# WHISPER RIDGE
## Phase 0 CUP Application

### Developer:

DEVELOPER:
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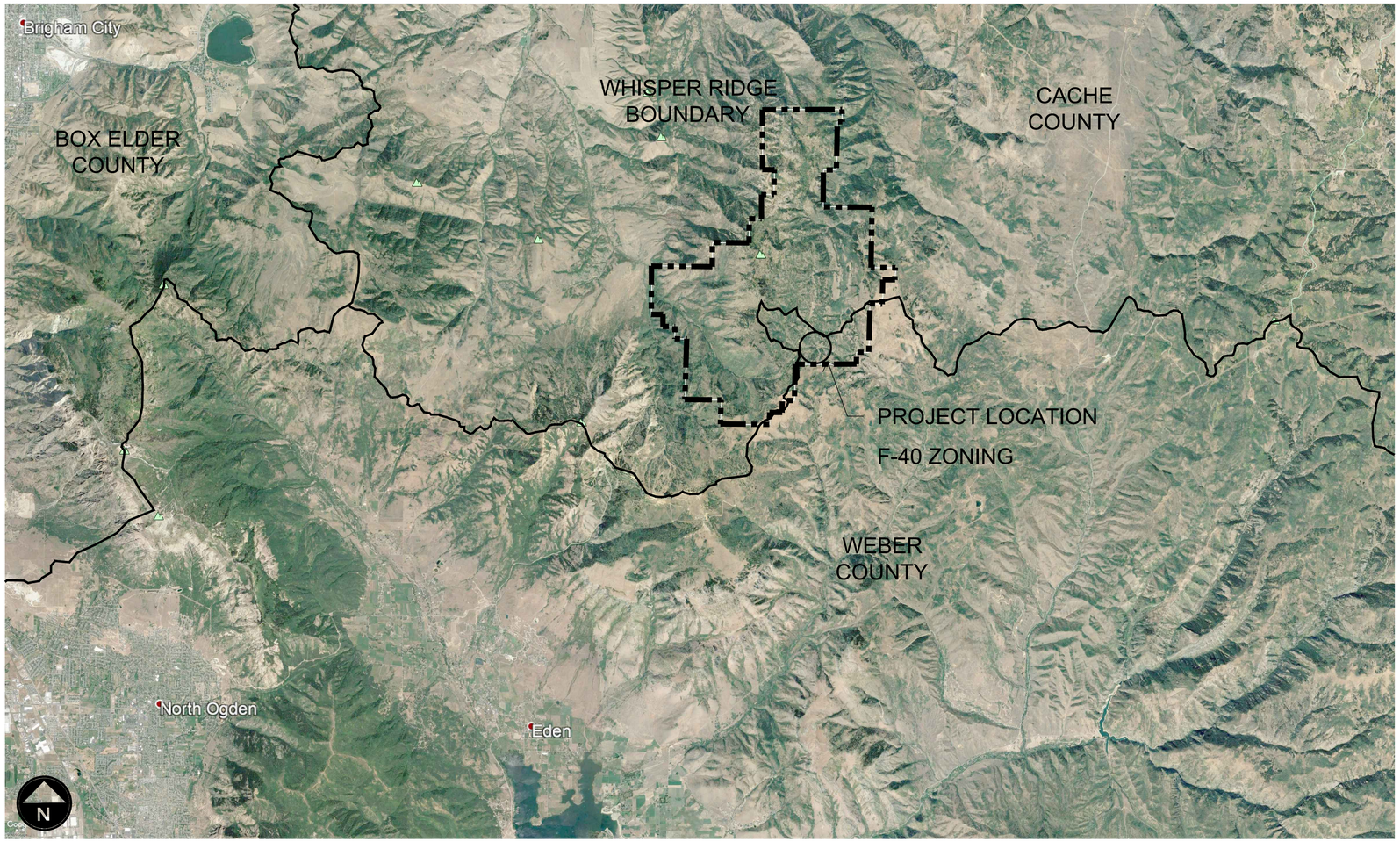
### Vicinity Map




WHISPER RIDGE
VILLAGE PHASE 0 - CUP
WEBER COUNTY, UT

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| DATE: | JUNE 2020 |
| PROJECT: | 000.0000.145 |
| DRAWN BY: | TK |
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SHEET TITLE:
VICINTY MAP

SHEET NUMBER:
L1.0

# WHISPER RIDGE

# PROJECT NARRATIVES

## PROJECT OVERVIEW

THIS CONDITIONAL USE PERMIT APPLICATION IS RESPECTFULLY SUBMITTED BY WHISPER RIDGE MOUNTAIN HOLDINGS, LLC. WE ARE A GROUP OF OUTDOOR SPORTING ENTHUSIASTS THAT HAVE COME TOGETHER AND PURCHASED OVER 11,000 ACRES OF LAND NEAR THE HISTORIC LA PLATA RANCH.

OUR STATED GOAL IS TO CREATE A SPECIAL PLACE FOR OUR FAMILIES TO ENJOY THE OUTDOORS IN A MANNER THAT IS IMMERSIVE AND ENVIRONMENTALLY SUSTAINABLE. WE WANT OUR CHILDREN TO LEARN TO APPRECIATE THIS “CORNER OF HEAVEN” BY PLAYING IN THE FOREST, LEARNING TO FISH IN THE STREAMS AND RIDING THEIR BIKES AND ATVS ON THE TRAILS. WE BOUGHT THIS LAND SO THAT WE WOULD CREATE A SENSE OF STEWARDSHIP OF THE LAND IN OURSELVES AND OUR CHILDREN AND WE COULD MAKE DECISIONS AND INVESTMENTS THAT WOULD INSTILL THAT STEWARDSHIP IN GENERATIONS TO COME.

OUR FIRST STEP IN BUILDING OUR DREAM IS TO MAKE THE PROPERTY MORE ACCESSIBLE TO OUR FAMILIES AND FRIENDS. WE ARE SEEKING A CONDITIONAL USE PERMIT THAT WILL ALLOW US TO BUILD FIVE (5) CABINS IN THE HEART OF THE RANCH. WE HAVE CHOSEN AN AREA THAT IS MORE ISOLATED SO AS TO ACCENTUATE THE FEELING OF BEING IN THE WILD AND ALSO TO LESSEN ANY IMPACT THAT OUR CABINS MIGHT HAVE ON SURROUNDING LANDOWNERS. THE CABINS WILL ALL BE LOCATED ON ONE PARCEL AND WILL BE OWNED BY THE ENTIRE GROUP (THROUGH THE LLC) AND NOT BY INDIVIDUALS. WE ARE NOT PROPOSING ANY SUBDIVISION OF LAND AT THIS TIME.

THE CABINS WILL BE POWERED BY SUSTAINABLE ENERGY SOURCES SUCH AS SOLAR AND WIND WITH BACKUP PROPANE GENERATORS TO BE USED IN CASES OF EMERGENCY. WE WILL DEVELOP A NEARBY SPRING TO BE USED FOR CULINARY WATER AND FIRE SPRINKLERS. WE WILL UTILIZE A COMMON WASTEWATER SYSTEM BASED ON PLANS APPROVED BY THE HEALTH DEPARTMENT AND UTAH STATE CODE. WE WILL DEVELOP AND IMPROVE ALL ROADS IN ACCORDANCE WITH DIRECTION FROM THE ENGINEERING AND FIRE DEPARTMENTS TO ENSURE THAT NECESSARY SAFETY MEASURES ARE MET.

WHILE WE ARE VERY EXCITED TO SEE OUR DREAMS COME TO LIFE, WE ALSO UNDERSTAND THAT WE MUST BE ALWAYS BE MINDFUL OF HEALTH AND SAFETY CONCERNS AND OUR INTENT IS TO WORK IN UNISON WITH ALL OF THE APPLICABLE COUNTY OFFICIALS THAT ARE TASKED WITH ENSURING THAT ANY CONSTRUCTION WITHIN THE COUNTY BE DONE SO WITHIN THE CONFINES OF THE LAW.

## ACCESS

PRIMARY ACCESS IS FROM THE SOUTH FROM HIGHWAY 39. THE TURNOFF TO THE VILLAGE IS NEAR THE HIGHWAY 39 / ANT FLAT ROAD JUNCTION. THE ACCESS ROAD IS LOCALLY TERMED 'SWAN RANCH ROAD' AND TRAVERSES FOR APPROXIMATELY FIVE MILES TO THE VILLAGE SITE. THIS ROADWAY IS CURRENTLY 14 FEET WIDE.

THE WILDLAND URBAN INTERFACE CODE ALLOWS A 12-FOOT WIDE ROADWAY FOR UP TO FIVE UNITS. THE ROADWAY WILL NEED TO RECEIVE ROADBASE TO STRUCTURALLY MEET FIRE PROTECTION STANDARDS. ACCESS MATTERS WILL BE FURTHER DEFINED / CONFIRMED BY AN ON-SITE VISIT BY THE FIRE MARSHAL. PRELIMINARY DISCUSSIONS HAVE EXPLORED USING THE ROADBASE-IMPROVED ROADWAY FOR THESE FIVE UNITS - IT IS PREFERRED TO HAVE 16 FEET OF WIDTH. THE CURRENT 14-FEET OF WIDTH MAY BE DEEMED ACCEPTABLE WITH NO TURNOUTS IF THE ROADWAY IS EXPANDED TO 20 FEET IN TWO YEARS.

## FIRE PROTECTION

ACCESS MATTERS WERE ENUMERATED IN THE 'ACCESS' SUBSECTION ABOVE. DUE TO THE DISTANT LOCATION OF THE VILLAGE, CONVERSATIONS WITH THE FIRE MARSHAL HAVE LED TO THE NEED FOR AN INDOOR FIRE SUPPRESSION SYSTEM FOR EACH UNIT. EACH UNIT MUST BE CAPABLE OF PRODUCING A FLOW OF APPROXIMATELY 30 GPM FOR A SUSTAINED PERIOD OF 10 MINUTES (VOLUME EQUALS 300 GALLONS). DUE TO THE OPTIMAL GRAVITY-FED PRESSURIZED WATER SYSTEM, IN-UNIT FIRE SUPPRESSION PUMPS ARE NOT NECESSARY. THE FIRE PROTECTION VOLUME OF 1,500 GALLONS FOR THE FIVE UNITS WILL BE STORED IN THE PROJECT WATER TANK. A FLOAT SYSTEM WILL BE UTILIZED TO ASSURE THAT THE FIRE VOLUME IS ALWAYS MINIMALLY PRESENT IN THE TANK.

THE UNITS WILL CONFORM WITH THE APPLICABLE STANDARDS OF THE WILDLAND URBAN INTERFACE CODE.

## GEOLOGY & SOILS

THE SPECIFIC VILLAGE SITE WILL BE EVALUATED FOR GEOLOGIC MATTERS; ALSO A SITE-SPECIFIC GEOTECHNICAL STUDY IS TO BE PERFORMED IN THE NEXT MONTH. THE THREE SOIL STUDIES (GEOLOGIC, GEOTECHNICAL, AND SEPTIC TESTING) ARE SCHEDULED TO JOINTLY OCCUR.

## WATER RIGHTS

WATER RIGHTS ARE CURRENTLY BEING PURSUED TO ALIGN WITH PHYSICALLY PRESENT WATER SOURCES (SEE 'WATER SYSTEM - SOURCES' ). BEAR SPRINGS IS LOCATED IN CACHE COUNTY - A WATER RIGHT OF ONLY 1.25 ACRE-FEET IS PURSUED FOR INDOOR USAGE FOR THE FIVE UNITS. MILL SPRING IS LOCATED IN WEBER COUNTY - IN PARALLEL FASHION, A WATER RIGHT OF ONLY 1.25 ACRE-FEET IS BEING PURSUED FOR THE UNITS. WATER RIGHT ATTAINMENT WILL BE FOR INDOOR USAGE.

## WATER SYSTEM

INTRODUCTION
THE WHISPER RIDGE VILLAGE PROJECT CONSISTS OF FIVE MOUNTAIN UNITS THAT WILL BE FED FROM LOCAL SPRINGS. THE SITE IS LOCATED IN NORTHERN WEBER COUNTY (SOUTHEAST ¼ OF SECTION 22, TOWNSHIP 8 NORTH, RANGE 2 EAST) NEAR THE CACHE COUNTY BORDER. SPRINGS FROM BOTH COUNTIES ARE UNDER INVESTIGATION AS WATER SOURCE POSSIBILITIES FOR SERVING THE UNITS. SPRING SELECTION AND DEVELOPMENT WILL BE BASED ON WATER RIGHTS ATTAINMENT.

SOURCES
MILL SPRING IS LOCATED A FEW HUNDRED FEET NORTH OF THE VILLAGE SITE IN WEBER COUNTY. THE CONCENTRATED SPRING FLOW IS ESTIMATED TO BE 90 GPM AND HAS BEEN PARTLY DEVELOPED AND HISTORICALLY USED FOR CAMPING AND STOCKWATERING PURPOSES.

THE SECOND POTENTIAL SOURCE IS LOCATED APPROXIMATELY 5,000 FEET TO THE NORTH IN CACHE COUNTY AND IS TERMED 'BEAR SPRINGS' WITH AN ESTIMATED FLOW OF 25 GPM.

EACH SPRING HAS SUBSTANTIAL FLOW CAPABLE OF SERVING THE FIVE UNITS. ONE (OR BOTH) SPRINGS MAY BE DEVELOPED FOR PROJECT PURPOSES.

SYSTEM OVERVIEW
WATER FROM THE SPRING(S) WILL BE PUMPED TO A STORAGE RESERVOIR ('TANK'). THE WATER WILL BE THEN BE CONDUCTED THROUGH A DISTRIBUTION PIPE TO THE UNITS, PROVIDING THE UNITS WITH GRAVITY-FED PRESSURIZED WATER.

TECHNICAL DATA - ELEVATIONS
BEAR SPRINGS IS AT ELEVATION 7752; MILL SPRING IS AT ELEVATION 7713; THE FIVE WHISPER RIDGE VILLAGE UNITS WILL RANGE FROM APPROXIMATELY 7700 TO 7762. THE WEBER-CACHE COUNTY LINE IS THE TOP OF THE DRAINAGE DIVIDE AND IS AT ELEVATION 7943. UTILIZING A TANK NEAR THE COUNTY LINE PRODUCES AN IDEAL STATIC PRESSURE OF 78 TO 105 PSI AT THE UNITS.

PUMPING MATTERS
THE PUMP(S) AT THE SPRING(S) WILL BE POWERED BY AN ISOLATED SOLAR-POWERED DC-OPERATING SYSTEM. A SMALL INJECTOR, ON-DEMAND CHLORINE PUMP WILL BE EMPLOYED. EACH PUMP STATION WILL BE POWERED BY AN 'OFF-THE-GRID' SOLAR-BASED METHODOLOGY.

PUMPING TIME IS BASED ON A CONSERVATIVE ESTIMATE OF ONLY THREE HOURS PER DAY PER SOLAR ASPECTS. THE BEAR SPRINGS 2 HP (HORSEPOWER) PUMP WILL DISCHARGE 20 GPM (NEARLY MATCHING SPRING OUTPUT). INITIAL DESIGN FOR MILL CREEK IS FOR 3 HP PUMPAGE AT 30 GPM. BEAR SPRINGS IS APPROXIMATELY 2820 FEET FROM THE COUNTY LINE. AS FOR MILL SPRING, A CLOSER TANK LOCATION MAY BE UTILIZED, HOWEVER THE DISTANCE TO THE SAME OPTIMAL TANK LOCATION AT THE COUNTY LINE AS BEAR SPRINGS IS APPROXIMATELY 2420 FEET.

TANK LOCATION
AS MENTIONED PREVIOUSLY, THE WEBER-CACHE COUNTY LINE IS THE TOP OF THE DRAINAGE DIVIDE AND IS OPTIMALLY SITUATED TO PROVIDE GRAVITY-FED WATER TO THE UNITS AT VERY FAVORABLE PRESSURES (STATIC PRESSURES OF 78 TO 105 PSI). THE COUNTY LINE LOCATION MAY BE THE BEST TANK LOCATION SITE AS IT WOULD AFFORD OPPORTUNITY FOR BOTH SPRINGS TO FEED THE WATER TANK. IT IS NOT ADVANCED THAT BOTH SPRINGS ARE NECESSARY FOR SITE DEVELOPMENT, JUST THAT THE OPPORTUNITY FOR SUCH REDUNDANCY IS FURTHERED BY TANK ESTABLISHMENT AT THE COUNTY LINE, WHICH IS APPROXIMATELY EQUALLY DISTANT FROM BOTH SPRINGS.

USAGE
VERY DETAILED FIXTURE USAGE CALCULATIONS HAVE BEEN PERFORMED - AVERAGE DAY USAGE FOR A SINGLE UNIT IS ESTIMATED AT 220 GALLONS PER DAY. THE FIVE UNITS WOULD COLLECTIVELY AVERAGE 1,100 GALLONS PER DAY. PEAK DAY USAGE IS ESTIMATED AT 490 GALLONS PER DAY PER UNIT - SUCH EQUATES TO A COLLECTIVE PEAK USAGE OF 2,450 GALLONS PER DAY. STORAGE TANK VOLUME AND DISTRIBUTION SYSTEMS ARE BASED ON PEAK DAY ASPECTS.

FIRE PROTECTION
DUE TO THE DISTANT LOCATION OF THE VILLAGE, CONVERSATIONS WITH THE FIRE MARSHAL HAVE LED TO THE NEED FOR AN INDOOR FIRE SUPPRESSION SYSTEM FOR EACH UNIT. EACH UNIT MUST BE CAPABLE OF PRODUCING A FLOW OF APPROXIMATELY 30 GPM FOR A SUSTAINED PERIOD OF 10 MINUTES (VOLUME EQUALS 300 GALLONS). DUE TO THE OPTIMAL GRAVITY-FED PRESSURIZED WATER SYSTEM, IN-UNIT FIRE SUPPRESSION PUMPS ARE NOT NECESSARY. THE FIRE PROTECTION VOLUME OF 1,500 GALLONS FOR THE FIVE UNITS WILL BE STORED IN THE PROJECT WATER TANK. A FLOAT SYSTEM WILL BE UTILIZED TO ASSURE THAT THE FIRE VOLUME IS ALWAYS MINIMALLY PRESENT IN THE TANK.

TANK VOLUME
THE DESIRE IS TO HAVE A MULTIPLE-DAY VOLUME OF STORAGE IN THE TANK. AN APPROXIMATE 10,000 GALLON STORAGE TANK IS ADVANCED. AS MENTIONED PREVIOUSLY, THE FIRE VOLUME OF 1,500 GALLONS MUST ALWAYS BE PRESENT, THUS LEAVING APPROXIMATELY 8,500 GALLONS FOR INDOOR UNIT USAGE. THIS EQUATES TO 7.7 DAYS OF AVERAGE DAY USAGE; PEAK DAY USAGE WOULD BE 3.5 DAYS.

PUMPAGE
BEAR SPRINGS FLOWRATE OF 25 GPM EQUATES TO 36,000 GALLONS PER DAY; MILL SPRING AT AN ESTIMATED FLOWRATE OF 90 GPM COULD THEORETICALLY PRODUCE 129,600 GALLONS PER DAY. THEREFORE, SPRING CAPACITY IS NOT THE DOMINANT ISSUE. PUMP PRODUCTION IS LIMITED BY SOLAR-POWERED ASPECTS. USING A PUMPAGE OF ONLY THREE HOURS PER DAY, THE BEAR SPRINGS PUMP STATION (AT 20 GPM) COULD PRODUCE 3,600 GALLONS PER DAY, WHICH SAFELY EXCEEDS THE PEAK DAY DEMAND. THE MILL SPRING PUMP STATION (AT 30 GPM) COULD PRODUCE 5,400 GALLONS PER DAY.

FILL LINE
THE PUMP-TO-TANK DEDICATED FILL LINE (2,420 TO 2,820 LINEAR FEET) HAS LOW LINE LOSSES FOR A FLOWRATE OF 20 GPM THROUGH 2-INCH PIPING. BY UPSIZING TO 3 INCHES, LINE LOSSES FOR 20 OR 30 GPM FOR THE LENGTHY DISTANCE ARE MINIMAL. THE SYSTEM WILL UTILIZE 3-INCH PIPING FROM THE PUMP(S) TO THE WATER TANK.

DISTRIBUTION LINE
THE LINE FROM THE TANK TO THE UNITS MUST BE CAPABLE OF DELIVERING THE FIRE FLOW OF 30 GPM, PLUS THE PEAK INSTANTANEOUS FLOWRATE. USING THE STATE PUBLIC DRINKING WATER FORMULA, SUCH EQUATES TO 6.2 GPM PER UNIT. THE TOTAL DESIGN DISTRIBUTION FLOWRATE IS 61 GPM. AGAIN, 3-INCH PIPING IS CHOSEN FOR THE APPROXIMATE 2700 LF OF PIPING FROM THE WATER TANK TO THE UNITS. LINE LOSSES ARE APPROXIMATELY 17 PSI, THUS AFFORDING DYNAMIC PRESSURES AT THE UNITS TO RANGE FROM 61 TO 88 PSI.

SUMMARY
THE FIVE UNITS OF THE WHISPER RIDGE VILLAGE PROJECT CAN BE SUPPLIED BY LOCAL SPRINGS. WATER WILL BE PUMPED FROM THE SPRINGS TO AN OPTIMAL LOCATION THAT PRODUCES GRAVITY-FED PRESSURIZED WATER CAPABLE OF MEETING PEAK DAY AND FIRE FLOW DEMANDS. PUMP(S) WILL BE POWERED BY ECO-FRIENDLY SOLAR-POWERED METHODOLOGY.

## SEPTIC SYSTEM

THE FIVE UNITS WILL EACH HAVE INDIVIDUAL SEPTIC TANKS. CURRENTLY, A COMMUNITY DRAINFIELD SYSTEM IS BEING EXPLORED (NOTE IN PROJECT OVERVIEW ABOVE THAT THE UNITS WILL NOT BE SUBDIVIDED INTO SEPARATE OWNERSHIPS, BUT WILL BE PART OF THE WHISPER RIDGE VILLAGE ENTITY). A WASTEWATER TREATMENT SPECIALIST HAS CONDUCTED A FEASIBILITY STUDY AND HAS ADVANCED A PROFESSIONAL OPINION THAT THE PROPOSED DEVELOPMENT IS FEASIBLE FOR ON-SITE SEPTIC SYSTEMS. ADEQUATE DISTANCE FROM OPEN WATER, SOURCE PROTECTION ZONES, DRAINAGE AREAS, AND SLOPE SETBACKS ALL EXIST IN ACCORDANCE WITH STATE CODE R317-4 AND WEBER COUNTY HEALTH DEPARTMENT CODES THAT WILL ALLOW THE PERMITTING OF ON-SITE SEPTIC SYSTEMS FOR THE PROJECT. THERE ARE MULTIPLE AREAS THAT EXIST ON THE SITE THAT MEET FEASIBILITY REQUIREMENTS FOR ON-SITE SEPTIC. CONFIRMATORY ON-SITE SOIL PROFILING WILL TAKE PLACE SOON.

## POWER

POWER GENERATION AND DISTRIBUTION WILL BE PROVIDED BY A MICRO-GRID SYSTEM CONSISTING OF SOLAR PV, PROPANE GENERATORS, AND BATTERY STORAGE. OPERATION OF THIS MICRO-GRID WILL RELY ON BATTERIES AS THE PRIMARY SOURCE OF POWER. SOLAR PV HAS BEEN ALLOCATED TO CHARGE DEPLETED BATTERIES AS WELL OFFSET LOADS. WHEN THE PV IS NOT PRODUCING, GENERATORS WILL BE USED TO CHARGE BATTERIES AND POWER LOADS AS REQUIRED. ALL LOADS AND POWER GENERATION SOURCES WILL BE MONITORED AND CONTROLLED BY AN ON-SITE MICROGRID CONTROLLER TO ENSURE RELIABLE OPERATION OF THE SYSTEM.

## PROPANE

PROPANE SERVICE TO THE LOCATION WILL BE PROVIDED FOR HOUSEHOLD HEATING, HOT WATER, AND FUEL FOR THE GENERATOR SYSTEM. AN EXPERIENCED LOCAL PROVIDER WILL BE ENGAGED, WHO ALREADY HAS SERVICE LOCATIONS AROUND THE WHISPER RIDGE AREA, IN WEBER AND CACHE COUNTIES - THE PROVIDER WILL BE ABLE TO PROVIDE ONGOING SERVICE TO THE LOCATION. THE SAME ENTITY INSTALLING THE PROPANE STORAGE TANKS WILL SERVICE THE TANKS AS NEEDED.

WHISPER RIDGE VILLAGE WILL HAVE 8 TANKS OF 1000 GALLON CAPACITY - THIS CENTRALIZED SUPPLY WILL FEED ALL 5 BUILDINGS. THE CALCULATED BTU LOAD IS APPROXIMATELY 220,000 PER UNIT AT PEAK LOAD - CALCULATED USAGE IS APPROXIMATELY 1200 GALLONS PER YEAR PER UNIT - THE 8 TANKS WILL HAVE A GOOD MARGIN OF SAFETY IN CASE THE SITE IS NOT IMMEDIATELY ACCESSIBLE FOR A REFILL. THERE WILL ALSO BE PROPANE TANKS INSTALLED FOR A POWER GENERATOR. FURTHER, A SATELLITE MONITORING UNIT WILL BE INSTALLED AT THE TANK FARM SO MONITORING CAN TAKE PLACE OF THE TANK LEVELS REMOTELY VIA THE INTERNET - THE WESROC REMOTE MONITORING SYSTEM HAS BEEN UTILIZED FOR MANY YEARS SUCCESSFULLY.

## TELECOMMUNICATIONS

TELECOM AND DATA WILL BE SERVED VIA FIBER OPTIC CABLE WHOSE CONDUIT WILL SHARE A TRENCH WITH THE POWER CABLES. FIBER OPTICS WILL BE TERMINATED IN EACH CABIN AND TERMINATED WITHIN A STANDARD FIBER OPTIC TERMINATION BOX WITHIN THE BASEMENT. ALONG THE TRENCH PATHWAY WE PLAN ON USING FIBER DISTRIBUTION PANELS (FDP) HOUSED WITHIN HANDHOLES TO REDUCE THE FIBER BEND RADIUS AND TO INTERCONNECT CABINS. SOLAR ARRAYS AND POWER VAULTS.

THE WHISPER RIDGE SITE WILL BE CONNECTED TO THE INTERNET AND CLOUD NETWORKS VIA TWO SEPARATE SATELLITE INTERNET PROVIDERS THAT UTILIZE DIFFERENT RADIO FREQUENCIES TO MAXIMIZE RESILIENCE. THE SATELLITE SYSTEMS CONNECT TO AN ETHERNET NETWORK WITH INDOOR AND OUTDOOR WIFI ANTENNAS TO PROVIDE INTERNET & CLOUD CONNECTIVITY. THIS NETWORK WILL ALSO HAVE A DESK PHONE IN THE CONSTRUCTION TRAILER AND WILL SUPPORT WIFI ENABLED CALLING.

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WHISPER RIDGE
VILLAGE PHASE 0 - CUP
WEBER COUNTY, UT

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SHEET TITLE:
PROJECT NARRATIVES

SHEET NUMBER:
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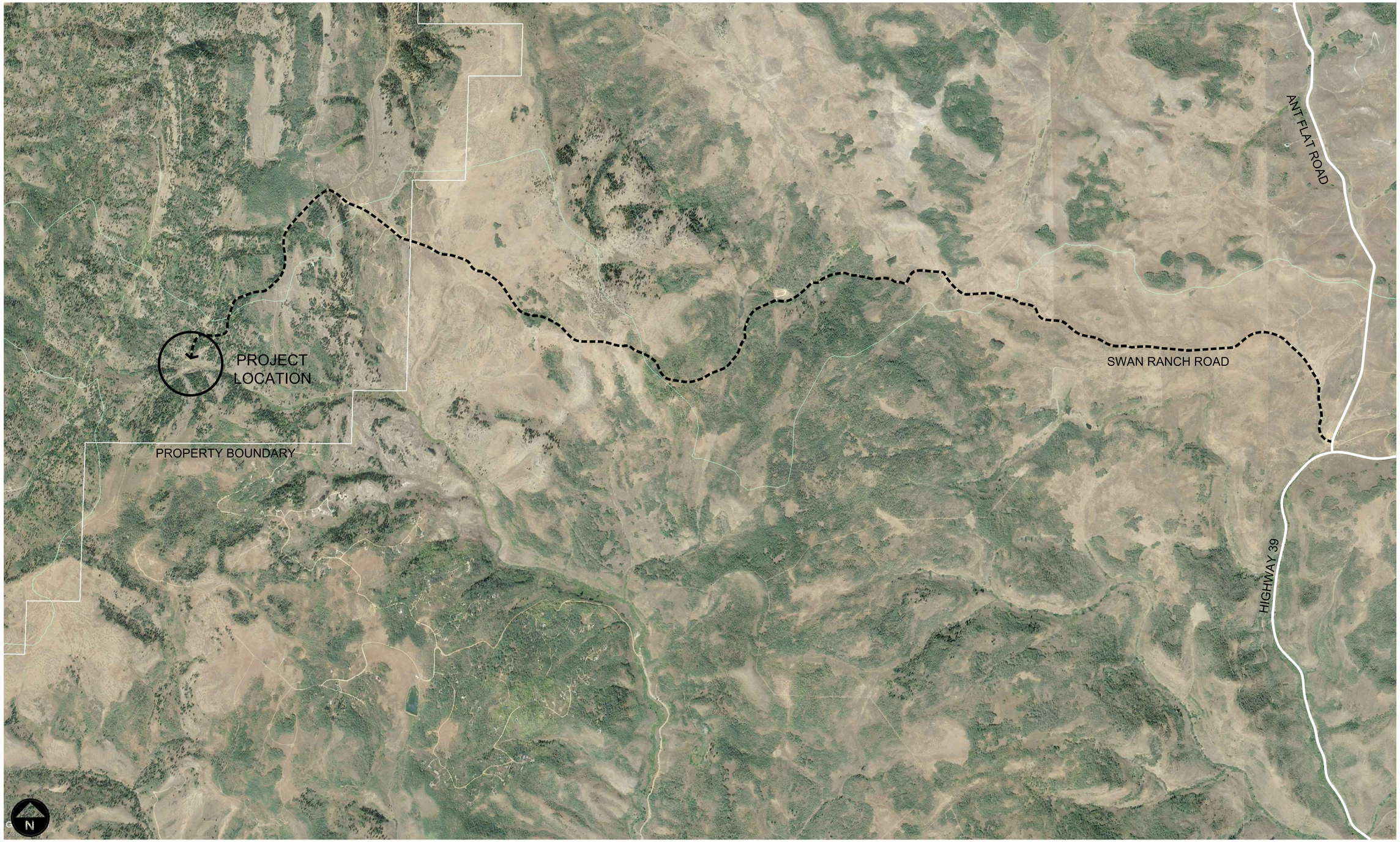


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# WHISPER RIDGE

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SHEET TITLE:
EXISTING FEATURES PLAN

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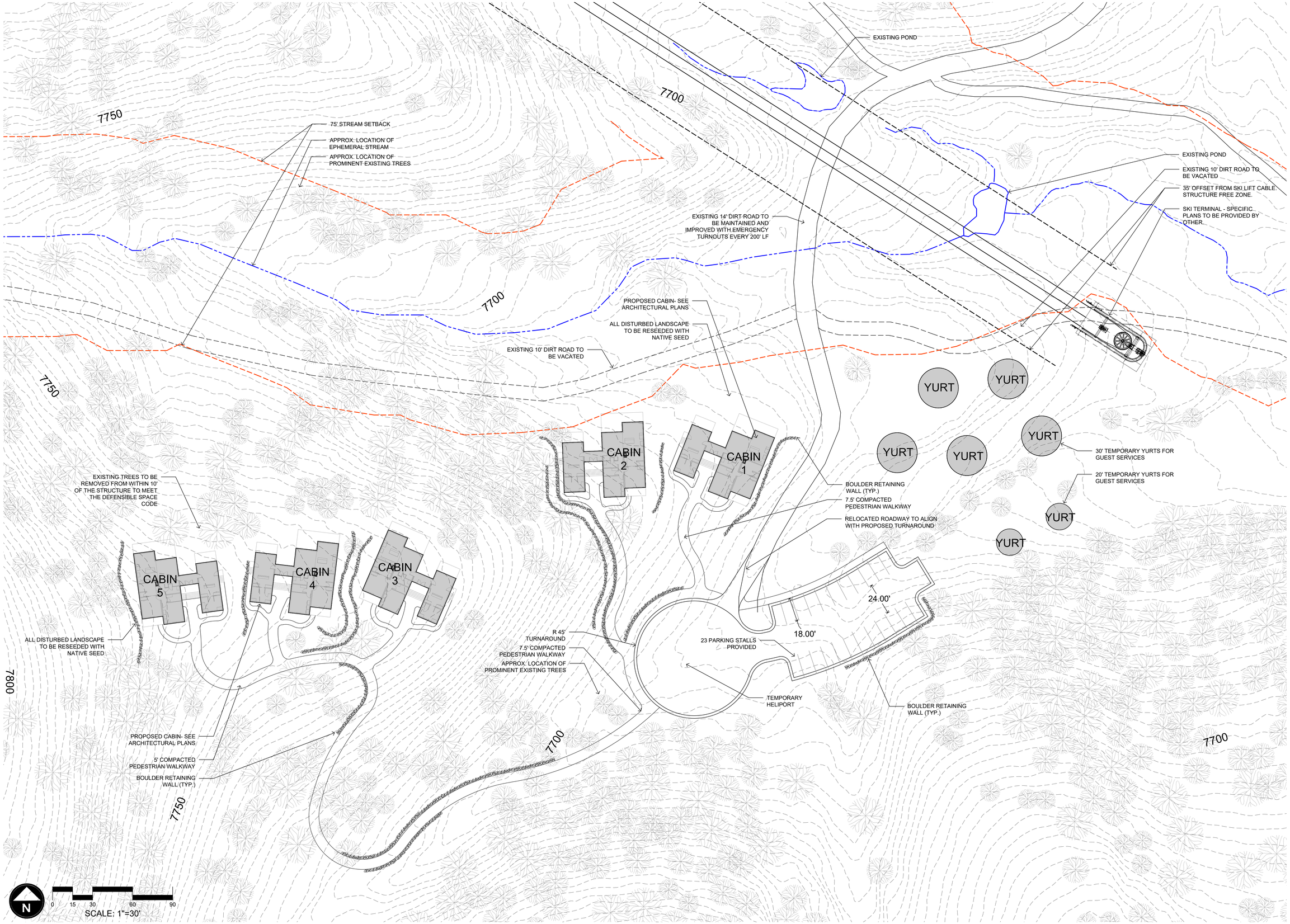


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VILLAGE SITE PLAN

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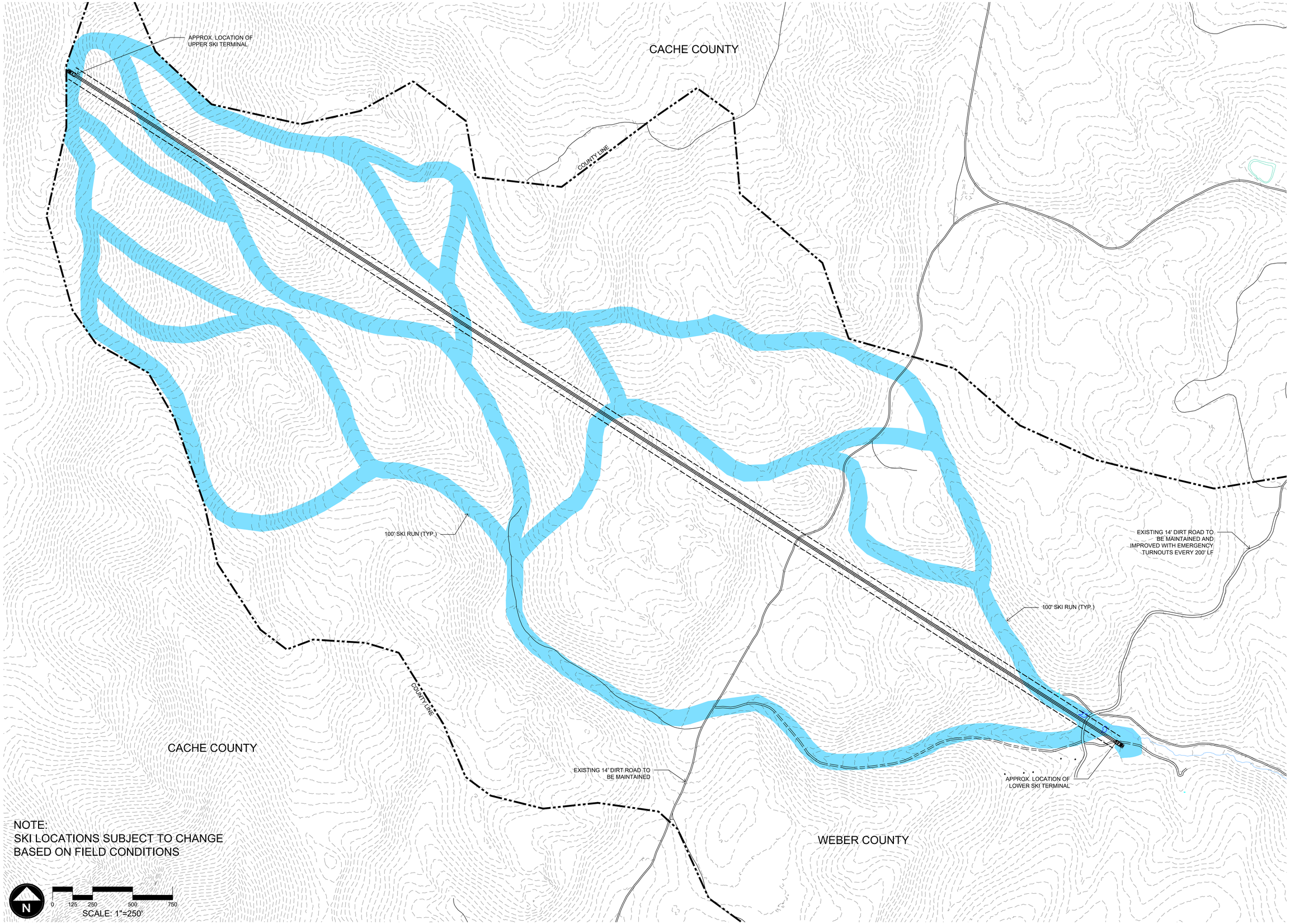


NOTE:
SKI LOCATIONS SUBJECT TO CHANGE
BASED ON FIELD CONDITIONS

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SHEET TITLE:
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GRADING PLAN

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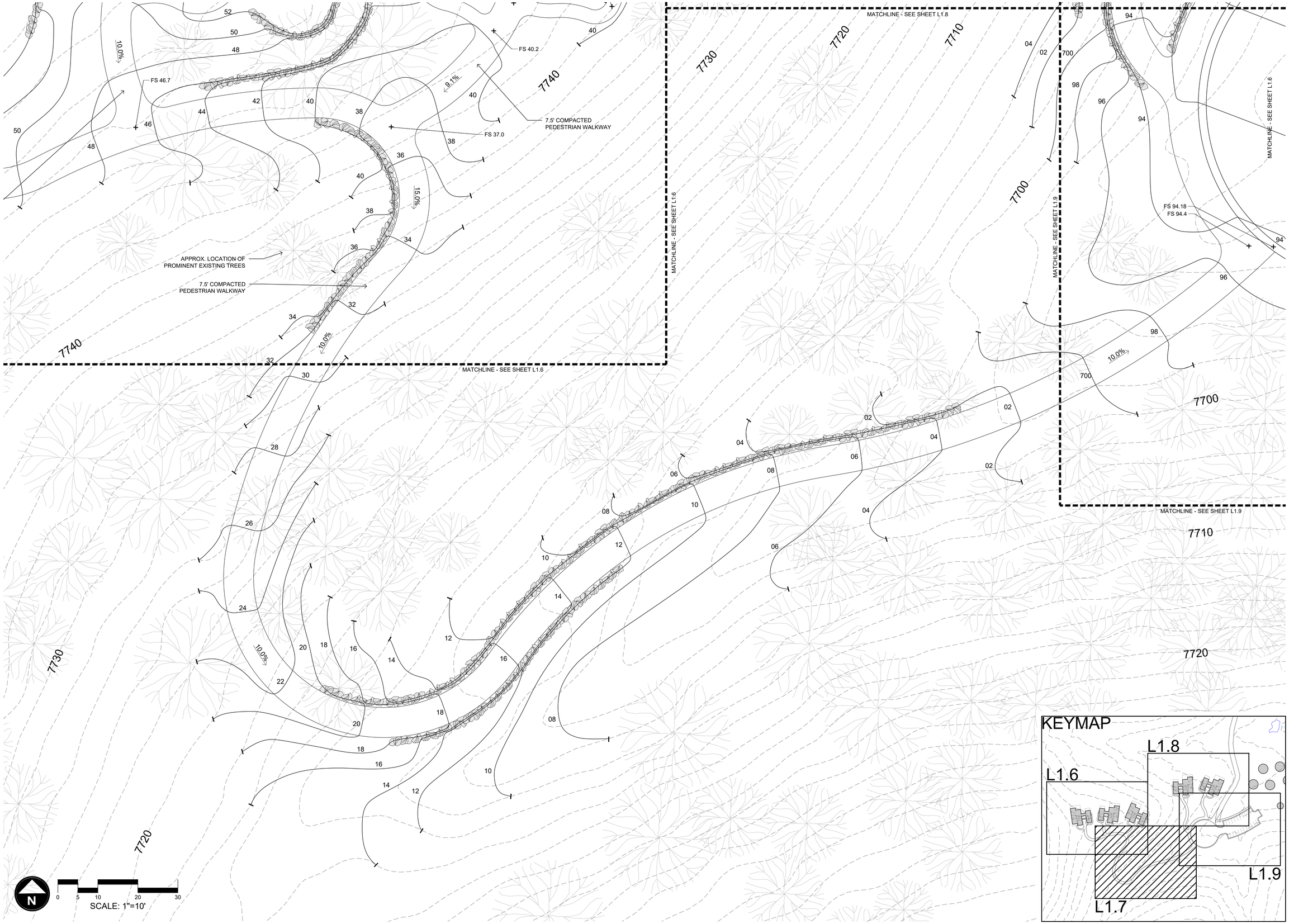


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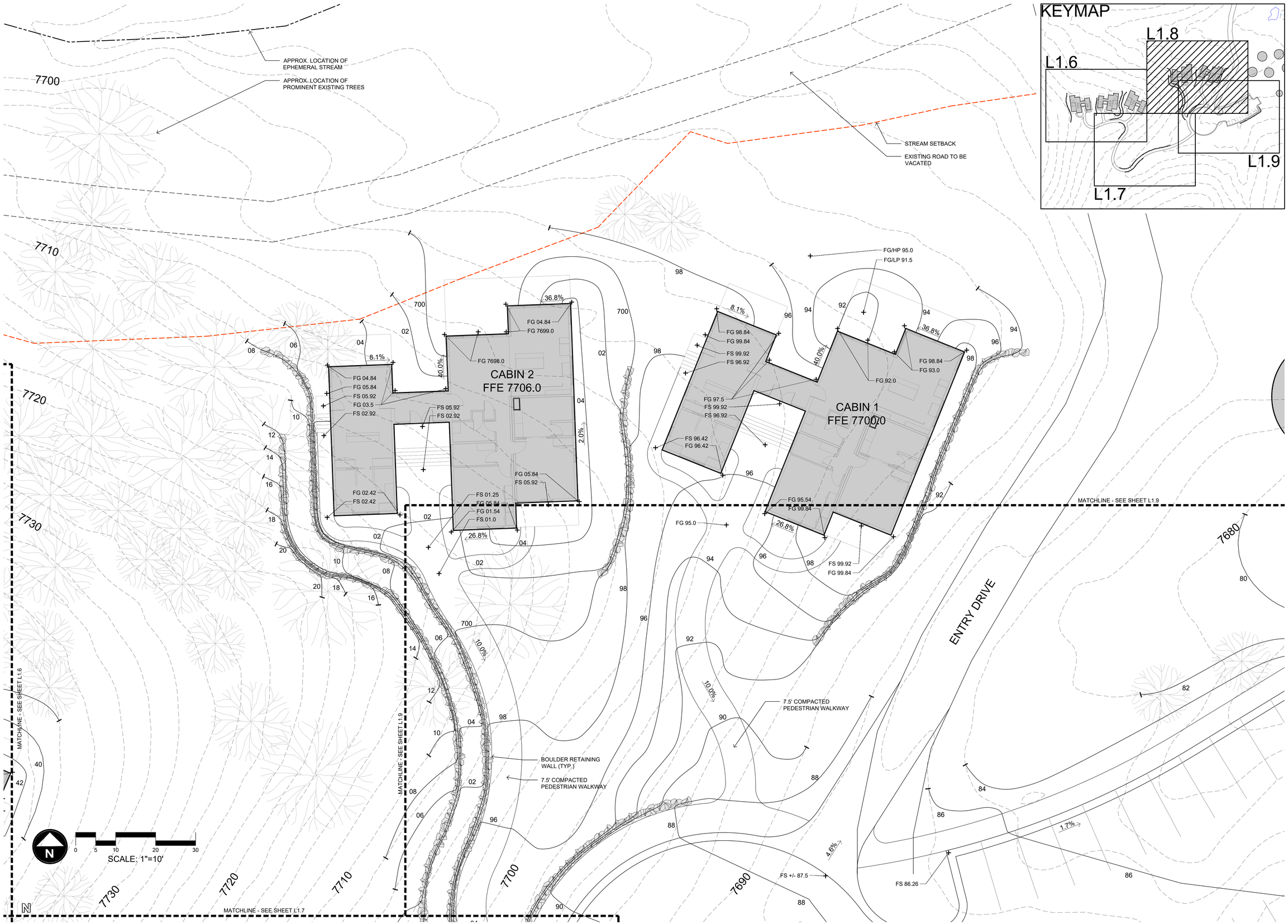


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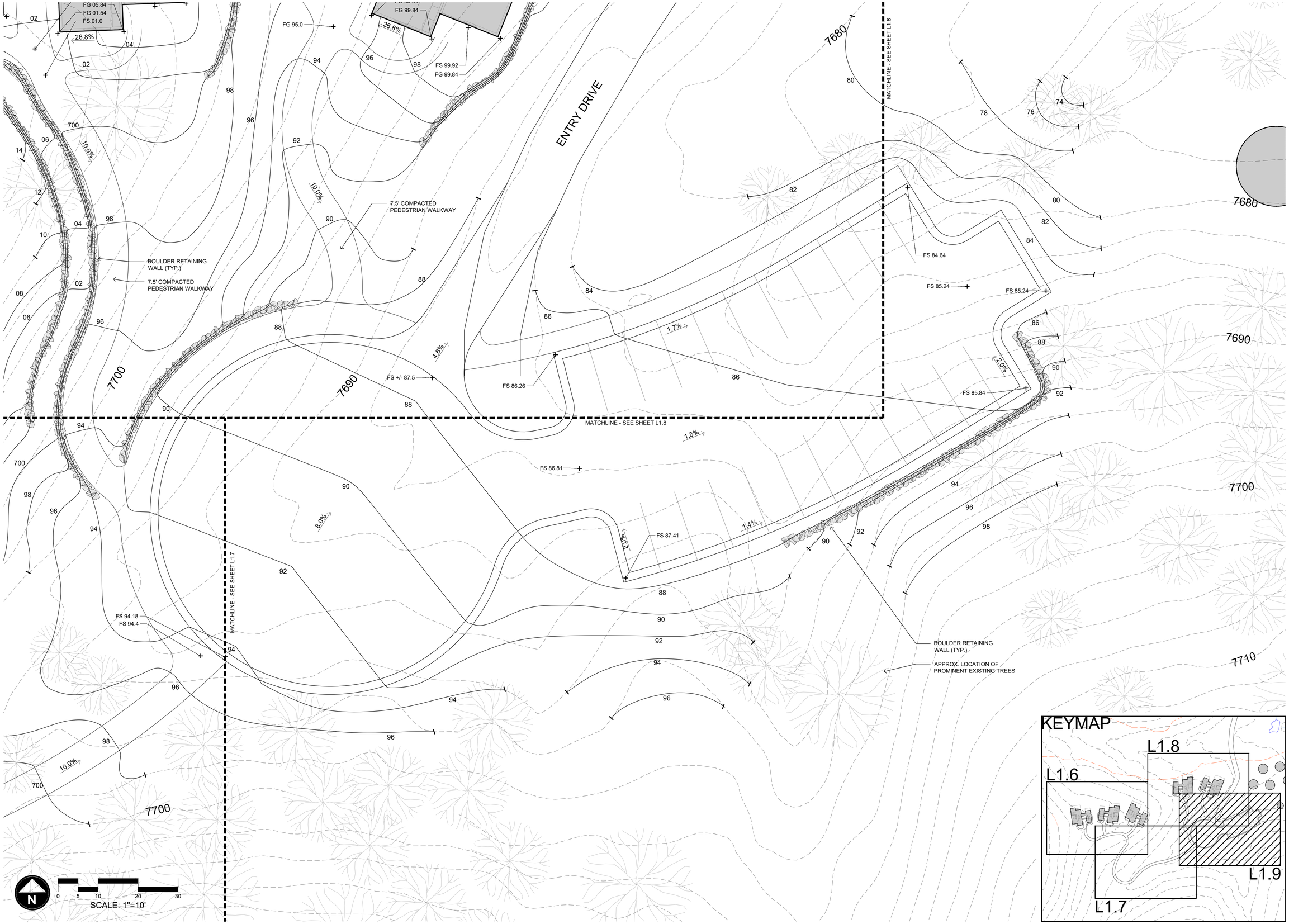


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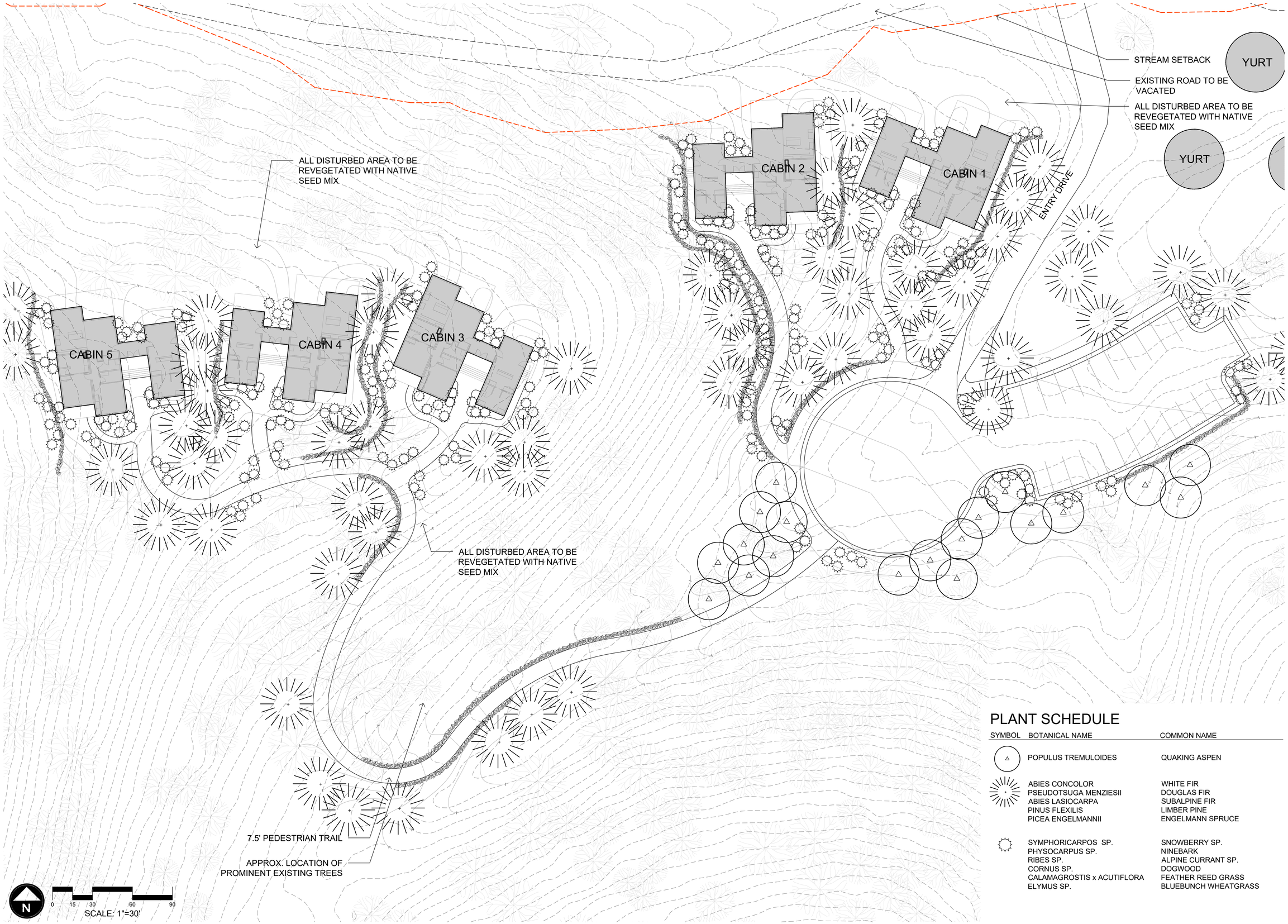


## PLANT SCHEDULE

| SYMBOL | BOTANICAL NAME | COMMON NAME |
|---|---|---|
| | POPULUS TREMULOIDES | QUAKING ASPEN |
| | ABIES CONCOLOR | WHITE FIR |
| | PSEUDOTSUGA MENZIESII | DOUGLAS FIR |
| | ABIES LASIOCARPA | SUBALPINE FIR |
| | PINUS FLEXILIS | LIMBER PINE |
| | PICEA ENGELMANNII | ENGELMANN SPRUCE |
| | SYMPHORICARPOS SP. | SNOWBERRY SP. |
| | PHYSOCARPUS SP. | NINEBARK |
| | RIBES SP. | ALPINE CURRANT SP. |
| | CORNUS SP. | DOGWOOD |
| | CALAMAGROSTIS x ACUTIFLORA | FEATHER REED GRASS |
| | ELYMUS SP. | BLUEBUNCH WHEATGRASS |

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