GRAND COUNTY
Planning Commission

Tuesday, April 9, 2019
5:00 P.M. Regular Meeting
Grand County Courthouse
Council Chambers
125 E. Center St., Moab, Utah

Type of Meeting: Regular Meeting
Facilitator: Gerrish Willis, Chair
Attendees: Planning Commissioners, interested citizens, and staff

5:00 PM
Regular Meeting
Citizens to be heard
Chair

Action Item
Riley’s Roost (Preliminary Plat)
Staff

Discussion Item
Review the recently adopted temporary land use regulation prohibiting new overnight accommodations developments in unincorporated Grand County for a period of six (6) months.
Staff

Action Item
Approval of the March 12, 2019 Meeting Minutes
Chair

Future Considerations
County Council Update – Terry Morse
Chair
Council Liaison

ADJOURN

DEFINITIONS:
Public hearing = a hearing at which members of the public are provided a reasonable opportunity to comment on the subject of the hearing.
Public meeting = a meeting required to be open to the public pursuant to the requirements of Title 52, Chapter 4, Open and Public Meetings; the public may or may not be invited to participate.
Legislative act = action taken by the County Council or Planning Commission; amending ordinances, adopting general plan, Annexations, zoning and rezoning; a reasonable debatable action that could promote the general welfare of the community.
Administrative act = action taken by the Planning Commission, County Council or staff interpreting ordinances and regulations, conditional uses, approving subdivision, site plans, issuing building permits; an administrative decision must satisfy the requirements prescribed under state law or the County Land Use Code, whichever is stricter.
### Agenda Summary

**GRAND COUNTY PLANNING COMMISSION**  
April 9, 2019

<table>
<thead>
<tr>
<th><strong>TITLE:</strong></th>
<th>Reviewing the preliminary plat application for Riley’s Roost subdivision</th>
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</thead>
<tbody>
<tr>
<td><strong>FISCAL IMPACT:</strong></td>
<td>N/A</td>
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<tr>
<td><strong>PRESENTER(S):</strong></td>
<td>Community and Economic Development Staff</td>
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</tbody>
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#### Stated Motion:

Move to forward a favorable recommendation to the County Council for the proposed Riley’s Roost preliminary plat.

#### Staff Recommendation:

Review and consider application materials provided related to the proposed Riley’s Roost preliminary plat. Staff recommends the Planning Commission forward a favorable recommendation to the County Council.

#### Background:

See staff report attached.

#### Attachment(s):
- Application
- Title Report
- Application Fee
- Drainage Study
- Site, Utility, Grading & Drainage Plan
- Preliminary Plat
- Covenants, Conditions & Restrictions
STAFF REPORT
COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT
GRAND COUNTY, UTAH

DATE: Tuesday, April 09, 2019
TO: Grand County Planning Commission
SUBJECT: Riley’s Roost Three-Lot Preliminary Plat Application

PROPERTY OWNER: Joe K. Riley
PROP. OWNER REP: Joe K. Riley
ENGINEER: SET Engineering
PROPERTY ADDRESS: 4511 E. Sunny Acres Lane
SIZE OF PROPERTY: 5.23 acres
EXISTING ZONE: Rural Residential (RR)
EXISTING LAND USE: Residential
ADJACENT ZONING AND LAND USE(S): Rural Residential (RR)

APPLICATION TYPE
Preliminary Plat

STAFF RECOMMENDATION: Approve
Comments (optional): The proposed subdivision meets the County’s standards. Standard preliminary plat approvals are administrative in nature, which means the threshold for approval is, strictly, compliance with the LUC.

APPLICATION PROCEDURE
Decision Type: Administrative

Public Notices: ☒ Public Meeting at:
☐ Planning Commission
☐ County Council

Attachments:
☐ Approval Letters
☒ Site Plan
☐ Landscape Plan
☐ Vicinity Map
☐ Legal Notice

Public Hearing at:
☐ Planning Commission
☐ County Council

Legal Description
☐ Public Comments
☐ Agency Comments
☐ Response to Standards
☒ Other: Click or tap here to enter text.

SUMMARY OF REQUEST
The subject property is 5.23 acres located at 4511 E. Sunny Acres Lane. The Riley’s Roost Preliminary Plat is a three (3) lot subdivision with designed stormdrain detention and utilities.

SITE IMPROVEMENTS / ADDITIONS / CHANGES
Applicant will dedicate land along a portion of Sunny Acres Lane in order to ensure adequate right-of-way for the public’s use and Grand County Roads Department’s maintenance. Applicant will extend water and sewer services to each proposed lot.
CONSIDERATIONS FOR APPROVAL, DENIAL, AND/OR POSTPONEMENT

9.4.4 Issues for Consideration (See staff comments in colored italics)
The Planning Commission shall, in its action on the preliminary plat, consider Article 7, Subdivision Standards, the physical arrangement of the subdivision, and determine the adequacy of street right-of-way and alignment, the street standards of Grand County, the existing street pattern in the area and with all applicable provisions of the General Plan. The Planning Commission shall also ascertain that adequate easements for proposed or future utility service and surface drainage are provided, and that the lot size and area are adequate to comply with the minimum requirements for the underlying zone district and for the type of sanitary sewage disposal proposed.

Sunny Acres Lane is adequate, and should have no problems with the addition of three (3) new residences. All three (3) new residences will front on Sunny Acres Lane. Public Utility Easements have been provided between lots to provide adequate easements for proposed or future utility service. Surface drainage has been provided for with each lot. Each of the proposed lots complies with the underlying Rural Residential (RR) zone requirement of 1 acre minimum. Each lot will be hooked up to water and sanitary sewer systems.

COMPATABILITY WITH GENERAL PLAN
Staff believes the proposed subdivision is supported by the General Plan.

COMPATABILITY WITH LAND USE CODE (ZONING)
The subject property is zoned Rural Residential (RR). The proposed three (3) lots created by this Preliminary Plat are compliant with current zoning regulations and the current zone. Staff has reviewed the subject application and finds it compliant with the pertinent Land Use Code.

LAND USE CODE REFERENCE SECTIONS
Section 9.4 Preliminary Plat
Section 9.4.4 Issues for Consideration (See staff comments in colored italics)
See above comments.

Section 7.3 Streets
7.3.4 Half Right-of-Way (R.O.W)
Half Streets shall be prohibited except where essential to the reasonable development of the subdivision and where the Planning and Zoning Commission finds it will be practicable to require the dedication of the other half of a street when property is subdivided.

The Applicant will dedicate land along a portion of Sunny Acres Lane in order to assure adequate Right-of-Way for the public use and Grand County Roads Department’s maintenance.

Section 7.6 Easements
7.6.1 Utility Easements Required
Utility easements shall be provided in all residential areas unless otherwise approved by the Planning Commission and in commercial and industrial districts, except the Planning Commission may waive the requirement where other and assured provision is made for service access consistent with and adequate for the uses proposed.

The Applicant will provide Utility Easements.

7.6.2 Minimum Width
The minimum right-of-way width of each utility easement shall be 10 feet.

The Applicant will provide 10’ Utility Easements.

7.6.3 Utility Easement
Utility easements shall be provided of 10 feet in width on each side of all rear lot lines and 5 feet in width on each side of side lot lines. Where the rear or side lot lines abut property outside of the subdivision on which there are no rear or side lot lines easements at least 5 feet in width, the easements on the rear and side lot lines in the subdivision shall be 10 feet in width.

The Applicant will provide adequate Utility Easements

7.7.2B 100-Year Storm
All drainage and flood control facilities shall be designed in accordance with the Grand County Storm Drain Plan as amended and at a minimum to handle the calculated difference between historic flows and the anticipated post-development 100-year frequency storms for maximum period of intensity over the entire drainage basin which the subdivision serves, and they shall be made in accordance with the approved improvement plan. The “100-year storm” referred to herein shall mean that storm run-off is calculated on the basis of a fully-developed watershed.

*The Applicant is providing storm drain accommodations.*

7.7.2E
Catch basins shall be constructed in accordance with the Grand County Construction Standards.

*The Applicant is providing storm drain accommodations.*

7.7.2F
All drainage shall be designed by a Utah registered engineer.

*The Applicant has acquired the services of a Utah registered engineer.*

**PROPERTY HISTORY**
The original 5.23 acre lot, located at 4511 E. Sunny Acres Lane, previously was a vacant lot. The parent parcel utilized the Minor Record Survey process to subdivide into two parcels in 2018, and for that reason the applicant is required to subdivide utilizing the Preliminary and Final Plat procedures. The applicant desires to subdivide the lot into three (3) individual lots.
PRELIMINARY PLAT APPLICATION
Grand County Courthouse: 125 E. Center St. Moab, UT 84532; Phone: (435)259-1343

FOR OFFICE USE ONLY
Date of Submittal: 
Preliminary Plat Processing Fees: $550.00 for first five (5) lots x $125.00 per lot for each lot in excess of five lots
Submittal Received by: Fee Paid: Fees Received by:

CONTACT INFORMATION
Property owner: Joe K. Riley
Address: 
Phone: cell: ______ fax: ______
Email address: ______

Engineer: SET Engineering
Address: 1309 E. 3rd Ave. #21 Durango, CO 81301
Phone: 970-483-5088 cell: ______ fax: ______
Email address: contact@setengineering.com

Property owner representative: 
Address: 
Phone: cell: ______ fax: ______
Email address:

PROJECT INFORMATION
Project name: Riley's Roost
General location of the property: 4511 E. Sunny Acres Lane Moab, UT 84532
Size of the subject property: 5.43 acres Number of lots: 3
Surrounding land uses: Residential
Current Zoning: R-2 district

REQUIRED - Agency will review for ability to serve the lots and adequate existing and future easements or provide a letter with detailed requirements for the site.
Moab Valley Fire Department
Grand County Road Supervisor
Grand Water and Sewer Service Agency
Rocky Mountain Power 
FEMA Floodplain Administrator

(provide site map)
SUPPORTING MATERIALS

Preliminary Plat applications shall contain, at a minimum, the following supporting materials through the approval process according to the following submittal schedule:

1. **APPLICATION SUBMISSION.** Two complete sets (with the exception of the public notice, title report, and fee) of all supporting materials shall be submitted with this application. These complete sets should include two large (24" x 36") and two small (11" x 17") sets of all plans. The preliminary plat shall be considered officially filed after application review fees which are established by resolution of the County Council have been paid and after it is examined and found to be in general compliance with the provisions of these regulations by the Zoning Administrator.

2. **PRIOR TO MEETING.** Revised sets of large (24" x 36") and small (11" x 17") plans shall be submitted prior to the application being placed on a Planning Commission/County Council meeting, including an electronic file.

3. **POST MEETING.** If the revised sets of plans are not approved as submitted two corrected sets of plans both large and small shall be submitted that comply with the Planning Commission’s approval.

**Preliminary Plat.** A Preliminary Plat drawing will be required which shows accurate alignments, boundaries and monuments as certified by a land surveyor registered in Utah. Preliminary Plats shall be prepared at a scale no smaller than one (1) inch equals two hundred (200) feet. Plats of large areas may be prepared on multiple, serially numbered sheets with match lines and an index map. The vicinity and index maps shall appear on the first of the serially numbered sheets. The following data shall be included on the Preliminary Plat:

- **Boundary Lines and Bearings.** Boundary lines, bearings, and distances sufficient to locate the exact area proposed for subdivision. At least one (1) subdivision corner shall be referenced to a survey (abstract) corner. The area, in acres, of the subdivision shall also be shown.

- **Adjacent Subdivisions.** The name and location of a portion of adjoining subdivisions shall be drawn to the same scale and shown in dotted lines adjacent to the tract proposed for subdivisions in sufficient detail to show actually the existing lots, streets, alleys and other features that may influence the layout and development of the proposed subdivisions. Where adjacent land is not subdivided, the name of the owner of the adjacent tract shall be shown.

- **Intersecting Streets.** The angle of intersection of the centerline of all intersecting streets.

- **Proposed Streets, Alleys and Easements.** The names, location and widths of all streets, alleys and easements proposed for the subdivision, and all known rights-of-way and/or easements within or affecting the area to be subdivided.

- **Proposed Blocks, Lots and Parks.** The subdivision shall show all proposed streets and alleys, easements, blocks, lots, parks, etc., with principal dimensions.

- **Contours.** Existing topographic contours at 5 foot intervals and all easements or rights-of-way necessary for drainage within or without the boundaries of the addition.

- **Subdivision Title and Planner.** The title under which the proposed subdivision is to be recorded, the name of the owner and the name of the engineer or land planner who prepared the plat.

- **Dedicated Parks, Playgrounds and Other Public Uses.** Sites, if any, to be reserved or dedicated for parks, playgrounds or other public uses.

- **Scale, North Point**

  1. Scale, north point, date and other pertinent data
  2. The scale of the preliminary plat may be at one (1) inch equals 200 feet
  3. Name, address and telephone number
  4. Property owner’s name, address, and telephone number
  5. Proposed layout of utilities

- **Proposed Land Uses.** A designation of the proposed uses of land within the subdivision and any zoning amendments proposed to be requested.

- **Vicinity Map.** A vicinity map on a smaller scale showing the proposed subdivision and its relationship to the surrounding area and County limits.

**Preliminary Master Plan.** If the proposed subdivision is a portion of a tract that is later to be subdivided, then a tentative master plan of the entire subdivision shall be submitted with the preliminary plat of the portion first to be
subdivided. The master subdivision plan shall conform in all respects to the requirements of the preliminary plat; except, it may be on a scale of not more than one (1) inch to 100 feet, or other staff-approved scale.

☐ Title Report. A preliminary title report from a licensed title company listing or attorney listing the name of the property owner(s) and all liens, easements and judgments of record affecting the subject property, and of the preliminary plat.

☐ Drainage Plan. A drainage plan prepared and stamped by a licensed engineer shall be submitted. The report shall contain a drainage map and a plan view of the overall storm water system. The grading, drainage, and erosion plan shall address the following issues: description of features and hydrological conditions; drainage basin and sub-basin; drainage facility design criteria; infrastructure design criteria; grading plan; and erosion control. Specifically, the report shall contain at a minimum the following information:

- The existing roadways, drainage ways, vegetation and hydrological conditions of a ten (10) year twenty-four (24) hour event and a one hundred (100) year twenty-four (24) hour event.
- The major basin descriptions referencing all major drainage reports such as FEMA, major drainage planning reports, or flood insurance maps and the basin characteristics and planned land uses.
- The sub-basin description showing the historical drainage pattern and off-site drainage patterns both upstream and downstream of the property.
- A general discussion of how the proposed system conforms to existing drainage patterns and offsite upstream drainage will be collected to protect development.
- The water quality evaluation showing the water quality shall not be degraded from existing storm water quality including how solids are collected and not allowed to be discharge into downstream waters and how oils and greases are separated from stormwater.
- Maintenance plan and procedure for storm water system; thorough narrative of all charts, graphs, tables or other information included in the report describing how it effects the proposed development.
- Infrastructure design criteria showing the piping is sized to handle the peak intensity of the ten (10) year storm event; all detention basins are sized to handle one hundred (100) year storm while discharging at a maximum ten (10) year twenty-four (24) hour historical rate; a ten (10) foot traffic lane in both directions is maintained at all locations within the development; and that the roadway and infrastructure will handle a grading plan showing: soil map depicting unique soil features such as collapsible soil, rock features, etc.; a grading plan showing all cut and fill areas within development including: the identification of slopes; fill and cut depths; and rock features within ten (10) feet of post grade soil surface.
- The grading plan shall also show how the grades will allow water to run off of lot areas without ponding and creating flooding problems for homes.
- Erosion control shall show: how erosion will be controlled during construction; explain and design such that construction debris and silts will not be collected by storm water system; show and design for all cut and fill slopes will not be eroded and how these areas will be re-vegetated.

☐ Covenants, Conditions, Restrictions. Draft of any protective covenants where the subdivider proposes to regulate land use or development standards in the subdivision.

☐ Application Fee. The process / filing fee of $550.00 for first 5 lots then $125.00 per lot over 5 shall be paid in full.

APPLICANT CERTIFICATION

I certify under penalty of perjury that this application and all information submitted as a part of this application are true, complete and accurate to the best of my knowledge. I also certify that I am the owner of the subject property and that the authorized agent noted in this application has my consent to represent me with respect to this application. Should any of the information or representations submitted in connection with this application be incorrect or untrue, I understand that Grand County may rescind any approval, or take any other legal or appropriate action. I also acknowledge that I have reviewed the applicable sections of the Grand County Land Use Code and that items and checklists contained in this application are the basic and minimum requirements only and that other requirements may be imposed that are unique to individual projects or uses. Additionally, I have reviewed and understand the section from the Consolidated Fee Schedule and hereby agree to comply with this resolution. I also agree to allow the Staff, Planning Commission, or County Council or appointed agent of the County to enter the subject property to make any necessary inspections thereof.

Property Owner's Signature: [Signature]

Date: [Date]
February 11, 2019

Joe Riley
Via email: joer1098@gmail.com

Re: File No. 11827
Joe Riley
4511 East Sunny Acres Lane, Moab, Utah 84532

Dear Folks:

Please find attached the Commitment for Title Insurance you requested on the above property. If you have any questions, or need additional copies of anything, please let us know.

Very truly yours,

Glenna Oliver
Glenna Oliver
Attachment
ALTA COMMITMENT FOR TITLE INSURANCE

ISSUED BY
STEWART TITLE GUARANTY COMPANY

NOTICE

IMPORTANT - READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACONTRACTUAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY’S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I - Requirements; Schedule B, Part II - Exceptions; and the Commitment Conditions, STEWART TITLE GUARANTY COMPANY, a Texas corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Policy Amount and the name of the Proposed Insured.

If all of the Schedule B, Part I - Requirements have not been met within six months after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

Countersigned by:

[Signatures]

Authorized Countersignature

Anderson-Oliver Title Insurance Agency, Inc.
94 E. Grand Ave.
Moab, UT 84532
(435) 259-3000

Matt Morris
President and CEO

Denise Carraux
Secretary

For purposes of this form the "Stewart Title" logo featured above is the represented logo for the underwriter, Stewart Title Guaranty Company.

This page is only a part of a 2016 ALTA® Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A, Schedule B, Part I - Requirements; and Schedule B, Part II - Exceptions; and a countersignature by the Company or its issuing agent that may be in electronic form.

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File No. 11627
ALTA Commitment For Title Insurance 8-1-16 (4-2-18)
Page 1 of 3
COMMITMENT CONDITIONS

1. DEFINITIONS
   (a) "Knowledge" or "Known": Actual or imputed knowledge, but not constructive notice imparted by the Public Records.
   (b) "Land": The land described in Schedule A and affixed improvements that by law constitute real property. The term "Land" does not include any property beyond the lines of the area described in Schedule A, nor any right, title, interest, estate, or easement in abutting streets, roads, avenues, alleys, lanes, ways, or waterways, but this does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
   (c) "Mortgage": A mortgage, deed of trust, or other security instrument, including one evidenced by electronic means authorized by law.
   (d) "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
   (e) "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
   (f) "Proposed Policy Amount": Each dollar amount specified in Schedule A as the Proposed Policy Amount of each Policy to be issued pursuant to this Commitment.
   (g) "Public Records": Records established under state statutes at the Commitment Date for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without Knowledge.
   (h) "Title": The estate or interest described in Schedule A.

2. If all of the Schedule B, Part I - Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company’s liability and obligation end.

3. The Company’s liability and obligation is limited by and this Commitment is not valid without:
   (a) the Notice;
   (b) the Commitment to Issue Policy;
   (c) the Commitment Conditions;
   (d) Schedule A;
   (e) Schedule B, Part I - Requirements;
   (f) Schedule B, Part II - Exceptions; and
   (g) a countersignature by the Company or its issuing agent that may be in electronic form.

4. COMPANY’S RIGHT TO AMEND
   The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company shall not be liable for any other amendment to this Commitment.

5. LIMITATIONS OF LIABILITY
   (a) The Company’s liability under Commitment Condition 4 is limited to the Proposed Insured’s actual expense incurred in the interval between the Company’s delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured’s good faith reliance to:
      (i) comply with the Schedule B, Part I - Requirements;
      (ii) eliminate, with the Company’s written consent, any Schedule B, Part II - Exceptions; or
      (iii) acquire the Title or create the Mortgage covered by this Commitment.
   (b) The Company shall not be liable under Commitment Condition 5(a) if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
   (c) The Company will only have liability under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
(d) The Company's liability shall not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Conditions 5(a)(i) through 5(a)(iii) or the Proposed Policy Amount.
(e) The Company shall not be liable for the content of the Transaction Identification Data, if any.
(f) In no event shall the Company be obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I - Requirements have been met to the satisfaction of the Company.
(g) In any event, the Company’s liability is limited by the terms and provisions of the Policy.

6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT
(a) Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
(b) Any claim must be based in contract and must be restricted solely to the terms and provisions of this Commitment.
(c) Until the Policy is issued, this Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.
(d) The deletion or modification of any Schedule B, Part II - Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
(e) Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.
(f) When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

7. IF THIS COMMITMENT HAS BEEN ISSUED BY AN ISSUING AGENT
The issuing agent is the Company’s agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company’s agent for the purpose of providing closing or settlement services.

8. PRO-FORMA POLICY
The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

9. ARBITRATION
The Policy contains an arbitration clause. All arbitrable matters when the Proposed Policy Amount is $2,000,000 or less shall be arbitrated at the option of either the Company or the Proposed Insured as the exclusive remedy of the parties. A Proposed Insured may review a copy of the arbitration rules at <http://www.alta.org/arbitration>.

STEWART TITLE GUARANTY COMPANY

All notices required to be given the Company and any statement in writing required to be furnished the Company shall be addressed to it at P.O. Box 2029, Houston, Texas 77252-2029.
ALTA COMMITMENT FOR TITLE INSURANCE
SCHEDULE A

ISSUED BY
STEWARD TITLE GUARANTY COMPANY

Transaction Identification Data for reference only:

Issuing Agent: Anderson-Oliver Title Insurance Agency, Inc.
Issuing Office: 94 E. Grand Ave., Moab, UT 84532
Issuing Office's ALTA® Registry ID: N/A
Loan ID Number:
Commitment Number: 11827
Issuing Office File Number: 11827
Property Address: 4511 East Sunny Acres Lane, Moab, UT 84532
Revision Number:

1. Commitment Date: January 22, 2019 at 8:00 AM

2. Policy to be issued: Proposed Policy Amount
   (a) ALTA Owner’s Policy Standard $0.00

   Proposed Insured:
   (b) ALTA Loan Policy Standard

   Proposed Insured:
   TITLE COMMITMENT ONLY $220.00

3. The estate or interest in the Land described or referred to in this Commitment is:
   Fee Simple

4. The Title is, at the Commitment Date, vested in:
   Joe Riley

5. The Land is described as follows:

   Grand and San Juan County, Utah:

   Beginning at a point thence North a distance of 981.23 feet from the East Quarter Corner of Section 35, Township 26 South, Range 22 East, SLM, and running thence North along the Section line a distance of 339.77 feet; thence North 90°00' West a distance of 541.49 feet; thence South 0°11' East a distance of 517.25 feet; thence North 87°42' East a distance of 240.90 feet; thence North 02°11'29" East a distance of 148.73 feet; thence North 86°23'56" East a distance of 305.42 feet to the point of beginning.

   (Parcel No. 02-0035-0038 for the portion in Grand County )
   (Parcel No. 26S22E351800 for the portion in San Juan County )

   EXCEPTING therefrom all oil and gas and oil and gas rights.

This page is only a part of a 2016 ALTA® Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I - Requirements; and Schedule B, Part II - Exceptions; and a countersignature by the Company or its issuing agent that may be in electronic form.

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File No. 11827
ALTA Commitment For Title Insurance Schedule 8-1-16 (4-2-16)
Page 1 of 2
ALTA COMMITMENT FOR TITLE INSURANCE
SCHEDULE A

ISSUED BY
STEWARD TITLE GUARANTY COMPANY
Requirements

File No.: 11827

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.

2. Pay the agreed amount for the estate or interest to be insured.

3. Pay the premiums, fees, and charges for the Policy to the Company.

4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.
ALTA COMMITMENT FOR TITLE INSURANCE
SCHEDULE B PART II

ISSUED BY
STEWART TITLE GUARANTY COMPANY

Exceptions

File No.: 11827

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

The Policy will not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I - Requirements are met.

2. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records. Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.

3. Any facts, rights, interests, or claims which are not shown by the Public Records, but which could be ascertained by inspection of the Land or by making inquiry of persons in possession thereof.

4. Easements, liens, or encumbrances, or claims thereof, which are not shown by the Public Records.

5. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.

6. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water; ditch rights; (d) minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel and other hydrocarbons in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities related thereto, whether or not the matters excepted under (a), (b), (c) or (d) are shown by the Public Records. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.

7. Any lien or right to a lien for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.

8. Taxes for the year 2019 are accruing as a lien, not yet due and payable. Taxes for the year 2018 have been paid in the amount of $1,563.43 for Tax Parcel No. 02-0035-002 in Grand County and $77.85 for Parcel No. 26S22E351800 in San Juan County.

9. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records or listed in

This page is only a part of a 2016 ALTA® Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I - Requirements; and Schedule B, Part II - Exceptions; and a countersignature by the Company or its issuing agent that may be in electronic form.

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File No. 11827
UT ALTA Commitment For Title Insurance Schedule 6-1-16 (4-2-18)
Page 1 of 4
Schedule B. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.

10. Rights to ditches and reservoirs; and the right of the proprietor of a vein or lode, to extract and remove his ore therefrom, should the same be found to penetrate or intersect the premises hereby granted, as provided by law; all as set forth in the Patent from The United States of America to Joseph H. Johnson dated December 20, 1904 and recorded in Grand County on February 23, 1905 in Book 1 at page 346 and recorded in San Juan County on December 26, 2017 in Book 1008 at page 941, Entry No. 142284.

11. Reservation, exception or conveyance of all oil and gas and oil and gas rights, so as to sever the same from the remaining fee simple estate, together with rights of ingress and egress in connection with the same, all as set forth in instruments of record including, but not limited to, the following:

a. Warranty Deed from Nicholas J. Murphy and Thelma Louise Murphy to Lawrence W. Bull and Mildred R. Bull dated November 13, 1961 and recorded in Grand County on November 13, 1961 in Book 104 at page 154, Entry No. 296313 and recorded in San Juan County on December 26, 2017 in Book 1008 at page 952, Entry No. 142293.

b. Warranty Deed from Lawrence W Bull, et ux., to Larry R. Shirley, et ux., dated June 29, 1968 and recorded in Grand County on July 5, 1968 in Book 164 at page 593, Entry No. 324592 and recorded in San Juan County on September 9, 1968 in Book 454 at page 570, Entry No. X-6806A.


e. Warranty Deed from Firman Loyd Sender, et ux., to Donald L. Webb, et ux., dated January 3, 1975 and recorded in Grand County on January 16, 1975 in Book 225 at page 192, Entry No. 353261 and recorded in San Juan County on May 23, 1975 in Book 588 at page 839, Entry No. 1E-5793.

f. Warranty Deed from Margaret L. Webb to Gerald Earl Martin dated April 17, 1984 and recorded in Grand County on April 17, 1984 in Book 361 at page 66, Entry No. 40417 and recorded in San Juan County on April 26, 1984 in Book 659 at page 385, Entry No. 1H05328.

g. Warranty Deed from Margaret Webb to Leroy Swapp Whitmer, et ux., dated September 22, 1986 and recorded in Grand County on September 23, 1986 in Book 386 at page 465, Entry No. 4010548.

h. Warranty Deed from Margaret Webb to Leroy Swapp Whitmer, et ux., dated September 22, 1986 and recorded in San Juan County on September 23, 1986 in Book 660 at page 788, Entry No. 1100237.

i. Warranty Deed from Leroy Swapp Whitmer, et ux., to Larry A. Nagel, et ux., acknowledged January 27, 1988 and recorded in Grand County on February 1, 1988 in Book 401 at page 357, Entry No. 414665.


k. Warranty Deed from Larry A. Nagel to Larry A. Nagel dated April 28, 2017 and recorded in Grand County on April 28, 2017 in Book 852 at page 843, Entry No. 524480 and recorded in San Juan County on April 28, 2017 in Book 999 at page 123, Entry No. 137310.

l. Warranty Deed from Larry A. Nagel to Matt Dickey dated January 24, 2018 and recorded in Grand County on January 29, 2018 in Book 963 at page 861, Entry No. 527938 and recorded in San Juan County on January 30, 2018 in Book 1013 at page 370, Entry No. 145991.

The Company makes no representation as to the present ownership of any such interests. There may be leases,
ALTA COMMITMENT FOR TITLE INSURANCE
SCHEDULE B PART II

ISSUED BY
STEWART TITLE GUARANTY COMPANY

Exceptions

grants, exceptions or reservations of interests that are not listed.

12. All easements and rights of way held by Utah Power & Light Company, its predecessors and successors, including, but not limited to, the Pole Line Easement granted by Nicholas and Thelma Murphy recorded in Grand County on June 12, 1956 as Entry No. 279217 in Book 6-R at page 532.


NOTE: This Easement covers a strip of land 30 feet on each side of the Section Line common to Section 35 and 36, Township 26 South, Range 22 East, SLB&M, for a distance of 1320 feet between the southeast quarter of the Northeast quarter of said Section 35, and the southwest quarter of the northwest quarter of said Section 36 and is shown on the Recorder's Plat in Grand County as a public road.

14. All easements, rights-of-way, reservations and restrictions, however evidenced, as referred to in instruments of record including, but not limited to, the following:

   a. Warranty Deed from Lawrence W Bull, et ux., to Larry R. Shirley, et ux., dated June 29, 1968 and recorded in Grand County on July 5, 1968 in Book 164 at page 593, Entry No. 324592 and recorded in San Juan County on September 9, 1958 in Book 454 at page 570, Entry No. X-6806A
   f. Warranty Deed from Larry A. Nagel to Larry A. Nagel dated April 28, 2017 and recorded in Grand County on April 28, 2017 in Book 852 at page 843, Entry No. 524480 and recorded in San Juan County on April 28, 2017 in Book 999 at page 123, Entry No. 137310.
   g. Warranty Deed from Larry A. Nagel to Matt Dickey dated January 24, 2018 and recorded in Grand County on January 29, 2018 in Book 863 at page 961, Entry No. 527836 and recorded in San Juan County on January 30, 2018 in Book 1013 at page 370, Entry No. 145991.

A judgment search was made in the following names and none were found of record except as noted above:
Joe Riley

CHAIN OF TITLE:

According to the Official Records, there have been no documents conveying the land described herein within a period of 24 months prior to the date of this commitment, except as follows:

This page is only a part of a 2016 ALTA® Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I - Requirements; and Schedule B, Part II - Exceptions; and a countersignature by the Company or its issuing agent that may be in electronic form.

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File No. 11287
UT ALTA Commitment For Title Insurance Schedule B-1-16 (4-2-18) Page 3 of 4
ALTA COMMITMENT FOR TITLE INSURANCE
SCHEDULE B PART II

ISSUED BY
STEWART TITLE GUARANTY COMPANY

Exceptions

Warranty Deed from Larry A. Nagel to Larry A. Nagel dated April 28, 2017 and recorded in Grand County on April 28, 2017 in Book 852 at page 843, Entry No. 524460 and recorded in San Juan County on April 28, 2017 in Book 999 at page 123, Entry No. 137310.

Warranty Deed from Larry A. Nagel to Matt Dickey dated January 24, 2018 and recorded in Grand County on January 29, 2018 in Book 863 at page 861, Entry No. 527938 and recorded in San Juan County on January 30, 2018 in Book 1013 at page 370, Entry No. 145991.

Warranty Deed from Matt Dickey to Joe Riley dated December 13, 2018 and recorded December 17, 2018 as Entry No. 532954 in Book 877 at page 539 in Grand County and Entry No. 159407 in Book 1033 at page 450 in San Juan County.
STG Privacy Notice
Stewart Title Companies

WHAT DO THE STEWART TITLE COMPANIES DO WITH YOUR PERSONAL INFORMATION?

Federal and applicable state law and regulations give consumers the right to limit some but not all sharing. Federal and applicable state law regulations also require us to tell you how we collect, share, and protect your personal information. Please read this notice carefully to understand how we use your personal information. This privacy notice is distributed on behalf of the Stewart Title Guaranty Company and its title affiliates (the Stewart Title Companies), pursuant to Title V of the Gramm-Leach-Bliley Act (GLBA).

The types of personal information we collect and share depend on the product or service that you have sought through us. This information can include social security numbers and driver’s license number.

All financial companies, such as the Stewart Title Companies, need to share customers’ personal information to run their everyday business—to process transactions and maintain customer accounts. In the section below, we list the reasons that we can share customers’ personal information; the reasons that we choose to share; and whether you can limit this sharing.

<table>
<thead>
<tr>
<th>Reasons we can share your personal information.</th>
<th>Do we share</th>
<th>Can you limit this sharing?</th>
</tr>
</thead>
<tbody>
<tr>
<td>For our everyday business purposes— to process your transactions and maintain your account. This may include running the business and managing customer accounts, such as processing transactions, mailing, and auditing services, and responding to court orders and legal investigations.</td>
<td>Yes</td>
<td>No</td>
</tr>
<tr>
<td>For our marketing purposes— to offer our products and services to you.</td>
<td>Yes</td>
<td>No</td>
</tr>
<tr>
<td>For joint marketing with other financial companies</td>
<td>No</td>
<td>We don’t share</td>
</tr>
<tr>
<td>For our affiliates’ everyday business purposes— information about your transactions and experiences. Affiliates are companies related by common ownership or control. They can be financial and non-financial companies. Our affiliates may include companies with a Stewart name; financial companies, such as Stewart Title Company</td>
<td>Yes</td>
<td>No</td>
</tr>
<tr>
<td>For our affiliates’ everyday business purposes— information about your creditworthiness.</td>
<td>No</td>
<td>We don’t share</td>
</tr>
<tr>
<td>For our affiliates to market to you — For your convenience, Stewart has developed a means for you to opt out from its affiliates marketing even though such mechanism is not legally required.</td>
<td>Yes</td>
<td>Yes, send your first and last name, the email address used in your transaction, your Stewart file number and the Stewart office location that is handling your transaction by email to <a href="mailto:optout@stewart.com">optout@stewart.com</a> or fax to 1-800-335-6591. We don’t share</td>
</tr>
<tr>
<td>For non-affiliates to market to you. Non-affiliates are companies not related by common ownership or control. They can be financial and non-financial companies.</td>
<td>No</td>
<td>We don’t share</td>
</tr>
</tbody>
</table>

We may disclose your personal information to our affiliates or to non-affiliates as permitted by law. If you request a transaction with a non-affiliate, such as a third party insurance company, we will disclose your personal information to that non-affiliate. [We do not control their subsequent use of information, and suggest you refer to their privacy notices.]

SHARING PRACTICES

| How often do the Stewart Title Companies notify me about their practices? | We must notify you about our sharing practices when you request a transaction. |
| How do the Stewart Title Companies protect my personal information? | To protect your personal information from unauthorized access and use, we use security measures that comply with federal law. These measures include computer, file, and building safeguards. |
| How do the Stewart Title Companies collect my personal information? | We collect your personal information, for example, when you request insurance-related services. We also collect your personal information from others, such as the real estate agent or lender involved in your transaction, credit reporting agencies, affiliates or other companies. |
| What sharing can I limit? | Although federal and state law give you the right to limit sharing (e.g., opt out) in certain instances, we do not share your personal information in those instances. |

Contact us: If you have any questions about this privacy notice, please contact us at: Stewart Title Guaranty Company, 1980 Post Oak Blvd., Privacy Officer, Houston, Texas 77056

File No.: 11627

Page 1

Revised 11-19-2013
**STG Privacy Notice 2 (Rev 01/26/09) Independent Agencies and Unaffiliated Escrow Agents**

WHAT DO/DOS THE Anderson-Oliver Title Insurance Agency, Inc. DO WITH YOUR PERSONAL INFORMATION?

Federal and applicable state law and regulations give consumers the right to limit some but not all sharing. Federal and applicable state law regulations also require us to tell you how we collect, share, and protect your personal information. Please read this notice carefully to understand how we use your personal information. This privacy notice is distributed on behalf of Anderson-Oliver Title Insurance Agency, Inc., and its affiliates ("N/A"), pursuant to Title V of the Gramm-Leach-Bliley Act (GLBA).

The types of personal information we collect and share depend on the product or service that you have sought through us. This information can include social security numbers and driver's license number.

All financial companies, such as Anderson-Oliver Title Insurance Agency, Inc., need to share customers' personal information to run their everyday business—to process transactions and maintain customer accounts. In the section below, we list the reasons that we can share customers' personal information, the reasons that we choose to share, and whether you can limit this sharing.

<table>
<thead>
<tr>
<th>Reasons we can share your personal information</th>
<th>Do we share?</th>
<th>Can you limit this sharing?</th>
</tr>
</thead>
<tbody>
<tr>
<td>For our everyday business purposes—to process your transactions and maintain your account. This may include running the business and managing customer accounts, such as processing transactions, mailing, and auditing services, and responding to court orders and legal investigations.</td>
<td>Yes</td>
<td>No</td>
</tr>
<tr>
<td>For our marketing purposes—to offer our products and services to you.</td>
<td>Yes</td>
<td>No</td>
</tr>
<tr>
<td>For joint marketing with other financial companies</td>
<td>No</td>
<td>We don’t share</td>
</tr>
<tr>
<td>For our affiliates' everyday business purposes—information about your transactions and experiences. Affiliates are companies related by common ownership or control. They can be financial and non-financial companies.</td>
<td>Yes</td>
<td>No</td>
</tr>
<tr>
<td>For our affiliates' everyday business purposes—information about your creditworthiness.</td>
<td>No</td>
<td>We don’t share</td>
</tr>
<tr>
<td>For our affiliates to market to you</td>
<td>Yes</td>
<td>No</td>
</tr>
<tr>
<td>For non-affiliates to market to you. Non-affiliates are companies not related by common ownership or control. They can be financial and non-financial companies.</td>
<td>No</td>
<td>We don’t share</td>
</tr>
</tbody>
</table>

We may disclose your personal information to our affiliates or to non-affiliates as permitted by law. If you request a transaction with a non-affiliate, such as a third party insurance company, we will disclose your personal information to that non-affiliate. [We do not control their subsequent use of information, and suggest you refer to their privacy notices.]

**Sharing practices**

<table>
<thead>
<tr>
<th>How often do/does Anderson-Oliver Title Insurance Agency, Inc. notify me about their practices?</th>
<th>We must notify you about our sharing practices when you request a transaction.</th>
</tr>
</thead>
<tbody>
<tr>
<td>How do/does Anderson-Oliver Title Insurance Agency, Inc. protect my personal information?</td>
<td>To protect your personal information from unauthorized access and use, we use security measures that comply with federal and state law. These measures include computer, file, and building safeguards.</td>
</tr>
<tr>
<td>How do/does Anderson-Oliver Title Insurance Agency, Inc. collect my personal information?</td>
<td>We collect your personal information, for example, when you</td>
</tr>
<tr>
<td></td>
<td>• request insurance-related services</td>
</tr>
<tr>
<td></td>
<td>• provide such information to us</td>
</tr>
<tr>
<td></td>
<td>We also collect your personal information from others, such as the real estate agent or lender involved in your transaction, credit reporting agencies, affiliates or other companies.</td>
</tr>
<tr>
<td>What sharing can I limit?</td>
<td>Although federal and state law give you the right to limit sharing (e.g., opt out) in certain instances, we do not share your personal information in those instances.</td>
</tr>
</tbody>
</table>

**Contact Us**

If you have any questions about this privacy notice, please contact us at: Anderson-Oliver Title Insurance Agency, Inc., 94 E. Grand Ave., Moab, UT 84532.
**GRAND COUNTY CORPORATION**

**Tax Roll Master Record**

<table>
<thead>
<tr>
<th>Parcel: 02-0035-0038</th>
<th>Serial #: 26-22-35-5.2.2</th>
<th>Entry: 532954</th>
</tr>
</thead>
<tbody>
<tr>
<td>Name: RILEY JOE</td>
<td></td>
<td></td>
</tr>
<tr>
<td>c/o Name:</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Address 1: PO BOX 488</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Address 2: MOAB</td>
<td></td>
<td></td>
</tr>
<tr>
<td>City State Zip:</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Mortgage Co</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Status: Active</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Year: 2019</td>
<td>District: 002 SPANISH VALLEY</td>
<td>0.010532</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Owners</th>
<th>Interest</th>
<th>Entry</th>
<th>Date of Filing</th>
<th>Comment</th>
</tr>
</thead>
<tbody>
<tr>
<td>RILEY JOE</td>
<td></td>
<td>532954</td>
<td>12/17/2018</td>
<td>(0877/0539)</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Property Information</th>
<th>2019 Values &amp; Taxes</th>
<th>2018 Values &amp; Taxes</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Units/Acres</td>
<td>Market</td>
</tr>
<tr>
<td>LS01 SECONDARY LAND</td>
<td>5.23</td>
<td>150,345</td>
</tr>
<tr>
<td>Totals:</td>
<td>5.23</td>
<td>150,345</td>
</tr>
</tbody>
</table>

**** ATTENTION!! ****

Tax Rates for 2019 have NOT BEEN SET OR APPROVED! Any levied taxes or values shown on this printout for the year 2019 are SUBJECT TO CHANGE!! (Using Proposed Tax Rate)

| 2019 Taxes:      | 1,583.43 |
| Special Fees:    | 0.00     |
| Penalty:         | 0.00     |
| Abatements:      | (0.00)   |
| Payments:        | (0.00)   |
| Amount Due:      | 1,583.43 |

Review Date: 01/03/2018

NO BACK TAXES!

DO NOT USE THIS TAXING DESCRIPTION FOR LEGAL PURPOSES OR OFFICIAL DOCUMENTS. For taxing purposes only. Consult property deeds for full legal description.

**Taxing Description**

SEG AT A PT A DISTANCE OF 981.23 FT FROM THE E¼ COR SEC 35 T26S R22E SLB&M AND RUNNING TH N 339.77 FT ALONG THE SEC LN; W 541.49 FT; S 0°11'5 517.25 FT; N 87°42'E 240.9 FT; N 2°11'29"W 148.73 FT; N 88°23'56"E 365.42 FT TO POB 5.23 AC ±
**ATTENTION!!** 2019 Taxes: 77.85 2018 Taxes: 77.85

<table>
<thead>
<tr>
<th>Owners</th>
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<th>Comment</th>
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<tbody>
<tr>
<td>RILEY JOE</td>
<td>159407</td>
<td>12/17/2018</td>
<td>(1033/0450)</td>
</tr>
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</table>

### 2019 Values & Taxes

<table>
<thead>
<tr>
<th>Property Information</th>
<th>Units/Acres</th>
<th>Market</th>
<th>Taxable</th>
<th>Taxes</th>
<th>Market</th>
<th>Taxable</th>
<th>Taxes</th>
</tr>
</thead>
<tbody>
<tr>
<td>LA02 AG LAND NON-FFA UNIMPROVED</td>
<td>0.31</td>
<td>6,200</td>
<td>6,200</td>
<td>77.85</td>
<td>6,200</td>
<td>6,200</td>
<td>77.85</td>
</tr>
<tr>
<td><strong>Totals:</strong></td>
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<td><strong>77.85</strong></td>
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</table>

### 2018 Values & Taxes

<table>
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<th>Taxable</th>
<th>Taxes</th>
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<td><strong>77.85</strong></td>
</tr>
</tbody>
</table>

DO NOT USE THIS TAXING DESCRIPTION FOR LEGAL PURPOSES OR OFFICIAL DOCUMENTS. For taxing purposes only. Consult property deeds for full legal description.

**Taxing Description**

SEC 35 T26S R22E: BEG AT A PT N A DIST OF 981.23 FT FR THE E1/4 COR OF SEC 35, RNG TH N ALG THE SEC LINE A DIST OF 339.77 FT; TH N 90°00' W A DIST OF 541.49 FT; TH S 90°11' E A DIST OF 517.25 FT; TH N 87°42' E A DIST OF 240.90 FT, TH N 02°11'29" W A DIST OF 148.73 FT, TH N 86°23'56" E A DIST OF 305.42 FT TO THE POB. (25 AC IN SAN JUAN COUNTY), (5.98 AC IN GRAND COUNTY) 26S22E351800

**History**

Mail Tax Notice to: Joe Riley  
PO BOX 488  
Moab, UT 84532

WARRANTY DEED

File Number: 11739

Matt Dickey, GRANTOR(S), whose address is 12123 S. Comanchera Circle, Draper, UT 84020 hereby CONVEY(S) AND WARRANT(S) to Joe Riley, GRANTEE(S) whose address is PO Box 488 Moab, UT for the sum of ($10.00) Ten Dollars and No Cents and other good and valuable considerations the following described tract of land in Grand County, State of Utah, to-wit:

Grand and San Juan County, Utah:

Beginning at a point thence North a distance of 981.23 feet from the East Quarter Corner of Section 35, Township 26 South, Range 22 East, SLM, and running thence North along the Section line a distance of 339.77 feet; thence North 90°0' West a distance of 541.49 feet; thence South 0°11' East a distance of 517.25 feet; thence North 87°42' East a distance of 240.90 feet; thence North 02°11'29" East a distance of 148.73 feet; thence North 88°23'56" East a distance of 305.42 feet to the point of beginning.

(Parcel No. 02-0035-0038 for the portion in Grand County )
(Parcel No. 26S22E351800 for the portion in San Juan County )

EXCEPTING therefrom all oil and gas and oil and gas rights.

Subject to easements, restrictions, and rights of way, however evidenced.

WITNESS the hand of said Grantor, this 13 day of December, 2018

Matt Dickey

State of Utah )

County of SALT LAKE )ss.

On the 13 day of December, 2016, personally appeared before me, Matt Dickey, the signer(s) of the foregoing Warranty Deed who duly acknowledged before me that he/she/they executed the same.

Notary Public
My commission expires: 11/5/20
Residing in:  

TONY VUONG
NOTARY PUBLIC STATE OF UTAH
COMMISSION NO. 691997
COMM. EXP. 11/05/2020
Grand County  
125 East Center Street  
Moab UT 84532  
435-259-1321  

Receipt No: 8024229  
Feb 27, 2019  

Dixon Property Mgmt-Pre-Lim Plat  

<table>
<thead>
<tr>
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<td>Licenses &amp; Permits - Planning &amp; Z. Fees</td>
<td>550.00</td>
</tr>
<tr>
<td>10-3220-000-000 PLANNING &amp; Z FEES</td>
<td></td>
</tr>
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PRELIMINARY DRAINAGE STUDY
Riley’s Roost Subdivision

PRELIMINARY PLAT APPLICATION
GRAND COUNTY MOAB, UTAH
February 21, 2019

SET Engineering
BACKGROUND
This preliminary drainage report has been developed to satisfy the requirements as defined by Grand County Preliminary Plat Application Requirements and is consistent with the methodology and recommendations outlined in the Grand County Drainage Manual. The intent of this report is to compare the post-development runoff parameters from the proposed development to the historic stormwater runoff patterns, analyze the impact, and to develop appropriate mitigation measures to meet governing requirements.

The Riley’s Roost Subdivision project is located in the south-central portion of Grand County in the Spanish Valley on the border with San Juan County. The total project area is approximately 5.25 acres, on which 3 rural residential lots will be developed. The development is bound by Sunny Acres Lane to the south and east and rural residential to the north and west.

The proposed project involves infrastructure improvements to develop 3 single family lots ranging in size from 1 to 2.8 acres. Subdivision level improvements include improvements to Sunny Acres Lane within Grand County, domestic water service, and sewer service to all lots. Franchise utilities (electric, telecom, etc.) will also be provided to all lots.

EXISTING CONDITIONS
Historically the site was undeveloped and consisted of native desert vegetation. The native soils predominately consist of Thoroughfare Fine Sandy Loam, and a small portion of the eastern area of Moab Gravelly Fine Sandy loam (both NRCS Type A Hydrologic Soils Group). A NRCS Soil Report can be found in Appendix B: Soil Type Location and Information (NRCS).

The site is undeveloped and consists of typical native desert soils, vegetation, and ground cover. In its existing condition, the site appears to have been disturbed by livestock grazing which has reduced the vegetative cover.
Riley’s Roost Subdivision – Preliminary Drainage Report
Preliminary Plat Application
Grand County Moab, Utah
By: SET Engineering, LLC

The existing drainage pattern of the site generally sheet flow towards the northwest corner of the property.

Half of the road width of Sunny Acres Lane also conveys runoff towards the project which infiltrates into the sandy loam Type A soils along the shoulder.

The northern edge of the site contains a broad swale which directs runoff to the west.

The project is located within Basin 39B as identified in the Grand County Storm Drain Master Plan. This basin mainly consists of sandy desert shrubs and fine sandy loam. This basin is shown in Appendix A: DR01 – Drainage Map and can be further referenced in the Grand County Storm Drain Master Plan, also shown in Appendix E: Spanish Valley Storm Drain Master Plan Update – Figure 2-30.

The site is not within a FEMA designated floodplain.

The chart below shows existing land use.

<table>
<thead>
<tr>
<th>Land Use</th>
<th>ROW</th>
<th>Lot 1</th>
<th>Lot 2</th>
<th>Lot 3</th>
<th>Total</th>
<th>Total (Ac)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Desert Shrub (poor)</td>
<td>8,856</td>
<td>44,014</td>
<td>49,287</td>
<td>126,106</td>
<td>228,263</td>
<td>5.24</td>
</tr>
<tr>
<td>Lawn, Landscaping</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0.00</td>
</tr>
<tr>
<td>Paved Parking Lots, Roofs, Driveways</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0.00</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td>8,856</td>
<td>44,014</td>
<td>49,287</td>
<td>126,106</td>
<td>228,263</td>
<td>5.24</td>
</tr>
</tbody>
</table>

% IMP                      | 0%    | 0%      | 0%      | 0%      | 0%      | 0%         |

**PROPOSED CONDITIONS**

The project subdivision site plan incorporates a drainage plan which maintains historic drainage patterns and limiting grading improvements while meeting Grand County requirements.

Subdivision Drainage improvements include drainage swales which will convey runoff to decentralized individual detention facilities for each lot. A roadside ditch is proposed alongside the improved portion of Sunny Acres Lane within the ROW.

Appendix A: C100 – Site, Utility, Grading and Drainage Plan shows the proposed subdivision as described below.

The site is zoned rural residential. Two 1-acre lots and one 2.8-acre lot are proposed. Typical infrastructure (water services, sewer services, and franchise utilities) will be installed to each lot. Sunny Acres Lane will be improved/widened to meet Grand County Standards. Drainage easements have been incorporated into the site plan in order to provide an area to direct drainage to the individual detention facilities. Drainage improvements shall be constructed by the applicant as shown in the drainage plan.

The design and construction of the residences and sites will be completed under separate permit. For the purpose of this study, it is assumed that Lots 1 and 2 will include up to 10,000 sf of impervious area (5,000 sf for buildings, 5,000 sf for drives, walks and patios) while Lot 3 will include up to 12,000 sf of impervious area (7,000 for buildings and 5,000 for drives walks and patios). Drainage and grading design for each residence will be completed during the building permit process but shall generally meet the requirements of this report. If additional impervious area for each lot beyond what was assumed in this report is proposed, the owner of the private residence shall be responsible for any additional drainage improvements.

Individual detention facilities for each lot are proposed site to provide for adequate detention and water quality.
The chart below shows assumed proposed conditions for the Riley’s Roost Subdivision.

<table>
<thead>
<tr>
<th>Land Use</th>
<th>ROW (sf)</th>
<th>Lot 1 (sf)</th>
<th>Lot 2 (sf)</th>
<th>Lot 3 (sf)</th>
<th>Total (sf)</th>
<th>Total (Ac)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Desert Shrub (poor)</td>
<td>7,916</td>
<td>22,014</td>
<td>27,287</td>
<td>90,106</td>
<td>147,323</td>
<td>3.38</td>
</tr>
<tr>
<td>Lawn, Landscaping</td>
<td>0</td>
<td>12,000</td>
<td>12,000</td>
<td>24,000</td>
<td>48,000</td>
<td>1.10</td>
</tr>
<tr>
<td>Paved Parking Lots, Roofs, Driveways</td>
<td>940</td>
<td>10,000</td>
<td>10,000</td>
<td>12,000</td>
<td>32,940</td>
<td>0.76</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td>8,856</td>
<td>44,014</td>
<td>49,287</td>
<td>126,106</td>
<td>228,263</td>
<td>5.24</td>
</tr>
<tr>
<td>% IMP</td>
<td></td>
<td>11%</td>
<td>23%</td>
<td>20%</td>
<td>10%</td>
<td>14%</td>
</tr>
</tbody>
</table>

* Proposed Conditions assumed for Lots 1-3

**OFFSITE FLOWS**

No major offsite flows or drainage ways are tributary to this project. The project is located at the top portion of Basin 39B. Minor flows from the adjacent ROW and private residence appear to infiltrate prior to impacting the Riley’s Roost subdivision.

**ONSITE FLOWS**

The property was analyzed as a single drainage basin to compare historic and proposed runoff parameters and to calculate detention requirements. The descriptions below, along with Appendix A: C100 – Site, Utility, Grading and Drainage Plan show the extent of the subdivision and drainage improvements.

Basin 1 – this basin includes the limits of the project site. This basin historically discharges at the NW corner of the project.

The table below provides a summary of historic and proposed drainage basin sizes and estimated runoff quantities.

<table>
<thead>
<tr>
<th>Basin ID # Basin Size</th>
<th>(Ac)</th>
<th>CN</th>
<th>Q_2 (cfs)</th>
<th>Q_10 (cfs)</th>
<th>Q_100 (cfs)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Basin 1</td>
<td>5.24</td>
<td>55</td>
<td>0.00</td>
<td>0.00</td>
<td>0.20</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Basin ID # Basin Size</th>
<th>(Ac)</th>
<th>CN</th>
<th>Q_2 (cfs)</th>
<th>Q_10 (cfs)</th>
<th>Q_100 (cfs)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Basin 1</td>
<td>5.24</td>
<td>58</td>
<td>0.00</td>
<td>0.00</td>
<td>0.53</td>
</tr>
</tbody>
</table>

It is worth noting that the historic and proposed condition did not produce runoff for events less than the 50 year 24-hr storm in, as these soils have very high K_sat values and can infiltrate water at an estimated rate of 2 to 6 inches/hour, per NRCS soil data.
ONSITE DETENTION AND WATER QUALITY

Detention

As required by Grand County design requirements, the NRCS TR-55 method was used to determine hydrologic calculations and subsequently used to determine detention volumes. Per the Grand County Drainage Manual design requirements, in Region 1, the allowable release rate shall be 0.03 cfs/acre, or 0.16 cfs for the 5.25 acre development. 100-Year runoff in the developed condition was calculated to be 0.53 cfs. Using NRCS TR-55 methods and Grand County criteria, a detention facility of 1,800 cf is required. This volume will be provided in 3 individual detention facilities for each lot. The tables below shows the detention calculation.

<table>
<thead>
<tr>
<th>Basin 1</th>
<th>Units</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Area</td>
<td>5.24  ac</td>
<td></td>
</tr>
<tr>
<td>$q_c$</td>
<td>0.16  cfs</td>
<td>Greater of two values (historic 100-year 24-hr storm runoff peak rate of discharge and 0.03 cfs/acre County design requirement) was used for analysis</td>
</tr>
<tr>
<td>$q_l$</td>
<td>0.53  cfs</td>
<td>Post-development 100-year 24-hr storm runoff peak rate of discharge</td>
</tr>
<tr>
<td>$q_o/q_i$</td>
<td>0.30</td>
<td></td>
</tr>
<tr>
<td>$V_s/V_r$</td>
<td>0.38</td>
<td>NRCS Figure 6-1, Type II Rainfall</td>
</tr>
</tbody>
</table>

\[ V_r = 53.33 \times Q(A_m) \]

\[ A_m = 5.24 \text{ ac} \]

\[ A_m = 0.008 \text{ sq. mi} \]

\[ Q = 0.204 \text{ in} \text{ Proposed runoff in in. from Win TR55 TR-20 Report (100-yr storm)} \]

\[ V_r = 0.09 \text{ ac-ft} \]

\[ V_s = V_r \left( \frac{V_s}{V_r} \right) \]

\[ V_s = 0.0 \text{ ac-ft} \]

\[ V_s = 1474.4 \text{ cf} \text{ Detention Volume Required} \]

\[ V_s = 1769.3 \text{ cf} \text{ Detention Volume Required (20% Increase per Grand County design requirements)} \]

\[ V_{\text{provided}} = 2000.0 \text{ cf} \text{ Detention Volume Provided} \]

<table>
<thead>
<tr>
<th>ID</th>
<th>Imp Area (ac)</th>
<th>Vol. (cf)</th>
</tr>
</thead>
<tbody>
<tr>
<td>ROW</td>
<td>0.02</td>
<td>51</td>
</tr>
<tr>
<td>Lot 1</td>
<td>0.23</td>
<td>546</td>
</tr>
<tr>
<td>Lot 2</td>
<td>0.23</td>
<td>546</td>
</tr>
<tr>
<td>Lot 3</td>
<td>0.28</td>
<td>656</td>
</tr>
<tr>
<td>Total</td>
<td>0.76</td>
<td>1800</td>
</tr>
</tbody>
</table>
Below is a table showing estimated infiltration rates for the detention ponds. Runoff not captured by the ponds will be discharged through a rip rap lined weir structure for each detention pond.

<table>
<thead>
<tr>
<th>Detention Facility</th>
<th>Area</th>
<th>Volume</th>
<th>Inf Rate</th>
<th>Drain Time</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>2074 sf</td>
<td>2000 cf</td>
<td>2 in/hr</td>
<td>5.79 hours</td>
</tr>
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</table>

Water Quality

The residences shall implement Low Impact Development techniques to incorporate runoff into the landscape and site design, providing water quality for project runoff.

OPERATIONS AND MAINTENANCE

The following are recommendations to implement within the subdivision covenants to provide for functioning drainage system after installation:

- Mow or “weed whack” drainage swales ditches annually.
- Inspect condition of drainage swales, make repairs to continue to provide runoff conveyance as shown in the drainage plan.
- Mow or “weed whack” detention ponds.
- Inspect condition of detention ponds annually, make repairs as required to provide for adequate detention as shown in the drainage plan. This may require minor grading to remove sediment and maintain shape of facilities.

EROSION CONTROL

Construction activities that disturb one or more acres of land must be authorized under the Utah Pollutant Discharge Elimination System (UPDES). Owners and general contractors are required to obtain a Storm Water Permit. This permit covers infrastructure construction for the project. Residential construction for each lot is not covered by this permit and erosion control during the residential construction phase will be the responsibility of the lot owner or builder.

The owner and contractor shall complete a SWPPP if is more than one acre is disturbed. As general guidance, the following strategy shall generally be implemented. A more detailed plan shall be developed upon submittal for State permit but shall, at a minimum, meet City requirements.

**EROSION CONTROL PHASING OUTLINE STRATEGY:**

1. **PHASE 1 - MOBILIZATION**
   1.1. Establish Vehicle Tracking Control (VTC), Staging and Storage Areas (SSA), and Concrete Washout (CWA) Areas for Infrastructure Construction
   1.2. Install Rock Check Dams Along Existing Roadside Ditches As Needed.
   1.3. Install Sanitary Facilities and Anchor Appropriately.
1.4 INSTALL SILT FENCE AND PERIMETER CONTROLS
1.5 INSTALL SEDIMENT BASINS

2. PHASE 2 - INFRASTRUCTURE CONSTRUCTION

2.1 INSTALL CIP AT INLET OF EACH CULVERT AS CONSTRUCTED
2.2 REPLACE AND REPAIR ROCK CHECK DAMS
2.3 PROVIDE STREET SWEEPING AS NECESSARY INSTALL ROCK CHECK DAMS ALONG EXISTING ROADSIDE DITCH
2.4 MAINTAIN SSA, VTC, AND CWA DURING CONSTRUCTION ACTIVITIES
2.5 INSTALL SEEDING OR OTHER REVEGETATION TECHNIQUES ON DISTURBED AREAS.

3. PHASE 3 - ESTABLISHMENT

3.1 REMOVE VTC, SSA, AND CWA AREAS
3.2 INSTALL PS IN ALL DISTURBED AREAS PER MANUFACTURES RECOMMENDATION
3.3 RCD AND CIP SHALL REMAIN IN PLACE UNTIL REVEGETATION IS 70% ESTABLISHED
3.4 BUILDING CONSTRUCTION SHALL BE COMPLETED UNDER SEPARATE PERMIT

METHODOLOGY

In order to be consistent with the Grand County Master Drainage Plans and Drainage Criteria, the SCS Technical Release No. 55 was used for determining the quantity of storm runoff for the project.

Detention volumes and storage release design for the detention facilities were developed in accordance with County criteria.

APPENDICES

Appendix A: C100 – Site, Utility, Grading and Drainage Plan
Appendix B: Soil Type Location and Information (NRCS)
Appendix C: Hydrologic Calculations – Win TR-55 Input and Results
Appendix D: Spanish Valley Storm Drain Master Plan Update Basin 39B Maps (3) – Figure 2-26, 2-29-2-30
Preface

Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (https://offices.sc.egov.usda.gov/locator/app?agency=nrcs) or your NRCS State Soil Scientist (http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

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Map Unit Legend .................................................................................................................. 12
Map Unit Descriptions .........................................................................................................
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      88—Thoroughfare fine sandy loam, 2 to 8 percent slopes ......................... 15
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How Soil Surveys Are Made

Soil surveys are made to provide information about the soils and miscellaneous areas in a specific area. They include a description of the soils and miscellaneous areas and their location on the landscape and tables that show soil properties and limitations affecting various uses. Soil scientists observed the steepness, length, and shape of the slopes; the general pattern of drainage; the kinds of crops and native plants; and the kinds of bedrock. They observed and described many soil profiles. A soil profile is the sequence of natural layers, or horizons, in a soil. The profile extends from the surface down into the unconsolidated material in which the soil formed or from the surface down to bedrock. The unconsolidated material is devoid of roots and other living organisms and has not been changed by other biological activity.

Currently, soils are mapped according to the boundaries of major land resource areas (MLRAs). MLRAs are geographically associated land resource units that share common characteristics related to physiography, geology, climate, water resources, soils, biological resources, and land uses (USDA, 2006). Soil survey areas typically consist of parts of one or more MLRA.

The soils and miscellaneous areas in a survey area occur in an orderly pattern that is related to the geology, landforms, relief, climate, and natural vegetation of the area. Each kind of soil and miscellaneous area is associated with a particular kind of landform or with a segment of the landform. By observing the soils and miscellaneous areas in the survey area and relating their position to specific segments of the landform, a soil scientist develops a concept, or model, of how they were formed. Thus, during mapping, this model enables the soil scientist to predict with a considerable degree of accuracy the kind of soil or miscellaneous area at a specific location on the landscape.

Commonly, individual soils on the landscape merge into one another as their characteristics gradually change. To construct an accurate soil map, however, soil scientists must determine the boundaries between the soils. They can observe only a limited number of soil profiles. Nevertheless, these observations, supplemented by an understanding of the soil-vegetation-landscape relationship, are sufficient to verify predictions of the kinds of soil in an area and to determine the boundaries.

Soil scientists recorded the characteristics of the soil profiles that they studied. They noted soil color, texture, size and shape of soil aggregates, kind and amount of rock fragments, distribution of plant roots, reaction, and other features that enable them to identify soils. After describing the soils in the survey area and determining their properties, the soil scientists assigned the soils to taxonomic classes (units). Taxonomic classes are concepts. Each taxonomic class has a set of soil characteristics with precisely defined limits. The classes are used as a basis for comparison to classify soils systematically. Soil taxonomy, the system of taxonomic classification used in the United States, is based mainly on the kind and character of soil properties and the arrangement of horizons within the profile. After the soil
scientists classified and named the soils in the survey area, they compared the individual soils with similar soils in the same taxonomic class in other areas so that they could confirm data and assemble additional data based on experience and research.

The objective of soil mapping is not to delineate pure map unit components; the objective is to separate the landscape into landforms or landform segments that have similar use and management requirements. Each map unit is defined by a unique combination of soil components and/or miscellaneous areas in predictable proportions. Some components may be highly contrasting to the other components of the map unit. The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The delineation of such landforms and landform segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, onsite investigation is needed to define and locate the soils and miscellaneous areas.

Soil scientists make many field observations in the process of producing a soil map. The frequency of observation is dependent upon several factors, including scale of mapping, intensity of mapping, design of map units, complexity of the landscape, and experience of the soil scientist. Observations are made to test and refine the soil-landscape model and predictions and to verify the classification of the soils at specific locations. Once the soil-landscape model is refined, a significantly smaller number of measurements of individual soil properties are made and recorded. These measurements may include field measurements, such as those for color, depth to bedrock, and texture, and laboratory measurements, such as those for content of sand, silt, clay, salt, and other components. Properties of each soil typically vary from one point to another across the landscape.

Observations for map unit components are aggregated to develop ranges of characteristics for the components. The aggregated values are presented. Direct measurements do not exist for every property presented for every map unit component. Values for some properties are estimated from combinations of other properties.

While a soil survey is in progress, samples of some of the soils in the area generally are collected for laboratory analyses and for engineering tests. Soil scientists interpret the data from these analyses and tests as well as the field-observed characteristics and the soil properties to determine the expected behavior of the soils under different uses. Interpretations for all of the soils are field tested through observation of the soils in different uses and under different levels of management. Some interpretations are modified to fit local conditions, and some new interpretations are developed to meet local needs. Data are assembled from other sources, such as research information, production records, and field experience of specialists. For example, data on crop yields under defined levels of management are assembled from farm records and from field or plot experiments on the same kinds of soil.

Predictions about soil behavior are based not only on soil properties but also on such variables as climate and biological activity. Soil conditions are predictable over long periods of time, but they are not predictable from year to year. For example, soil scientists can predict with a fairly high degree of accuracy that a given soil will have a high water table within certain depths in most years, but they cannot predict that a high water table will always be at a specific level in the soil on a specific date.

After soil scientists located and identified the significant natural bodies of soil in the survey area, they drew the boundaries of these bodies on aerial photographs and
identified each as a specific map unit. Aerial photographs show trees, buildings, fields, roads, and rivers, all of which help in locating boundaries accurately.
Soil Map

The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.
Custom Soil Resource Report
Soil Map

Map Scale: 1:2,250 if printed on a landscape (11” x 8.5”) sheet.

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

Soil Map may not be valid at this scale.
The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

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

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

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

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

Soil Survey Area: Canyonlands Area, Utah - Parts of Grand and San Juan Counties
Survey Area Data: Version 13, Sep 13, 2018

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

Date(s) aerial images were photographed: Dec 31, 2009—Jun 2, 2017

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background.
<table>
<thead>
<tr>
<th>MAP LEGEND</th>
<th>MAP INFORMATION</th>
</tr>
</thead>
<tbody>
<tr>
<td>imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.</td>
<td></td>
</tr>
</tbody>
</table>
Map Unit Legend

<table>
<thead>
<tr>
<th>Map Unit Symbol</th>
<th>Map Unit Name</th>
<th>Acres in AOI</th>
<th>Percent of AOI</th>
</tr>
</thead>
<tbody>
<tr>
<td>53</td>
<td>Moab gravelly fine sandy loam, 2 to 8 percent slopes</td>
<td>6.4</td>
<td>28.4%</td>
</tr>
<tr>
<td>88</td>
<td>Thoroughfare fine sandy loam, 2 to 8 percent slopes</td>
<td>16.1</td>
<td>71.6%</td>
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<tr>
<td><strong>Totals for Area of Interest</strong></td>
<td></td>
<td><strong>22.5</strong></td>
<td><strong>100.0%</strong></td>
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</table>

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however,
onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a soil series. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into soil phases. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A complex consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An association is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An undifferentiated group is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include miscellaneous areas. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.
Canyonlands Area, Utah - Parts of Grand and San Juan Counties

53—Moab gravelly fine sandy loam, 2 to 8 percent slopes

Map Unit Setting
- **National map unit symbol:** 1vm9
- **Elevation:** 4,600 to 5,800 feet
- **Mean annual precipitation:** 9 to 12 inches
- **Mean annual air temperature:** 49 to 52 degrees F
- **Frost-free period:** 120 to 150 days
- **Farmland classification:** Not prime farmland

Map Unit Composition
- **Moab and similar soils:** 90 percent
- **Minor components:** 10 percent
- *Estimates are based on observations, descriptions, and transects of the mapunit.*

Description of Moab

**Setting**
- **Landform:** Valley flats, alluvial fans
- **Landform position (three-dimensional):** Talf
- **Down-slope shape:** Concave
- **Across-slope shape:** Convex
- **Parent material:** Alluvium derived from sandstone and shale and/or alluvium derived from igneous rock

**Typical profile**
- **A - 0 to 3 inches:** gravelly fine sandy loam
- **Bw - 3 to 10 inches:** gravelly fine sandy loam
- **Bk - 10 to 60 inches:** very gravelly fine sandy loam

**Properties and qualities**
- **Slope:** 2 to 8 percent
- **Depth to restrictive feature:** More than 80 inches
- **Natural drainage class:** Well drained
- **Runoff class:** Low
- **Capacity of the most limiting layer to transmit water (Ksat):** High (2.00 to 6.00 in/hr)
- **Depth to water table:** More than 80 inches
- **Frequency of flooding:** None
- **Frequency of ponding:** None
- **Calcium carbonate, maximum in profile:** 60 percent
- **Salinity, maximum in profile:** Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
- **Available water storage in profile:** Low (about 4.4 inches)

**Interpretive groups**
- **Land capability classification (irrigated):** 3s
- **Land capability classification (nonirrigated):** 7s
- **Hydrologic Soil Group:** A
- **Ecological site:** Semidesert Stony Loam (Blackbrush) (R035XY243UT)
- **Hydric soil rating:** No
Minor Components

Bluechief
Percent of map unit: 5 percent

Factory
Percent of map unit: 5 percent

88—Thoroughfare fine sandy loam, 2 to 8 percent slopes

Map Unit Setting
National map unit symbol: 1vnj
Elevation: 4,100 to 5,200 feet
Mean annual precipitation: 7 to 9 inches
Mean annual air temperature: 52 to 54 degrees F
Frost-free period: 150 to 170 days
Farmland classification: Prime farmland if irrigated

Map Unit Composition
Thoroughfare and similar soils: 83 percent
Minor components: 17 percent
Estimates are based on observations, descriptions, and transects of the map unit.

Description of Thoroughfare

Setting
Landform: Stream terraces, alluvial flats
Landform position (three-dimensional): Tread, talf
Down-slope shape: Linear, concave
Across-slope shape: Linear, concave
Parent material: Alluvium derived from sandstone and shale

Typical profile
A - 0 to 2 inches: fine sandy loam
C - 2 to 60 inches: stratified gravelly loamy sand to fine sandy loam

Properties and qualities
Slope: 2 to 8 percent
Depth to restrictive feature: More than 80 inches
Natural drainage class: Well drained
Runoff class: Low
Capacity of the most limiting layer to transmit water (Ksat): High (2.00 to 6.00 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: Occasional
Frequency of ponding: None
Calcium carbonate, maximum in profile: 15 percent
Salinity, maximum in profile: Nonsaline to very slightly saline (0.0 to 2.0 mhmhos/cm)
Available water storage in profile: Moderate (about 7.2 inches)
Interpretive groups

Land capability classification (irrigated): 3e
Land capability classification (nonirrigated): 7e
Hydrologic Soil Group: A
Ecological site: Desert Sandy Loam (Fourwing Saltbush) (R035XY118UT)
Hydric soil rating: No

Minor Components

Trail
Percent of map unit: 10 percent

Bluechief
Percent of map unit: 7 percent
References


Custom Soil Resource Report


WinTR-55 Current Data Description

--- Identification Data ---
User: Rapiejko                               Date: 2/20/2019
Project: Sunny Acres                            Units: English
SubTitle: Proposed                               Areal Units: Acres
State: Utah
County: Grand
Filename: C:\Users\andrewr\Dropbox (SET Engineering, LLC)\SET Business\SET Projects current\Moab Sunny Acres, Jennifer Johnson and Joe K Riley\Drainage\Win-TR55\Sunny Acres-Proposed.w55

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Total area: 5.24 (ac)

--- Storm Data ---

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<th>Sub-Area or Reach</th>
<th>Peak Flow and Peak Time (hr) by Rainfall Return Period</th>
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**Time of Concentration**

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Sub-Area Land Use and Curve Number Details

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WinTR-55 Current Data Description

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Project: Sunny Acres                          Units: English
SubTitle: Proposed                            Areal Units: Acres
State: Utah                                    
County: Grand
Filename: C:\Users\andrewr\Dropbox (SET Engineering, LLC)\__SET Business\__SET Projects current\Moab Sunny Acres\Drainage\Win-TR55\Sunny Acres-Proposed.w55

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Total area: 5.24 (ac)

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Total Area: 5.24 (ac)
Rapiejko                         Sunny Acres
Proposed                         Grand County, Utah

Sub-Area Time of Concentration Details

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Time of Concentration .301

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Sub-Area Land Use and Curve Number Details

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Sunny Acres
Proposed

SUB-AREA:
BASIN 1 Outlet .00819 58. .301

STREAM REACH:

STORM ANALYSIS:
2-Yr 1.17 Type II 2
10-Yr 1.74 Type II 2
100-Yr 2.82 Type II 2

STRUCTURE RATING:

GLOBAL OUTPUT: 2 0.05 YYYYN YYYYNN

STORM 2-Yr

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STORM 10-Yr

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<th>Elevation (ft)</th>
<th>Time (hr)</th>
<th>Rate (cfs)</th>
<th>Rate (csm)</th>
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STORM 100-Yr

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<th>Elevation (ft)</th>
<th>Time (hr)</th>
<th>Rate (cfs)</th>
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Line Start Time 0.019 hr                   Flow Values @ time increment of 0.019 hr

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**STREAM REACH:**

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<tr>
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<td>0.18 0.18 0.17 0.17 0.17 0.17 0.17</td>
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<tr>
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**Start Time (hr) | Flow Values (cfs) @ time increment of 0.019 hr**

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### Sunny Acres Proposed

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### Sunny Acres Proposed

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<th>Drainage Area</th>
<th>Rain Gage ID or Location</th>
<th>Runoff Amount (in)</th>
<th>Elevation (ft)</th>
<th>Time (hr)</th>
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<th>Rate (csm)</th>
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<td>OUTLET</td>
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<td>0.204</td>
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<td>12.16</td>
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### Sunny Acres Proposed

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<td>12.773</td>
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WinTR-20 Printed Page File
TR20.inp

WinTR-20: Version 1.10
Acres
Proposed

STORM 100-Yr
SUB-AREA:
BASIN 1 Outlet .00819 58. .301

STREAM REACH:

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<td>13.172</td>
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Sunny Acres
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Proposed

SUB-AREA:

| BASIN 1 | Outlet | .00819 | 58. | .301 |

STREAM REACH:
RILEY’S ROOST
SUBDIVISION

COVENANTS, CONDITIONS AND RESTRICTIONS
DECLARATION of COVENANTS, CONDITIONS AND RESTRICTIONS

RECITALS

Covenants, Conditions and Restrictions (the Declaration) is made this ________ day of __________, 2019.

WHEREAS, Declarant is the Owner of certain property in the County of Grand, State of Utah, which is more particularly described as:

Lots 1 through 3 of Riley’s Roost, as platted and recorded in Book _____, Page(s) ________________, Document Number ________________, Grand County, Utah.

RECITALS:

Declarant desires to provide for the preservation of values, desirability and amenities in the community.

NOW, THEREFORE, Declarant hereby declares that all of the properties described above shall be held, sold and conveyed subject to the following covenants, conditions and restrictions, and which shall run with, the real property and be binding on all parties having any right, title or interest in the described properties or any part thereof, their heirs, successors and assigns, and shall inure to the benefit of each owner thereof.

ARTICLE I
DEFINITIONS

Section 1. “Owner” shall mean and refer to the record owner, whether one or more persons or entities, of the fee simple title to any Lot which is part of the Properties, including contract seller, but excluding those having such interest merely as security for the performance of an obligation.

Section 2. “Properties” shall mean and refer to that certain real property hereinbefore described.

Section 3. “Lot” shall mean and refer to any plot of land shown upon any recorded subdivision map of the Preparties.

Section 4. “Declarant” shall mean and refer to Joe K. Riley, his heirs, successors and assigns.

ARTICLE II
ARCHITECTURAL CONTROL

Section 1. No building, wall or other structure shall be commenced, erected or maintained upon the Properties, nor shall any exterior addition to or change or alteration therein be made until the plans and specifications showing the nature, kind, shape, height, materials, color and location of the same shall have been submitted to an approved in writing as to the harmony of external design and location in relation to surrounding structures, and/or topography. This article shall not apply to the declarant.

Section 2. The initial Architectural Control Committee, for the purpose of administering and enforcing these protective covenants, shall be Joe K. Riley and Jennifer L. Johnson.
ARTICLE III
RILEY’S ROOST USE RESTRICTIONS

1. Easements for installation and maintenance of utilities, facilities and signage are reserved as shown in the recorded plat.
2. No primary dwelling shall be erected upon any of said lots unless such dwelling contains at least twelve hundred (1200) square feet of enclosed floor space. For the purpose of this restriction, 1200 square feet may include attached garage but is exclusive of any patio, porch or unattached space.
3. No building on Lot 1 and Lot 2 shall be located nearer than 40 feet from the lot line shared with Lot 3.
4. No mobile home shall be placed on any Lot whether left on wheels or placed on a permanent foundation, basement, crawl space or other permanent footing.
5. No residential unit, building or structure on any lot shall be permitted to fall into disrepair and each residential unit, building and structure shall at all times me kept in good condition and repair and adequately painted and otherwise finished.
6. In the event that any residential unit, building or structure is damaged or destroyed, it shall be expeditiously repaired, rebuilt or shall be demolished and removed.
7. No animals, livestock, swine, pigeons, chickens, ducks, turkeys or poultry of any kind shall be raised, bred or kept on any lot except that up to two horses, two domestic dogs, and/or two domestic cats may be kept provided that they are not kept, bred or maintained for any commercial purpose and do not create objectionable noise or odor.
8. No lot shall be used or maintained as a parking place for semi-trailer trucks, commercial trailers, equipment or materials for greater than 7 days in a 30-day period, except during the course of construction.
9. No lot shall be used or maintained as a dumping ground for rubbish.
10. All vehicles parked outside for more than 72 hours must be in running condition and legally registered.
11. Trash, garbage or other waste shall not be kept except in sanitary containers, emptied weekly.
12. No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may become an annoyance or nuisance to the neighborhood.
13. No individual sewage disposal system shall be permitted on any lot.
14. When these covenants do not cover a situation, the rules and regulations of the County of Grand shall be applied. In all cases where there are conflicting rules showing a difference in requirements, the stricter of the two shall be used. The decision of the Architectural Control Committee shall govern in determining which rules are more strict.
15. These covenants are to run with the land and shall be binding on all parties and all persons claiming under them for a period of twenty-five (25) years from the date of recording of these covenants after which time said covenants shall be automatically extended for successive periods of ten (10) year periods, an instrument signed by a majority of the then Owners of the lots has been recorded, agreeing to change said covenants in whole or in part.

ARTICLE IV
DECENTRALIZED DRAINAGE MAINTENANCE

Section 1. Lot owner shall inspect condition of drainage swales annually and make repairs to continue to provide runoff conveyance as shown in drainage plan. Including mowing or “week whacking” drainage swales ditches annually.
Section 2. Lot owner shall inspect condition of detention ponds annually and make repairs as required to provide for adequate detention as shown in the drainage plan. This includes mowing or “weed whacking” detention ponds and may require minor grading to remove sediment and maintain shape of facilities.

ARTICLE V
GENERAL PROVISIONS

Section 1. Enforcement. Any owner shall have the right to enforce by any proceeding at law or in equity, all restrictions, conditions, covenants, reservations, liens and shares now or hereafter imposed by the provisions of this Declaration. Failure to enforce any covenant or restriction herein contained shall in no event be deemed a waiver of the right to do so thereafter.

Section 2. Severability. Invalidation of any one of these covenants or restrictions by judgment or court order shall in no way affect any other provision which shall remain in full force and effect.

Section 3. Amendment. This Declaration may be amended during the first twenty-five (25) year period or successive ten (10) year periods by an instrument signed by 100% of the Lot Owners. Any amendment must be recorded.

IN WITNESS WHEREOF, the undersigned, being the Declarant herein, has hereunto set its hand this __________ Day of __________, 2019

DECLARANT

By: __________________________

Joe K. Riley

STATE OF UTAH
COUNTY OF ________________

On this ___ day of _____________, 2019, before me personally appeared Joe K. Riley to me known or proven on the basis of satisfactory evidence to be the Grantor who lawfully executed the foregoing Quitclaim Deed as a free and voluntary act.

____________________________________
A Notary Public Commissioned in the State of Utah

County of __________________________

Name: ____________________________

My commission expires: ______________
March 12, 2019

A regular meeting of the Grand County Planning Commission convened on the above date at the Grand County Courthouse, 125 E. Center St., Moab, UT 84532

**Members Present:** Chair Gerrish Willis, Vice Chair Abby Scott, Robert O’Brien, Christine “Cricket” Green, Kevin Walker, Emily Campbell, and Rachel Nelson.

**Members Absent:**

**Staff Present:** Zacharia Levine and Kenny Gordon

**Council Liaison:** Terry Morse

Meeting was called to order at 5:00 pm by Chair Gerrish Willis.

**Citizens to be heard:** None

**Ex Parte Communication:** None

**Action Items:**

**Ballard RV Park Expansion (Conditional Use Permit)**

Move to forward a favorable recommendation of the Ballard RV Park Expansion (Conditional Use Permit) to the Grand County Council.

Review and consider application materials provided to the planning commission related to the proposed Ballard RV Park Expansion (Conditional Use Permit). Staff recommends the planning commission move to forward a favorable recommendation to the Grand County Council with the following conditions:

- Establish no noise hours from 10:00 p.m. to 6:00 a.m.
- Establish a no fire policy
- Provide a landscaping and screening plan in accordance with Section 6.4 of the LUC

*Note: This campground established a vested application prior to the enactment of Ordinance 586 prohibiting applications for new accommodations based development for a six-(6)-month period.

Zacharia Levine provided some clarification on the project and the land use code.

Gerrish Willis spoke with the Southeast Utah Health Department and they said that we are following State Code R392-301.

Jonathan Dutrow, from the Southeast Utah Health Department, read some definitions from state code related to recreational vehicles.

Gerrish Willis said that this was the first time he ever felt chastised by an engineer.

**Kevin Walker, move to forward a favorable recommendation of the Ballard RV Park Expansion (Conditional Use Permit) to the Grand County Council with the following conditions:**

- Establish no noise hours from 10:00 p.m. to 6:00 a.m.
- Establish a no fire policy
- Provide a landscaping and screening plan in accordance with Section 6.4 of the LUC

**Seconded by, Robert O’Brien.**

Opened to discussion.

Rachel Nelson, asked about all sites in the expansion being within 500’ of a bath house, or meet State Code. Jonathan Dutrow and staff confirmed they are.
Vote, all were unanimous, motion carries.

Wingate Village (Preliminary Plat, PUD)
Move to forward a favorable recommendation of the Wingate Village Preliminary Plat to the Grand County Council.

Review and consider application materials provided to the planning commission related to the proposed Wingate Village Preliminary Plat. Staff recommends the planning commission move to forward a favorable recommendation to the Grand County Council.

Kenny Gordon provided some clarification on the project and the land use code.

Kevin Walker, enquires about the setbacks being smaller between each lot or being smaller to adjacent properties.

Zacharia Levine clarifies that it is both. The land use code does allow for flexibility on both interior and exterior setbacks.

Gerrish Willis enquires about parking and if the development meets parking requirement.

Ben Riley, Executive Director of the Housing Authority, addresses some setback questions and speaks more to additional parking provided in design.

Robert O’Brien, move to forward a favorable recommendation of the Wingate Village Preliminary Plat to the Grand County Council.

Seconded by, Abby Scott.

Vote, all were unanimous, motion carries.

Discussion Item:
Water Agency Reports

Arne Hultquist presents his opinions and findings. Hopeful that development would be a function of the citizens vision for Spanish Valley.

Eric Johanson, Assistant City Engineer, presents his findings. Presents some background to the water study.

Dana Van Horn, Grand County Sewer and Water, answers questions. Addresses Grand Sewer and Water’s master plan, located online and Dana could provide a link to that plan.

Gary Wilson, Chair Water and Sewer Board, as agricultural disappears, residential water use is less then agricultural.

Zacharia Levine, sensitivity analysis to account for change from agriculture use to residential use. There has not been such a study.

Jeff Adams, Executive Director of the Canyonlands Water Shed Council, there is excess water in the creeks but not necessarily in the time of year that it is needed. There needs to be an effort to integrate water monitoring.

Review the recently adopted temporary land use regulation prohibiting new overnight accommodations developments in unincorporated Grand County for a period of six (6) months.

Staff hopes to accomplish the following with planning commission:

- Ensure planning commission members are clear on their directive from the county council
- Establish a timeline for providing a recommendation to the county council, with several intermediate benchmarks and opportunities for public involvement identified.
- Review and respond to the latest statements provided by the county council
- Determine interest in and support for establishing a citizen working group to assist with the research, analysis, and recommendation process.
- Explore possible dates for a joint planning commission – council meeting in late March or early April
*Note: The following section will serve as a running catalog of discussions about the referenced Temporary Land Use Regulation (TLUR). It is provided in reverse chronological order so planning commissioners and members of the public can review the discussion as it evolves.

On February 19, 2019, the county council reviewed the questions and comments noted in the section dated February 15, 2019 below, and provided the following response (in no particular order):

- Pay particular attention to the whereas statements in the adopted ordinance, as these serve as the foundation for the TLUR and the issues Grand County needs to address.
- Segment the geographic areas under consideration to north of the Colorado River and south of Moab City Limits. While Thompson Springs, Crescent Junction, and Elgin (Green River) are of interest and import to the County, primary consideration shall be given to the areas south of I-70.
- Consider establishing a citizen working group to assist with the research, analysis, and recommendation process.
- Consider identifying the full range of zoning tools available to the County in its regulation of accommodations-based developments. For example, the County could permit accommodations-based developments through an overlay (like the HDH overlay), implement stricter form-based, implement higher energy efficiency or environmental performance standards, require collocation of uses (i.e. mixed-use), create new zone districts, or use a host of other tools.
- Consider the Council’s desire to provide for a mix of commercial uses available to both residents and visitors, and give particular consideration to the needs of small businesses serving residents and entrepreneurs furthering industry diversification in the area.
- While coordination with the City is desired, proceed with the analysis and recommendation process as directed by the county council. County staff will consult with City staff and, when and where appropriate, advise the Councils on needed areas for coordination and collaboration.
- The Council is interested in co-hosting open house and public participation events with the City of Moab when and where appropriate.

February 15, 2019:

As of February 15, 2019, staff and planning commissioners collectively developed the following list of questions and considerations. The intended use of this list is to gain additional clarity from the county council on desired next steps and pertinent issues related to the TLUR.

The following is a tentative schedule discussed by Planning Commission, staff and County Council Liaison, Terry Morse.

March 12: PC meeting, Start at 4pm
- Request the following individuals provide reports on their agency’s or non-profit’s current knowledge of the availability, usage, quality, and distribution of water in the Moab Valley. Their reports should be five pages or less. Ideally, each individual will present their report highlights in about 5 minutes, and PC members will engage in Q&A to ensure clarity on what is known/not known and where there is agreement/disagreement.
- Staff will present to the PC a first pass at the County’s “zoning toolbox” as it pertains to accommodations-based uses

March 26: PC meeting, Start at 4pm, end at 5:30pm; 1st public scoping meeting, Start at 5:30pm
- Public scoping meeting will be used to query the public for ideas on updating the County’s plans/codes

April 2: Joint PC-CC workshop. 12-3pm.
- Report on PC’s initial positions/ideas
- Report on findings from public scoping meeting
- Ensure PC and CC are on the same page still

April to early May: work on zoning tools/solutions/packages

May 14: 2nd public scoping meeting: Start at 5:30pm
- Present zoning preliminary alternatives to the public and generate feedback

June 11: Planning Commission Public Hearing for draft ordinance
June 18: Recommended ordinance presented to County Council as a discussion item

July 2: County Council first reading of draft ordinance in a public hearing

July 16: County Council votes on ordinance

**Note the public hearing dates at planning commission and county council represent the very last dates of regularly scheduled meetings to adopt changes to the land use code prior to the moratorium expiring.

Zacharia Levine, presents a zoning toolbox presentation, presenting the tools available to the planning commission and county council to accomplish desired effect of the moratorium.

**Approval of Minutes**: February 12, 2019 & February 26, 2019: Christine Green, motion approve the February 12, 2019 & February 26, 2019 meeting minutes. Seconded by Rachel Nelson. Vote, all were unanimous, motion carries.

**Future Considerations**:

**Community Development Department Update**: None.

**County Council Liaison report**: None.

**Adjournment**: Motion to adjourn meeting, all were unanimous. Adjourned at 8:10 pm.