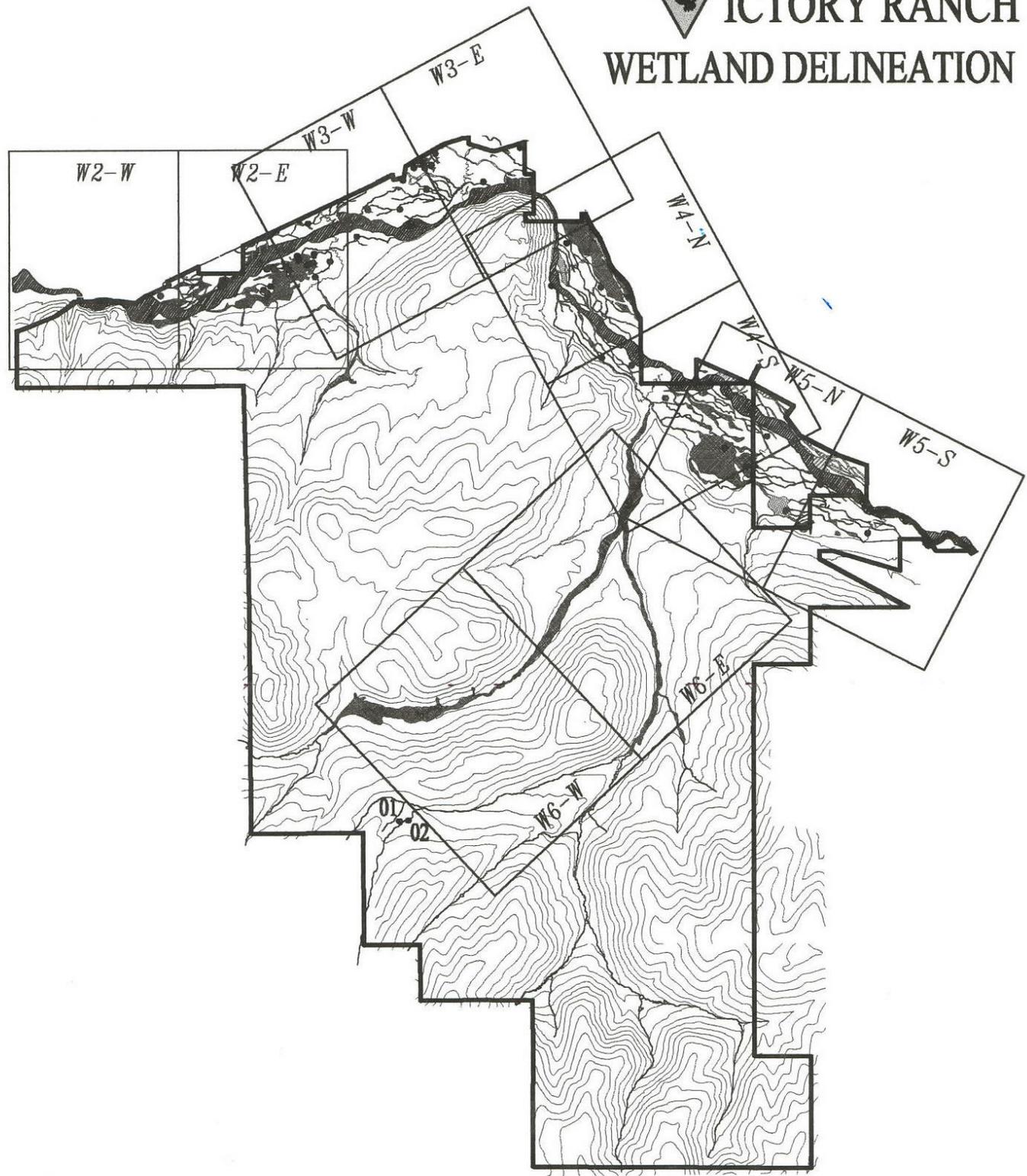


<p>VICTORY RANCH</p>	<p>LOCATION MAP</p>		<p>HORIZONS UNLIMITED 2252 LENWOOD COURT SW ROCHESTER, MIN. 55902</p>	
<p>WASATCH COUNTY, UT</p>	<p>WISE EARTH PO BOX 980994 (435) 615-8724 PARK CITY, UT 84098</p>	<p>SOWBY & BERG CONSULTANTS 270 E 300 N (435) 654-0250 HEBER CITY, UTAH 84032</p>	<p>DATE: 19 SEP 2001 REV:</p>	<p>DRAWING NO. LOCATION SHEET NO. 1</p>



VICTORY RANCH WETLAND DELINEATION



WETLANDS DELINEATION - SHEET INDEX

WASATCH COUNTY, UT	HORIZONS UNLIMITED L.C. 2252 LENWOOD COURT SW ROCHESTER, MIN. 55902	VICTORY RANCH
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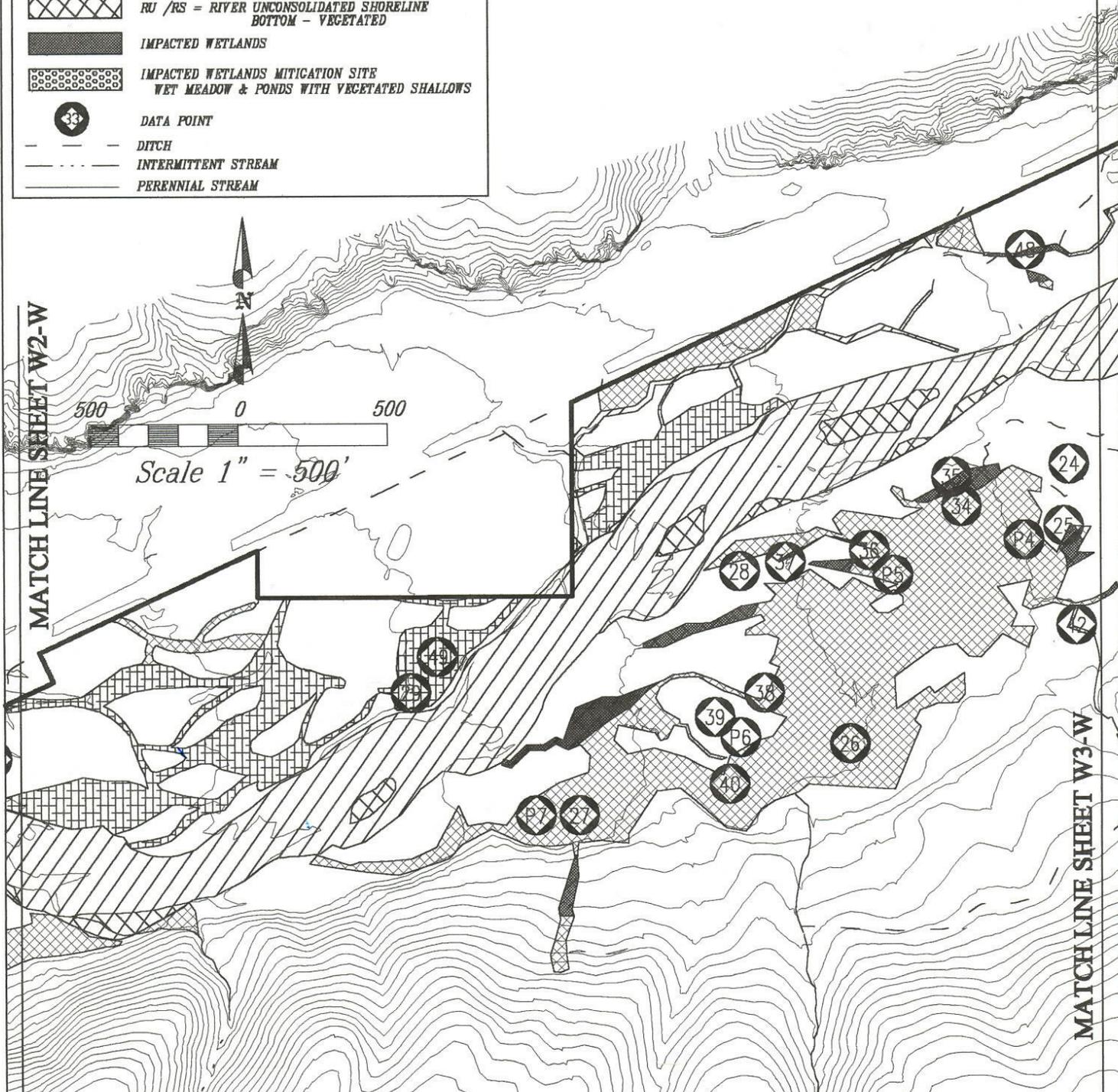
WISE EARTH PO BOX 980994 (435) 615-6724 PARK CITY, UT 84098	SOWBY & BERG CONSULTANTS 270 E 300 N (435) 854-0250 HEBER CITY, UTAH 84032	DESIGN BY: HW DRAWN BY: KRB	DATE: 15 NOV 2001 REV:	DRAWING NO. SITEMAP	SHEET NO. W1
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WETLAND CLASSIFICATIONS

-  P FO/SS A = PALUSTRINE FORESTED / SCRUB SHRUB TEMPORARILY FLOODED
-  RIVERINE
-  PEMC = PALUSTRINE EMERGENT SEASONALLY FLOODED
-  PEMF = PALUSTRINE EMERGENT SEMI PERMANENTLY FLOODED
-  PFOFb = PALUSTRINE FORESTED SEMI PERMANENTLY FLOODED
-  RU /RS = RIVER UNCONSOLIDATED SHORELINE BOTTOM - VEGETATED
-  IMPACTED WETLANDS
-  IMPACTED WETLANDS MITIGATION SITE WET MEADOW & PONDS WITH VEGETATED SHALLOWS
-  DATA POINT
-  DITCH
-  INTERMITTENT STREAM
-  PERENNIAL STREAM



VICTORY RANCH WETLAND DELINEATION



RIVER CORRIDOR WETLANDS DELINEATION

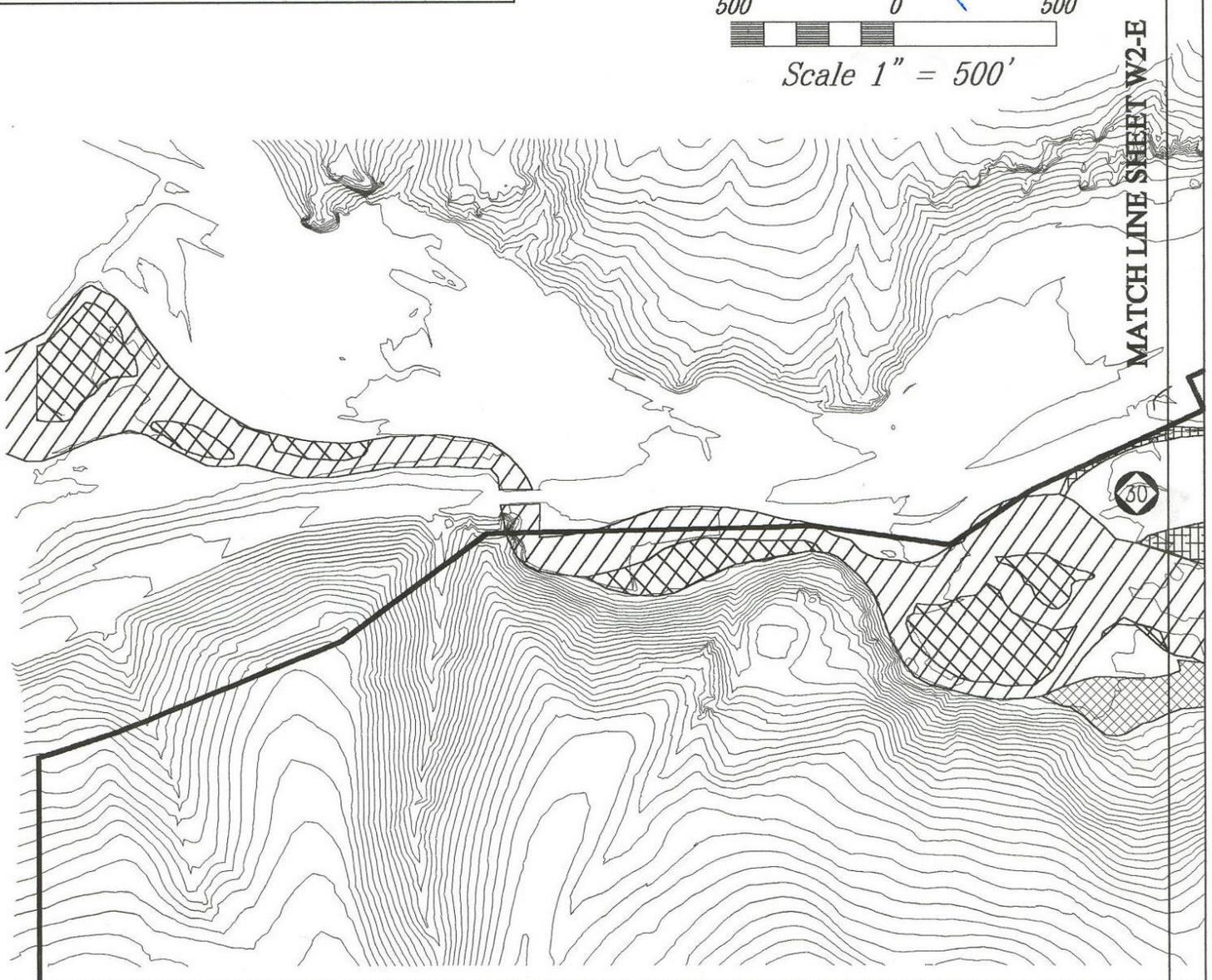
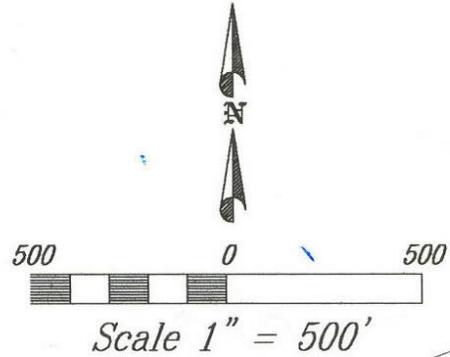
WASATCH COUNTY, UT	HORIZONS UNLIMITED L.C. 2252 LENWOOD COURT SW ROCHESTER, MIN. 55902	VICTORY RANCH
WISE EARTH PO BOX 980994 (435) 615-6724 PARK CITY, UT 84098	SOWBY & BERG CONSULTANTS 270 E 300 N (435) 654-0250 HEBER CITY, UTAH 84032	DESIGN BY: HW DRAWN BY: KRB DATE: 15 NOV 2001 REV:
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		SHEET NO. W2-E

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-  DATA POINT
-  DITCH
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VICTORY RANCH WETLAND DELINEATION



RIVER CORRIDOR WETLANDS DELINEATION

WASATCH COUNTY, UT

HORIZONS UNLIMITED L.C.
2252 LENWOOD COURT SW
ROCHESTER, MIN. 55902

VICTORY RANCH

WISE EARTH
PO BOX 980994 (435) 615-6724
PARK CITY, UT 84098

SOWBY & BERG CONSULTANTS
270 E 300 N (435) 654-0250
HEBER CITY, UTAH 84032

DESIGN BY: HW
DRAWN BY: KRB

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REV:

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W2

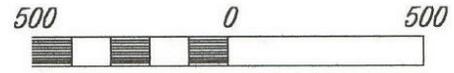
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WETLAND CLASSIFICATIONS

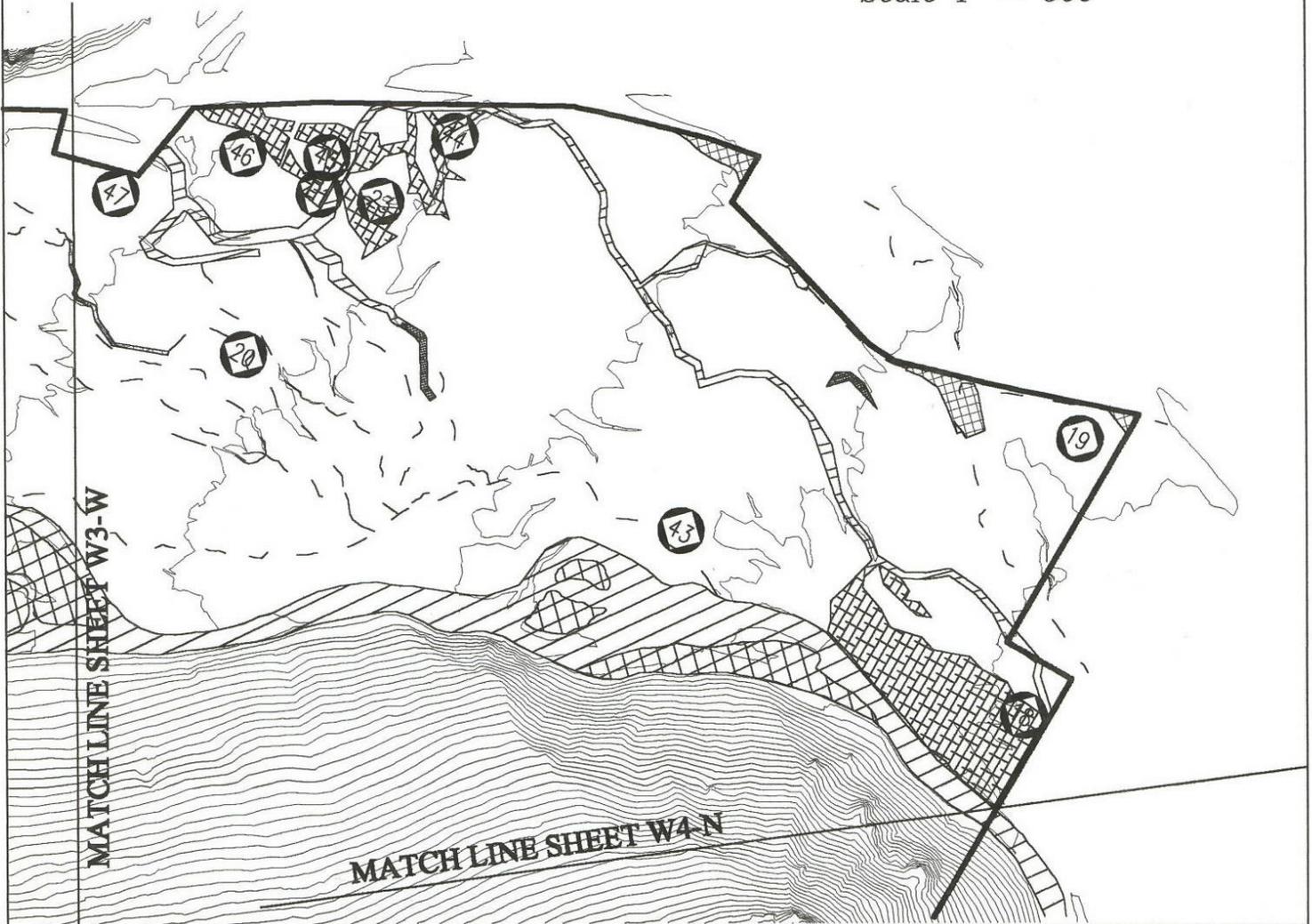
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VICTORY RANCH WETLAND DELINEATION



Scale 1" = 500'



RIVER CORRIDOR WETLANDS DELINEATION

WASATCH COUNTY, UT

HORIZONS UNLIMITED L.C.
2252 LENWOOD COURT SW
ROCHESTER, MIN. 55902

VICTORY RANCH

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SOWBY & BERG CONSULTANTS
270 E 300 N (435) 654-0250
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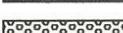
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W3

SHEET NO.
W3-E

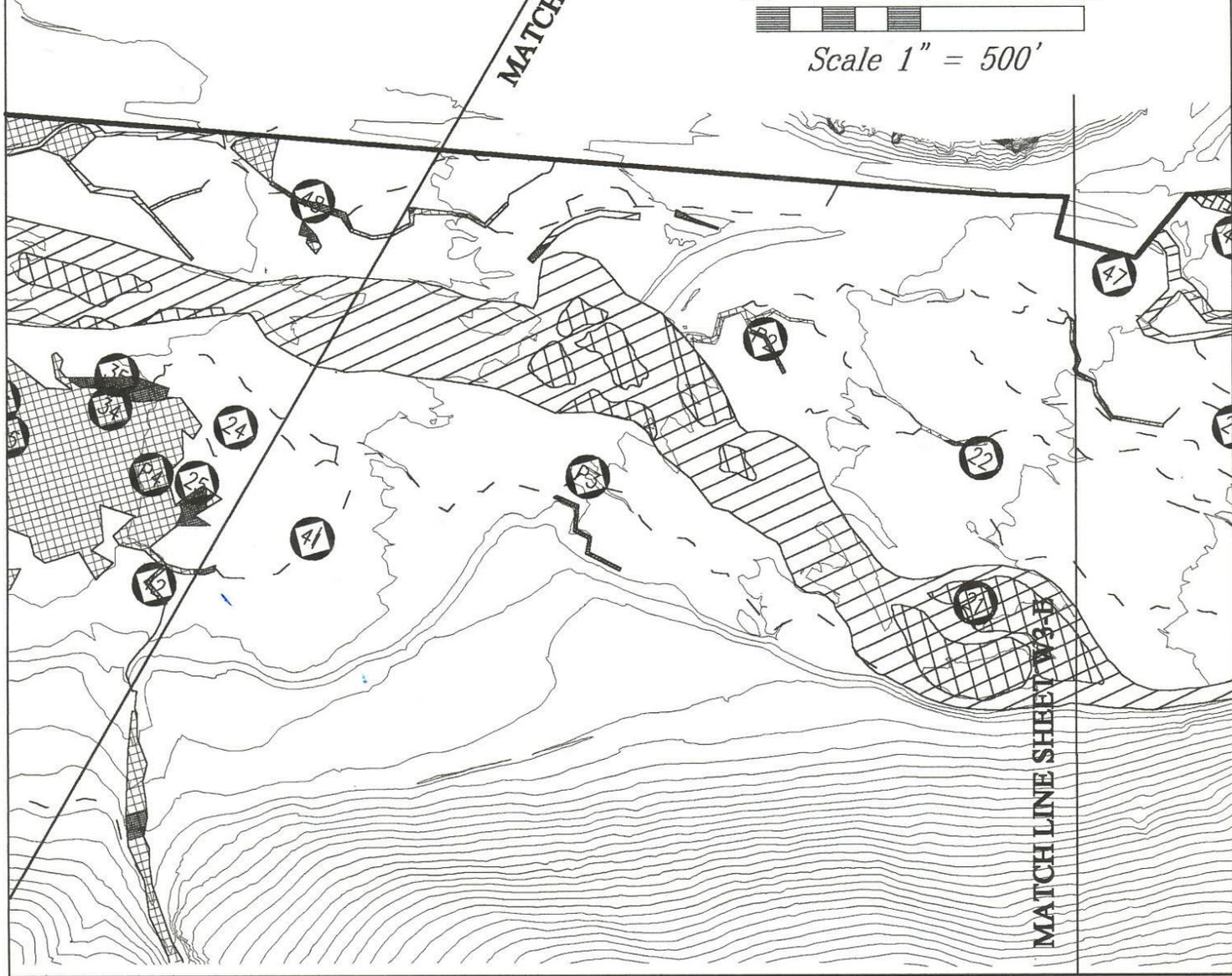
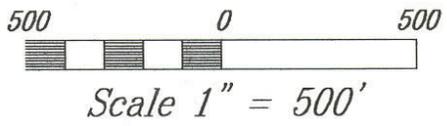
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VICTORY RANCH WETLAND DELINEATION

MATCH LINE SHEET W2-E



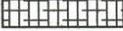
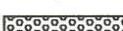
RIVER CORRIDOR WETLANDS DELINEATION

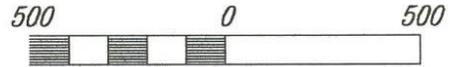
WASATCH COUNTY, UT	HORIZONS UNLIMITED L.C. 2252 LENWOOD COURT SW ROCHESTER, MIN. 55902	VICTORY RANCH			
WISE EARTH PO BOX 980994 (435) 815-8724 PARK CITY, UT 84098	SOWBY & BERG CONSULTANTS 270 E 300 N (435) 654-0250 HEBER CITY, UTAH 84032	DESIGN BY: HW DRAWN BY: KRB	DATE: 15 NOV 2001 REV:	DRAWING NO. W3	SHEET NO. W3-W



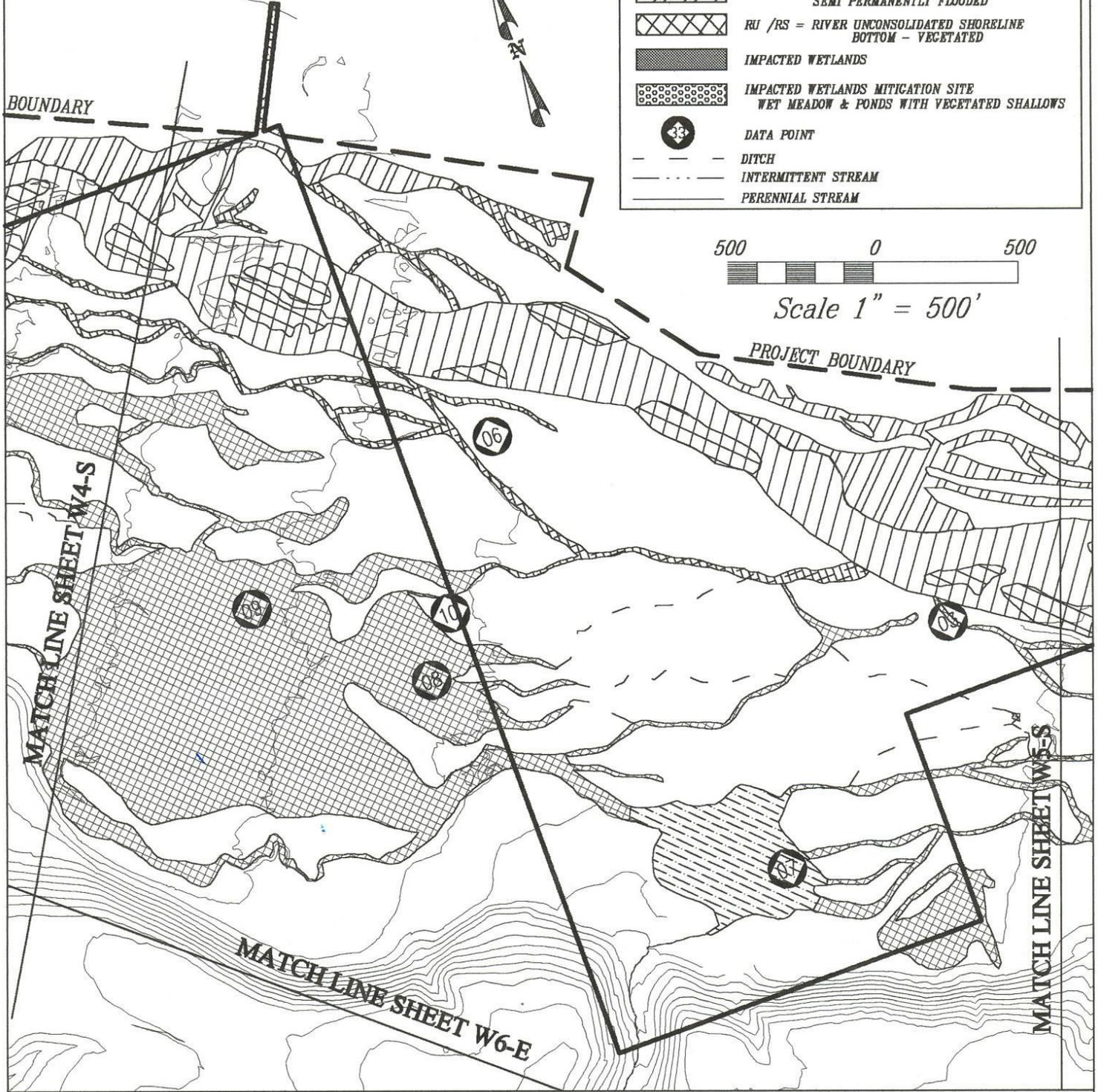
VICTORY RANCH WETLAND DELINEATION

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Scale 1" = 500'



RIVER CORRIDOR WETLANDS DELINEATION

WASATCH COUNTY, UT

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VICTORY RANCH

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HEBER CITY, UTAH 84032

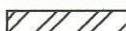
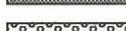
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DATE: 15 NOV 2001
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W5

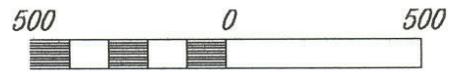
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WETLAND CLASSIFICATIONS

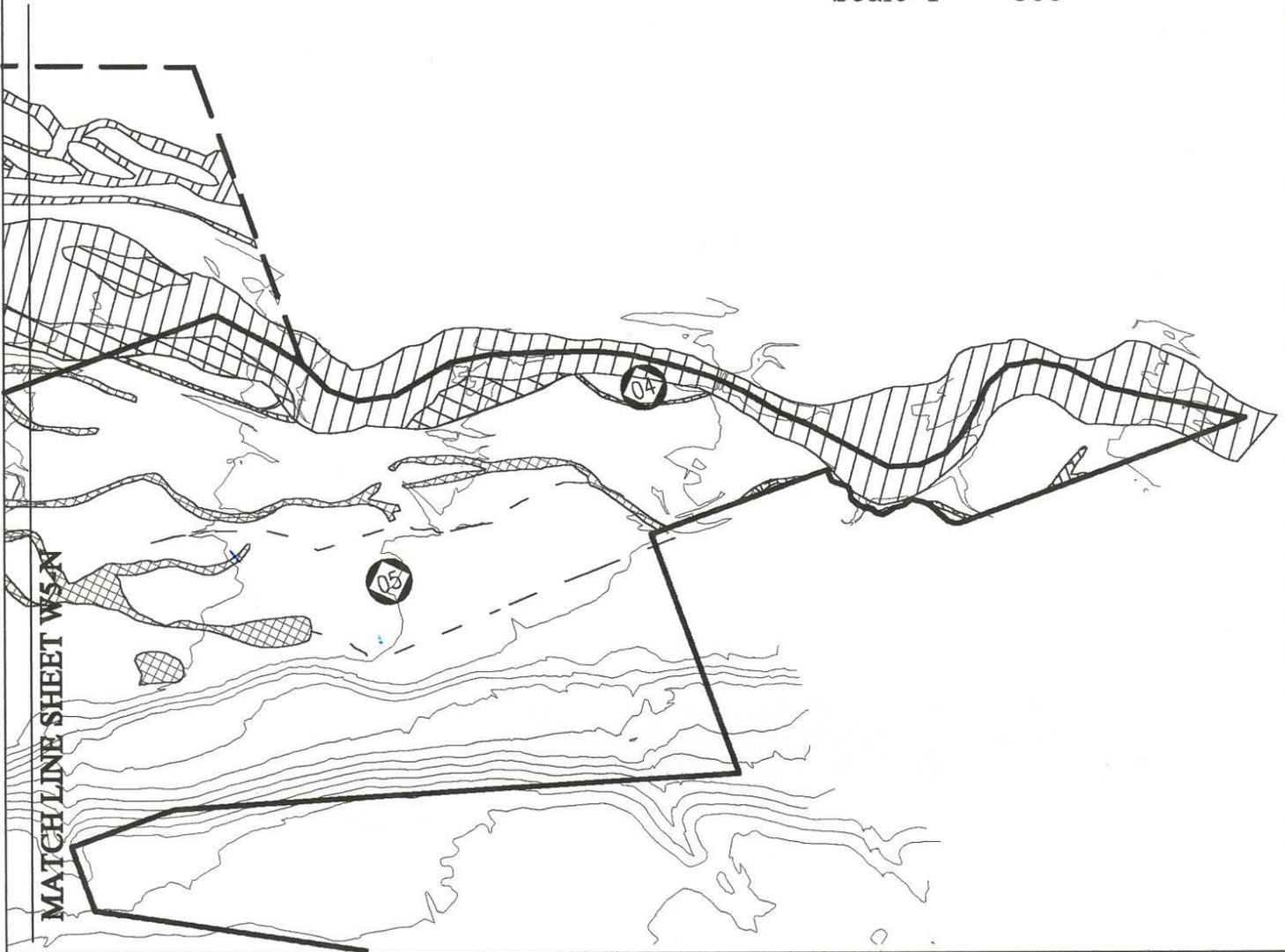
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VICTORY RANCH WETLAND DELINEATION



Scale 1" = 500'



RIVER CORRIDOR WETLANDS DELINEATION

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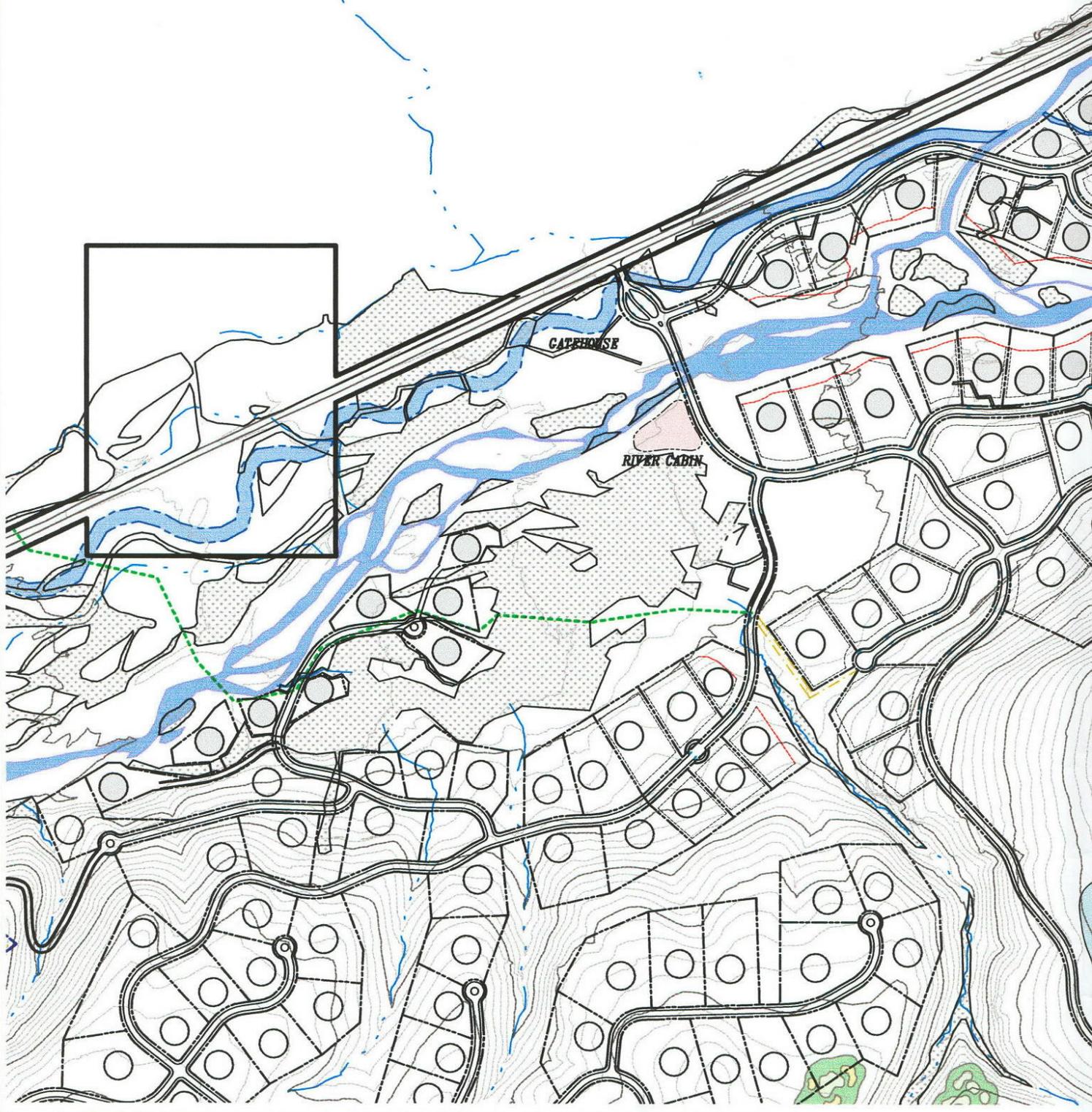
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REV:

DRAWING NO.
W5

SHEET NO.
W5-S



SCALE 1" = 600'





VICTORY
RANCH CLUB

Legend

- River Valley Lots
- Hillside Lots
- Sewer Line



JACK JOHNSON COMPANY

Designing World Destinations
 In-Person - 1777 Sun Peak Drive - Park City - Utah 84098
 Telephone - 435.645.9000 - Facsimile - 435.649.1620
 www.jackjohnson.com

DATE:	May 27, 2005
DESIGNED BY:	whitson
DRAWN BY:	cole
REVIEWED BY:	
PROJECT:	889.0105.00
ISSUE:	Phase 1A Plan

REVISIONS	
6-7-05	REVISE LOT LINES TO PRESERVE WETLANDS
6-21-05	Update per utility locations

Victory Ranch Partners I
Victory Ranch Club
 June 2005
 Wetland Permit Modifications

Site Plan | Plan 2

Table 1. Impacts to Waters of the U.S., Victory Ranch Project (200150252)

Impact	Acreage	Wetland/Water Type	Purpose	Permanence	Mitigation
Fill	1.66	WMWSS	Floodplain Golf Course	Permanent	9.0 acres creation WMWSS
Conversion	0.15	WMWSS to Open Water	Floodplain Golf Course	Permanent	9.0 acres creation WMWSS
Fill	0.48	WMWSS	Construction of Roads	Permanent	9.0 acres creation WMWSS
		Portions of Five Perennial drainages			1) One mile new vegetated riparian habitat along Provo 2) BMPs
		Portions of Fourteen Ephemeral drainages			BMPs
Fill	300 sq.ft.	WMWSS	Boardwalk	Permanent	9.0 acres creation WMWSS
Fill	66 l.f.	Portions of eleven ephemeral drainages	Boardwalk	Permanent	BMPs
Fill	0.19	WMWSS & FRW	Weber Canal Realignment	Permanent	Offset by conversion of 11.32 acres upland to WMWSS & FRW
Conversion	4.09	WMWSS to Ponds/Side Channels	River Restoration	Permanent	Offset by conversion of 11.32 acres upland to WMWSS & FRW
Fill	2.34	Open Water	River Restoration	Permanent	Offset by the construction of 10.54 acres of new open water features
Fill & Conversion	1.93	Open Water to Riparian Wetland	River Restoration	Permanent	Offset by the construction of 10.54 acres of new open water features
Dredge	1300 l.f.	WMWSS	Utility Line	Temporary	BMPs
Dredge	50 feet	Portions of Two Perennial drainages	Utility Line	Temporary	BMPs
		Portions of Two Ephemeral drainages			

WMWSS = Wet Meadow Wetland Seasonally Saturated

FRW = Forested Riparian Wetland

BMPs = Best Management Practices (described under Special Conditions)

Table 2. Impacts to Waters of the U.S., Modified Victory Ranch Project (200150252)

Impact	Acreage	Wetland/Water Type	Purpose	Permanence	Mitigation
Fill	1.0	WMWSS	Construction of Roads	Permanent	4.0 acres creation WMWSS
		Portions of Five Perennial drainages			1) One mile new vegetated riparian habitat along Provo 2) BMPs
		Portions of Fourteen Ephemeral drainages			BMPs
Fill	300 sq.ft.	WMWSS	Boardwalk	Permanent	9.0 acres creation WMWSS
Fill	66 l.f.	Portions of eleven ephemeral drainages	Boardwalk	Permanent	BMPs
Fill	0.19	WMWSS & FRW	Weber Canal Realignment	Permanent	Offset by conversion of 11.32 acres upland to WMWSS & FRW
Conversion	4.09	WMWSS to Ponds/Side Channels	River Restoration	Permanent	Offset by conversion of 11.32 acres upland to WMWSS & FRW
Fill	2.34	Open Water	River Restoration	Permanent	Offset by the construction of 10.54 acres of new open water features
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