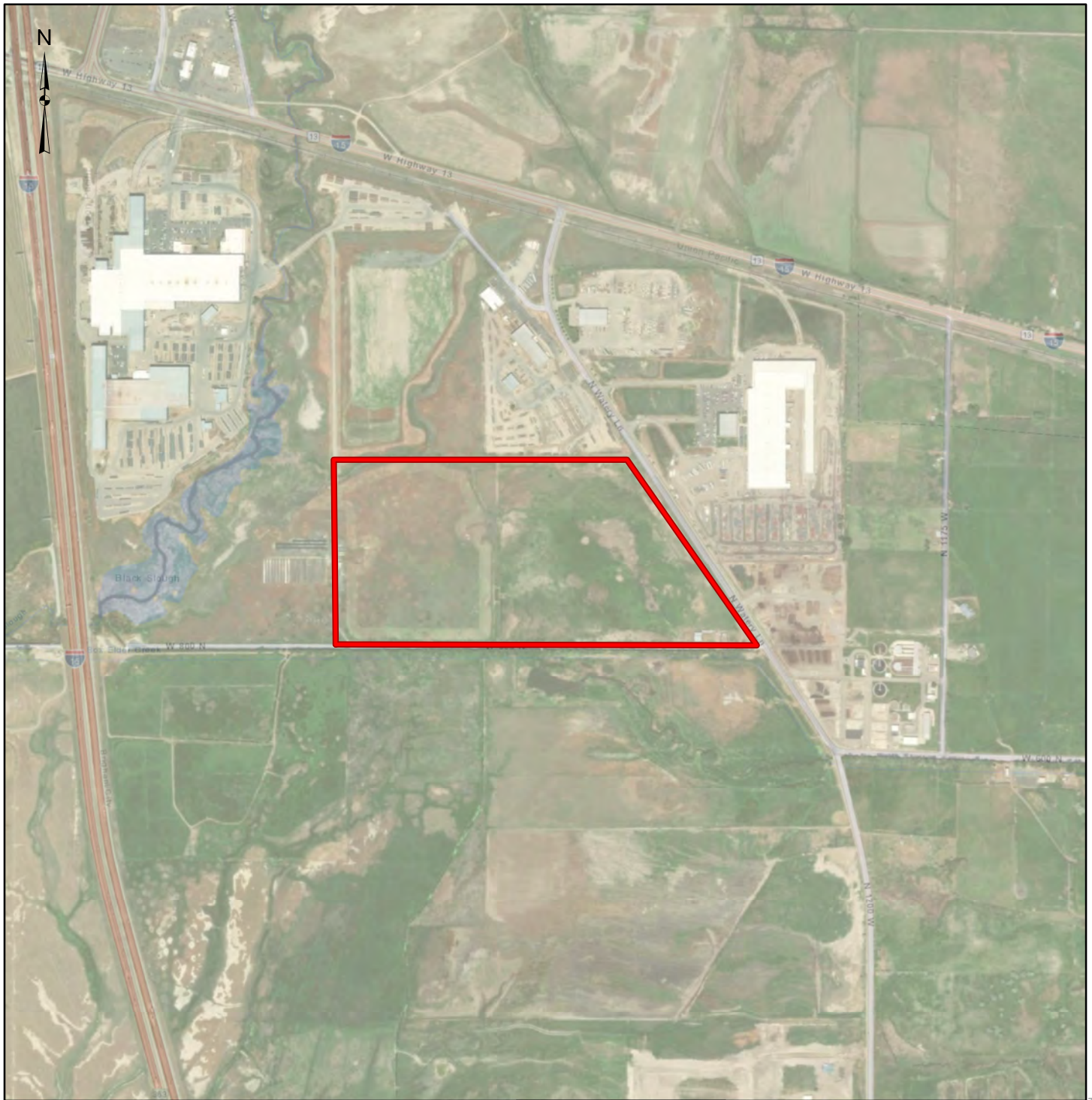
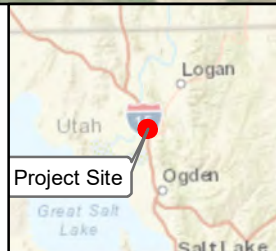




Legend

Study Area (72.7 ac)



0 500 1,000 2,000
Feet
1:12,000 1 inch equals 1,000 feet

DATA SOURCES:
ESRI WMS - World Aerial Imagery, OpenStreetMap

Project No.:
61247130
Date:
Aug 2024
Drawn By:
AAG
Reviewed By:
JHW



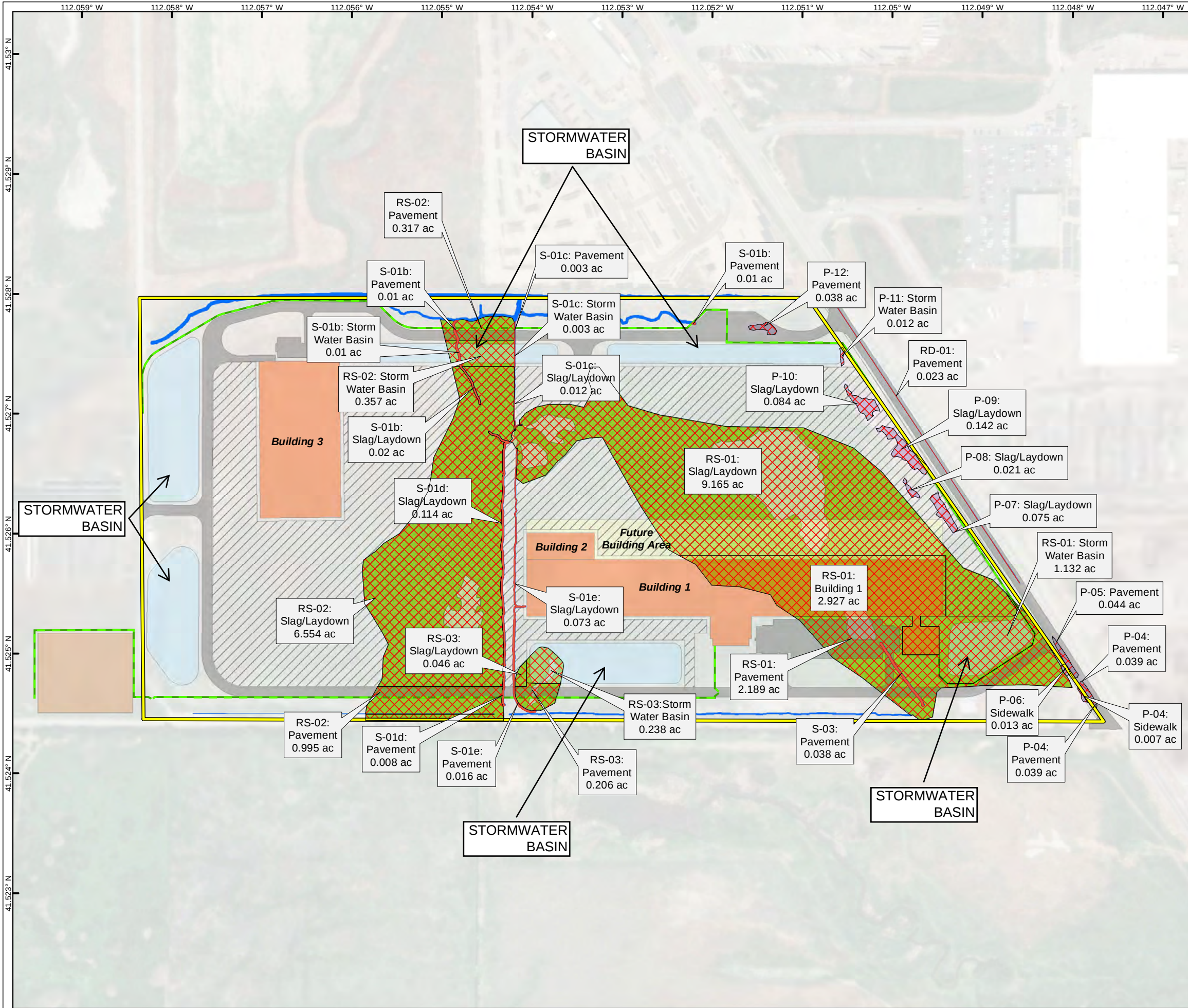
50 Goldenland Ct, Suite 100 Sacramento, CA 95834
PH. (916) 928-4690 terracon.com

SITE DIAGRAM

Location Map
Project Charm
Brigham City, UT

Exhibit

1



Legend

Study Area (72.7 ac)

Delineated Aquatic Features

Stream Features

Linear/Stream Feature

Wetland Features

Palustrine Emergent Wetland (PEM)

Palustrine Emergent Wetland (PEM)*

Digitized Aquatic Features (Remote Sensing)

Wetland Features

Palustrine Emergent Wetland (PEM)

Impact Areas (24.954 ac)

Stream Impact (0.331 ac)

Wetland Impact (24.623 ac)

Project Components

Proposed Building Location

Future Building

Pavement

Sidewalk

Storm Water Basin

Substation

Slag/Laydown Area

Fenceline

*Wetland Features: P-01 through P-03 and P-13 through P-17 have been replaced with features created with remote sensing methods (RS-01 through RS-03). Their acreages have been removed from the total acreage of Aquatic Resource and associated impact areas.

0 100 200 300 600 900 Feet

1 inch equals 300 feet

1:3,600

DATA SOURCES:
World Imagery (ESRI, 2024); USGS_OPR_UT_CentralUT_Southern_ID_2016_A16_12TVL1096 and *296

Coordinate System:NAD 1983 HARN StatePlane Utah North FIPS 4301 Feet
Datum: North American 1983 HARN
Vertical Datum: North American Vertical Datum 1988

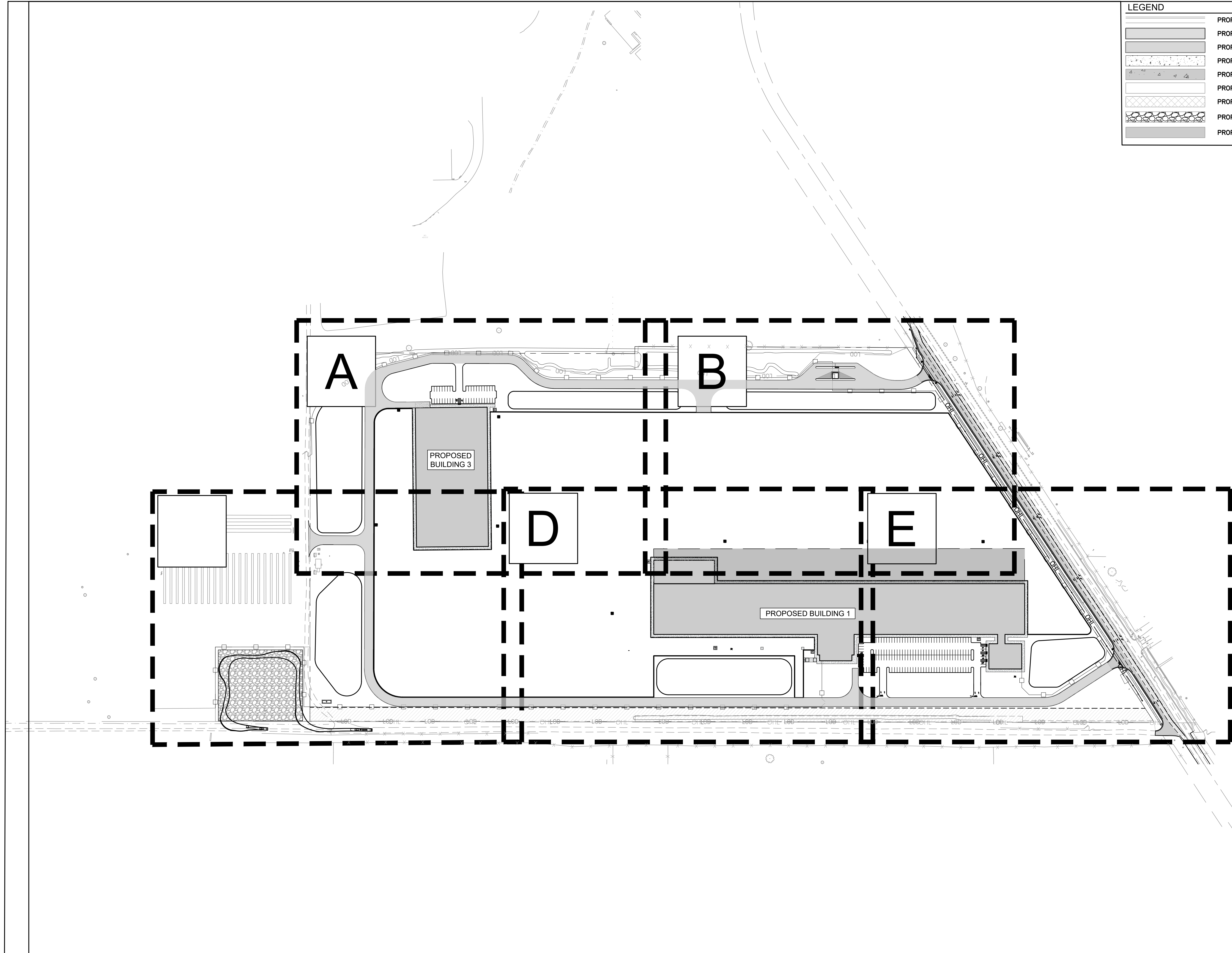
Surveyed: C. Patel & G. McGinnis (7/17/2024-7/18/2024)
Drawn: C. Patel & H. Watkins

AQUATIC FEATURE IMPACT MAP	Appendix
Individual Permit Application	B
Project Charm Brigham City, UT	
Project No.: 61247130 Date: Jan 2025 Drawn By: C. Patel Reviewed By: H. Watkins	

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C:\Users\hwalker\OneDrive - Terracon Consultants\Inc\Desktop\Nucor\61247130 NUCOR ARDRMaps\Exhibit 2 - PlanView - Impacts - PreApp update 20210130.mxd



LEGEND	
	PROPOSED CURB & GUTTER
	PROPOSED BUILDING
	PROPOSED HEAVY DUTY ASPHALT
	PROPOSED CONCRETE SIDEWALK
	PROPOSED HEAVY DUTY CONCRETE
	PROPOSED STANDARD DUTY ASPHALT
	PROPOSED RESTRIPIING PER CITY STANDARDS
	PROPOSED GRAVEL
	PROPOSED BRIGHAM CITY PAVEMENT



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SCOUT & CO. ENGINEERING, P.C. | UTAH: 14035604-0143

PROJECT TITLE

PROJECT CHARM

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P: 770.296.4097

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SCOUT & CO.
4000 WESTCHASE BOULEVARD, SUITE 450
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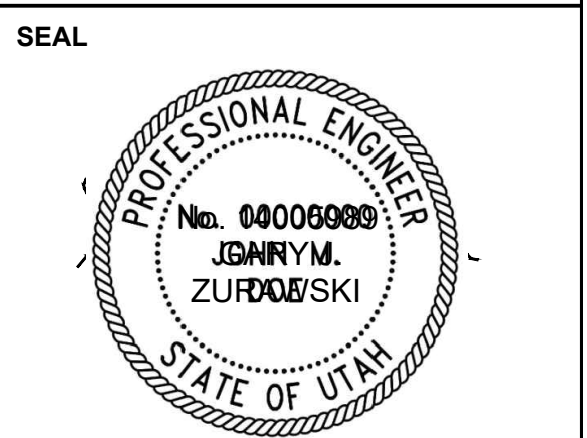
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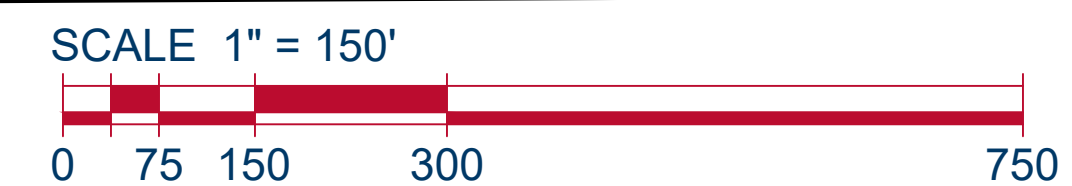
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REVISIONS
12/13/24 REV PER CITY COMMENTS

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SHEET TITLE
OVERALL SITE
PLAN

SHEET NO.
C3.00





PROJECT TITLE

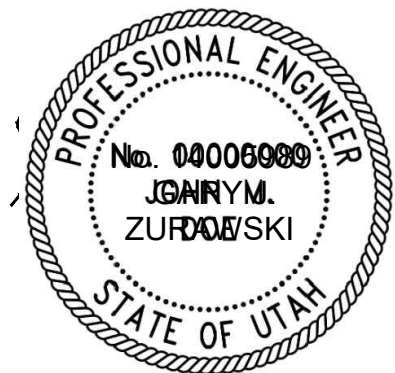
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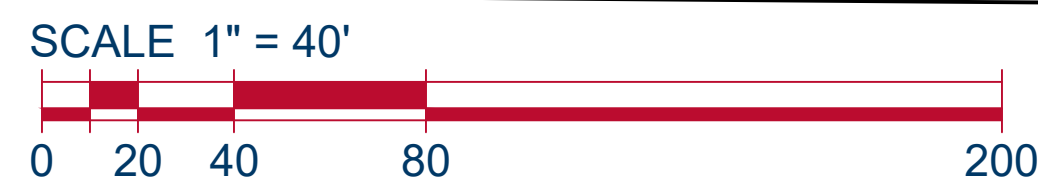
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NC128	GJZ	GJZ

SHEET TITLE

SITE PLAN 'A'

SHEET NO.

C3.01



SEE SHEET C3.04

SEE SHEET C3.03

AVOIDED CHANNEL

STORM WATER BASIN

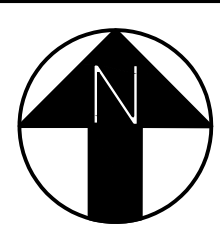
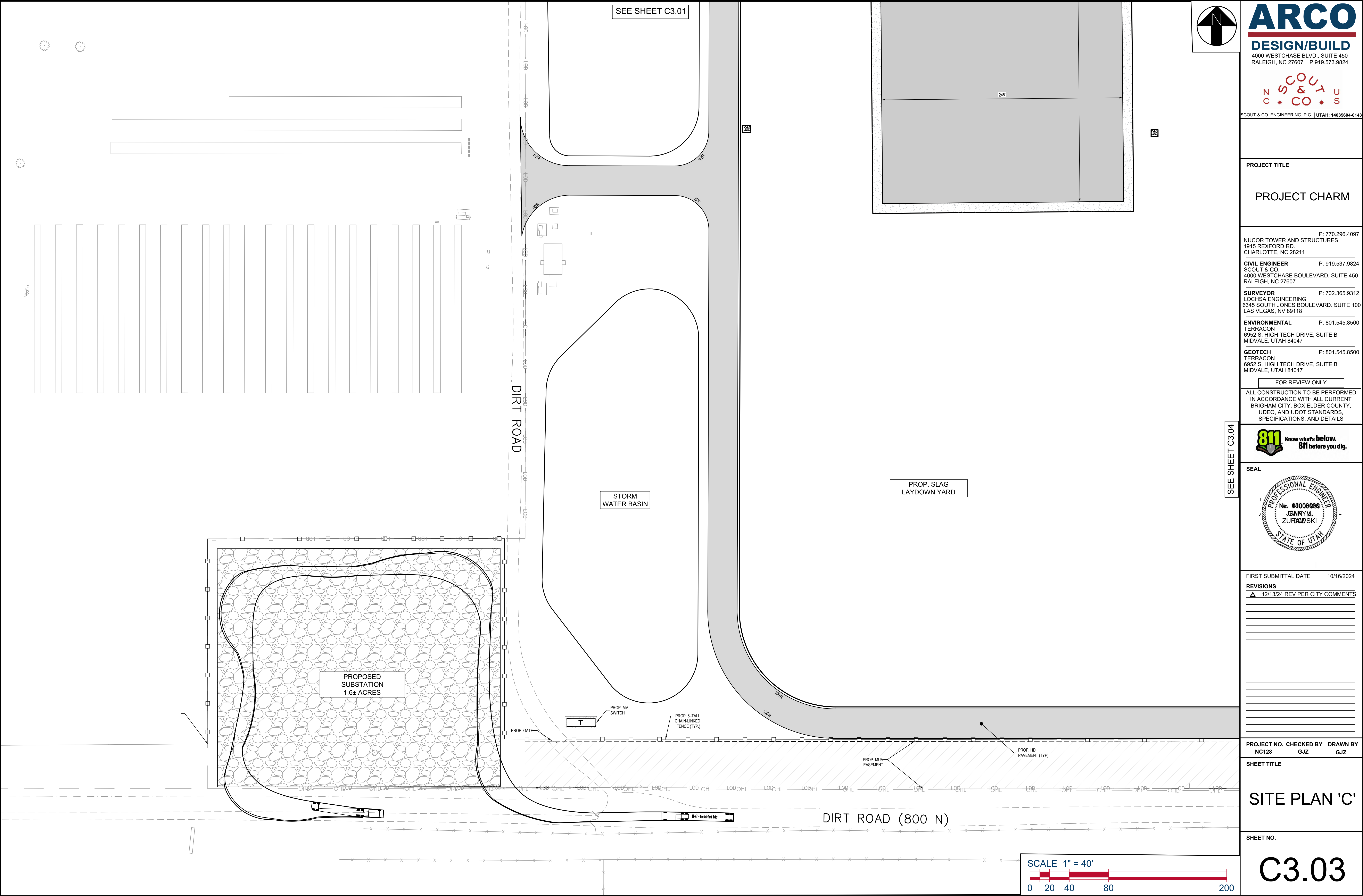
PROP. SLAG
LAYDOWN YARD

PROP. SLAG
LAYDOWN YARD

PROPOSED BUILDING 3

DIRT ROAD

SEE SHEET C3.02



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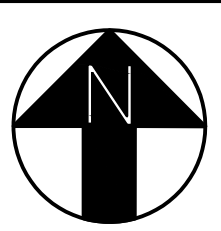
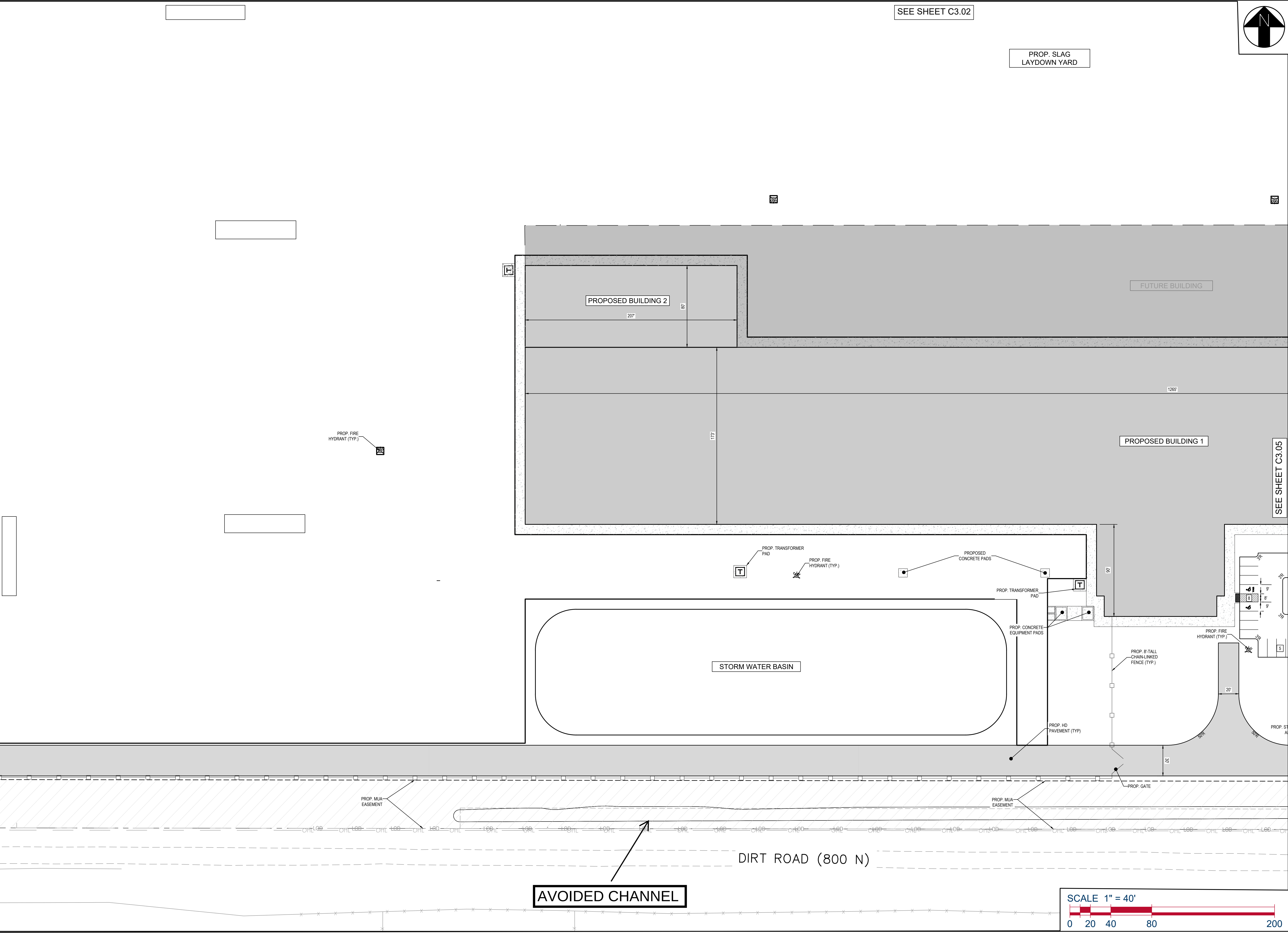
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SITE PLAN 'C'

SHEET NO.

C3.03



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PROFESSIONAL ENGINEER
No. 040086888
JOHNNY M. ZURBOSKI
STATE OF UTAH

FIRST SUBMITTAL DATE 10/16/2024

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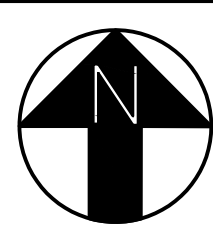
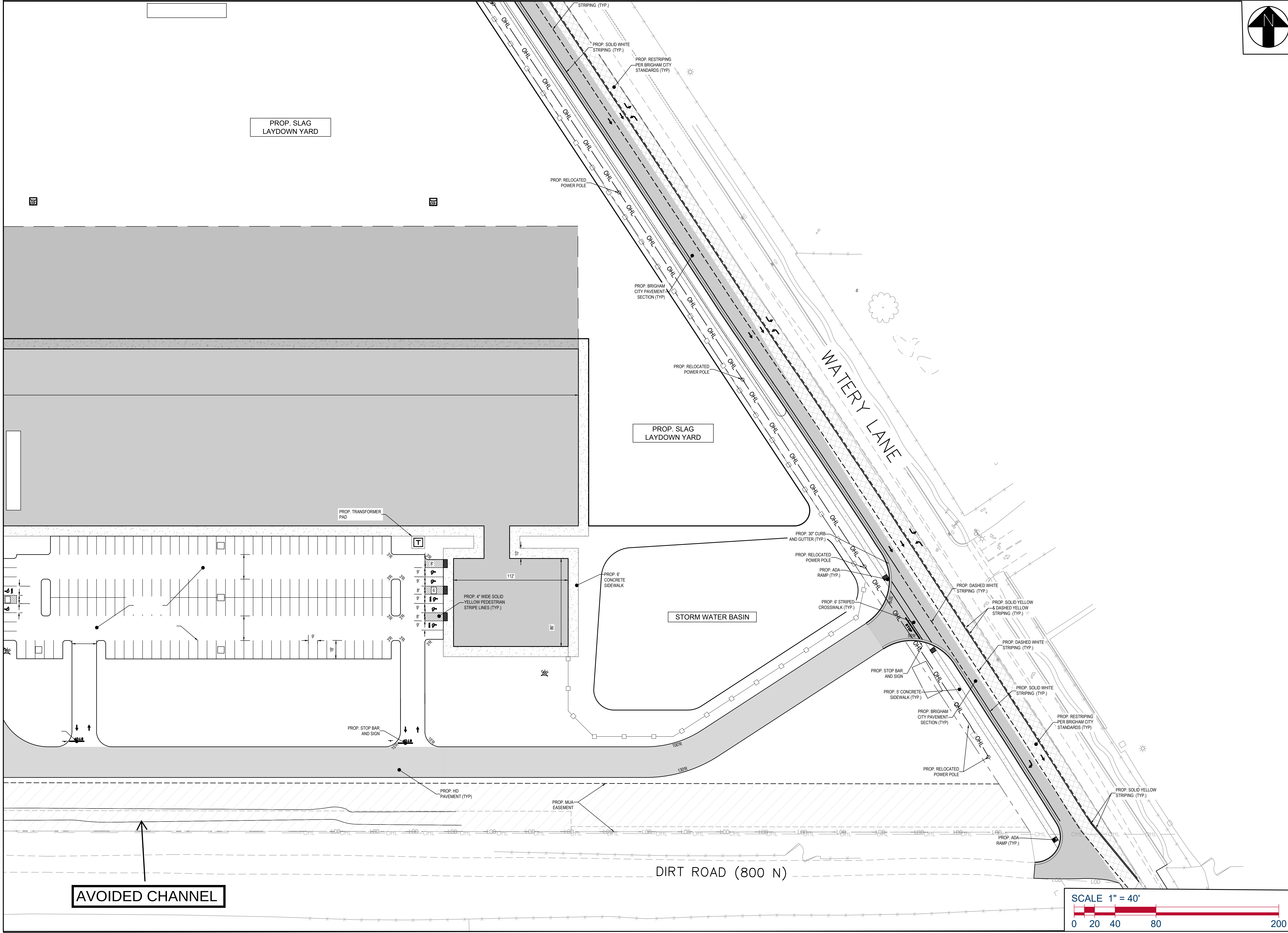
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SITE PLAN 'D'

SHEET NO.

C3.04



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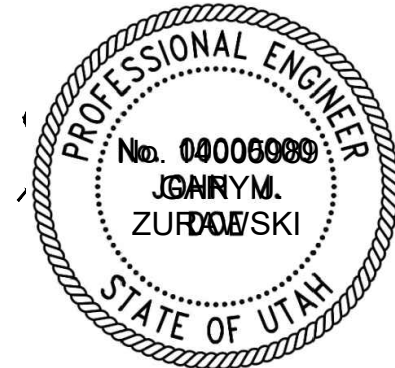
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SITE PLAN 'E'

SHEET NO.

C3.05

SCALE 1" = 40'

