



## COALVILLE CITY PLANNING COMMISSION WORK SESSION AND MEETING NOTICE AND AGENDA

Notice is hereby given that the Coalville City Planning Commission will hold its Regular Meeting and a Work Session on **Monday, October 21, 2019** at the Coalville City Hall located at 10 North Main Street, Coalville Utah. The meeting will begin at **5:30 P.M.** The agenda will be as follows:

1. Roll Call
2. Pledge Of Allegiance

### **Work Session Agenda:**

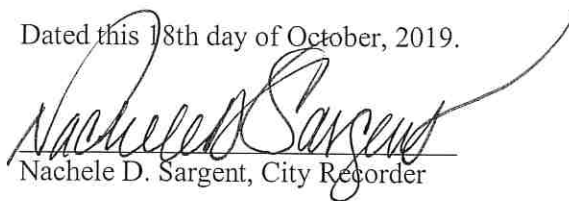
3. Discussion And Review Of Open And Public Meeting/Powers And Duties Training

### **Regular Meeting Agenda:**

4. **Public Hearing:** Review, Discuss, Receive Comment, And Possibly Take Action On The Proposed Conditional Use Permit Application For Talachas La Caldiza LLC, Rogelio Ramirez, Automotive Shop In A Commercial Zone, 179 South Main
5. **Public Hearing:** Review, Discuss, Receive Comment, And Possibly Take Action On The Proposed Wohali Partners LLC Phase I Preliminary Plan And Overall Master Planned Development
6. Planning Commission Updates
7. Consultant Updates
8. Review and Possible Approval of Minutes
9. Adjournment

*\* Coalville City reserves the right to Change the order of the meeting agenda as needed.*

Dated this 18th day of October, 2019.

  
Nachele D. Sargent, City Recorder

### **Mayor**

Trever Johnson

### **Council**

Adrianne Anson  
Cody Blonquist  
Arlyn Judd  
Rodney Robbins  
Tyler Rowser

**\*\*In compliance with the Americans with Disabilities Act, individuals needing special accommodations during this meeting should notify the City Hall (435-336-5981) at least three days prior the meeting.**

Posted: October 18, 2019 City Hall, Coalville City Website, Utah State Public Notice Website

PO Box 188  
10 North Main Street  
Coalville, UT 84017

P: 435.336.5981  
F: 435.336.2062  
cityhall@coalvillecity.org  
www.coalvillecity.org

Coalville City Planning Commission  
Regular Meeting & Work Session  
HELD ON  
October 21, 2019  
IN THE  
CITY HALL

Chair Linda Vernon called the meeting to order at 5:30 P.M.

**PLANNING COMMISSION MEMBERS PRESENT:**

Chair: Linda Vernon  
Vice Chair: Shoat Roath  
Commissioners:  
Tonja Hanson, Tim Bristow, Jeff White  
Dusty France (excused)

**CITY STAFF PRESENT:**

Don Sargent, Consultant  
Sheldon Smith, City Attorney  
Shane McFarland, Engineer  
Trevor Johnson, Mayor

**PUBLIC IN ATTENDANCE:**

Rogelio Ramirez, John Kaiser, Jim  
Boyden, Gary Pace, David Boyden, Eric  
Langvardt, Tory Welch, Jack  
Walkenhorst, Douglas V Moore, Becky  
Rees, Tim Rees, Kelly Ovard, Tom Rees,  
Sheryl Rees, Kim Bowen, Denise Smith,  
Kristian Mulholland, Dixie Sargent, Jose  
Ponce, Drae Burgener

**Item 1 – Roll Call:**

A quorum was present.

**Item 2 – Pledge of Allegiance:**

Chair Linda Vernon led the Commissioners, Staff, and Public in the Pledge of Allegiance.

**Work Session:**

**Item 3 – Discussion And Review Of Open And Public Meetings/Powers And Duties  
Training:**

Chair Linda Vernon welcomed the two new Commissioners, Jeff White and Tim Bristow, and stated Sheldon Smith would be providing training for the Open and Public Meetings Act. Sheldon Smith stated Utah State Law required annual training of the Open And Public Meetings Act. He stated he appreciated all of them accepting this job and it was important to the community to have them here. He stated it was good to review the standards to be reminded of the obligations of being part of the Planning Commission. Sheldon discussed being prepared for the meeting and if they missed a meeting, it was their responsibility to find out what happened at the meeting so they were prepared. He stated that two or more Commissioner's constituted a meeting and they should follow the Open Meeting rules unless it was a social gathering or by chance meeting. He stated they shouldn't discuss any City business at a by chance or social gathering. He stated State law really didn't define this and they should use their best judgment. Sheldon stated emails and texts were also subject to the Open Meeting rules and to err on the side of caution when using these communication methods. It was okay to discuss their concerns with the Staff. Sheldon informed the Commissioner's to disclose if they had any conflicts of interest like owning a business, etc. They should also disclose if they had discussed the topic with anyone involved in the application process. He stated they should be careful if they had an interest in something being discussed or if it would give them an advantage to make money, etc. He stated if that was the case, they may want to abstain from participating in and voting on the agenda item. Sheldon stated with a Public Hearing, the Applicant would present their information, the Planner may add comments for discussion, the Commissioners would then have the opportunity to discuss the proposal amongst themselves and/or with the Applicant, and then the meeting would be open for public comment. He stated the purpose of a Public Hearing was to give the opportunity for the citizens to give comments on the proposal. It was not to have questions and discussion back and forth. He stated it was the public's responsibility to do their homework and make comments based on the information about the agenda item. It was not for them to come and question and debate with the Commissioners. After the public had given their comments, the public hearing would be closed. The Planning Commission could ask a question to someone if needed to clarify something that was stated. He stated the Applicant could be given time to address the comments made from the public. The Commissioners would deliberate and make a decision about the agenda item. Sheldon reminded the Commissioner's to be careful when phrasing their comments to not base them on feelings or how it would affect them. Their comments needed to be based on the Code and how it was enforced. He stated there were certain things allowed in the Code that they could request an Applicant to do for their project, but they couldn't impose more than what the Code allowed. Don Sargent added it was important to phrase their comments with how it applied to the Code or an analysis. He stated it was easy to say "I think" or "I feel", but it was important to make their decision based on whether the application complied or didn't comply with the Code and not an emotion of how it would affect someone. Sheldon gave the example of using "it appears to be" as a good way to

bring up their comments. He reminded the Commissioner's that many times the entire public wasn't represented at a Public Hearing. Many times, it was only one side of the story being represented and encouraged them to follow the Code and vote based on what was best for the City. Sheldon thanked the Commissioner's for their time and efforts on behalf of Coalville City.

**Regular Meeting:**

**Item 8 – Review And Possible Approval Of Minutes:**

The Commissioners reviewed the minutes of the August 19, 2019 meeting.

**A motion was made by Commissioner Tonja Hanson to approve the minutes of August 19, 2019 as written. Commissioner Shoat Roath seconded the motion. All Ayes. Motion Carried.**

**Item 6 – Planning Commission Updates:**

Chair Linda Vernon welcomed the new members of the Planning Commission. She stated she appreciated them volunteering and was glad to have a full group again. She explained she was the Chair and Shoat Roath was the Vice Chair and those responsibilities changed to someone new every year.

Chair Linda Vernon questioned if the City was going to take care of the run-off on 100 South since they were putting in a new road. She stated the water running there created an issue and would destroy the road. Niki Sargent stated the Contractor was aware of the issue there and planned to make any changes needed.

Commissioner Tonja Hanson questioned the policy on absenteeism. Niki Sargent stated there were By-laws for the Planning Commission and she would get a copy out to them for review.

**Item 4 – Public Hearing: Review, Discuss, Receive Comments, And Possibly Take Action On The Proposed Conditional Use Permit Application For Talachas La Caldiza LLC, Rogelio Ramirez, Automotive Shop In A Commercial Zone, 179 South Main:**

Shane McFarland stated Rogelio Rameriz had filed a Conditional Use Application to have an auto repair and service shop at 179 South Main in the South bay of the building owned by Candelario Ponce and Jose Ponce. Rogelio Rameriz stated he wanted to do a business for fixing cars. He stated he would do the work in the building and was just trying to get his business license. Shane stated this was a unique situation as this building had two bays



separated by a wall. The other bay was occupied and there had been some issues with the Tenant in that side of the building. The City had received a report that the Tenant was living there and another report that they were doing business there without a business license. The City investigated both reports and the Tenant told them he had a right to be there and he said he wasn't living there. Sheldon Smith stated the Tenant didn't have a business license. Shane stated for this application they were considering the South bay of the building, but the entire building needed to be taken into account. He referred to the Staff report (Exhibit A) and stated the current site would need to be cleaned up with the trailers and trucks moved to provide adequate parking for this business. A screened dumpster and a parking plan for employees and customers would need to be provided by the Applicant. Commissioner Tonja Hanson questioned how they could approve a CUP for just half of the building. She stated it was her understanding that the CUP stayed with the building and didn't see how they could have different uses for one building. Sheldon Smith stated he and Shane had met with Jose Ponce and had explained the building and area needed to be cleaned up, but with no cooperation from the Tenant, they didn't want to penalize the Applicant. The Commissioners discussed the building issues including how long before the lease was up for the Tenant, putting conditions on the CUP that would need to be met before a business license could be issued, if there was an oil/water separator for the South bay, and making sure they cars were not parked out on the road. Shane McFarland stated all of the work had to be done inside and they couldn't park cars that were tore down out on the street or do work out on the street.

Chair Linda Vernon opened the public hearing at 6:14 P.M.

There was no public comment.

Chair Linda Vernon closed the public hearing at 6:15 P.M.

The Commissioners and Staff discussed the use and options for the building including whether a CUP could be issued for half the building, the building could be considered like a Strip Mall that was one building with several different businesses, the original use for this building wasn't like a Strip Mall, a Strip Mall would have been approved for different uses, in order to have half the building as a legal use the entire property had to be in conformance to allow for parking and other operation functions for the CUP, and the CUP would follow the use and not the building because if this was a permitted use in a Commercial Zone; they would have been issued a business license without having to come to Planning. The Commissioners and Staff stated they wanted the new business, but decided the Tenant and property needed to be in compliance before the CUP could be approved.

A motion was made by Vice Chair Shoat Roath to table the Conditional Use Application for Talachas La Caldiza LLC, Rogelio Ramirez, Automotive Shop In A Commercial Zone, 179 South Main until Staff determined the rest of the building and property were in compliance and then the application could proceed for review. Commissioner Jeff White seconded the motion. All Ayes. Motion Carried.

**Item 5 – Public Hearing: Review, Discuss, Receive Comment, And Possibly Take Action On The Proposed Wohali Partners LLC Phase I Preliminary Plan And Overall Master Planned Development:**

Don Sargent referred to the Staff report (Exhibit B) and stated this review was for the Wohali Partners LLC Phase I Preliminary Plan. He stated the Phase I plan consisted of an 18-hole golf course, 102 residential lots, a five-mile trail, almost 394 acres of open space with a temporary trailhead parking area, a maintenance parcel with proposed employee housing, and a staging parcel for access for owners to the West. He stated the proposed entire build out for the project would be 700 units with 11 Phases. Don stated he and Sheldon Smith had been working on the Development Agreement which would provide the details of what the City and the Developer expected from the project.

Eric Langvardt handed out a hard copy (Exhibit C) of the plans to the Commissioners and stated this application was for Phase I. He stated they were proposing 11 phases moving from the East to the West with lots ranging from .40 to 5 acres. He stated Phase I had less than 20% of the development, but had half of the primary open space. He stated one of the City requests was for an area for people to park to access the trail system without entering the project which they were incorporating into the plan and they would have a Staging parcel at the very end of the road for existing users to the South. Eric stated Parcel A was for a future maintenance parcel and work force housing would be placed here with a minimum of 10/two bed cottages and possible dorm style housing. Eric reviewed the plans with the Commissioners.

E1.1 – Showed the slopes and the sensitive lands with how the roads would fit in with the topography.

S1.1 – Showed the site plan and lot dimensions and how they related to the trail and the golf course. The lots would restrict where they would be able to build to provide secondary open space.

S1.8 – Reviewed the street components and pointed out they weren't asking for anything special for street standards. He stated they were proposing to use the side of the road as a soft trail to get to the project.

G1.1 – Reviewed the grading notes and stated the dark areas next to the roadway were areas that would possibly need a retaining wall, but was easily mitigated and within the Code.

L1.1 – The golf course would be the only area common area for landscape in this phase. They were proposing 900 trees, turf area, and native grass. Individual lots would have their own landscape plans with their building permit application.

L1.8 – Landscape summary broken down by grass type. They would be doing native revegetation for any disturbed area not planted in turf.

C302 – The first point of access would be the haul road, Wohali Way, and would be the public entrance. The second point would be the current Icy Springs road. It would connect to a private road and would then swing into the Village portion of the project. The secondary point of access would be a seasonal emergency only access that would follow the public road and exit at Coal Hollow. They would not be making any improvements to the current Icy Springs road. Eric stated they were still working through the private/public details. Don Sargent stated there would only be gates in the project where a road was accessing a residential lot.

C201 – Kristian Mulholland stated the sewer system would be a low-pressure sewer system in Phase I for a small portion as there wouldn't be enough gravity fall without going through the golf course. Every home would have a pump to lift and convey the waste to the system. The pumps would be maintained by the HOA and not the City.

C202 – Jim Boyden stated the residential units landscaping would be watered by the culinary water. He stated they felt it was a wiser way to utilize the water as secondary water was cheaper and often abused by watering far more than needed. They would be requiring as little amount of water as possible by staying natural and keeping the disturbed areas to a minimum. Culinary water had a higher fee rate and they felt people would be more judicious with the use. Mr. Boyden stated this would also help them to avoid having to build a second water system which would cut down on the infrastructure. The design guidelines would promote not having a lot of turf for the residential lots. Eric Langvardt stated they were looking at the project as the golf course would be everyone's lawn and not having huge residential lawns. Jim Boyden stated the City asked the Development to make sure they were capable of providing their own water source. He stated they had met with Staff, other consultants, and the Weber Basin Water District and found they could drill Wells and provide their own source or they could utilize existing flow from the Weber River. He stated they had received permission to contract with the Weber Basin Water District to pull water directly from Weber River by creating a diversion structure at the river and rerouting the water to the project. They would store and utilize it for irrigation needs for the golf course providing this proposal was acceptable to the City. Mr. Boyden stated this solution created a source redundancy for the City because the City was already currently planning on building a Water Treatment Facility and they would be able to use the same diversion structure and route water back to the City that they could use in time of drought or need. He stated they had committed to pay the cost of the fees and infrastructure to do this. He stated this was also an advantage because they wouldn't affect the ground water by drilling Wells. He stated there had been concerns that they may access the same aquifer water that was already being used for agricultural needs and

now there wouldn't be a competition for ground water. He stated their Water Consultants had provided a detailed drilling location map to access different aquifer water than what was being used, but perception was part of the issue here. Mr. Boyden stated from conversations with City Staff, the City would allow them to utilize existing surplus culinary water for the first 102 homes. They would then begin bringing on additional sources from Wells drilled further up in the project and away from the competing Springs or Wells the City already had. He stated at that time it would all become part of the City system. He stated they would replace the water when they drilled and supplied a new source, but all of the water would be part of one system. Mayor Trever Johnson stated originally the City had 300 plus on reservation and as part of this project, the City would be allowing a portion to be used as actual water. He stated there were still 190 on reserve that would be turned to actual water and it wouldn't affect the City. Shane McFarland stated the City's 20-year outlook only needed the 110 for growth and was what the City planned on. He stated the additional 190 was an extra reserve and not part of the 20-year projected growth. Jim Boyden stated the City had the primary source of Icy Springs, then Lewis Well, then the new Water Treatment Plant, and then this fourth source that they would be converting for secondary water for the golf course to use as an emergency source.

Chair Linda Vernon opened the public hearing at 7:34 P.M.

Denise Smith – 150 S 50 E

Denise Smith stated her concern was with the water situation. She questioned if there was a difference in quality of the water depending on the source. She questioned if the existing residents of Coalville were guaranteed to get the best quality of water that they had now. She questioned if they would now have to give that up in favor of residents coming in to Wohali. She stated she wanted to make sure the residents received the good quality water like they had now and that they weren't giving it up because of the Development. Mrs. Smith stated she would also like to see other studies elicited from other sources besides the Developer as to the Development being close to the water source. She stated this area was going to be more public than it was now since the public didn't go up there that much. They were going to have more public going up where the water source was now. She questioned if that would impact the water source. She questioned if it would be polluted in any way and stated she thought that needed to be looked at and perhaps the City could elicit studies independent from the Developer so they knew what kind of pollution they might face at that point. Denise Smith stated it was all well and good to talk about projected residents and growth and the water situation, but water was finite and they could plan all they wanted, but if there was a drought, she questioned who would get the water first. She questioned if it would be the golf course or Boyd Robinson's farm. She questioned if the residents up in the new Development or the residents here would get the water first. She stated we may never get in that kind of a situation, but certainly with

agriculture they might and they needed to figure out and make sure the residents here were being served. She stated they shouldn't be giving up service if there was a drought. She stated she didn't think they could plan water usage very well in the State of Utah and water was her concern.

Doug Moore – adjoining property owner

Doug Moore stated he had a couple of concerns and a major one was the road access. He stated as a land owner to the Southwest of this Development, he had a dedicated right-of-way across the property and questioned if it was going to be abandoned and if they could just do away with it. He stated that needed to be looked at. He stated another concern was they would be forcing other property owners that use the property above the Development to go through a housing development with wide loads, semi-truck, and livestock trailers. He questioned if they were going to be able to trail their livestock in and out of there as they had done in the past and stated he didn't know if the residents were going to want a herd of cows trespassing on and across their lawns. Mr. Moore stated another issue he was concerned about was fencing for the project. He stated with livestock on the adjacent boundaries, he questioned if there would be sufficient fencing, etc. implemented into the project to cover that. He questioned if there were stipulations for the Right-To-Farm and agricultural uses. He stated he was also a little concerned about the wildlife issues and the effect this Development would have on them. He stated the impact of putting all this development in this area and with more people, would force the existing wildlife to have a bigger impact on the adjoining properties.

Gary Pace – 1483 S West Hoytsville Road

Gary Pace stated he was an owner in the Summit Land and Livestock Company that bordered the property higher up and they had been real concerned about the egress down and out at Coal Hollow. He stated they had heard they were planning to use that road to exit at Pinky Rees' and they did not approve of this. He stated he thought they should look at this and make sure they didn't have an egress out on their road. Mr. Pace stated he was also concerned about the water and had been a water man all of his life. He stated Weber Basin Conservancy would sell them a permit, but getting the water was really touchy. He stated he would suggest that they absolutely put in a secondary water system. He stated they now had one that ran from Wanship to Coalville and almost everyone was on the system and he thought they should be compelled to put one there.

Tory Welch – 1285 S Hoytsville Road

Tory Welch stated he wanted to come and express his support for this project as a local Contractor. He stated the developments in Summit County like Victory Ranch and

Promontory had provided work for Contractors and he couldn't count how many went in and out of these developments. He stated there had been legitimate concerns that should be addressed and considered. He stated when things first started happening, he didn't attend any of the meetings, but was watching online all the social media and that wasn't a good place to be. He stated he thought there would be pitch forks and torches here tonight. Mr. Welch stated he was hearing people say they wanted their town to stay the same as it was and that was their property, etc. He stated the two reasons he was here was first, it wasn't his property and if it wasn't harming him in some way, it wasn't his business what they were going to do there. He stated in his opinion, the area was going to grow and they didn't have to like it, but it was going to happen. He stated he thought this was pretty classy growth. It would be a lower impact than if they just had 500 smaller homes. He stated affordable homes would be good too as we needed both, but he personally thought it was a good development. Mr. Welch stated second, he could name a dozen local Contractors that lived in the area that could benefit from this project. He stated he was an Excavator and installed power lines in developments like this. He stated he had spent a lot of time in pretty much all the developments in Summit County in his line of work and the number of Contractors in and out that were making money to support their families was significant. He stated being close to home to work would be nice so he wouldn't have to drive all the way to North Ogden to work. He stated they didn't just make money off of the Developers, but they spent money in the local community and were feeding mouths in this community. They would also be stopping in for fuel, eating breakfast, eating lunch, and spending money in town. He stated they would be contributing to the area because of a project like this.

Chair Linda Vernon closed the public hearing at 7:45 P.M.

Eric Langvardt responded to the comments from the public. He referred to the comments about the water source and stated basically all of the water would be the same source and the quality would not be different and there wouldn't be a separation of water. The secondary water would be for the golf course only and would not be treated. He stated they had to provide for the amount of water their residents would use, but in reality, most of the homes would be second/vacation homes and the water use would be less. They projected only 15% would be full-time residents. He stated they couldn't factor this in to their water projections and had to supply the amount of water as if they were all full-time residents. Mr. Langvardt stated if there was a drought, the water system was still the same for everyone and everyone would be in the same boat. He stated they would bring the water they needed for their project. He stated referred to the water protection zone and stated they would follow the best management practices and would monitor the water. He stated Glenn Wild had been monitoring their golf course for about 20 years and had never had a problem and they were prepared to monitor the golf course here. He stated this would be covered in the Development Agreement for the standards and

responsibilities. Mr. Langvardt referred to the right-of-way through the property and stated the current right-of-way was a straight shot through the property and the access was difficult. He stated they would now have a paved, easily accessible route from gate to gate through their project. The right-of-way would not be abandoned. It would just be moved to the road alignment and would still be a public right-of-way. He stated it would be designed to accommodate large loads and semi-trucks and would be better than what they had right now. Mr. Langvardt stated fencing was currently in place around the property and he didn't see that changing. They understood the Right-To-Farm and the components that went along with it. He stated internally, their project would not have fencing as they were providing primary and secondary open space and that would defeat the purpose. He stated they had prepared the Preliminary Wildlife Study and there were no real issues. He stated they would continue to monitor this as they moved forward with the project. Chair Linda Vernon questioned if they had a response to the concern of trailing livestock through the Development. David Boyden stated they understood they had the right to trail the livestock through the Development and they would respect and maintain that right. Sheldon Smith stated if there was a particular route that they trailed the livestock up and down, he wasn't sure they could just move that to wherever the Developer wanted. Don Sargent stated the existing alignment was through narrow, steep terrain and the Applicant had proposed to make that a better alignment. He stated they would need to review the dynamics of how that would happen. Sheldon Smith stated the property owners needed to be involved with that discussion to make sure it complied with what they had. Mr. Langvardt stated the egress to the South was currently a public right-of-way and they didn't plan to have any regular traffic through there. Mayor Trever Johnson stated it was his understanding it was gated with a crash gate and would only be used in an emergency. Eric Langvardt agreed and stated that was their intent. He stated they were proposing a secondary water system for the golf course. Don Sargent gave the Staff comments and stated the Development Agreement was a very important document and listed the details of what would be required. It would make sure the project complied with the Code and the Developer paid their proportionate share of the impact they were creating so it didn't fall upon the existing residents of the City. He stated they would look at the questions brought up tonight about the access, right-of-way, water, and fencing. The Commissioners discussed if they could take action tonight or if they needed to wait for the legal information about the right-of-way. They decided to schedule a special meeting for November 4, 2019 to give time for the Applicant and Staff to provide the information about the items brought up tonight. The Staff and Commissioners discussed how the State Of Utah was a fence out state. Don stated they would provide information needed at the next meeting.

**A motion was made by Vice Chair Shoat Roath to continue discussion with information to be provided about the issues brought up tonight on November 4, 2019 at 6:00 P.M. Commissioner Tonja Hanson seconded the motion. All Ayes. Motion Carried.**

Don Sargent stated the public was welcome to attend the special meeting, but it would not be a public hearing for public comment. He stated any additional comments could be sent to Niki Sargent and she would forward them to the Planning Commissioners.

**Item 9 – Adjournment:**

**A motion was made by Commissioner Jeff White to adjourn the meeting. Commissioner Shoat Roath seconded the motion. All ayes. Motion Carried.**

The meeting adjourned at 7:50 P.M.

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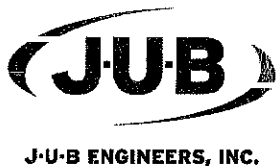
Chair Linda Vernon

Attest:

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Nachele D. Sargent, City Recorder





"Exhibit A"  
Planning 10/21/2019

J-U-B COMPANIES



THE  
LANGDON  
GROUP



GATEWAY  
MAPPING  
INC.

**DATE:** October 17, 2019

**TO:** Coalville Planning Commission

**CC:** Mayor Trever Johnson; Zane DeWeese, Public Works Director;  
Sheldon Smith, City Attorney;

**FROM:** Shane McFarland P.E., City Engineer

**SUBJECT:** Conditional Use Permit Application

**Application Information:**

**Applicant:** Talachas La Caldiza, LLC      **Applicant Address, Parcel Number:** 179 S. Main Street, CT-19

**Applicable Ordinances:** Title 10 Chapter 15: Commercial Districts

**Decision to be Made:** The Planning Commission recommends conditions for the use of property and the City Council is the authority to approve, approve with conditions, or deny the conditional use permit.

**Background:** The applicant submitted an application for a conditional use permit to have an automobile service and repair shop at 179 S. Main Street Coalville, UT.

**Staff Comments:** The current zoning of the property located at 179 S. Main Street in Coalville, Utah (Parcel CT-19) is Community Commercial. The permitted and conditional uses in this zone can be found in Title 10, Chapter 15 of the Coalville City Corporation Codes and Ordinances. Adjacent parcels are zoned Community Commercial. There are currently no known variances or special permits issued for use of the site or building. It is unclear at this time what the current tenant is using the building for.

1. Provide additional parking for employees and customers. The Applicant should communicate to the Planning Commission how the site will be used, where employees and customers would park, and if there is sufficient space. (See overall site plan)
2. Provide a clear understanding of any proposed building and site modifications.
3. A dumpster will need to be provided with screening.
4. The current site will need to be cleaned up and truck and trailers stored on site will need to be moved to provide adequate parking.

In summary, the planned use of the building does not appear to introduce additional impacts to surrounding property owners.

If you have any questions feel free to contact us.

**Planning Commission Action:** The Planning Commission shall recommend conditions for the use of property to the City Council.



APPLICATION for  
**CONDITIONAL USE** within  
COALVILLE CITY:

**For Office Use Only:**

Application #:	Application Date: <u>5/6/19</u>
New <input checked="" type="checkbox"/> Renewal: <input type="checkbox"/> PC Approval Date:	CC Approval Date:
Community Development Director Approval Date:	Initial:
Expiration Date:	Denial Date:
Fee Paid: \$ <u>150 credit card</u>	Receipt #:

**NOTE:** The conditional use approval process requires a minimum of two public hearings. To meet scheduling, workload, and legal posting requirements, this permit may require a minimum of 60 days to process.

**Project Name:** Talachas La Caldiza LLC

**Project Address or Area:** 179 S Main Street, Coalville, UT 84017

<b>Name of Owner:</b> <u>Rogelio Ramirez</u>	<b>Property Owner:</b> <u>Jose Ponce</u> <u>CP SIX LLC</u>
<b>Address of Owner:</b> <u>Coalville, UT 84017</u>	
<b>Phone:</b> _____	<b>Cell:</b> <u>11</u>
<b>Email:</b> _____	<b>Fax:</b> _____

**Name of Applicant:** Rogelio Ramirez

**Address of Applicant:** Coalville, UT 84017

**Phone:** \_\_\_\_\_ **Cell:** 11  
**Email:** \_\_\_\_\_ **Fax:** \_\_\_\_\_

**Please include two sets of the following information with the application:**

- \_\_\_\_ 1. If the proposed conditional use would require any alteration of the building or site, or construction of a new building, please include the following:
  - \_\_\_\_ a. A legal description of the subject property.

- ☐ b. A map of the site showing the existing conditions prior to the demolition of any structures and any grading, with north arrow and scale.
  - ☐ c. A vicinity map identifying the subject site in relation to adjoining public streets and the neighborhood in which it is located with north arrow and scale.
  - ☐ d. The boundaries of the site, any easements of record or known prescriptive easements, existing public utility facilities, roads, fences, irrigation ditches, and drainage facilities.
  - ☐ e. Topography with contours shown at intervals of five (5) feet or less, one hundred (100) year floodplain, or ordinary high water mark and high ground water areas, known spring and seep areas, ditches or canals, and wetlands.
  - ☐ f. Existing vegetation, type and location, soil classification and load carrying capacity information.
  - ☒ g. Site plan of the proposed conditional use showing building locations, proposed road locations, parking areas, trails and sidewalks and other circulation features at proposed finish grade.
  - ☐ h. Proposed grading, drainage, and erosion control plans.
  - ☐ i. Proposed location of all site improvements such as arenas, barns, plazas, tennis courts, swimming pools, and similar improvements.
  - ☐ j. Proposed utility plan including easements for new utility services or relocated utility services.
  - ☐ k. Proposed landscape and irrigation plans.
  - ☐ l. Designations of proposed ownership of areas shown on site plan as common area or dedicated open space.
  - ☐ m. Architectural elevation drawings of proposed buildings.
  - ☒ n. Proposed lighting and signage plans.
  - ☐ o. Proposed location of a common satellite receiving station or other antennae.
- ☐ 2. A preliminary title report showing the title to the property and listing all encumbrances, covenants, easements, and other matters affecting title and a legal description of the site.
- ☐ 3. Copies of any covenants or easements that are referred to in the title report.

- \_\_\_ 4. A development schedule indicating phased development, if any, and the estimated completion date for the project.
- X \_\_\_ 5. *Jeff Ward @ Summit County*  
Stamped and addressed envelopes for all property owners within three hundred (300) feet of the perimeter of the site or lot line with their current mailing addresses as shown from the most recently available county assessment rolls.
- \_\_\_ 6. Answers to questions on this form.
- \_\_\_ 7. If applicable, a signed, notarized statement of consent authorizing applicant to act as an agent.
- \_\_\_ 8. If this Conditional Use Approval is required as part of a Temporary Use, Sign, Subdivision, or Master Planned Development, please attach a copy of the applicable applications.
- \_\_\_ 9. **Filing fee of ( \$250 + Notification and Publications Costs ) due at time of application.**

**Notice:** Additional information may be required by the project planner to ensure adequate information is provided for staff analysis.

All information submitted as part of the application may be copied and made public including professional architectural or engineering drawings which will be made available to decision makers, public and any interested party.

**If you have any questions regarding the requirements of this application, please contact the Community Development Director prior to submitting the petition.**

**County tax parcel ("Sidwell") maps and names of property owners are available at:**

Summit County Recorder's Office  
60 North Main Street  
Coalville, Utah 84017

**File the complete application at:**

Coalville City Hall  
10 North Main Street  
Coalville, Utah 84017

Signature of Property Owner or Authorized Agent: \_\_\_\_\_

Date: 4-16-19

Please Answer the Following Questions. Use an Additional Sheet if Necessary.

Please describe your project:

Mechanic Shop

List the primary street accesses to this property:

main St.

If applicable, what is the anticipated operating/delivery hours associated with the proposed use?

8am - 8pm

What are the land uses adjacent to the property (abutting and across-the-street properties)?

Parking lot

Have you discussed the project with nearby property owners? If so, what responses have you received?

If applicable, list the primary exterior construction materials you will use as part of this project.

N/A

How many parking stalls will be provided as part of the project?

5 for employees & customer

How many employees do you expect to have on-site during the highest shift?

3

Where applicable, how many seats will be provided as part of the conditional use?

What is the gross floor area of the proposed building?

1950 sq ft

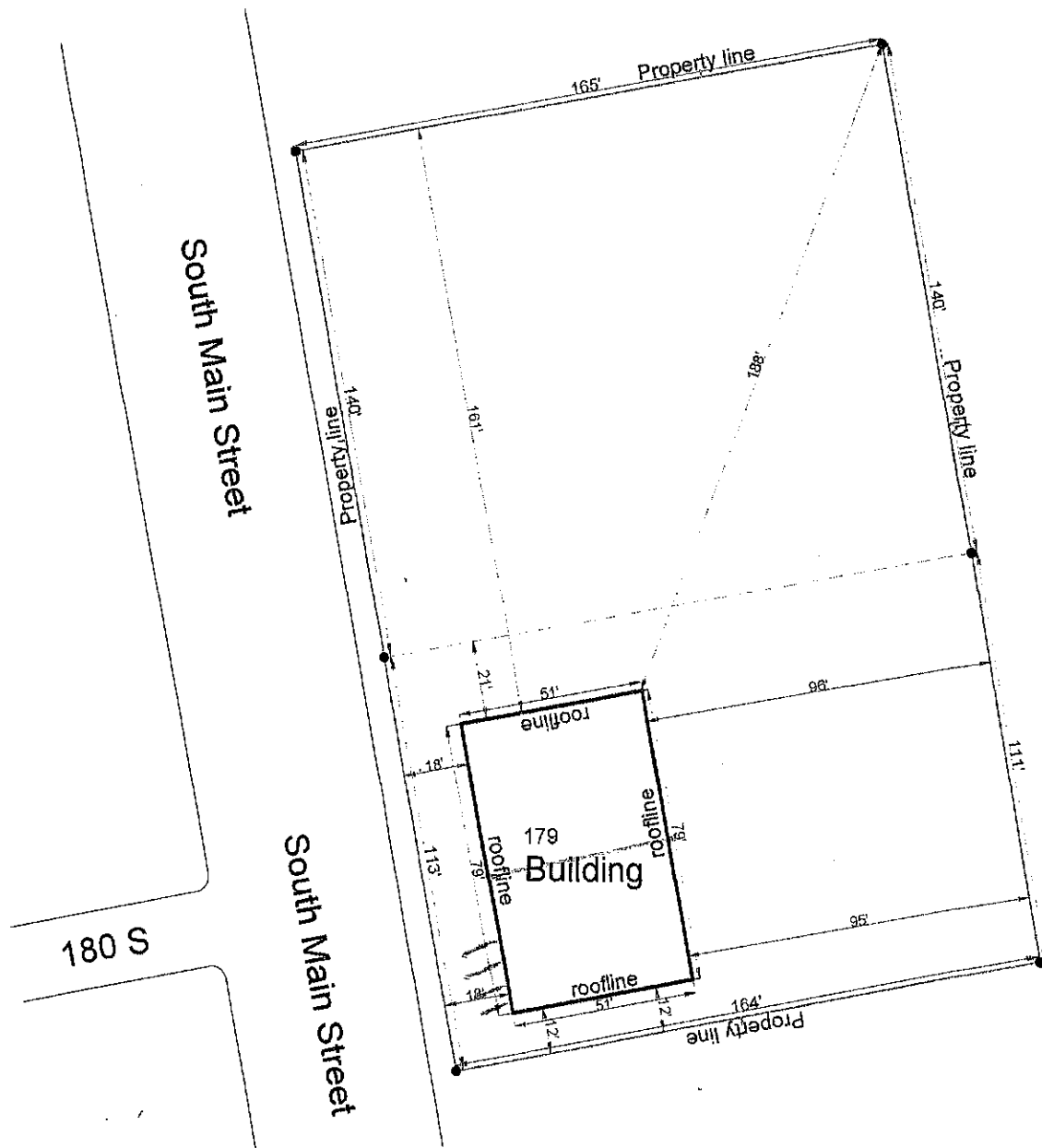
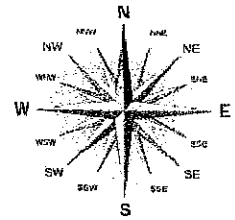
# SITE PLAN

Address: 179 South Main Street

City, State, ZIP: Coalville, Utah, 84017

Country: USA

Scale 1"=30'



4 PARKING SPACES



"Exhibit B"  
Planning 10/21/2019

# Staff Report

Coalville City  
Project Coordinator

To: Coalville City Planning Commission  
From: Don Sargent, City Project Coordinator  
Date of Meeting: October 21, 2019  
Re: Wohali MPD-Phase I Preliminary Plan  
Action: Public Hearing and Possible Recommendation

## Wohali Property MPD-Phase I Preliminary Plan

### REQUEST

The purpose of this meeting is to review, discuss and conduct a public hearing on Phase I Preliminary Plan of the Wohali Master Planned Development (MPD). The applicant will be prepared to present the proposed preliminary plans and supporting documentation to the Planning Commission at the meeting.

The Preliminary Plan Application for Phase I of the MPD includes the following:

1. 18-hole golf course
2. 102 residential units (lots)
3. Public loop trail comprising 5.10 miles
4. 393.82 acres of open space (25.80% of total MPD)
5. Staging Parcel B (1.09 Acres) for property owners to the west
6. Maintenance Parcel A (4.69 acres) for golf course maintenance facilities and workforce housing
7. Temporary trailhead parking Parcel G for 10-12 parking stalls

### BACKGROUND

#### MPD Project Description

The overall MPD application, which has already been reviewed, includes a property rezone from Agriculture (AG) to the combined zone districts of Residential Agricultural (RA), Low Density Residential (R-1) and High Density Residential (R-4).

The MPD project site is comprised of 1,525 acres and is proposed as a rural golf resort community. The development master plan includes a core resort village, custom cabins, cottages, support commercial and recreational community amenities and estate lots surrounded by dedicated open space. The total proposed number of units of all types is 700 as described below.

The total proposed development includes the following:

<u>Residential Density</u>	
Village Multi-Family Cottages	85 units
Village Single Family Cottages	109 units
Wohali Cabins	94 units
Wohali Estates	277 units
Wohali Ranches	5 units

<b><u>Total Residential Units</u></b>	<b><u>570 Units</u></b>
---------------------------------------	-------------------------

<u>Nightly Rentals (Commercial)</u>	
Wohali Lodge Suites (B and B)	101 units
Golf House Suites	20 units
Golf Cabin Suites	9 units

<b><u>Total Nightly Rental Units (Commercial)</u></b>	<b><u>130 Units</u></b>
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<b><u>OVERALL TOTAL</u></b>	<b><u>700 Units</u></b>
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#### Project Review Status

The Planning Commission and City Council have held several work sessions and conducted public hearings on the proposed overall MPD conceptual plans and property rezoning. It was determined that the conceptual master plan and rezone applications were complete, and the applicant was authorized to prepare and submit a preliminary plan application for Phase I of the proposed development.

It is important to note that the property rezoning will take effect when the development master plan (MPD) receives an overall approval with a development agreement and phase I of the master plan receives preliminary approval by the City Council.

#### **ANALYSIS**

The applicant has prepared a Phase I Preliminary Plan Submittal Package including the following information as required by the development code for preliminary plan approval consideration:

- Preliminary Plan Application Form and Fees
- Master Declaration of Covenants, Conditions, Restrictions and Easements
- Preliminary Plan Phase I Plans
- Water Development Status
- Design Guidelines
- Preliminary Infrastructure Impact Analysis
- Statement of Intent

The following Drop Box link includes the entire submittal package:

Wohali MPD Phase I Submittal Plans and Supporting Documents

[https://www.dropbox.com/sh/lav28ln2p57a87p/AACx6LhveXF199\\_MeJfAMLoqa?dl=0](https://www.dropbox.com/sh/lav28ln2p57a87p/AACx6LhveXF199_MeJfAMLoqa?dl=0)



### Project Review Process and Procedures

The required project review process and procedures per Sections 8-5-010, 080, 090 and Sections 10-3-050, 080 of the Coalville City Development Code that apply to the proposed Wohali Master Planned Development (MPD) are as follows:

***Preliminary Development Plan Application*** (applicant authorized to proceed with this step by the Planning Commission on July 29<sup>th</sup>)

- a. Requires detailed project information and analysis necessary to evaluate the impact of the proposed development and determine applicable mitigation measures for compliance with the development code and consistency with the general plan.
- b. Requires preliminary development improvement agreements, project phasing schedules, covenants, conditions and restrictions, and any associated plat(s) for Phase I of the development.
- c. A public hearing is required with both the planning commission and city council prior to an action being taken.

***Final Development Plan Application*** (required following the approval of the preliminary plan)

- d. Requires final development improvement agreements, project phasing schedules, certificate of survey, owners' certificate of dedication, covenants, conditions and restrictions, and associated recordation of applicable plat(s) for Phase I of the development.
- e. A public hearing is required with both the planning commission and city council prior to an action being taken.

### Staff Analysis

The City Staff has reviewed the Phase I Preliminary Plan submittal information and has the following comments for discussion with the Planning Commission:

#### **General Comments**

1. A public trail connection should be provided along the entry road into the project site for access to the public trails loop.
2. Lodging Units for the MPD should be clarified as nightly rental units to quality as a commercial use.
3. Roads should be labeled as either private or public roads for clarification of maintenance responsibilities.
4. A Development Agreement will be required prior to final plan approval to assure the proposed infrastructure, phasing, public access opportunities and provisions and other standards and requirements for the project will be provided by the developer as represented. Staff is currently coordinating the draft DA with the applicant. Attachment A includes the draft Table of Contents for the Development Agreement.

5. An exhibit showing two-points of access and emergency access will be required for the approval of the preliminary plan.
6. Findings of fact, conditions of approval and conclusions of law will be required for the approval of the Preliminary Plan.

### **Comments Per Plan Sheet**

#### Sheets E 1.1 – E 1.7 Existing Conditions

1. The required information regarding slopes on sensitive lands has been provided. Additional information related to the sensitive lands provisions will need to be provided prior to final plan approval. This information may include additional reports as outlined in 10-22-050.
2. The developer will need to ensure they meet Section 10-22-070 regarding road construction on hillsides. It doesn't not appear that any road crossed a slope of greater than 30%.
3. The proposed shared driveways will need careful consideration upon construction as some slope are above 30%.

#### Sheets S 1.1 – S 1.8 Site Plan

1. The proposed 40' cul-de-sac radius and cul-de-sac lengths will need to be approved by the fire marshal for emergency vehicle turn around.
2. The proposed shared driveways will need to be approved by the fire marshal for vehicle access and turn around.
3. It may prove beneficial to consider a concrete edge on the detail for the Wohali Roadway section. This would help prevent the asphalt edge from breaking during heavy snow plowing.

#### Sheets G 1.1 – G 1.8 Grading Plan

1. No comments at this time in the review

#### Sheets L 1.1 – L 1.7 Landscape Plan

1. The fire marshal should review the proposal for a landscaped island in the cul-de-sac for any turn around requirements.

#### Sheets I 1.1 – I 1.7 Irrigation Plan

1. The city will not be maintaining the golf course irrigation in the development. No additional comments.

#### Sheets C – 201 – C-203 Overall Utility Plans

1. Low pressure sewer systems are proposed on a small portion of phase 1. There will be a note on the plat when recorded notifying the purchaser. This has been coordinated with the developing engineer.
2. The existing Coalville City sewer lift station will require upgrades from the developer in order to handle the proposed flows. The details will be coordinated upon final approval.

3. Details for the water pump station #1 will be coordinated as to ensure the Icy Springs tank functions appropriately for all distribution within Coalville city. The max daily demand should be the limit.
4. Landscaping for residential units will be watered by the culinary system. The proposed demands and storage accounts for this water use.
5. Staff agrees with the general alignment and configuration of the proposed utilities.

### **RECOMMENDATION**

Staff recommends the Planning Commission review, discuss and consider the information presented by Staff and the Applicant. Staff also recommends the Planning Commission conduct a public hearing to receive input, comment or questions from the public.

Depending on the comments received and issues discussed, Staff recommends the Planning Commission consider an action on the Phase I Preliminary Plan.

Staff will be prepared to present draft findings of fact, conditions of approval and conclusions of law for determining compliance of the proposed project with the development code and possible recommendation to the City Council.

### **ATTACHMENT(S)**

- A. Draft Development Agreement Table of Contents

**WOHALI MASTER PLANNED DEVELOPMENT  
DEVELOPMENT AGREEMENT  
BETWEEN  
COALVILLE CITY, UTAH and  
WOHALI PARTNERS, LLC**

<b>A.</b>	<b>Parties, Date, Recitals, and Mutual Consideration .....</b>	<b>1</b>
<b>B.</b>	<b>Terms .....</b>	<b>0</b>
<b>1.0</b>	<b>Definitions and Consistency .....</b>	<b>0</b>
1.1	Definitions.....	0
1.2	Consistency with Law.....	0
<b>2.0</b>	<b>Project Description .....</b>	<b>0</b>
2.1	Project Zoning and Development Envelopes.....	0
2.2	Project Elements.....	0
2.3	MPD Site Plan and Property Boundaries .....	0
<b>3.0</b>	<b>Prior Agreements .....</b>	<b>0</b>
3.1	Effect of Development Agreement .....	0
<b>4.0</b>	<b>Land Use and Project Elements .....</b>	<b>0</b>
4.1	MPD Overall Site Plan .....	0
4.2	Total Number of Dwelling Units .....	0
4.3	Total Amount of Non-Residential Development .....	0
4.4	MPD Site Plan Amendment Process .....	0
4.5	Interface with Adjoining Properties .....	0
4.6	Expansion Parcels .....	0
4.7	Additional Use Standards .....	0
4.8	Process to Track Total Dwelling Units and Floor Area.....	0
4.9	Developer Improvements.....	0
4.10	Public Benefit Opportunities and Provisions .....	0

## Wohali Master Planned Development Development Agreement

<b>5.0</b>	<b>Building Pad, Landscape and Sign Standards.....</b>	<b>0</b>
5.1	DRC Review Required for Design Guidelines and Standards.....	0
5.2	Dimensional Standards .....	0
5.3	Parking Standards .....	0
5.4	Signage Standards.....	0
5.5	Landscape Standards .....	0
<b>6.0</b>	<b>Internal Street Standards Within the Wohali MPD.....</b>	<b>0</b>
6.1	Purpose .....	0
6.2	Applicability .....	0
6.3	Street Design.....	0
6.4	Street Connectivity .....	0
6.5	Ownership and Maintenance .....	0
<b>7.0</b>	<b>Water, Sewer and Stormwater Utility Standards .....</b>	<b>0</b>
7.1	General Requirements.....	0
7.2	Water System Standards .....	0
7.3	Sanitary Sewer Design Standards .....	0
7.4	Stormwater Management Standards .....	0
<b>8.0</b>	<b>Sensitive Land Standards .....</b>	<b>0</b>
8.1	Sensitive Lands Ordinance Applicability .....	0
8.2	Sensitive Lands Determinations .....	0
<b>9.0</b>	<b>Open Space and Trail Standards .....</b>	<b>0</b>
9.1	Overall Open Space Requirement .....	0
9.2	Open Space Plan .....	0
9.3	Trails Plan .....	0

**Wohali Master Planned Development  
Development Agreement**

9.4	Trail Standards.....	0
9.5	Ownership and Maintenance.....	0
<b>10.0</b>	<b>Determinations, Amendments &amp; Property Expansion Review Process.....</b>	<b>0</b>
10.1	Reserved .....	0
10.2	Applicability .....	0
10.3	Determinations .....	0
10.4	Amendments .....	0
10.5	Property Expansion .....	0
<b>11.0</b>	<b>Project Phasing .....</b>	<b>0</b>
11.1	MPD Phasing Plan Approved .....	0
11.2	Phasing of Improvements .....	0
11.3	Phasing and Construction of On-site Facilities .....	0
11.4	Phasing and Construction of Off-Site Infrastructure Improvements.....	0
11.5	Transportation Facilities .....	0
11.6	Off-Site Pedestrian Improvements.....	0
11.7	Phasing of Development.....	0
11.8	Housing Types .....	0
<b>12.0</b>	<b>Development Review Process.....</b>	<b>0</b>
12.1	Purpose.....	0
12.2	Applicability .....	0



**Wohali Master Planned Development  
Development Agreement**

12.3	Design Review Committee .....	0
12.4	Application Review Procedures.....	0
12.5	Notice Requirements.....	0
12.6	Amendments to Implementing Approvals .....	0
12.7	Applicability, Decision Criteria and Approval Specific Requirements .....	0
12.8	Bonding for Improvements .....	0
<b>13.0</b>	<b>Miscellaneous Additional Standards and Requirements.....</b>	<b>0</b>
13.1	Construction Waste Management Plan .....	0
13.2	Construction Traffic Management Plan .....	0
13.3	Fire Mitigation .....	0
13.4	Fiscal Impacts Analysis .....	0
13.5	Reserved .....	0
<b>14.0</b>	<b>Definitions .....</b>	<b>0</b>
<b>15.0</b>	<b>General Provisions .....</b>	<b>0</b>
15.1	Binding Effect & Vesting .....	0
15.2	Duties of Master Developer .....	0
15.3	Assignment .....	0
15.4	Governing Law .....	0
15.5	Severability and Waiver.....	0
15.6	Authority.....	0
15.7	Exhibits.....	0
15.8	Time is of the Essence.....	0
15.9	Interpretation.....	0
15.10	Integration.....	0
15.11	No Third-Party Beneficiary .....	0

Wohali Master Planned Development  
Development Agreement

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- Exhibit "U" Wildlife Impact Study  
Exhibit "V" Water Supply and Quality Assessment  
Exhibit "W" Wildfire Mitigation Plan



## Wohali Master Planned Development Development Agreement

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15.12 Other Necessary Acts.....	0
15.13 Remedies .....	0
15.14 Notice.....	0
15.15 Counterparts.....	0
15.16 Term.....	0

### Exhibits

Exhibit "A"	Project Boundaries and Annexation Plat
Exhibit "B"	Legal Description and Parcel Map
Exhibit "C"	Zoning Plan
Exhibit "D"	MPD Overall Site Plan Approval
Exhibit "E"	Phase I Site Plan Approval
Exhibit "F"	MPD Phasing Plan
Exhibit "G"	Roadway Plan
Exhibit "H"	Sensitive Lands Analysis
Exhibit "I"	Coalville City Planning and Engineering Standards
Exhibit "J"	Construction Waste Management Plan
Exhibit "K"	Public Trails Plan
Exhibit "L"	Open Space Plan
Exhibit "M"	Lot Features Map
Exhibit "N"	Village Master Plan
Exhibit "O"	Stormwater Plan
Exhibit "P"	Public Accessibility Plan
Exhibit "Q"	Core Amenity Plan
Exhibit "R"	Traffic Impact Analysis
Exhibit "S"	Utility Plan
Exhibit "T"	Infrastructure Impact Analysis

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"Exhibit C"  
Planning 10/21/2019

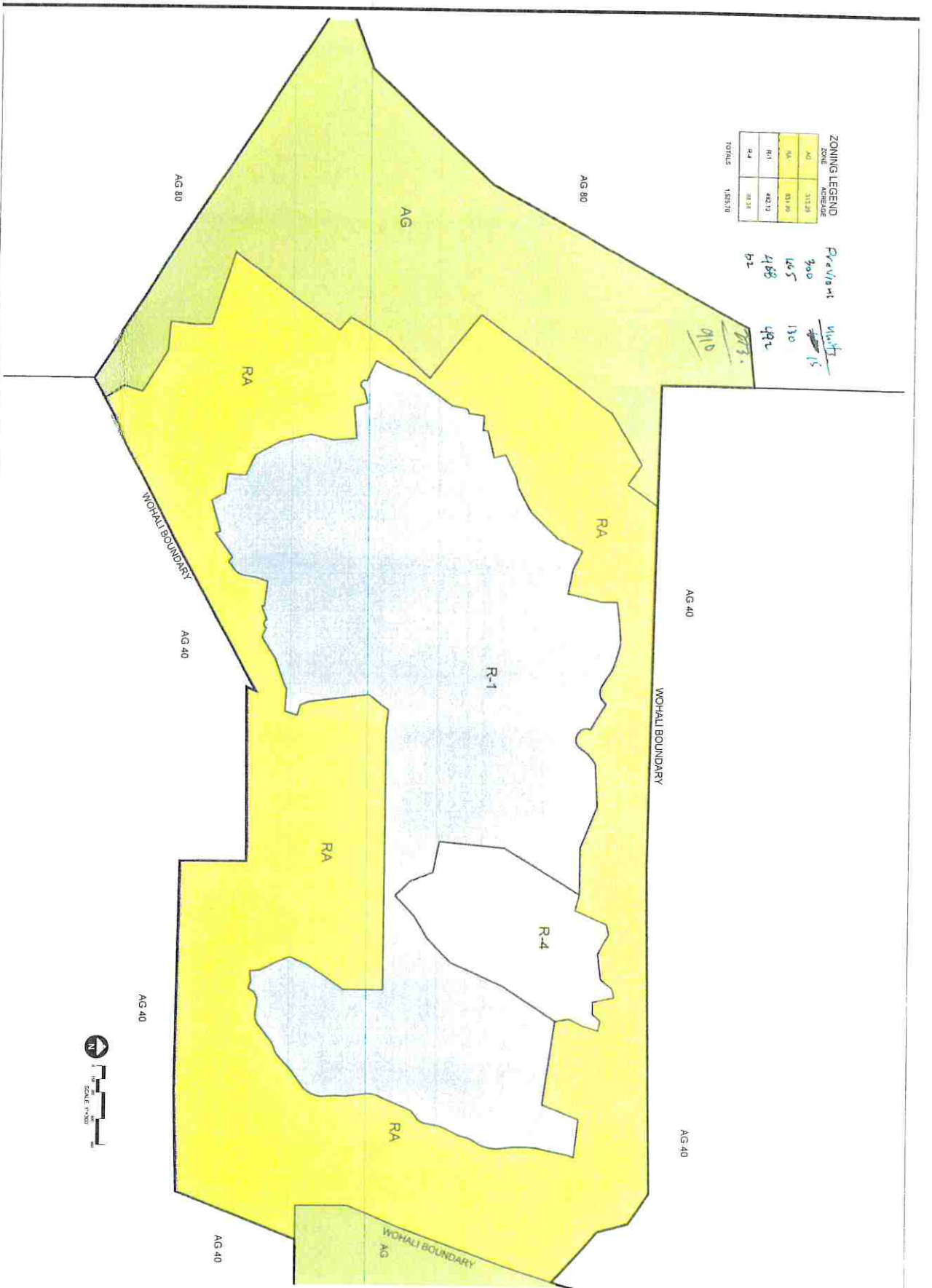
SURVIVOR:  
MICA MONTANA DRIVE UNIT  
PAUL FERRY  
1325 SOUTH HOYT AVENUE ROAD  
COALVILLE, UTAH 84007  
AGE 36 F310

[illegible]

BEGINNING AT THE NORTHWEST CORNER OF SECTION 16, TOWNSHIP 2 NORTH, RANGE 3 EAST  
 1ST, 2ND, 3RD, 4TH, 5TH, 6TH, 7TH, 8TH, 9TH, 10TH, 11TH, 12TH, 13TH, 14TH, 15TH, 16TH, 17TH, 18TH, 19TH, 20TH, 21ST, 22ND, 23RD, 24TH, 25TH, 26TH, 27TH, 28TH, 29TH, 30TH, 31ST, 32ND, 33RD, 34TH, 35TH, 36TH, 37TH, 38TH, 39TH, 40TH, 41ST, 42ND, 43RD, 44TH, 45TH, 46TH, 47TH, 48TH, 49TH, 50TH, 51ST, 52ND, 53RD, 54TH, 55TH, 56TH, 57TH, 58TH, 59TH, 60TH, 61ST, 62ND, 63RD, 64TH, 65TH, 66TH, 67TH, 68TH, 69TH, 70TH, 71ST, 72ND, 73RD, 74TH, 75TH, 76TH, 77TH, 78TH, 79TH, 80TH, 81ST, 82ND, 83RD, 84TH, 85TH, 86TH, 87TH, 88TH, 89TH, 90TH, 91ST, 92ND, 93RD, 94TH, 95TH, 96TH, 97TH, 98TH, 99TH, 100TH, 101ST, 102ND, 103RD, 104TH, 105TH, 106TH, 107TH, 108TH, 109TH, 110TH, 111ST, 112ND, 113RD, 114TH, 115TH, 116TH, 117TH, 118TH, 119TH, 120TH, 121ST, 122ND, 123RD, 124TH, 125TH, 126TH, 127TH, 128TH, 129TH, 130TH, 131ST, 132ND, 133RD, 134TH, 135TH, 136TH, 137TH, 138TH, 139TH, 140TH, 141ST, 142ND, 143RD, 144TH, 145TH, 146TH, 147TH, 148TH, 149TH, 150TH, 151ST, 152ND, 153RD, 154TH, 155TH, 156TH, 157TH, 158TH, 159TH, 160TH, 161ST, 162ND, 163RD, 164TH, 165TH, 166TH, 167TH, 168TH, 169TH, 170TH, 171ST, 172ND, 173RD, 174TH, 175TH, 176TH, 177TH, 178TH, 179TH, 180TH, 181ST, 182ND, 183RD, 184TH, 185TH, 186TH, 187TH, 188TH, 189TH, 190TH, 191ST, 192ND, 193RD, 194TH, 195TH, 196TH, 197TH, 198TH, 199TH, 200TH, 201ST, 202ND, 203RD, 204TH, 205TH, 206TH, 207TH, 208TH, 209TH, 210TH, 211ST, 212ND, 213RD, 214TH, 215TH, 216TH, 217TH, 218TH, 219TH, 220TH, 221ST, 222ND, 223RD, 224TH, 225TH, 226TH, 227TH, 228TH, 229TH, 230TH, 231ST, 232ND, 233RD, 234TH, 235TH, 236TH, 237TH, 238TH, 239TH, 240TH, 241ST, 242ND, 243RD, 244TH, 245TH, 246TH, 247TH, 248TH, 249TH, 250TH, 251ST, 252ND, 253RD, 254TH, 255TH, 256TH, 257TH, 258TH, 259TH, 260TH, 261ST, 262ND, 263RD, 264TH, 265TH, 266TH, 267TH, 268TH, 269TH, 270TH, 271ST, 272ND, 273RD, 274TH, 275TH, 276TH, 277TH, 278TH, 279TH, 280TH, 281ST, 282ND, 283RD, 284TH, 285TH, 286TH, 287TH, 288TH, 289TH, 290TH, 291ST, 292ND, 293RD, 294TH, 295TH, 296TH, 297TH, 298TH, 299TH, 300TH, 301ST, 302ND, 303RD, 304TH, 305TH, 306TH, 307TH, 308TH, 309TH, 310TH, 311ST, 312ND, 313RD, 314TH, 315TH, 316TH, 317TH, 318TH, 319TH, 320TH, 321ST, 322ND, 323RD, 324TH, 325TH, 326TH, 327TH, 328TH, 329TH, 330TH, 331ST, 332ND, 333RD, 334TH, 335TH, 336TH, 337TH, 338TH, 339TH, 340TH, 341ST, 342ND, 343RD, 344TH, 345TH, 346TH, 347TH, 348TH, 349TH, 350TH, 351ST, 352ND, 353RD, 354TH, 355TH, 356TH, 357TH, 358TH, 359TH, 360TH, 361ST, 362ND, 363RD, 364TH, 365TH, 366TH, 367TH, 368TH, 369TH, 370TH, 371ST, 372ND, 373RD, 374TH, 375TH, 376TH, 377TH, 378TH, 379TH, 380TH, 381ST, 382ND, 383RD, 384TH, 385TH, 386TH, 387TH, 388TH, 389TH, 390TH, 391ST, 392ND, 393RD, 394TH, 395TH, 396TH, 397TH, 398TH, 399TH, 400TH, 401ST, 402ND, 403RD, 404TH, 405TH, 406TH, 407TH, 408TH, 409TH, 410TH, 411ST, 412ND, 413RD, 414TH, 415TH, 416TH, 417TH, 418TH, 419TH, 420TH, 421ST, 422ND, 423RD, 424TH, 425TH, 426TH, 427TH, 428TH, 429TH, 430TH, 431ST, 432ND, 433RD, 434TH, 435TH, 436TH, 437TH, 438TH, 439TH, 440TH, 441ST, 442ND, 443RD, 444TH, 445TH, 446TH, 447TH, 448TH, 449TH, 450TH, 451ST, 452ND, 453RD, 454TH, 455TH, 456TH, 457TH, 458TH, 459TH, 460TH, 461ST, 462ND, 463RD, 464TH, 465TH, 466TH, 467TH, 468TH, 469TH, 470TH, 471ST, 472ND, 473RD, 474TH, 475TH, 476TH, 477TH, 478TH, 479TH, 480TH, 481ST, 482ND, 483RD, 484TH, 485TH, 486TH, 487TH, 488TH, 489TH, 490TH, 491ST, 492ND, 493RD, 494TH, 495TH, 496TH, 497TH, 498TH, 499TH, 500TH, 501ST, 502ND, 503RD, 504TH, 505TH, 506TH, 507TH, 508TH, 509TH, 510TH, 511ST, 512ND, 513RD, 514TH, 515TH, 516TH, 517TH, 518TH, 519TH, 520TH, 521ST, 522ND, 523RD, 524TH, 525TH, 526TH, 527TH, 528TH, 529TH, 530TH, 531ST, 532ND, 533RD, 534TH, 535TH, 536TH, 537TH, 538TH, 539TH, 540TH, 541ST, 542ND, 543RD, 544TH, 545TH, 546TH, 547TH, 548TH, 549TH, 550TH, 551ST, 552ND, 553RD, 554TH, 555TH, 556TH, 557TH, 558TH, 559TH, 560TH, 561ST, 562ND, 563RD, 564TH, 565TH, 566TH, 567TH, 568TH, 569TH, 570TH, 571ST, 572ND, 573RD, 574TH, 575TH, 576TH, 577TH, 578TH, 579TH, 580TH, 581ST, 582ND, 583RD, 584TH, 585TH, 586TH, 587TH, 588TH, 589TH, 590TH, 591ST, 592ND, 593RD, 594TH, 595TH, 596TH, 597TH, 598TH, 599TH, 600TH, 601ST, 602ND, 603RD, 604TH, 605TH, 606TH, 607TH, 608TH, 609TH, 610TH, 611ST, 612ND, 613RD, 614TH, 615TH, 616TH, 617TH, 618TH, 619TH, 620TH, 621ST, 622ND, 623RD, 624TH, 625TH, 626TH, 627TH, 628TH, 629TH, 630TH, 631ST, 632ND, 633RD, 634TH, 635TH, 636TH, 637TH, 638TH, 639TH, 640TH, 641ST, 642ND, 643RD, 644TH, 645TH, 646TH, 647TH, 648TH, 649TH, 650TH, 651ST, 652ND, 653RD, 654TH, 655TH, 656TH, 657TH, 658TH, 659TH, 660TH, 661ST, 662ND, 663RD, 664TH, 665TH, 666TH, 667TH, 668TH, 669TH, 670TH, 671ST, 672ND, 673RD, 674TH, 675TH, 676TH, 677TH, 678TH, 679TH, 680TH, 681ST, 682ND, 683RD, 684TH, 685TH, 686TH, 687TH, 688TH, 689TH, 690TH, 691ST, 692ND, 693RD, 694TH, 695TH,

ZONING LEGEND	
ZONE	ACREAGE
AG	311.29
RA	531.90
R-1	482.13
R-4	88.34
TOTALS	1,353.70

Previous: 41.47  
 300  
 130  
 492  
 458  
 52  
 910



# WOHALI PRELIMINARY PLAN - PHASE 1

ICY SPRINGS ROAD  
 COALVILLE CITY, UT 84017



DATE	08/14/2019
PROJECT	WOHALI
DESIGNER	LDG
REVIEWER	LDG
APPROVED	LDG
REVISIONS	

01.1



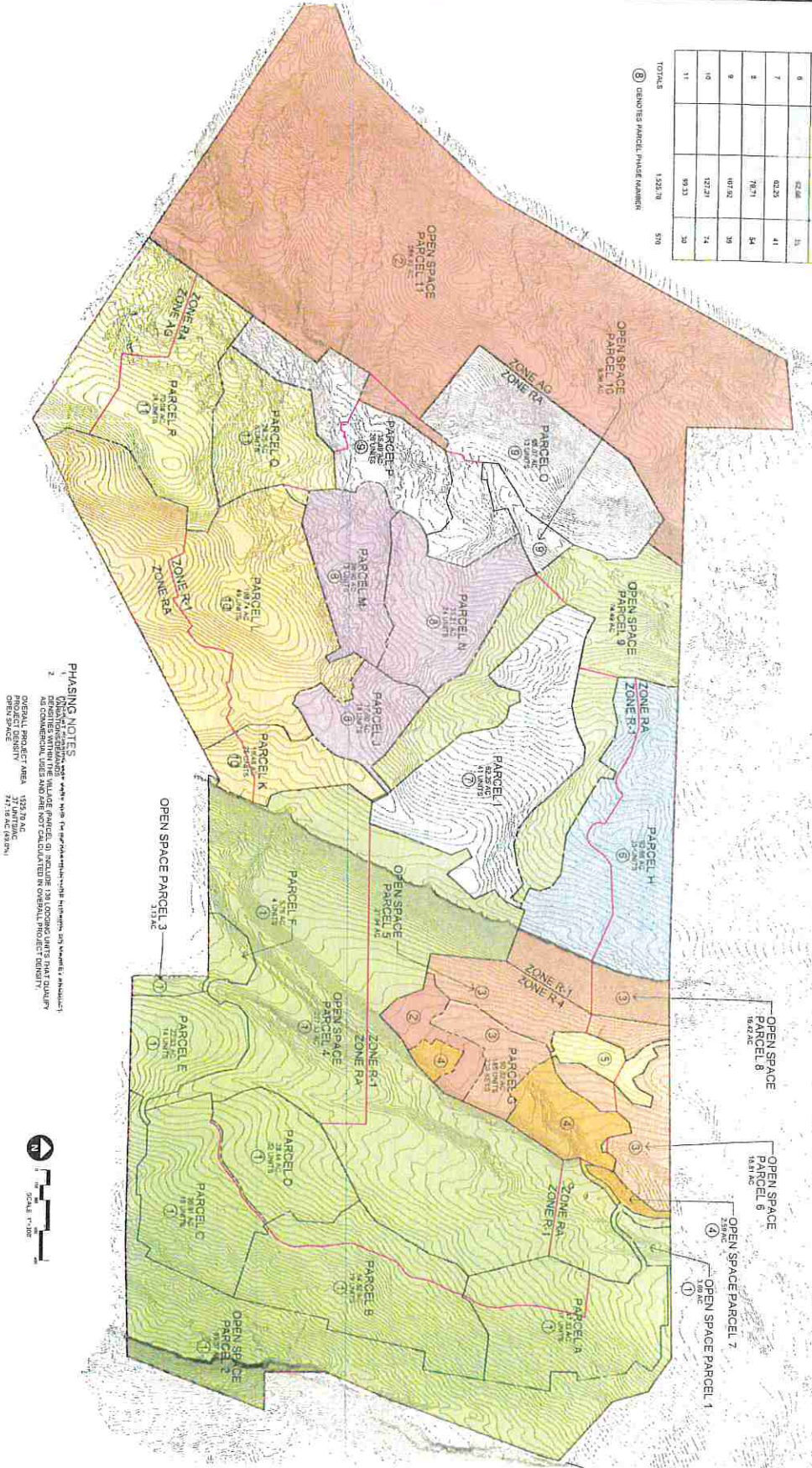




# PHASING LEGEND

PHASE	ACREAGE	UNITS
1	128.41	127
2	207.75	42
3	89.34	89
4	11.91	42
5	2.14	15
6	82.68	10
7	82.29	41
8	76.71	54
9	107.82	39
10	127.27	74
11	99.33	30
TOTALS	1,523.78	570

⑧ DENOTES PARCEL PHASE NUMBER



## PHASING NOTES

1. PHASE 1 INCLUDES THE VILLAGE PARCELS, 10 INCLUDE 130 LODGING UNITS THAT QUALIFY AS COMMERCIAL USES AND ARE NOT CALCULATED IN OVERALL PROJECT DENSITY.
2. OVERALL PROJECT AREA: 1,523.78 AC.
3. 377 UNIT/AC DENSITY.
4. 377 UNIT/AC DENSITY.



## WOHALI PRELIMINARY PLAN - PHASE 1

ICY SPRINGS ROAD  
COALVILLE CITY, UT 84017

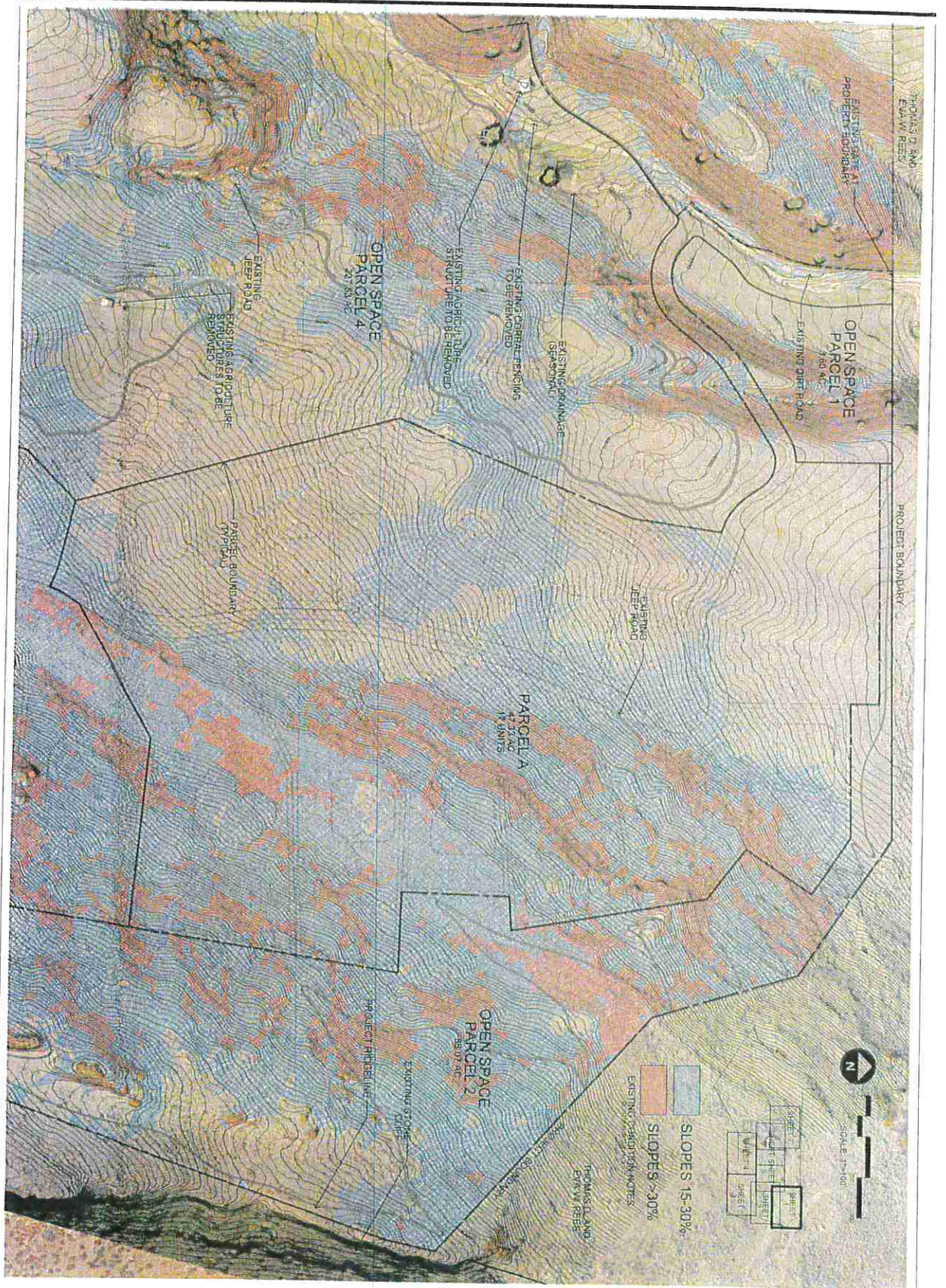


DATE	SEPTEMBER 2019
PROJECT	1481 1001 102
DRAWN BY	DL
REVIEW BY	DL
APPROVED	DL
REVISIONS	
PROJECT TITLE	OVERALL PHASING PLAN
SHEET NUMBER	01.3









# WOHALI PRELIMINARY PLAN - PHASE 1

ICY SPRINGS ROAD  
COALVILLE CITY, UT 84017

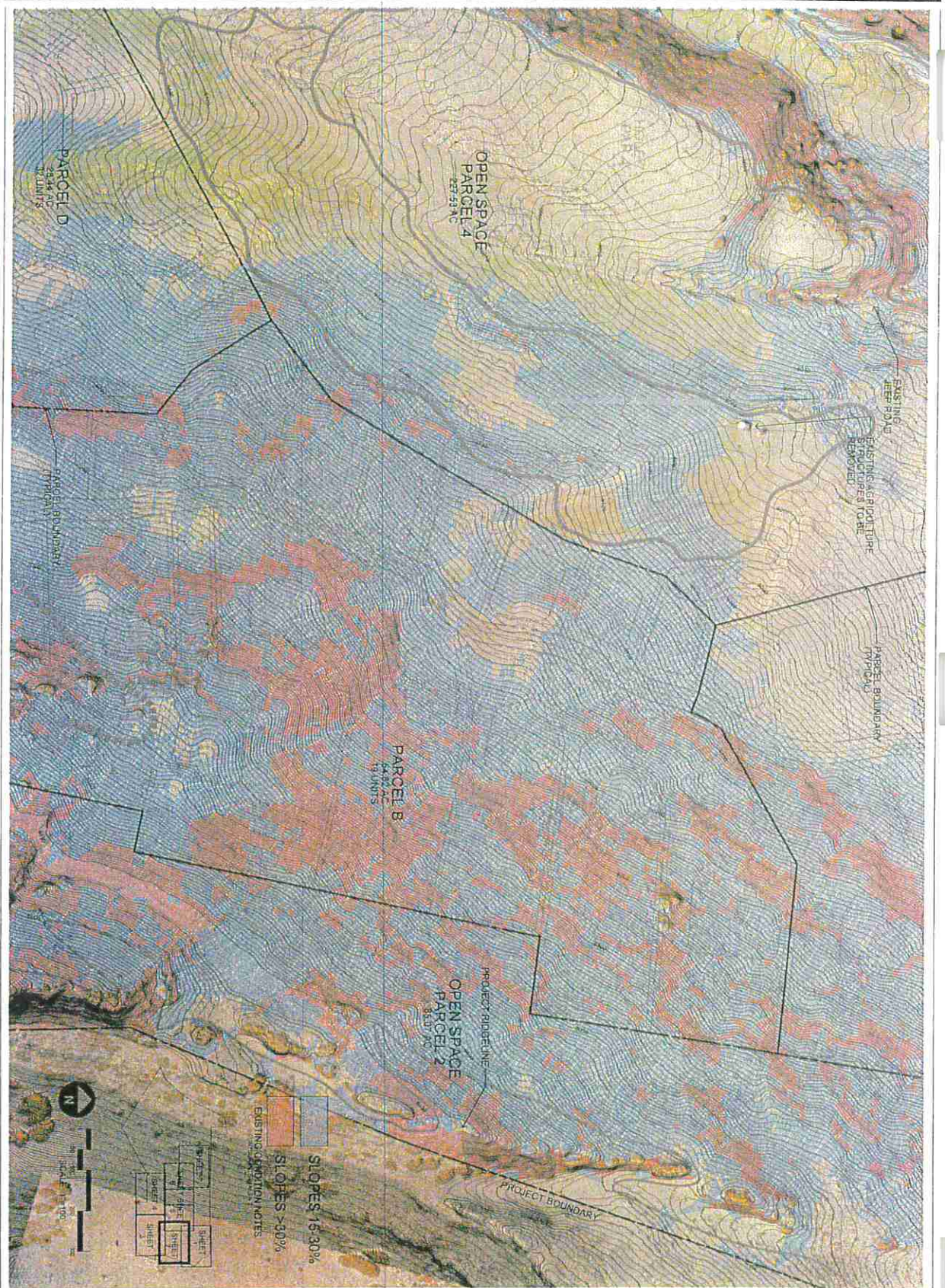


DATE: SEPTEMBER 2016  
PROJECT: IGY SPRINGS ROAD  
DRAWN BY: JLD  
REVIEWED BY: JLD  
VERSION: 1.0  
SHEET NUMBER: E1.1

SHEET TITLE:  
EXISTING  
CONDITIONS

E1.1





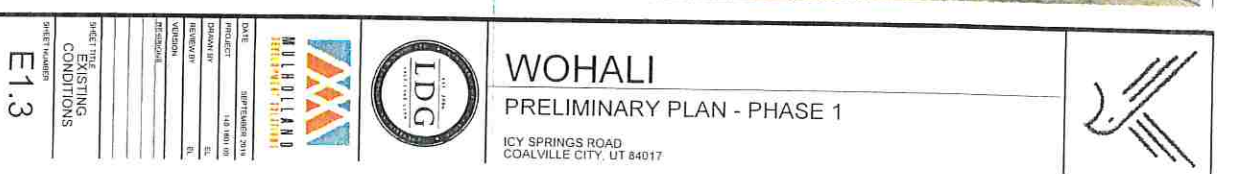
# WOHALI PRELIMINARY PLAN - PHASE 1

ICY SPRINGS ROAD  
COALVILLE CITY, UT 84017



DATE	SEPTEMBER 2018
PROJECT	143.000.00
DRAWN BY	EL
REVIEW BY	EL
VERSION	1.0
REVISIONS	
SHEET TITLE	EXISTING CONDITIONS
SHEET NUMBER	E1.2









**WOHALI**  
 PRELIMINARY PLAN - PHASE 1  
 ICY SPRINGS ROAD  
 COALVILLE CITY, UT 84017



DATE	SEPTEMBER 2019
PROJECT	ICY SPRINGS ROAD
DESIGNED BY	UDOT
REVIEWED BY	UDOT
VERSION	1.0
REVISIONS	

SHEET TITLE  
 EXISTING  
 CONDITIONS  
 SHEET NUMBER  
**E1.4**









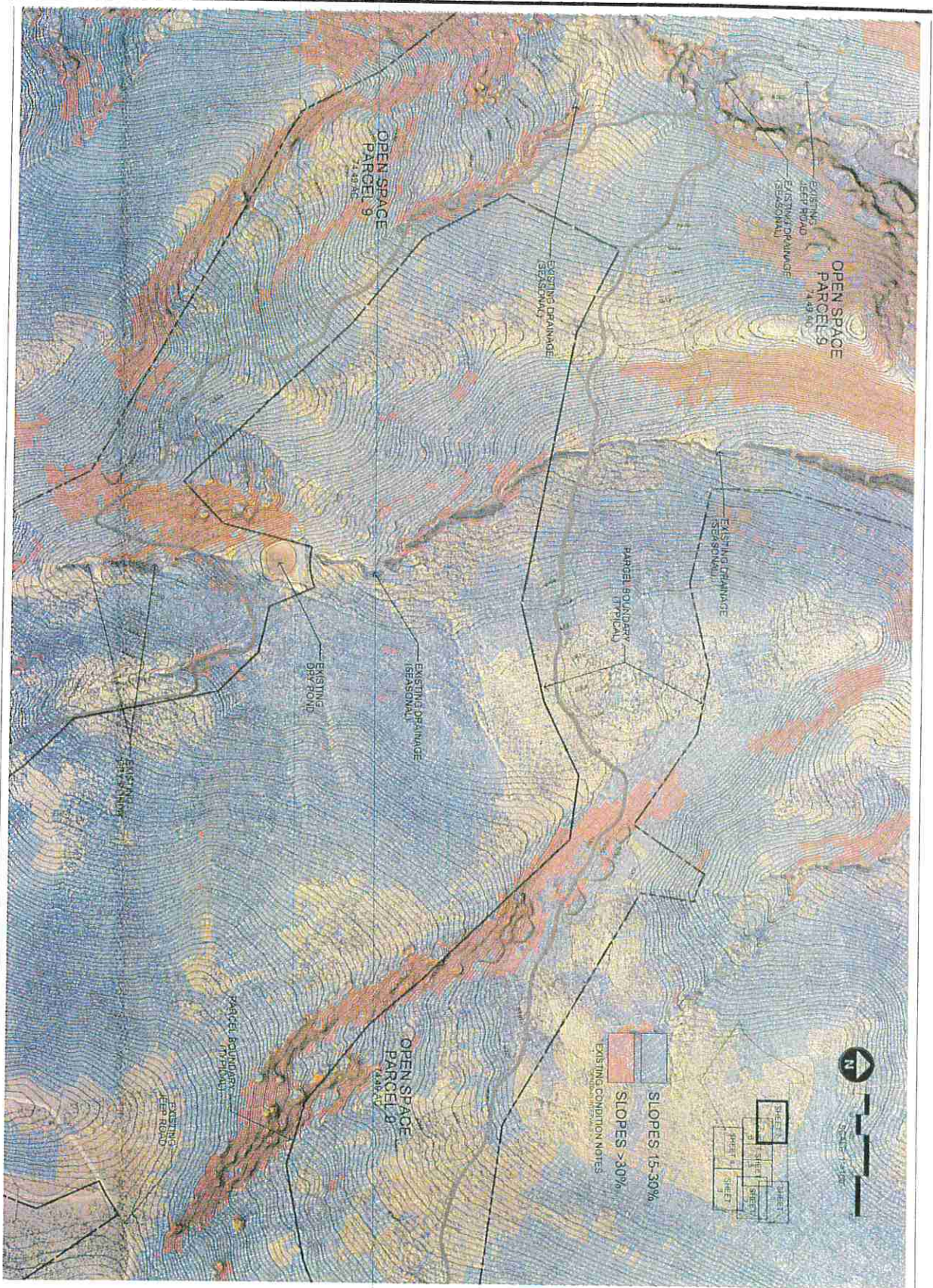
ICY SPRINGS ROAD  
COALVILLE CITY, UT 84017



SHEET TITLE	EXISTING CONDITIONS
SHEET NUMBER	

E1.6





## WOHALI

### PRELIMINARY PLAN - PHASE 1

ICY SPRINGS ROAD  
COALVILLE CITY, UT 84017

DATE	SEPTEMBER 2018
PROJECT	HOV 3+10
DESIGNED BY	UDOT
APPROVED BY	UDOT
REVISION	
REVISION	

SHEET NO. **E1.7**

EXISTING CONDITIONS





ICY SPRINGS ROAD  
COALVILLE CITY, UT 84017

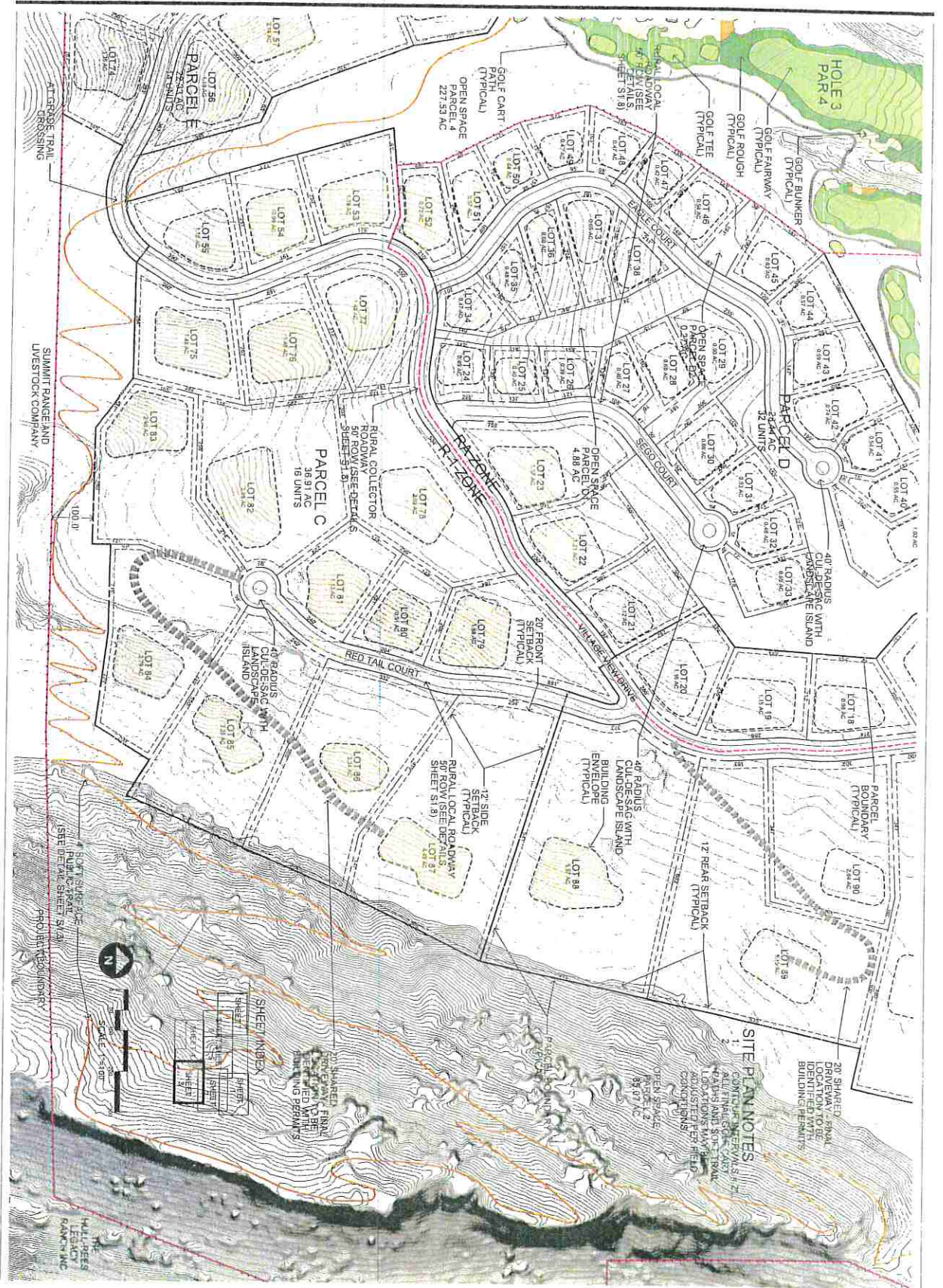


DATE	SEPTEMBER 2019
PROJECT	MADISON
APPROVED BY	ELI
VIEWED BY	ELI
REASON	

SEE TITLE  
SITE  
PLAN

### S1.1









ICY SPRINGS ROAD  
COALVILLE CITY, UT 84017



DATE	SEPTEMBER 20
PROJECT	14018018
DRAWN BY	E
REVIEW BY	E
VERSION	
REVISIONS	

# SITE PLAN

## S1.2





# WOHALI PRELIMINARY PLAN - PHASE 1

COALVILLE CITY, UT 84017



DATE	SEPTEMBER 2019
PROJECT	140 001 00
DRAWN BY	BL
REVIEWED BY	BL
VERSION	
REVISIONS	
SHEET TITLE	SITE PLAN
SHEET NUMBER	S1.4



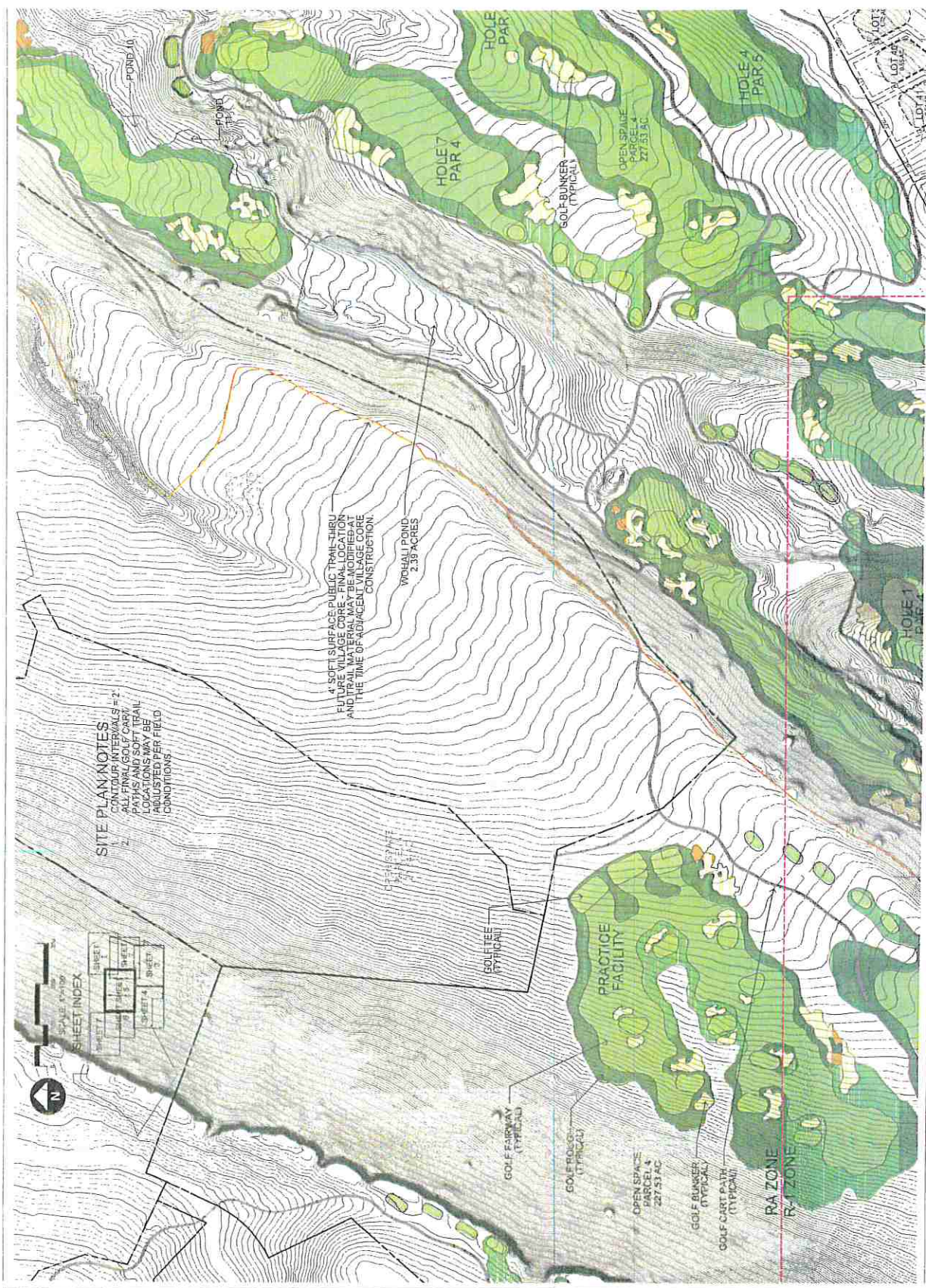
- SITE PLAN NOTES**
1. CONTOUR INTERVALS = 2.
  2. ALL FINAL GOLF CART PATHS AND SOFT TRAIL LOCATIONS MAY BE ADJUSTED PER FIELD CONDITIONS.

WILLIAM C. SARGENT  
TRUST

## SHEET INDEX











DATE	SEPTEMBER 2019
PROJECT	140 1001.00
DRAWN BY	EL
REVIEW BY	EL
VERSION	
REVISIONS	
SHEET TITLE	SITE PLAN
SHEET NUMBER	

S1.6







WOHALI  
PRELIMINARY PLAN - PHASE 1  
IC SPRINGS ROAD UT 84017



DATE	SEPTEMBER 2019
PROJECT	140 1911 00
DRAWN BY	EL
CHECKED BY	EL
VERSION	1.0
DESCRIPTION	
SHEET TITLE	SITE PLAN
SHEET NUMBER	S1.7

S1.7







DATE	SEPTEMBER 2018
PROJECT	16-1801-00
DRAWN BY	EL
CHECKED BY	EL
DESIGNED BY	EL
REVISIONS	
REVISION	
REVISION	
REVISION	
REVISION	
SHEET TITLE	SITE DETAILS
SHEET NUMBER	S1.8

## WOHALI VILLAGE STREET SECTION



WOHALI VILLAGE STREET DESIGNATION			
DESIGNATION	A	B	C
COLLECTOR	36	24' 0"	24' 0"
RESIDENTIAL STREET	36	24' 0"	24' 0"
ALLEY	36	24' 0"	24' 0"

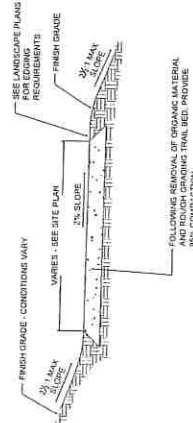
NOTES:  
1. MATERIALS SHALL BE PERMITTED TO BE INSTALLED A LONG CONDITIONS AND LOCATIONS WARRANT FOR THE VILLAGE AND PLEASURE USE THIS.

## WOHALI ROADWAY SECTION



WOHALI ROADWAY DESIGNATION			
DESIGNATION	A	B	C
COLLECTOR	36	24' 0"	24' 0"
RESIDENTIAL STREET	36	24' 0"	24' 0"
ALLEY	36	24' 0"	24' 0"

NOTES:  
1. MATERIALS SHALL BE PERMITTED TO BE INSTALLED A LONG CONDITIONS AND LOCATIONS WARRANT FOR THE VILLAGE AND PLEASURE USE THIS.



1. FINISHING GRADE OF PATH SHALL BE FLUSH OR SLIGHTLY ELEVATED ABOVE EXISTING SURFACE. ESTABLISH DESIGN CROSS-SLOPE IN SUBGRADE MATERIALS TO BE COMPACTED AND STABILIZED.
2. WHERE EXISTING SURFACE IS NOT COMPACTED MECHANICALLY, WHERE THIS IS IMPRACTICAL OR IMPOSSIBLE, COMPACT BY HAND WITH AN APPROPRIATELY WEIGHTED IMPLEMENT.

## SOFT TRAIL DESIGN DETAIL

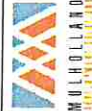




# WOHALI

PRELIMINARY PLAN - PHASE 1

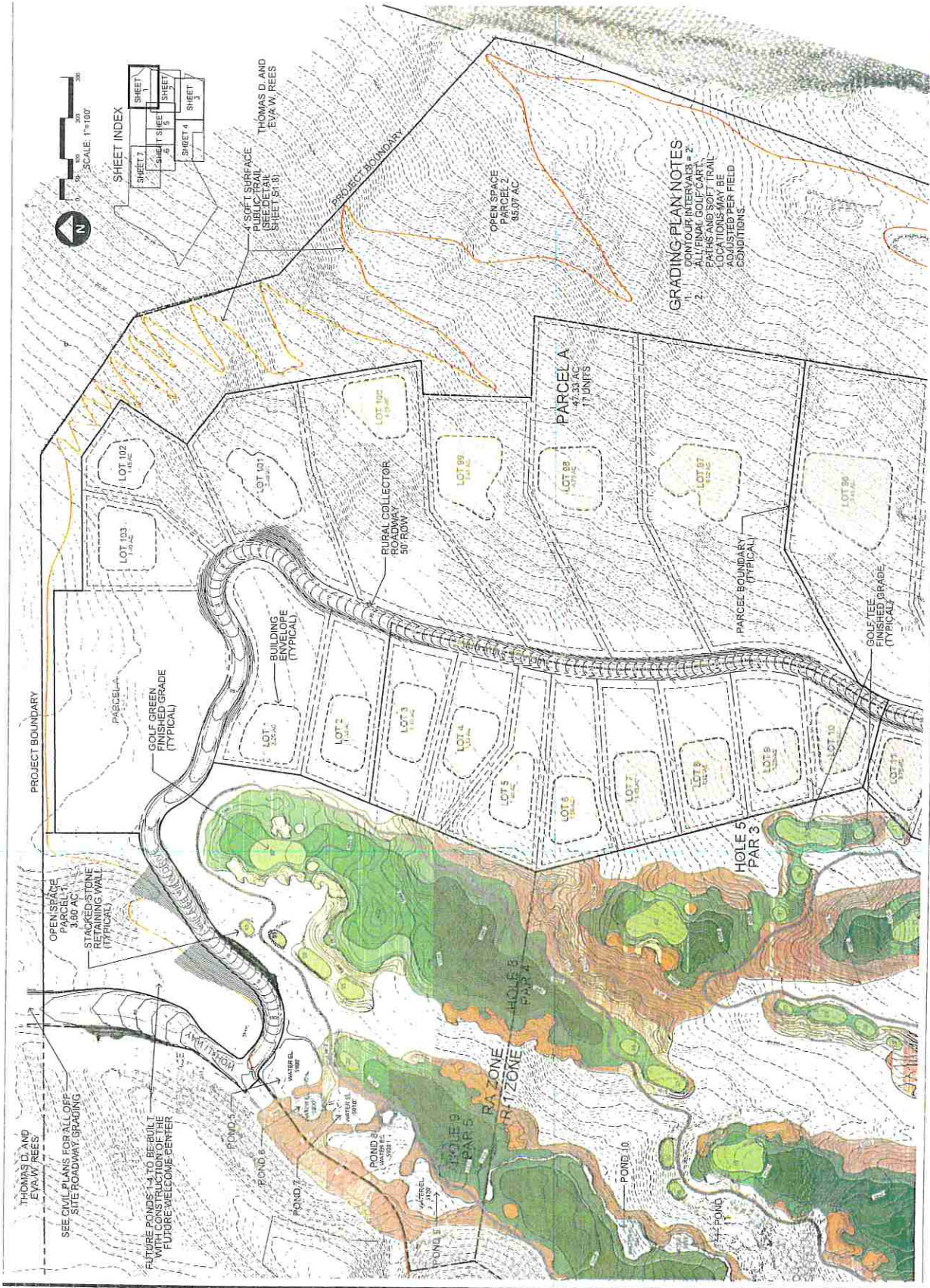
ICV SPRINGS ROAD  
COALVILLE CITY, UT 84017



DATE	SEPTEMBER 2019
PROJECT	ICV SPRINGS ROAD
DRAWN BY	EL
DESIGNED BY	EL
REVIEWED BY	EL
APPROVED BY	EL
DATE	SEPTEMBER 2019

SPECIFICATIONS  
GRADING  
PLAN

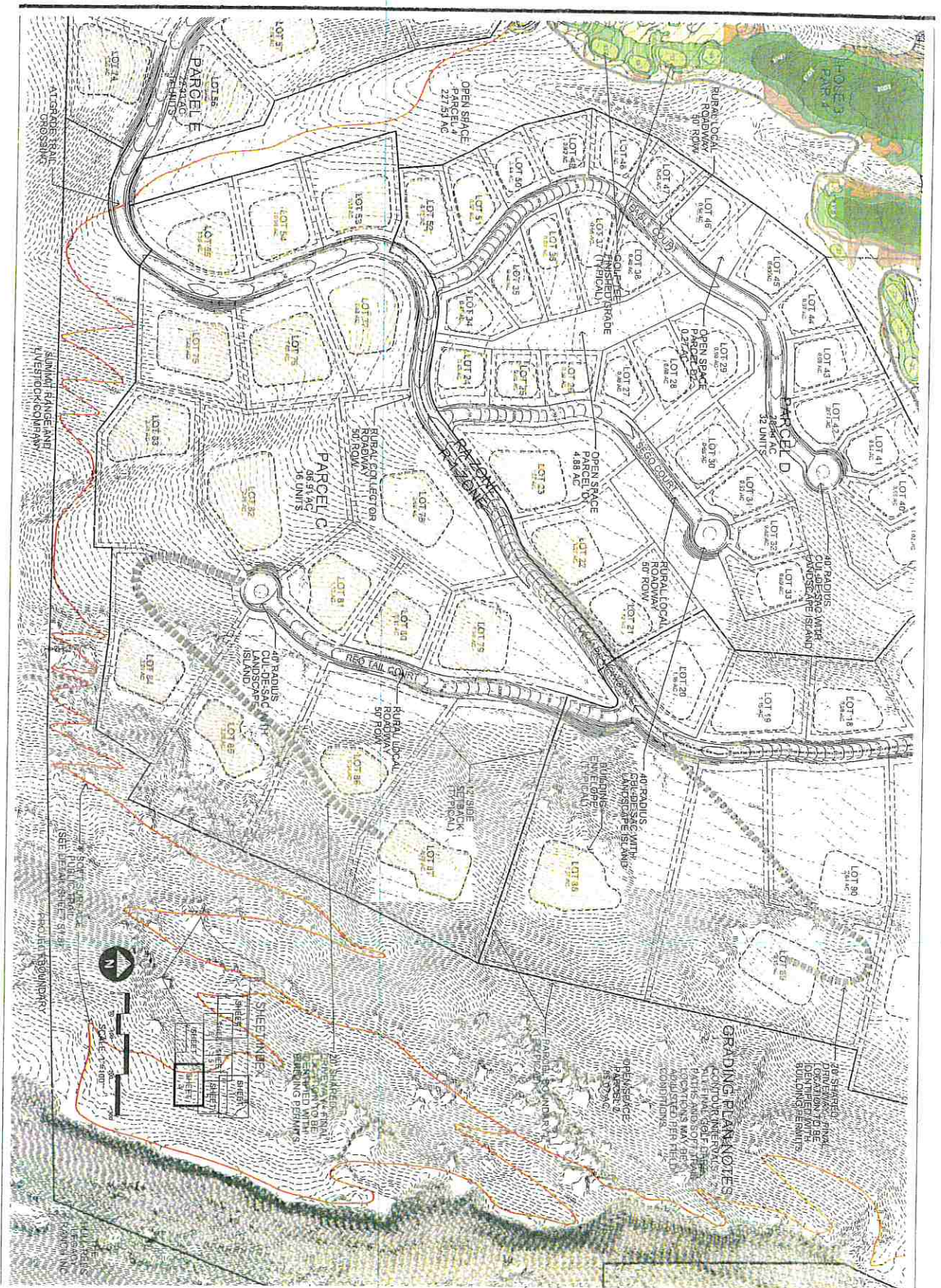
SHEET NUMBER  
G1.1











**WOHALI**

PRELIMINARY PLAN - PHASE 1

ICY SPRINGS ROAD  
COALVILLE CITY, UT 84017

DATE: SEPTEMBER 2011



PROJECT: LHS 1001.00


DRAWN BY: EL

CHECKED BY: EL

APPROVED BY: EL

REVISION:



**G1.3**

SHEET NUMBER

GRADING PLAN









WOHALI  
PRELIMINARY PLAN - PHASE 1  
COALVILLE CITY, UT 84017



DATE	SEPTEMBER 2019
PROJECT	LOT 40
DRAWN BY	EL
REVIEWED BY	EL
VERSION	
REVISIONS	
SHEET TITLE	GRADING PLAN
SHEET NUMBER	G15







WOHALI  
PRELIMINARY PLAN - PHASE 1  
ICY SPRINGS ROAD  
COALVILLE CITY, UT 84017



DATE	SEPTEMBER 2017
PROJECT	148 THD RD
DESIGNED BY	EL
REVIEWED BY	EL
VERSION	
REVISIONS	

SHEET TYPE	GRADING PLAN
SHEET NUMBER	G1.6



GRADING/PLAN NOTES  
1. CONTOUR INTERVALS 5'-2'  
2. ALL FINAL GOLF CART  
PATHS AND SOFT TRAIL  
LOCATIONS MAY BE  
ADJUSTED PER FIELD  
CONDITIONS

SHEET INDEX

SHEET 1	SHEET 2	SHEET 3	SHEET 4
1	2	3	4





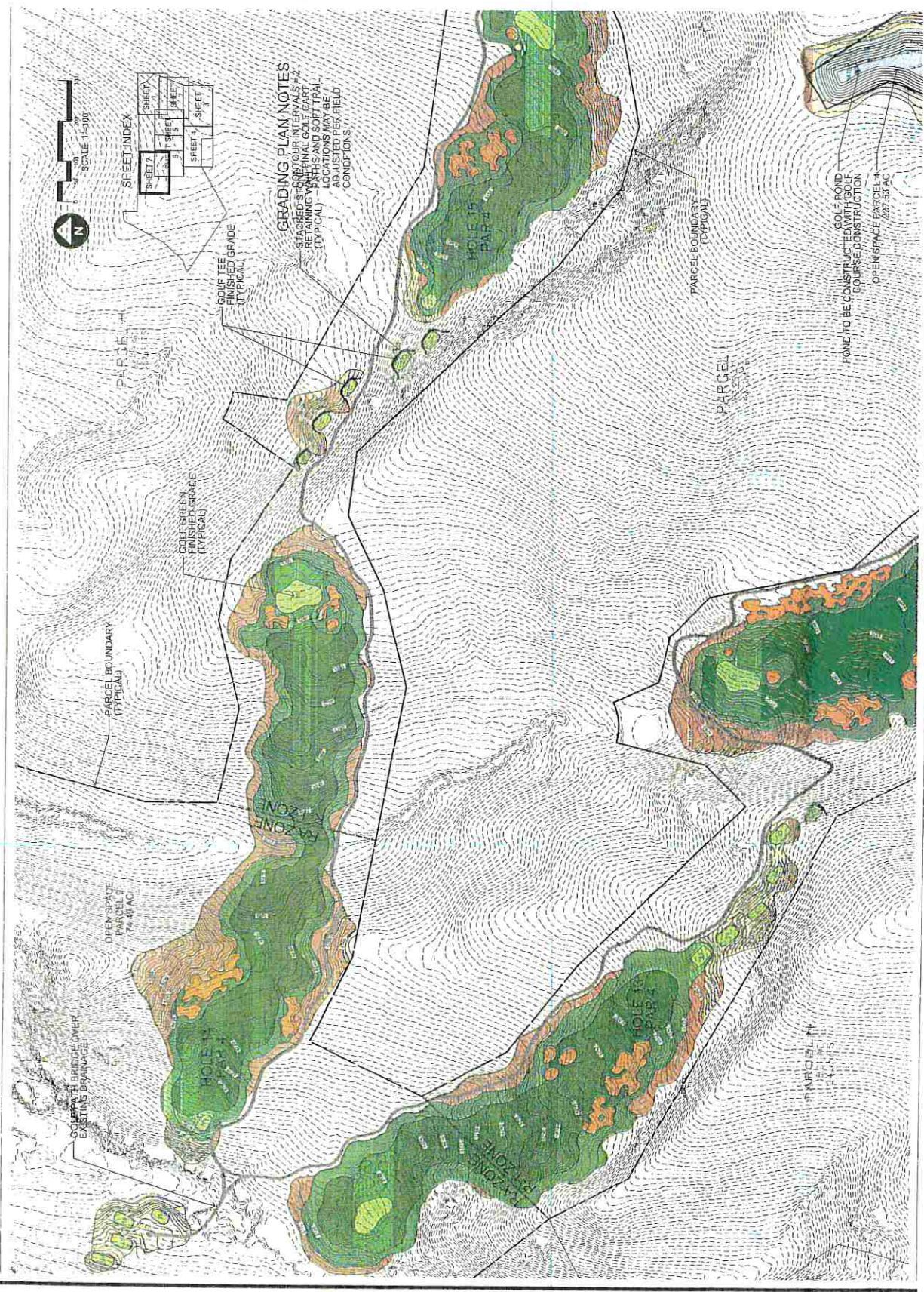


WOHALI  
PRELIMINARY PLAN - PHASE 1  
IC SPRINGS ROAD, UT 84017



DATE	SEPTEMBER 2019
PROJECT	IC SPRINGS ROAD
DRAWN BY	EL
CHECKED BY	EL
DESIGNED BY	EL
APPROVED BY	EL
DATE	SEPTEMBER 2019
PROJECT	IC SPRINGS ROAD
DRAWN BY	EL
CHECKED BY	EL
DESIGNED BY	EL
APPROVED BY	EL
DATE	SEPTEMBER 2019
PROJECT	IC SPRINGS ROAD
DRAWN BY	EL
CHECKED BY	EL
DESIGNED BY	EL
APPROVED BY	EL

G1.7





## GRADING AND 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. 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 COUNTY REPRESENTATIVE 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, INCLUDING REVEGETATION, SHALL BE ACCOMPLISHED AS SOON AS POSSIBLE AFTER ROUGH GRADING. ALL SLOPES 2:1 OR FLATTER SHALL BE SCARIFIED WITH HEAVY EQUIPMENT, LEAVING TRACKS PERPENDICULAR TO THE SLOPE.
4. ALL PUBLIC ROADWAYS MUST BE CLEARED DAILY OF ALL DIRT, MUD AND DEBRIS DEPOSITED ON THEM AS A RESULT OF THE GRADING OPERATION AND PERFORMED TO THE SATISFACTION OF THE COUNTY ENGINEER.
5. DISTURBED AREAS, BOTH ON AND OFF-SITE SHALL BE REVEGETATED. THESE AREAS SHALL INCLUDE, BUT NOT BE LIMITED TO ALL UNSURFACED AREAS WITHIN THE FLAGGED LIMITS OF DISTURBANCE, STAGING AND STORAGE AREAS, MATERIAL WASTE AREAS, UNDERGROUND UTILITY CONSTRUCTION AREAS, BENCHED AREAS INCLUDING RETAINING WALL BENCHES, AND TEMPORARY OR EXISTING ACCESS ROADS USED FOR CONSTRUCTION ACTIVITIES.
6. A SWALE SEDIMENT TRAP FOR ALL DRAINAGEWAYS INTERCEPTED BY PROPOSED ROAD CONSTRUCTION WILL BE FORMED. TRAPS WILL BE PLACED IN SURFACE DRAIN DITCHES JUST BEFORE THE RUNOFF WATER LEAVES THE PROPERTY, ENTERS A WATERCOURSE OR IMMEDIATELY PRECEDING DITCH INLETS OR STABILIZED OUTLETS.
7. SITE CONTRACTOR SHALL GRADE ALL AREAS TO BE LANDSCAPED TO A SUB GRADE THAT IS 4" BELOW PROPOSED FINISHED GRADE TO ALLOW FOR THE LANDSCAPE CONTRACTOR TO PROVIDE 4" OF TOPSOIL TO BRING THE SITE TO FINISHED GRADE.
8. GRADING ADJACENT TO ALL STRUCTURES SHALL FALL A MINIMUM OF 6" WITHIN THE FIRST 10'. ALL PATIOS SHALL HAVE A MINIMUM OF 2% SLOPE AWAY FROM THE STRUCTURE.
9. FOUNDATION WALLS SHALL EXTEND A MINIMUM OF 6" ABOVE ALL ADJACENT FINISHED GRADES.

10. THE SITE SHALL BE GRADED TO DIRECT COLLECTED RUNOFF THROUGH SILT FENCES OR STRAW BALES.
11. SILT FENCE SHALL BE INSTALLED AT THE TOE OF ALL DOWNHILL 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.
12. SEDIMENT TRAPS MUST OUTLET ONTO STABILIZED (PREFERABLY UNDISTURBED) GROUND, INTO A WATER COURSE, OR (IN THE CASE OF A SMALL DRAINAGEWAY) LEFT TO PERCOLATE INTO THE GROUND.
13. ALL SEED MIX SHALL BE APPLIED AT A RATE SO THAT GERMINATION AND SUBSEQUENT COVERAGE REACHES 80 PERCENT IN A REPRESENTATIVE 10' BY 10' AREA. IF COVERAGE DOES NOT REACH 80 PERCENT, RESEEDING MUST OCCUR.
14. FUGITIVE DUST SHALL BE CONTROLLED BY WATERING AND/OR CHEMICAL STABILIZATION, PROVIDING VEGETATIVE OR SYNTHETIC COVER AND WIND BREAKS CONSISTENT WITH UTAH STATE DIVISION OF AIR QUALITY STANDARDS.
15. STORMWATER IS TO DRAIN TO AN AREA APPROVED BY COALVILLE CITY.



## WOHALI PRELIMINARY PLAN - PHASE 1

100 SPRINGS ROAD  
COALVILLE CITY, UT 84017



DATE	SEPTEMBER 2013
PROJECT	145 100' DR
DRAWN BY	EL
CHECKED BY	EL
VERSION	
REVISIONS	
SHEET TITLE	GRADING DETAILS
SHEET NUMBER	G1.8







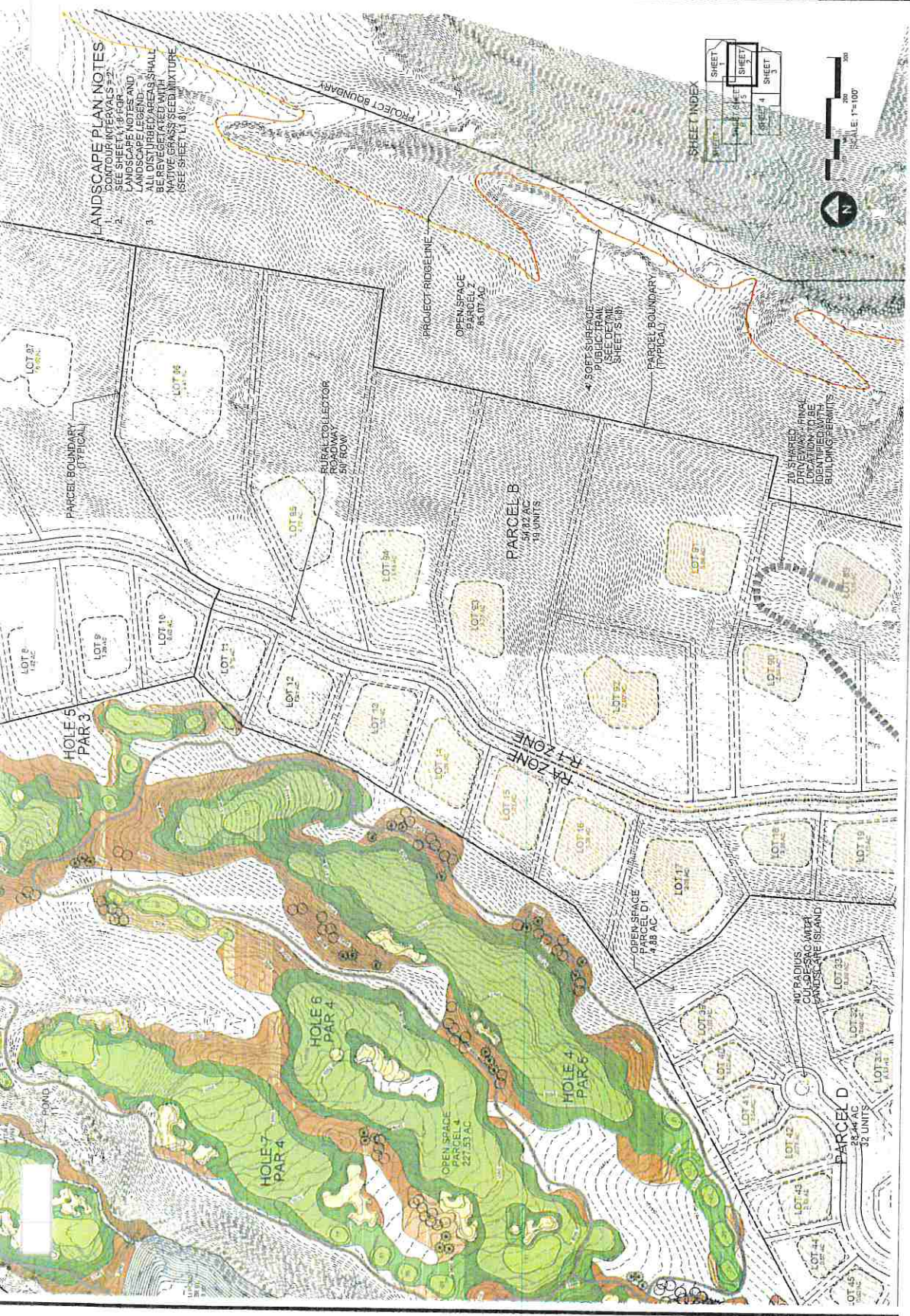


WOHALI  
PRELIMINARY PLAN - PHASE 1

COALVILLE CITY, UT 84017



DATE	SEPTEMBER 2019
PROJECT	148 001 00
DRAWN BY	EL
REVIEW BY	EL
VERSION	EL
REVISIONS	
SHEET TITLE	LANDSCAPE PLAN
SHEET NUMBER	L1.2



SHEET INDEX

SHEET 1	SHEET 2	SHEET 3
SHEET 4	SHEET 5	SHEET 6
SHEET 7	SHEET 8	SHEET 9
SHEET 10	SHEET 11	SHEET 12



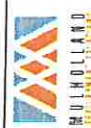
L1.2





# WOHALI PRELIMINARY PLAN - PHASE 1

IOY SPRINGS ROAD, UT 84017



DATE	SEPTEMBER 2019
PROJECT	145,000 SQ. FT.
DRAWN BY	BL
CHECKED BY	BL
DESIGNED BY	BL
REVISIONS	

SHEET TITLE  
LANDSCAPE  
PLAN

SHEET NUMBER  
L1.3

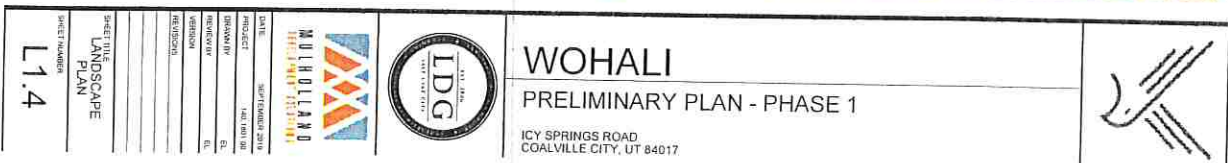


## LANDSCAPE PLAN NOTES

1. OPEN SPACE TOTALS 100.00 AC.
2. LANDSCAPE ISLANDS SHALL BE RE-VEGETATED WITH NATIVE GRASS SEED MIXTURE (SEE SHEET L1.8).
3. ALL DISTURBED AREAS SHALL BE RE-VEGETATED WITH NATIVE GRASS SEED MIXTURE (SEE SHEET L1.8).

SHEET INDEX	
SHEET	NO.
1	1.1
2	1.2
3	1.3
4	1.4
5	1.5
6	1.6
7	1.7
8	1.8
9	1.9
10	1.10










**LANDSCAPE PLAN NOTES**

1. CONTOUR INTERVALS 1' 2"
2. SEE SHEET L1.8 FOR LANDSCAPE NOTES AND LEGEND
3. ALL DISTURBED AREAS SHALL BE REVEGETATED WITH NATIVE GRASS SEED MIXTURE (SEE SHEET L1.8)

4. SOFT SURFACE PUBLIC TRAIL THRU FUTURE VILLAGE CORE - FINAL LOCATION AND TRAIL MATERIAL MAY BE MODIFIED AT THE TIME OF ADVANCED CONSTRUCTION.



WOHALI POND - POND TO BE CONSTRUCTED UNDER A SEPARATE DAM SAFE TYPED PERMIT PROCESS



## WOHALI

### PRELIMINARY PLAN - PHASE 1

ICY SPRINGS ROAD  
COALVILLE CITY, UT 84017

DATE	SEPTEMBER 2019
PROJECT	WOHALI
DESIGNED BY	LDG
ENGINEER BY	LDG
VERSION	01
REVISIONS	
SHEET TITLE <b>LANDSCAPE PLAN</b>	
SHEET NUMBER <b>L1.5</b>	





DATE	SEPTEMBER 2019
PROJECT	143 1001 00
DRAWN BY	EL
REVIEW BY	EL
VERSION	
REVISIONS	

NET TITLE  
LANDSCAPE  
PLAN

L1.6







ICV SPRINGS ROAD  
COALVILLE CITY, UT 84017

# WOHALI PRELIMINARY PLAN - PHASE 1



DATE	SEPTEMBER 2019
PROJECT	HOV 101.00
DESIGNED BY	EL
REVIEWED BY	EL
APPROVED	
NOTES	

SHEET  
LANDSCAPE  
PLAN  
SHEET NUMBER

L1.7





## GENERAL LANDSCAPE NOTES

1. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL EXISTING AND PROPOSED UTILITIES, AND ALL SITE CONDITIONS PRIOR TO BEGINNING CONSTRUCTION. THE CONTRACTOR SHALL COORDINATE HIS WORK WITH THE PROJECT MANAGER AND ALL OTHER CONTRACTORS WORKING ON THE SITE.
2. THE FINISH GRADE OF ALL PLANTING AREAS SHALL BE SMOOTH, EVEN AND CONSISTENT. FREE OF ANY BUMPS, DEPRESSIONS OR OTHER GRADING IRREGULARITIES. THE FINISH GRADE OF ALL LANDSCAPE AREAS SHALL BE GRADED CONSISTENTLY 3/4" BELOW THE TOP OF ALL SURROUNDING WALKS, CURBS, ETC.
3. THE CONTRACTOR SHALL STAKE THE LOCATION OF ALL PLANTS FOR APPROVAL PRIOR TO PLANTING. TREES SHALL BE LOCATED 10 FEET FROM ALL SURROUNDING PLANT MATERIAL. SHRUBS AND GROUND COVERS SHALL BE TRIANGULAR AND EQUALLY SPACED.
4. THE PLANT MATERIALS LIST IS PROVIDED AS AN INDICATION OF THE SPECIFIC REQUIREMENTS OF THE PLANTS SPECIFIED. WHEREVER IN CONFLICT WITH THE PLANTING PLAN, THE PLANTING PLAN SHALL GOVERN.
5. THE CONTRACTOR SHALL PROVIDE ALL MATERIALS, LABOR AND EQUIPMENT REQUIRED FOR THE PROPER COMPLETION OF ALL LANDSCAPE WORK AS SPECIFIED AND SHOWN ON THE DRAWINGS.
6. ALL PLANT MATERIALS SHALL BE APPROVED PRIOR TO PLANTING. THE OWNER/LANDSCAPE ARCHITECT HAS THE RIGHT TO REJECT ANY AND ALL PLANT MATERIAL NOT CONFORMING TO THE SPECIFICATIONS. THE OWNER/LANDSCAPE ARCHITECT'S DECISION WILL BE FINAL.
7. THE CONTRACTOR SHALL KEEP THE PREMISES, STORAGE AREAS AND PAVING AREAS NEAT AND ORDERLY AT ALL TIMES. REMOVE TRASH, SWEEP, CLEAN, HOSE, ETC. DAILY.
8. THE CONTRACTOR SHALL PLANT ALL PLANTS PER THE PLANTING DETAILS, STAKE/GUY AS SHOWN. TOP OF ROOT BALLS SHALL BE PLANTED FLUSH WITH FINISH GRADE.
9. THE CONTRACTOR SHALL NOT IMPEDE DRAINAGE IN ANY WAY. THE CONTRACTOR SHALL ALWAYS MAINTAIN POSITIVE DRAINAGE AWAY FROM THE BUILDING, WALLS, ETC.
10. THE CONTRACTOR SHALL MAINTAIN ALL WORK UNTIL ALL WORK IS COMPLETE AND ACCEPTED BY THE OWNER. UPON COMPLETION OF ALL PLANTING WORK, AN INSPECTION FOR ACCEPTANCE OF THE WORK SHALL BE REQUIRED. THE CONTRACTOR SHALL NOTIFY THE OWNER/LANDSCAPE ARCHITECT FOR SCHEDULING OF INSPECTION AT LEAST SEVEN (7) DAYS IN ADVANCE.
11. THE CONTRACTOR SHALL MAINTAIN AND GUARANTEE ALL WORK FOR A PERIOD OF ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE BY THE OWNER. REPLACEMENT PLANTS SHALL BE GUARANTEED FOR AN ADDITIONAL 90 DAYS. MAINTENANCE SHALL INCLUDE MOWING, WEEDING, FERTILIZING, CLEANING, INSECTICIDES, HERBICIDES, ETC.

## LANDSCAPE LEGEND

200	Acer ginnala 'Flame'	Clump
250	Flame Amur Maple	10' Clump
300	Populus tremuloides	2" Cal.
179	Quaking Aspen	2" Cal.
	Populus tremuloides	
	Populus angustifolia	
	Narrowleaf Cottonwood	
3.51 ACRES	GOLF GREENS	
3.52 ACRES	GOLF TEES	
49.74 ACRES	GOLF FAIRWAYS	
36.80 ACRES	GOLF ROUGHS	
89.92 ACRES	REVEGETATION	



ALL DISTURBED AREAS ARE TO BE SEEDED WITH STANDARD SEED MIXTURE.

### STANDARD SEED MIX

SPECIES	(PL#\$/S/ACRE)	PLANTING RATE
LOLIUM PERENNE		8.75
ELYMUS TRACHYCAULUS		7.00
PSEUDOREGNERIA SPICATA V. SECAR		5.25
PASCOPYRUM SMITHII		5.25
FESTUCA OVINA		3.50
LINUM LEWISII		1.75
A. TRIDENTATA SP. WYOMINGENSIS		1.25
TOTAL		32.00



WOHALI  
PRELIMINARY PLAN - PHASE 1

ICY SPRINGS ROAD  
COALVILLE CITY, UT 84017



DATE	SEPTEMBER 2019
PROJECT	144 180.00
DRAWN BY	EL
REVIEW BY	EL
VERSION	
REVISIONS	

SHEET NO.  
LANDSCAPE  
DETAILS  
SHEET NUMBER

L1.8





# WOHALI PRELIMINARY PLAN - PHASE 1

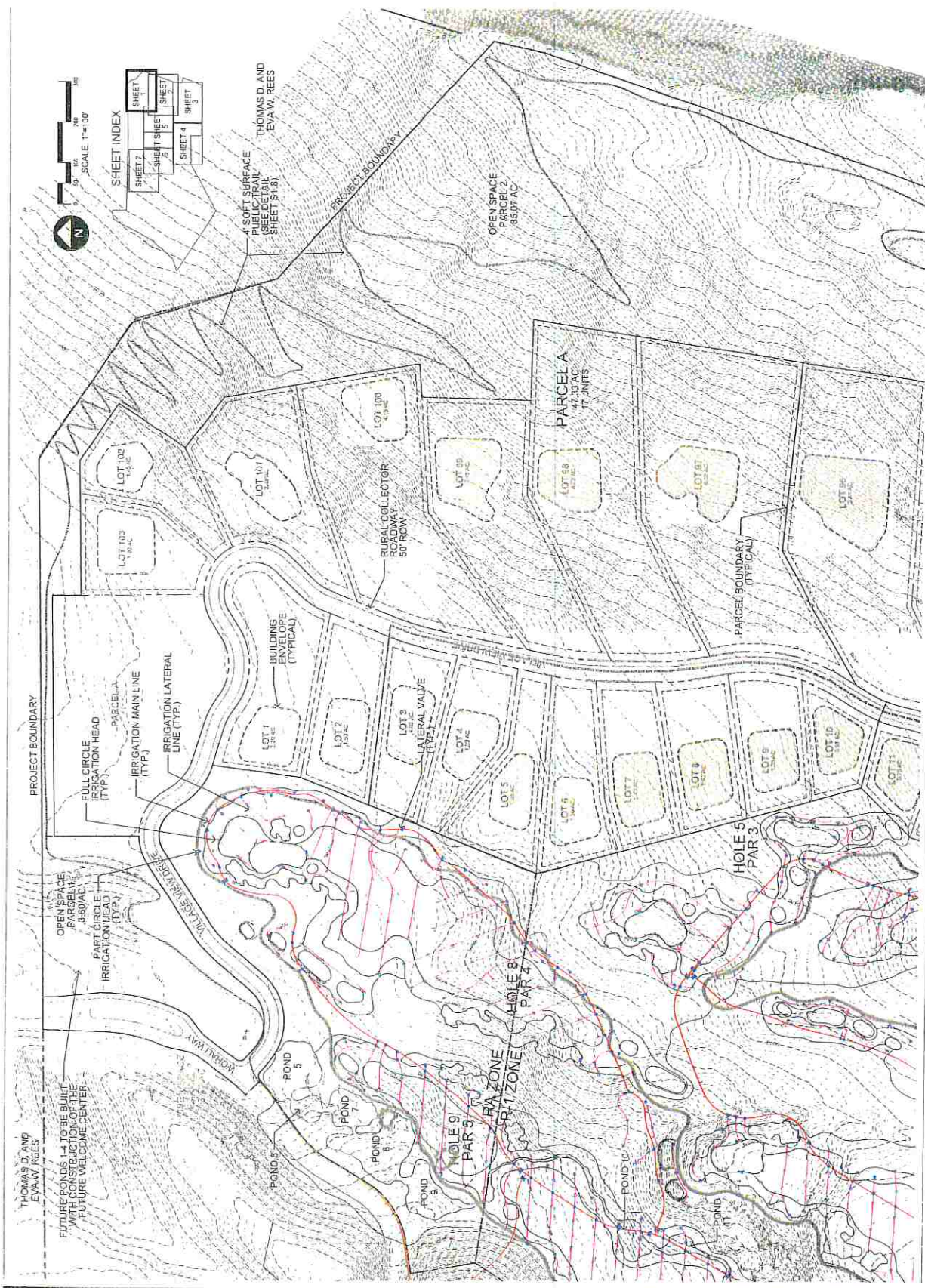
ICY SPRINGS ROAD  
COALVILLE CITY, UT 84017



DATE	SEPTEMBER 2016
PROJECT	HOV 100/40
DRAWN BY	EL
DESIGNED BY	EL
VERSION	REVISIONS

SHEET TITLE  
IRRIGATION  
PLAN

SHEET NUMBER  
11.1



THOMAS D. AND  
EVAN W. REES

FUTURE PONDS 1-4 TO BE BUILT  
WITH CONSTRUCTION OF THE  
FUTURE WELCOME CENTER.

OPEN SPACE  
PARCEL A  
15.50 AC

PART CIRCLE  
IRRIGATION (TYP.)

IRRIGATION MAIN LINE  
(TYP.)

IRRIGATION LATERAL  
LINE (TYP.)

BUILDING  
ENVELOPE  
(TYPICAL)

LOT 100  
4.3 AC

LOT 101  
4.3 AC

LOT 102  
4.3 AC

LOT 103  
4.3 AC

LOT 104  
4.3 AC

LOT 105  
4.3 AC

LOT 106  
4.3 AC

LOT 107  
4.3 AC

LOT 108  
4.3 AC

LOT 109  
4.3 AC

LOT 110  
4.3 AC

LOT 111  
4.3 AC

LOT 112  
4.3 AC

LOT 113  
4.3 AC

LOT 114  
4.3 AC

LOT 115  
4.3 AC

LOT 116  
4.3 AC

LOT 117  
4.3 AC

LOT 118  
4.3 AC

LOT 119  
4.3 AC

LOT 120  
4.3 AC

LOT 121  
4.3 AC

LOT 122  
4.3 AC

LOT 123  
4.3 AC

LOT 124  
4.3 AC

LOT 125  
4.3 AC

LOT 126  
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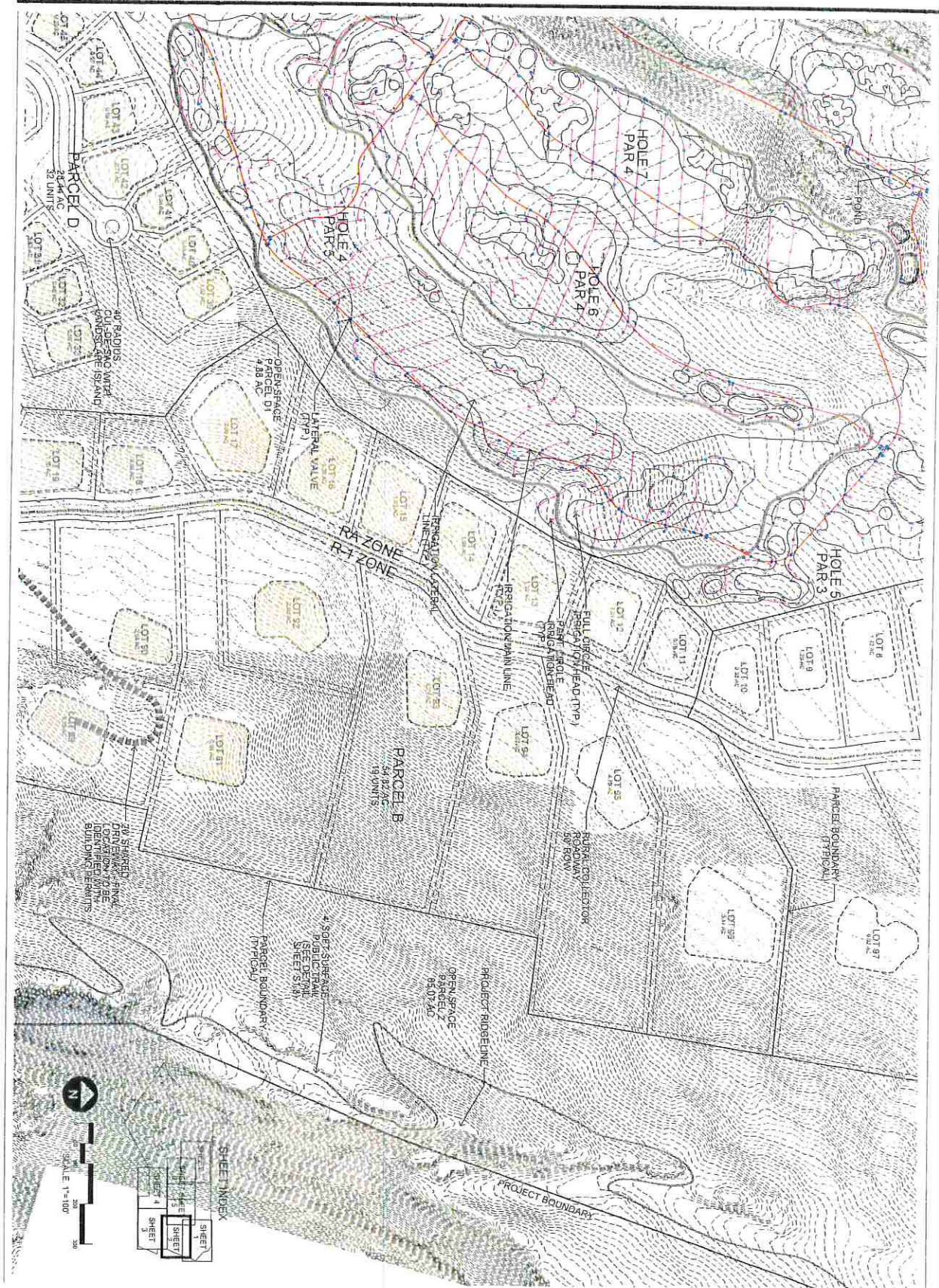
LOT 340  
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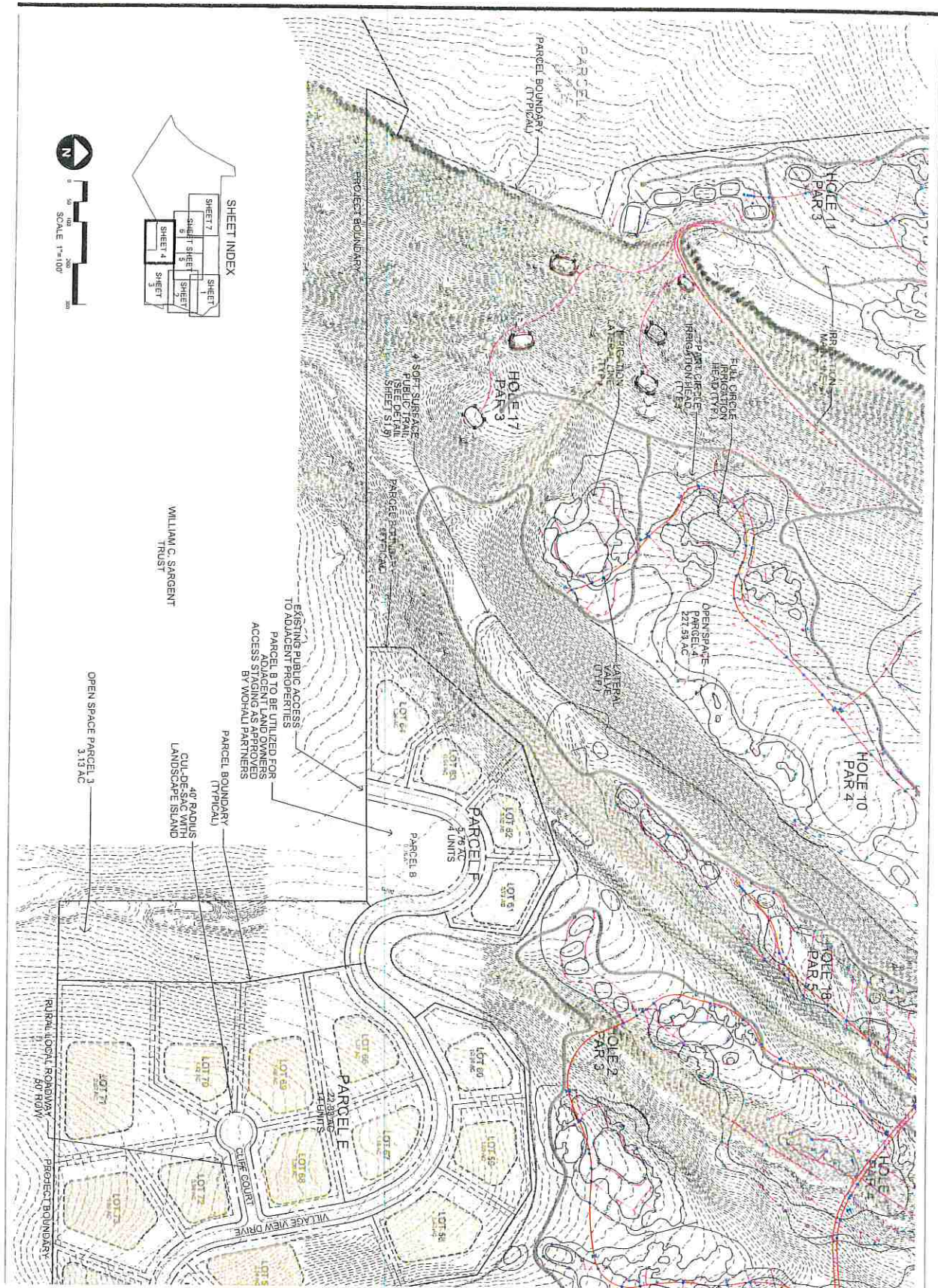
ICY SPRINGS ROAD  
COALVILLE CITY, UT 84017



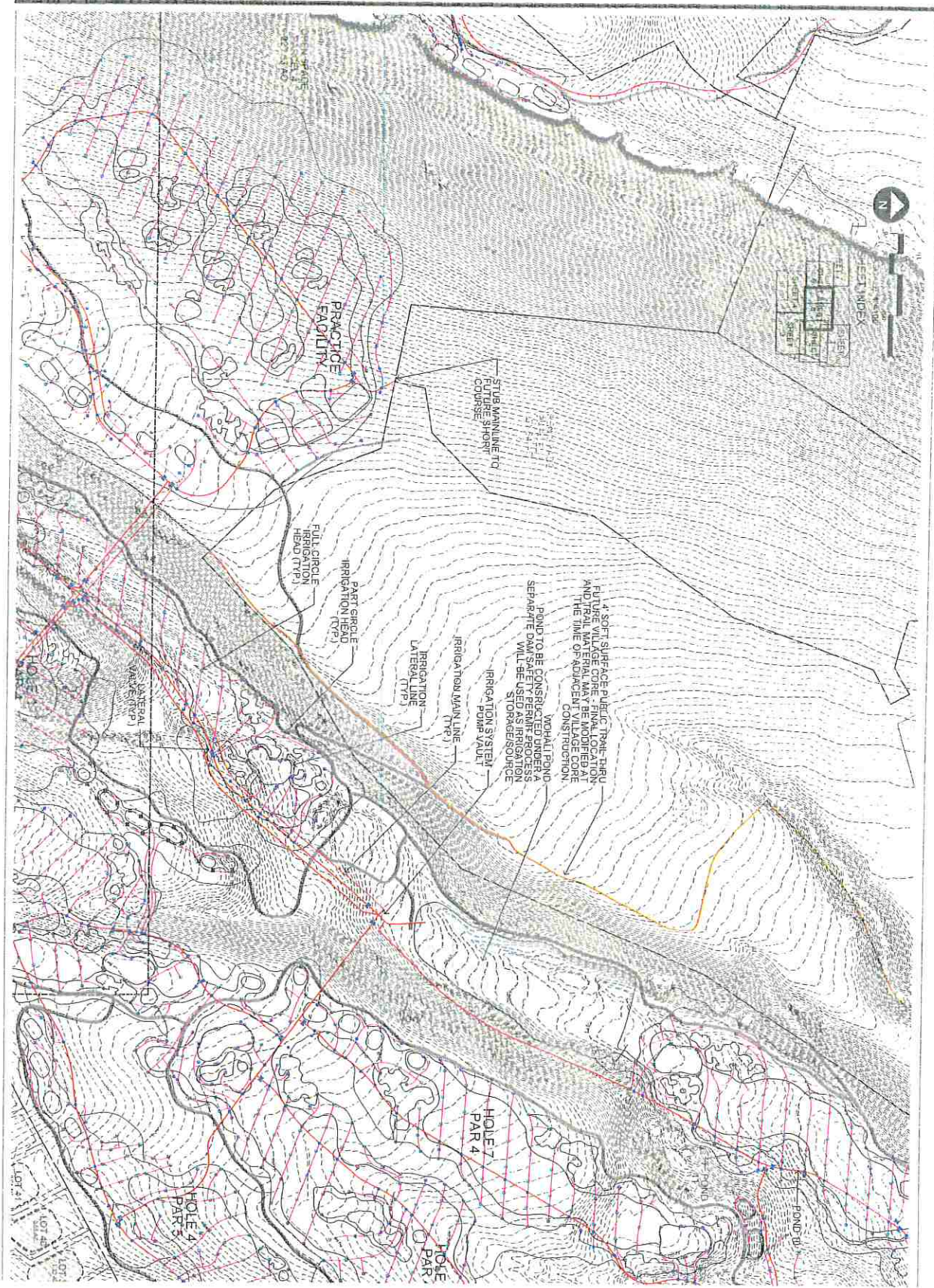
# IRRIGATION PLAN

11.3









DATE	08/11/2010
PROJECT	WOHLI
DESIGNED BY	LDG
DRAWN BY	LDG
CHECKED BY	LDG
REVISIONS	
SHEET NUMBER	11.5
SHEET TITLE	IRRIGATION PLAN



**WOHALI**  
 PRELIMINARY PLAN - PHASE 1  
 ICY SPRINGS ROAD  
 COALVILLE CITY, UT 84017







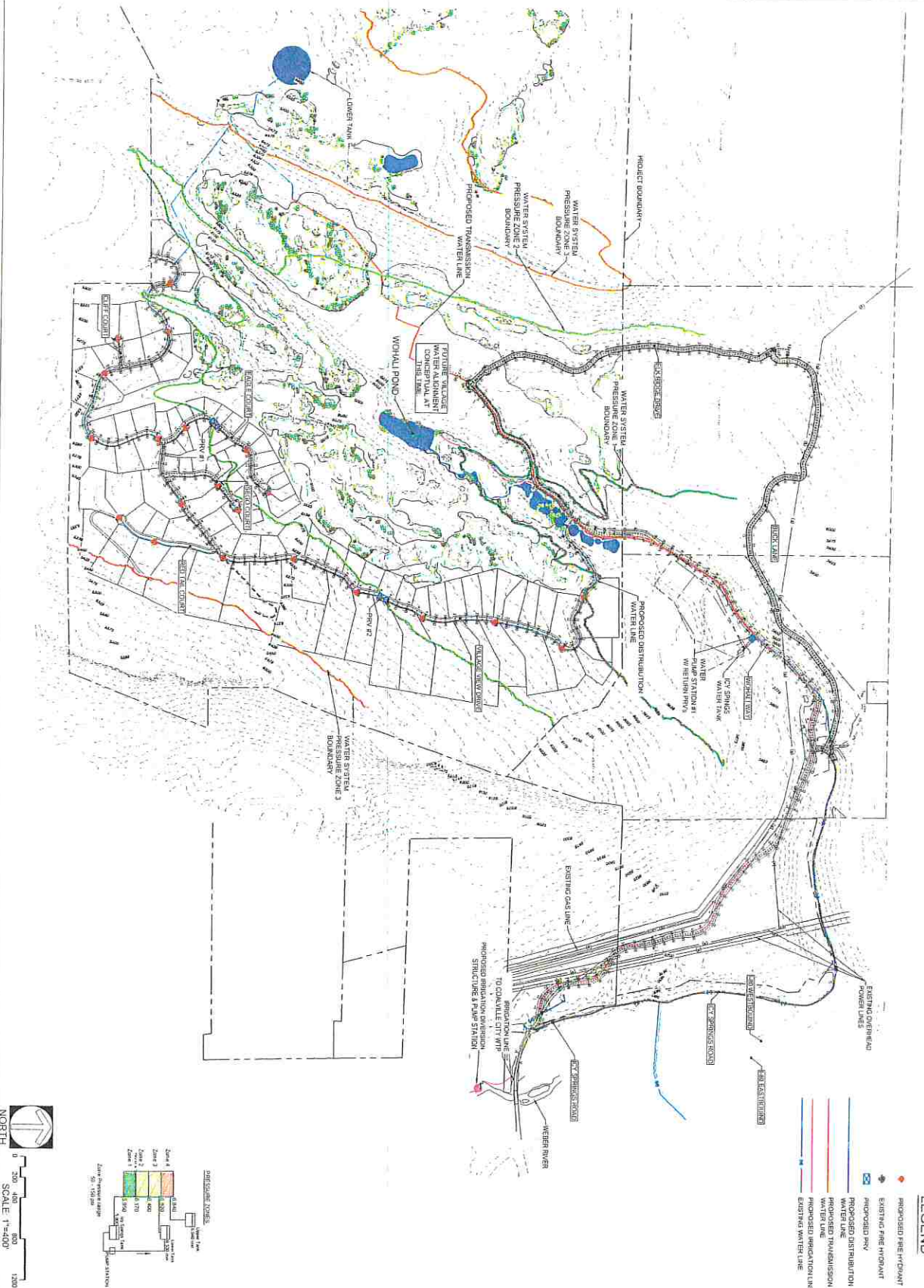












**WOHALI**  
PRELIMINARY PLAN SUBMITTAL - PHASE 1

100 SPRINGS ROAD  
COALVILLE CITY, UT 84017

**LDG**  
LAND DEVELOPMENT GROUP

**MULHOLLAND**  
DEVELOPMENT SOLUTIONS

**DATE:** OCTOBER 19, 2019

**DESIGNED BY:** JLM

**DRAWN BY:** JLM

**CHECKED BY:** JLM

**APPROVED BY:** JLM

**PROJECT NO.:** C200

**PROJECT NAME:** WOHALI

**PROJECT LOCATION:** PHASE 1

**PROJECT TYPE:** OVERALL WATER & IRRIGATION PLAN

**SHEET NUMBER:** C202

**DATE:** OCTOBER 19, 2019

**DESIGNED BY:** JLM

**DRAWN BY:** JLM

**CHECKED BY:** JLM

**APPROVED BY:** JLM

**PROJECT NO.:** C200

**PROJECT NAME:** WOHALI

**PROJECT LOCATION:** PHASE 1

**PROJECT TYPE:** OVERALL WATER & IRRIGATION PLAN

**SHEET NUMBER:** C202

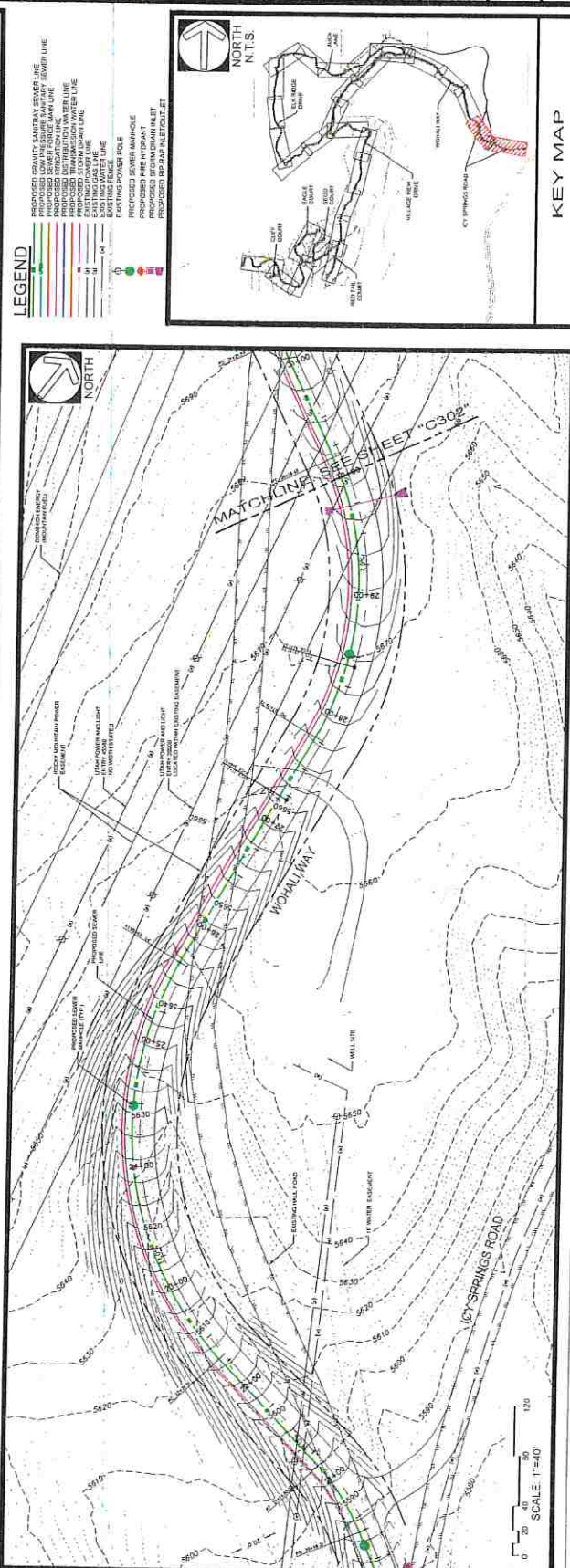


					
<b>MULHOLLAND DEVELOPMENT SOLUTIONS</b> 10000 WILLOW CREEK DRIVE, SUITE 100 WEST VALLEY, UT 84117 PHONE: (801) 333-3333 FAX: (801) 333-3334 WWW.MULHOLLANDDS.COM		<b>LDG</b> LAND DEVELOPMENT GROUP 10000 WILLOW CREEK DRIVE, SUITE 100 WEST VALLEY, UT 84117 PHONE: (801) 333-3333 FAX: (801) 333-3334 WWW.LDG-UTAH.COM		<b>WOHALI</b> PRELIMINARY PLAN SUBMITTAL - PHASE 1 10000 WILLOW CREEK DRIVE, SUITE 100 WEST VALLEY, UT 84117 PHONE: (801) 333-3333 FAX: (801) 333-3334 WWW.WOHALI.COM	













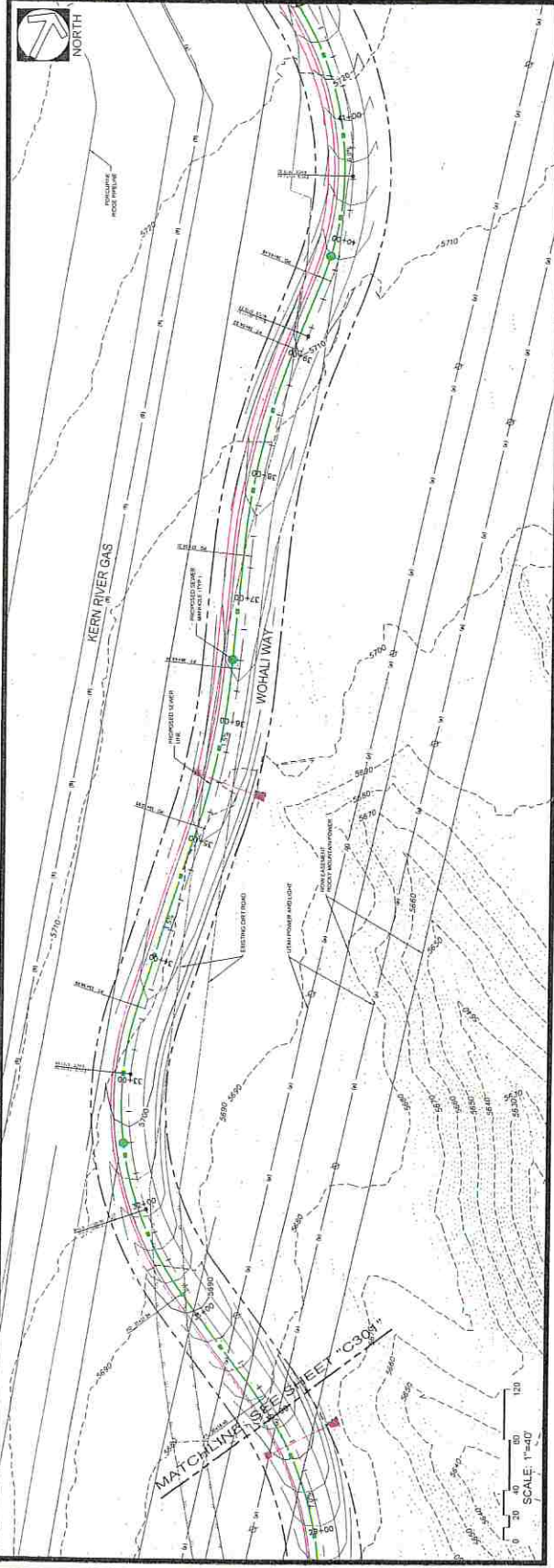
# WOHALI

PRELIMINARY PLAN SUBMITTAL - PHASE 1

COALVILLE CITY, UT 84017

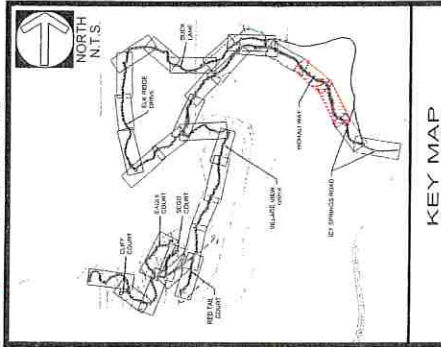


DATE:	OCTOBER 16, 2019
DESIGN BY:	CJA
DRAWN BY:	BRG
CHECKED BY:	WOHALI
PROJECT NO:	
ISSUE:	PRELIMINARY
REVISIONS:	
SHEET NO:	WOHALI WAY
PLAN:	STA 30+00 - 50+00
SHEET NUMBER:	C302

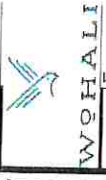


## LEGEND

- PROPOSED GRAVITY SEWER LINE
- PROPOSED SANITARY SEWER LINE
- PROPOSED FORCE MAIN LINE
- PROPOSED DISTRIBUTION WATER LINE
- PROPOSED DISTRIBUTION WATER LINE
- PROPOSED 2" DRAIN LINE
- EXISTING GAS LINE
- EXISTING FIRE LINE
- EXISTING POWER POLE
- PROPOSED FIRE HYDRANT
- PROPOSED 8" DRAIN INLET
- PROPOSED 12" DRAIN INLET
- PROPOSED 18" DRAIN INLET





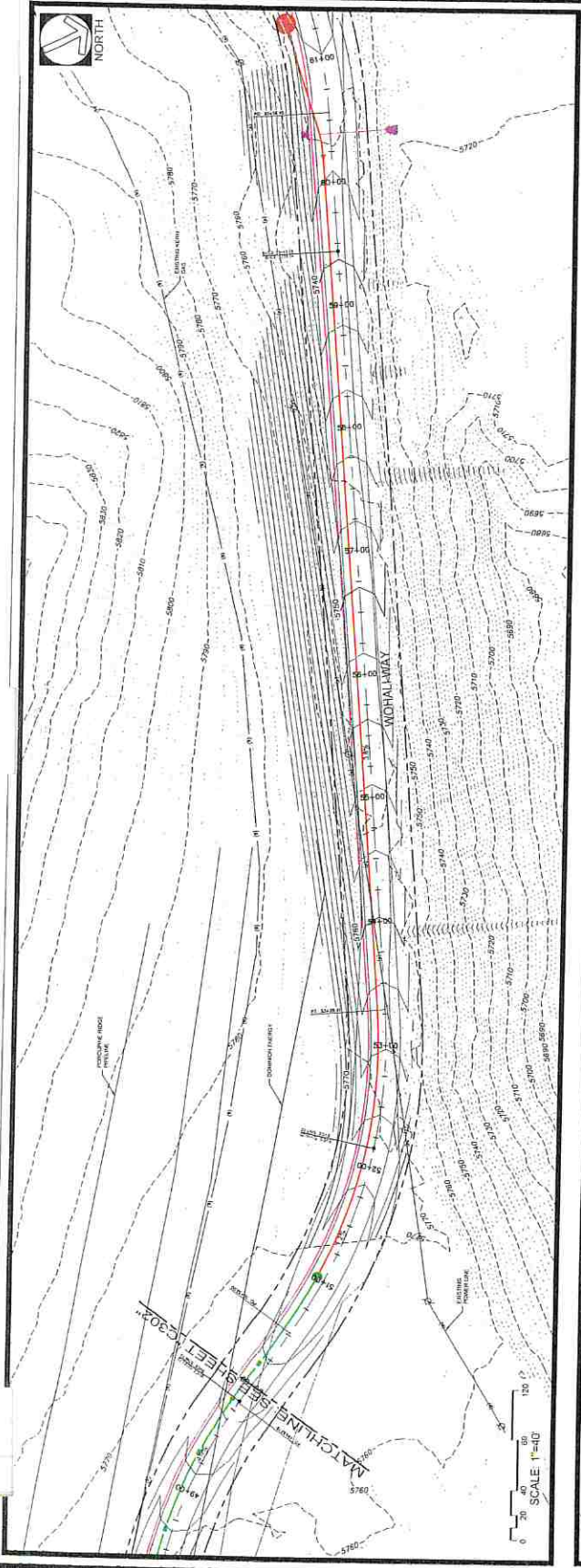


WOHALI  
PRELIMINARY PLAN SUBMITTAL - PHASE 1  
COALVILLE CITY, UT 84017

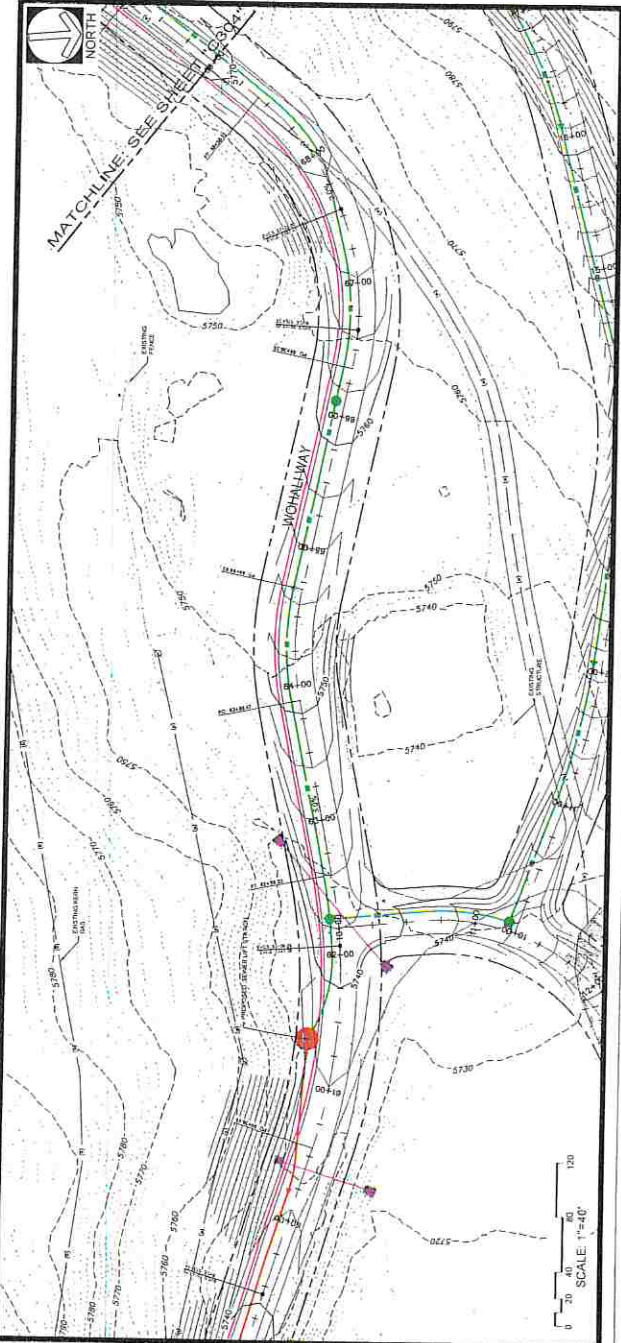
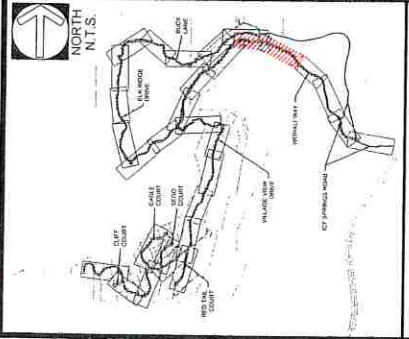


DATE:	OCTOBER 18, 2018
DESIGNED BY:	NAM
DRAWN BY:	DMC
CHECKED BY:	
APPROVED BY:	
PROJECT NO.:	
PROJECT NAME:	WOHALI WAY
PROJECT LOCATION:	STA 50+00 - 69+00
PROJECT TYPE:	STREET IMPROVEMENT

C303



- LEGEND**
- PROPOSED DRAINAGE DRAINAGE LINE
  - PROPOSED STORM DRAINAGE LINE
  - PROPOSED WATER MAIN LINE
  - PROPOSED DISTRIBUTION WATER LINE
  - PROPOSED SANITARY DRAIN LINE
  - PROPOSED GAS LINE
  - EXISTING FENCE
  - EXISTING ROAD
  - PROPOSED STORM MANHOLE
  - PROPOSED FIRE HYDRANT
  - PROPOSED STORM DRAIN PILET
  - PROPOSED STORM PILET

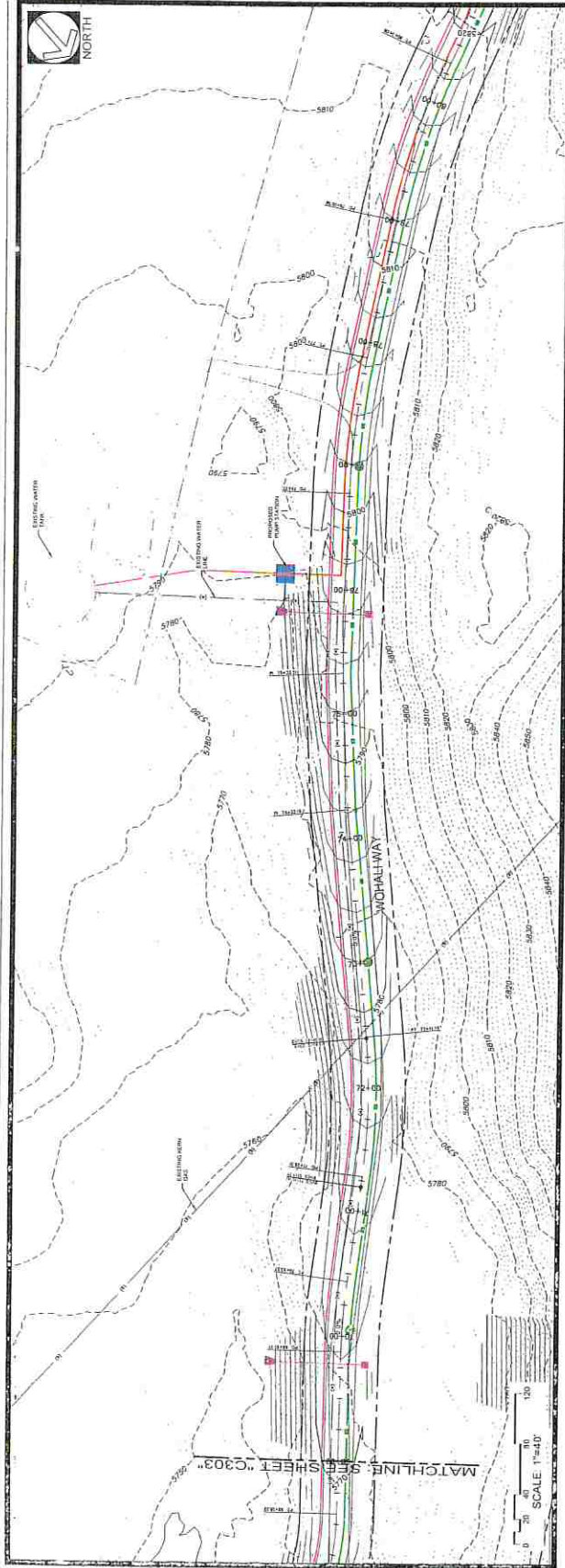






DATE	DECEMBER 18, 2018
DESIGN BY	KJM
DRAWN BY	BHC
REVIEW BY	
PROJECT NO.	W04H11
ISSUE	FINAL
REVISIONS	
SHEET TITLE	W04H11 WAY PLAN STA 69+00 - 88+00

C304



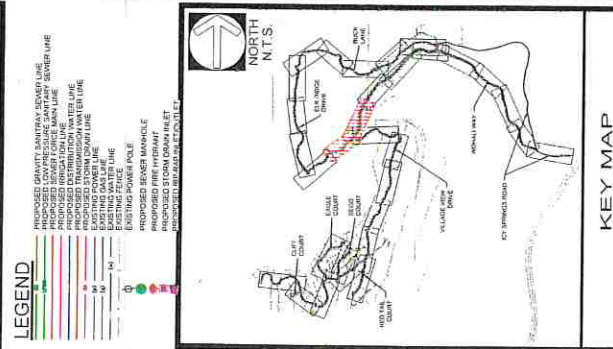
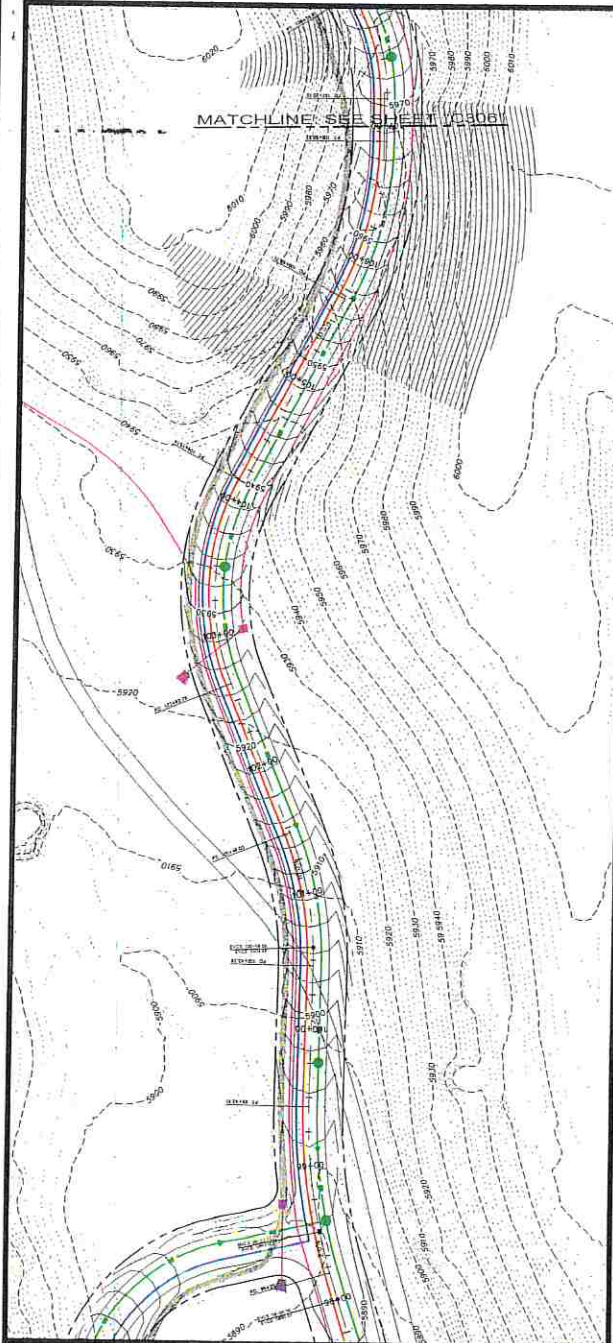
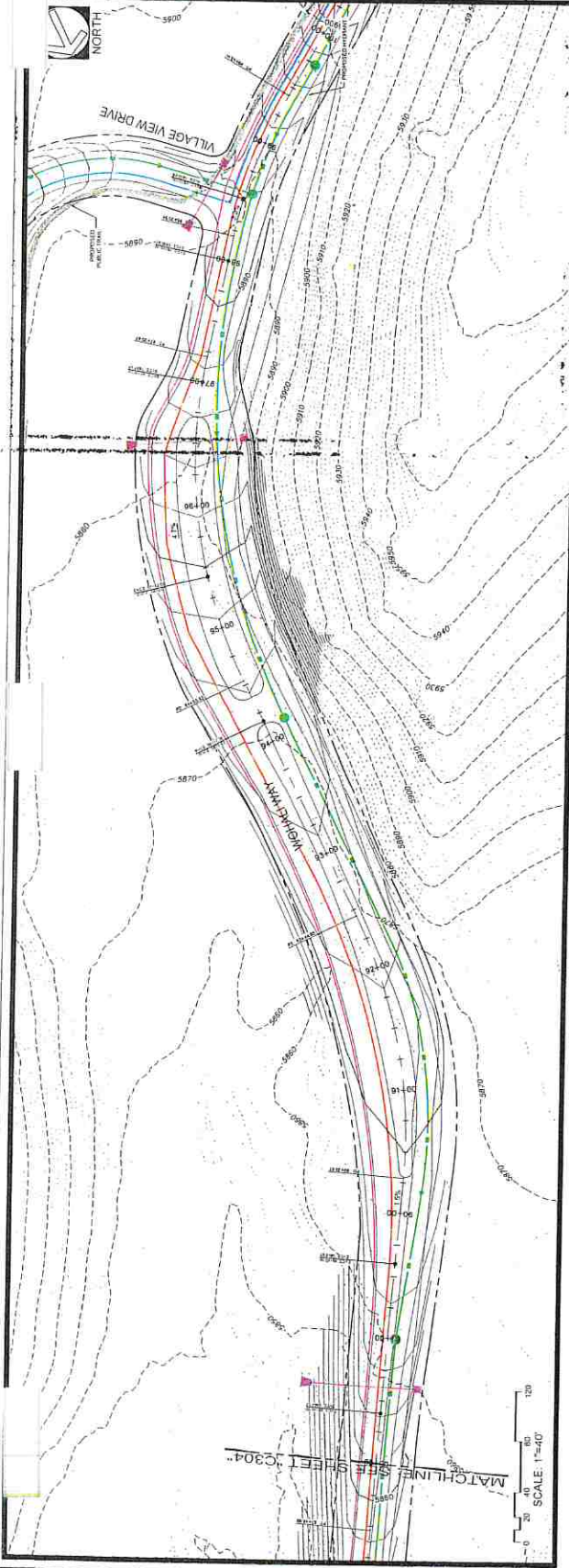




DATE	OCTOBER 16 2019	K.M.H.
DESIGN BY		BHC
DRAWN BY		
REVIEW BY		
PROJECT NO.	WCH-4413	
ISSUE	PRELIMINARY	
REVISIONS		

SHEET TITLE:  
WOHALI WAY  
PLAN  
STA 88+00 - 107+00  
SHEET ADJACENT

C305



KEY MAP





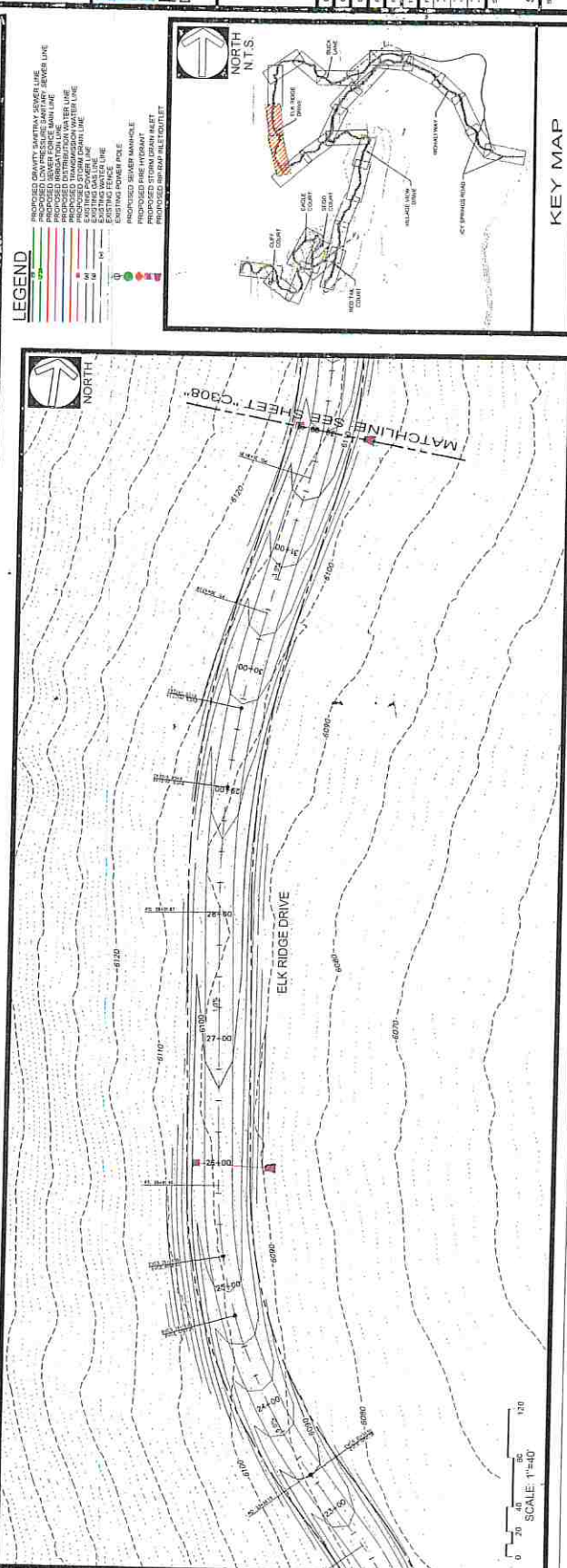
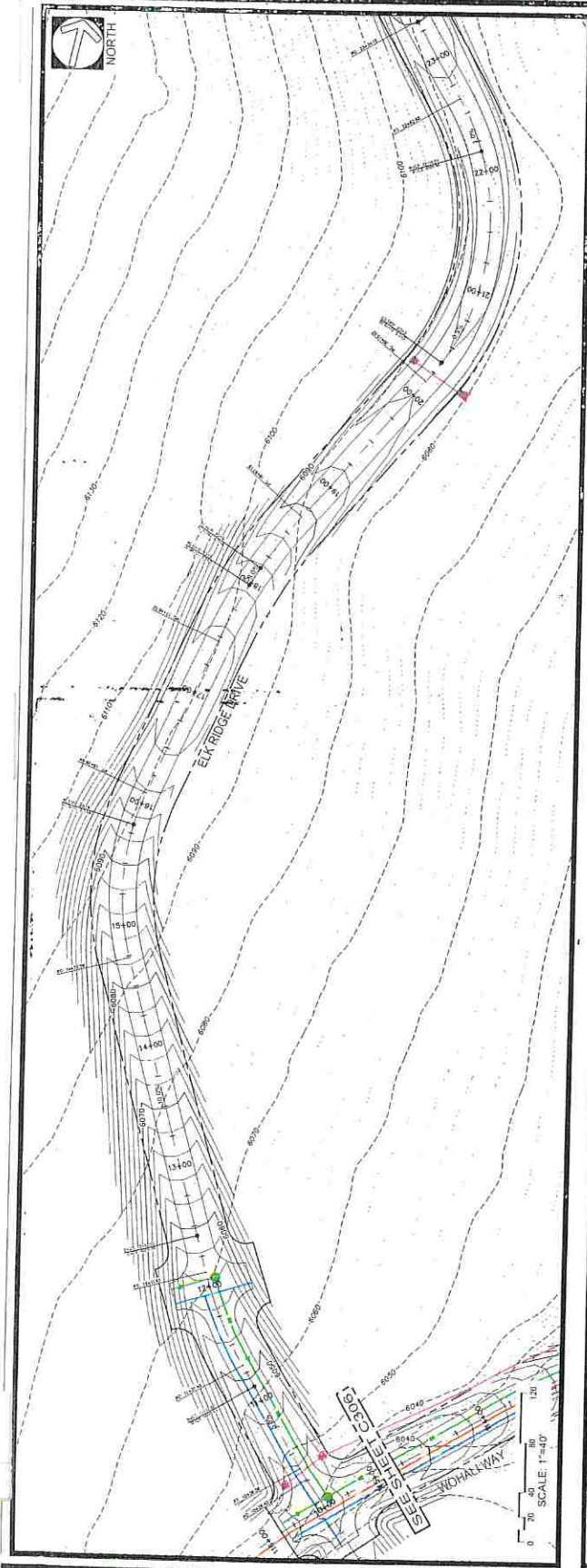




DATE	OCTOBER 16, 2019	HJM
DRAWN BY	REVIEW BY	BRC
PROJECT NO.	PROJECT MOD.	WISHALL
ISSUE	PRELIMINARY	
REVISIONS		

SHEET TOTAL  
ELK RIDGE DRIVE  
PLAN  
STA 10+00 - 32+00

C307

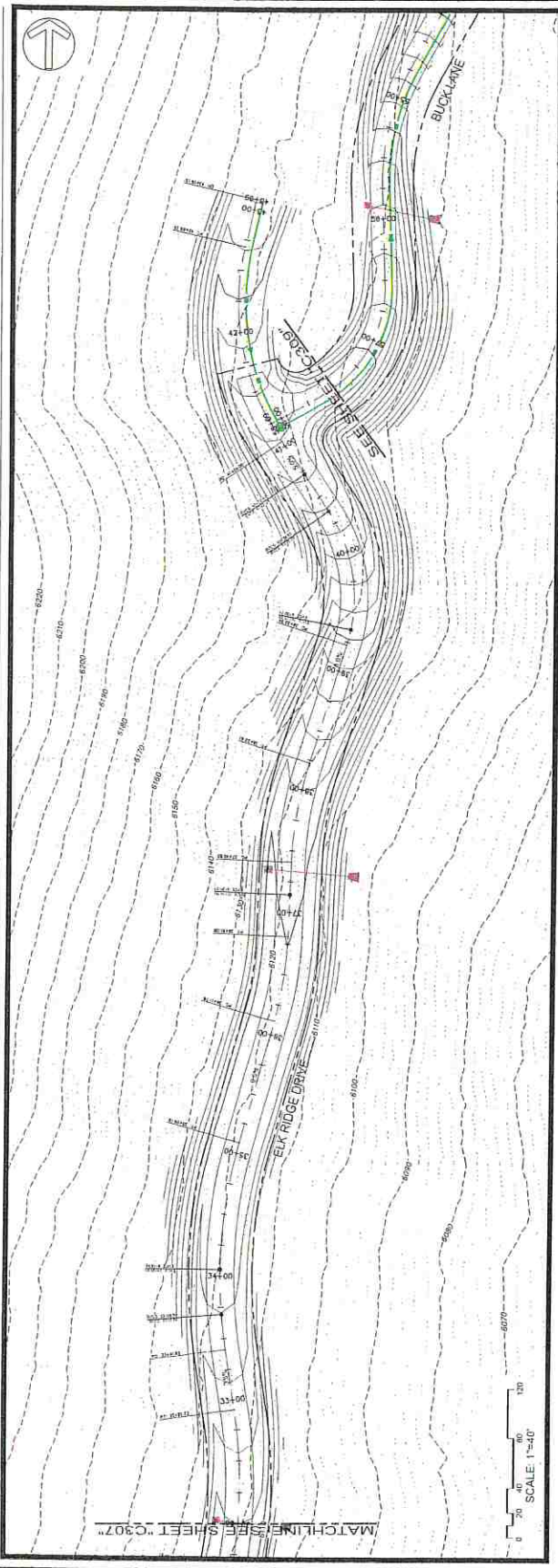


### KEY MAP



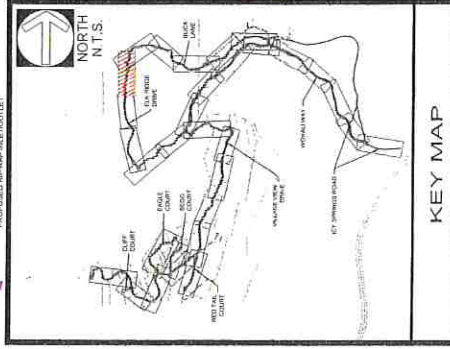


DATE	OCTOBER 16, 2010
DESIGN BY	HJC
ISSUED BY	HJC
REVIEWED BY	
PROJECT NO.	1004041
SHEET TITLE	INTL. MONUMENT
REVISIONS	
1	
2	
3	
4	
5	
SHEET TOTAL	ELK RIDGE DRIVE PLAN STA 32+00 - END
SHEET NUMBER	C308

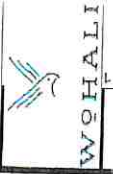


### LEGEND

- |   |                             |
|---|-----------------------------|
| PROPOSED LOW PRESSURE SANITARY SEWER LINE | PROPOSED POWER POLE         |
| PROPOSED SEWER FORCE MAIN LINE            | PROPOSED SEWER MANHOLE      |
| PROPOSED WATER MAIN LINE                  | PROPOSED FIRE HYDRANT       |
| PROPOSED DISTRIBUTION WATER LINE          | PROPOSED STORM DRAIN INLET  |
| PROPOSED STORM DRAIN LINE                 | PROPOSED STORM DRAIN OUTLET |
| EXISTING GAS LINE                         |                             |
| EXISTING POWER LINE                       |                             |
| EXISTING WATER LINE                       |                             |
| EXISTING POWER POLE                       |                             |
| EXISTING SEWER MANHOLE                    |                             |
| EXISTING FIRE HYDRANT                     |                             |
| EXISTING STORM DRAIN INLET                |                             |
| EXISTING STORM DRAIN OUTLET               |                             |







# WOHALI

PRELIMINARY PLAN SUBMITTAL - PHASE 1

ICV SPRINGS ROAD  
COALVILLE CITY, UT 84017

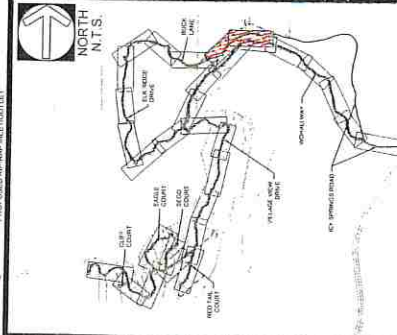


DATE	OCTOBER 15, 2019
DESIGNED BY	ML
DRAWN BY	SHC
REVIEWED BY	WOHALI
PROJECT NO.	WOHALI
ISSUE	PHASE 1 SUBMITTAL
DESCRIPTION	
1	
2	
3	
SHEET TITLE	BUCK LANE
PLAN	STA 10+00 - 28+00
SHEET NUMBER	C309

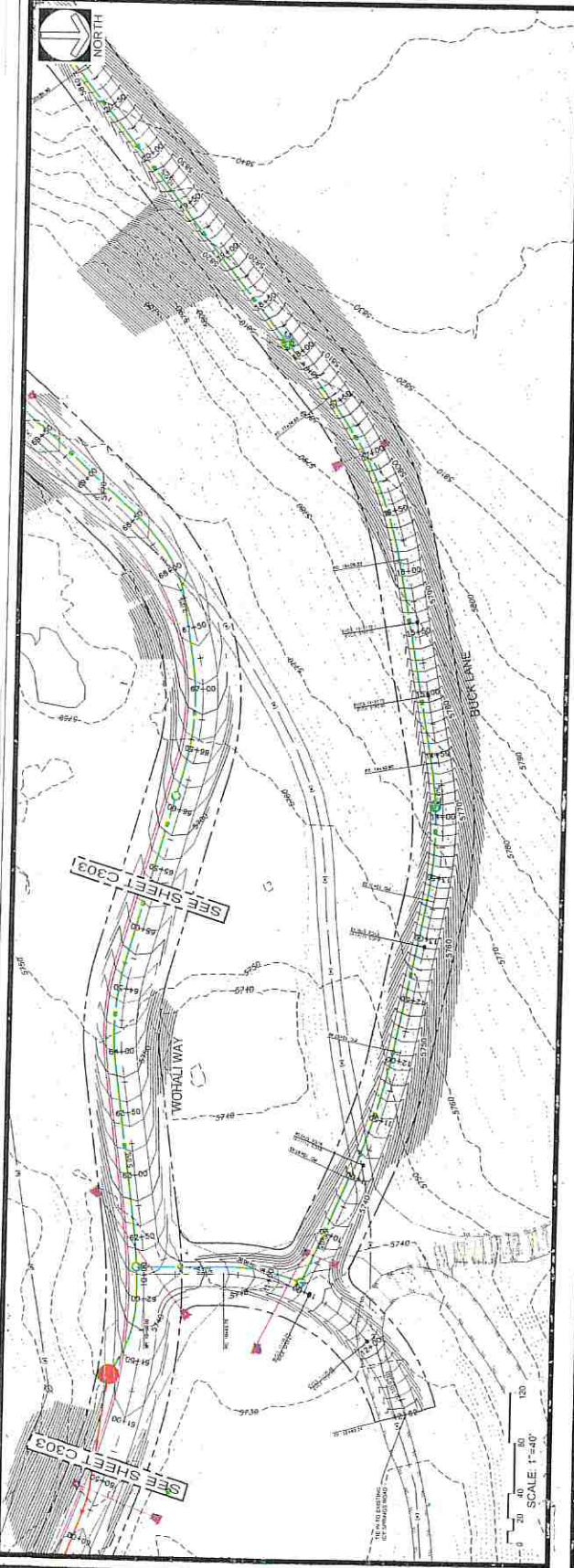
BUCK LANE  
PLAN  
STA 10+00 - 28+00  
SHEET NUMBER  
C309

## LEGEND

- PROPOSED GRAVITY SANITARY SEWER LINE
- PROPOSED LOW PRESSURE SANITARY SEWER LINE
- PROPOSED BRICK PAVEMENT
- PROPOSED TRANSMISSION WATER LINE
- EXISTING POWER LINE
- EXISTING WATER LINE
- EXISTING POWER POLE
- PROPOSED SEWER MANHOLE
- PROPOSED FIRE HYDRANT
- PROPOSED ASPHALT DRIVE
- PROPOSED ASPHALT DRIVE



## KEY MAP











# WOHALI

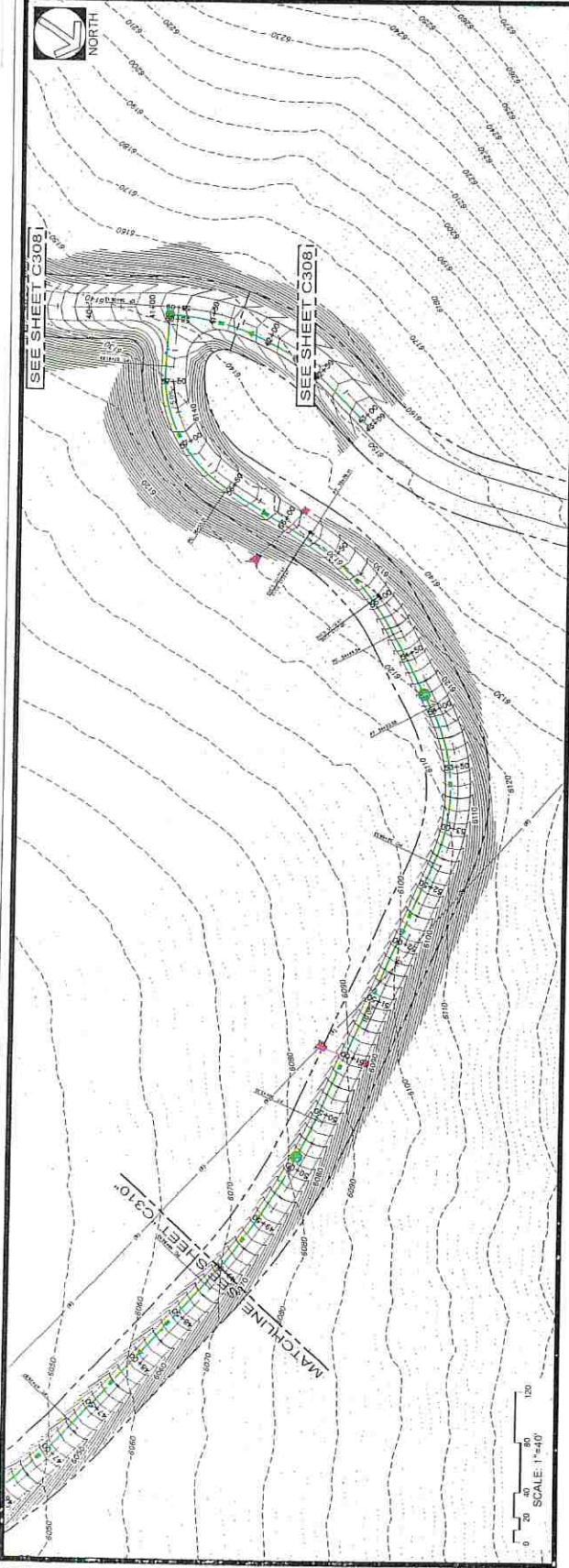
PRELIMINARY PLAN SUBMITTAL - PHASE 1

COALVILLE CITY, UT 84017



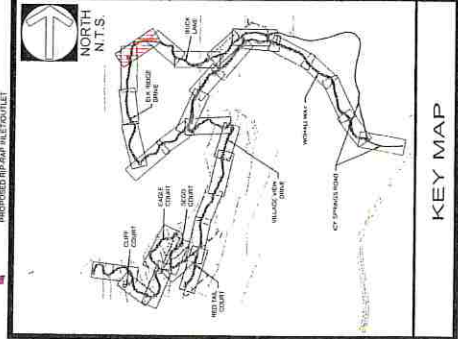
DATE	OCTOBER 16, 2018
DESIGNED BY	ANDREW R. MULHOLLAND
DRAWN BY	ANDREW R. MULHOLLAND
CHECKED BY	ANDREW R. MULHOLLAND
PROJECT NO.	WOHALI
SHEET NO.	1
SHEET TOTAL	1

SHEET TITLE  
BUCK LANE  
PLAN  
STA 49+00 - END  
SHEET NUMBER  
C311



## LEGEND

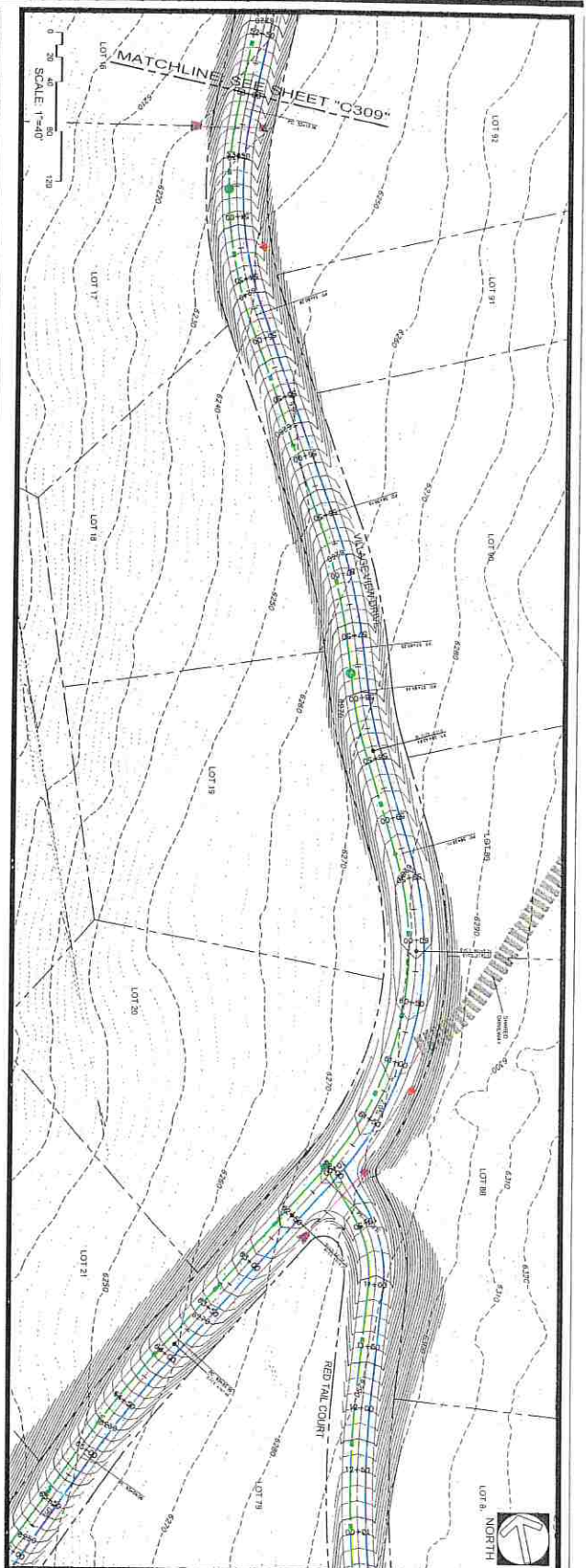
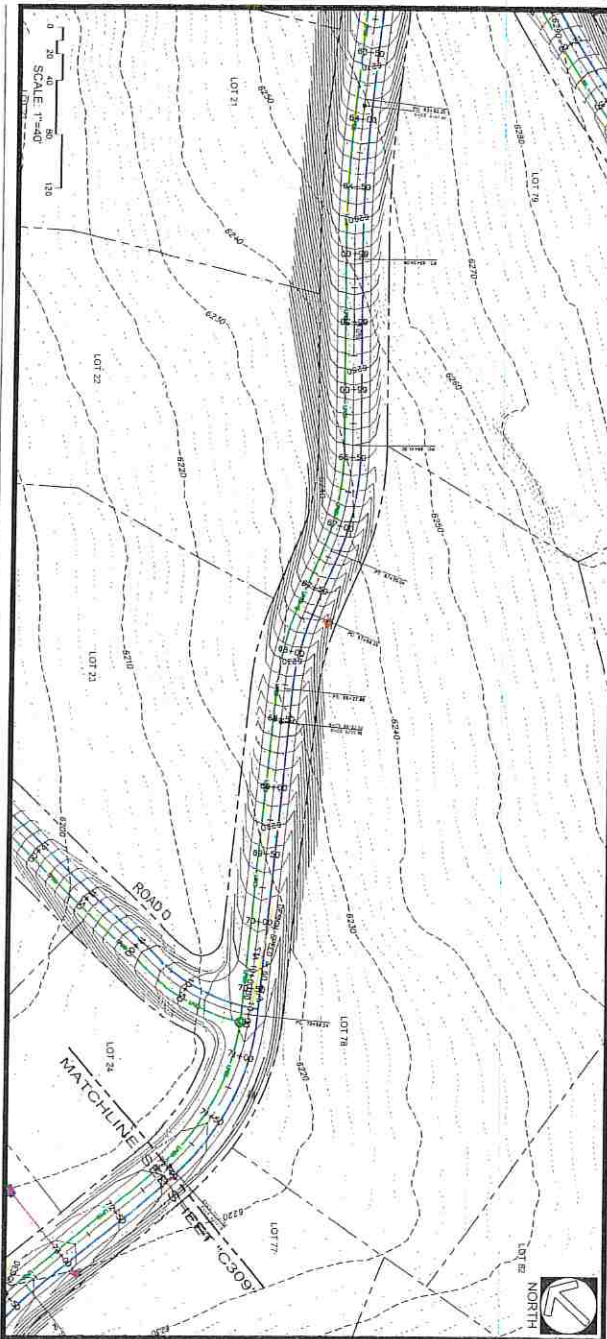
- PROPOSED GRAVITY SANITARY SEWER LINE
- PROPOSED LOW PRESSURE SANITARY SEWER LINE
- PROPOSED IRRIGATION LINE
- PROPOSED TRANSMISSION WATER LINE
- PROPOSED TRANSMISSION WATER LINE
- EXISTING POWER LINE
- EXISTING WATER LINE
- EXISTING POWER POLE
- PROPOSED SENDER MANHOLE
- PROPOSED FIRE HYDRANT
- PROPOSED RAMP INLET/OUTLET
- PROPOSED RAMP INLET/OUTLET







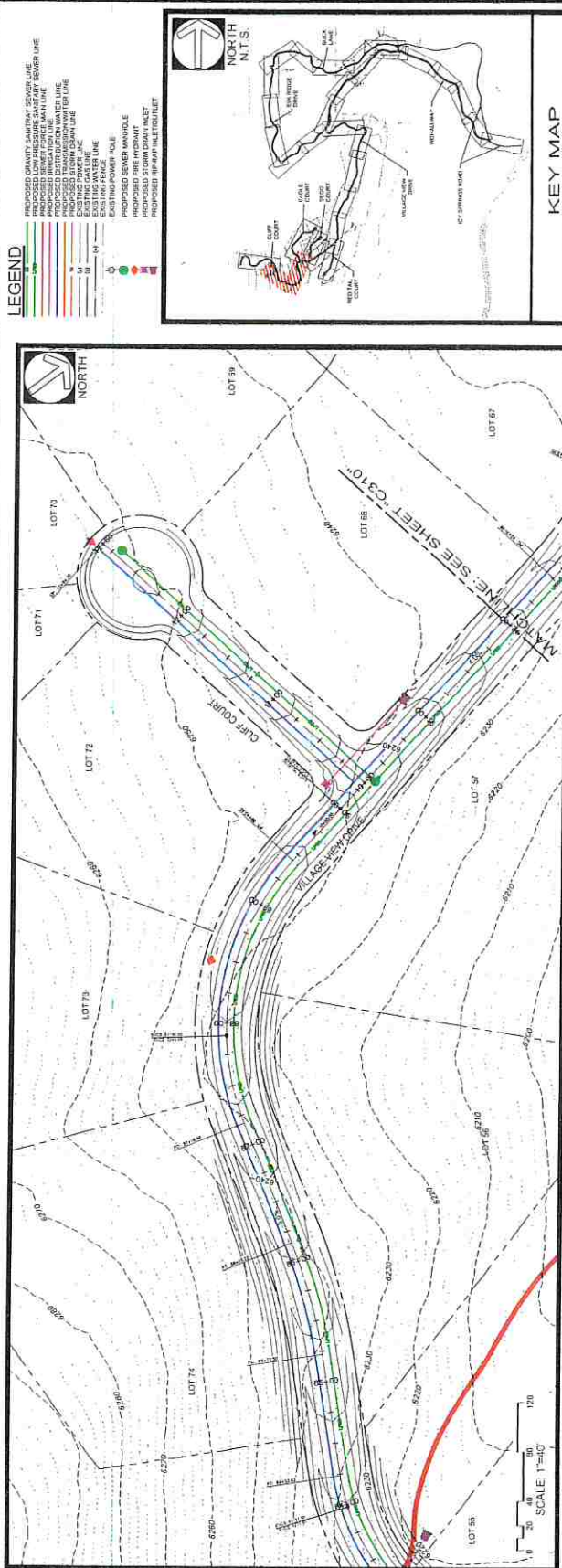
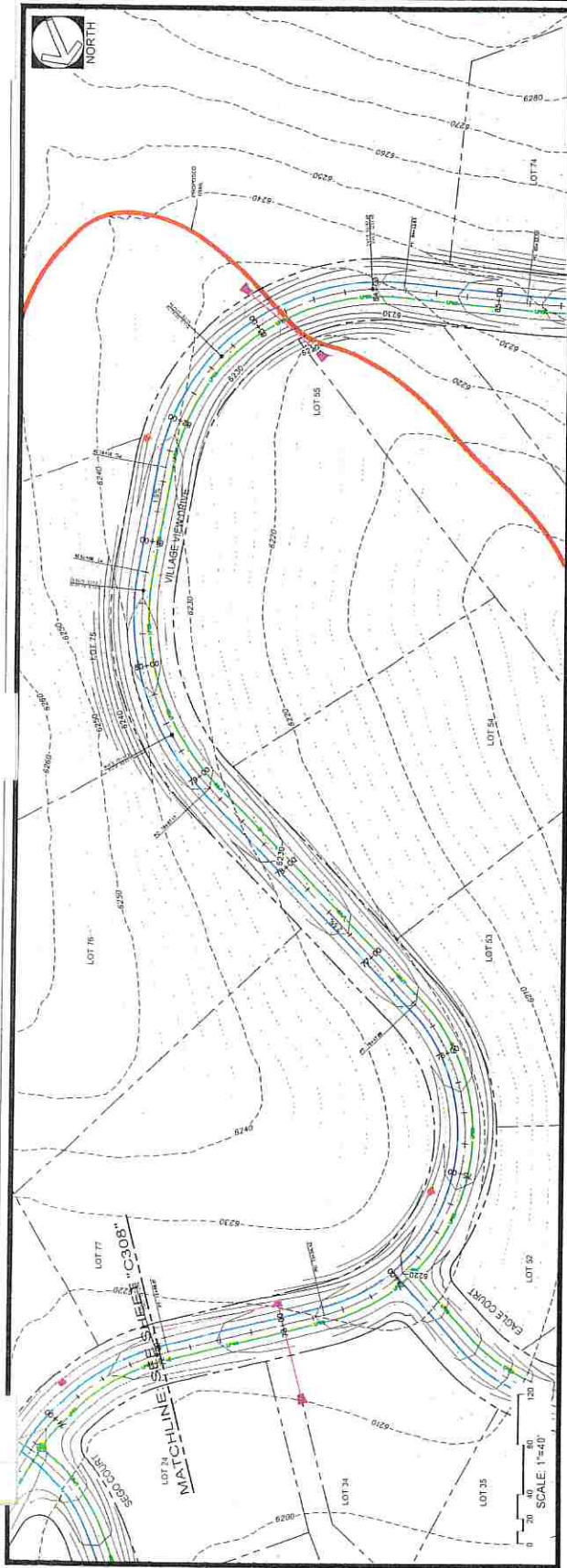




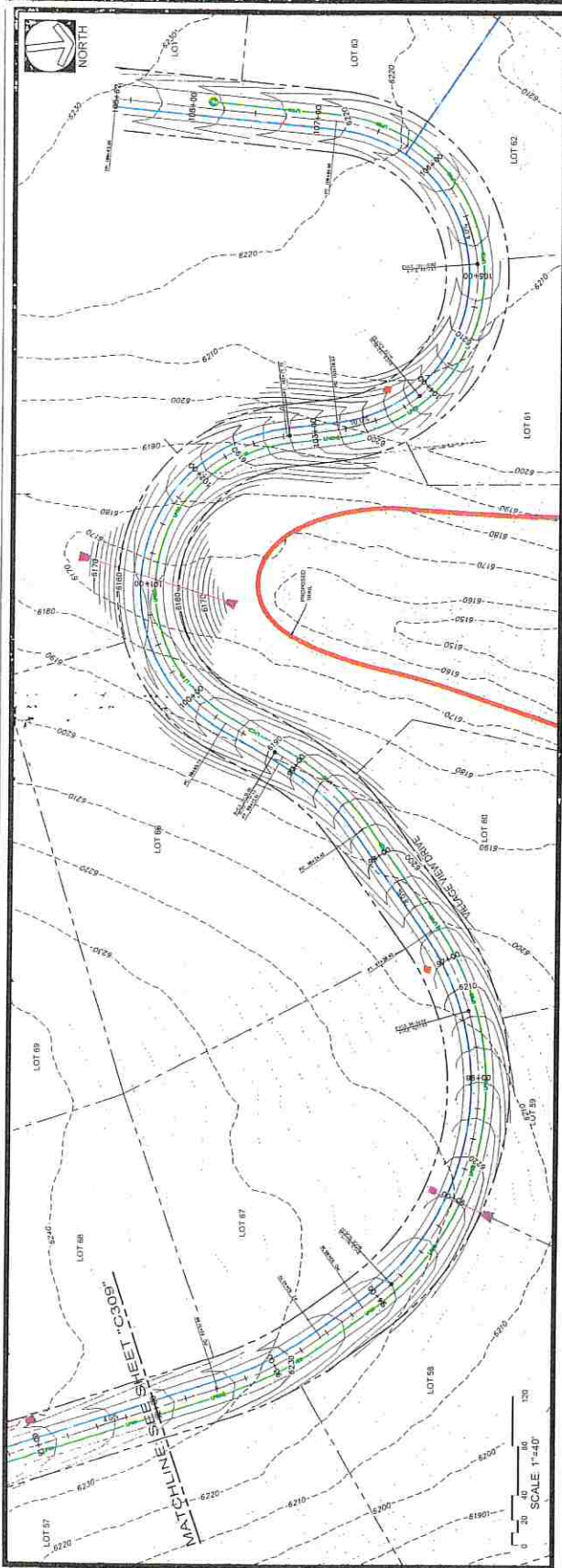


<b>WOHALI</b>		<b>WOHALI</b> 
PRELIMINARY PLAN SUBMITTAL - PHASE 1		
ICY SPRINGS ROAD COALVILLE CITY, UT 84017		



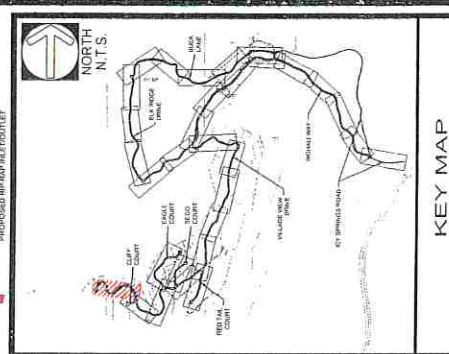






### LEGEND

- PURPOSE**
- PROPOSED LOW VOLTAGE SANITARY SEWER LINE  
PROPOSED HIGH PRESSURE SANITARY SEWER LINE  
PROPOSED FLOOD FORCE MAIN LINE  
PROPOSED DISTRIBUTION WATER LINE  
PROPOSED DISTRIBUTION WATER LINE  
PROPOSED STORM DRAIN LINE  
EXISTING POWER LINE  
EXISTING POWER LINE  
EXISTING POWER POLE  
PROPOSED BOWER MANHOLE  
PROPOSED FIRE HYDRANT  
PROPOSED STREET LIGHT  
PROPOSED AIRPORT PROTECTIVE



### KEY MAP

C316

SHEET TITLE  
 VILLAGE VIEW DR.  
 PLAN  
 STA 92+00 - END

DATE	OCTOBER 18, 2019
DESIGN BY	NAME
DRAWN BY	INC
REVIEW BY	
PROJECT NO.	PROJECT
ISSUE	MODIFICATION
REVISIONS	



**MULHOLLAND**  
DEVELOPMENT SOLUTIONS



**WOM**  
PRELIMINARY

WOHALI



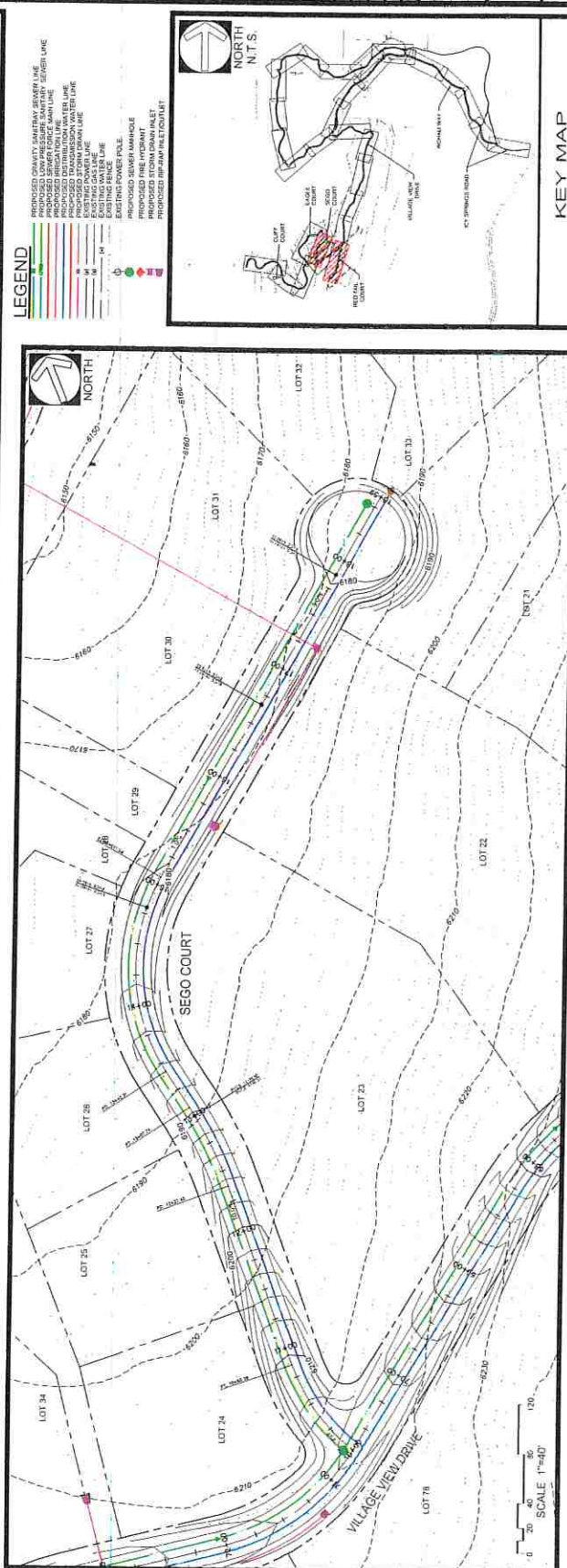
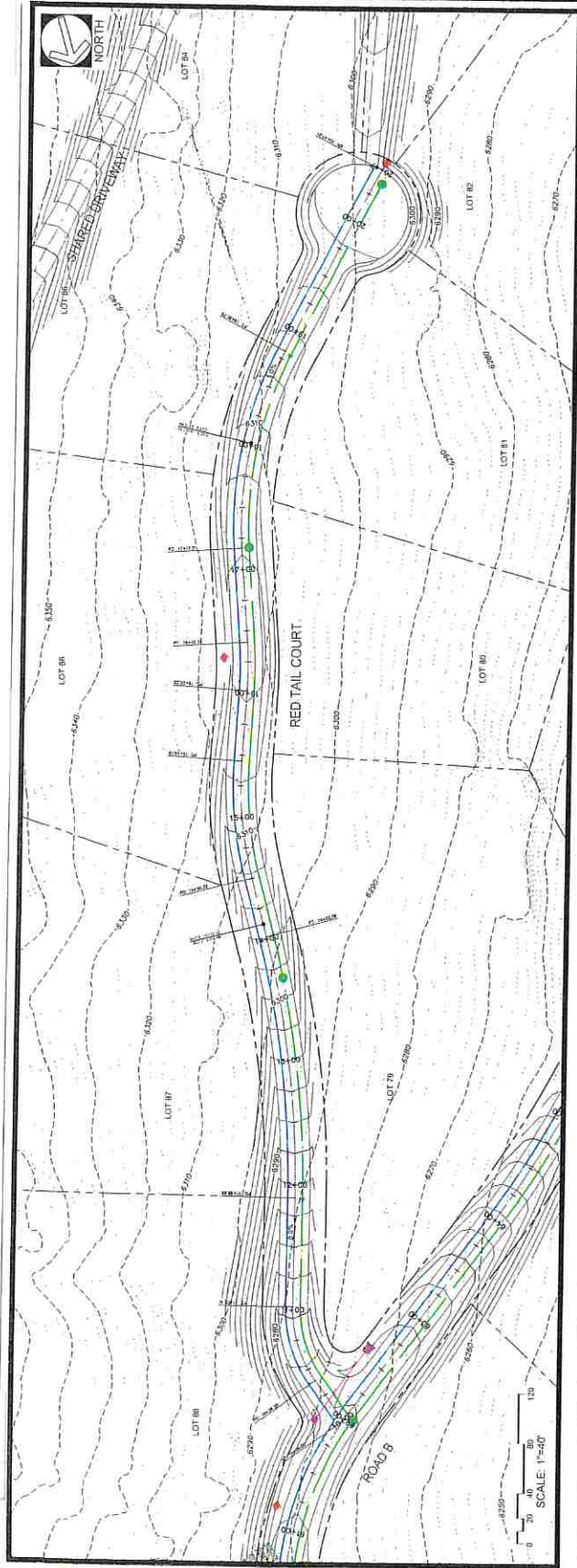




DATE	OCTOBER 18 1978
DESIGNED BY	WJF
REVIEWED BY	WJF
PROJECT NO.	WJF
ISSUE	PRELIMINARY
REVISIONS	WJF
	WJF
	WJF
	WJF

SHEET TITLE  
RED TAIL CT &  
SEGO CT PLAN  
STA 10+00 - END

C317



## KEY MAP



### LEGEND

PROPOSED LOW PRESSURE SANITARY SEWER LINE  
PROPOSED SANITARY SEWER MAIN LINE  
PROPOSED SANITARY FORCE MAIN LINE  
PROPOSED IRRIGATION LINE  
PROPOSED TRANSMISSION WATER LINE  
PROPOSED TRANSMISSION SEWER LINE  
EXISTING POWER LINE  
EXISTING GAS LINE  
EXISTING WATER LINE  
EXISTING FENCE  
EXISTING POWER POLE  
PROPOSED SEWER MANHOLE  
PROPOSED FIRE HYDRANT  
PROPOSED STORM DRAIN INLET  
PROPOSED RIPRAP PILE/OUTLET



SCALE 1"=40'

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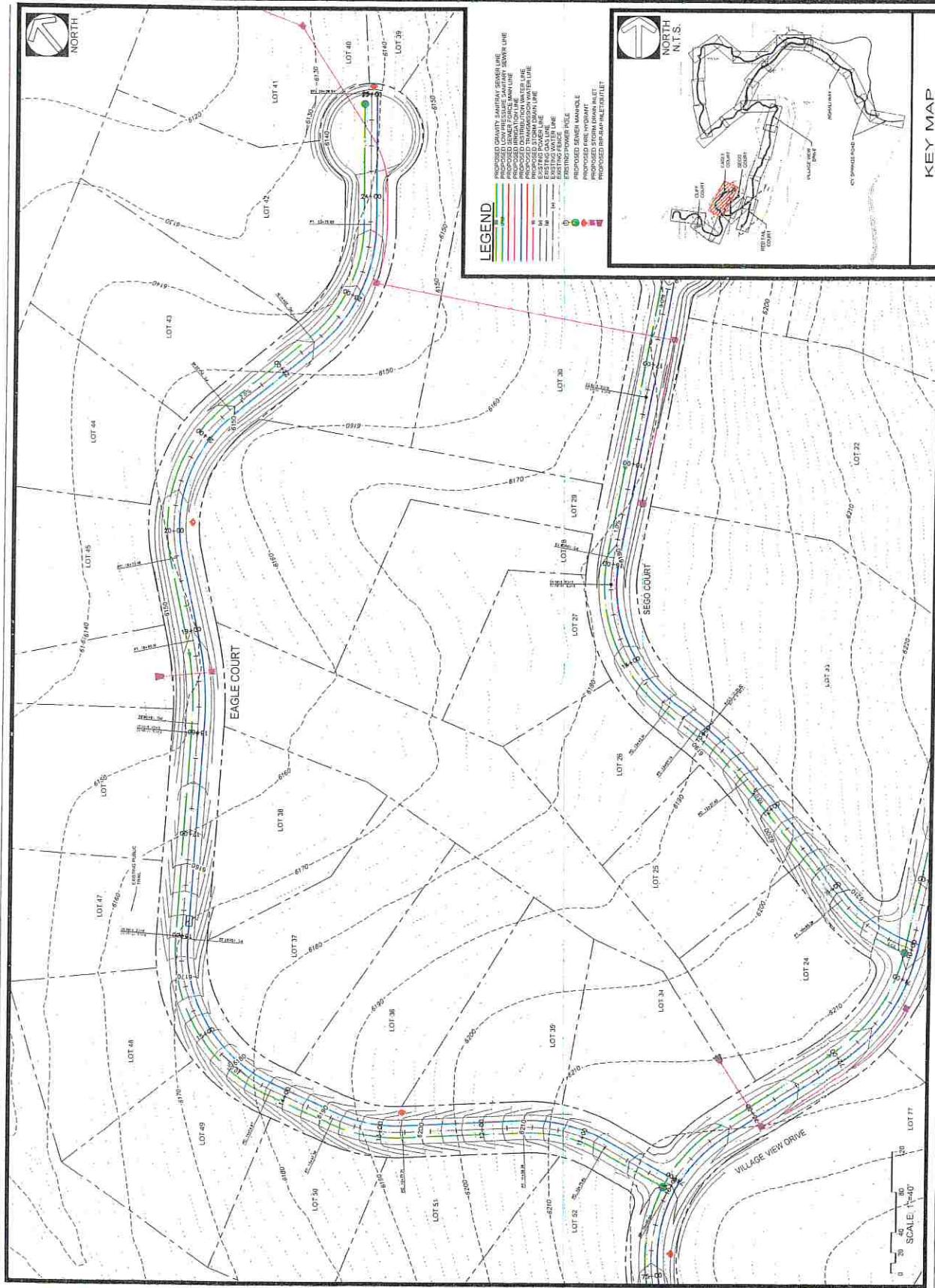




DATE	OCTOBER 16, 2018
DESIGN BY	K&A
DRAWN BY	URG
REVIEW BY	
PROJECT NO.	WCHALI
ISSUE	PRELIMINARY
REVISION	

DIRECT TITLE  
EAGLE CT  
PLAN  
STA 10+00 - END  
SHEET NUMBER

C318



## KEY MAP