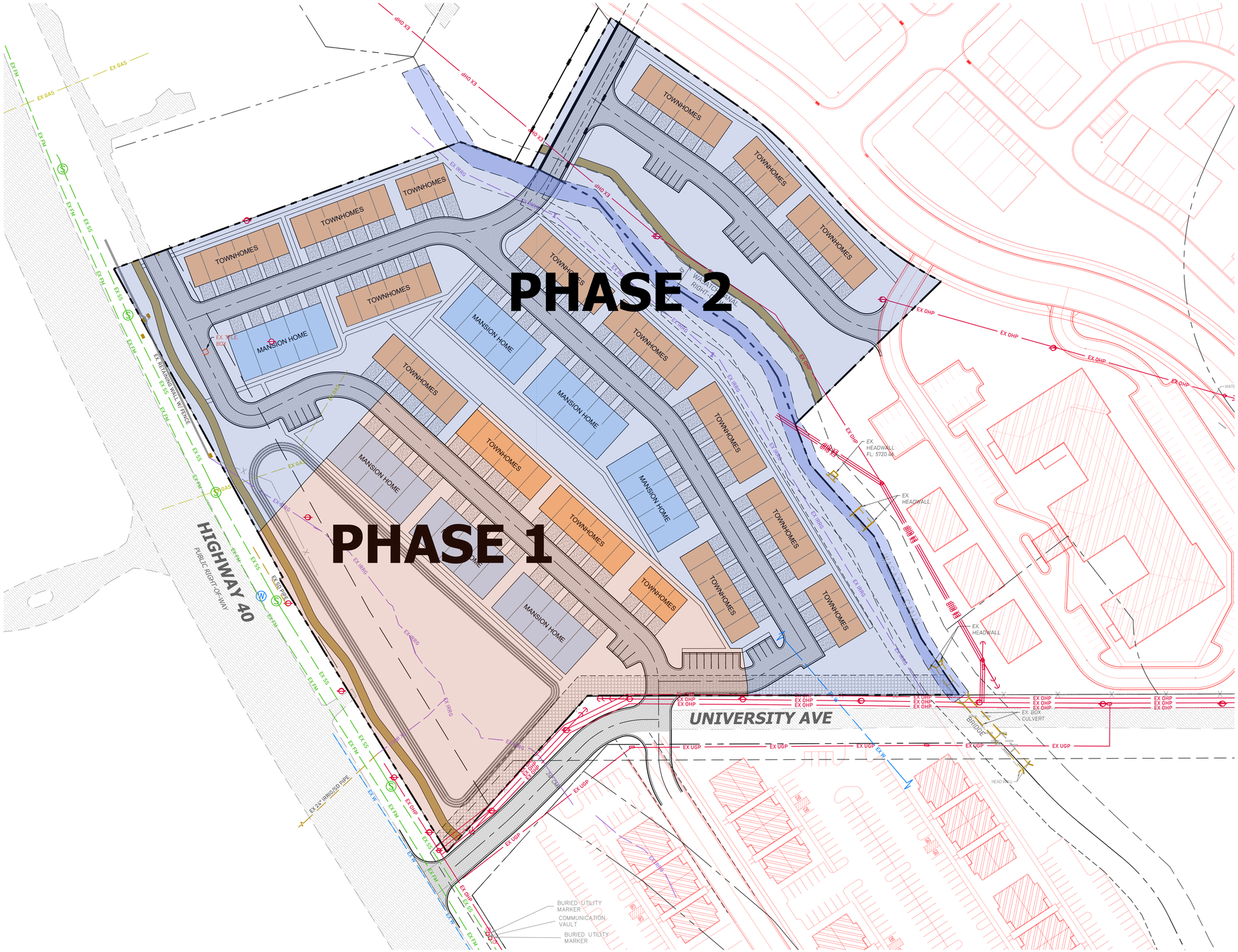
Engineer:	T. Hunt
Drawn:	C. Marsiello
Date:	01 / 09/ 2026
Proj. No.	198 - 01

SHEET TITLE

LANDSCAPE PLAN

SHEET NO.
L1.00

OWNER C:\Users\Owner\Hunt Day Dropbox\Projects\198-01 Finch Creek\00-CAD\01-AutoCAD\04-Plan Sheets\Master Development Agreement - Plans\L1.00 SITE LANDSCAPE PLAN 7/7/2026 3:49 PM



HUNT DAY ENGINEERING
3445 ANTELOPE DRIVE, ST 200
SYRACUSE, UT 84075
PH: 801.664.4724
EM: THOMAS@HUNTDAY.CO

PROJECT TITLE

FINCH CREEK

HIGHWAY 40 & UNIVERSITY AVE.
HEBER CITY | WASATCH COUNTY, UT

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

REVISIONS

REV.	DATE	DESCRIPTION	BY

SEAL

VERIFY SCALES

BAR IS ONE INCH ON ORIGINAL DRAWING
0 1"
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

PROJECT INFO.

Engineer:	T. Hunt
Drawn:	C. Marsiello
Date:	01 / 09/ 2026
Proj. No.	198 - 01

SHEET TITLE

SITE PLAN

SHEET NO.

C1.00

811 Know what's **below.** **Call** before you dig.

OWNER C:\Users\Owner\Hunt Day Dropbox\Projects\198-01 Finch Creek\00-CAD\01-AutoCAD\04-Plan Sheets\Master Development Agreement - Plans\C1.10 PHASING PLAN 3/24/2026 9:08 AM



ALLEY LOAD TOWNHOMES

UNLESS A PROFESSIONAL SEAL WITH SIGNATURE AND DATE IS AFFIXED, THIS DOCUMENT IS PRELIMINARY AND IS NOT INTENDED FOR CONSTRUCTION, RECORDING PURPOSES, OR IMPLEMENTATION

Element
design collective

470 NORTH 500 WEST
BOUNTIFUL, UT 84010

801.698.6685
JON@ELEMENT-DESIGN.CO

THE DESIGNS SHOWN AND DESCRIBED HEREIN INCLUDING ALL TECHNICAL DRAWINGS, GRAPHIC REPRESENTATIONS & MODELS THEREOF, ARE PROPRIETARY & CANNOT BE COPIED, DUPLICATED, OR COMMERCIALLY EXPLOITED IN WHOLE OR IN PART WITHOUT THE SOLE AND EXPRESS WRITTEN PERMISSION FROM ELEMENT DESIGN COLLECTIVE

FINCH CREEK
COVER SHEET
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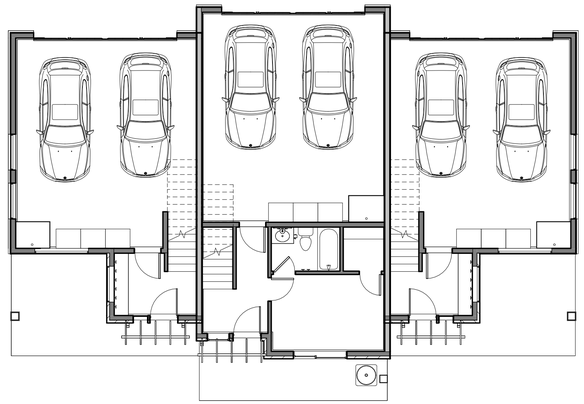
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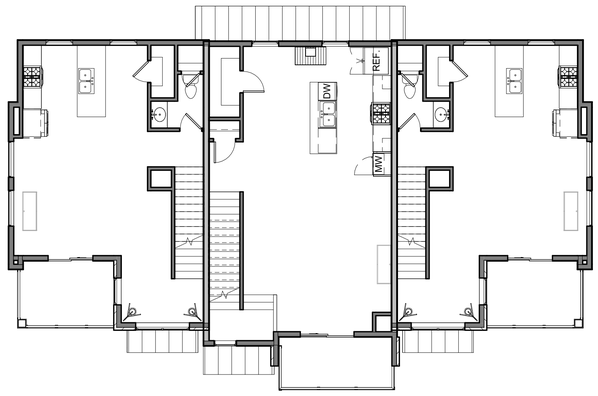
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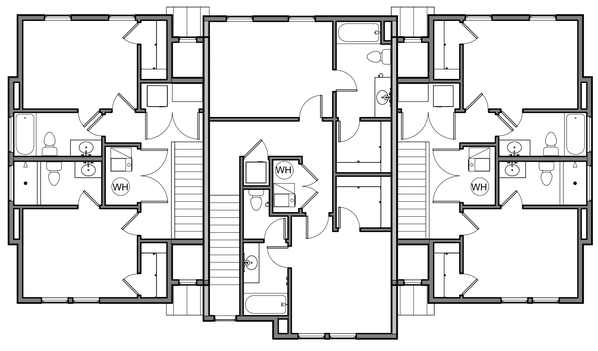
1 **3-PLEX - LEVEL 1**

1/8" = 1'-0"



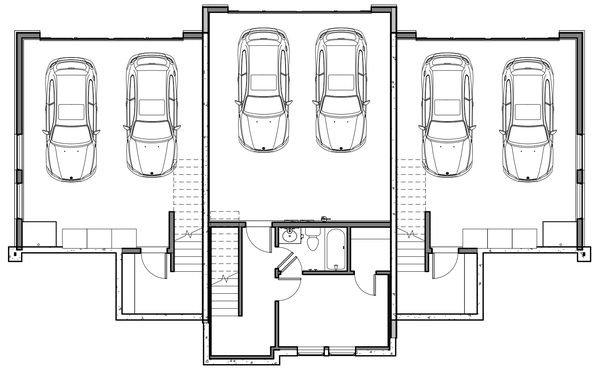
2 **3-PLEX - LEVEL 2**

1/8" = 1'-0"



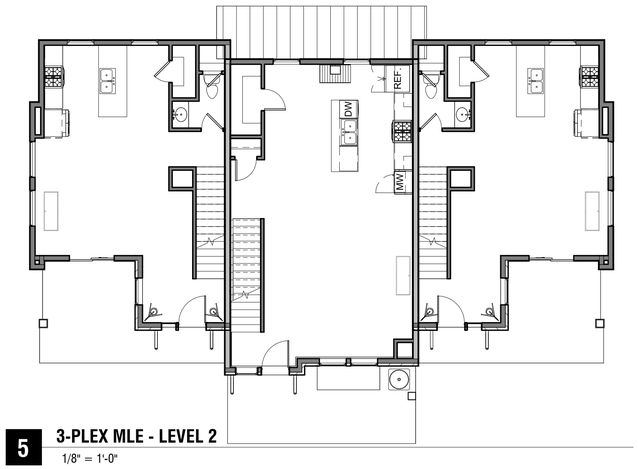
3 **3-PLEX - LEVEL 3**

1/8" = 1'-0"



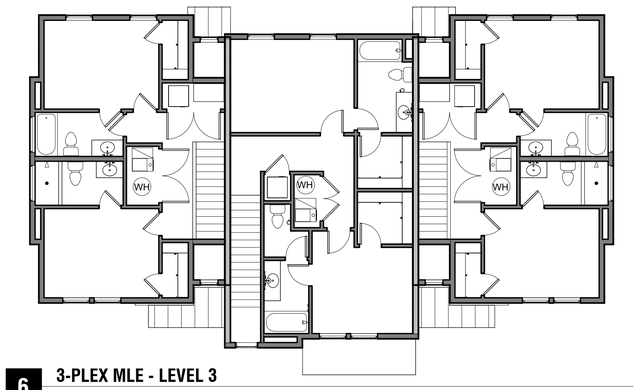
4 **3-PLEX MLE - LEVEL 1**

1/8" = 1'-0"



5 **3-PLEX MLE - LEVEL 2**

1/8" = 1'-0"



6 **3-PLEX MLE - LEVEL 3**

1/8" = 1'-0"

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Element
design collective

470 NORTH 500 WEST
BOUNTIFUL, UT 84010

801.698.6685
JON@ELEMENT-DESIGN.CO

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FINCH CREEK
3 PLEX
-

REVISIONS:

TITLE:
3-PLEX OVERALL PLANS

1/30/2026 2:47:33 PM

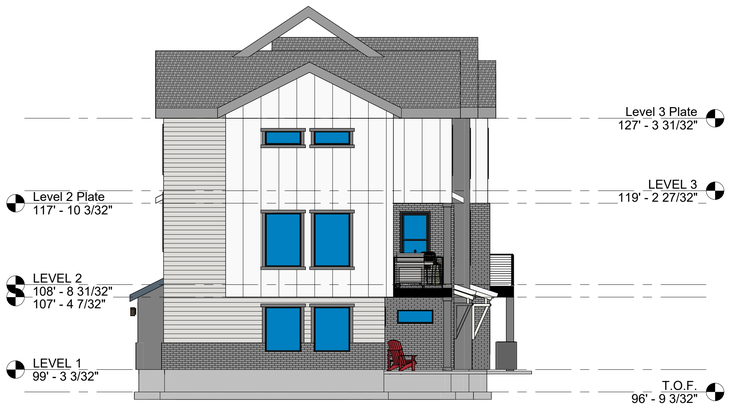
SCHEMATIC DESIGN

A110



1 3-PLEX FRONT - FARMHOUSE

1/8" = 1'-0"



2 3-PLEX LEFT - FARMHOUSE

1/8" = 1'-0"



3 3-PLEX RIGHT - FARMHOUSE

1/8" = 1'-0"



4 3-PLEX REAR - FARMHOUSE

1/8" = 1'-0"

HEBER CITY FARMHOUSE DESIGN STANDARDS

STYLE AND FACADE COMPOSITION
- Primary roof form presents a gable facing the street.
- Front facade includes a one story porch integrated into the facade.
- Dormers used to add floor area, daylight, and architectural interest.
- Window composition reads as vertically proportioned, with balanced placement.
- Detailing stays simplified. Ornamentation stays minimal at porch, gable ends, and bays.
- Wall cladding uses horizontal lap siding and or board and batten siding.

MASSING
- Overall massing reads simple and emphasizes vertical building elements.
- Front facing gable reads as the primary form. Side wings absent or secondary.
- Projecting bays and low sloping shed roof elements appear as supporting forms.
- Building height aligns with 1.5 to 2 stories. Main level floor to ceiling height shows 8 to 10 feet.

ROOF FORM, PITCH, AND OVERHANG
- Main roof pitch falls between 6:12 and 12:12.
- Secondary hip or shed roof pitches fall between 3:12 and 6:12.
- Roof overhangs fall between 6 inches and 12 inches.
- Main gable intersects with secondary roof forms where shown.
- Metal accent roofing appears only as accent sections.

WINDOWS AND DOORS
- Windows read as vertically proportioned single hung or double hung.
- Window grouping uses individual units or pairs.
- Bay windows, if used, read square or angled.
- Exterior trim at windows and doors reads wide. Target 4 to 6 inches with cap moldings.
- Divided lites, if used, stay limited and follow approved patterns. One over one. Two over one. Two over two. Four square grid over one. Four square grid over four square grid.
- Doors include glazed panes where shown and express restrained ornamentation.

PORCH AND ENTRY
- Front porch faces the street and stays one story.
- Corner lots use a wrap porch where applicable.
- Porch roof form reads forward facing shed or hip.
- Porch includes exposed wood and metal elements where detailed.
- Porch columns read substantial. Square columns at least 6x6. Round columns at least 6 inches diameter.
- Railings use turned balusters, square balusters, or steel.

DETAILS AND MATERIAL TRANSITIONS
- Detailing reads simplified and ornamentation restrained.
- Porch structure shows exposed structural elements where detailed.
- Exposed concrete foundation receives stone or brick cladding.
- Gutters read ogee or half round.
- Board and batten wainscot uses coarser spacing where shown.
- Rake moldings read square or more detailed profile.

MINIMUM REQUIRED ELEMENTS
- Covered porch provided. Columns show base, shaft, and capitol.
- Windows orient vertically.
- Decorative window trim provided. Width 5 to 6 inches. Emphasis at top and bottom. Stucco excluded.
- Garage door recesses at least 2 feet from the front facade. Garage door reads decorative and includes small pane windows.
- Covered front porch spans full width or partial width over 50 percent of the front facade and addresses the street.
- Siding uses lap siding or board and batten on all four sides. Vinyl excluded.
- Foundation finish reads veneered, textured, or colored where exposed to view.
- Exterior lighting uses shielded fixtures and directs light downward.

MULTIFAMILY ONLY REQUIREMENTS
- ☐ Each elevation includes ground floor stone or brick at 10 percent minimum.
  See elevations for calculation breakdown.
- Each dwelling includes private outdoor space or balcony of at least 60 square feet.
- Building includes a covered front porch that addresses the street or a common area.

COMMERCIAL AND MIXED USE REQUIREMENTS TRANSPARENCY REQUIREMENTS
- ☐ MINIMUM 15% TRANSPARENCY PER EACH STORY
  See elevations for calculation breakdown.

MASONRY REQUIREMENTS

FRONT MAIN LEVEL
Wall area = 511 sf
Masonry area = 205 sf = 40%

REAR MAIN LEVEL
Wall area = 511 sf
Masonry area = 52 sf = 10%

LEFT MAIN LEVEL
Wall area = 294 sf
Masonry area = 158 sf = 53%

RIGHT MAIN LEVEL
Wall area = 294 sf
Masonry area = 158 sf = 53%

GLAZING REQUIREMENTS

FRONT MAIN LEVEL
Wall area = 521 sf
Glazing area = 150 sf = 28%

FRONT MIDDLE LEVEL
Wall area = 684 sf
Glazing area = 220 sf = 32%

FRONT UPPER LEVEL
Wall area = 617 sf
Glazing area = 116 sf = 18%

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FINCH CREEK
3 PLEX
-

REVISIONS:

TITLE:
3-PLEX ELEVATIONS - FARMHOUSE

1/30/2026 2:47:52 PM

SCHEMATIC DESIGN

A200.1F



1 3-PLEX FRONT - MOUNTAIN

1/8" = 1'-0"



2 3-PLEX LEFT - MOUNTAIN

1/8" = 1'-0"



3 3-PLEX RIGHT - MOUNTAIN

1/8" = 1'-0"



4 3-PLEX REAR - MOUNTAIN

1/8" = 1'-0"

HEBER CITY MOUNTAIN MODERN DESIGN STANDARDS

STYLE AND FACADE COMPOSITION
- ■ Primary roof reads pitched or flat and supports heavy snow loads.
- ■ Main roof pitch extends over deck and patio areas for weather protection.
- ■ Roof planes occur over the entry patio or courtyard at the front facade.
- ■ Front facade features dominant expanses of glazing.
- ■ Wide roof overhangs provide protection from solar exposure.
- ■ Detailing reads simplified. Ornamentation stays focused at porches, entries, and decks.
- ■ Wall materials include stone or natural wood siding.

MASSING
- ■ Massing uses simple geometric forms.
- ■ Overall massing reads simple and emphasizes horizontal building elements.
- ■ Pitched roofs appear as a common massing feature.
- ■ Building height aligns with one or two stories.
- □ Main level floor to ceiling height falls within 10 to 14 feet.
  Main level floor to ceiling height falls under 10 feet to comply with aerial access standards and overall building height standards.

ROOF FORM AND OVERHANGS
- ■ Single pitched roofs dominate.
- ■ Stone chimney penetrations appear as oversized massing elements where provided.
- ■ Roof overhangs extend roof coverage to patios and decks.

WINDOWS AND DOORS
- ■ Large expanses of floor to ceiling glass provided.
- ■ Sliding doors extend interior space to decks and patios.
- ■ Windows and doors read untrimmed and integrate glazing into the exterior wall plane.

PORCH AND ENTRY
- ■ Entry decks face the street or turn to the side. One or two stories acceptable.
- ■ Walled entry courtyards provided where shown.
- ■ Entry expression includes exposed wood, stone, and metal siding elements.
- ■ Entry roof reads pitched or sloped and reads as a separate roof line from main ridges.

DETAILS
- ■ Detailing reads simplified and ornamentation restrained.
- ■ Exposed structural elements provided.
- ■ Gutters integrate into roof structure and read hidden.
- ■ Downspouts read as rain chains and route runoff to a ground level water feature where shown.
- ■ Detailing references rustic or craftsman elements consistent with the local area.

MINIMUM REQUIRED ELEMENTS
- ■ Front porch addresses the street. Full or partial width. Minimum 60 square feet.
- ■ Porch includes timber columns with stone plinths or bases and timber trusses expressing internal structure.
- ■ Timber beams or braces provided under gables.
- □ Stone on front facade meets 20 percent minimum.
  See elevations for calculation breakdown.
- ■ Lap siding or board and batten siding on all four sides. Vinyl excluded.
- ■ Wide eave overhangs provided. Minimum 18 inches.
- ■ Garage door recessed a minimum 2 feet from the front facade.
- ■ Garage door reads decorative and includes small pane windows.
- ■ Roofs use full metal or metal accent pitched roofs, with emphasis at porch areas.
- ■ Foundations receive veneered or textured or colored finish where exposed to view.
- ■ Decorative wood or wood look garage doors provided and recessed from the front plane.

MULTIFAMILY REQUIREMENTS
- □ Stone or brick at ground floor meets 20 percent minimum on each street facing elevation.
  See elevations for calculation breakdown.
- ■ Private outdoor space or balcony provided. Minimum 60 square feet.
- ■ Covered front porch addresses the street or a common area.

COMMERCIAL AND MIXED USE REQUIREMENTS TRANSPARENCY REQUIREMENTS
- □ MINIMUM 15% TRANSPARENCY PER EACH STORY
  See elevations for calculation breakdown.

MASONRY REQUIREMENTS

FRONT MAIN LEVEL
Wall area = 512 sf
Masonry area = 269 sf = 52%

REAR MAIN LEVEL
Wall area = 512 sf
Masonry area = 52 sf = 10%

LEFT MAIN LEVEL
Wall area = 295 sf
Masonry area = 129 sf = 43%

RIGHT MAIN LEVEL
Wall area = 295 sf
Masonry area = 129 sf = 43%

FRONT FACADE
Wall area = 1818 sf
Masonry area = 457 sf = 25%

GLAZING REQUIREMENTS

FRONT MAIN LEVEL
Wall area = 521 sf
Glazing area = 150 sf = 28%

FRONT MIDDLE LEVEL
Wall area = 684 sf
Glazing area = 220 sf = 32%

FRONT UPPER LEVEL
Wall area = 617 sf
Glazing area = 116 sf = 18%

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design collective

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BOUNTIFUL, UT 84010

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FINCH CREEK
3 PLEX
-

REVISIONS:

TITLE:
3-PLEX ELEVATIONS - MOUNTAIN MODERN

1/30/2026 2:48:10 PM

SCHEMATIC DESIGN

A200.1M



1 3-PLEX MLE FRONT - FARMHOUSE

1/8" = 1'-0"



2 3-PLEX MLE LEFT - FARMHOUSE

1/8" = 1'-0"



3 3-PLEX MLE RIGHT - FARMHOUSE

1/8" = 1'-0"



4 3-PLEX MLE REAR - FARMHOUSE

1/8" = 1'-0"

HEBER CITY FARMHOUSE DESIGN STANDARDS

STYLE AND FACADE COMPOSITION
- Primary roof form presents a gable facing the street.
- Front facade includes a one story porch integrated into the facade.
- Dormers used to add floor area, daylight, and architectural interest.
- Window composition reads as vertically proportioned, with balanced placement.
- Detailing stays simplified. Ornamentation stays minimal at porch, gable ends, and bays.
- Wall cladding uses horizontal lap siding and or board and batten siding.

MASSING
- Overall massing reads simple and emphasizes vertical building elements.
- Front facing gable reads as the primary form. Side wings absent or secondary.
- Projecting bays and low sloping shed roof elements appear as supporting forms.
- Building height aligns with 1.5 to 2 stories. Main level floor to ceiling height shows 8 to 10 feet.

ROOF FORM, PITCH, AND OVERHANG
- Main roof pitch falls between 6:12 and 12:12.
- Secondary hip or shed roof pitches fall between 3:12 and 6:12.
- Roof overhangs fall between 6 inches and 12 inches.
- Main gable intersects with secondary roof forms where shown.
- Metal accent roofing appears only as accent sections.

WINDOWS AND DOORS
- Windows read as vertically proportioned single hung or double hung.
- Window grouping uses individual units or pairs.
- Bay windows, if used, read square or angled.
- Exterior trim at windows and doors reads wide. Target 4 to 6 inches with cap moldings.
- Divided lites, if used, stay limited and follow approved patterns. One over one. Two over one. Two over two. Four square grid over one. Four square grid over four square grid.
- Doors include glazed panes where shown and express restrained ornamentation.

PORCH AND ENTRY
- Front porch faces the street and stays one story.
- Corner lots use a wrap porch where applicable.
- Porch roof form reads forward facing shed or hip.
- Porch includes exposed wood and metal elements where detailed.
- Porch columns read substantial. Square columns at least 6x6. Round columns at least 6 inches diameter.
- Railings use turned balusters, square balusters, or steel.

DETAILS AND MATERIAL TRANSITIONS
- Detailing reads simplified and ornamentation restrained.
- Porch structure shows exposed structural elements where detailed.
- Exposed concrete foundation receives stone or brick cladding.
- Gutters read ogee or half round.
- Board and batten wainscot uses coarser spacing where shown.
- Rake moldings read square or more detailed profile.

MINIMUM REQUIRED ELEMENTS
- Covered porch provided. Columns show base, shaft, and capitol.
- Windows orient vertically.
- Decorative window trim provided. Width 5 to 6 inches. Emphasis at top and bottom. Stucco excluded.
- Garage door recesses at least 2 feet from the front facade. Garage door reads decorative and includes small pane windows.
- Covered front porch spans full width or partial width over 50 percent of the front facade and addresses the street.
- Siding uses lap siding or board and batten on all four sides. Vinyl excluded.
- Foundation finish reads veneered, textured, or colored where exposed to view.
- Exterior lighting uses shielded fixtures and directs light downward.

MULTIFAMILY ONLY REQUIREMENTS
- ☐ Each elevation includes ground floor stone or brick at 10 percent minimum.
  See elevations for calculation breakdown.
- Each dwelling includes private outdoor space or balcony of at least 60 square feet.
- Building includes a covered front porch that addresses the street or a common area.

COMMERCIAL AND MIXED USE REQUIREMENTS TRANSPARENCY REQUIREMENTS
- ☐ MINIMUM 15% TRANSPARENCY PER EACH STORY
  See elevations for calculation breakdown.

MASONRY REQUIREMENTS

FRONT MAIN LEVEL
Wall area = 592 sf
Masonry area = 220 sf = 37%

REAR MAIN LEVEL
Wall area = 513 sf
Masonry area = 52 sf = 10%

LEFT MAIN LEVEL
Wall area = 294 sf
Masonry area = 158 sf = 53%

RIGHT MAIN LEVEL
Wall area = 294 sf
Masonry area = 158 sf = 53%

GLAZING REQUIREMENTS

FRONT MAIN LEVEL
Wall area = 1190 sf
Glazing area = 281 sf = 24%

FRONT UPPER LEVEL
Wall area = 962 sf
Glazing area = 144 sf = 15%

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Element
design collective

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BOUNTIFUL, UT 84010

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JON@ELEMENT-DESIGN.CO

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FINCH CREEK
3 PLEX
-

REVISIONS:

TITLE:
3-PLEX ELEVATIONS
MLE - FARMHOUSE

1/30/2026 2:48:25 PM

SCHEMATIC DESIGN

A200.2F



1 3-PLEX MLE FRONT - MOUNTAIN

1/8" = 1'-0"



2 3-PLEX MLE LEFT - MOUNTAIN

1/8" = 1'-0"



3 3-PLEX MLE RIGHT - MOUNTAIN

1/8" = 1'-0"



4 3-PLEX MLE REAR - MOUNTAIN

1/8" = 1'-0"

HEBER CITY MOUNTAIN MODERN DESIGN STANDARDS

STYLE AND FACADE COMPOSITION
- ■ Primary roof reads pitched or flat and supports heavy snow loads.
- ■ Main roof pitch extends over deck and patio areas for weather protection.
- ■ Roof planes occur over the entry patio or courtyard at the front facade.
- ■ Front facade features dominant expanses of glazing.
- ■ Wide roof overhangs provide protection from solar exposure.
- ■ Detailing reads simplified. Ornamentation stays focused at porches, entries, and decks.
- ■ Wall materials include stone or natural wood siding.

MASSING
- ■ Massing uses simple geometric forms.
- ■ Overall massing reads simple and emphasizes horizontal building elements.
- ■ Pitched roofs appear as a common massing feature.
- ■ Building height aligns with one or two stories.
- □ Main level floor to ceiling height falls within 10 to 14 feet.
  -Main level floor to ceiling height falls under 10 feet to comply with aerial access standards and overall building height standards.

ROOF FORM AND OVERHANGS
- ■ Single pitched roofs dominate.
- ■ Stone chimney penetrations appear as oversized massing elements where provided.
- ■ Roof overhangs extend roof coverage to patios and decks.

WINDOWS AND DOORS
- ■ Large expanses of floor to ceiling glass provided.
- ■ Sliding doors extend interior space to decks and patios.
- ■ Windows and doors read untrimmed and integrate glazing into the exterior wall plane.

PORCH AND ENTRY
- ■ Entry decks face the street or turn to the side. One or two stories acceptable.
- ■ Walled entry courtyards provided where shown.
- ■ Entry expression includes exposed wood, stone, and metal siding elements.
- ■ Entry roof reads pitched or sloped and reads as a separate roof line from main ridges.

DETAILS
- ■ Detailing reads simplified and ornamentation restrained.
- ■ Exposed structural elements provided.
- ■ Gutters integrate into roof structure and read hidden.
- ■ Downspouts read as rain chains and route runoff to a ground level water feature where shown.
- ■ Detailing references rustic or craftsman elements consistent with the local area.

MINIMUM REQUIRED ELEMENTS
- ■ Front porch addresses the street. Full or partial width. Minimum 60 square feet.
- ■ Porch includes timber columns with stone plinths or bases and timber trusses expressing internal structure.
- ■ Timber beams or braces provided under gables.
- □ Stone on front facade meets 20 percent minimum.
  See elevations for calculation breakdown.
- ■ Lap siding or board and batten siding on all four sides. Vinyl excluded.
- ■ Wide eave overhangs provided. Minimum 18 inches.
- ■ Garage door recessed a minimum 2 feet from the front facade.
- ■ Garage door reads decorative and includes small pane windows.
- ■ Roofs use full metal or metal accent pitched roofs, with emphasis at porch areas.
- ■ Foundations receive veneered or textured or colored finish where exposed to view.
- ■ Decorative wood or wood look garage doors provided and recessed from the front plane.

MULTIFAMILY REQUIREMENTS
- □ Stone or brick at ground floor meets 20 percent minimum on each street facing elevation.
  See elevations for calculation breakdown.
- ■ Private outdoor space or balcony provided. Minimum 60 square feet.
- ■ Covered front porch addresses the street or a common area.

COMMERCIAL AND MIXED USE REQUIREMENTS TRANSPARENCY REQUIREMENTS
- □ MINIMUM 15% TRANSPARENCY PER EACH STORY
  See elevations for calculation breakdown.

MASONRY REQUIREMENTS

FRONT MAIN LEVEL
Wall area = 512 sf
Masonry area = 233 sf = 45%

REAR MAIN LEVEL
Wall area = 512 sf
Masonry area = 52 sf = 10%

LEFT MAIN LEVEL
Wall area = 295 sf
Masonry area = 129 sf = 43%

RIGHT MAIN LEVEL
Wall area = 295 sf
Masonry area = 129 sf = 43%

FRONT FACADE
Wall area = 1160 sf
Masonry area = 233 sf = 20%

GLAZING REQUIREMENTS

FRONT MAIN LEVEL
Wall area = 1190 sf
Glazing area = 281 sf = 24%

FRONT UPPER LEVEL
Wall area = 962 sf
Glazing area = 144 sf = 15%

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FINCH CREEK
3 PLEX
-

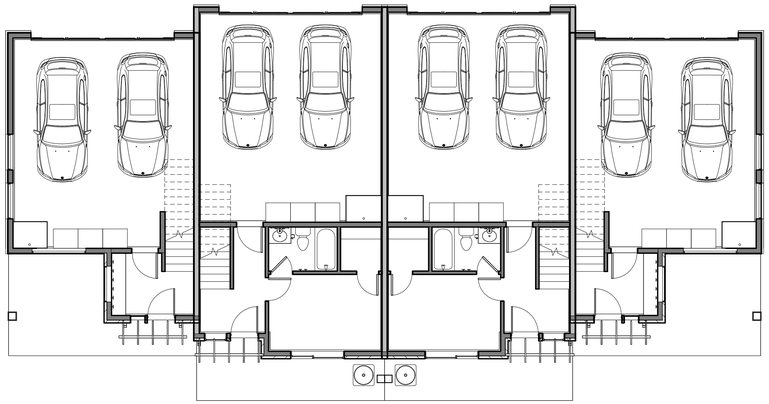
REVISIONS:

TITLE:
3-PLEX ELEVATIONS
MLE - MOUNTAIN
MODERN

1/30/2026 2:48:41 PM

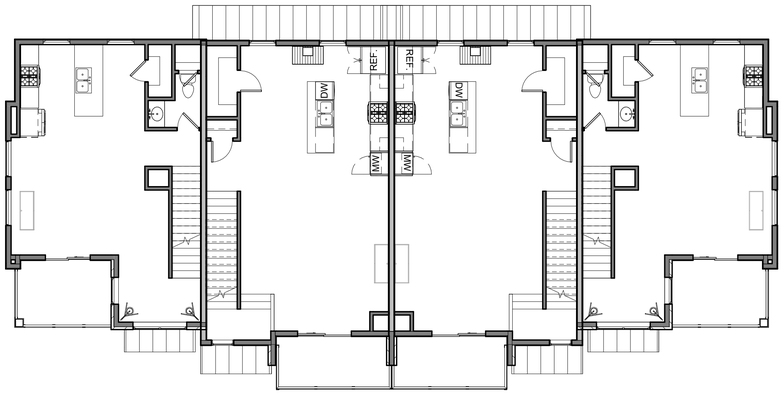
SCHEMATIC DESIGN

A200.2M



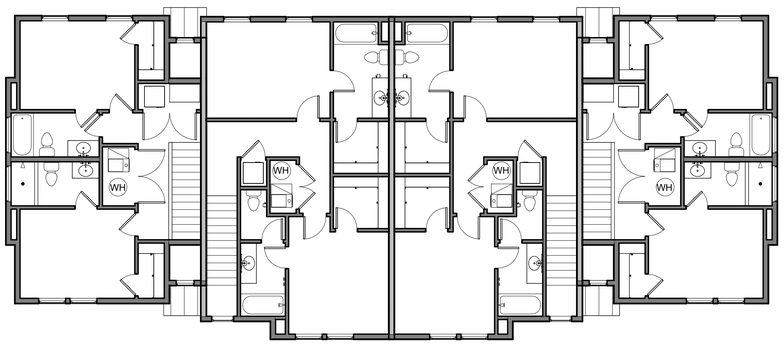
1 **4-PLEX - LEVEL 1**

1/8" = 1'-0"



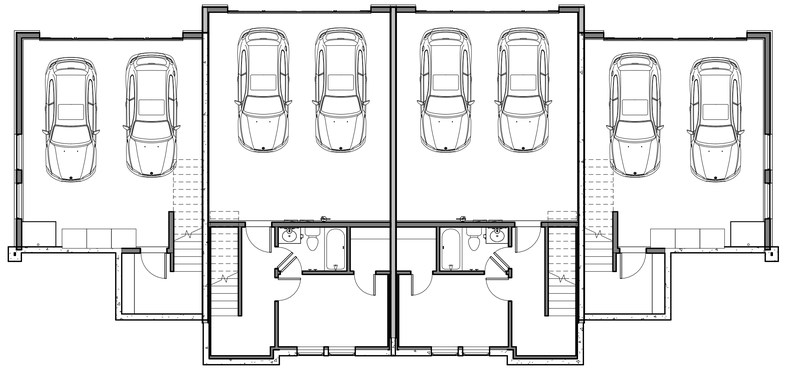
2 **4-PLEX - LEVEL 2**

1/8" = 1'-0"



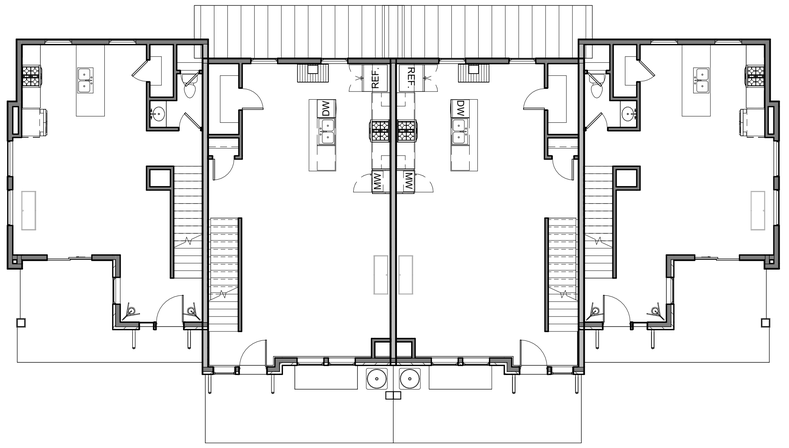
3 **4-PLEX - LEVEL 3**

1/8" = 1'-0"



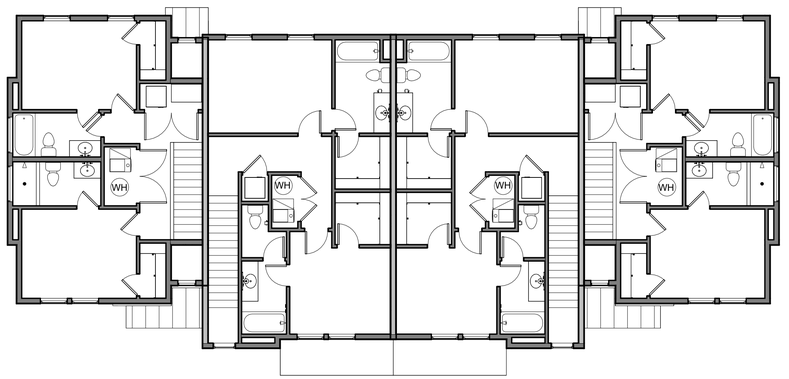
4 **4-PLEX MLE - LEVEL 1**

1/8" = 1'-0"



5 **4-PLEX MLE - LEVEL 2**

1/8" = 1'-0"



6 **4-PLEX MLE- LEVEL 3**

1/8" = 1'-0"

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FINCH CREEK
4 PLEX
-

REVISIONS:

TITLE:
4-PLEX OVERALL PLANS

1/30/2026 2:48:46 PM

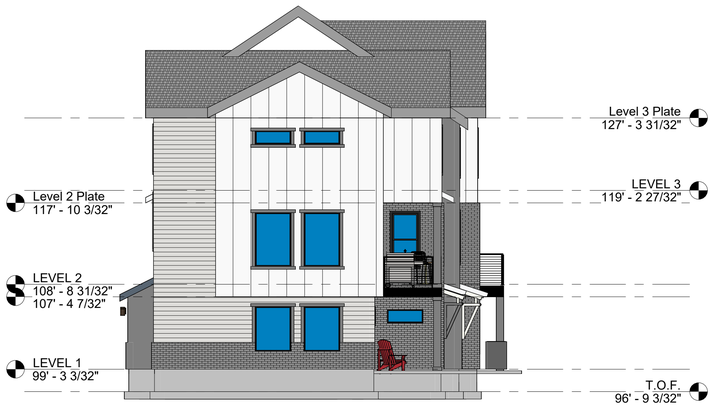
SCHEMATIC DESIGN

A111



1 4-PLEX FRONT - FARMHOUSE

1/8" = 1'-0"



2 4-PLEX LEFT - FARMHOUSE

1/8" = 1'-0"



3 4-PLEX RIGHT - FARMHOUSE

1/8" = 1'-0"



4 4-PLEX REAR - FARMHOUSE

1/8" = 1'-0"

HEBER CITY FARMHOUSE DESIGN STANDARDS

STYLE AND FACADE COMPOSITION
- Primary roof form presents a gable facing the street.
- Front facade includes a one story porch integrated into the facade.
- Dormers used to add floor area, daylight, and architectural interest.
- Window composition reads as vertically proportioned, with balanced placement.
- Detailing stays simplified. Ornamentation stays minimal at porch, gable ends, and bays.
- Wall cladding uses horizontal lap siding and or board and batten siding.

MASSING
- Overall massing reads simple and emphasizes vertical building elements.
- Front facing gable reads as the primary form. Side wings absent or secondary.
- Projecting bays and low sloping shed roof elements appear as supporting forms.
- Building height aligns with 1.5 to 2 stories. Main level floor to ceiling height shows 8 to 10 feet.

ROOF FORM, PITCH, AND OVERHANG
- Main roof pitch falls between 6:12 and 12:12.
- Secondary hip or shed roof pitches fall between 3:12 and 6:12.
- Roof overhangs fall between 6 inches and 12 inches.
- Main gable intersects with secondary roof forms where shown.
- Metal accent roofing appears only as accent sections.

WINDOWS AND DOORS
- Windows read as vertically proportioned single hung or double hung.
- Window grouping uses individual units or pairs.
- Bay windows, if used, read square or angled.
- Exterior trim at windows and doors reads wide. Target 4 to 6 inches with cap moldings.
- Divided lites, if used, stay limited and follow approved patterns. One over one. Two over one. Two over two. Four square grid over one. Four square grid over four square grid.
- Doors include glazed panes where shown and express restrained ornamentation.

PORCH AND ENTRY
- Front porch faces the street and stays one story.
- Corner lots use a wrap porch where applicable.
- Porch roof form reads forward facing shed or hip.
- Porch includes exposed wood and metal elements where detailed.
- Porch columns read substantial. Square columns at least 6x6. Round columns at least 6 inches diameter.
- Railings use turned balusters, square balusters, or steel.

DETAILS AND MATERIAL TRANSITIONS
- Detailing reads simplified and ornamentation restrained.
- Porch structure shows exposed structural elements where detailed.
- Exposed concrete foundation receives stone or brick cladding.
- Gutters read ogee or half round.
- Board and batten wainscot uses coarser spacing where shown.
- Rake moldings read square or more detailed profile.

MINIMUM REQUIRED ELEMENTS
- Covered porch provided. Columns show base, shaft, and capitol.
- Windows orient vertically.
- Decorative window trim provided. Width 5 to 6 inches. Emphasis at top and bottom. Stucco excluded.
- Garage door recesses at least 2 feet from the front facade. Garage door reads decorative and includes small pane windows.
- Covered front porch spans full width or partial width over 50 percent of the front facade and addresses the street.
- Siding uses lap siding or board and batten on all four sides. Vinyl excluded.
- Foundation finish reads veneered, textured, or colored where exposed to view.
- Exterior lighting uses shielded fixtures and directs light downward.

MULTIFAMILY ONLY REQUIREMENTS
- ☐ Each elevation includes ground floor stone or brick at 10 percent minimum.
  See elevations for calculation breakdown.
- Each dwelling includes private outdoor space or balcony of at least 60 square feet.
- Building includes a covered front porch that addresses the street or a common area.

COMMERCIAL AND MIXED USE REQUIREMENTS TRANSPARENCY REQUIREMENTS
- ☐ MINIMUM 15% TRANSPARENCY PER EACH STORY
  See elevations for calculation breakdown.

MASONRY REQUIREMENTS

FRONT MAIN LEVEL
Wall area = 683 sf
Masonry area = 306 sf = 44%

REAR MAIN LEVEL
Wall area = 683 sf
Masonry area = 69 sf = 10%

LEFT MAIN LEVEL
Wall area = 294 sf
Masonry area = 158 sf = 53%

RIGHT MAIN LEVEL
Wall area = 294 sf
Masonry area = 158 sf = 53%

GLAZING REQUIREMENTS

FRONT MAIN LEVEL
Wall area = 683 sf
Glazing area = 219 sf = 32%

FRONT MIDDLE LEVEL
Wall area = 784 sf
Glazing area = 254 sf = 32%

FRONT UPPER LEVEL
Wall area = 697 sf
Glazing area = 163 sf = 23%

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Element
design collective

470 NORTH 500 WEST
BOUNTIFUL, UT 84010

801.698.6685
JON@ELEMENT-DESIGN.CO

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FINCH CREEK
4 PLEX
-

REVISIONS:

TITLE:
4-PLEX ELEVATIONS - FARMHOUSE

1/30/2026 2:49:06 PM

SCHEMATIC DESIGN

A201.1F



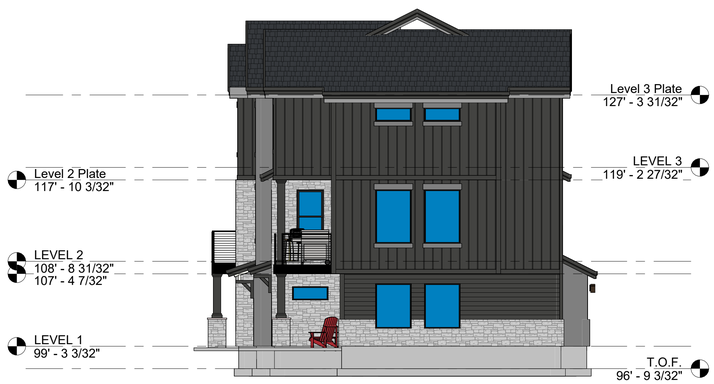
1 4-PLEX FRONT - MOUNTAIN

1/8" = 1'-0"



2 4-PLEX LEFT - MOUNTAIN

1/8" = 1'-0"



3 4-PLEX RIGHT - MOUNTAIN

1/8" = 1'-0"



4 4-PLEX REAR - MOUNTAIN

1/8" = 1'-0"

HEBER CITY MOUNTAIN MODERN DESIGN STANDARDS

STYLE AND FACADE COMPOSITION
- ■ Primary roof reads pitched or flat and supports heavy snow loads.
- ■ Main roof pitch extends over deck and patio areas for weather protection.
- ■ Roof planes occur over the entry patio or courtyard at the front facade.
- ■ Front facade features dominant expanses of glazing.
- ■ Wide roof overhangs provide protection from solar exposure.
- ■ Detailing reads simplified. Ornamentation stays focused at porches, entries, and decks.
- ■ Wall materials include stone or natural wood siding.

MASSING
- ■ Massing uses simple geometric forms.
- ■ Overall massing reads simple and emphasizes horizontal building elements.
- ■ Pitched roofs appear as a common massing feature.
- ■ Building height aligns with one or two stories.
- □ Main level floor to ceiling height falls within 10 to 14 feet.
  -Main level floor to ceiling height falls under 10 feet to comply with aerial access standards and overall building height standards.

ROOF FORM AND OVERHANGS
- ■ Single pitched roofs dominate.
- ■ Stone chimney penetrations appear as oversized massing elements where provided.
- ■ Roof overhangs extend roof coverage to patios and decks.

WINDOWS AND DOORS
- ■ Large expanses of floor to ceiling glass provided.
- ■ Sliding doors extend interior space to decks and patios.
- ■ Windows and doors read untrimmed and integrate glazing into the exterior wall plane.

PORCH AND ENTRY
- ■ Entry decks face the street or turn to the side. One or two stories acceptable.
- ■ Walled entry courtyards provided where shown.
- ■ Entry expression includes exposed wood, stone, and metal siding elements.
- ■ Entry roof reads pitched or sloped and reads as a separate roof line from main ridges.

DETAILS
- ■ Detailing reads simplified and ornamentation restrained.
- ■ Exposed structural elements provided.
- ■ Gutters integrate into roof structure and read hidden.
- ■ Downspouts read as rain chains and route runoff to a ground level water feature where shown.
- ■ Detailing references rustic or craftsman elements consistent with the local area.

MINIMUM REQUIRED ELEMENTS
- ■ Front porch addresses the street. Full or partial width. Minimum 60 square feet.
- ■ Porch includes timber columns with stone plinths or bases and timber trusses expressing internal structure.
- ■ Timber beams or braces provided under gables.
- □ Stone on front facade meets 20 percent minimum.
  See elevations for calculation breakdown.
- ■ Lap siding or board and batten siding on all four sides. Vinyl excluded.
- ■ Wide eave overhangs provided. Minimum 18 inches.
- ■ Garage door recessed a minimum 2 feet from the front facade.
- ■ Garage door reads decorative and includes small pane windows.
- ■ Roofs use full metal or metal accent pitched roofs, with emphasis at porch areas.
- ■ Foundations receive veneered or textured or colored finish where exposed to view.
- ■ Decorative wood or wood look garage doors provided and recessed from the front plane.

MULTIFAMILY REQUIREMENTS
- □ Stone or brick at ground floor meets 20 percent minimum on each street facing elevation.
  See elevations for calculation breakdown.
- ■ Private outdoor space or balcony provided. Minimum 60 square feet.
- ■ Covered front porch addresses the street or a common area.

COMMERCIAL AND MIXED USE REQUIREMENTS TRANSPARENCY REQUIREMENTS
- □ MINIMUM 15% TRANSPARENCY PER EACH STORY
  See elevations for calculation breakdown.

MASONRY REQUIREMENTS

FRONT MAIN LEVEL
Wall area = 684 sf
Masonry area = 372 sf = 54%

REAR MAIN LEVEL
Wall area = 684 sf
Masonry area =69 sf = 10%

LEFT MAIN LEVEL
Wall area = 295 sf
Masonry area = 129 sf = 43%

RIGHT MAIN LEVEL
Wall area = 295 sf
Masonry area = 129 sf = 43%

FRONT FACADE
Wall area = 2408 sf
Masonry area = 549 sf = 23%

GLAZING REQUIREMENTS

FRONT MAIN LEVEL
Wall area = 683 sf
Glazing area = 219 sf = 32%

FRONT MIDDLE LEVEL
Wall area = 784 sf
Glazing area = 254 sf = 32%

FRONT UPPER LEVEL
Wall area = 697 sf
Glazing area = 163 sf = 23%

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FINCH CREEK
4 PLEX
-

REVISIONS:

TITLE:
4-PLEX ELEVATIONS - MOUNTAIN MODERN

1/30/2026 2:49:27 PM

SCHEMATIC DESIGN

A201.1M



1 4-PLEX MLE FRONT - FARMHOUSE

1/8" = 1'-0"



2 4-PLEX MLE LEFT - FARMHOUSE

1/8" = 1'-0"



3 4-PLEX MLE RIGHT - FARMHOUSE

1/8" = 1'-0"



4 4-PLEX MLE REAR - FARMHOUSE

1/8" = 1'-0"

HEBER CITY FARMHOUSE DESIGN STANDARDS

STYLE AND FACADE COMPOSITION
- Primary roof form presents a gable facing the street.
- Front facade includes a one story porch integrated into the facade.
- Dormers used to add floor area, daylight, and architectural interest.
- Window composition reads as vertically proportioned, with balanced placement.
- Detailing stays simplified. Ornamentation stays minimal at porch, gable ends, and bays.
- Wall cladding uses horizontal lap siding and or board and batten siding.

MASSING
- Overall massing reads simple and emphasizes vertical building elements.
- Front facing gable reads as the primary form. Side wings absent or secondary.
- Projecting bays and low sloping shed roof elements appear as supporting forms.
- Building height aligns with 1.5 to 2 stories. Main level floor to ceiling height shows 8 to 10 feet.

ROOF FORM, PITCH, AND OVERHANG
- Main roof pitch falls between 6:12 and 12:12.
- Secondary hip or shed roof pitches fall between 3:12 and 6:12.
- Roof overhangs fall between 6 inches and 12 inches.
- Main gable intersects with secondary roof forms where shown.
- Metal accent roofing appears only as accent sections.

WINDOWS AND DOORS
- Windows read as vertically proportioned single hung or double hung.
- Window grouping uses individual units or pairs.
- Bay windows, if used, read square or angled.
- Exterior trim at windows and doors reads wide. Target 4 to 6 inches with cap moldings.
- Divided lites, if used, stay limited and follow approved patterns. One over one. Two over one. Two over two. Four square grid over one. Four square grid over four square grid.
- Doors include glazed panes where shown and express restrained ornamentation.

PORCH AND ENTRY
- Front porch faces the street and stays one story.
- Corner lots use a wrap porch where applicable.
- Porch roof form reads forward facing shed or hip.
- Porch includes exposed wood and metal elements where detailed.
- Porch columns read substantial. Square columns at least 6x6. Round columns at least 6 inches diameter.
- Railings use turned balusters, square balusters, or steel.

DETAILS AND MATERIAL TRANSITIONS
- Detailing reads simplified and ornamentation restrained.
- Porch structure shows exposed structural elements where detailed.
- Exposed concrete foundation receives stone or brick cladding.
- Gutters read ogee or half round.
- Board and batten wainscot uses coarser spacing where shown.
- Rake moldings read square or more detailed profile.

MINIMUM REQUIRED ELEMENTS
- Covered porch provided. Columns show base, shaft, and capitol.
- Windows orient vertically.
- Decorative window trim provided. Width 5 to 6 inches. Emphasis at top and bottom. Stucco excluded.
- Garage door recesses at least 2 feet from the front facade. Garage door reads decorative and includes small pane windows.
- Covered front porch spans full width or partial width over 50 percent of the front facade and addresses the street.
- Siding uses lap siding or board and batten on all four sides. Vinyl excluded.
- Foundation finish reads veneered, textured, or colored where exposed to view.
- Exterior lighting uses shielded fixtures and directs light downward.

MULTIFAMILY ONLY REQUIREMENTS
- ☐ Each elevation includes ground floor stone or brick at 10 percent minimum.
  See elevations for calculation breakdown.
- Each dwelling includes private outdoor space or balcony of at least 60 square feet.
- Building includes a covered front porch that addresses the street or a common area.

COMMERCIAL AND MIXED USE REQUIREMENTS TRANSPARENCY REQUIREMENTS
- ☐ MINIMUM 15% TRANSPARENCY PER EACH STORY
  See elevations for calculation breakdown.

MASONRY REQUIREMENTS

FRONT MAIN LEVEL
Wall area = 783 sf
Masonry area = 338 sf = 43%

REAR MAIN LEVEL
Wall area = 696 sf
Masonry area = 70 sf = 10%

LEFT MAIN LEVEL
Wall area = 294 sf
Masonry area = 158 sf = 53%

RIGHT MAIN LEVEL
Wall area = 294 sf
Masonry area = 158 sf = 53%

GLAZING REQUIREMENTS

FRONT MAIN LEVEL
Wall area = 783 sf
Glazing area = 311 sf = 39%

FRONT UPPER LEVEL
Wall area = 697 sf
Glazing area = 162 sf = 23%

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FINCH CREEK
4 PLEX
-

REVISIONS:

TITLE:
4-PLEX ELEVATIONS
MLE - FARMHOUSE

1/30/2026 2:49:46 PM

SCHEMATIC DESIGN

A201.2F



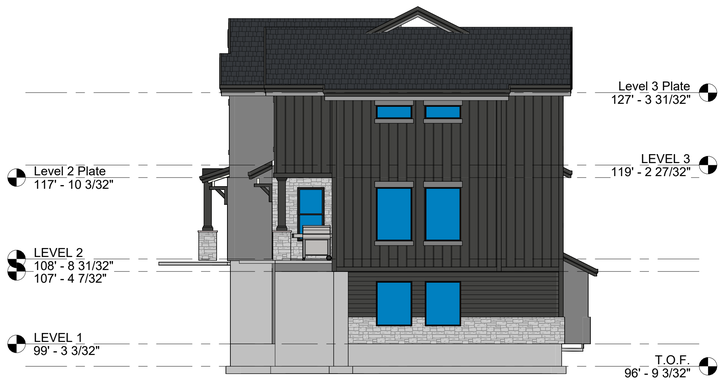
1 4-PLEX MLE FRONT - MOUNTAIN

1/8" = 1'-0"



2 4-PLEX MLE LEFT - MOUNTAIN

1/8" = 1'-0"



3 4-PLEX MLE RIGHT - MOUNTAIN

1/8" = 1'-0"



4 4-PLEX MLE REAR - MOUNTAIN

1/8" = 1'-0"

HEBER CITY MOUNTAIN MODERN DESIGN STANDARDS

STYLE AND FACADE COMPOSITION
- ■ Primary roof reads pitched or flat and supports heavy snow loads.
- ■ Main roof pitch extends over deck and patio areas for weather protection.
- ■ Roof planes occur over the entry patio or courtyard at the front facade.
- ■ Front facade features dominant expanses of glazing.
- ■ Wide roof overhangs provide protection from solar exposure.
- ■ Detailing reads simplified. Ornamentation stays focused at porches, entries, and decks.
- ■ Wall materials include stone or natural wood siding.

MASSING
- ■ Massing uses simple geometric forms.
- ■ Overall massing reads simple and emphasizes horizontal building elements.
- ■ Pitched roofs appear as a common massing feature.
- ■ Building height aligns with one or two stories.
- □ Main level floor to ceiling height falls within 10 to 14 feet.

-Main level floor to ceiling height falls under 10 feet to comply with aerial access standards and overall building height standards.

ROOF FORM AND OVERHANGS
- ■ Single pitched roofs dominate.
- ■ Stone chimney penetrations appear as oversized massing elements where provided.
- ■ Roof overhangs extend roof coverage to patios and decks.

WINDOWS AND DOORS
- ■ Large expanses of floor to ceiling glass provided.
- ■ Sliding doors extend interior space to decks and patios.
- ■ Windows and doors read untrimmed and integrate glazing into the exterior wall plane.

PORCH AND ENTRY
- ■ Entry decks face the street or turn to the side. One or two stories acceptable.
- ■ Walled entry courtyards provided where shown.
- ■ Entry expression includes exposed wood, stone, and metal siding elements.
- ■ Entry roof reads pitched or sloped and reads as a separate roof line from main ridges.

DETAILS
- ■ Detailing reads simplified and ornamentation restrained.
- ■ Exposed structural elements provided.
- ■ Gutters integrate into roof structure and read hidden.
- ■ Downspouts read as rain chains and route runoff to a ground level water feature where shown.
- ■ Detailing references rustic or craftsman elements consistent with the local area.

MINIMUM REQUIRED ELEMENTS
- ■ Front porch addresses the street. Full or partial width. Minimum 60 square feet.
- ■ Porch includes timber columns with stone plinths or bases and timber trusses expressing internal structure.
- ■ Timber beams or braces provided under gables.
- □ Stone on front facade meets 20 percent minimum.

See elevations for calculation breakdown.
- ■ Lap siding or board and batten siding on all four sides. Vinyl excluded.
- ■ Wide eave overhangs provided. Minimum 18 inches.
- ■ Garage door recessed a minimum 2 feet from the front facade.
- ■ Garage door reads decorative and includes small pane windows.
- ■ Roofs use full metal or metal accent pitched roofs, with emphasis at porch areas.
- ■ Foundations receive veneered or textured or colored finish where exposed to view.
- ■ Decorative wood or wood look garage doors provided and recessed from the front plane.

MULTIFAMILY REQUIREMENTS
- □ Stone or brick at ground floor meets 20 percent minimum on each street facing elevation.

See elevations for calculation breakdown.
- ■ Private outdoor space or balcony provided. Minimum 60 square feet.
- ■ Covered front porch addresses the street or a common area.

COMMERCIAL AND MIXED USE REQUIREMENTS TRANSPARENCY REQUIREMENTS
- □ MINIMUM 15% TRANSPARENCY PER EACH STORY

See elevations for calculation breakdown.

MASONRY REQUIREMENTS

FRONT MAIN LEVEL
Wall area = 783 sf
Masonry area = 351 sf = 44%

REAR MAIN LEVEL
Wall area = 696 sf
Masonry area = 70 sf = 10%

LEFT MAIN LEVEL
Wall area = 295 sf
Masonry area = 129 sf = 43%

RIGHT MAIN LEVEL
Wall area = 295 sf
Masonry area = 129 sf = 43%

FRONT FACADE
Wall area = 1597 sf
Masonry area = 351 sf = 22%

GLAZING REQUIREMENTS

FRONT MAIN LEVEL
Wall area = 783 sf
Glazing area = 311 sf = 39%

FRONT UPPER LEVEL
Wall area = 697 sf
Glazing area = 162 sf = 23%

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FINCH CREEK
4 PLEX
-

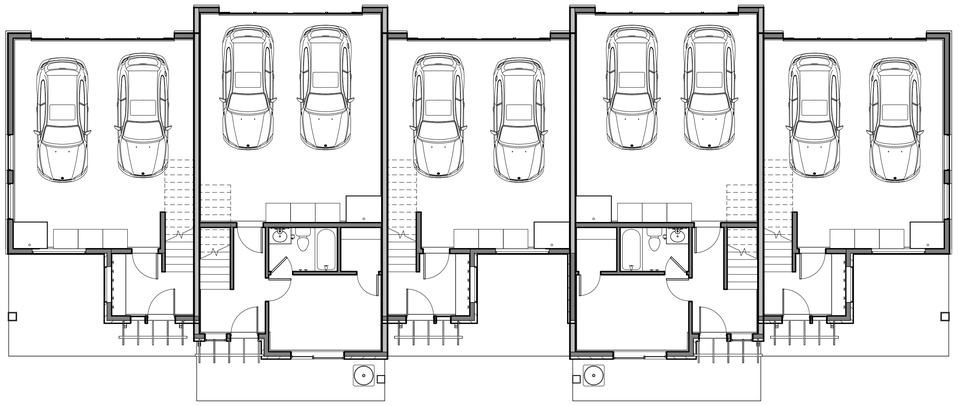
REVISIONS:

TITLE:
4-PLEX ELEVATIONS
MLE - MOUNTAIN
MODERN

1/30/2026 2:50:05 PM

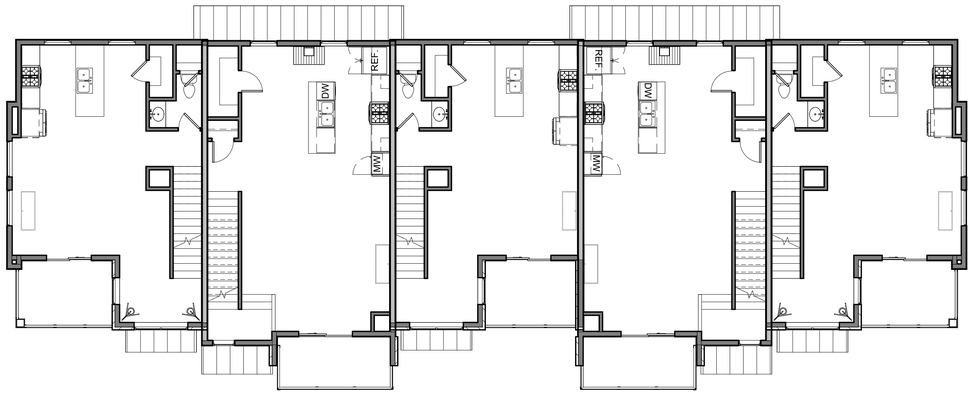
SCHEMATIC DESIGN

A201.2M



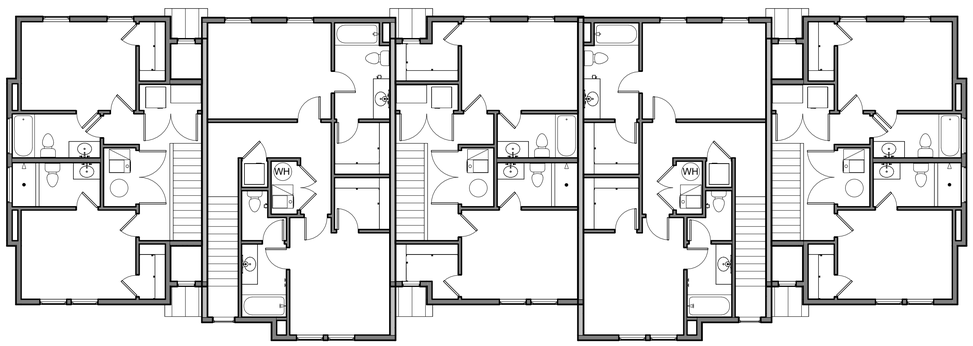
1 5-PLEX - LEVEL 1

1/8" = 1'-0"



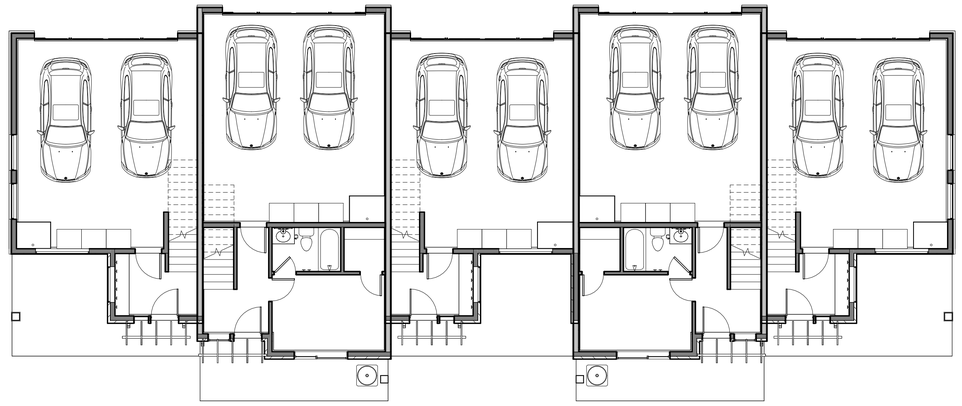
2 5-PLEX - LEVEL 2

1/8" = 1'-0"



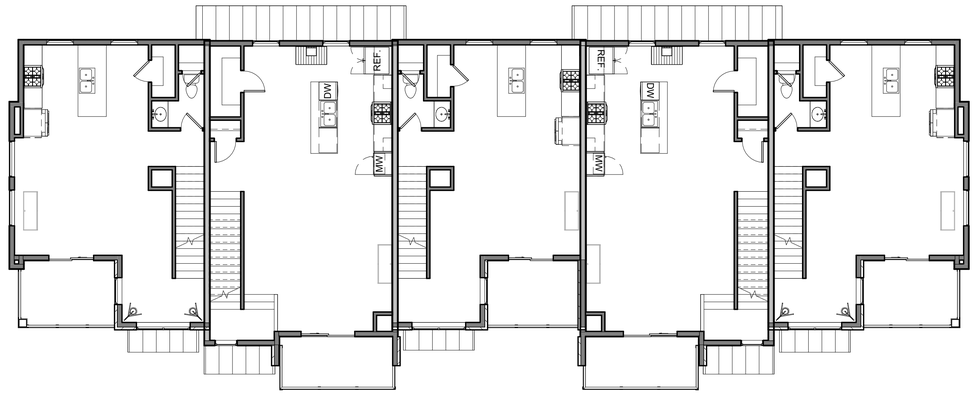
3 5-PLEX - LEVEL 3

1/8" = 1'-0"



4 5-PLEX MLE - LEVEL 1

1/8" = 1'-0"



5 5-PLEX MLE - LEVEL 2

1/8" = 1'-0"

6 5-PLEX MLE - LEVEL 3

1/8" = 1'-0"

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FINCH CREEK
5 PLEX
-

REVISIONS:

TITLE:
5-PLEX OVERALL PLANS

1/30/2026 2:50:11 PM

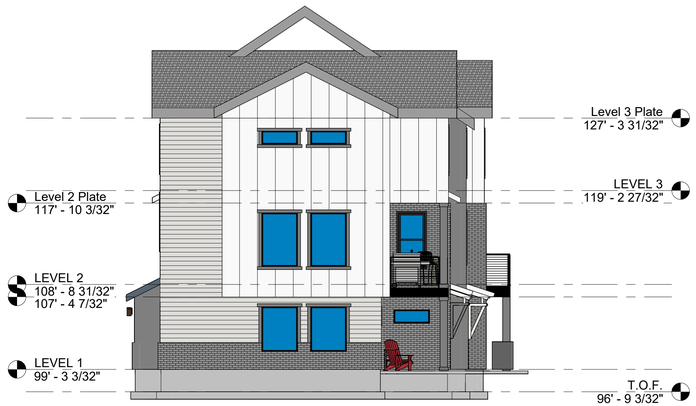
SCHEMATIC DESIGN

A112



1 5-PLEX FRONT - FARMHOUSE

1/8" = 1'-0"



2 5-PLEX LEFT - FARMHOUSE

1/8" = 1'-0"



3 5-PLEX RIGHT - FARMHOUSE

1/8" = 1'-0"



4 5-PLEX REAR - FARMHOUSE

1/8" = 1'-0"

HEBER CITY FARMHOUSE DESIGN STANDARDS

STYLE AND FACADE COMPOSITION
- Primary roof form presents a gable facing the street.
- Front facade includes a one story porch integrated into the facade.
- Dormers used to add floor area, daylight, and architectural interest.
- Window composition reads as vertically proportioned, with balanced placement.
- Detailing stays simplified. Ornamentation stays minimal at porch, gable ends, and bays.
- Wall cladding uses horizontal lap siding and or board and batten siding.

MASSING
- Overall massing reads simple and emphasizes vertical building elements.
- Front facing gable reads as the primary form. Side wings absent or secondary.
- Projecting bays and low sloping shed roof elements appear as supporting forms.
- Building height aligns with 1.5 to 2 stories. Main level floor to ceiling height shows 8 to 10 feet.

ROOF FORM, PITCH, AND OVERHANG
- Main roof pitch falls between 6:12 and 12:12.
- Secondary hip or shed roof pitches fall between 3:12 and 6:12.
- Roof overhangs fall between 6 inches and 12 inches.
- Main gable intersects with secondary roof forms where shown.
- Metal accent roofing appears only as accent sections.

WINDOWS AND DOORS
- Windows read as vertically proportioned single hung or double hung.
- Window grouping uses individual units or pairs.
- Bay windows, if used, read square or angled.
- Exterior trim at windows and doors reads wide. Target 4 to 6 inches with cap moldings.
- Divided lites, if used, stay limited and follow approved patterns. One over one. Two over one. Two over two. Four square grid over one. Four square grid over four square grid.
- Doors include glazed panes where shown and express restrained ornamentation.

PORCH AND ENTRY
- Front porch faces the street and stays one story.
- Corner lots use a wrap porch where applicable.
- Porch roof form reads forward facing shed or hip.
- Porch includes exposed wood and metal elements where detailed.
- Porch columns read substantial. Square columns at least 6x6. Round columns at least 6 inches diameter.
- Railings use turned balusters, square balusters, or steel.

DETAILS AND MATERIAL TRANSITIONS
- Detailing reads simplified and ornamentation restrained.
- Porch structure shows exposed structural elements where detailed.
- Exposed concrete foundation receives stone or brick cladding.
- Gutters read ogee or half round.
- Board and batten wainscot uses coarser spacing where shown.
- Rake moldings read square or more detailed profile.

MINIMUM REQUIRED ELEMENTS
- Covered porch provided. Columns show base, shaft, and capitol.
- Windows orient vertically.
- Decorative window trim provided. Width 5 to 6 inches. Emphasis at top and bottom. Stucco excluded.
- Garage door recesses at least 2 feet from the front facade. Garage door reads decorative and includes small pane windows.
- Covered front porch spans full width or partial width over 50 percent of the front facade and addresses the street.
- Siding uses lap siding or board and batten on all four sides. Vinyl excluded.
- Foundation finish reads veneered, textured, or colored where exposed to view.
- Exterior lighting uses shielded fixtures and directs light downward.

MULTIFAMILY ONLY REQUIREMENTS
- ☐ Each elevation includes ground floor stone or brick at 10 percent minimum.
  See elevations for calculation breakdown.
- Each dwelling includes private outdoor space or balcony of at least 60 square feet.
- Building includes a covered front porch that addresses the street or a common area.

COMMERCIAL AND MIXED USE REQUIREMENTS TRANSPARENCY REQUIREMENTS
- ☐ MINIMUM 15% TRANSPARENCY PER EACH STORY
  See elevations for calculation breakdown.

MASONRY REQUIREMENTS

FRONT MAIN LEVEL
Wall area = 856 sf
Masonry area = 363 sf = 42%

REAR MAIN LEVEL
Wall area = 856 sf
Masonry area = 86 sf = 10%

LEFT MAIN LEVEL
Wall area = 294 sf
Masonry area = 158 sf = 53%

RIGHT MAIN LEVEL
Wall area = 294 sf
Masonry area = 158 sf = 53%

GLAZING REQUIREMENTS

FRONT MAIN LEVEL
Wall area = 856 sf
Glazing area = 256 sf = 29%

FRONT MIDDLE LEVEL
Wall area = 975 sf
Glazing area = 348 sf = 35%

FRONT UPPER LEVEL
Wall area = 866 sf
Glazing area = 198 sf = 22%

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design collective

470 NORTH 500 WEST
BOUNTIFUL, UT 84010

801.698.6685
JON@ELEMENT-DESIGN.CO

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FINCH CREEK
5 PLEX
-

REVISIONS:

TITLE:
5-PLEX ELEVATIONS - FARMHOUSE

1/30/2026 2:50:43 PM

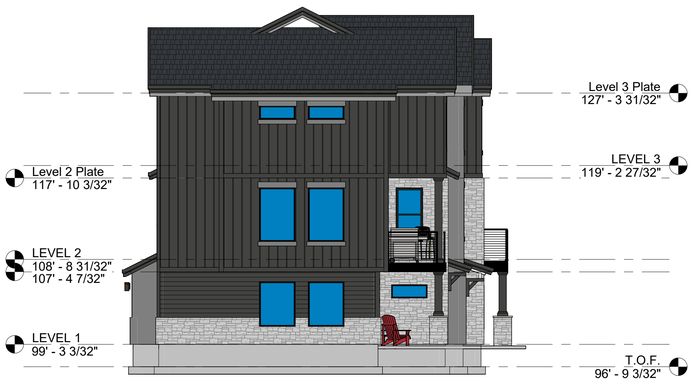
SCHEMATIC DESIGN

A202.1F



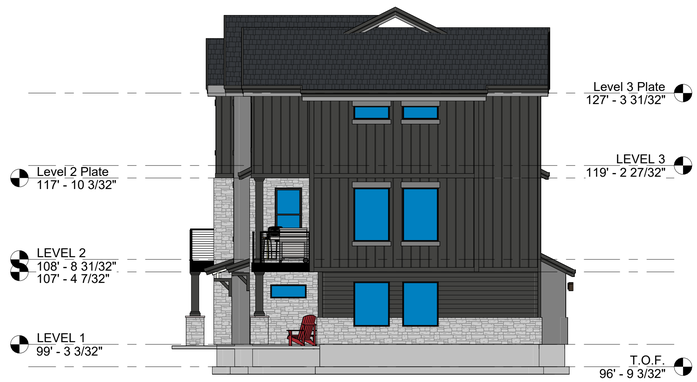
1 5-PLEX FRONT - MOUNTAIN

1/8" = 1'-0"



2 5-PLEX LEFT - MOUNTAIN

1/8" = 1'-0"



3 5-PLEX RIGHT - MOUNTAIN

1/8" = 1'-0"



4 5-PLEX REAR - MOUNTAIN

1/8" = 1'-0"

HEBER CITY MOUNTAIN MODERN DESIGN STANDARDS

STYLE AND FACADE COMPOSITION
- ■ Primary roof reads pitched or flat and supports heavy snow loads.
- ■ Main roof pitch extends over deck and patio areas for weather protection.
- ■ Roof planes occur over the entry patio or courtyard at the front facade.
- ■ Front facade features dominant expanses of glazing.
- ■ Wide roof overhangs provide protection from solar exposure.
- ■ Detailing reads simplified. Ornamentation stays focused at porches, entries, and decks.
- ■ Wall materials include stone or natural wood siding.

MASSING
- ■ Massing uses simple geometric forms.
- ■ Overall massing reads simple and emphasizes horizontal building elements.
- ■ Pitched roofs appear as a common massing feature.
- ■ Building height aligns with one or two stories.
- □ Main level floor to ceiling height falls within 10 to 14 feet.
  Main level floor to ceiling height falls under 10 feet to comply with aerial access standards and overall building height standards.

ROOF FORM AND OVERHANGS
- ■ Single pitched roofs dominate.
- ■ Stone chimney penetrations appear as oversized massing elements where provided.
- ■ Roof overhangs extend roof coverage to patios and decks.

WINDOWS AND DOORS
- ■ Large expanses of floor to ceiling glass provided.
- ■ Sliding doors extend interior space to decks and patios.
- ■ Windows and doors read untrimmed and integrate glazing into the exterior wall plane.

PORCH AND ENTRY
- ■ Entry decks face the street or turn to the side. One or two stories acceptable.
- ■ Walled entry courtyards provided where shown.
- ■ Entry expression includes exposed wood, stone, and metal siding elements.
- ■ Entry roof reads pitched or sloped and reads as a separate roof line from main ridges.

DETAILS
- ■ Detailing reads simplified and ornamentation restrained.
- ■ Exposed structural elements provided.
- ■ Gutters integrate into roof structure and read hidden.
- ■ Downspouts read as rain chains and route runoff to a ground level water feature where shown.
- ■ Detailing references rustic or craftsman elements consistent with the local area.

MINIMUM REQUIRED ELEMENTS
- ■ Front porch addresses the street. Full or partial width. Minimum 60 square feet.
- ■ Porch includes timber columns with stone plinths or bases and timber trusses expressing internal structure.
- ■ Timber beams or braces provided under gables.
- □ Stone on front facade meets 20 percent minimum.
  See elevations for calculation breakdown.
- ■ Lap siding or board and batten siding on all four sides. Vinyl excluded.
- ■ Wide eave overhangs provided. Minimum 18 inches.
- ■ Garage door recessed a minimum 2 feet from the front facade.
- ■ Garage door reads decorative and includes small pane windows.
- ■ Roofs use full metal or metal accent pitched roofs, with emphasis at porch areas.
- ■ Foundations receive veneered or textured or colored finish where exposed to view.
- ■ Decorative wood or wood look garage doors provided and recessed from the front plane.

MULTIFAMILY REQUIREMENTS
- □ Stone or brick at ground floor meets 20 percent minimum on each street facing elevation.
  See elevations for calculation breakdown.
- ■ Private outdoor space or balcony provided. Minimum 60 square feet.
- ■ Covered front porch addresses the street or a common area.

COMMERCIAL AND MIXED USE REQUIREMENTS TRANSPARENCY REQUIREMENTS
- □ MINIMUM 15% TRANSPARENCY PER EACH STORY
  See elevations for calculation breakdown.

MASONRY REQUIREMENTS

FRONT MAIN LEVEL
Wall area = 856 sf
Masonry area = 434 sf = 50%

REAR MAIN LEVEL
Wall area = 856 sf
Masonry area = 86 sf = 10%

LEFT MAIN LEVEL
Wall area = 295 sf
Masonry area = 129 sf = 43%

RIGHT MAIN LEVEL
Wall area = 295 sf
Masonry area = 129 sf = 43%

FRONT FACADE
Wall area = 3043 sf
Masonry area = 706 sf = 23%

GLAZING REQUIREMENTS

FRONT MAIN LEVEL
Wall area = 856 sf
Glazing area = 256 sf = 29%

FRONT MIDDLE LEVEL
Wall area = 975 sf
Glazing area = 348 sf = 35%

FRONT UPPER LEVEL
Wall area = 866 sf
Glazing area = 198 sf = 22%

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FINCH CREEK
5 PLEX
-

REVISIONS:

TITLE:
5-PLEX ELEVATIONS - MOUNTAIN MODERN

1/30/2026 2:51:10 PM

SCHEMATIC DESIGN

A202.1M



1 5-PLEX MLE FRONT - FARMHOUSE

1/8" = 1'-0"



2 5-PLEX MLE LEFT - FARMHOUSE

1/8" = 1'-0"



3 5-PLEX MLE RIGHT - FARMHOUSE

1/8" = 1'-0"



4 5-PLEX MLE REAR - FARMHOUSE

1/8" = 1'-0"

HEBER CITY FARMHOUSE DESIGN STANDARDS

STYLE AND FACADE COMPOSITION
- Primary roof form presents a gable facing the street.
- Front facade includes a one story porch integrated into the facade.
- Dormers used to add floor area, daylight, and architectural interest.
- Window composition reads as vertically proportioned, with balanced placement.
- Detailing stays simplified. Ornamentation stays minimal at porch, gable ends, and bays.
- Wall cladding uses horizontal lap siding and or board and batten siding.

MASSING
- Overall massing reads simple and emphasizes vertical building elements.
- Front facing gable reads as the primary form. Side wings absent or secondary.
- Projecting bays and low sloping shed roof elements appear as supporting forms.
- Building height aligns with 1.5 to 2 stories. Main level floor to ceiling height shows 8 to 10 feet.

ROOF FORM, PITCH, AND OVERHANG
- Main roof pitch falls between 6:12 and 12:12.
- Secondary hip or shed roof pitches fall between 3:12 and 6:12.
- Roof overhangs fall between 6 inches and 12 inches.
- Main gable intersects with secondary roof forms where shown.
- Metal accent roofing appears only as accent sections.

WINDOWS AND DOORS
- Windows read as vertically proportioned single hung or double hung.
- Window grouping uses individual units or pairs.
- Bay windows, if used, read square or angled.
- Exterior trim at windows and doors reads wide. Target 4 to 6 inches with cap moldings.
- Divided lites, if used, stay limited and follow approved patterns. One over one. Two over one. Two over two. Four square grid over one. Four square grid over four square grid.
- Doors include glazed panes where shown and express restrained ornamentation.

PORCH AND ENTRY
- Front porch faces the street and stays one story.
- Corner lots use a wrap porch where applicable.
- Porch roof form reads forward facing shed or hip.
- Porch includes exposed wood and metal elements where detailed.
- Porch columns read substantial. Square columns at least 6x6. Round columns at least 6 inches diameter.
- Railings use turned balusters, square balusters, or steel.

DETAILS AND MATERIAL TRANSITIONS
- Detailing reads simplified and ornamentation restrained.
- Porch structure shows exposed structural elements where detailed.
- Exposed concrete foundation receives stone or brick cladding.
- Gutters read ogee or half round.
- Board and batten wainscot uses coarser spacing where shown.
- Rake moldings read square or more detailed profile.

MINIMUM REQUIRED ELEMENTS
- Covered porch provided. Columns show base, shaft, and capitol.
- Windows orient vertically.
- Decorative window trim provided. Width 5 to 6 inches. Emphasis at top and bottom. Stucco excluded.
- Garage door recesses at least 2 feet from the front facade. Garage door reads decorative and includes small pane windows.
- Covered front porch spans full width or partial width over 50 percent of the front facade and addresses the street.
- Siding uses lap siding or board and batten on all four sides. Vinyl excluded.
- Foundation finish reads veneered, textured, or colored where exposed to view.
- Exterior lighting uses shielded fixtures and directs light downward.

MULTIFAMILY ONLY REQUIREMENTS
- ☐ Each elevation includes ground floor stone or brick at 10 percent minimum.
  See elevations for calculation breakdown.
- Each dwelling includes private outdoor space or balcony of at least 60 square feet.
- Building includes a covered front porch that addresses the street or a common area.

COMMERCIAL AND MIXED USE REQUIREMENTS TRANSPARENCY REQUIREMENTS
- ☐ MINIMUM 15% TRANSPARENCY PER EACH STORY
  See elevations for calculation breakdown.

MASONRY REQUIREMENTS

FRONT MAIN LEVEL
Wall area = 974 sf
Masonry area = 395 sf = 40%

REAR MAIN LEVEL
Wall area = 511 sf
Masonry area = 87 sf = 10%

LEFT MAIN LEVEL
Wall area = 294 sf
Masonry area = 158 sf = 53%

RIGHT MAIN LEVEL
Wall area = 294 sf
Masonry area = 158 sf = 53%

GLAZING REQUIREMENTS

FRONT MAIN LEVEL
Wall area = 974 sf
Glazing area = 390 sf = 40%

FRONT UPPER LEVEL
Wall area = 866 sf
Glazing area = 200 sf = 23%

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Element
design collective

470 NORTH 500 WEST
BOUNTIFUL, UT 84010

801.698.6685
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FINCH CREEK
5 PLEX
-

REVISIONS:

TITLE:
5-PLEX ELEVATIONS
MLE - FARMHOUSE

1/30/2026 2:51:32 PM

SCHEMATIC DESIGN

A202.2F



1 5-PLEX MLE FRONT - MOUNTAIN

1/8" = 1'-0"



2 5-PLEX MLE LEFT - MOUNTAIN

1/8" = 1'-0"



3 5-PLEX MLE RIGHT - MOUNTAIN

1/8" = 1'-0"



4 5-PLEX MLE REAR - MOUNTAIN

1/8" = 1'-0"

HEBER CITY MOUNTAIN MODERN DESIGN STANDARDS

STYLE AND FACADE COMPOSITION
- ■ Primary roof reads pitched or flat and supports heavy snow loads.
- ■ Main roof pitch extends over deck and patio areas for weather protection.
- ■ Roof planes occur over the entry patio or courtyard at the front facade.
- ■ Front facade features dominant expanses of glazing.
- ■ Wide roof overhangs provide protection from solar exposure.
- ■ Detailing reads simplified. Ornamentation stays focused at porches, entries, and decks.
- ■ Wall materials include stone or natural wood siding.

MASSING
- ■ Massing uses simple geometric forms.
- ■ Overall massing reads simple and emphasizes horizontal building elements.
- ■ Pitched roofs appear as a common massing feature.
- ■ Building height aligns with one or two stories.
- □ Main level floor to ceiling height falls within 10 to 14 feet.
  -Main level floor to ceiling height falls under 10 feet to comply with aerial access standards and overall building height standards.

ROOF FORM AND OVERHANGS
- ■ Single pitched roofs dominate.
- ■ Stone chimney penetrations appear as oversized massing elements where provided.
- ■ Roof overhangs extend roof coverage to patios and decks.

WINDOWS AND DOORS
- ■ Large expanses of floor to ceiling glass provided.
- ■ Sliding doors extend interior space to decks and patios.
- ■ Windows and doors read untrimmed and integrate glazing into the exterior wall plane.

PORCH AND ENTRY
- ■ Entry decks face the street or turn to the side. One or two stories acceptable.
- ■ Walled entry courtyards provided where shown.
- ■ Entry expression includes exposed wood, stone, and metal siding elements.
- ■ Entry roof reads pitched or sloped and reads as a separate roof line from main ridges.

DETAILS
- ■ Detailing reads simplified and ornamentation restrained.
- ■ Exposed structural elements provided.
- ■ Gutters integrate into roof structure and read hidden.
- ■ Downspouts read as rain chains and route runoff to a ground level water feature where shown.
- ■ Detailing references rustic or craftsman elements consistent with the local area.

MINIMUM REQUIRED ELEMENTS
- ■ Front porch addresses the street. Full or partial width. Minimum 60 square feet.
- ■ Porch includes timber columns with stone plinths or bases and timber trusses expressing internal structure.
- ■ Timber beams or braces provided under gables.
- □ Stone on front facade meets 20 percent minimum.
  See elevations for calculation breakdown.
- ■ Lap siding or board and batten siding on all four sides. Vinyl excluded.
- ■ Wide eave overhangs provided. Minimum 18 inches.
- ■ Garage door recessed a minimum 2 feet from the front facade.
- ■ Garage door reads decorative and includes small pane windows.
- ■ Roofs use full metal or metal accent pitched roofs, with emphasis at porch areas.
- ■ Foundations receive veneered or textured or colored finish where exposed to view.
- ■ Decorative wood or wood look garage doors provided and recessed from the front plane.

MULTIFAMILY REQUIREMENTS
- □ Stone or brick at ground floor meets 20 percent minimum on each street facing elevation.
  See elevations for calculation breakdown.
- ■ Private outdoor space or balcony provided. Minimum 60 square feet.
- ■ Covered front porch addresses the street or a common area.

COMMERCIAL AND MIXED USE REQUIREMENTS TRANSPARENCY REQUIREMENTS
- □ MINIMUM 15% TRANSPARENCY PER EACH STORY
  See elevations for calculation breakdown.

MASONRY REQUIREMENTS

FRONT MAIN LEVEL
Wall area = 974 sf
Masonry area = 422 sf = 43%

REAR MAIN LEVEL
Wall area = 873 sf
Masonry area = 87 sf = 10%

LEFT MAIN LEVEL
Wall area = 295 sf
Masonry area = 129 sf = 43%

RIGHT MAIN LEVEL
Wall area = 295 sf
Masonry area = 129 sf = 43%

FRONT FACADE
Wall area = 2002 sf
Masonry area = 422 sf = 21%

GLAZING REQUIREMENTS

FRONT MAIN LEVEL
Wall area = 974 sf
Glazing area = 390 sf = 40%

FRONT UPPER LEVEL
Wall area = 866 sf
Glazing area = 200 sf = 23%

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design collective

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FINCH CREEK
5 PLEX
-

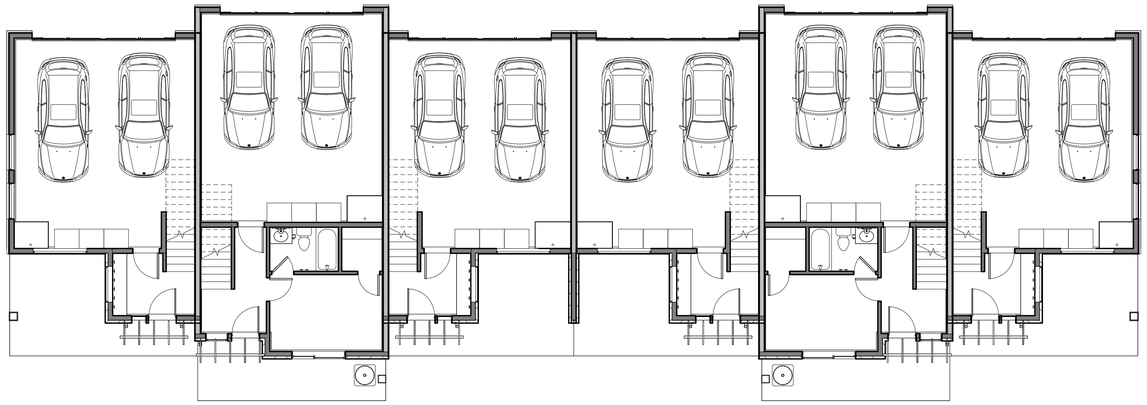
REVISIONS:

TITLE:
5-PLEX ELEVATIONS
MLE - MOUNTAIN
MODERN

1/30/2026 2:51:56 PM

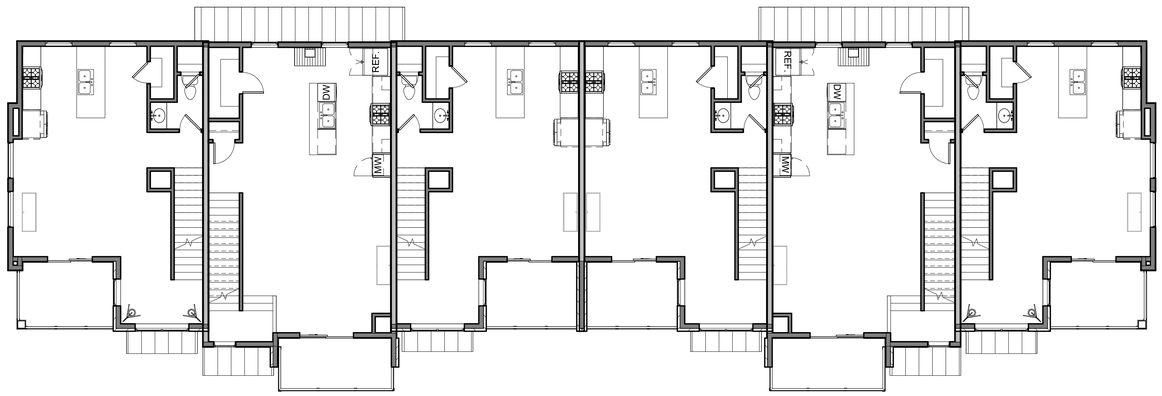
SCHEMATIC DESIGN

A202.2M



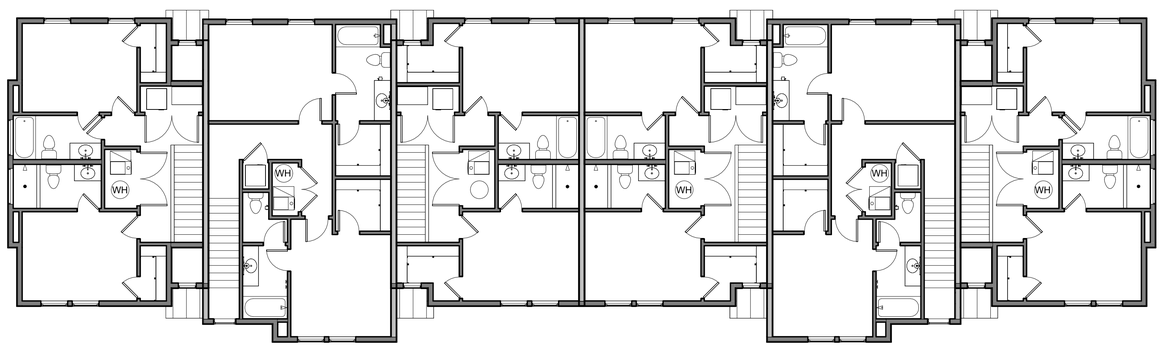
1 **6-PLEX - LEVEL 1**

1/8" = 1'-0"



2 **6-PLEX - LEVEL 2**

1/8" = 1'-0"



3 **6-PLEX - LEVEL 3**

1/8" = 1'-0"

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FINCH CREEK
6 PLEX
-

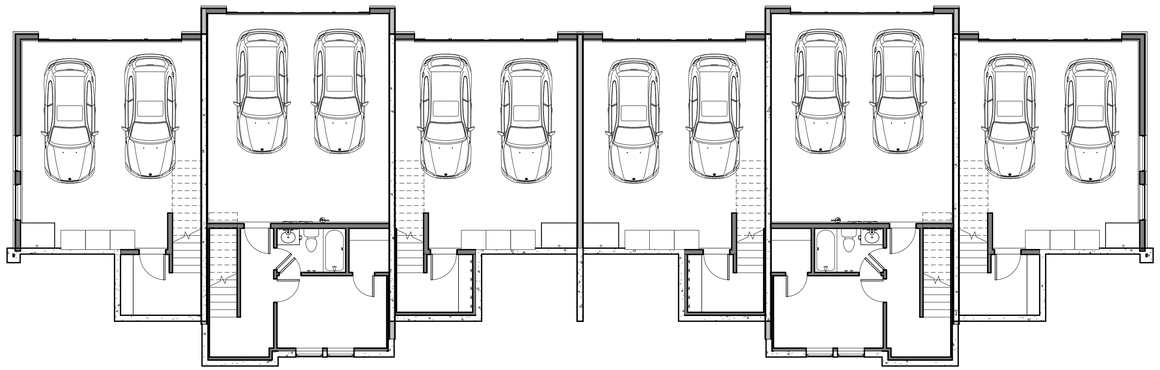
REVISIONS:

TITLE:
6-PLEX OVERALL PLANS

1/30/2026 2:52:01 PM

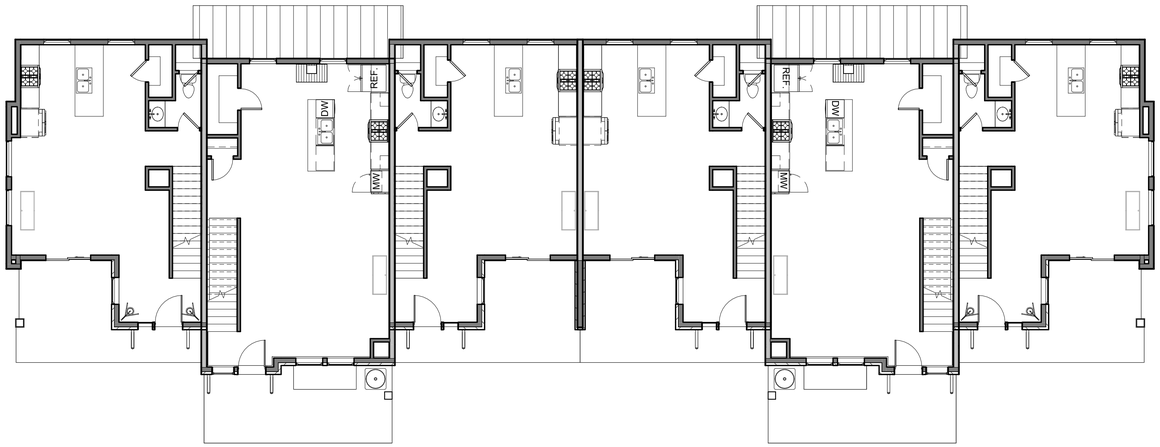
SCHEMATIC DESIGN

A113



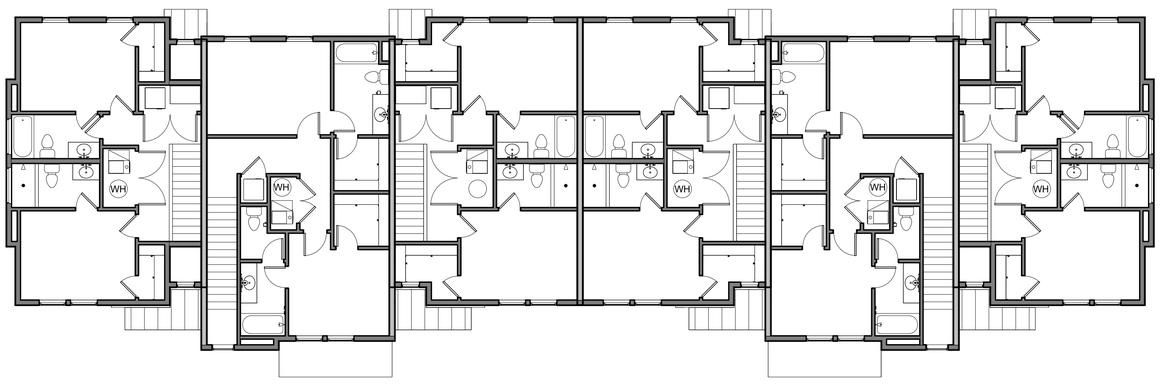
1 6-PLEX MLE - LEVEL 1

1/8" = 1'-0"



2 6-PLEX MLE - LEVEL 2

1/8" = 1'-0"



3 6-PLEX MLE - LEVEL 3

1/8" = 1'-0"

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FINCH CREEK
6 PLEX
-

REVISIONS:

TITLE:
6-PLEX MLE OVERALL PLANS

1/30/2026 2:52:05 PM

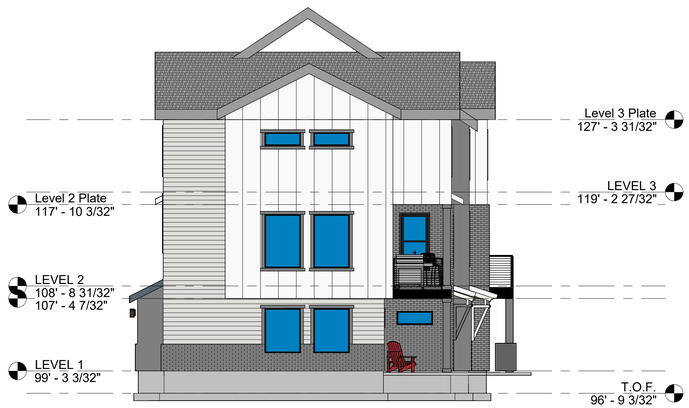
SCHEMATIC DESIGN

A113.1



1 6-PLEX FRONT - FARMHOUSE

1/8" = 1'-0"



3 6-PLEX RIGHT - FARMHOUSE

1/8" = 1'-0"



2 6-PLEX LEFT - FARMHOUSE

1/8" = 1'-0"



4 6-PLEX REAR - FARMHOUSE

1/8" = 1'-0"

HEBER CITY FARMHOUSE DESIGN STANDARDS

STYLE AND FACADE COMPOSITION
- Primary roof form presents a gable facing the street.
- Front facade includes a one story porch integrated into the facade.
- Dormers used to add floor area, daylight, and architectural interest.
- Window composition reads as vertically proportioned, with balanced placement.
- Detailing stays simplified. Ornamentation stays minimal at porch, gable ends, and bays.
- Wall cladding uses horizontal lap siding and or board and batten siding.

MASSING
- Overall massing reads simple and emphasizes vertical building elements.
- Front facing gable reads as the primary form. Side wings absent or secondary.
- Projecting bays and low sloping shed roof elements appear as supporting forms.
- Building height aligns with 1.5 to 2 stories. Main level floor to ceiling height shows 8 to 10 feet.

ROOF FORM, PITCH, AND OVERHANG
- Main roof pitch falls between 6:12 and 12:12.
- Secondary hip or shed roof pitches fall between 3:12 and 6:12.
- Roof overhangs fall between 6 inches and 12 inches.
- Main gable intersects with secondary roof forms where shown.
- Metal accent roofing appears only as accent sections.

WINDOWS AND DOORS
- Windows read as vertically proportioned single hung or double hung.
- Window grouping uses individual units or pairs.
- Bay windows, if used, read square or angled.
- Exterior trim at windows and doors reads wide. Target 4 to 6 inches with cap moldings.
- Divided lites, if used, stay limited and follow approved patterns. One over one. Two over one. Two over two. Four square grid over one. Four square grid over four square grid.
- Doors include glazed panes where shown and express restrained ornamentation.

PORCH AND ENTRY
- Front porch faces the street and stays one story.
- Corner lots use a wrap porch where applicable.
- Porch roof form reads forward facing shed or hip.
- Porch includes exposed wood and metal elements where detailed.
- Porch columns read substantial. Square columns at least 6x6. Round columns at least 6 inches diameter.
- Railings use turned balusters, square balusters, or steel.

DETAILS AND MATERIAL TRANSITIONS
- Detailing reads simplified and ornamentation restrained.
- Porch structure shows exposed structural elements where detailed.
- Exposed concrete foundation receives stone or brick cladding.
- Gutters read ogee or half round.
- Board and batten wainscot uses coarser spacing where shown.
- Rake moldings read square or more detailed profile.

MINIMUM REQUIRED ELEMENTS
- Covered porch provided. Columns show base, shaft, and capitol.
- Windows orient vertically.
- Decorative window trim provided. Width 5 to 6 inches. Emphasis at top and bottom. Stucco excluded.
- Garage door recesses at least 2 feet from the front facade. Garage door reads decorative and includes small pane windows.
- Covered front porch spans full width or partial width over 50 percent of the front facade and addresses the street.
- Siding uses lap siding or board and batten on all four sides. Vinyl excluded.
- Foundation finish reads veneered, textured, or colored where exposed to view.
- Exterior lighting uses shielded fixtures and directs light downward.

MULTIFAMILY ONLY REQUIREMENTS
- ☐ Each elevation includes ground floor stone or brick at 10 percent minimum.
  See elevations for calculation breakdown.
- Each dwelling includes private outdoor space or balcony of at least 60 square feet.
- Building includes a covered front porch that addresses the street or a common area.

COMMERCIAL AND MIXED USE REQUIREMENTS TRANSPARENCY REQUIREMENTS
- ☐ MINIMUM 15% TRANSPARENCY PER EACH STORY
  See elevations for calculation breakdown.

MASONRY REQUIREMENTS

FRONT MAIN LEVEL
Wall area = 1023 sf
Masonry area = 416 sf = 40%

REAR MAIN LEVEL
Wall area = 1024 sf
Masonry area = 103 sf = 10%

LEFT MAIN LEVEL
Wall area = 294 sf
Masonry area = 158 sf = 53%

RIGHT MAIN LEVEL
Wall area = 294 sf
Masonry area = 158 sf = 53%

GLAZING REQUIREMENTS

FRONT MAIN LEVEL
Wall area = 1023 sf
Glazing area = 300 sf = 29%

FRONT MIDDLE LEVEL
Wall area = 1165 sf
Glazing area = 424 sf = 36%

FRONT UPPER LEVEL
Wall area = 1037 sf
Glazing area = 235 sf = 22%

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470 NORTH 500 WEST
BOUNTIFUL, UT 84010

801.698.6685
JON@ELEMENT-DESIGN.CO

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FINCH CREEK
6 PLEX
.

REVISIONS:

TITLE:
6-PLEX ELEVATIONS - FARMHOUSE

1/30/2026 2:52:35 PM

SCHEMATIC DESIGN

A203.1F



1 6-PLEX FRONT - MOUNTAIN

1/8" = 1'-0"



2 6-PLEX LEFT - MOUNTAIN

1/8" = 1'-0"



3 6-PLEX RIGHT - MOUNTAIN

1/8" = 1'-0"



4 6-PLEX REAR - MOUNTAIN

1/8" = 1'-0"

HEBER CITY MOUNTAIN MODERN DESIGN STANDARDS

STYLE AND FACADE COMPOSITION
- ■ Primary roof reads pitched or flat and supports heavy snow loads.
- ■ Main roof pitch extends over deck and patio areas for weather protection.
- ■ Roof planes occur over the entry patio or courtyard at the front facade.
- ■ Front facade features dominant expanses of glazing.
- ■ Wide roof overhangs provide protection from solar exposure.
- ■ Detailing reads simplified. Ornamentation stays focused at porches, entries, and decks.
- ■ Wall materials include stone or natural wood siding.

MASSING
- ■ Massing uses simple geometric forms.
- ■ Overall massing reads simple and emphasizes horizontal building elements.
- ■ Pitched roofs appear as a common massing feature.
- ■ Building height aligns with one or two stories.
- □ Main level floor to ceiling height falls within 10 to 14 feet.

-Main level floor to ceiling height falls under 10 feet to comply with aerial access standards and overall building height standards.

ROOF FORM AND OVERHANGS
- ■ Single pitched roofs dominate.
- ■ Stone chimney penetrations appear as oversized massing elements where provided.
- ■ Roof overhangs extend roof coverage to patios and decks.

WINDOWS AND DOORS
- ■ Large expanses of floor to ceiling glass provided.
- ■ Sliding doors extend interior space to decks and patios.
- ■ Windows and doors read untrimmed and integrate glazing into the exterior wall plane.

PORCH AND ENTRY
- ■ Entry decks face the street or turn to the side. One or two stories acceptable.
- ■ Walled entry courtyards provided where shown.
- ■ Entry expression includes exposed wood, stone, and metal siding elements.
- ■ Entry roof reads pitched or sloped and reads as a separate roof line from main ridges.

DETAILS
- ■ Detailing reads simplified and ornamentation restrained.
- ■ Exposed structural elements provided.
- ■ Gutters integrate into roof structure and read hidden.
- ■ Downspouts read as rain chains and route runoff to a ground level water feature where shown.
- ■ Detailing references rustic or craftsman elements consistent with the local area.

MINIMUM REQUIRED ELEMENTS
- ■ Front porch addresses the street. Full or partial width. Minimum 60 square feet.
- ■ Porch includes timber columns with stone plinths or bases and timber trusses expressing internal structure.
- ■ Timber beams or braces provided under gables.
- □ Stone on front facade meets 20 percent minimum.

See elevations for calculation breakdown.
- ■ Lap siding or board and batten siding on all four sides. Vinyl excluded.
- ■ Wide eave overhangs provided. Minimum 18 inches.
- ■ Garage door recessed a minimum 2 feet from the front facade.
- ■ Garage door reads decorative and includes small pane windows.
- ■ Roofs use full metal or metal accent pitched roofs, with emphasis at porch areas.
- ■ Foundations receive veneered or textured or colored finish where exposed to view.
- ■ Decorative wood or wood look garage doors provided and recessed from the front plane.

MULTIFAMILY REQUIREMENTS
- □ Stone or brick at ground floor meets 20 percent minimum on each street facing elevation.

See elevations for calculation breakdown.
- ■ Private outdoor space or balcony provided. Minimum 60 square feet.
- ■ Covered front porch addresses the street or a common area.

COMMERCIAL AND MIXED USE REQUIREMENTS TRANSPARENCY REQUIREMENTS
- □ MINIMUM 15% TRANSPARENCY PER EACH STORY

See elevations for calculation breakdown.

MASONRY REQUIREMENTS

FFRONT MAIN LEVEL
WWall area = 512 sf
MMasonry area = 233 sf = 45%

RREAR MAIN LEVEL
WWall area = 512 sf
MMasonry area = 52 sf = 10%

LLEFT MAIN LEVEL
WWall area = 295 sf
MMasonry area = 129 sf = 43%

RRIGHT MAIN LEVEL
WWall area = 295 sf
MMasonry area = 129 sf = 43%

FFRONT FACADE
WWall area = 1160 sf
MMasonry area = 233 sf = 20%

GLAZING REQUIREMENTS

FRONT MAIN LEVEL
Wall area = 1023 sf
Glazing area = 300 sf = 29%

FRONT MIDDLE LEVEL
Wall area = 1165 sf
Glazing area = 424 sf = 36%

FRONT UPPER LEVEL
Wall area = 1037 sf
Glazing area = 235 sf = 22%

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FINCH CREEK
6 PLEX
-

REVISIONS:

TITLE:
6-PLEX ELEVATIONS - MOUNTAIN MODERN

1/30/2026 2:53:06 PM

SCHEMATIC DESIGN

A203.1M



1 6-PLEX MLE FRONT - FARMHOUSE

1/8" = 1'-0"



2 6-PLEX MLE LEFT - FARMHOUSE

1/8" = 1'-0"



3 6-PLEX MLE RIGHT - FARMHOUSE

1/8" = 1'-0"



4 6-PLEX MLE REAR - FARMHOUSE

1/8" = 1'-0"

HEBER CITY FARMHOUSE DESIGN STANDARDS

STYLE AND FACADE COMPOSITION
- Primary roof form presents a gable facing the street.
- Front facade includes a one story porch integrated into the facade.
- Dormers used to add floor area, daylight, and architectural interest.
- Window composition reads as vertically proportioned, with balanced placement.
- Detailing stays simplified. Ornamentation stays minimal at porch, gable ends, and bays.
- Wall cladding uses horizontal lap siding and or board and batten siding.

MASSING
- Overall massing reads simple and emphasizes vertical building elements.
- Front facing gable reads as the primary form. Side wings absent or secondary.
- Projecting bays and low sloping shed roof elements appear as supporting forms.
- Building height aligns with 1.5 to 2 stories. Main level floor to ceiling height shows 8 to 10 feet.

ROOF FORM, PITCH, AND OVERHANG
- Main roof pitch falls between 6:12 and 12:12.
- Secondary hip or shed roof pitches fall between 3:12 and 6:12.
- Roof overhangs fall between 6 inches and 12 inches.
- Main gable intersects with secondary roof forms where shown.
- Metal accent roofing appears only as accent sections.

WINDOWS AND DOORS
- Windows read as vertically proportioned single hung or double hung.
- Window grouping uses individual units or pairs.
- Bay windows, if used, read square or angled.
- Exterior trim at windows and doors reads wide. Target 4 to 6 inches with cap moldings.
- Divided lites, if used, stay limited and follow approved patterns. One over one. Two over one. Two over two. Four square grid over one. Four square grid over four square grid.
- Doors include glazed panes where shown and express restrained ornamentation.

PORCH AND ENTRY
- Front porch faces the street and stays one story.
- Corner lots use a wrap porch where applicable.
- Porch roof form reads forward facing shed or hip.
- Porch includes exposed wood and metal elements where detailed.
- Porch columns read substantial. Square columns at least 6x6. Round columns at least 6 inches diameter.
- Railings use turned balusters, square balusters, or steel.

DETAILS AND MATERIAL TRANSITIONS
- Detailing reads simplified and ornamentation restrained.
- Porch structure shows exposed structural elements where detailed.
- Exposed concrete foundation receives stone or brick cladding.
- Gutters read ogee or half round.
- Board and batten wainscot uses coarser spacing where shown.
- Rake moldings read square or more detailed profile.

MINIMUM REQUIRED ELEMENTS
- Covered porch provided. Columns show base, shaft, and capitol.
- Windows orient vertically.
- Decorative window trim provided. Width 5 to 6 inches. Emphasis at top and bottom. Stucco excluded.
- Garage door recesses at least 2 feet from the front facade. Garage door reads decorative and includes small pane windows.
- Covered front porch spans full width or partial width over 50 percent of the front facade and addresses the street.
- Siding uses lap siding or board and batten on all four sides. Vinyl excluded.
- Foundation finish reads veneered, textured, or colored where exposed to view.
- Exterior lighting uses shielded fixtures and directs light downward.

MULTIFAMILY ONLY REQUIREMENTS
- ☐ Each elevation includes ground floor stone or brick at 10 percent minimum.
  See elevations for calculation breakdown.
- Each dwelling includes private outdoor space or balcony of at least 60 square feet.
- Building includes a covered front porch that addresses the street or a common area.

COMMERCIAL AND MIXED USE REQUIREMENTS TRANSPARENCY REQUIREMENTS
- ☐ MINIMUM 15% TRANSPARENCY PER EACH STORY
  See elevations for calculation breakdown.

MASONRY REQUIREMENTS

FRONT MAIN LEVEL
Wall area = 1344 sf
Masonry area = 766 sf = 56%

REAR MAIN LEVEL
Wall area = 1022 sf
Masonry area = 103 sf = 10%

LEFT MAIN LEVEL
Wall area = 294 sf
Masonry area = 158 sf = 53%

RIGHT MAIN LEVEL
Wall area = 294 sf
Masonry area = 158 sf = 53%

GLAZING REQUIREMENTS

FRONT MAIN LEVEL
Wall area = 1344 sf
Glazing area = 491 sf = 36%

FRONT UPPER LEVEL
Wall area = 1037 sf
Glazing area = 233 sf = 22%

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Element
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BOUNTIFUL, UT 84010

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JON@ELEMENT-DESIGN.CO

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FINCH CREEK
6 PLEX
.

REVISIONS:

TITLE:
6-PLEX ELEVATIONS
MLE - FARMHOUSE

1/30/2026 2:53:32 PM

SCHEMATIC DESIGN

A203.2F



1 6-PLEX MLE FRONT - MOUNTAIN

1/8" = 1'-0"



2 6-PLEX MLE LEFT - MOUNTAIN

1/8" = 1'-0"



3 6-PLEX MLE RIGHT - MOUNTAIN

1/8" = 1'-0"



4 6-PLEX MLE REAR - MOUNTAIN

1/8" = 1'-0"

HEBER CITY MOUNTAIN MODERN DESIGN STANDARDS

STYLE AND FACADE COMPOSITION
- ■ Primary roof reads pitched or flat and supports heavy snow loads.
- ■ Main roof pitch extends over deck and patio areas for weather protection.
- ■ Roof planes occur over the entry patio or courtyard at the front facade.
- ■ Front facade features dominant expanses of glazing.
- ■ Wide roof overhangs provide protection from solar exposure.
- ■ Detailing reads simplified. Ornamentation stays focused at porches, entries, and decks.
- ■ Wall materials include stone or natural wood siding.

MASSING
- ■ Massing uses simple geometric forms.
- ■ Overall massing reads simple and emphasizes horizontal building elements.
- ■ Pitched roofs appear as a common massing feature.
- ■ Building height aligns with one or two stories.
- □ Main level floor to ceiling height falls within 10 to 14 feet.
  Main level floor to ceiling height falls under 10 feet to comply with aerial access standards and overall building height standards.

ROOF FORM AND OVERHANGS
- ■ Single pitched roofs dominate.
- ■ Stone chimney penetrations appear as oversized massing elements where provided.
- ■ Roof overhangs extend roof coverage to patios and decks.

WINDOWS AND DOORS
- ■ Large expanses of floor to ceiling glass provided.
- ■ Sliding doors extend interior space to decks and patios.
- ■ Windows and doors read untrimmed and integrate glazing into the exterior wall plane.

PORCH AND ENTRY
- ■ Entry decks face the street or turn to the side. One or two stories acceptable.
- ■ Walled entry courtyards provided where shown.
- ■ Entry expression includes exposed wood, stone, and metal siding elements.
- ■ Entry roof reads pitched or sloped and reads as a separate roof line from main ridges.

DETAILS
- ■ Detailing reads simplified and ornamentation restrained.
- ■ Exposed structural elements provided.
- ■ Gutters integrate into roof structure and read hidden.
- ■ Downspouts read as rain chains and route runoff to a ground level water feature where shown.
- ■ Detailing references rustic or craftsman elements consistent with the local area.

MINIMUM REQUIRED ELEMENTS
- ■ Front porch addresses the street. Full or partial width. Minimum 60 square feet.
- ■ Porch includes timber columns with stone plinths or bases and timber trusses expressing internal structure.
- ■ Timber beams or braces provided under gables.
- □ Stone on front facade meets 20 percent minimum.
  See elevations for calculation breakdown.
- ■ Lap siding or board and batten siding on all four sides. Vinyl excluded.
- ■ Wide eave overhangs provided. Minimum 18 inches.
- ■ Garage door recessed a minimum 2 feet from the front facade.
- ■ Garage door reads decorative and includes small pane windows.
- ■ Roofs use full metal or metal accent pitched roofs, with emphasis at porch areas.
- ■ Foundations receive veneered or textured or colored finish where exposed to view.
- ■ Decorative wood or wood look garage doors provided and recessed from the front plane.

MULTIFAMILY REQUIREMENTS
- □ Stone or brick at ground floor meets 20 percent minimum on each street facing elevation.
  See elevations for calculation breakdown.
- ■ Private outdoor space or balcony provided. Minimum 60 square feet.
- ■ Covered front porch addresses the street or a common area.

COMMERCIAL AND MIXED USE REQUIREMENTS TRANSPARENCY REQUIREMENTS
- □ MINIMUM 15% TRANSPARENCY PER EACH STORY
  See elevations for calculation breakdown.

MASONRY REQUIREMENTS

FRONT MAIN LEVEL
Wall area = 1344 sf
Masonry area = 470 sf = 35%

REAR MAIN LEVEL
Wall area = 1022 sf
Masonry area = 103 sf = 10%

LEFT MAIN LEVEL
Wall area = 295 sf
Masonry area = 129 sf = 43%

RIGHT MAIN LEVEL
Wall area = 295 sf
Masonry area = 129 sf = 43%

FRONT FACADE
Wall area = 2302 sf
Masonry area = 470 sf = 20%

GLAZING REQUIREMENTS

FRONT MAIN LEVEL
Wall area = 1344 sf
Glazing area = 491 sf = 36%

FRONT UPPER LEVEL
Wall area = 1037 sf
Glazing area = 233 sf = 22%

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design collective

470 NORTH 500 WEST
BOUNTIFUL, UT 84010

801.698.6685
JON@ELEMENT-DESIGN.CO

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FINCH CREEK
6 PLEX
.

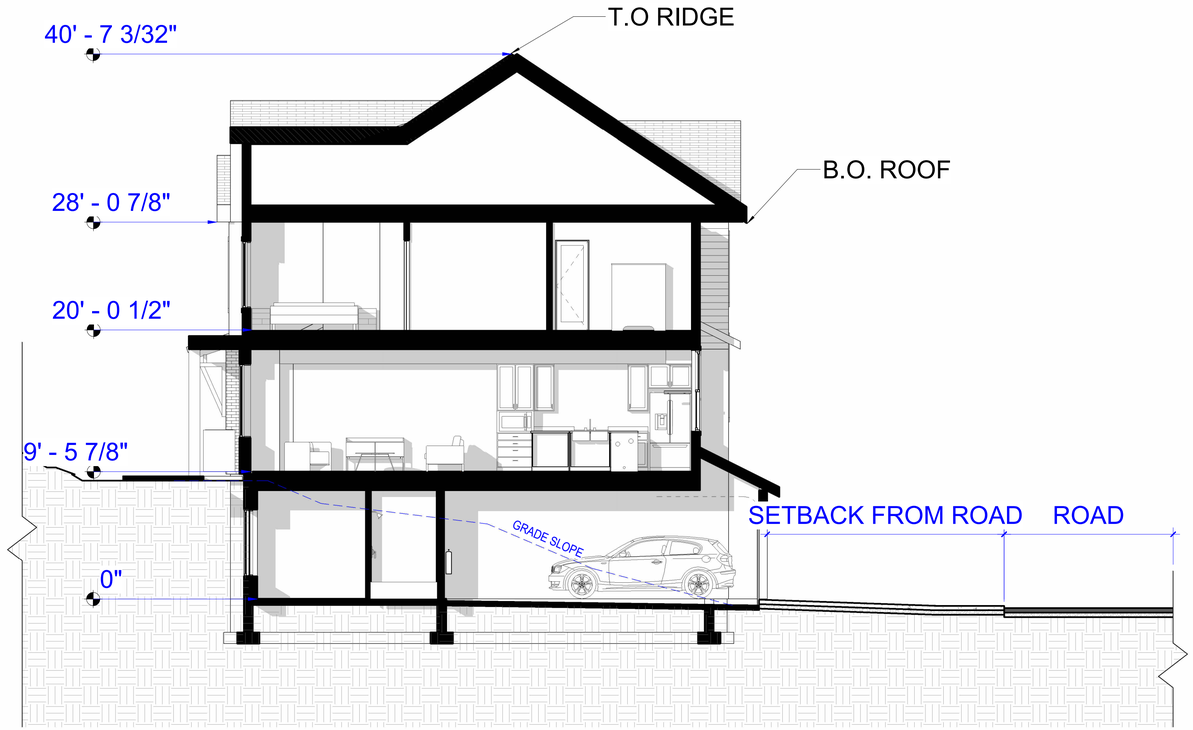
REVISIONS:

TITLE:
6-PLEX ELEVATIONS
MLE - MOUNTAIN
MODERN

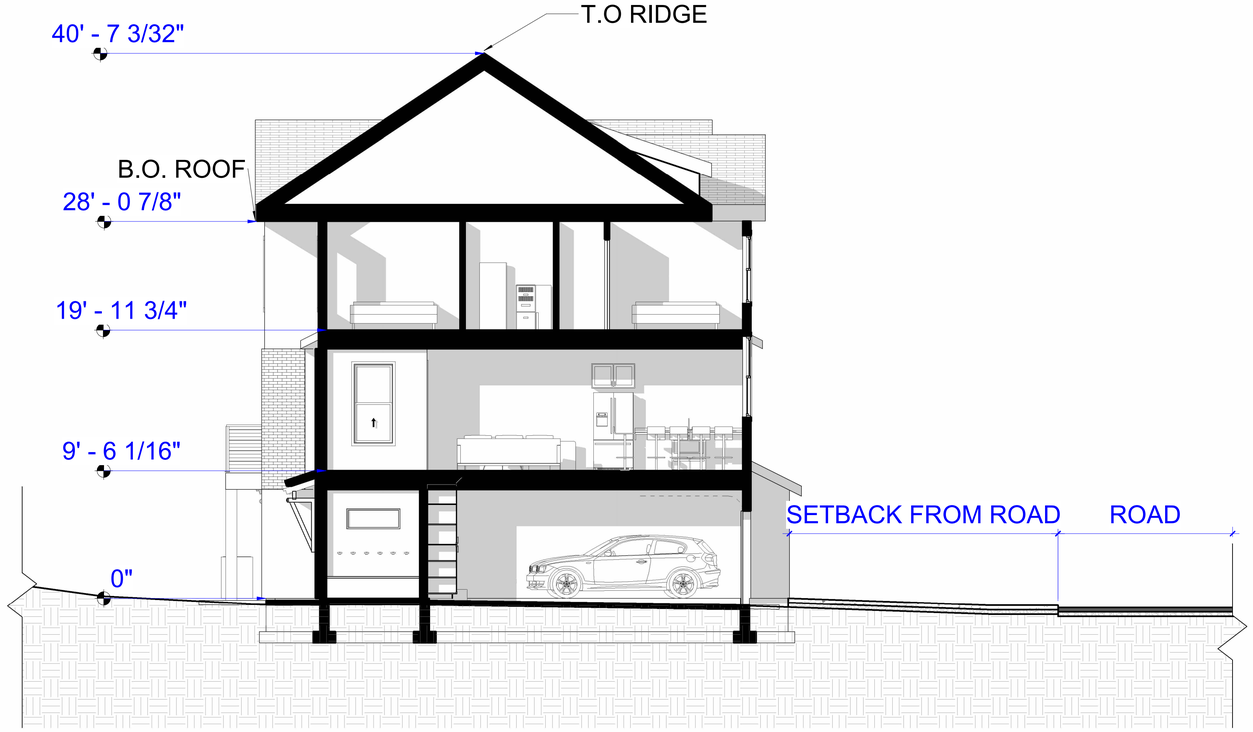
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SCHEMATIC DESIGN

A203.2M



2 **MAIN ENTRY LEVEL**
3/16" = 1'-0"



1 **STANDARD ENTRY LEVEL**
3/16" = 1'-0"

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FINCH CREEK ALLEY LOADS

REVISIONS:

TITLE:
Townhome Section

2/2/2026 1:34:03 PM

CONFORMANCE SET

A301





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Finch Creek

Highway 40 & College Way
Heber City | Wasatch County, UT

REVISIONS:

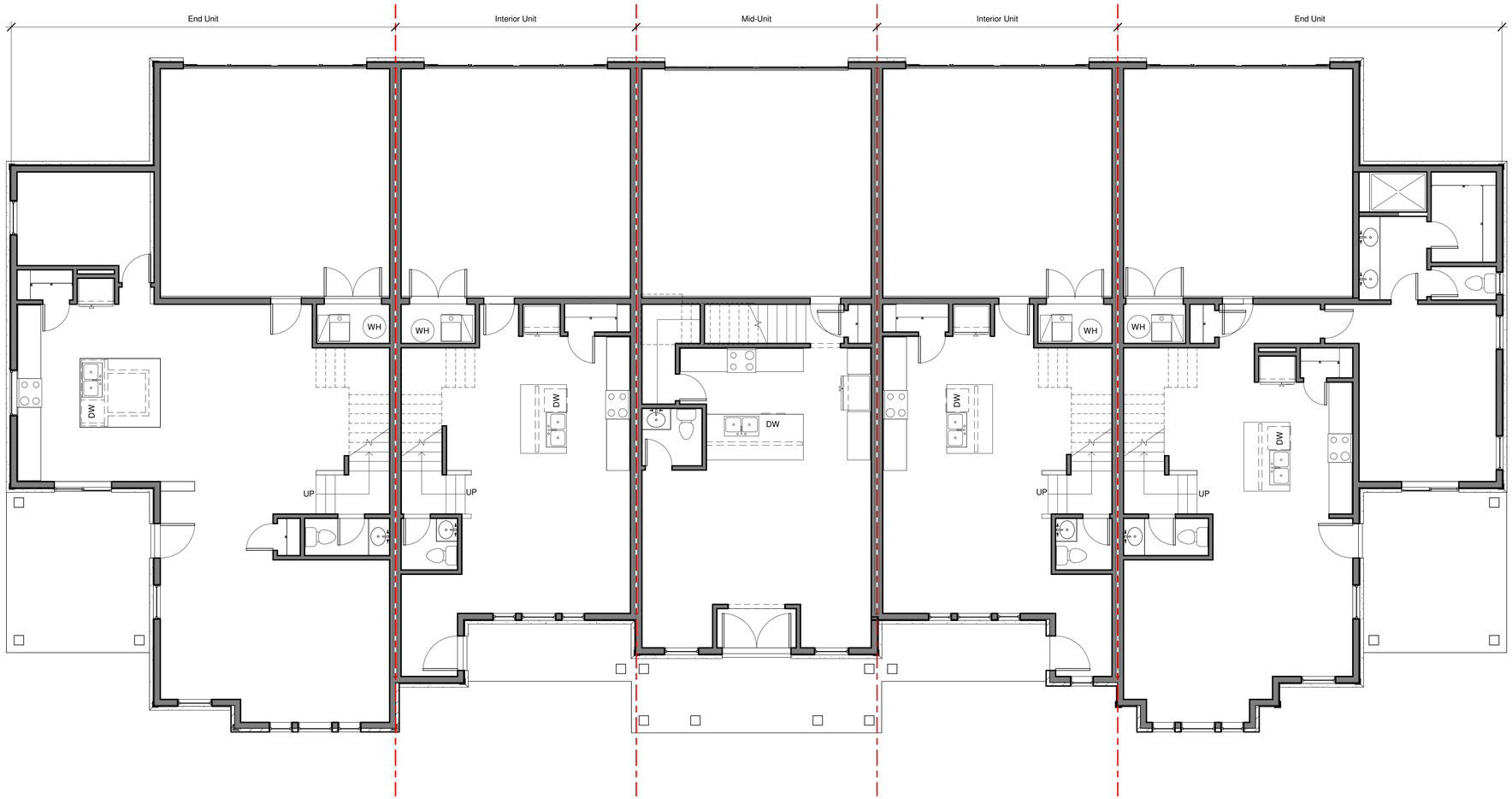
TITLE:

Cover Sheet

1/30/2026 10:43:19 AM

Project Status

A000



1 Composite Plan - Level 1
3/16" = 1'-0"

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Finch Creek

Highway 40 & College Way
Heber City | Wasatch County, UT

REVISIONS:

TITLE:
Compoite Plan - Level 1

1/29/2026 10:29:43 AM

Schematic Design

A101



1 Compoite Plan - Level 2
3/16" = 1'-0"

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Finch Creek

Highway 40 & College Way
Heber City | Wasatch County, UT

REVISIONS:

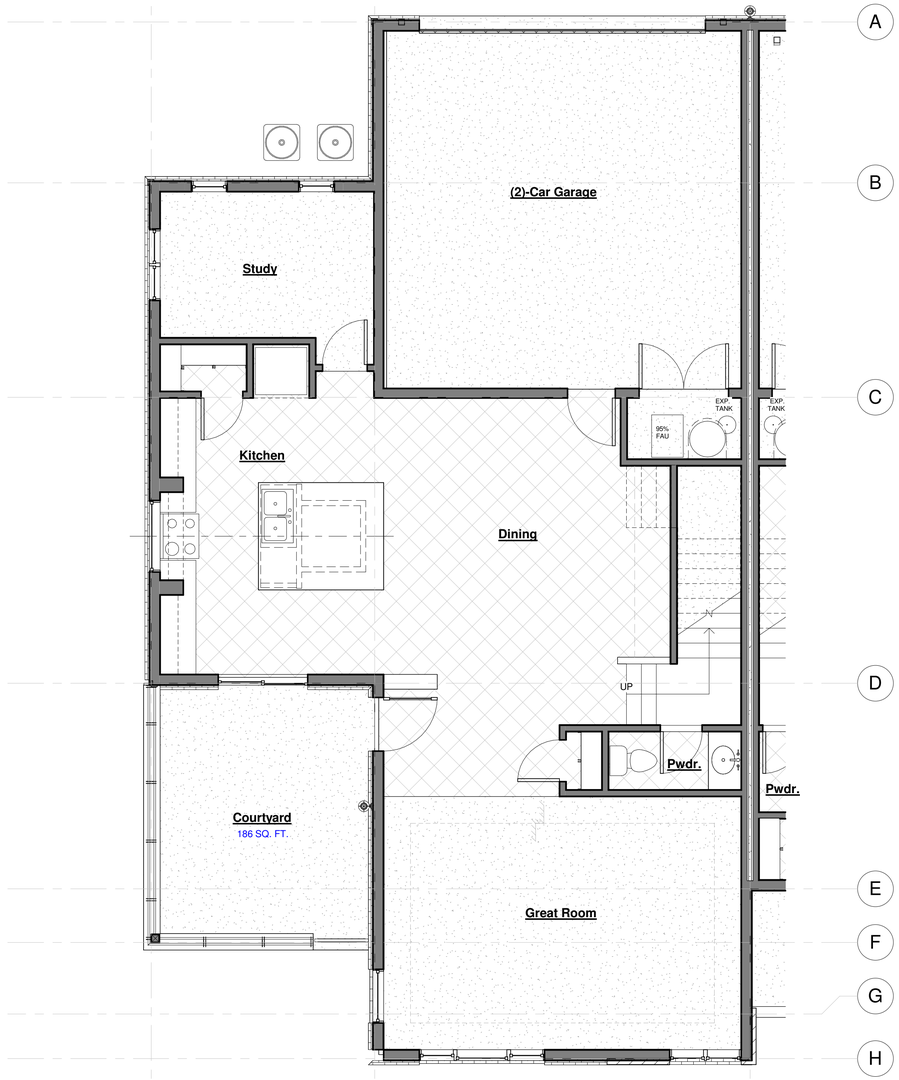
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Compoite Plan - Level 2

1/29/2026 10:29:44 AM

Schematic Design

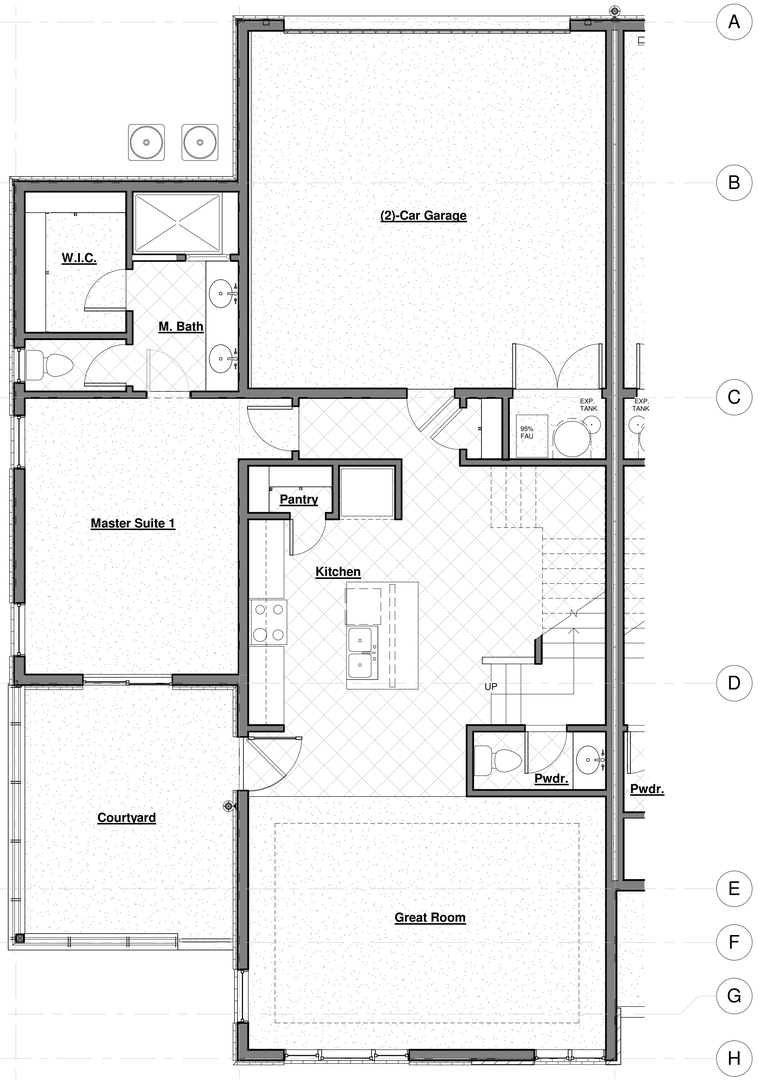
A102

Level 1 Plan



Exterior Unit
Gourmet Kitchen / Office

Level 1 Plan



Exterior Unit
First Floor Master Suite

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Finch Creek

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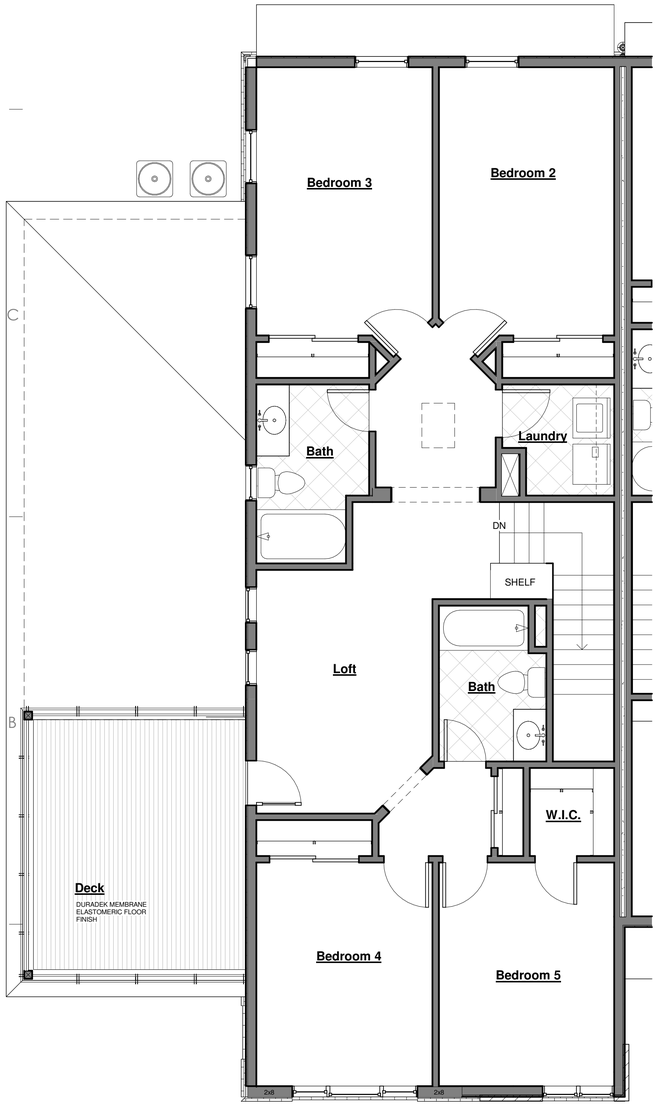
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Exterior Unit - Level 1

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Project Status

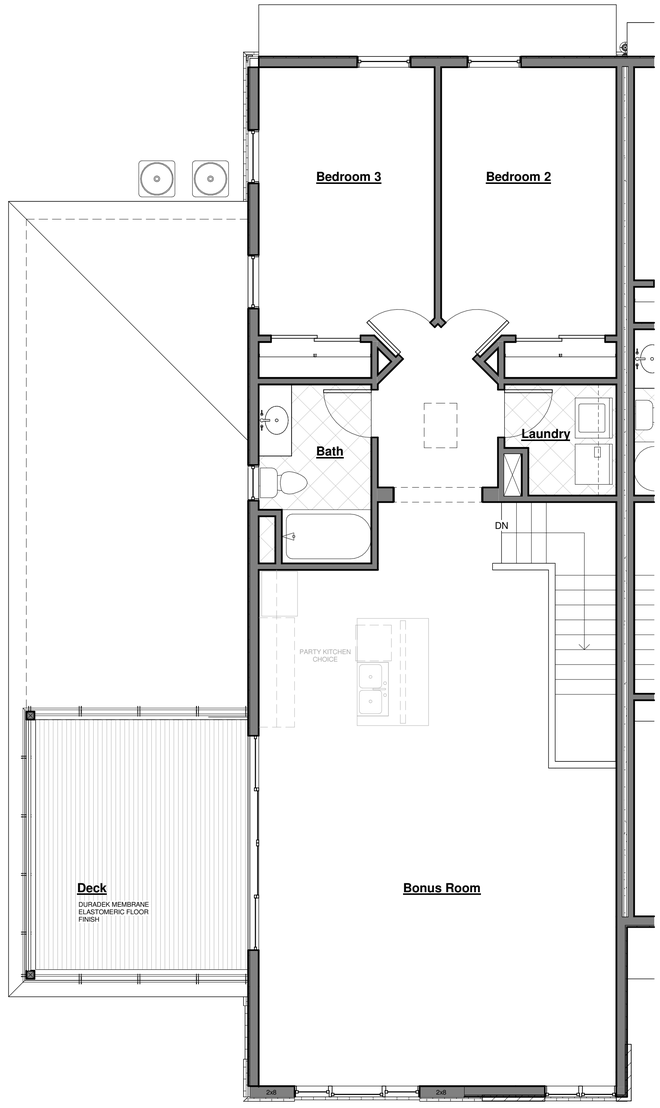
A103

Level 2 Plan



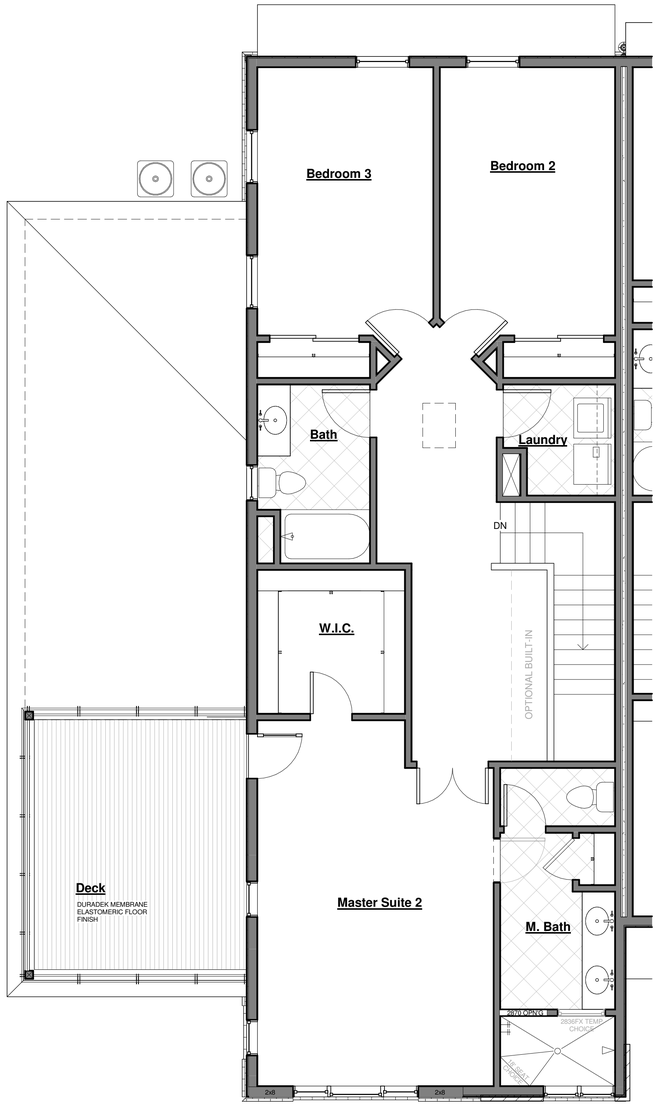
Exterior Unit
4 Bedrooms / Loft

Level 2 Plan



Exterior Unit
2 Bedrooms

Level 2 Plan



Exterior Unit
3 Bedrooms

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Finch Creek

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Heber City | Wasatch County, UT

REVISIONS:

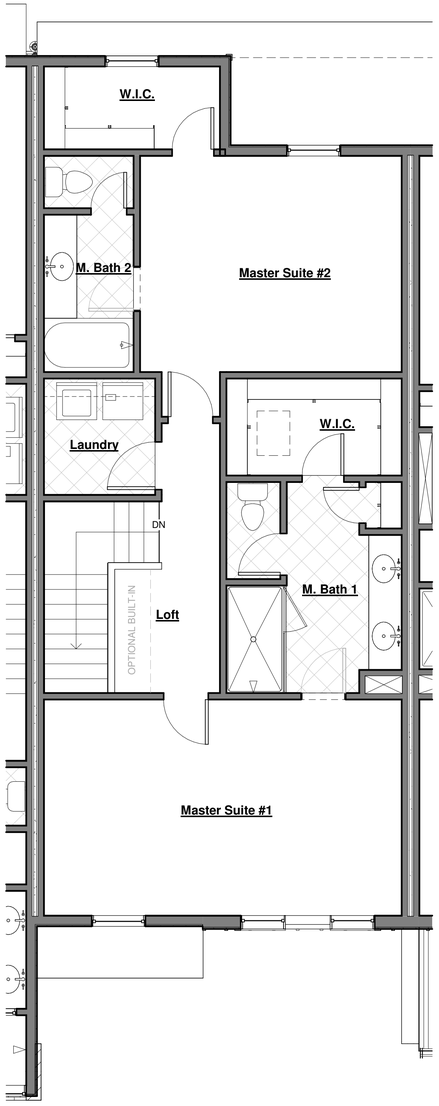
TITLE:
Exterior Unit - Level 2

1/29/2026 10:31:47 AM

Project Status

A104

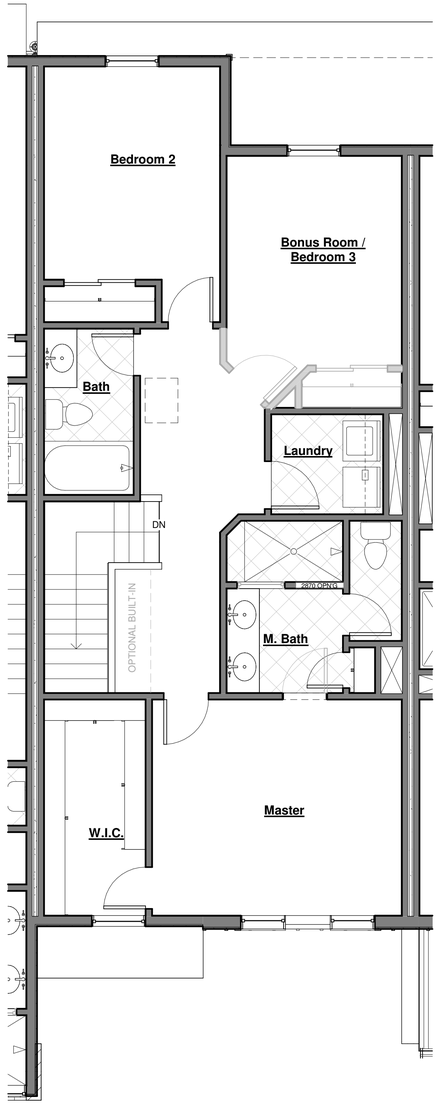
Level 2 Plan



Interior Unit

2 Master Suites

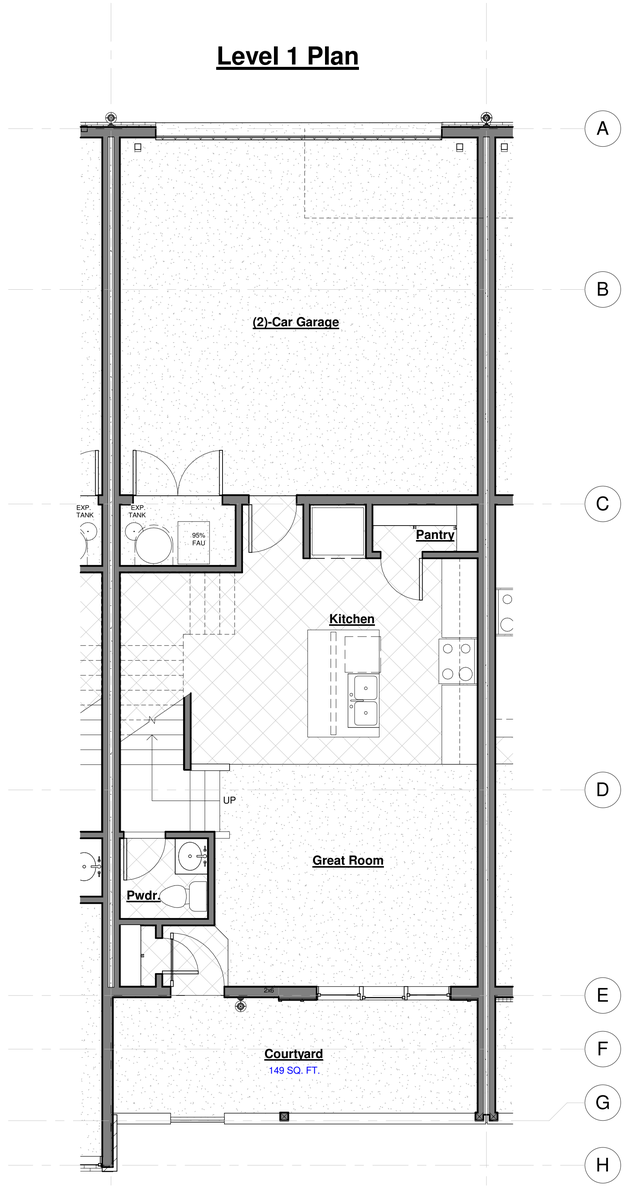
Level 2 Plan



Interior Unit

3 Bedrooms

Level 1 Plan



Interior Unit

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Finch Creek

Highway 40 & College Way
Heber City | Wasatch County, UT

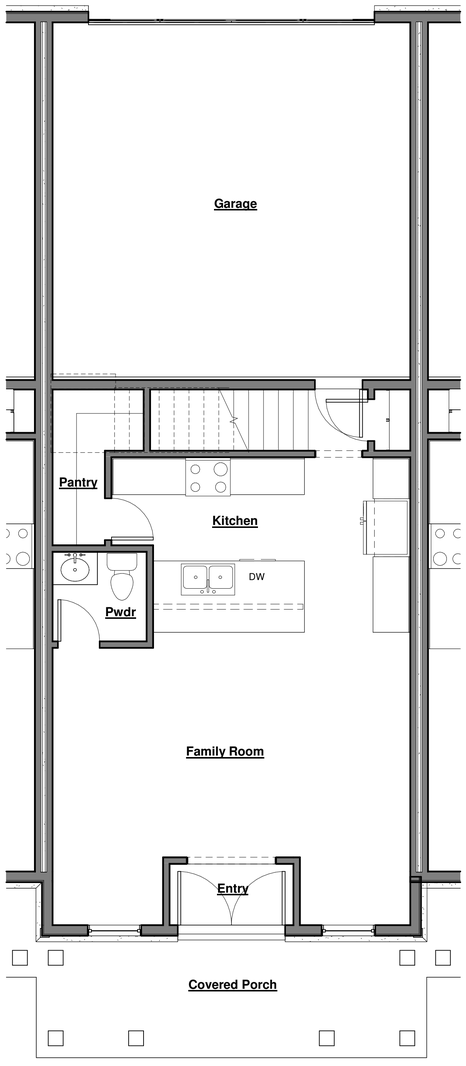
REVISIONS:

TITLE:
Interior Unit

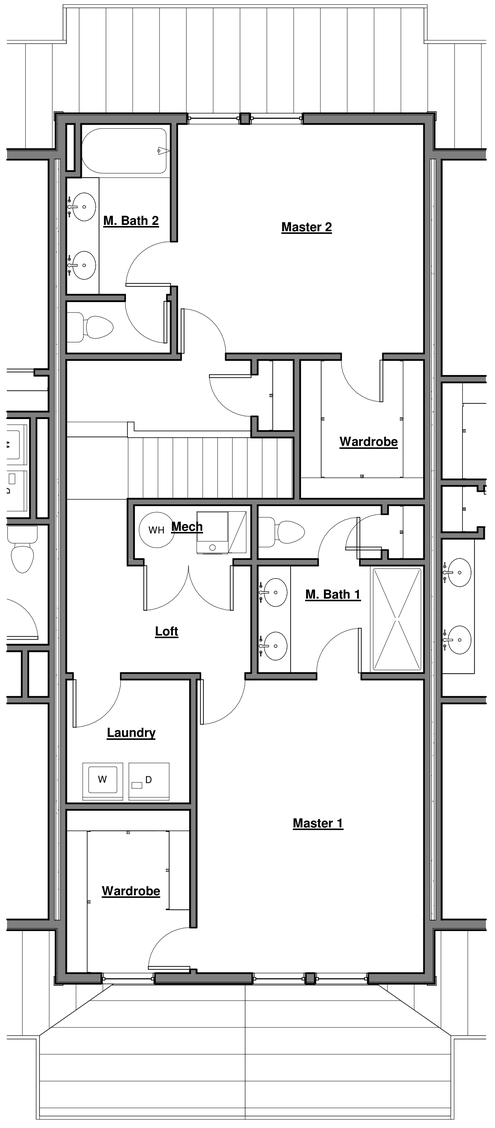
1/29/2026 10:31:47 AM

Project Status

A105



1 Mid-Unit - Level 1
1/4" = 1'-0"



2 Mid-Unit - Level 2
1/4" = 1'-0"

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Element
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470 NORTH 500 WEST
BOUNTIFUL, UT 84010

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Finch Creek

Highway 40 & College Way
Heber City | Wasatch County, UT

REVISIONS:

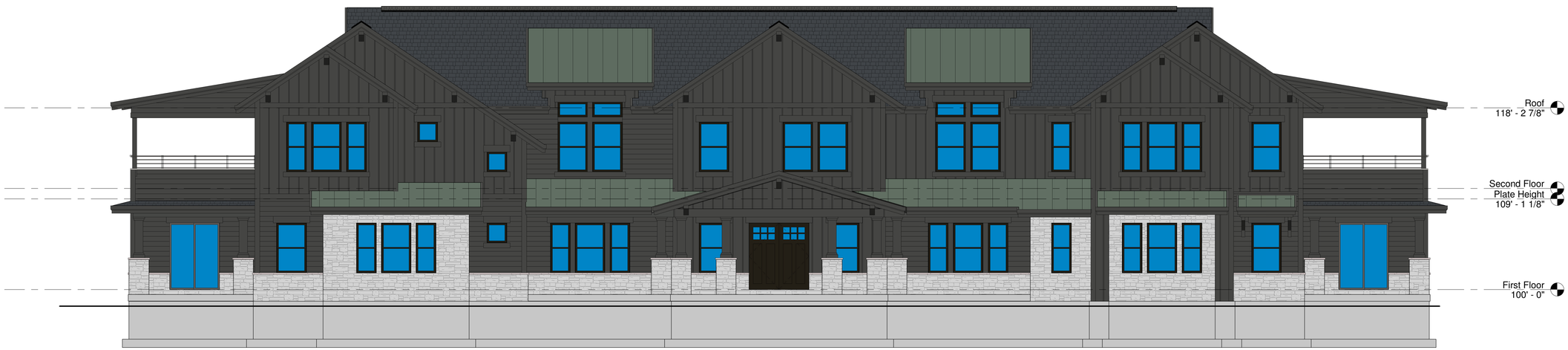
TITLE:

Mid-Unit

1/29/2026 10:29:44 AM

Schematic Design

A106



1 Front
3/16" = 1'-0"



2 Left
3/16" = 1'-0"

GLAZING REQUIREMENTS

FRONT MAIN LEVEL
Wall area = 1190 sf
Glazing area = 321 sf = 27%

FRONT UPPER LEVEL
Wall area = 961 sf
Glazing area = 276 sf = 29%

LEFT MAIN LEVEL
Wall area = 511 sf
Glazing area = 76 sf = 15%

LEFT UPPER LEVEL
Wall area = 514 sf
Glazing area = 85 sf = 17%

REAR MAIN LEVEL
Wall area = 860 sf
Glazing area = 103 sf = 12%**

REAR UPPER LEVEL
Wall area = 962 sf
Glazing area = 184 sf = 19%

RIGHT MAIN LEVEL
Wall area = 511 sf
Glazing area = 88 sf = 17%

RIGHT UPPER LEVEL
Wall area = 514 sf
Glazing area = 128 sf = 25%

**O.H. garage doors preclude 15% minimum.

MASONRY REQUIREMENTS

FRONT MAIN LEVEL
Wall area = 1190 sf
Masonry area = 562 sf = 47%

LEFT MAIN LEVEL
Wall area = 511 sf
Masonry area = 181 sf = 35%

REAR MAIN LEVEL
Wall area = 860 sf
Masonry area = 144 sf = 17%

RIGHT MAIN LEVEL
Wall area = 511 sf
Masonry area = 181 sf = 35%

HEBER CITY MOUNTAIN MODERN DESIGN STANDARDS

STYLE AND FACADE COMPOSITION
- ■ Primary roof reads pitched or flat and supports heavy snow loads.
- ■ Main roof pitch extends over deck and patio areas for weather protection.
- ■ Roof planes occur over the entry patio or courtyard at the front facade.
- ■ Front facade features dominant expanses of glazing.
- ■ Wide roof overhangs provide protection from solar exposure.
- ■ Detailing reads simplified. Ornamentation stays focused at porches, entries, and decks.
- ■ Wall materials include stone or natural wood siding.

MASSING
- ■ Massing uses simple geometric forms.
- ■ Overall massing reads simple and emphasizes horizontal building elements.
- ■ Pitched roofs appear as a common massing feature.
- ■ Building height aligns with one or two stories.
- □ Main level floor to ceiling height falls within 10 to 14 feet.
  Main level ceiling height is 9'.

ROOF FORM AND OVERHANGS
- ■ Single pitched roofs dominate.
- □ Stone chimney penetrations appear as oversized massing elements where provided.
  N/A.
- ■ Roof overhangs extend roof coverage to patios and decks.

WINDOWS AND DOORS
- ■ Large expanses of floor to ceiling glass provided.
- ■ Sliding doors extend interior space to decks and patios.
- □ Windows and doors read untrimmed and integrate glazing into the exterior wall plane.
  Head and sill trim have been provided to accommodate the 'Mountain Modern' vernacular.

PORCH AND ENTRY
- ■ Entry decks face the street or turn to the side. One or two stories acceptable.
- □ Walled entry courtyards provided where shown.
  N/A.
- ■ Entry expression includes exposed wood, stone, and metal siding elements.
- ■ Entry roof reads pitched or sloped and reads as a separate roof line from main ridges.

DETAILS
- ■ Detailing reads simplified and ornamentation restrained.
- □ Exposed structural elements provided.
  Does not for future maintenance simplification.
- ■ Gutters integrate into roof structure and read hidden.
- ■ Downspouts read as rain chains and route runoff to a ground level water feature where shown.
- ■ Detailing references rustic or craftsman elements consistent with the local area.

MINIMUM REQUIRED ELEMENTS
- ■ Front porch addresses the street. Full or partial width. Minimum 60 square feet.
- ■ Porch includes timber columns with stone plinths or bases and timber trusses expressing internal structure.
- ■ Timber beams or braces provided under gables.
- ■ Stone on front facade meets 20 percent minimum.
  O.H. garage doors preclude 20%. 17% provided.
- ■ Lap siding or board and batten siding on all four sides. Vinyl excluded.
- ■ Wide eave overhangs provided. Minimum 18 inches.
- □ Garage door recessed a minimum 2 feet from the front facade.
  N/A.
- ■ Garage door reads decorative and includes small pane windows.
- ■ Roofs use full metal or metal accent pitched roofs, with emphasis at porch areas.
- ■ Foundations receive veneered or textured or colored finish where exposed to view.
- □ Decorative wood or wood look garage doors provided and recessed from the front plane.
  O.H. garage doors are wood-look, but are located on the rear facade.

MULTIFAMILY REQUIREMENTS
- ■ Stone or brick at ground floor meets 20 percent minimum on each street facing elevation.
- ■ Private outdoor space or balcony provided. Minimum 60 square feet.
- ■ Covered front porch addresses the street or a common area.

COMMERCIAL AND MIXED USE REQUIREMENTS
- ■ Stone or brick at ground floor meets 20 percent minimum on each elevation.
- ■ Residential uses include balconies. Minimum 60 square feet.
- ■ Metal roofed shed roof or awnings provided at building entrance areas. Minimum 6 foot depth for pedestrian weather protection.
- ■ Minimum 15% transparency per each story.
- ■ Multifamily structures shall incorporate stone or brick on the ground floor (20% minimum on each street facing elevation).
- ■ Stone on front facade (20% minimum).

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Mansion Home - Mountain Modern

REVISIONS:

TITLE:

Elevations

1/30/2026 10:03:11 AM

Schematic Design

A201



1 Rear
3/16" = 1'-0"



2 Right
3/16" = 1'-0"

GLAZING REQUIREMENTS

FRONT MAIN LEVEL
Wall area = 1190 sf
Glazing area = 321 sf = 27%

FRONT UPPER LEVEL
Wall area = 961 sf
Glazing area = 276 sf = 29%

LEFT MAIN LEVEL
Wall area = 511 sf
Glazing area = 76 sf = 15%

LEFT UPPER LEVEL
Wall area = 514 sf
Glazing area = 85 sf = 17%

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HEBER CITY MOUNTAIN MODERN DESIGN STANDARDS

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- ■ Front facade features dominant expanses of glazing.
- ■ Wide roof overhangs provide protection from solar exposure.
- ■ Detailing reads simplified. Ornamentation stays focused at porches, entries, and decks.
- ■ Wall materials include stone or natural wood siding.

MASSING
- ■ Massing uses simple geometric forms.
- ■ Overall massing reads simple and emphasizes horizontal building elements.
- ■ Pitched roofs appear as a common massing feature.
- ■ Building height aligns with one or two stories.
- □ Main level floor to ceiling height falls within 10 to 14 feet.
  Main level ceiling height is 9'.

ROOF FORM AND OVERHANGS
- ■ Single pitched roofs dominate.
- □ Stone chimney penetrations appear as oversized massing elements where provided.
  N/A.
- ■ Roof overhangs extend roof coverage to patios and decks.

WINDOWS AND DOORS
- ■ Large expanses of floor to ceiling glass provided.
- ■ Sliding doors extend interior space to decks and patios.
- □ Windows and doors read untrimmed and integrate glazing into the exterior wall plane.
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PORCH AND ENTRY
- ■ Entry decks face the street or turn to the side. One or two stories acceptable.
- □ Walled entry courtyards provided where shown.
  N/A.
- ■ Entry expression includes exposed wood, stone, and metal siding elements.
- ■ Entry roof reads pitched or sloped and reads as a separate roof line from main ridges.

DETAILS
- ■ Detailing reads simplified and ornamentation restrained.
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  Does not for future maintenance simplification.
- ■ Gutters integrate into roof structure and read hidden.
- ■ Downspouts read as rain chains and route runoff to a ground level water feature where shown.
- ■ Detailing references rustic or craftsman elements consistent with the local area.

MINIMUM REQUIRED ELEMENTS
- ■ Front porch addresses the street. Full or partial width. Minimum 60 square feet.
- ■ Porch includes timber columns with stone plinths or bases and timber trusses expressing internal structure.
- ■ Timber beams or braces provided under gables.
- ■ Stone on front facade meets 20 percent minimum.
  O.H. garage doors preclude 20%. 17% provided.
- ■ Lap siding or board and batten siding on all four sides. Vinyl excluded.
- ■ Wide eave overhangs provided. Minimum 18 inches.
- □ Garage door recessed a minimum 2 feet from the front facade.
  N/A.
- ■ Garage door reads decorative and includes small pane windows.
- ■ Roofs use full metal or metal accent pitched roofs, with emphasis at porch areas.
- ■ Foundations receive veneered or textured or colored finish where exposed to view.
- □ Decorative wood or wood look garage doors provided and recessed from the front plane.
  O.H. garage doors are wood-look, but are located on the rear facade.

MULTIFAMILY REQUIREMENTS
- ■ Stone or brick at ground floor meets 20 percent minimum on each street facing elevation.
- ■ Private outdoor space or balcony provided. Minimum 60 square feet.
- ■ Covered front porch addresses the street or a common area.

COMMERCIAL AND MIXED USE REQUIREMENTS
- ■ Stone or brick at ground floor meets 20 percent minimum on each elevation.
- ■ Residential uses include balconies. Minimum 60 square feet.
- ■ Metal roofed shed roof or awnings provided at building entrance areas. Minimum 6 foot depth for pedestrian weather protection.
- ■ Minimum 15% transparency per each story.
- ■ Multifamily structures shall incorporate stone or brick on the ground floor (20% minimum on each street facing elevation).
- ■ Stone on front facade (20% minimum).

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Mansion Home - Mountain Modern

REVISIONS:

TITLE:

Elevations

1/30/2026 10:03:12 AM

Schematic Design

A202



1 Front
3/16" = 1'-0"



2 Left
3/16" = 1'-0"

GLAZING REQUIREMENTS

FRONT MAIN LEVEL
Wall area = 1190 sf
Glazing area = 321 sf = 27%

FRONT UPPER LEVEL
Wall area = 961 sf
Glazing area = 276 sf = 29%

LEFT MAIN LEVEL
Wall area = 511 sf
Glazing area = 76 sf = 15%

LEFT UPPER LEVEL
Wall area = 514 sf
Glazing area = 85 sf = 17%

REAR MAIN LEVEL
Wall area = 860 sf
Glazing area = 103 sf = 12%**

REAR UPPER LEVEL
Wall area = 962 sf
Glazing area = 184 sf = 19%

RIGHT MAIN LEVEL
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Glazing area = 88 sf = 17%

RIGHT UPPER LEVEL
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Glazing area = 128 sf = 25%

**O.H. garage doors preclude 15% minimum.

MASONRY REQUIREMENTS

FRONT MAIN LEVEL
Wall area = 1190 sf
Masonry area = 562 sf = 47%

LEFT MAIN LEVEL
Wall area = 511 sf
Masonry area = 181 sf = 35%

REAR MAIN LEVEL
Wall area = 860 sf
Masonry area = 144 sf = 17%

RIGHT MAIN LEVEL
Wall area = 511 sf
Masonry area = 181 sf = 35%

HEBER CITY FARMHOUSE DESIGN STANDARDS

STYLE AND FACADE COMPOSITION
- ■ Primary roof form presents a gable facing the street.
- ■ Front facade includes a one story porch integrated into the facade.
- ■ Dormers used to add floor area, daylight, and architectural interest.
- ■ Window composition reads as vertically proportioned, with balanced placement.
- ■ Detailing stays simplified. Ornamentation stays minimal at porch, gable ends, and bays.
- ■ Wall cladding uses horizontal lap siding and or board and batten siding.

MASSING
- ■ Overall massing reads simple and emphasizes vertical building elements.
- ■ Front facing gable reads as the primary form. Side wings absent or secondary.
- ■ Projecting bays and low sloping shed roof elements appear as supporting forms.
- ■ Building height aligns with 1.5 to 2 stories. Main level floor to ceiling height shows 8 to 10 feet.

ROOF FORM, PITCH, AND OVERHANG
- ■ Main roof pitch falls between 6:12 and 12:12.
- ■ Secondary hip or shed roof pitches fall between 3:12 and 6:12.
- ■ Roof overhangs fall between 6 inches and 12 inches.
- ■ Main gable intersects with secondary roof forms where shown.
- ■ Metal accent roofing appears only as accent sections.

WINDOWS AND DOORS
- ■ Windows read as vertically proportioned single hung or double hung.
- □ Window grouping uses individual units or pairs.
  We show triplets in some locations, but mostly singles and doubles.
- ■ Bay windows, if used, read square or angled.
- ■ Exterior trim at windows and doors reads wide. Target 4 to 6 inches with cap moldings.
- ■ Divided lites, if used, stay limited and follow approved patterns. One over one. Two over one. Two over two. Four square grid over one. Four square grid over four square grid.
- ■ Doors include glazed panes where shown and express restrained ornamentation.

PORCH AND ENTRY
- ■ Front porch faces the street and stays one story.
- ■ Corner lots use a wrap porch where applicable.
- □ Porch roof form reads forward facing shed or hip.
  Four of the five porch roofs comply. The center porch roof is a gable.
- ■ Porch includes exposed wood and metal elements where detailed.
- ■ Porch columns read substantial. Square columns at least 6x6. Round columns at least 6 inches diameter.
- □ Railings use turned balusters, square balusters, or steel.
  Upper level deck railings are metal atop an enclosed parapet wall.

DETAILS AND MATERIAL TRANSITIONS
- ■ Detailing reads simplified and ornamentation restrained.
- □ Porch structure shows exposed structural elements where detailed.
  Does not for future maintenance simplification.
- ■ Exposed concrete foundation receives stone or brick cladding.
- ■ Gutters read ogee or half round.
- □ Board and batten wainscot uses coarser spacing where shown.
  N/A
- ■ Rake moldings read ***square*** or more detailed profile.

MINIMUM REQUIRED ELEMENTS
- ■ Covered porch provided. Columns show base, shaft, and capitol.
- ■ Windows orient vertically.
- □ Decorative window trim provided. Width 5 to 6 inches. Emphasis at top and bottom. Stucco excluded.
  4" provided. Windows and Doors section above states 4" - 6".
- □ Garage door recesses at least 2 feet from the front facade. Garage door reads decorative and includes small pane windows.
  Garage doors are on rear of building. Glass panels are provided.
- ■ Covered front porch spans full width or partial width over 50 percent of the front facade and addresses the street.
- ■ Siding uses lap siding or board and batten on all four sides. Vinyl excluded.
- ■ Foundation finish reads veneered, textured, or colored where exposed to view.
- □ Exterior lighting uses shielded fixtures and directs light downward.
  All exterior lighting will be placed beneath roof structure.

MULTIFAMILY ONLY REQUIREMENTS
- ■ Each elevation includes ground floor stone or brick at 10 percent minimum.
- ■ Each dwelling includes private outdoor space or balcony of at least 60 square feet.
- ■ Building includes a covered front porch that addresses the street or a common area.
- ■ Minimum 15% transparency per each story.
- ■ Multifamily structures shall incorporate stone or brick on the ground floor (10% minimum on each elevation)

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Mansion Home - Farmhouse

REVISIONS:

TITLE:
Elevations

1/30/2026 8:58:27 AM

Schematic Design

A203



1 Rear
3/16" = 1'-0"



2 Right
3/16" = 1'-0"

GLAZING REQUIREMENTS

FRONT MAIN LEVEL
Wall area = 1190 sf
Glazing area = 321 sf = 27%

FRONT UPPER LEVEL
Wall area = 961 sf
Glazing area = 276 sf = 29%

LEFT MAIN LEVEL
Wall area = 511 sf
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HEBER CITY FARMHOUSE DESIGN STANDARDS

STYLE AND FACADE COMPOSITION
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- ■ Window composition reads as vertically proportioned, with balanced placement.
- ■ Detailing stays simplified. Ornamentation stays minimal at porch, gable ends, and bays.
- ■ Wall cladding uses horizontal lap siding and or board and batten siding.

MASSING
- ■ Overall massing reads simple and emphasizes vertical building elements.
- ■ Front facing gable reads as the primary form. Side wings absent or secondary.
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- ■ Building height aligns with 1.5 to 2 stories. Main level floor to ceiling height shows 8 to 10 feet.

ROOF FORM, PITCH, AND OVERHANG
- ■ Main roof pitch falls between 6:12 and 12:12.
- ■ Secondary hip or shed roof pitches fall between 3:12 and 6:12.
- ■ Roof overhangs fall between 6 inches and 12 inches.
- ■ Main gable intersects with secondary roof forms where shown.
- ■ Metal accent roofing appears only as accent sections.

WINDOWS AND DOORS
- ■ Windows read as vertically proportioned single hung or double hung.
- □ Window grouping uses individual units or pairs.
  We show triplets in some locations, but mostly singles and doubles.
- ■ Bay windows, if used, read square or angled.
- ■ Exterior trim at windows and doors reads wide. Target 4 to 6 inches with cap moldings.
- ■ Divided lites, if used, stay limited and follow approved patterns. One over one. Two over one. Two over two. Four square grid over one. Four square grid over four square grid.
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- ■ Porch includes exposed wood and metal elements where detailed.
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- □ Railings use turned balusters, square balusters, or steel.
  Upper level deck railings are metal atop an enclosed parapet wall.

DETAILS AND MATERIAL TRANSITIONS
- ■ Detailing reads simplified and ornamentation restrained.
- □ Porch structure shows exposed structural elements where detailed.
  Does not for future maintenance simplification.
- ■ Exposed concrete foundation receives stone or brick cladding.
- ■ Gutters read ogee or half round.
- □ Board and batten wainscot uses coarser spacing where shown.
  N/A
- ■ Rake moldings read ***square*** or more detailed profile.

MINIMUM REQUIRED ELEMENTS
- ■ Covered porch provided. Columns show base, shaft, and capitol.
- ■ Windows orient vertically.
- □ Decorative window trim provided. Width 5 to 6 inches. Emphasis at top and bottom. Stucco excluded.
  4" provided. Windows and Doors section above states 4" - 6".
- □ Garage door recesses at least 2 feet from the front facade. Garage door reads decorative and includes small pane windows.
  Garage doors are on rear of building. Glass panels are provided.
- ■ Covered front porch spans full width or partial width over 50 percent of the front facade and addresses the street.
- ■ Siding uses lap siding or board and batten on all four sides. Vinyl excluded.
- ■ Foundation finish reads veneered, textured, or colored where exposed to view.
- □ Exterior lighting uses shielded fixtures and directs light downward.
  All exterior lighting will be placed beneath roof structure.

MULTIFAMILY ONLY REQUIREMENTS
- ■ Each elevation includes ground floor stone or brick at 10 percent minimum.
- ■ Each dwelling includes private outdoor space or balcony of at least 60 square feet.
- ■ Building includes a covered front porch that addresses the street or a common area.
- ■ Minimum 15% transparency per each story.
- ■ Multifamily structures shall incorporate stone or brick on the ground floor (10% minimum on each elevation)

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Mansion Home - Farmhouse

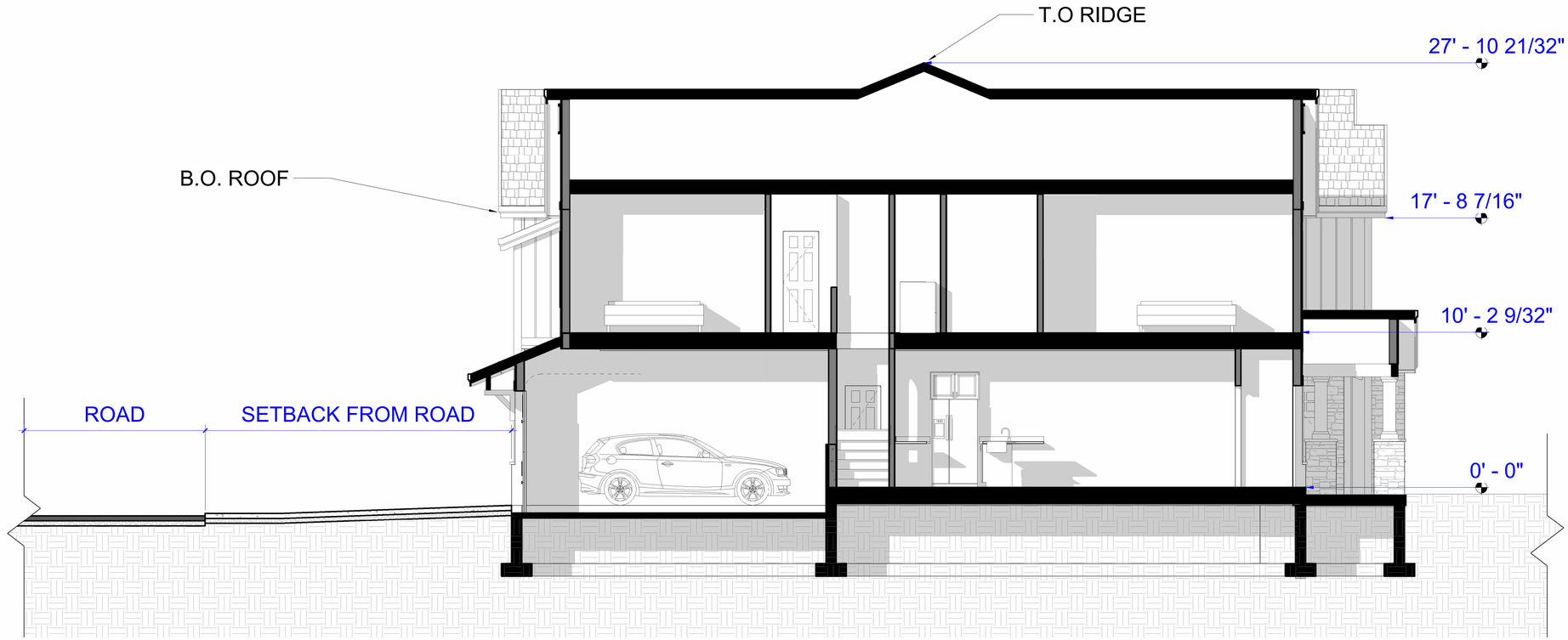
REVISIONS:

TITLE:
Elevations

1/30/2026 8:58:28 AM

Schematic Design

A204



1 **STANDARD ENTRY LEVEL**
1/4" = 1'-0"

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Mansion Home - Farmhouse

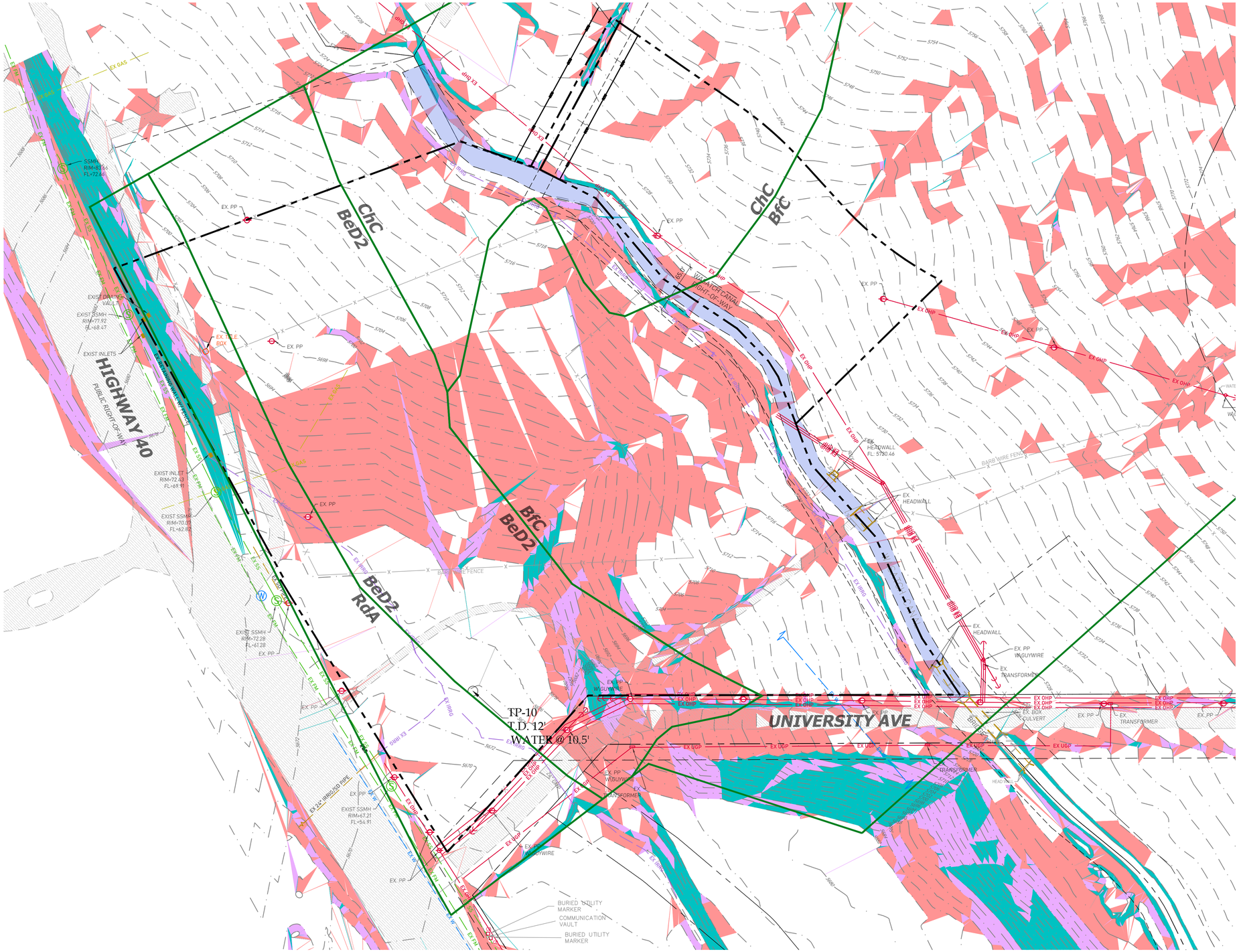
REVISIONS:

TITLE:
Mansion Home Section

2/2/2026 2:19:24 PM

Schematic Design

A300



SLOPES TABLE			
NUMBER	MINIMUM SLOPE	MAXIMUM SLOPE	COLOR
1	10.00%	20.00%	
2	20.00%	30.00%	
3	30.00%	1000.00%	

SOIL DATA		
SOIL TYPE	DEPTH TO WATER TABLE	DEPTH TO BEDROCK
BeD2 - Bezzant cobbly loam	> 80 INCHES	> 80 INCHES
BfC - Bezzant very cobbly loam	> 80 INCHES	> 80 INCHES
ChC - Clegg cobbly loam	> 80 INCHES	> 80 INCHES
RdA - Rasband loam	> 80 INCHES	> 80 INCHES

SOURCE: NCRS SOIL SURVEY (SOIL LINES SHOWN ARE FOR REPRESENTATION ONLY - REFER TO GEOTECHNICAL REPORT)

SENSITIVE LANDS

FEATURE	IDENTIFIED
STEEP SLOPES	IDENTIFIED ON PLAN
ROCK OUTCROPPINGS	
WETLANDS	
AVALANCHE ZONES	NOT APPLICABLE
INTERMITTENT OR CONSTANT FLOW STREAM CORRIDORS	IDENTIFIED ON PLAN (WASATCH CANAL)
RIDGELINES	
SPRINGS	
SIGNIFICANT GULLIES	
SPECIES PROTECTION	
WILDFIRE/URBAN INTERFACES	NOT APPLICABLE
FLOOD PLAINS	SEE NOTE BELOW
ANIMAL MIGRATION ROUTES	
HERITAGE TREES	
OAK AND MAPLE GROVES	

FLOOD ZONE DESIGNATION

THIS PROPERTY LIES WITHIN FLOOD ZONE X AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. INFORMATION OBTAINED FROM FEMA FLOOD INSURANCE RATE MAP NUMBER 49051C0116E, EFFECTIVE DATE: MARCH 15, 2012.

NOTICE TO CONTRACTORS

THE EXISTENCE AND PLACEMENT OF ANY SUBSURFACE UTILITIES OR STRUCTURES REPRESENTED IN THESE PLANS HAVE BEEN SOURCED FROM THE MOST CURRENT DATA ACCESSIBLE. PLEASE NOTE THAT THE POSITIONS INDICATED ON THESE PLANS ARE APPROXIMATE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THESE LOCATIONS. SHOULD ANY CONFLICTS OR INCONSISTENCIES OCCUR, PROMPTLY REACH OUT TO THE PROPERTY OWNER OR THE ENGINEER OF RECORD. FURTHERMORE, THE CONTRACTOR IS REQUIRED TO CONTACT THE RELEVANT UTILITY COMPANIES AND TAKE PRECAUTIONARY MEASURES TO SAFEGUARD ALL UTILITIES, WHETHER OR NOT THEY ARE DEPICTED ON THESE PLANS.

811 Know what's **below.** **Call** before you dig.

HUNT · DAY
3445 Antelope Drive, St 200
Syracuse, UT 84075
PH: 801.664.4724
EM: Thomas@HuntDay.co

PROJECT TITLE

FINCH CREEK

HIGHWAY 40 & UNIVERSITY AVE.
HEBER CITY | WASATCH COUNTY, UT

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

REVISIONS

REV.	DATE	DESCRIPTION	BY

SEAL

VERIFY SCALES

BAR IS ONE INCH ON ORIGINAL DRAWING
0 1"
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

PROJECT INFO.

Engineer:	T. Hunt
Drawn:	C. Marsiello
Date:	01 / 09/ 2026
Proj. No.	198 - 01

SHEET TITLE

SENSITIVE LANDS ANALYSIS

SHEET NO.

C0.10

CHRISTINA MARSIELLO C:\Users\Owner\Hunt Day Dropbox\Projects\198-01 Finch Creek\00-CAD\01-AutoCAD\04-Plan Sheets\Master Development Agreement - Plans\C0.20 SENSITIVE LANDS PLAN 2/19/2026 6:07 AM

Modifications to Existing Development Agreement

The City Council previously approved a Development Agreement for the Finch Creek Project. The Applicant is in the process of reviewing and refining aspects of the proposal for consideration by City Council. Chief among the changes will be updating the procedural history to account for the fact that annexation of the property has occurred, updating references to plans and studies adopted over the past few years, and amending an affordable housing agreement to bring it into alignment with the current Heber City Code and current practice.

The Applicant also made substantial modifications to the Project in response to engineering and code compliance issues that arose after the approval of the existing project. For example, the existing entitlement includes townhomes in a zero lot-line configuration that does not leave adequate space for utilities. It also consists of 138 identical townhomes contrary to the non-monotony provisions of Heber City Code.

The Applicant's updated proposal reduces the Project from 138 total units to 108 units while increasing setbacks. This reduction in units resolves the practical engineering concerns in the existing entitlement. The updated proposal also adds 20-foot driveways to the units that allow for utility placement along with ample off-street resident and guest parking. It also allows safer ingress and egress from the individual units.

The Applicant has endeavored to address the practical concerns associated with the current entitlement. However, given site conditions there are a limited number of exceptions that it anticipates requiring from code, including the following:

1. No true retail or commercial is anticipated; however, the Applicant shall construct and use one detached building as a clubhouse and wellness center for residents of Finch Creek in the approximate location and size shown on the Site Plan.
2. The Applicant will meet the Parks requirements by providing amenities including a courtyard, pickleball courts, and a multi-use trail. Consistent with Heber City Code section 18.21.050.2.8 the Applicant requests that parking near these amenities count towards the open space. The trail shown on the Site Plan near the courtyard and greenspace shall count as a sidewalk for the purpose of meeting the requirements of a courtyard. To the extent applicable, the Applicant also requests that it be exempt from the proximity requirements of 18.21.050.2.9.[1]
3. The Sensitive Lands Analysis shows minor areas where the slope may exceed thirty percent (30%). The Applicant requests that it be allowed to make limited improvements in these areas, subject to the requirement that it obtain a geotechnical engineering analysis for the areas below the Wasatch Canal to ensure that it is stable when the improvements—including any structured retaining—are installed. The engineering and

[1] Heber City Code Section 18.21.050.29 ("All dwelling units shall have access to at least one local park or open space within one-quarter mile and one neighborhood park within a half mile as measured from property lines").

associated geotechnical report shall include mitigation and design criteria for all areas over 30% slope.

4. The Applicant shall be permitted to use private roads, measuring thirty-two (32) feet from back of curb to back of curb in the approximate locations shown and as generally depicted on the Site Plan. All parking shall be provided in dedicated parking spaces and not on these private roads. The Applicant shall still be subject to participate in construction of the public road system as contemplated by the Area Master Transportation Plan.

5. The glazing requirement for the first story of residential units within the Property may be ten percent (10%).

6. The Applicant's proposed driveway and garage parking shall count towards the parking requirements of each residential unit to meet the requirements of Chapter 18.72 of Heber City Code. In light of the driveway and garage parking spaces, the Applicant shall not be required to construct any additional on-street or off-street parking, other than that shown generally on the Site Plan. Driveways must be a minimum of twenty feet long to allow for adequate space for parking.

7. The Applicant shall not be required to meet the scenic buffer requirements for the portion of the Project connecting into the existing private frontage road near Moulton Lane. Based on the landscape buffering and viewpoint from Highway 40, the Project shall be excepted from the monotony requirements, presently codified in City Code section 18.21.030.3. However, the Project shall contain a mix of styles, as conceptualized in the Site Plan.

8. To facilitate access, roads and hard surfaces are permitted and may be constructed in the approximate location shown on the Site Plan within the seventy-five foot (75') setback ordinarily required for the scenic buffer under City Code section 18.21.010.1.4.

9. The Applicant shall be entitled to develop the project according to the building siting, street layout, street network, blocks, block lengths, sidewalks, connectivity, landscaping screening, access, and trails as generally shown in the approximate location as shown on the Site Plan, subject to City's vested laws except as excepted under this Agreement.

Finch Creek

HEBER CITY · NORTH VILLAGE OVERLAY (NVOZ)

Planning Commission Submittal

Master Development Agreement Amendment ·
University Village



The Project

Finch Creek is a residential neighborhood of townhomes and mansion-style townhomes in the University Village sub-district of the North Village Overlay Zone — built around private driveways, a walkable amenity core, and genuine variety in home size and style.

108

homes (down from 138)

11.22 ac

University Village / NVOZ

20 ft

private driveway at every home

Clubhouse

+ amenity core



What's Changed Since the Original MDA

THE PRIOR ENTITLEMENT WAS 138 IDENTICAL TOWNHOMES; THE AMENDMENT ADDS VARIETY AND LIVABILITY

Measure	Original MDA	Proposed Amendment
Total homes	138	**108**
Unit sizes	All identical — 1,200 SF each	**Variety of sizes & floorplans**
Home types	Townhomes only	**Townhomes + mansion-style townhomes**
Design style	138 identical units	**Farmhouse &/or Mountain Modern**
Private driveways	Zero lot-line; no driveways	**20 ft each (utility space + parking)**
Community amenities	Gathering areas + garden	**Clubhouse + amenity core**

Fewer homes. Real variety. Private driveways. More amenities.

Original figures: 2022 approved MDA & site plan · Proposed: current plan (L1.00)

Site Plan



DEVELOPMENT SUMMARY

Property 11.22 ac (488,662 SF)
Homes 108 (townhomes + mansion-style)
Zoning NVOZ · Univ. Village
Available ERU 11.22 ac × 6 = 67.3 ERU
Bldg footprint 113,820 SF (23%)
Hard surface 163,250 SF (29%)
Landscape 232,923 SF (48%)
Setbacks 10–20’ front · 15’ bldgs
Parking Alley-loaded, rear-yard

Architecture — Alley-Load Townhomes







3-plex, 4-plex & 6-plex products

Two design families — **Farmhouse** and/or **Mountain Modern** — in a variety of sizes and floorplans give the streetscape genuine variety.

The prior entitlement was zero lot-line with no room for utilities. Every home now has a private 20-ft driveway — creating space for utilities, off-street resident and guest parking, and safer ingress and egress.

Architecture — Mansion-Style Townhomes







Townhomes that live like a mansion

“Mansion-style townhomes” are attached townhomes — a variety of sizes and floorplans — configured so the building reads as a single, large mansion from the street. Same Farmhouse and/or Mountain Modern design families.

Walkout lockout units (our intention): In 2–4 of the mansion-style townhome buildings, where the grade drops we intend to use a walkout basement in place of a retaining wall — that lower level becomes a lockout apartment. We believe this is within code and simply want the Commission aware of it.

Finch Creek

Thank You

James Stout

JamesS@Stoutllc.com

801.390.8841



Planning Commission Staff Report

MEETING DATE:	7/28/2026
SUBJECT:	Blue Sign Annexation, located at 2600 N Hwy 40
RESPONSIBLE:	Jamie Baron
DEPARTMENT:	Planning
STRATEGIC RELEVANCE:	Community and Economic Development

SUMMARY

Blue Sign LLC is requesting to Annex 4.26 acres of land into the City for a development of Town Homes and Mixed Use Commercial.

Policy Question:

1. Should the City Annex the proposed the Blue Sign Annexation?
2. Does the Planning Commission agree with the proposed concept, including uses, and density?

RECOMMENDATION

Staff is recommending the Planning Comission to review the annexation and forward a recommendation to the City Council.

BACKGROUND

Blue Sign LLC is seeking to annex 4.26 acres of land into the City. The property is located between Fitzgerald and The Highlands Developments.



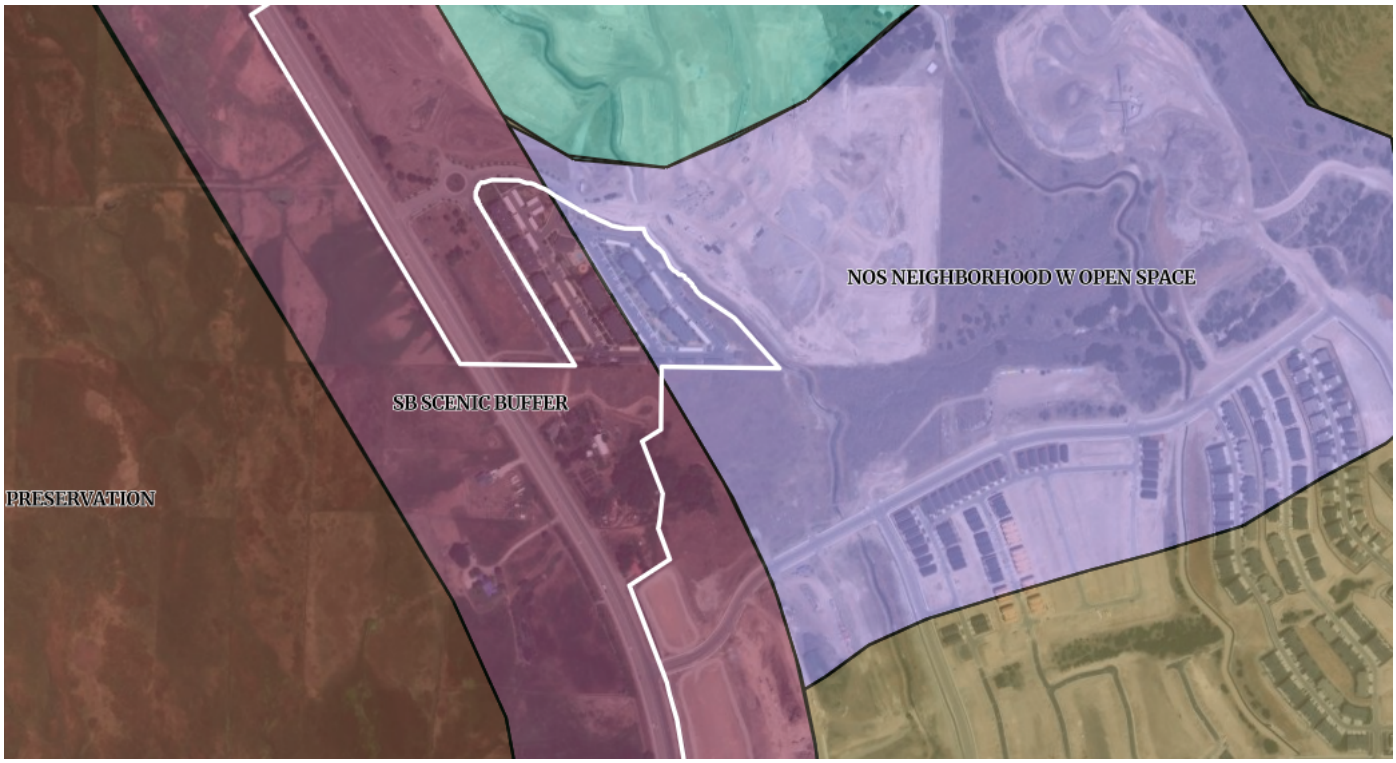
DISCUSSION

Process:
Annexation Steps

- 30-day certification process - **Complete**
- 30-day protest period - **Complete**
- Review and recommendation by the Planning Commission - **Current**
- Public hearing at City Council
- Decision by City Council

General Plan and Zoning

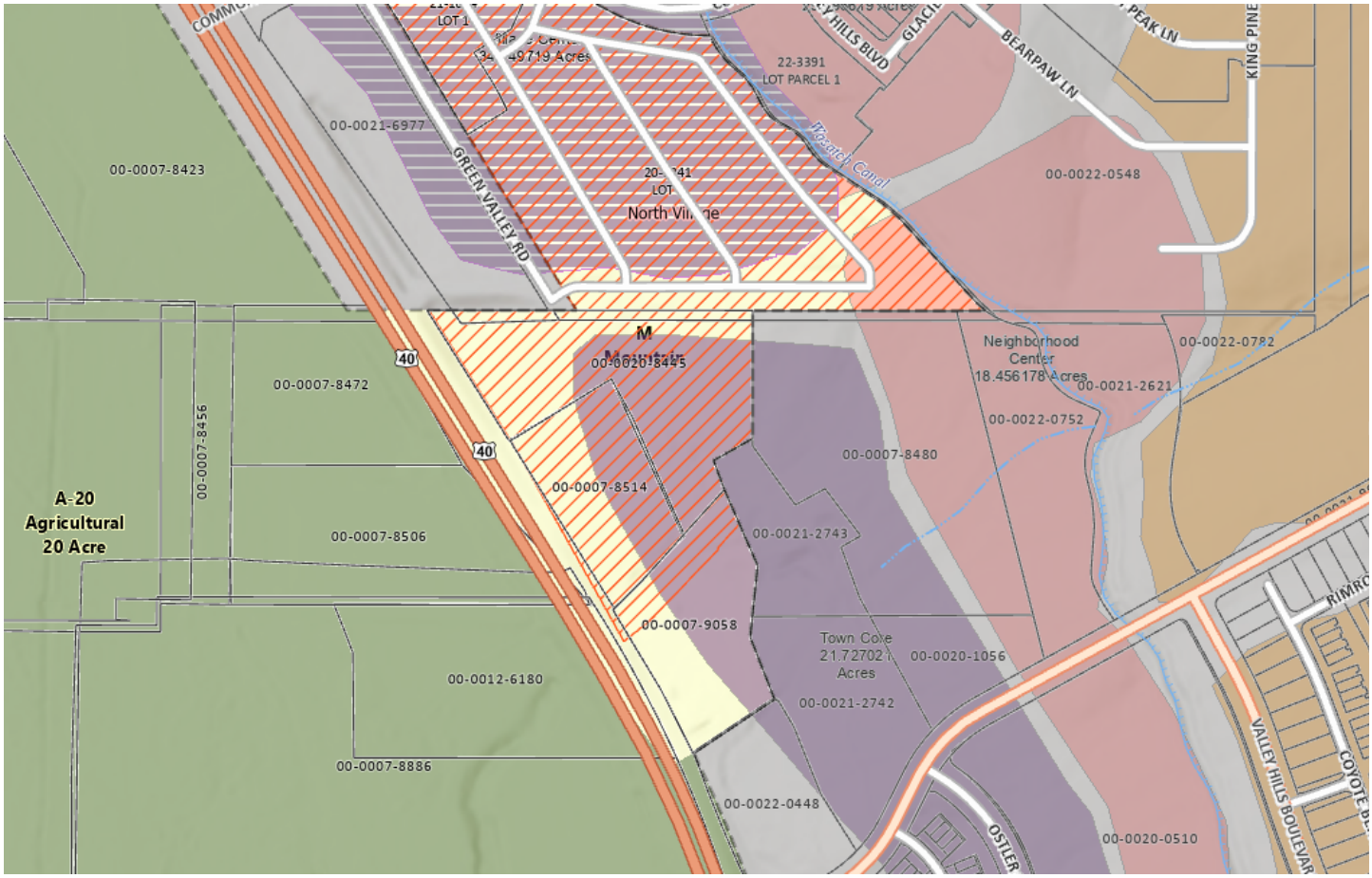
The General Plan does include this area and designates it as Neighborhoods with Open Space. This area is within the Annexation Policy Plan boundary.



	District Type	Uses	Density Range / Scale (gross acreage)	Key Characteris
se Map Categories	New Neighborhoods with Open Space (NOS)	Primary: SFDs Secondary: townhomes, small lot and attached housing	3 to 20 units per acre Overall property base densities, established by the North Village Overlay Zone may be transferred to adjacent Villages to create open space. 2-3 story height limit	Small lot clusters, townhomes and oper through clustering and generally locate centers

	Uses	Density	Key Characteristics
General Plan	Primary: SFD Secondary: Townhomes, Small lot, attached housing	3-20 units per acre 2-3 stories in height	clustering for open space
Proposed Concept	Town Homes and mixed-use commercial	7.8 units per acre for town homes, not including the ~9,700 square feet of commercial mixed use.	
NVOZ - Neighborhoods with Open Space	Town Homes Permitted, Mixed Use is not permitted	3.5 ERU's pergros acres	50' buffer and 45% open space

Wasatch County Zoning
Zoning in the County is Mountain (M), with the North Village Overlay of Town Core, which would allow for commercial uses on the property.



FISCAL IMPACT

N/A

CONCLUSION

Blue Sign LLC is seeking annexation. The property is within the annexation boundary of the City and is listed as Neighborhoods with Open Space in the General Plan. The applicants are requesting consideration of their proposed concept. Staff is recommending the Planning Commission review, discuss, and chose an option from the potential motion section.

ALTERNATIVES

Positive Recommendation

I move to forward a **positive recommendation** of the Blue Sign Annexation as presented, with the following findings and conditions:

Findings

1. The application is within the Annexation Policy Plan.
2. The application is consistent with the General Plan.
3. The Planning Commission forwarded a positive recommendation on July 28, 2026.

Conditions

1. All items on the Comment Review Summary shall be addressed.
2. All requirements of City Engineer shall be met.
3. All other code requirements shall be met.

Continuance

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

Negative Recommendation

I move to forward a negative recommendation to the City Council with the following findings:

Findings

1. The application is inconsistent with the General Plan.

POTENTIAL MOTIONS

ACCOUNTABILITY

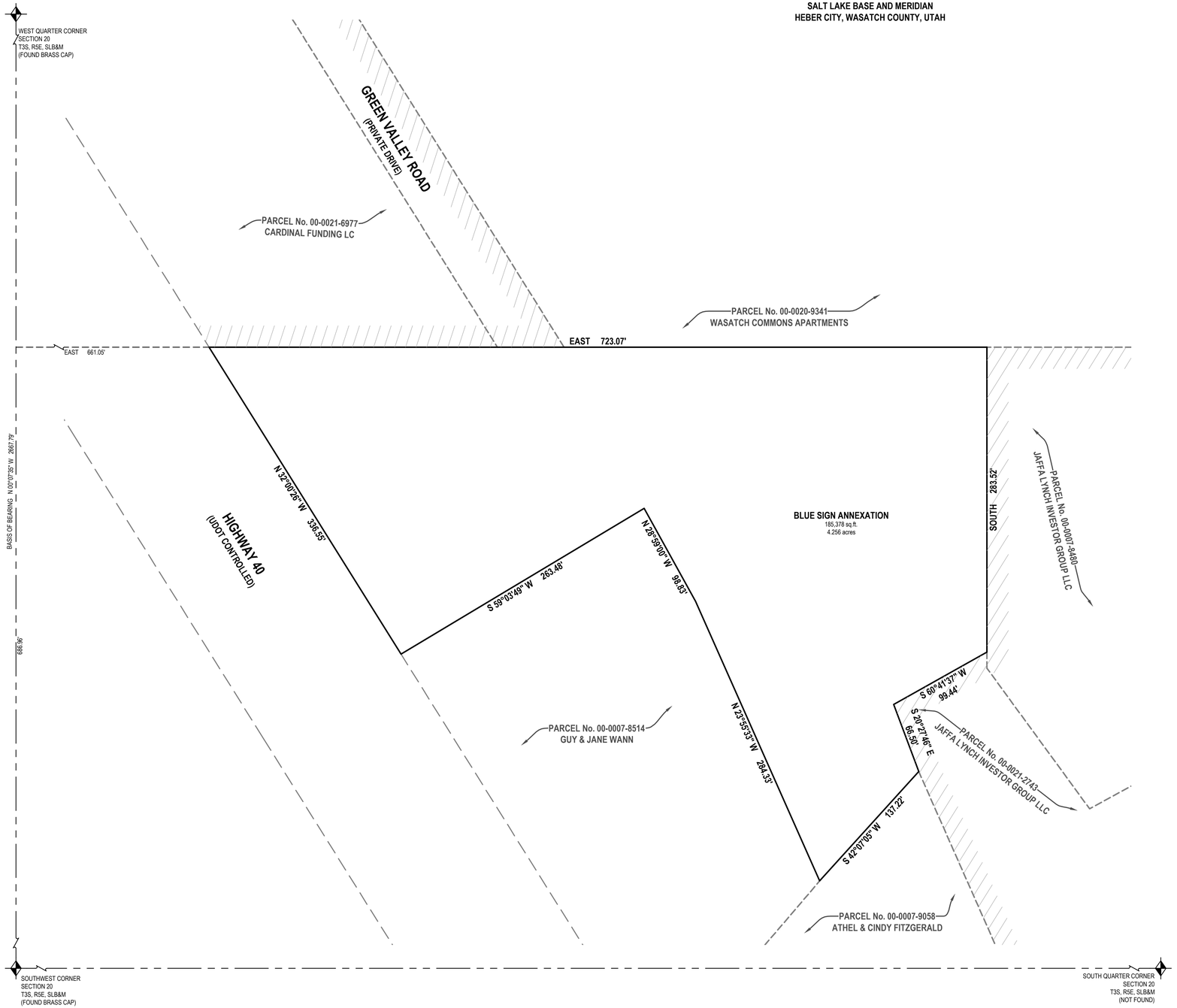
Department: Planning
Staff member: Jamie Baron, Planning Manager

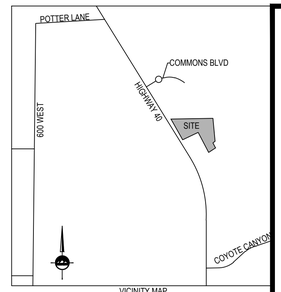
EXHIBITS

1. Annexation Plat
2. Petition for Annexation
3. Blue Sign Concept
4. Comment Summary Report - Blue Sign Annexation

BLUE SIGN ANNEXATION

PARCEL NUMBER: 00-0020-8445
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 20
TOWNSHIP 3 SOUTH, RANGE 5 EAST
SALT LAKE BASE AND MERIDIAN
HEBER CITY, WASATCH COUNTY, UTAH





VICINITY MAP
(NOT TO SCALE)

SURVEYOR'S NARRATIVE

I, PATRICK M. HARRIS, do hereby state that I am a Professional Land Surveyor and that I hold License No. 286882 as prescribed by the laws of the State of Utah and represent that I have made a survey of the following described property as shown and described bedlow to be annexed to Heber City, Wasatch County, Utah. The purpose of this survey is to provide a Boundary survey to our client. The Basis of Bearing is the line between the Southwest Corner and the West Quarter Corner of Section 20, Township 3 South, Range 5 East, Salt Lake Base and Meridian measuring North 0°07'35" West 2667.79 feet.

Blue Sign Annexation Boundary

Beginning at a point on the east right of way line of Highway 40 said point being North 00°07'35" West 686.96 feet along the section line and East 661.05 feet from the Southwest Corner of Section 20, Township 3 South, Range 5 East, Salt Lake Base and Meridian and running:

thence East 723.07 feet to and along the south line of Wasatch Commons Apartments;
thence South 283.52 feet;
thence South 60°41'37" West 99.44 feet;
thence South 20°27'52" East 66.50 feet;
thence South 42°07'06" West 137.23 feet;
thence North 23°55'33" West 284.33 feet;
thence North 26°59'00" West 98.83 feet;
thence South 59°03'49" West 263.48 feet to a point on the said east right of way line of said Highway 40;
thence North 32°00'26" West 336.55 feet along said east right of way line to the point of beginning.

Contains 185,378 square feet or 4.256 acres

DATE

PATRICK M. HARRIS
License No. 286882

LEGEND

- SECTION CORNER
- SECTION LINE
- BOUNDARY LINE
- CENTER LINE
- ADJOINING BOUNDARY LINE
- HEBER CITY BOUNDARY LINE

HORIZONTAL GRAPHIC SCALE

50 0 25 50 100
(IN FEET)
HORZ: 1 inch = 50 ft.

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

PLANNING COMMISSION

THIS OFFICE HAS REVIEWED THIS PLAT AND ACCEPTS THIS PLAT AS MEETING THE REQUIREMENTS OF TITLE 16 OF THE WASATCH COUNTY CODE.
ACCEPTED THIS ____ DAY OF _____ A.D., 20 ___ .

CHAIRMAN, HEBER CITY PLANNING COMMISSION

HEBER CITY ENGINEER

THIS OFFICE HAS REVIEWED THIS PLAT AND ACCEPTS THIS PLAT AS MEETING THE REQUIREMENTS OF TITLE 16 OF THE WASATCH COUNTY CODE.
ACCEPTED THIS ____ DAY OF _____ A.D., 20 ___ .

HEBER CITY ENGINEER

WASATCH COUNTY SURVEYOR'S CERTIFICATE

THIS OFFICE HAS REVIEWED THIS PLAT AND ACCEPTS THIS PLAT AS MEETING THE REQUIREMENTS OF TITLE 16 OF THE WASATCH COUNTY CODE.
ACCEPTED THIS ____ DAY OF _____ A.D., 20 ___ .

WASATCH COUNTY SURVEYOR

ACCEPTANCE BY LEGISLATIVE BODY

THE CITY COUNCIL OF THE HEBER CITY, WASATCH COUNTY, UTAH, APPROVES THIS SUBDIVISION SUBJECT TO THE CONDITIONS AND RESTRICTIONS STATED HEREON, AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSE FOR THE PERPETUAL USE OF THE PUBLIC.
THIS _____ DAY OF _____, A.D. 20_____.

MAYOR

CLERK-RECORDER
(SEE SEAL BELOW)

SURVEYOR'S SEAL

PROFESSIONAL LAND SURVEYOR
No. 286882
PATRICK M. HARRIS
STATE OF UTAH

NOTARY PUBLIC SEAL

CLERK-RECORDER SEAL

RECORDED

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

FEES

DEPUTY WASATCH COUNTY RECORDER

ENSIGN
THE STANDARD IN ENGINEERING

SALT LAKE CITY
45 W. 10000 S., Suite 500
Sandy, UT 84070
Phone: 801.255.0529

LAYTON
Phone: 801.547.1100

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
MOMENTUM DEVELOPMENT GROUP, LLC
10421 S. JORDAN GATEWAY, STE 200
SOUTH JORDAN, UTAH 84095
CONTACT:

PHONE: 801.316.3251

BLUE SIGN ANNEXATION
700 COYOTE LANE
HEBER CITY, UTAH

BLUE SIGN ANNEXATION

PROJECT NUMBER	PRINT DATE
10229M	6/30/26
DRAWN BY	CHECKED BY
S. LEWIS	P. HARRIS
PROJECT MANAGER	
P. HARRIS	

1 OF 1

PETITION FOR ANNEXATION INTO HEBER CITY
Annexation Name: Blue Sign Team LLC/ Cilander LLC

We, the undersigned owners of certain real property lying contiguous to the present municipal limits of Heber City hereby submit this Petition for Annexation and respectfully represent the following:

1. This petition is made pursuant to the requirements of Section §10-2-806, Utah Code Annotated:

2. The property subject to this petition is an unincorporated area contiguous to the boundaries of Heber City and the annexation thereof will not leave or create an unincorporated island or peninsula; §10-2-804

3. The signatures affixed hereto are those of the owners of private real property that:

   a. is located within the area proposed for annexation;
   b. covers a majority of the private land area within the area proposed for annexation;
   c. covers 100% of all of the rural real property within the area proposed for annexation; and
   d. covers 100% of all of the private land area within the area proposed for annexation if the area is within a migratory bird production area created under Title 23A, Chapter 13, Migratory Bird Production Area; and
   e. is equal in value to at least 1/3 of the value of all private real property within the area proposed for annexation; and
   f. lies contiguous to the present boundary of Heber City's corporate limits, located at the approximate address:_____
   §10-2-806(3)(b)

4. The petition must be accompanied by an accurate and recordable map of the above-described property to be prepared by a licensed surveyor, which map is filed herewith in Exhibit A; and

5. Title to the property by those signing this petition is as shown in the deeds or title report attached hereto as Exhibit B; and

6. A copy of the notice sent to affected entities as required under Subsection (2)(a)(i)(B) and a list of the affected entities to which notice was sent is attached in Exhibit C.

7. The manner in which it was established that at least 1/3 of the value of all the private property sought to be annexed and at least a majority of the acreage is owned by the signers of this petition is shown in the attached Exhibit D (value and acreage spreadsheet) and Exhibit E (copies of all tax notices). §10-2-802

8. Land values and acreage within the annexation are as follows:

   a. Total acreage within annexation: 4.256
   b. Total private property acreage within annexation: 4.256
   c. Petitioner's acreage within annexation: 4.256 _____% % of Total Private Area
   d. Total Assessed Land Value within annexation: $643,250
   e. Petitioner's Assessed Land Value within annexation $643,250 _____% % of Total Value

9. The value of private real property shall be determined according to the last assessment roll for county taxes before the filing of the petition.

10. This petition does not propose annexation of all or a part of an area proposed for annexation in a previously filed petition that has not been denied, rejected, or granted.

11. This petition does not propose annexation of all or a part of an area proposed to be incorporated in a request for a feasibility study and complies with Section §10-2-804 – Limitations.

12. Include the names and mailing addresses of all the owners of the parcels of land located within 300 feet of the area proposed to be annexed as shown in Exhibit F.

13. Provide vicinity map showing the City's current boundaries in relation to the proposed annexation in Exhibit G.

14. Per the Heber City Annexation Policy Plan, a Concept Plan is attached as Exhibit H. This Concept Plan is a very preliminary plan -- the petitioner is not strictly bound by it. However, it is the hope of the Heber City Council that the Concept Plan submitted is the primary intention of the developer at the time annexation is being requested.

15. Completed annexation petitions shall be filed with the municipal records officer of the proposed annexing municipality. §10-2-806(3)(a)

PETITION SIGNATURE PAGE 1

WHEREFORE, the Petitioners hereby request that this Petition be considered by the Heber City Council at its next regular meeting, or as soon thereafter as possible; that a resolution or motion be adopted or passed as required by law accepting this Petition for Annexation for further consideration; and that the governing body take such steps as required by law to complete the annexation herein petitioned.

Name of Annexation: Blue Sign Team LLC/ Cilander LLC

Petitioner 1

Petitioner Name: Greg Bird	Phone Number: 801 369-9579
Mailing Address: 364 W 2230 N Suite 104 Provo, UT 84604	Email Address: greg@skyrealtyco.com
Parcel Numbers: 00-0020-8445	
Signature:	Date: 6/26/25

Petitioner 2

Petitioner Name: BRIAN BIRD	Phone Number: 801-735-7183
Mailing Address: 980 E 860 N Orem UT 84097	Email Address: brian@birdhomes.net
Parcel Numbers: 00-0020-8445	
Signature:	Date: 6/26/25

NOTICE

There will be no public election on the annexation proposed by this petition because Utah law does not provide for an annexation to be approved by voters at a public election. If you sign this petition and later decide that you do not support the petition, you may withdraw your signature by submitting a signed, written withdrawal with the recorder or clerk of Heber City. If you choose to withdraw your signature, you shall do so no later than 30 days after Heber City receives notice that the petition has been certified.

PETITION SIGNATURE PAGE 2

WHEREFORE, the Petitioners hereby request that this Petition be considered by the Heber City Council at its next regular meeting, or as soon thereafter as possible; that a resolution or motion be adopted or passed as required by law accepting this Petition for Annexation for further consideration; and that the governing body take such steps as required by law to complete the annexation herein petitioned.

Name of Annexation: Blue Sign Team LLC/ Cilander LLC

Petitioner 3

Petitioner Name	Phone Number
Mailing Address	Email Address
Parcel Numbers	
Signature	Date

Petitioner 4

Petitioner Name	Phone Number
Mailing Address	Email Address
Parcel Numbers	
Signature	Date

NOTICE

There will be no public election on the annexation proposed by this petition because Utah law does not provide for an annexation to be approved by voters at a public election. If you sign this petition and later decide that you do not support the petition, you may withdraw your signature by submitting a signed, written withdrawal with the recorder or clerk of Heber City. If you choose to withdraw your signature, you shall do so no later than 30 days after Heber City receives notice that the petition has been certified.

PETITION SIGNATURE PAGE 3

WHEREFORE, the Petitioners hereby request that this Petition be considered by the Heber City Council at its next regular meeting, or as soon thereafter as possible; that a resolution or motion be adopted or passed as required by law accepting this Petition for Annexation for further consideration; and that the governing body take such steps as required by law to complete the annexation herein petitioned.

Name of Annexation: Blue Sign Team LLC/ Cilander LLC

Petitioner 5

Petitioner Name	Phone Number
Mailing Address	Email Address
Parcel Numbers	
Signature	Date

Petitioner 6

Petitioner Name	Phone Number
Mailing Address	Email Address
Parcel Numbers	
Signature	Date

NOTICE

There will be no public election on the annexation proposed by this petition because Utah law does not provide for an annexation to be approved by voters at a public election. If you sign this petition and later decide that you do not support the petition, you may withdraw your signature by submitting a signed, written withdrawal with the recorder or clerk of Heber City. If you choose to withdraw your signature, you shall do so no later than 30 days after Heber City receives notice that the petition has been certified.

PETITION SIGNATURE PAGE 4

WHEREFORE, the Petitioners hereby request that this Petition be considered by the Heber City Council at its next regular meeting, or as soon thereafter as possible; that a resolution or motion be adopted or passed as required by law accepting this Petition for Annexation for further consideration; and that the governing body take such steps as required by law to complete the annexation herein petitioned.

Name of Annexation: Blue Sign Team LLC/ Cilander LLC

Petitioner 7

Petitioner Name	Phone Number
Mailing Address	Email Address
Parcel Numbers	
Signature	Date

Petitioner 8

Petitioner Name	Phone Number
Mailing Address	Email Address
Parcel Numbers	
Signature	Date

NOTICE

There will be no public election on the annexation proposed by this petition because Utah law does not provide for an annexation to be approved by voters at a public election. If you sign this petition and later decide that you do not support the petition, you may withdraw your signature by submitting a signed, written withdrawal with the recorder or clerk of Heber City. If you choose to withdraw your signature, you shall do so no later than 30 days after Heber City receives notice that the petition has been certified.

PETITION CONTACT SPONSOR

Designate at least one but not more than five of the signers of this petition as "Sponsors", one of whom must be designated as the Contact Sponsor. Any person signing in behalf of a corporation or LLC must show and provide verification that they are authorized to sign for said corporation or LLC and sign as designated on such authorization. Each signature of a Petition Sponsor must be notarized.

Petitioner Name	Phone Number
Greg Bird	**801-369-9529**
Mailing Address **364 W 2230 N #104** **Provo UT, 84604**	Email Address **greg@skyrealty.com**
Parcel Numbers **00-0020-8445**	

ENTITY: Blue Sign Team

By: _____
Name/Title: Owner

STATE OF Utah)
: ss.
COUNTY OF Utah)

On this 26th day of June, 2025, personally appeared before me the above named:

X who is personally known to me,
_____ whose identity I verified on the basis of _____
_____ who is authorized to sign on behalf of the entity/(ies) that own the property
to be the signer of the foregoing document, and he/she acknowledged that he/she signed it.

KASSIE TIA WEST
Notary Public, State of Utah
Commission # 733267
My Commission Expires
10-23-2027

_____
NOTARY PUBLIC

My Commission Expires: 10/23/2027

NOTICE

There will be no public election on the annexation proposed by this petition because Utah law does not provide for an annexation to be approved by voters at a public election. If you sign this petition and later decide that you do not support the petition, you may withdraw your signature by submitting a signed, written withdrawal with the recorder or clerk of Heber City. If you choose to withdraw your signature, you shall do so no later than 30 days after Heber City receives notice that the petition has been certified.

PETITION SPONSOR 2

Designate at least one but not more than five of the signers of this petition as Sponsors. Any person signing in behalf of a corporation or LLC must show and provide verification that they are authorized to sign for said corporation or LLC and sign as designated on such authorization. Each signature of a Petition Sponsor must be notarized.

Petitioner Name	Phone Number
BRIAN BIRD	801-735-7183
Mailing Address	**Email Address**
980 E 800 N Suite 101 Orem 84097	Brian@Birdhomes.net
Parcel Numbers	
00-0020-8445	

ENTITY: Cilander

By: BB

Name/Title: owner

STATE OF Utah)
: ss.
COUNTY OF Utah)

KASSIE TIA WEST
Notary Public, State of Utah
Commission # 733267
My Commission Expires
10-23-2027

On this 24th day of June, 2025, personally appeared before me the above named:

X who is personally known to me,
_____ whose identity I verified on the basis of _____
_____ who is authorized to sign on behalf of the entity/(ies) that own the property

to be the signer of the foregoing document, and he/she acknowledged that he/she signed it.

KASSIE TIA WEST
Notary Public, State of Utah
Commission # 733267
My Commission Expires
10-23-2027

Kassie West
NOTARY PUBLIC

My Commission Expires: 10/23/2027

NOTICE

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PETITION SPONSOR 3

Designate at least one but not more than five of the signers of this petition as Sponsors. Any person signing in behalf of a corporation or LLC must show and provide verification that they are authorized to sign for said corporation or LLC and sign as designated on such authorization. Each signature of a Petition Sponsor must be notarized.

Petitioner Name	Phone Number
Mailing Address	Email Address
Parcel Numbers	

ENTITY:

By: _____
Name/Title:

STATE OF_____)
: ss.
COUNTY OF_____)

On this _____ day of _____, 20____, personally appeared before me the above named:

_____who is personally known to me,
_____whose identity I verified on the basis of_____
_____who is authorized to sign on behalf of the entity/(ies) that own the property
to be the signer of the foregoing document, and he/she acknowledged that he/she signed it.

_____
NOTARY PUBLIC

My Commission Expires:_____

NOTICE

There will be no public election on the annexation proposed by this petition because Utah law does not provide for an annexation to be approved by voters at a public election. If you sign this petition and later decide that you do not support the petition, you may withdraw your signature by submitting a signed, written withdrawal with the recorder or clerk of Heber City. If you choose to withdraw your signature, you shall do so no later than 30 days after Heber City receives notice that the petition has been certified.

PETITION SPONSOR 4

Designate at least one but not more than five of the signers of this petition as Sponsors. Any person signing in behalf of a corporation or LLC must show and provide verification that they are authorized to sign for said corporation or LLC and sign as designated on such authorization. Each signature of a Petition Sponsor must be notarized.

Petitioner Name	Phone Number
Mailing Address	Email Address
Parcel Numbers	

ENTITY:

By: _____
Name/Title:

STATE OF _____)
: ss.
COUNTY OF _____)

On this _____ day of _____, 20____, personally appeared before me the above named:

_____who is personally known to me,
_____whose identity I verified on the basis of _____
_____who is authorized to sign on behalf of the entity/(ies) that own the property
to be the signer of the foregoing document, and he/she acknowledged that he/she signed it.

_____
NOTARY PUBLIC

My Commission Expires:_____

NOTICE

There will be no public election on the annexation proposed by this petition because Utah law does not provide for an annexation to be approved by voters at a public election. If you sign this petition and later decide that you do not support the petition, you may withdraw your signature by submitting a signed, written withdrawal with the recorder or clerk of Heber City. If you choose to withdraw your signature, you shall do so no later than 30 days after Heber City receives notice that the petition has been certified.

PETITION SPONSOR 5

Designate at least one but not more than five of the signers of this petition as Sponsors. Any person signing in behalf of a corporation or LLC must show and provide verification that they are authorized to sign for said corporation or LLC and sign as designated on such authorization. Each signature of a Petition Sponsor must be notarized.

Petitioner Name	Phone Number
Mailing Address	Email Address
Parcel Numbers	

ENTITY:

By: _____
Name/Title:

STATE OF_____)
: ss.
COUNTY OF_____)

On this _____ day of _____, 20____, personally appeared before me the above named:

_____who is personally known to me,
_____whose identity I verified on the basis of _____
_____who is authorized to sign on behalf of the entity/(ies) that own the property
to be the signer of the foregoing document, and he/she acknowledged that he/she signed it.

_____
NOTARY PUBLIC

My Commission Expires:_____

NOTICE

There will be no public election on the annexation proposed by this petition because Utah law does not provide for an annexation to be approved by voters at a public election. If you sign this petition and later decide that you do not support the petition, you may withdraw your signature by submitting a signed, written withdrawal with the recorder or clerk of Heber City. If you choose to withdraw your signature, you shall do so no later than 30 days after Heber City receives notice that the petition has been certified

EXHIBIT A: ANNEXATION MAP

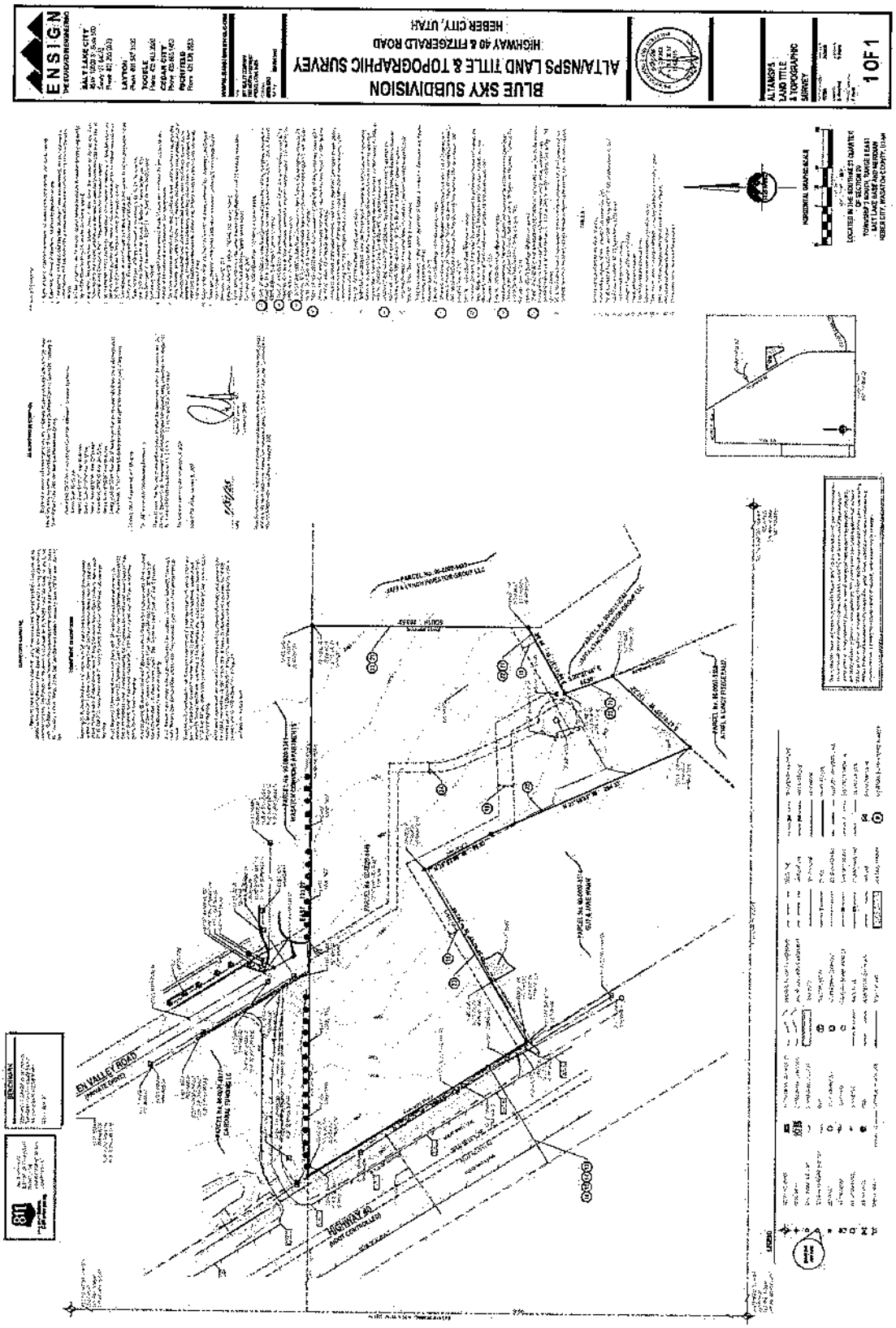


EXHIBIT B: PROPERTY DEEDS

Ent 460783 Bk 1244 Pg 1373 - 1374
PEGGY FOY SULSER, Recorder
WASATCH COUNTY CORPORATION
2019 Feb 20 04:53PM Fee: $15.00 TC
For: Invictus Law
ELECTRONICALLY RECORDED

2018-107
WHEN RECORDED MAIL TO:
GRANTEE Mail Tax Notices to:
C/O Greg Bird
1983 N 1200 W
Provo, UT 84604

WARRANTY DEED

Louise Murdock, Trustee of The Zina McDonald Trust dated the 27th day of August, 1992

Grantor,

of Heber City, Utah
hereby CONVEYS and WARRANTS to

Blue Sign Team, LLC a Utah limited liability company, as to an undivided 50% interest, and Cilander, LLC, a Michigan limited liability company, as to an undivided 50% interest

Grantee,

of Heber City, for the sum of TEN DOLLARS and other good and valuable consideration, the following tract of land in WASATCH, State of Utah, to-wit:

Beginning 20.16 chains West and 4.45 chains North 24° West from the Southeast corner of the Southwest quarter of Section 20, Township 3 South, Range 5 East, Salt Lake Meridian; thence North 24° West 5.95 chains; thence West 3.10 chains; thence North 2° West 2.64 chains; thence East 6.48 chains; thence South 21°15' East 3.12 chains; thence South 21° West 2.56 chains; thence South 59°40' West 1.35 chains to beginning.

ALSO: Beginning 20.16 chains West and 4.45 chains North 24° West from the Southeast corner of the Southwest Quarter of Section 20, Township 3 South, Range 5 East, Salt Lake Meridian; thence North 60°30' East to the Northeast corner of lands conveyed by B.A. Fitzgerald to Storm McDonald; thence South 24° East to the Southeast corner of said lands; thence South 73°45' West to a point South 24° East of beginning; thence North 24° West to beginning.

ALSO: Beginning 20.16 chains West and 7.08 chains North 24° West of the Southeast corner of the Southwest Quarter of Section 20, Township 3 South, Range 5 East, Salt Lake Meridian; thence North 24° West 3.32 chains; thence West 3.10 chains; thence South 2° East 2.64 chains; thence South 27° East 2.28 chains; thence Northeasterly to the point of beginning.

ALSO: A parcel of land situate in the Southwest Quarter of the Southwest Quarter of Section 20, Township 3 South, Range 5 East, Salt Lake Base and Meridian. The boundaries of said parcel of land are described as follows:

Beginning on the Northeasterly right of way and no-access line of a highway known as Project No. 019-1 at a point 705.99 feet North and 644.17 feet East from the Southwest Corner of the Southwest Quarter of said Section 20; thence East 104 feet, more or less, to the Northeast corner of said parcel of land; thence South 17°30' East 347 feet, more or less, to said no-access line; thence North 32°13' West 391 feet, more or less, to the point of beginning.

All the above together with and less and excepting those portions granted in Boundary Line Agreement Entry No. 233202, recorded May 14, 2001 in Book 0503, at Page 3, and Boundary Line Agreement No. 240699 recorded January 14, 2002, in Book 0541, at Page 0132, and Boundary Line Agreement Entry No. 425474, recorded June 13, 2016 in Book 1161, at Page 311.
Tax Serial No.: Parcel No.: 00-0020-8445, Serial No.: OWC-0590-1-020-035

LESS AND EXCEPTING any and all water rights associated herewith.

Subject to easements, restrictions and rights of way appearing of record and enforceable in law and subject to 2019 taxes and thereafter.

WITNESS the hand of said grantor, this 15 day of February, 2019

Louise Murdock, Trustee

Zina McDonald Trust, by Louise Murdock as Trustee

STATE OF UTAH)
:ss
COUNTY OF Utah)

On the 15th day of February 2019 personally appeared before me Louise Murdock as Trustee of the Zina McDonald Trust, the signer(s) of the within instrument, who duly acknowledged to me that they executed the same.

Notary Public
Residing at , Utah: Lindon
My Commission Expires: 4/21/22

KIRSTYN ANDERBERG
NOTARY PUBLIC-STATE OF UTAH
COMMISSION# 700071
COMM. EXP. 04-21-2022

ALTA COMMITMENT FOR TITLE INSURANCE
issued by

ATTORNEYS TITLE GUARANTY FUND, INC.

NOTICE

IMPORTANT—READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACONTRACTUAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and the Commitment Conditions, ATTORNEYS TITLE GUARANTY FUND, INC., a Colorado company (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Amount of Insurance and the name of the Proposed Insured.

If all of the Schedule B, Part I—Requirements have not been met within 180 days after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

IN WITNESS WHEREOF, Attorneys Title Guaranty Fund, Inc. has caused its corporate name to be affixed by its duly authorized officers on the date shown in Schedule A.

ATTORNEYS TITLE GUARANTY FUND, INC.

ERIC R. MORGAN
PRESIDENT

JEAN WARD
SECRETARY

FOR INFORMATION OR SERVICES IN CONNECTION WITH THIS COMMITMENT, CONTACT:
Blair Jackson, 980 East 800 North #101 , Orem Utah 84097, Phone: 801-854-9212, Fax: 801-415-9340

PCUT202506008691N

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by ATTORNEYS TITLE GUARANTY FUND, INC. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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AMERICAN LAND TITLE ASSOCIATION

COMMITMENT CONDITIONS

1. DEFINITIONS
   a. "Discriminatory Covenant": Any covenant, condition, restriction, or limitation that is unenforceable under applicable law because it illegally discriminates against a class of individuals based on personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or other legally protected class.
   b. "Knowledge" or "Known": Actual knowledge or actual notice, but not constructive notice imparted by the Public Records.
   c. "Land": The land described in Item 5 of Schedule A and improvements located on that land that by State law constitute real property. The term "Land" does not include any property beyond that described in Schedule A, nor any right, title, interest, estate, or easement in any abutting street, road, avenue, alley, lane, right-of-way, body of water, or waterway, but does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
   d. "Mortgage": A mortgage, deed of trust, trust deed, security deed, or other real property security instrument, including one evidenced by electronic means authorized by law.
   e. "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
   f. "Proposed Amount of Insurance": Each dollar amount specified in Schedule A as the Proposed Amount of Insurance of each Policy to be issued pursuant to this Commitment."
   g. Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
   h. "Public Records": The recording or filing system established under State statutes in effect at the Commitment Date under which a document must be recorded or filed to impart constructive notice of matters relating to the Title to a purchaser for value without Knowledge. The term "Public Records" does not include any other recording or filing system, including any pertaining to environmental remediation or protection, planning, permitting, zoning, licensing, building, health, public safety, or national security matters."
   i. State": The state or commonwealth of the United States within whose exterior boundaries the Land is located. The term "State" also includes the District of Columbia, the Commonwealth of Puerto Rico, the U.S. Virgin Islands, and Guam.
   j. "Title": The estate or interest in the Land identified in Item 3 of Schedule A.

2. If all of the Schedule B, Part I—Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end

3. The Company's liability and obligation is limited by and this Commitment is not valid without:
   a. the Notice;
   b. the Commitment to Issue Policy;
   c. the Commitment Conditions;
   d. Schedule A;
   e. Schedule B, Part I—Requirements; and
   f. Schedule B, Part II—Exceptions; and
   g. a counter-signature by the Company or its issuing agent that may be in electronic form.

4. COMPANY'S RIGHT TO AMEND
   The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company is not liable for any other amendment to this Commitment.

5. LIMITATIONS OF LIABILITY
   a. The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
      i. comply with the Schedule B, Part I—Requirements;
      ii. eliminate, with the Company's written consent, any Schedule B, Part II—Exceptions; or
      iii. acquire the Title or create the Mortgage covered by this Commitment.
   b. The Company is not liable under Commitment Condition 5.a. if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
   c. The Company is only liable under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
   d. The Company's liability does not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Condition 5.a. or the Proposed Amount of Insurance.
   e. The Company is not liable for the content of the Transaction Identification Data, if any.
   f. The Company is not obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I—Requirements have been met to the satisfaction of the Company.
   g. The Company's liability is further limited by the terms and provisions of the Policy to be issued to the Proposed Insured.

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AMERICAN LAND TITLE ASSOCIATION

6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT; CHOICE OF LAW AND CHOICE OF FORUM
   a. Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
   b. Any claim must be based in contract under the State law of the State where the Land is located and is restricted to the terms and provisions of this Commitment. Any litigation or other proceeding brought by the Proposed Insured against the Company must be filed only in a State or federal court having jurisdiction.
   c. This Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.
   d. The deletion or modification of any Schedule B, Part II—Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
   e. Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.
   f. When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

7. IF THIS COMMITMENT IS ISSUED BY AN ISSUING AGENT
   The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for closing, settlement, escrow, or any other purpose.

8. PRO-FORMA POLICY
   The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

9. CLAIMS PROCEDURES
   This Commitment incorporates by reference all Conditions for making a claim in the Policy to be issued to the Proposed Insured. Commitment Condition 9 does not modify the limitations of liability in Commitment Conditions 5 and 6.

10. CLASS ACTION
    ALL CLAIMS AND DISPUTES ARISING OUT OF OR RELATING TO THIS COMMITMENT, INCLUDING ANY SERVICE OR OTHER MATTER IN CONNECTION WITH ISSUING THIS COMMITMENT, ANY BREACH OF A COMMITMENT PROVISION, OR ANY OTHER CLAIM OR DISPUTE ARISING OUT OF OR RELATING TO THE TRANSACTION GIVING RISE TO THIS COMMITMENT, MUST BE BROUGHT IN AN INDIVIDUAL CAPACITY. NO PARTY MAY SERVE AS PLAINTIFF, CLASS MEMBER, OR PARTICIPANT IN ANY CLASS OR REPRESENTATIVE PROCEEDING. ANY POLICY ISSUED PURSUANT TO THIS COMMITMENT WILL CONTAIN A CLASS ACTION CONDITION.

11. ARBITRATION
    The Policy contains an arbitration clause. All arbitrable matters when the Proposed Amount of Insurance is $2,000,000 or less may be arbitrated at the election of either the Company or the Proposed Insured as the exclusive remedy of the parties. A Proposed Insured may review a copy of the arbitration rules at http://www.alta.org/arbitration.

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AMERICAN LAND TITLE ASSOCIATION

Transaction Identification Data, for which the Company assumes no liability as set forth in Commitment Condition 5.e.:
Issuing Agent: Invictus Title Insurance Agency, LLC
Issuing Office: 980 East 800 North #101 , Orem Utah 84097
Issuing Office's ALTA® Registry ID:
Commitment Issue Date: June 25, 2025

Commitment Number: PCUT202506008691N
Issuing Office File Number: 2025-050
Property Address:Not Assigned, Utah

SCHEDULE A

1. Commitment Date: June 11, 2025 @ 8:00 a.m.

2. Policy to be issued:

		Premium
A.	2021 ALTA Owner's Policy, Amount TBD Proposed Insured: TBD	$375
	Certificate of Taxes Due	$0.00
	Endorsements:	$0.00
	Additional Charges:	$
	Total	$ $375.00

3. The estate or interest in the Land at the Commitment Date is: Fee Simple

4. The Title is, at the Commitment Date vested in: Blue Sign Team, LLC, a Utah limited liability company, as to an undivided 50% interest and Cilander, LLC, a Michigan limited liability company, as to an undivided 50% interest

5. The Land is described as follows:

See Schedule C attached hereto.

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AMERICAN LAND TITLE ASSOCIATION

ISSUED BY

INVICTUS TITLE INSURANCE AGENCY, LLC
980 East 800 North #101
Orem Utah 84097
PH: 801-854-9212

4378
(member no.)

ATTORNEYS TITLE GUARANTY FUND, INC.

BY:

Eric R. Morgan
President

Authorized Signatory

FOR INFORMATION OR SERVICES IN CONNECTION WITH THIS TRANSACTION, CONTACT:
Blair Jackson, 980 East 800 North #101 , Orem Utah 84097, Phone: 801-854-9212, Fax: 801-415-9340

Commitment Number: PCUT202506008691N

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SCHEDULE B, PART I—Requirements

All the following are the Requirements that must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.
5. Payment of all taxes, charges and assessments, levied and assessed against the subject premises which are due and payable.
6. If the applicant desires copies of any matters shown as exceptions in Schedule B - Section 2, the Company will furnish such upon request at no charge or a minimal charge as the case may be.
7. Deed of Trust to secure the new loan to be insured.
8. Warranty Deed from the vested owners on Schedule A to the proposed insured.
9. Verify property is owned free and clear.
10. Verify Assessments are current, Exception No.(s): 11, 12.
11. Subject to any all matter disclosed on the SCR.

NOTE: The following is provided for informational purposes, only. The 24 Month Chain of Title reports these conveyances forming said Chain of Title:

1. Louise Murdock, Trustee of The Zina McDonald Trust dated the 27th day of August, 1992 to Blue Sign Team, LLC, a Utah limited liability company, as to an undivided 50% interest, and Cilander, LLC, a Michigan limited liability company, as to an undivided 50% interest by Deed dated 2/15/2019 and recorded 2/20/2019 in Book 1244, Page 1373 as Document Number 460783 in the Official Records of WASATCH County.

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SCHEDULE B, PART II—Exceptions

Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This Commitment and the Policy treat any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document will be excepted from coverage.

The Policy will not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Rights or claims of parties in possession not shown by the public records.
2. Easements, or claims of easements, not shown by the public records.
3. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, and any facts which a correct survey and inspection of the premises would disclose and which are not shown by the public records.
4. Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
5. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I—Requirements are met.
6. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the public records.
7. General property taxes for the year 2025 are accruing as a lien, but are not yet due and payable. Taxes for the year 2024 have been paid in the amount of $5,455.40. Tax Serial Number 00-0020-8445.
8. Said property is within the boundaries of Wasatch County and Tax District 16, and is subject to any charges and assessments levied thereunder.
9. The effects of easements, restrictions, covenants, conditions, notes, building set-back lines, and rights of way for roads, ditches, canals, streams, rivers, telephone and transmission lines, drainage, utilities or other incidental purposes, over, under or across said property, which are of record or which may be ascertained by an inspection or accurate survey, including, without limitation, any easements, notes, restrictions, building site requirements, setback lines, or rights of way provided for in the official plat map or of record, if any.
10. Subject to the effects of a Deed Line, Fence Line Survey performed by a Registered Land Surveyor.
11. Terms and Conditions of that certain Certificate of Annexation, pertaining to North Village Special Service District
    Recorded: June 22, 2016
    Entry No.: 425812
    Book/Page: 1162/340
12. Terms and Conditions of that certain Wasatch County Resolution 2016-05, Annexing certain Real Property to the North Village Special Service District
    Recorded: June 22, 2016
    Entry No.: 425813
    Book/Page: 1162/345
13. RIGHT OF WAY DEED to State Road Commission of Utah a Right of Way for Highway known as F.A. Project No. 42-A, and as more particularly described in document recorded June 4, 1936, as Entry No. 53855, in Book 19, at Page 61.
14. RIGHT OF WAY DEED to State Road Commission of Utah a Right of Way for Highway known as F.A. Project

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AMERICAN LAND TITLE ASSOCIATION

No. 42-A, and as more particularly described in document recorded June 4, 1936, as Entry No. 53856, in Book 19, at Page 62.

15. RIGHT OF WAY DEED to State Road Commission of Utah a Right of Way for Highway known as F.A. Project No. 42-A, and as more particularly described in document recorded August 13, 1936, as Entry No. 54139, in Book 19, at Page 98.

16. RIGHT OF WAY DEED to State Road Commission of Utah a Right of Way for Highway known as F.A. Project No. 42-A, and as more particularly described in document recorded August 13, 1936, as Entry No. 54140, in Book 19, at Page 98.

17. Terms and Conditions of that certain Warranty Deed, to the State Road Commission of Utah, granting permission to locate and construct all irrigation and/or waste water ditches made necessary by the construction of project more particularly described in document.
Recorded: May 1, 1958
Entry No.: 78072
Book/Page: 32/385

18. TEMPORARY EASEMENT to the Utah Department of Transportation for the purpose of constructing thereon an access with cut and/or fill slopes and appurtenant parts thereof, incident the widening of Highway State Route 40, and as more particularly described in document recorded January 25, 1996, as Entry No. 00184378, in Book 314, at Page 475.

19. CONTRACT AND GRANT OF EASEMENT to The United States of America for operation and maintenance of pipeline and appurtenant structures, and as more particularly described in document recorded April 6, 2005, as Entry No. 281530, in Book 746, at Page 477.

20. Terms and Conditions of that certain Notice of Location of Easement
Recorded: August 10, 2006
Entry No.: 305873
Book/Page: 880/739

Terms and Conditions of that certain Assignment of Notice of Location of Easements and Related Easements and Rights-of-Way
Recorded: April 28, 2015
Entry No.: 411327
Book/Page: 1128/164

21. Terms and Conditions of that certain Boundary Agreement, by and between Clark F. Fitzgerald and Jeanne S. Fitzgerald, as Trustees of The Clark and Jeanne Fitzgerald Family Trust dated December 23, 1997, and Zina McDonald, Trustee of The Zina McDonald Trust dated the 27th day of August, 1992.
Recorded: May 14, 2001
Entry No.: 233202
Book/Page: 503/3

22. Terms and Conditions of that certain Boundary Agreement, by and between Rodney M Fitzgerald and Kay L. Fitzgerald, as Trustees of The Mont B. Fitzgerald Family Trust dated 10/18/95, and Zina McDonald, Trustee of The Zina McDonald Trust dated the 27th day of August, 1992.
Recorded: January 14, 2002
Entry No.: 240699
Book/Page: 541/132

23. Terms and Conditions of that certain Boundary Line Agreement, by and between KayeDawn Epps, Trustee of the KayeDawn Epps Family Trust dated June 16, 2014 and Zina McDonald, Trustee of The Zina McDonald Trust

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AMERICAN LAND TITLE ASSOCIATION

dated the 27th day of August, 1992.
Recorded: June 13, 2016
Entry No.: 425474
Book/Page: 1161/311

24. GRANT OF EASEMENT AND EASEMENT AGREEMENT to The Zina McDonald Trust for the access to a well and only for the ability to operate, and maintain a natural spring, and as more particularly described in document recorded February 21, 2019, as Entry No. 460815, in Book 1244, at Page 1505.

25. NOTE: No existing Deed of Trust appears of record. If this information is not correct please notify the Company as soon as possible to provide information regarding the existing loan.

NOTE: The following names have been checked for judgments: Blue Sign Team LLC, Cilander, LLC, Louise Murdock, Zina McDonald Trust

No unsatisfied judgments appear of record in the last eight years except as shown herein.

NOTE: FOR INFORMATION PURPOSES ONLY: Official records indicate that, except for reconveyances and as indicated herein, the following transfers and/or conveyances of the subject property have taken place within the 24 months preceding the effective date of this Commitment:

The Owner's Policy of title insurance committed for in this Commitment, if any, shall contain, in addition to the Items set forth in Schedule B-Section 2, the following items: (1) The Deed of Trust, if any, required under Schedule B-Section 1, Item (b). (2) Unpatented mining claims, reservations or exceptions in patents or in Acts authorizing the issuance thereof, water rights, claims or title to water; minerals, oil and gas; (3) Any and all unpaid taxes, assessments and unredeemed tax sales.

The ALTA Homeowner's Policy of title insurance committed for in this Commitment, if any, shall contain, in addition to the Items set forth in Schedule B-Section 2, the following items: (1) The Deed of Trust, if any, required under Schedule B-Section 1, Item (b); (2) Unpatented mining claims, reservations or exceptions in patents or in Acts authorizing the issuance thereof, water rights, claims or title to water; oil and gas; (3) Real Estate taxes or assessments for the current year and taxes or special assessments which are not shown as existing liens at date of policy; (4) Any encroachment, encumbrance, violation, variation, or adverse circumstance that would be disclosed by an inspection or an accurate and complete survey of the land and inspection of the land; (5) Covenants, conditions, restrictions, setbacks, easements and/or servitudes appearing in the public records. This exception does not impair the coverage afforded by Covered Risks 12, 13, 23, 24, and 26; (6) Any lease, grant, exception, or reservation of minerals or mineral rights appearing in the public records. This exception does not impair the coverage afforded under Covered Risk 25; (7) Any violation, variation, or encroachment of a boundary wall or fence. This exception does not impair the coverage afforded under Covered Risks 21 and 22; (8) Any security deed, mortgage, deed of trust, judgment, lien or encumbrance of any kind which has been created, suffered, and assumed by the insured or of which the insured has actual knowledge.

NOTE: Upon compliance with underwriting requirements, exceptions numbered will be omitted from the Final Policy to be issued hereunder.

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AMERICAN LAND TITLE ASSOCIATION



Attorneys
Title Guaranty
Fund, Inc.

Privacy Policy

ATGF's Commitment to Privacy

Protecting your privacy and the confidentiality of your personal information is an important aspect of ATGF's operations. As a provider of title insurance and related services, the collection of customer's personal information is fundamental to our day-to-day business operations. We strive to provide you with the best customer service. To us, that includes treating your personal information fairly and with respect. Each ATGF employee and representative must abide by our commitment to privacy in the handling of personal information. We understand that you may be concerned about what we will do with such information. You have a right to know how we will utilize the personal information you provide to us. Therefore, ATGF has adopted this Privacy Policy to govern the use and handling of your personal information.

Applicability

This Privacy Policy governs our use of the information that you provide to us. It does not govern the manner in which we may use information we have obtained from any other source, such as information obtained from a public record or from another person or entity.

Types of Information

Depending upon which of our services you are utilizing, we may collect personal information about you from the following sources:

- Information we receive from you on applications, forms and in other communications to us
- Information we receive from you through our Internet website
- Information about your transactions with or services performed by us, our agents, or other persons; and
- Information we receive from consumer or other reporting agencies and publicly recorded documents.

Use of Information

We request information from you for our own legitimate business purposes and not for the benefit of any non-affiliated party. Therefore, we will not release your information to non-affiliated parties except:

- as necessary for us to provide the product or service you have requested of us; or
- as permitted by law

We may also disclose your personal information to others when we believe, in good faith, that such disclosure is reasonably necessary to comply with the law or to protect the safety of our customers, employees, or property and/or to comply with a judicial proceeding, court order or legal process.

We may, however, store such information indefinitely, including the period after which any customer relationship has ceased. Such information may be used for any internal purpose, such as quality control efforts or customer analysis.

We are permitted by law to share your name, address and facts about your transaction with one or more of our agents, affiliated companies, insurers and reinsurers, to provide you with services you have requested, for marketing or product development research, or to market products or services to you. We do not, however, disclose information we collect from consumer or credit reporting agencies with our affiliates or others without your consent, in conformity with applicable law, unless such disclosure is otherwise permitted by law.

We do not disclose personal information about our customers or former customers to non-affiliated third parties, except as outlined herein or as otherwise permitted by law.

Former Customers

Even if you are no longer our customer, our Privacy Policy will continue to apply to you.

Confidentiality and Security

We will use our best efforts to ensure that no unauthorized parties have access to any of your information. We restrict access to non-public personal information about you to those individuals and entities who need to know that information to provide

products or services to you. We will use our best efforts to train and oversee our employees and agents to ensure that your information will be handled responsibly and in accordance with this Privacy Policy. We currently maintain physical, electronic and procedural safeguards that comply with federal regulations to guard your non-public information.

If you send an electronic mail (email) message that includes personally identifiable information, we will use that information to respond to your inquiry. Remember that email is not necessarily secure against interception or other disclosure. If your communication is very sensitive, or includes information such as your bank account, charge card or social security number, you should not send it in an email.

Changes to this Privacy Policy

This Privacy Policy may be amended from time to time consistent with applicable privacy laws. When we amend this Privacy Policy, we will post a notice of such changes on our website.

SCHEDULE C

File #: 2025-050

Beginning at a point on the east right of way line of Highway 40 said point being North 00°07'35" West 686.96 feet along the section line and East 661.05 feet from the Southwest Corner of Section 20, Township 3 South, Range 5 East, Salt Lake Base and Meridian and running: thence East 723.07 feet to and along the south line of Wasatch Commons Apartments; thence South 283.52 feet; thence South 60°41'37" West 99.44 feet; thence South 20°27'52" East 66.50 feet; thence South 42°07'06" West 137.23 feet; thence North 23°55'33" West 284.33 feet; thence North 28°59'00" West 98.83 feet; thence South 59°03'49" West 263.48 feet to a point on the said east right of way line of said Highway 40; thence North 32°00'26" West 336.55 feet along said east right of way line to the point of beginning.

Tax Parcel No. 00-0020-8445

BLUE SIGN PROJECT

STREET

HEBER CITY, UTAH

BLUE SIGN SITE CONCEPT PLAN

EX-100

ENSIGN

WWW.ENSIGNENG.COM

EXHIBIT C:
Copy of the notice sent to affected entities and a list of the affected entities

NOTICE OF POTENTIAL ANNEXATION

Date: 6/11/25

Attention: Your property may be affected by a proposed annexation.

Records show that you own property within an area that is intended to be included in a proposed annexation to Heber City, or that is within 300 feet of that area. If your property is within the area proposed for annexation, you may be asked to sign a petition supporting the annexation. You may choose whether to sign the petition. By signing the petition, you indicate your support of the proposed annexation. If you sign the petition but later change your mind about supporting the annexation, you may withdraw your signature by submitting a signed, written withdrawal with the recorder or clerk of Heber City within 30 days after Heber City receives notice that the petition has been certified.

There will be no public election on the proposed annexation because Utah law does not provide for an annexation to be approved by voters at a public election. Signing or not signing the annexation petition is the method under Utah law for the owners of property within the area proposed for annexation to demonstrate their support of or opposition to the proposed annexation.

You may obtain more information on the proposed annexation by contacting the following:

City Representative	Petitioner Representative
Heber City Planning Office Anthony Kohler, Planning Director 75 North Main Street, Heber City, UT 84032. Phone 435-657-7900 Email at [redacted]	Name Greg Bird Mailing Address 364 W 2230 N Suite 104 Provo UT 84604 Phone 801-369-9529 Email greg@rockwellhomes.com board birdeye.com

Once filed, the annexation petition will be available for inspection and copying at the office of the Heber City Recorder, 75 North Main Street, Heber City, UT 84032.

00-0021-2742	JAFFA LYNCH INVESTOR GROUP LLC
	4490 FORESTDALE DR STE 202 , PARK CITY, UT 84098-6438
00-0021-2743	JAFFA LYNCH INVESTOR GROUP LLC
	4490 FORESTDALE DR STE 202 , PARK CITY, UT 84098-6438
00-0021-6977	CARDINAL FUNDING LC
	1165 E WILMNGTON AVE STE 275 , SALT LAKE CITY, UT 84106-0381
00-0021-1674	WASATCH COMMONS APARTMENTS LLC
	3021 CITRUS CIR STE 130 , WALNUT CREEK, CA 94598-2635
00-0007-8514	WANN GUY
	2500 N HWY 40 , HEBER CITY, UT 84032-3841
00-0007-9058	FITZGERALD ATHEL BONNER II
	PO BOX 23 2300 N HWY 40, HEBER CITY, UT 84032-0023
00-0007-8480	JAFFA LYNCH INVESTOR GROUP LLC
	4490 FORESTDALE DR STE 202 , PARK CITY, UT 84098-6438
00-0007-8472	NELSON ZACHARY TYSON
	3031 S 450 W , MAPLETON, UT 84664-4740
00-0007-8506	PROVOST JOSHUA J
	PO BOX 783 , MIDWAY, UT 84049-0783
00-0007-8886	MILLER MARVIN E & MARGARET TR
	9 PLEASTAN HILL DR , ROLLING HILLS ESTATES, CA 90274-1521
00-0007-8456	CONRAD GARY B TR
	10480 UINTAH CANYON HWY , ROOSEVELT, UT 84066-3669
00-0012-6180	MILLER MARVIN E & MARGARET TR
	9 PLEASTAN HILL DR , ROLLING HILLS ESTATES, CA 90274-1521
00-0022-0752	JAFFA LYNCH INVESTOR GROUP LLC
	4490 FORESTDALE DR STE 202 , PARK CITY, UT 84098-6438
00-0020-9341	WASATCH COMMONS APARTMENTS LLC
	3021 CITRUS CIR STE 130 , WALNUT CREEK, CA 94598-2635
00-0007-8423	NORTH VILLAGE SPECIAL SERVICE DISTRICT
	6135 E LAKE CREEK RD PO BOX 519, HEBER CITY, UT 84032-0519
00-0020-7957	RE INVESTMENT HOLDINGS LLC
	6900 S 900 E STE 230 , MIDVALE, UT84047-5820
00-0020-1056	JAFFA LYNCH INVESTOR GROUP LLC
	4490 FORESTDALE DR STE 202 , PARK CITY, UT 84098-6438
00-0022-0448	JORDANELLE REF ACQUISITION LLC
	10421 S JORDAN GTWY STE 200 , SOUTH JORDAN, UT84095-3928

Exhibit D: VALUE & ACREAGE

Property Value & Acreage Within Annexation Area				
Name	**Parcel ID**	**Acres**	**Value**	**Petitioner (yes/no)**
Greg Bird	00-0020-8445	4.256	~~$700,000~~	yes
Blue Sky Team / Glendon			$643,250	
Totals		4.256	~~$700,000~~	
Private Property Total			$643,250	
Petitioner Totals				
Petitioner Percent of Private Total		51% min **Actual:**	1/3 min **Actual:**	

EXHIBIT E: PROPERTY TAX NOTICES

Wasatch County Treasurer
25 North Main Heber City, Utah 84032
Office Hours Are 8:00 A.M. To5:00 P.M.
Closed November 11, 25 & 26 2021
Telephone (435) 657-3217
PAYMENT DUE UPON RECEIPT
PENALTY ADDED AFTER NOV 30, 2021

2021 Tax Notice

Parcel Number 00-0020-8445
Back Taxes - Separate Check Required
NO BACK TAXES OUTSTANDING
Tax District
016 - NORTH VILLAG SPECIAL SRVC DIST
Mortgage Company
NO REQUESTING COMPANY

**********AUTO**ALL FOR AADC 840 AA 7573 1/2-P29 T25 15145
00-0020-8445 / OWC-0590-1-020-035
BLUE SIGN TEAM LLC
CILANDER LLC
% GREG BIRD
1983 N 1120 W
PROVO UT 84604-1183

Partial Property Description
BEGINNING AT A POINT NORTH 472 84 FEE T AND EAST 1101 49 FEET FROM THE SW C ORNER OF SEC 20 T3S R5E SL

Property Type	Acres/Count	Market Value	Taxable Value	Tax Amount
NON FAA	3.91	140,000	140,000	1,638.14
NON PRIMARY LAND	1.00	90,000	90,000	1,053.09
Total Property Value & Taxes	**4.91**	**230,000**	**230,000**	**2,691.23**

* * Values are a detailed listing of greenbelt classifications. This listing is provided for informational purposes only.

THIS OFFICE WILL NOT BE RESPONSIBLE IF YOU PAY ON PROPERTY OTHER THAN YOUR OWN.
TAXES HEREIN ENUMERATED FOR THE CURRENT YEAR ARE DUE AND PAYABLE IN OUR OFFICE: LAST NOTICE REQUIRED BY LAW.

Taxing Unit/Entities - Budget Hearing Date, Time & Location		Tax Rate	Tax Amount
10 COUNTY GENERAL FUND	12/14/2021 6:00 PM 25 N MAIN, HEBER CITY, RM 206	0.001580	363.40
12 COUNTY LOCAL A&C		0.000190	43.70
15 COUNTY BONDS		0.000078	17.94
17 MULTI COUNTY A&C		0.000012	2.76
19 BASIC ST SCHOOL LEVY		0.001661	382.03
20 WASATCH CO SCHOOL DIST		0.005329	1,225.67
21 SCHOOL DIST BOND		0.001202	276.46
23 HEALTH		0.000091	20.93
24 CHARTER SCHOOL LEVY		0.000054	12.42
30 WASATCH COUNTY FIRE DISTRICT	12/14/2021 6:00 PM 25 N MAIN, HEBER CITY, RM 206	0.000684	157.32
32 PARK & REC GENERAL	12/14/2021 6:00 PM 25 N MAIN, HEBER CITY, RM 206	0.000264	60.72
72 LIBRARY		0.000156	35.88
90 CENTRAL UT WATER CONSERVANCY		0.000400	92.00
		0.011701	2,691.23

Prepayments 0.00 Abatements 0.00 **Total Tax Due** 2,691.23

PAY ONLINE AT www.wasatch.utah.gov

Payments Are Due Before November 30th
Postmark Accepted

FACTS ON BACK OF THIS NOTICE

KEEP ABOVE PORTION FOR YOUR RECORDS. DETACH ENTIRE BOTTOM PORTION AND RETURN WITH PAYMENT. BRING COMPLETE NOTICE WHEN PAYING IN PERSON.

TOTAL DUE
PENALTIES APPLY AFTER NOVEMBER 30, 2021 2,691.23

Make checks payable to: WASATCH COUNTY TREASURER
25 North Main
Heber City, Utah 84032

Cash mailed at taxpayer risk. Your cancelled check is your receipt.
To ensure proper credit, please write the parcel number(s) on your check.
Refunds will be issued upon request after January 31, 2022

2021 THIS STUB MUST ACCOMPANY PAYMENT

00-0020-8445

REQUEST FOR CHANGE OF MAILING ADDRESS

NAME _____
ADDRESS _____
CITY & STATE _____
ZIP CODE _____ PHONE # _____

PARCEL NUMBER: 00-0020-8445

I hereby swear that I am entitled to receive property tax notices on this parcel. Any false statements or omissions are punishable under Utah law by a fine and/or imprisonment.

Authorized Signature _____ Date _____

If you are interested in making prepayments during **2022** for next year's property taxes, please mark below. A coupon booklet will be sent to you Feb. 2022.
(No additional fees will be charged.)

☐ YES! I am interested in making prepayments for 2022.

Wasatch County Treasurer
25 North Main Heber City, Utah 84032
Office Hours Are 8:00 A.M. To5:00 P.M.
Closed November 11, 24 & 25 2022
Telephone (435) 657-3217
PAYMENT DUE UPON RECEIPT
PENALTY ADDED AFTER NOV 30, 2022

2022 Tax Notice

Parcel Number 00-0020-8445
Back Taxes - Separate Check Required
NO BACK TAXES OUTSTANDING
Tax District
016 - NORTH VILLAG SPECIAL SRVC DIST
Mortgage Company
NO REQUESTING COMPANY

**********AUTO**ALL FOR AADC 840 AA 7708 1/1-P30 T25
00-0020-8445 / OWC-0590-1-020-035
BLUE SIGN TEAM LLC
CILANDER LLC
% GREG BIRD
1983 N 1120 W
PROVO UT 84604-1183

Partial Property Description

BEGINNING AT A POINT NORTH 472.84 FEE T AND EAST 1101.49 FEET FROM THE SW C ORNER OF SEC 20 T3S R5E SL

Property Type	Acres/Count	Market Value	Taxable Value	Tax Amount
NON FAA	2.91	234,600	234,600	2,186.94
NON PRIMARY LAND	1.00	200,000	200,000	1,864.40
Total Property Value & Taxes	**3.91**	**434,600**	**434,600**	**4,051.34**

* * Values are a detailed listing of greenbelt classifications. This listing is provided for informational purposes only.

THIS OFFICE WILL NOT BE RESPONSIBLE IF YOU PAY ON PROPERTY OTHER THAN YOUR OWN.
TAXES HEREIN ENUMERATED FOR THE CURRENT YEAR ARE DUE AND PAYABLE IN OUR OFFICE: LAST NOTICE REQUIRED BY LAW.

Taxing Unit/Entities - Budget Hearing Date, Time & Location	Tax Rate	Tax Amount
10 COUNTY GENERAL FUND	0.001185	515.00
12 COUNTY LOCAL A&C	0.000138	59.97
15 COUNTY BONDS	0.000060	26.08
17 MULTI COUNTY A&C	0.000015	6.52
19 BASIC ST SCHOOL LEVY	0.001652	717.96
20 WASATCH CO SCHOOL DIST	0.003895	1,692.77
21 SCHOOL DIST BOND	0.001056	458.94
23 HEALTH	0.000066	28.68
24 CHARTER SCHOOL LEVY	0.000032	13.91
30 WASATCH COUNTY FIRE DISTRICT	0.000516	224.25
32 PARK & REC GENERAL	0.000193	83.88
72 LIBRARY	0.000114	49.54
90 CENTRAL UT WATER CONSERVANCY	0.000400	173.84
12/07/2022 6:00 PM 25 N MAIN ST HEBER CITY ROOM 206		
	0.009322	4,051.34

Prepayments 0.00 Abatements 0.00 **Total Tax Due** 4,051.34

PAY ONLINE AT www.wasatch.utah.gov

Payments Are Due Before November 30th
Postmark Accepted

FACTS ON BACK OF THIS NOTICE

KEEP ABOVE PORTION FOR YOUR RECORDS. DETACH ENTIRE BOTTOM PORTION AND RETURN WITH PAYMENT. BRING COMPLETE NOTICE WHEN PAYING IN PERSON.

TOTAL DUE
PENALTIES APPLY AFTER NOVEMBER 30, 2022 **4,051.34**

Make checks payable to: WASATCH COUNTY TREASURER
25 North Main
Heber City, Utah 84032

Cash mailed at taxpayer risk. Your cancelled check is your receipt.
To ensure proper credit, please write the parcel number(s) on your check.
Refunds will be issued upon request after January 31, 2023

2022 THIS STUB MUST ACCOMPANY PAYMENT

00-0020-8445

REQUEST FOR CHANGE OF MAILING ADDRESS

NAME: _____
ADDRESS _____
CITY & STATE _____
ZIP CODE _____ PHONE # _____

PARCEL NUMBER: 00-0020-8445

I hereby swear that I am entitled to receive property tax notices on this parcel. Any false statements or omissions are punishable under Utah law by a fine and/or imprisonment.

Authorized Signature _____ Date _____

If you are interested in making prepayments during **2023** for next year's property taxes, please mark below. A coupon booklet will be sent to you Feb. 2023.
(No additional fees will be charged.)

☐ YES! I am interested in making prepayments for 2023

Wasatch County Treasurer
25 North Main Heber City, Utah 84032
Office Hours Are 8:00 A.M. To5:00 P.M.
Closed November 10, 23 & 24 2023
Telephone (435) 657-3217
PAYMENT DUE UPON RECEIPT
PENALTY ADDED AFTER NOV 30, 2023

2023 Tax Notice

Parcel Number 00-0020-8445
Back Taxes - Separate Check Required
BACK TAXES DUE OF $4,532.12
Tax District
016 - NORTH VILLAG SPECIAL SRVC DIST
Mortgage Company
NO REQUESTING COMPANY

**********AUTO**ALL FOR AADC 840 AA 8096 1/1-P33 T25
00-0020-8445 / OWC-0590-1-020-035
BLUE SIGN TEAM LLC
CILANDER LLC
% GREG BIRD
1983 N 1120 W
PROVO UT 84604-1183

Partial Property Description
BEGINNING AT A POINT NORTH 472.84 FEE T AND EAST 1101.49 FEET FROM THE SW C ORNER OF SEC 20 T3S R5E SL

Property Type	Acres/Count	Market Value	Taxable Value	Tax Amount
NON FAA	3.91	234,600	234,600	2,026.24
NON PRIMARY LAND	1.00	200,000	200,000	1,727.40
Total Property Value & Taxes	**4.91**	**434,600**	**434,600**	**3,753.64**

* * Values are a detailed listing of greenbelt classifications. This listing is provided for informational purposes only.

THIS OFFICE WILL NOT BE RESPONSIBLE IF YOU PAY ON PROPERTY OTHER THAN YOUR OWN.
TAXES HEREIN ENUMERATED FOR THE CURRENT YEAR ARE DUE AND PAYABLE IN OUR OFFICE: LAST NOTICE REQUIRED BY LAW.

Taxing Unit/Entities - Budget Hearing Date, Time & Location		Tax Rate	Tax Amount
10 COUNTY GENERAL FUND		0.000970	421.56
12 COUNTY LOCAL A&C		0.000113	49.11
15 COUNTY BONDS		0.000021	9.13
17 MULTI COUNTY A&C		0.000015	6.52
19 BASIC ST SCHOOL LEVY		0.001406	611.05
20 WASATCH CO SCHOOL DIST	8/16/2023 6:30 PM BOARD ROOM 101 E 200 N HEBER CITY	0.004700	2,042.62
21 SCHOOL DIST BOND		0.000251	109.08
23 HEALTH		0.000054	23.47
24 CHARTER SCHOOL LEVY		0.000034	14.78
30 WASATCH COUNTY FIRE DISTRICT		0.000422	183.40
32 PARK & REC GENERAL	12/12/2023 6:00 PM 25 N MAIN STREET HEBER CITY	0.000158	68.67
72 LIBRARY		0.000093	40.42
90 CENTRAL UT WATER CONSERVANCY	8/21/2023 6:00 PM CUWCD HEADQUARTERS 1426 E 750 N OREM UT	0.000400	173.84
		0.008637	3,753.64

Prepayments 0.00 Abatements 0.00 **Total Tax Due** 3,753.64

PAY ONLINE AT www.wasatch.utah.gov

Payments Are Due Before November 30th
Postmark Accepted

FACTS ON BACK OF THIS NOTICE

KEEP ABOVE PORTION FOR YOUR RECORDS. DETACH ENTIRE BOTTOM PORTION AND RETURN WITH PAYMENT. BRING COMPLETE NOTICE WHEN PAYING IN PERSON.

TOTAL DUE
PENALTIES APPLY AFTER NOVEMBER 30, 2023 **3,753.64**

Make checks payable to: WASATCH COUNTY TREASURER
25 North Main
Heber City, Utah 84032

Cash mailed at taxpayer risk. Your cancelled check is your receipt.
To ensure proper credit, please write the parcel number(s) on your check.
Refunds will be issued upon request after January 31, 2024

2023 THIS STUB MUST ACCOMPANY PAYMENT

00-0020-8445

REQUEST FOR CHANGE OF MAILING ADDRESS

NAME: _____
ADDRESS _____
CITY & STATE _____
ZIP CODE _____ PHONE # _____

PARCEL NUMBER: 00-0020-8445

I hereby swear that I am entitled to receive property tax notices on this parcel. Any false statements or omissions are punishable under Utah law by a fine and/or imprisonment.

_____
Authorized Signature Date

If you are interested in making prepayments during **2024** for next year's property taxes, please mark below. A coupon booklet will be sent to you Feb. 2024. (No additional fees will be charged.)

☐ YES! I am interested in making prepayments for 2024

WASATCH COUNTY
BETTER BY NATURE

Wasatch County Treasurer
25 North Main Heber City, Utah 84032
Office Hours Are 8:00 A.M. To 5:00 P.M.
Closed November 11, 28 & 29 2024
Telephone (435) 657-3217
PAYMENT DUE UPON RECEIPT
PENALTY ADDED AFTER Dec 2, 2024

2024 Tax Notice

Parcel Number 00-0020-8445
Back Taxes - Separate Check Required
BACK TAXES DUE OF $5,029.33
Tax District
016 - NORTH VILLAG SPECIAL SRVC DIST
Mortgage Company
NO REQUESTING COMPANY

**********AUTO**ALL FOR AADC 840 AA 8175 1/1-P33 T25
00-0020-8445 / OWC-0590-1-020-035
BLUE SIGN TEAM LLC
CILANDER LLC
% GREG BIRD
1983 N 1120 W
PROVO UT 84604-1183

Partial Property Description
BEGINNING AT A POINT NORTH 472.84 FEE T AND EAST 1101.49 FEET FROM THE SW C ORNER OF SEC 20 T3S R5E SL

Property Type	Acres/Count	Market Value	Taxable Value	Tax Amount
NON FAA	3.91	293,250	293,250	2,487.05
NON PRIMARY LAND	1.00	350,000	350,000	2,968.35
Total Property Value & Taxes	**4.91**	**643,250**	**643,250**	**5,455.40**

* * Values are a detailed listing of greenbelt classifications. This listing is provided for informational purposes only.

THIS OFFICE WILL NOT BE RESPONSIBLE IF YOU PAY ON PROPERTY OTHER THAN YOUR OWN.
TAXES HEREIN ENUMERATED FOR THE CURRENT YEAR ARE DUE AND PAYABLE IN OUR OFFICE; LAST NOTICE REQUIRED BY LAW.

Taxing Unit/Entities - Budget Hearing Date, Time & Location		Tax Rate	Tax Amount
10 COUNTY GENERAL FUND	12/04/24 6PM 25 N MAIN, COMMISSION CHAMBERS	0.000947	609.16
12 COUNTY LOCAL A&C		0.000110	70.76
15 COUNTY BONDS		0.000019	12.22
17 MULTI COUNTY A&C		0.000015	9.65
19 BASIC ST SCHOOL LEVY		0.001408	905.70
20 WASATCH CO SCHOOL DIST		0.004591	2,953.16
21 SCHOOL DIST BOND		0.000225	144.73
23 HEALTH	12/04/24 6PM 25 N MAIN, COMMISSION CHAMBERS	0.000053	34.09
24 CHARTER SCHOOL LEVY		0.000031	19.94
30 WASATCH COUNTY FIRE DISTRICT		0.000413	265.66
32 PARK & REC GENERAL		0.000154	99.06
72 LIBRARY	12/04/24 6PM 25 N MAIN, COMMISSION CHAMBERS	0.000115	73.97
90 CENTRAL UT WATER CONSERVANCY	08/27/2024 6PM WAS HELD	0.000400	257.30
		0.008481	**5,455.40**

Prepayments 0.00 Abatements 0.00 **Total Tax Due** **5,455.40**

The Wasatch County Recorder's Office now offers Property Watch.
For more information, and to sign up, please visit
www.wasatchcounty.gov/propertywatch
OR scan the QR Code.

PAY ONLINE AT www.wasatchcounty.gov
Payments Are Due Before December 2nd
Postmark Accepted
FACTS ON BACK OF THIS NOTICE

KEEP ABOVE PORTION FOR YOUR RECORDS. DETACH ENTIRE BOTTOM PORTION AND RETURN WITH PAYMENT. BRING COMPLETE NOTICE WHEN PAYING IN PERSON.

TOTAL DUE
PENALTIES APPLY AFTER DECEMBER 2, 2024 5,455.40

Make checks payable to: WASATCH COUNTY TREASURER
25 North Main
Heber City, Utah 84032

Cash mailed at taxpayer risk. Your cancelled check is your receipt.
To ensure proper credit, please write the parcel number(s) on your check.
Refunds will be issued upon request after January 31, 2025

2024 THIS STUB MUST ACCOMPANY PAYMENT

00-0020-8445

PARCEL: 00-0020-8445

GO TO WASATCHCOUNTY.GOV OR SCAN THE QR CODE TO MAKE A PAYMENT, CHANGE MAILING ADDRESS, OR REQUEST PREPAYMENT COUPON BOOKLET FOR 2025. THE COUPONS WILL BE MAILED IN FEBRUARY 2025.

EXHIBIT F:
LIST OF ALL PROPERTY OWNERS WITHIN ANNEXATION AND WITHIN 300 FEET OF ANNEXATION

PROPERTY OWNERS WITHIN ANNEXATION AND WITHIN 300 FEET				
Name	**Street Address**	**City**	**State**	**Zip**
North Village Special Service District	6135 E Lake Creek Rd PO Box 519	Heber City	UT	84032
RE Investment Holdings LLC	6900 S 900 E Ste 230	Midvale	UT	84087
Jordanelle Ref Acquisition LLC	10421 S Jordan Gateway Ste 200	South Jordan	UT	84095
Jaffa Lynch Investor Group LLC	4490 Forestdale Dr Ste 202	Park City	UT	84098
Cardinal Funding LC	1165 E Wilmington Ave Ste 275	Salt Lake City	UT	84106
Wasatch Commons Apartments LLC	3021 Citrus Circle Ste 130	Walnut Creek	CA	94598
Wann Guy	2500 N Hwy 40	Heber City	UT	84032
Fitzgerald Athel Bonner II	2300 N Hwy 40 PO Box 23	Heber City	UT	84032
Nelson Zachary Tyson	3031 S 450 W	Mapleton	UT	84664
Provost Joshua J	PO Box 783	Midway	UT	84049
Miller Marvin & Margaret TR	9 Pleastan Hill Dr	Rolling Hills Estate	CA	90274
Conrad Gary B TR	10480 Uintah Canyon Hwy	Roosevelt	UT	84066

EXHIBIT G: VICINITY MAP

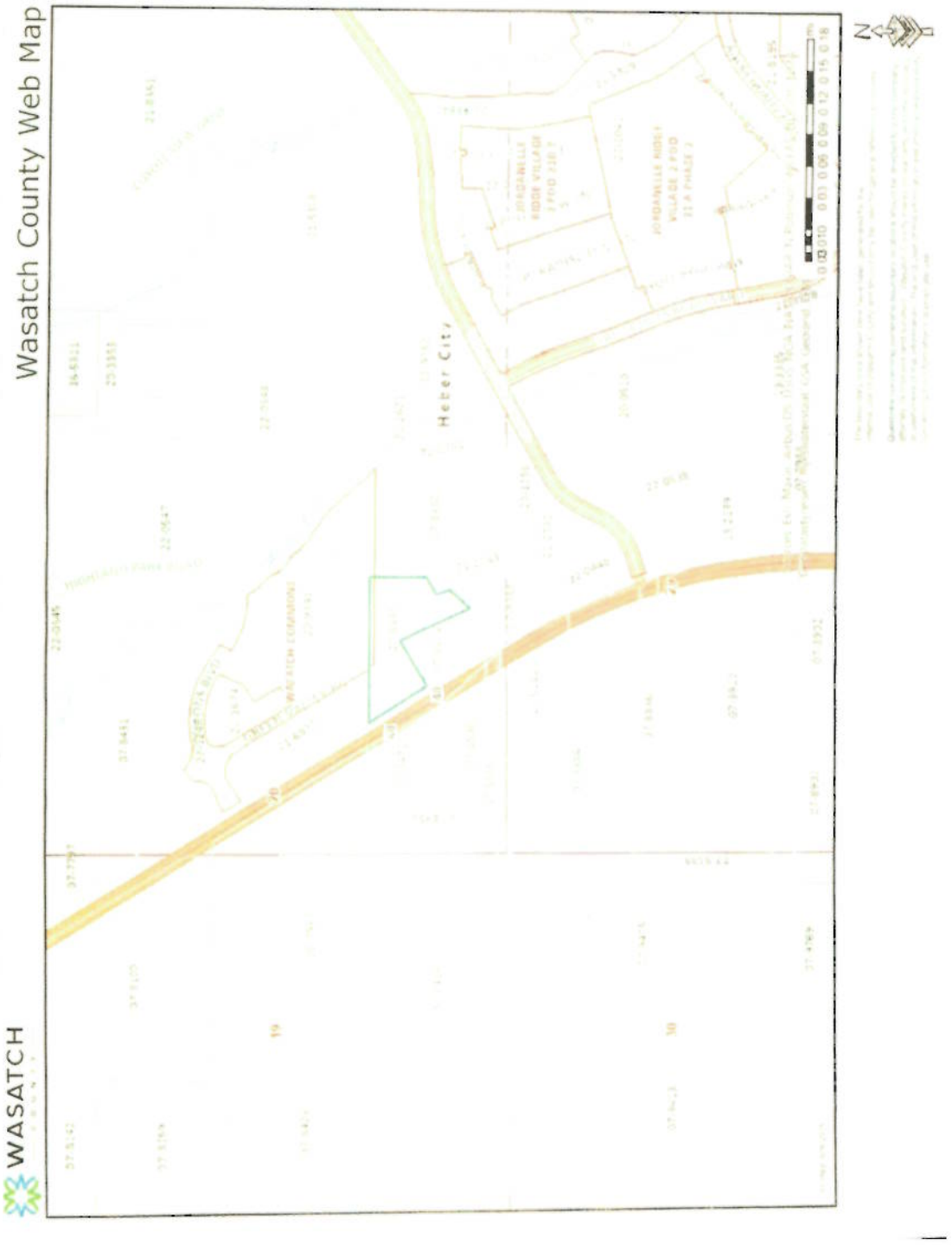


EXHIBIT H: CONCEPT PLAN

HIGHWAY 40
CHARRA WAY
AMBER LANE
POOL CREST SUBDIVISION
SITE SUMMARY TABLE
PARKING DATA TABLE
HORIZONTAL GRAPHIC SCALE
BLUE SIGN PROJECT
STREET
HEBER CITY, UTAH
BLUE SIGN SITE
CONCEPT PLAN
EX-100
ENSIGN
WWW.ENSENGR.COM
Page 403 of 405

SITE DATA TABLE	
BUILDINGS	6
UNITS	34
STREET PARKING	39
TOWNHOME DRIVEWAY PARKING	68
TOWNHOME GARAGE PARKING	68
MIXED USE PARKING	23
MIXED USE AREA (S.F.)	9,728

HORIZONTAL GRAPHIC SCALE

30 0 15 30 60

(IN FEET)

HORZ: 1 inch = 30 ft.

HIGHWAY 40

CIARRA WAY

AMBER LANE

PUBLIC RETENTION BASIN

POTENTIAL MIXED USE BUILDING

COMMON AREA AMENITIES

10' SETBACK (TYP)

UNIT 101 UNIT 102 UNIT 103 UNIT 104 UNIT 105 UNIT 106 UNIT 107

UNIT 201 UNIT 202 UNIT 203 UNIT 204 UNIT 205 UNIT 206 UNIT 207

UNIT 301 UNIT 302 UNIT 303 UNIT 304 UNIT 305 UNIT 306

UNIT 401 UNIT 402 UNIT 403 UNIT 404 UNIT 405 UNIT 406 UNIT 407

UNIT 501 UNIT 502 UNIT 503 UNIT 504 UNIT 505

UNIT 601 UNIT 602

ENSIGN
THE STANDARD IN ENGINEERING

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

LAYTON
Phone: 801.547.1100

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
DR HORTON
CLIENT'S ADDRESS
CLIENT CITY STATE ZIP

CONTACT:
CLIENT CONTACT
PHONE: 801.000.0000

BLUE SIGN PROJECT

STREET
HEBER CITY, UTAH

BLUE SIGN SITE CONCEPT PLAN

PROJECT NUMBER: #####
PRINT DATE: 2025-06-17
PROJECT MANAGER:
DESIGNED BY:

EX-100

Comment Summary Report

Blue Sign Annexation

Planning

- Scenic Buffer of 50' required in the NVOZ, with berming and 12' trail.
- Concept Plan is different than General Plan. Will need to be negotiated with Council.
- 10% of units shall be deed restricted affordable.

Engineering

Applicant and any successors of this project shall comply with all City policies, processes, ordinances, standards, and specifications. Additionally, all Master Planned infrastructure elements on or adjoining the subject property need to be designed and installed by applicant. All City Engineer requirements will need to be satisfied prior to any final development plans being approved. The following are site and infrastructure concerns known at this time that need to be addressed: (Please note that the following list is not to be considered all inclusive and additional concerns may arise as design plans are submitted for review.)

1. A recordable map was not submitted for review rendering impossible a thorough review of the petition. Utah State Statute Section 10-2-806 requires submittal of an accurate and recordable map, prepared by a licensed surveyor in accordance with Section 17-23-20, of the area proposed for annexation; This map should address the following survey related concerns:

a. From online county maps, there seems to be several gaps and overlaps with other properties. Any overlaps and gaps in deeds and/or occupation lines as identified on said map will need to be resolved.

Wasatch County Fire

Through connections into both adjoining developments required

Commercial / Multi Family needs to have alternative connection in addition to primary access/egress.

Heber Light and Power

We are good with the annexation. However, if this area is serviced by JSSD, the PUE will need to be 15 feet, not 10 as shown.