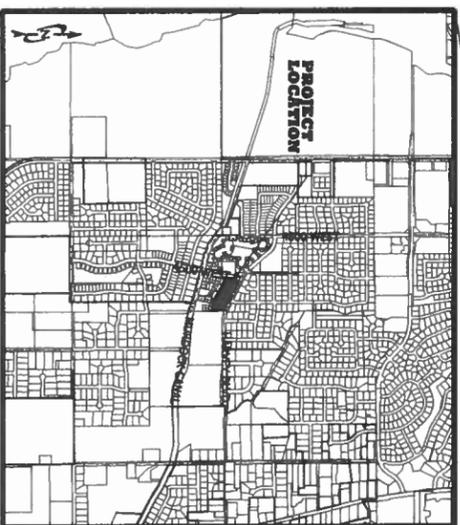


# BRIDGESTONE PLAT "F", "G" & "D"

## FINAL CONSTRUCTION DRAWINGS

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 6 AND  
THE NORTHWEST QUARTER OF SECTION 7,  
TOWNSHIP 5 SOUTH, RANGE 2 EAST,  
SALT LAKE BASE AND MERIDIAN,  
CITY OF CEDAR HILLS, UTAH



VICINITY MAP

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	FINAL PLAT - BRIDGESTONE PLAT "G"
	FINAL PLAT - BRIDGESTONE PLAT "D"
	FINAL PLAT - BRIDGESTONE PLAT "D"
	FINAL PLAT - BRIDGESTONE PLAT "D"
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UT1	UTILITY PLAN
GP1	GRADING & DRAINAGE PLAN
PP1	PLAN & PROFILE - EAKRIDGE LANE AND DEERFIELD LANE & PLAT "D"
	SW1 STORM WATER POLLUTION PREVENTION PLAN
DT1	DETAIL SHEET

**OWNED/DEVELOPED BY:**

GARBETT HOMES  
RICH WELCH  
273 NORTH EAST CAPITOL STREET  
SALT LAKE CITY, UT 84103  
(801) 580-2640

**PLANS PREPARED BY:**

PROTERRA GROUP  
DAVE REDDISH - PROJECT MANAGER  
1654 REUNION AVENUE, SUITE 10A  
SOUTH JORDAN, UTAH 84095  
(801) 253-0248 TEL.  
(801) 253-6139 FAX

**MUNICIPALITY:**

DAVID BUNKER  
CITY OF CEDAR HILLS  
10246 NORTH CANYON ROAD  
CEDAR HILLS, UT 84115  
(801) 785-9668 EXT. 101 TEL.



REV. NO.	REVISION DESCRIPTION	DATE

JOB NO. GAR010  
DRAWN: *BR*  
DESIGN: *BR*  
CHECKED: *BR*  
SURVEYED:  
DATE: 4/14/13

**BRIDGESTONE**  
**COVER SHEET**  
FINAL CONSTRUCTION DRAWINGS

**PROTERRA GROUP**  
1654 Reunion Ave. Suite 10A, South Jordan Utah 84095  
Phone: (801) 253-0248 Fax: (801) 253-6139  
www.proterragroup.com

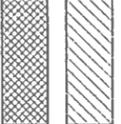
REGISTERED PROFESSIONAL ENGINEER  
No. 23931  
DAVE REDDISH  
SALT LAKE CITY, UT  
PROTERRA GROUP

SHEET  
**CV1**





**LEGEND**

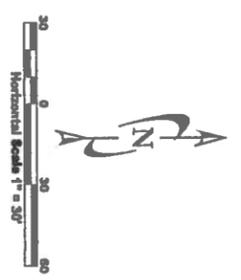
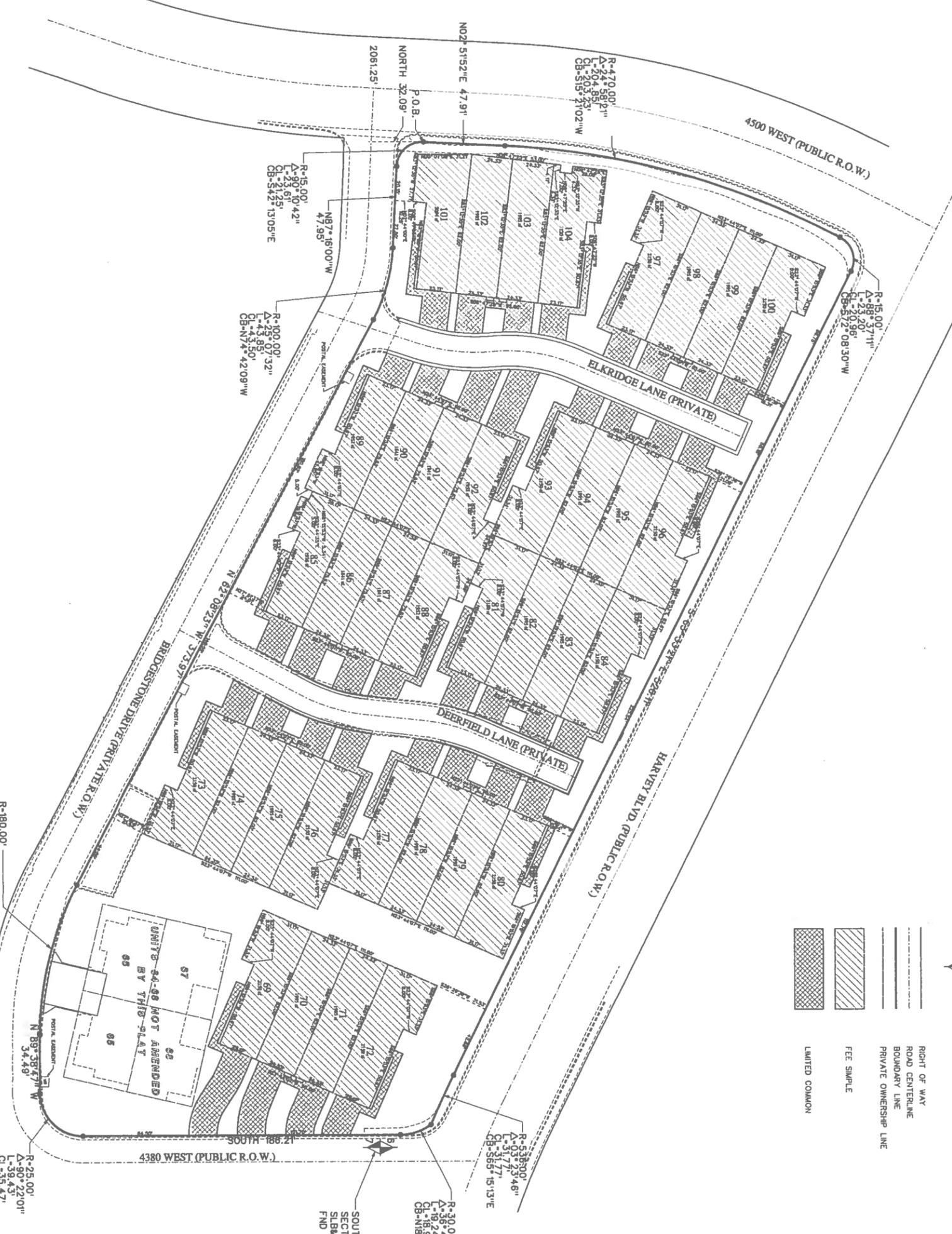
-  FOUND SECTION MONUMENT
-  RIGHT OF WAY
-  ROAD CENTERLINE
-  BOUNDARY LINE
-  PRIVATE OWNERSHIP LINE
-  LIMITED COMMON
-  FEE SIMPLE

**NOTES**

1. ALL COMMON SPACE AREAS ARE PUBLIC UTILITY EASEMENTS.
2. \*S\* REBAR & CAP MARKED "PROTERRA GROUP" TO BE SET AT ALL BOUNDARY & LOT CORNERS. PMS TO BE SET IN ASPHALT OR CONCRETE SURFACES.

**STREET ADDRESS**

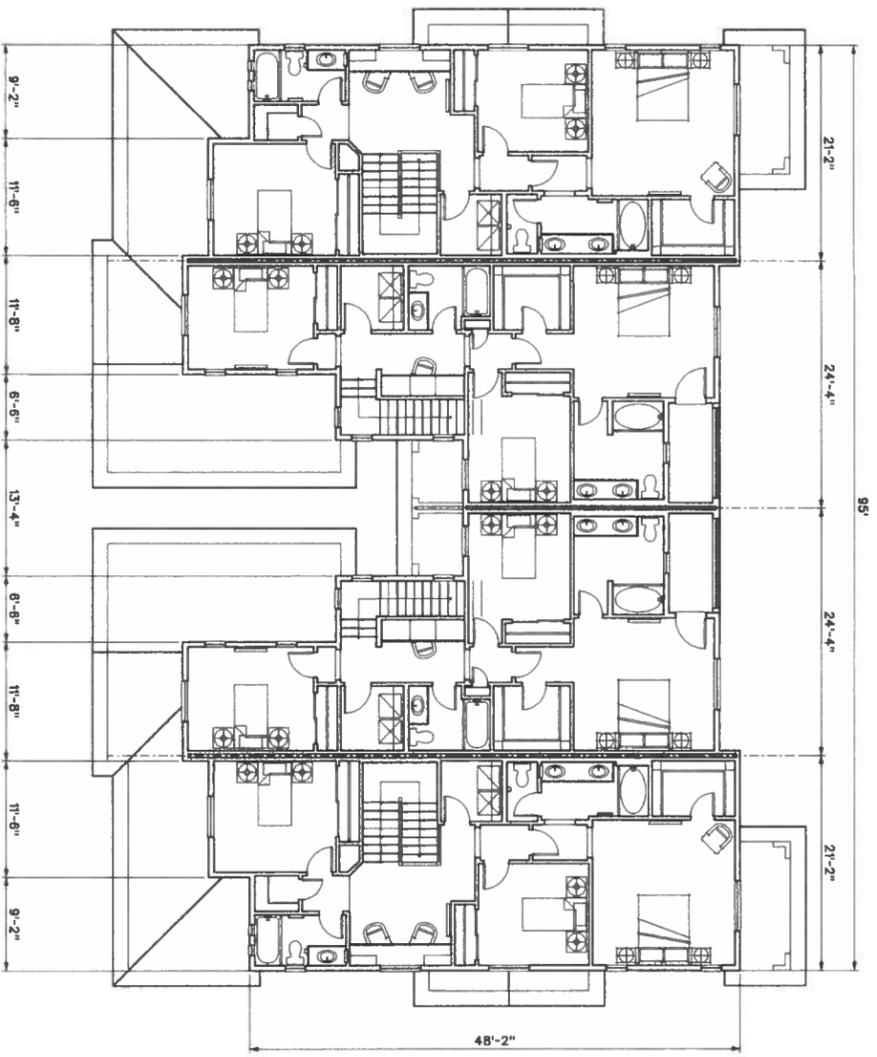
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456	4392 WEST BRIDGESTONE DRIVE
457	4394 WEST BRIDGESTONE DRIVE
458	4396 WEST BRIDGESTONE DRIVE
459	4398 WEST BRIDGESTONE DRIVE
460	4400 WEST BRIDGESTONE DRIVE
461	4402 WEST BRIDGESTONE DRIVE
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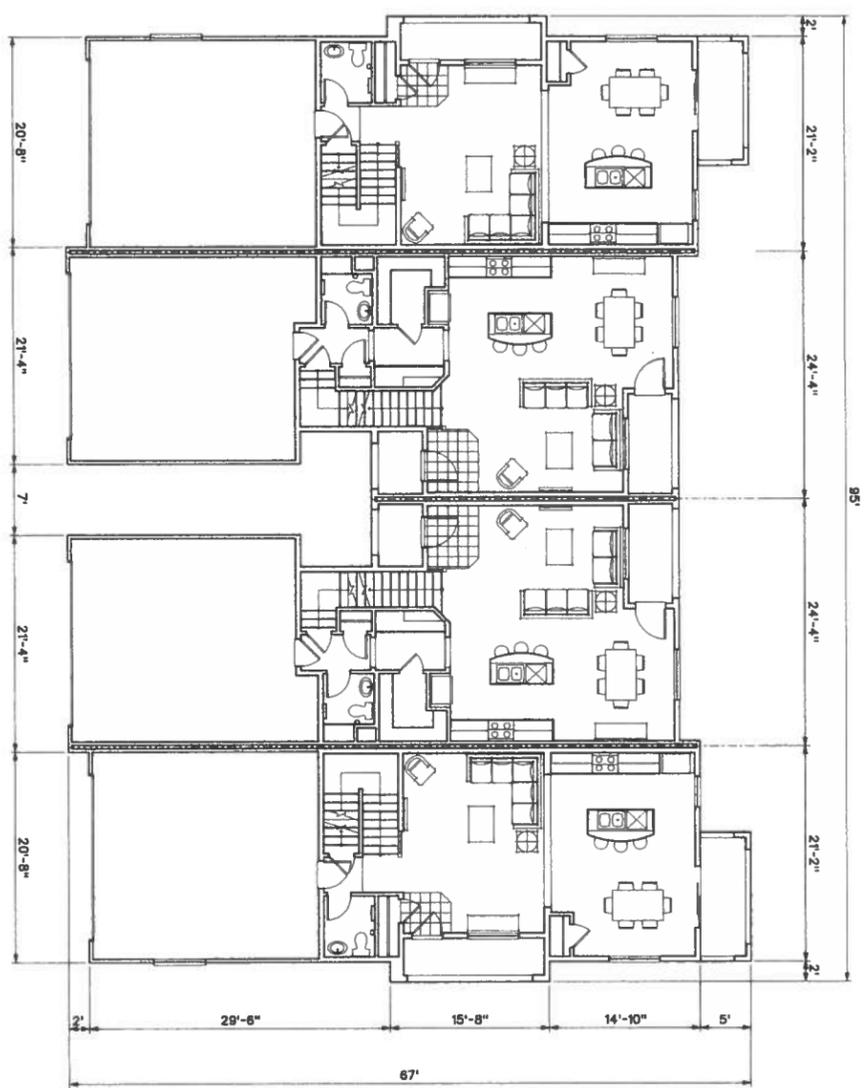
AMENDED PLAT "F" (SECOND)  
VACATING PLAT "G"  
**BRIDGESTONE**  
A PLANNED UNIT DEVELOPMENT  
CEDAR HILLS, UTAH COUNTY, UTAH

SHAYTON'S SEAL  
NOTARY PUBLIC SEAL  
UTAH COUNTY ENGINEER SEAL  
CLARK-RECORDED SEAL

SHEET 2 OF 3



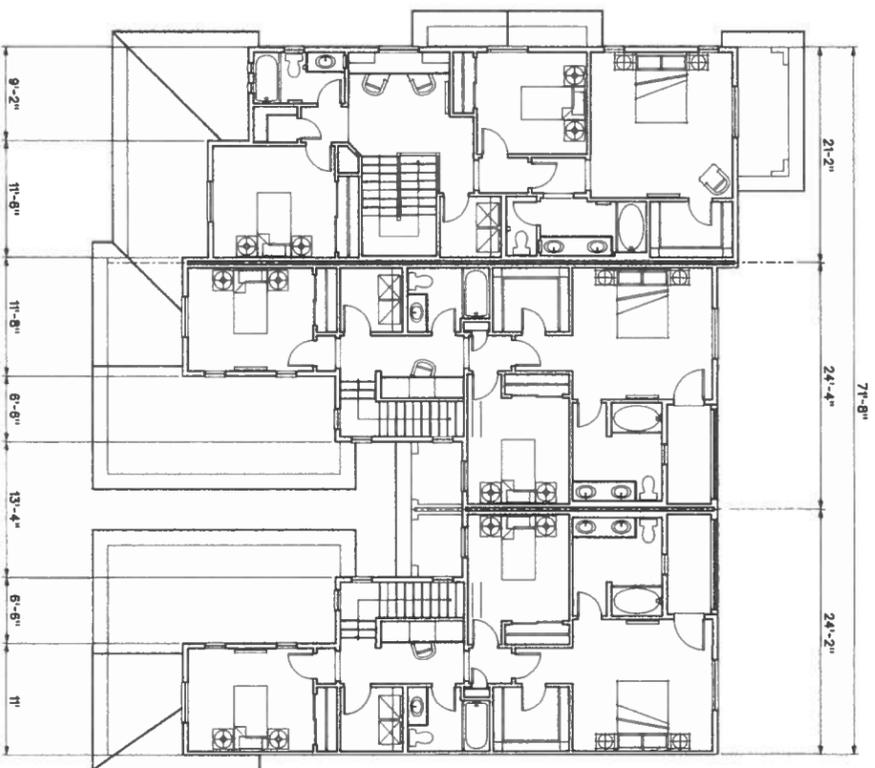
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N.T.S.



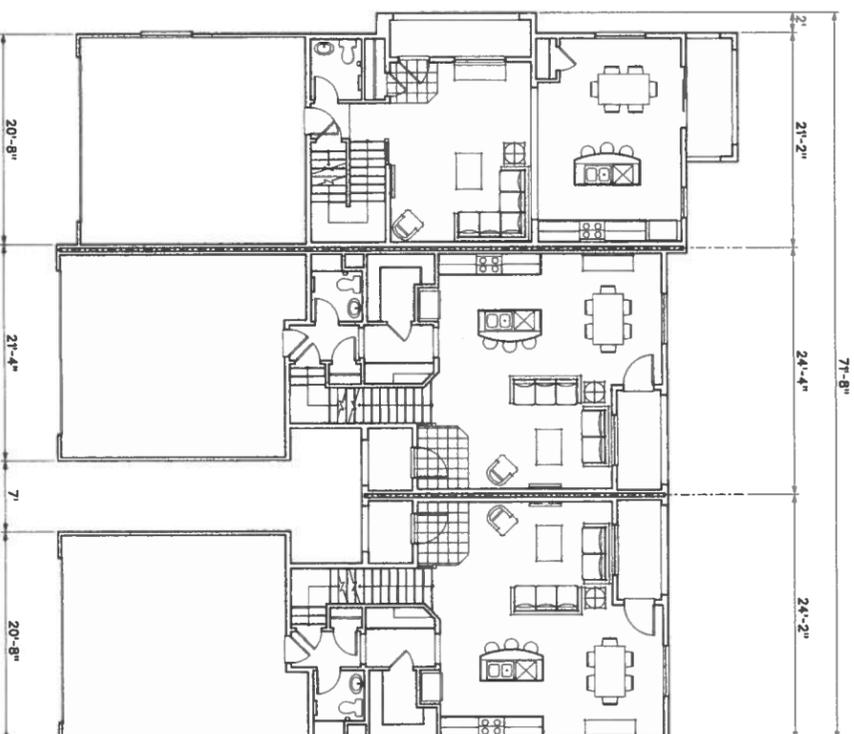
MAIN FLOOR  
N.T.S.

AMENDED PLAT "F" (SECOND) VACATING PLAT "G" <b>BRIDGESTONE</b> A PLANNED UNIT DEVELOPMENT CEDAR HILLS, UTAH COUNTY, UTAH		SHEET 3 OF 3
SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CITY-COUNTY ENGINEER SEAL
CLERK-RECORDED SEAL		





UPPER FLOOR  
N.T.S.



MAIN FLOOR  
N.T.S.



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AMENDED PLAT "D" (SECOND) SHEET 2 OF 2

LOTS 49, 50, & 51

**BRIDGESTONE**

A PLANNED UNIT DEVELOPMENT

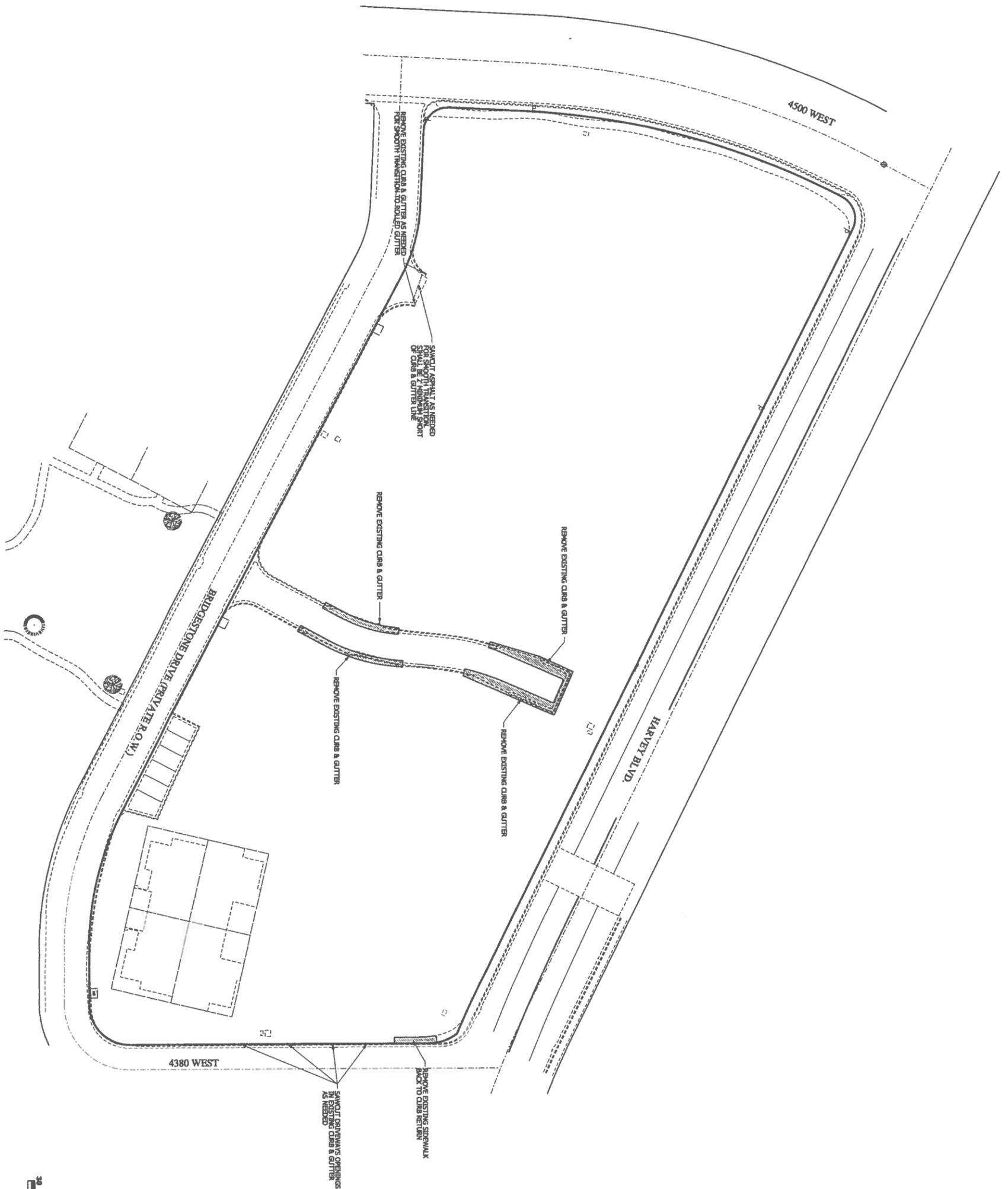
CEDAR HILLS, UTAH COUNTY, UTAH

DESIGNER'S SEAL ARCHITECTURAL ENGINEER SEAL CITY-COUNTY ENGINEER SEAL

NOTARY PUBLIC SEAL

OWNER'S SEAL

DATE RECORDED SEAL



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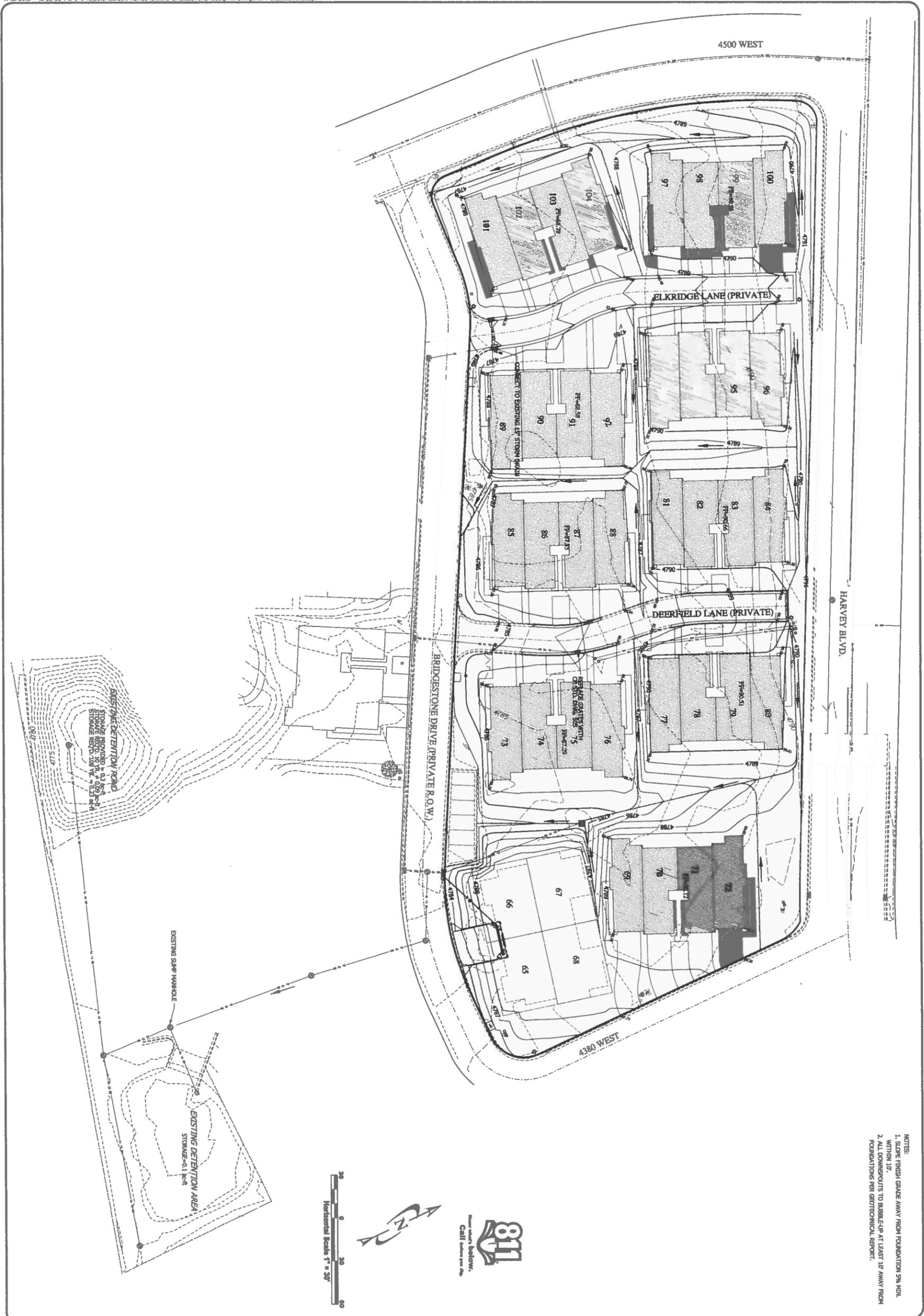
**BRIDGESTONE PLAT "F"**  
**DEMOLITION PLAN**  
 FINAL CONSTRUCTION DRAWINGS

REV. NO.	REVISION DESCRIPTION	DATE

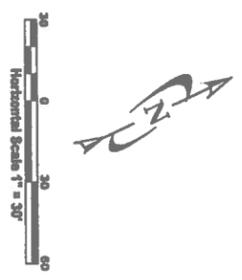
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 DESKIN: *[Signature]*  
 CHECKED: *[Signature]*  
 SURVEYED:  
 DATE: *[Signature]*

JOB NO. GAR010  
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NOTES:  
 1. SLOPE FINISH GRADE AWAY FROM FOUNDATION 5% MIN. WITHIN 10'.  
 2. ALL DOWNSPOUTS TO BE BUILT UP AT LEAST 1' AWAY FROM FOUNDATIONS PER GEOTECHNICAL REPORT.



JOB NO. GAR010	DRAWN: <i>GP</i>
DESIGN: <i>GP</i>	CHECKED: <i>DR</i>
SURVEYED:	DATE: 4/14/13
REV. NO.	REVISION DESCRIPTION

**BRIDGESTONE PLAT F**  
**OVERALL GRADING PLAN**  
 FINAL CONSTRUCTION DRAWINGS

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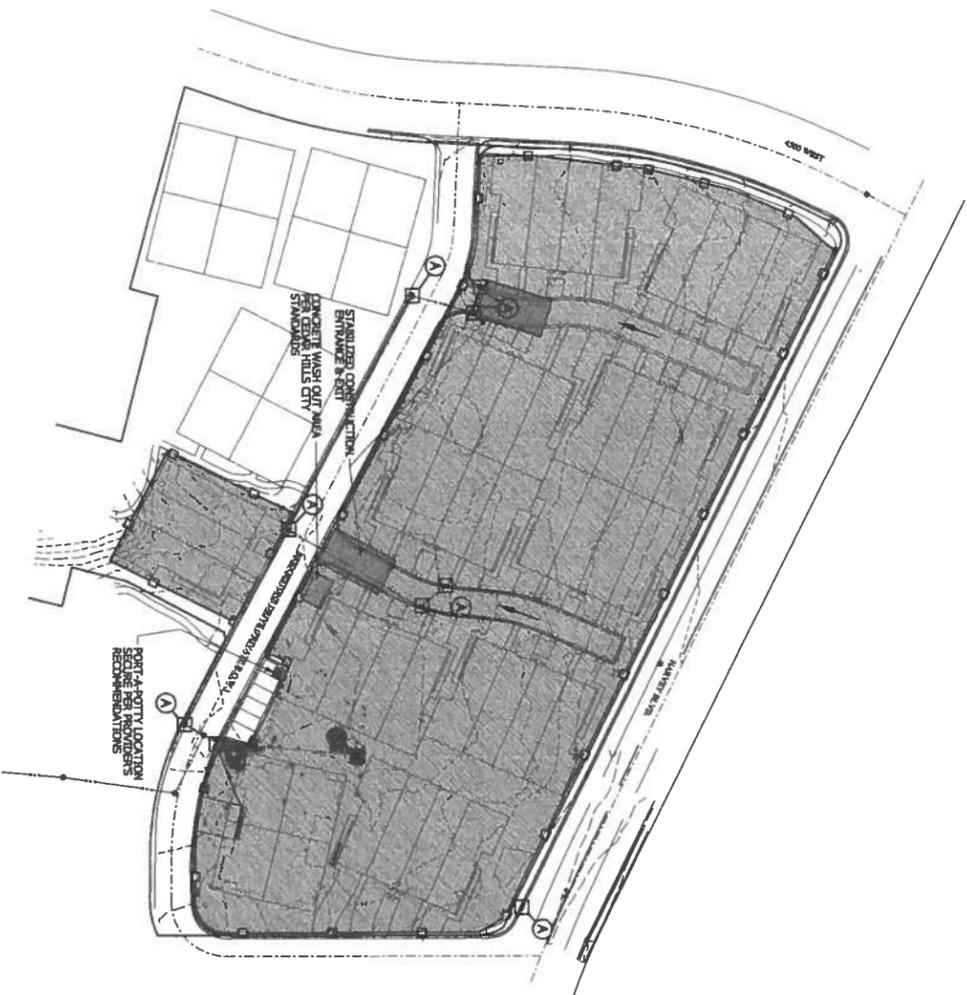
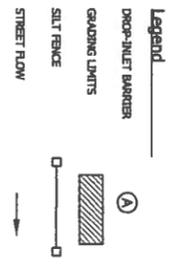
REGISTERED PROFESSIONAL ENGINEER  
 No. 20831  
 TRAVY RICHARDSON  
 CIVIL ENGINEER

SHEET  
**GP1**



- CONSTRUCTION SEQUENCE**
1. PRELIMINARY SOILS EXCAVATION
  2. CONSTRUCTION OF UNDERGROUND UTILITIES
  3. ASH FILL AND GUTTER
  4. ASPHALT DRIVE
  5. FINAL GRADING AND HOME CONSTRUCTION
- ESTIMATED START DATE: SUMMER 2013

NOTE:  
1. ALL PROPERTY LIES WITHIN FLOOD ZONE X.



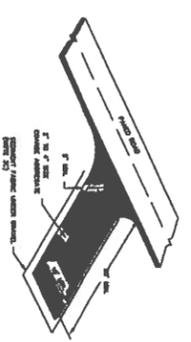
- GENERAL EROSION, REVEGETATION AND SEDIMENT NOTES**
1. CONTRACTOR SHALL NOTIFY CITY OF CEDAR HILLS ENGINEER AT (801) 786-4669 BY 101 ONE DAYS PRIOR TO COMMENCING CONSTRUCTION SO THAT A RECONSTRUCTION MEETING CAN BE SCHEDULED.
  2. ALL CONSTRUCTION SHALL CONFORM TO CITY OF CEDAR HILLS STANDARDS AND SPECIFICATIONS.
  3. THE CONTRACTOR SHALL CONTACT BLUE STAINS (801) 533-5900 FOR MARKING OF EXISTING UTILITIES PRIOR TO PERFORMING ANY EXCAVATION. CALL FOR UNDERGROUND LOCATING TWO WORKING DAYS PRIOR TO ANY EXCAVATION.

**GENERAL STORM WATER PROTECTION NOTES**

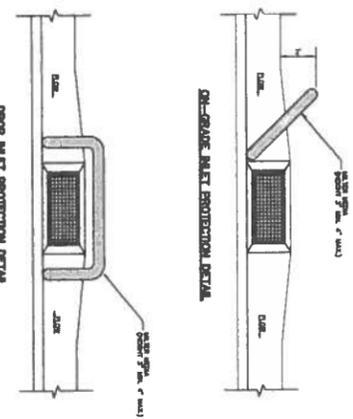
1. AT ALL TIMES DURING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR REGRADING AND CONTROLLING EROSION DUE TO WIND AND WINDUP. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR MAINTAINING THE EROSION CONTROL FACILITIES SHOWN.
2. ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED DUE TO UNPREDICTED PROBLEMS OR IF THE PLAN DOES NOT FUNCTION AS INTENDED. A REPRESENTATIVE OF THE CEDAR HILLS ENGINEERING DEPARTMENT MAY REQUIRE ADDITIONAL CONTROL DEVICES UPON INSPECTION OF PROPOSED FACILITIES.
3. THE CONTRACTOR IS RESPONSIBLE FOR KEEPING THE EXISTING STREETS CLEAN AND FREE FROM DEBRIS DEPOSITED BY TRAFFIC TO OR FROM THE SITE.
4. ALL AREAS BEYOND GRADING LIMITS ON SITE AND ADJACENT TO THE SITE NEED TO BE PROTECTED FROM SITE EROSION.
5. ALL AREAS DISTURBED DURING MASS GRADING, EXCLUDING PROPOSED ROADWAYS AND AREAS UNDER CONSTRUCTION, SHALL BE SEEDED WITH NATIVE VEGETATION OR LANDSCAPED TO MINIMIZE EROSION UPON PROJECT COMPLETION.
6. EROSION CONTROL STRUCTURES BELOW SEEDS AREAS MUST REMAIN IN PLACE UNTIL THE ENTIRE AREA HAS ESTABLISHED A COMPLETE COVERING OF HEALTHY VEGETATION. EROSION CONTROL IN PROPOSED HARDWAY AREAS SHALL REMAIN IN PLACE UNTIL PAVEMENT IS COMPLETE.
7. CONTRACTOR SHALL USE VEGETATION CONTROL AT ALL LOCATIONS WHERE VEHICLES WILL ENTER WHEN THE SITE IS PAVED.
8. ALL WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING, ETC.) SHALL BE DISPOSED OF IN A MANNER THAT PREVENTS CONTACT WITH STORM WATER DISCHARGES FROM THE SITE.
9. BLOWING DUST MUST BE CONTROLLED AT ALL TIMES. INSTALLATION OF SILT FENCING AND SITE WATERING SHALL BE DONE TO CONTROL DUST WHENEVER NECESSARY. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION IS ABSOLUTELY PROHIBITED.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION CONTROL MEASURES (SILT FENCES, ETC.) DUE TO GRADE CHANGES DURING CONSTRUCTION.
11. ALL MEASURES CONTAINED IN THIS PLAN SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION UNTIL FINAL STABILIZATION OF THE SITE. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CHECKED BY A QUALIFIED PERSON AT LEAST ONCE EVERY SEVEN CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A RAINFALL EVENT. ANY NEEDED CLEANING AND REPAIRS SHALL BE DONE IMMEDIATELY UPON DISCOVERY.
12. DURING WET WEATHER ONE SHALL BE TAKEN TO ENSURE PROPERTY DOWNHILL WILL NOT BE FLOODED AND ROADS ARE KEPT CLEAN. EXTRA INSPECTION OF EROSION CONTROL MEASURES SHALL BE MADE AND REPAIRS WILL IMMEDIATELY BE PERFORMED.

**GRADING AND SEDIMENT CONTROL**

1. CONTRACTOR SHOULD PERFORM EARTHWORK IN ACCORDANCE WITH THE CITY OF CEDAR HILLS LAND DISTURBANCE ORDINANCE. THE CITY'S STANDARD SPECIFICATIONS, CITY OF CEDAR HILLS LAND DISTURBANCE DESIGN AND CONSTRUCTION STANDARDS FOR EROSION CONTROL, DIVISION OF AIR QUALITY, AND THE BEST MANAGEMENT PRACTICES AS REQUIRED BY THE STATE OF IOWA, DEPARTMENT OF ENVIRONMENTAL QUALITY, DIVISION OF AIR QUALITY.
2. THE CONTRACTOR WILL PERFORM EARTHWORK IN ACCORDANCE WITH TECHNICAL SPECIFICATIONS OBTAINED IN THE LAND DISTURBANCE DESIGN AND CONSTRUCTION STANDARDS AND THE RECOMMENDED EARTHWORK SPECIFICATIONS FOUND IN THE REPORT OF GEOTECHNICAL ENGINEER, AND THE GEOTECHNICAL INVESTIGATION DATED MARCH 23, 2008, AND ANY ASSOCIATED ADDENDUM OR UPGRADES. IN THE EVENT THERE IS DISCREPANCY BETWEEN THE DOCUMENTS OBTAINED FROM THE STATE OF IOWA, DEPARTMENT OF ENVIRONMENTAL QUALITY, DIVISION OF AIR QUALITY, CITY OF SOUTH JORDAN, REQUIREMENTS AND THE STATE REQUIREMENTS WILL CONTROL.
3. THE SEQUENCE OF CONSTRUCTION IS TO BE FOLLOWED.
4. SEDIMENTATION BASINS SHOWN ON THE EROSION CONTROL AND SEDIMENT CONTROL PLANS TO BE INSTALLED WITHIN THE SAME WORKING DAY THE LAND DISTURBANCE OCCURS.
5. DUST CONTROL BARRIERS ARE TO BE ON SITE AND PERMITTED 24 HOURS A DAY 7 DAYS A WEEK AS SOON AS LAND DISTURBANCE OCCURS. DUST CONTROL BARRIERS ARE TO BE IN PLACE AND MAINTAINED UNTIL WRITTEN NOTIFICATION IS RECEIVED FROM THE ENGINEERING DEPARTMENT. THE OWNER IS RESPONSIBLE FOR MAINTAINING L.O.D. BARRIERS.
6. ALL BARRIERS TO BE REPERMITS FROM WHAT IS SHOWN ON THIS GRADING PLAN, STOP WORK AND CONTACT THE CITY OF SOUTH JORDAN, ENGINEERING DEPARTMENT. WORK IS TO REMAIN STOPPED UNTIL THE CITY'S ENGINEERING DEPARTMENT PROVIDES A WRITTEN NOTICE TO RESUME WORK.
8. THE PROJECT OWNER IS RESPONSIBLE FOR MAINTAINING THE STREETS, STORM DRAINS, AND OWNERS' DRIVES AND SHALLS FREE FROM DEBRIS OR SOIL. WILD, OR OTHER MATERIAL THAT WOULD OBTAIN A PUBLIC SAFETY CONCERN, VIOLATE THE CITY'S PROPER PERMIT, STATE OR FEDERAL LAWS, OR COULD BE CAUSALTY OF A CLASS C HESPERANCA.
9. ALL CONCRETE TRUCKS ARE TO USE THE DESIGNATED WASHOUT AREAS. FAILURE TO COMPLY WILL RESULT IN A WORK STOP AND THE OPERATOR COULD BE CAUSALTY OF A CLASS C HESPERANCA.
10. L.O.D. BARRIERS ARE TO BE IN PLACE AND MAINTAINED UNTIL WRITTEN NOTIFICATION IS RECEIVED FROM THE ENGINEERING DEPARTMENT. THE OWNER IS RESPONSIBLE FOR MAINTAINING L.O.D. BARRIERS.
11. IF DISTURBANCE OCCURS OUTSIDE THE L.O.D. WORK WILL STOP AND REMAIN STOPPED UNTIL THE WRITTEN RESPONSE IS RECEIVED FROM THE CITY. THE OWNER IS TO BE RESPONSIBLE FOR MAINTAINING ALL CONSTRUCTION. ANY CHANGES TO THIS PLAN MUST BE SUBMITTED TO CEDAR HILLS CITY.
13. THIS PLAN IS TO REMAIN ON SITE DURING ALL CONSTRUCTION. ANY CHANGES TO THIS PLAN MUST BE SUBMITTED TO CEDAR HILLS CITY.



STABILIZED CONSTRUCTION ENTRANCE



ON-GRADE SILT FENCE PROTECTIVE DETAIL

DROP INLET SEDIMENTATION DETAIL

JOB NO. GAR010  
9 Revised, October, 2013

DRAWN: [Signature]  
DESIGN: [Signature]  
CHECKED: BR  
SURVEYED:  
DATE: 4/11/13

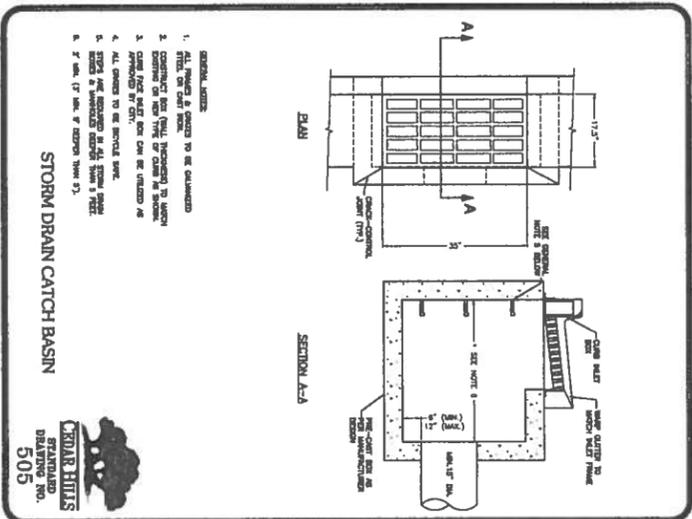
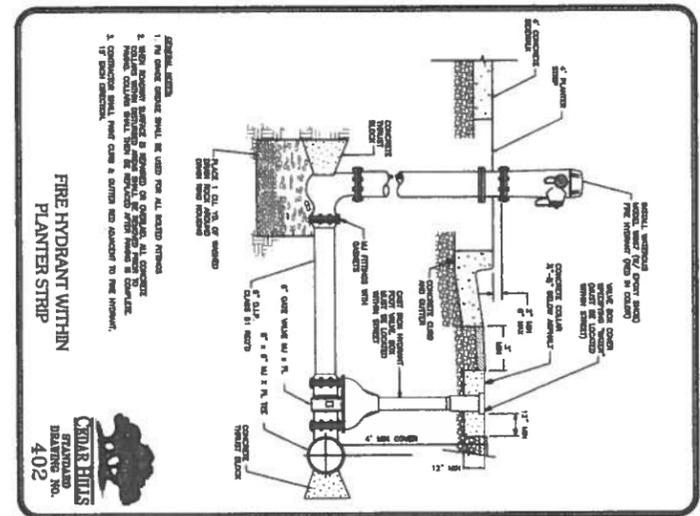
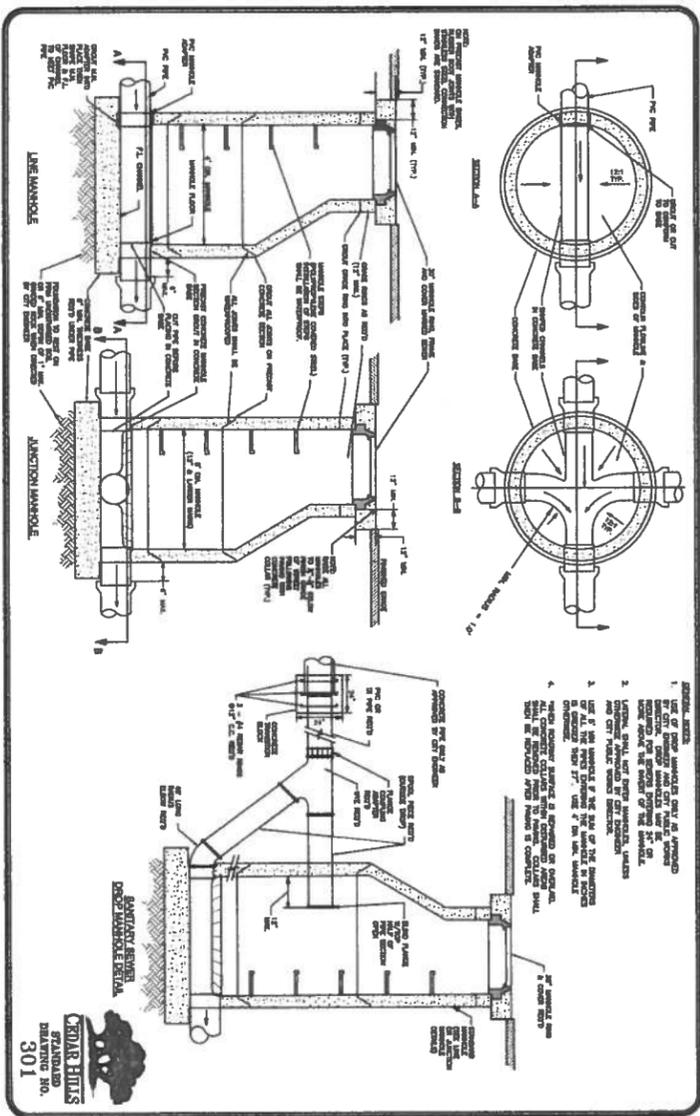
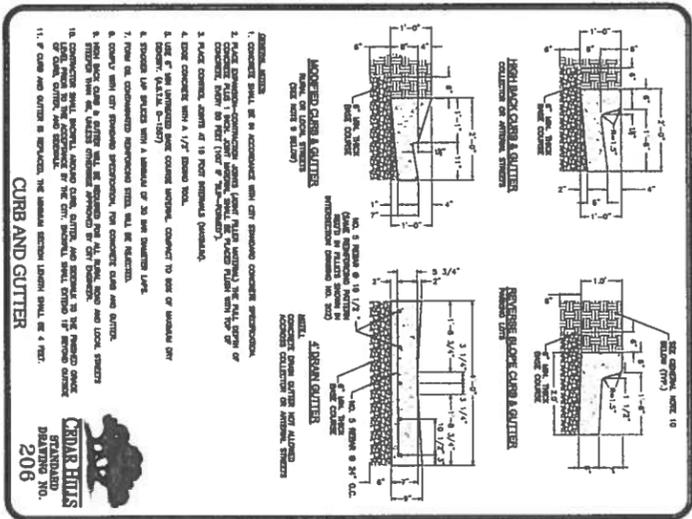
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**BRIDGESTONE PLAT "F"**  
**STORM WATER POLLUTION PREVENTION PLAN**  
FINAL CONSTRUCTION DRAWINGS

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SW1



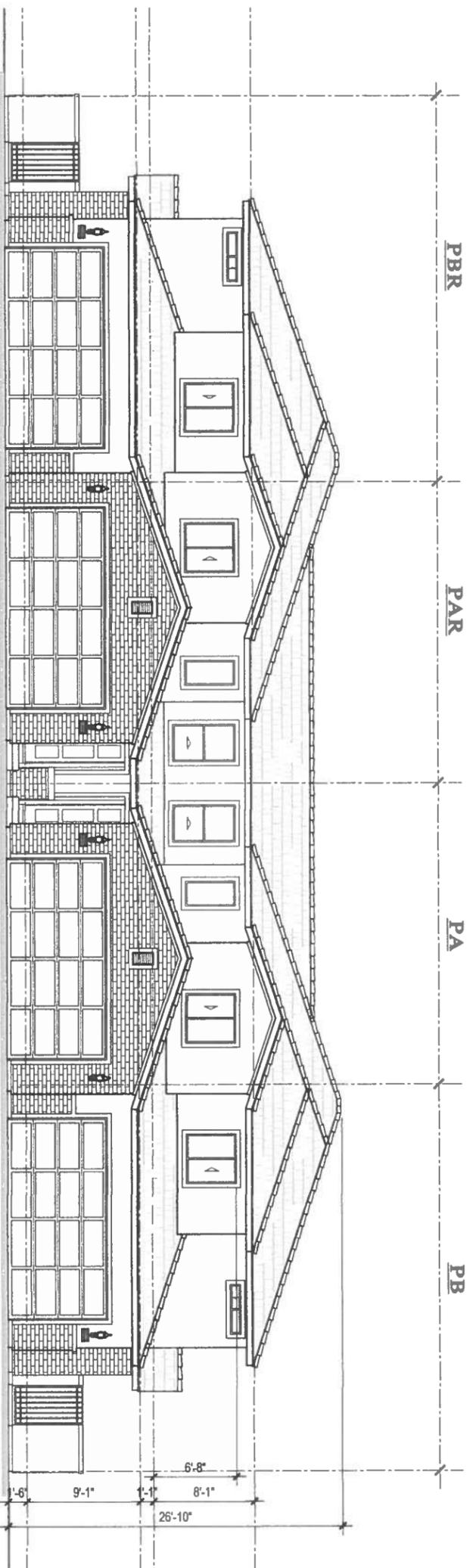
DT1

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**BRIDGESTONE**  
 DETAIL SHEET  
 FINAL CONSTRUCTION DRAWINGS

REV. NO.	REVISION DESCRIPTION	DATE

**JOB NO. GAR010**  
 DRAWN: [Signature]  
 DESIGN: [Signature]  
 CHECKED: BK  
 SURVEYED:  
 DATE: 4/16/13



**Conceptual 4-Plex Front Elevation**  
Cedar Hills

**Cedar Hills**

**CONCEPTUAL 4-PLEX FRONT ELEVATION**

**A3.2**

Scale: 1/4" = 1'-0"



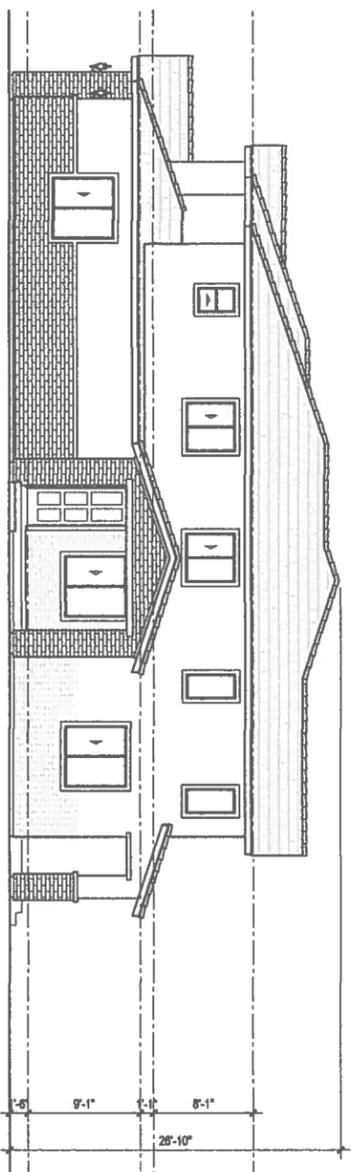
**Garbett Homes**  
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Salt Lake City, UT  
(801) 456-2430  
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**CEDAR HILLS, UTAH**  
11.6.18 10:30 AM

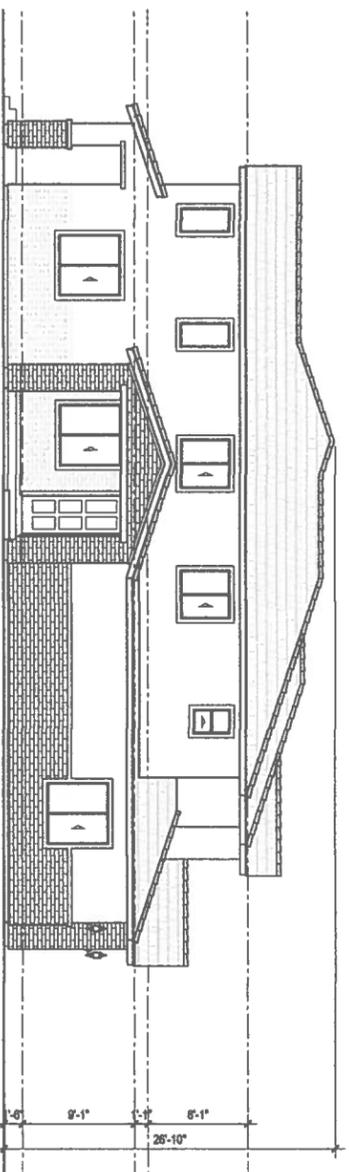
**Architecture+Planning**  
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Irvine, CA 92614  
949.851.2133  
ktgy.com



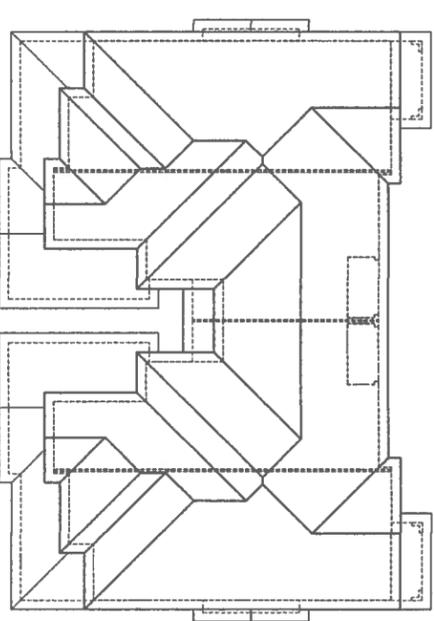
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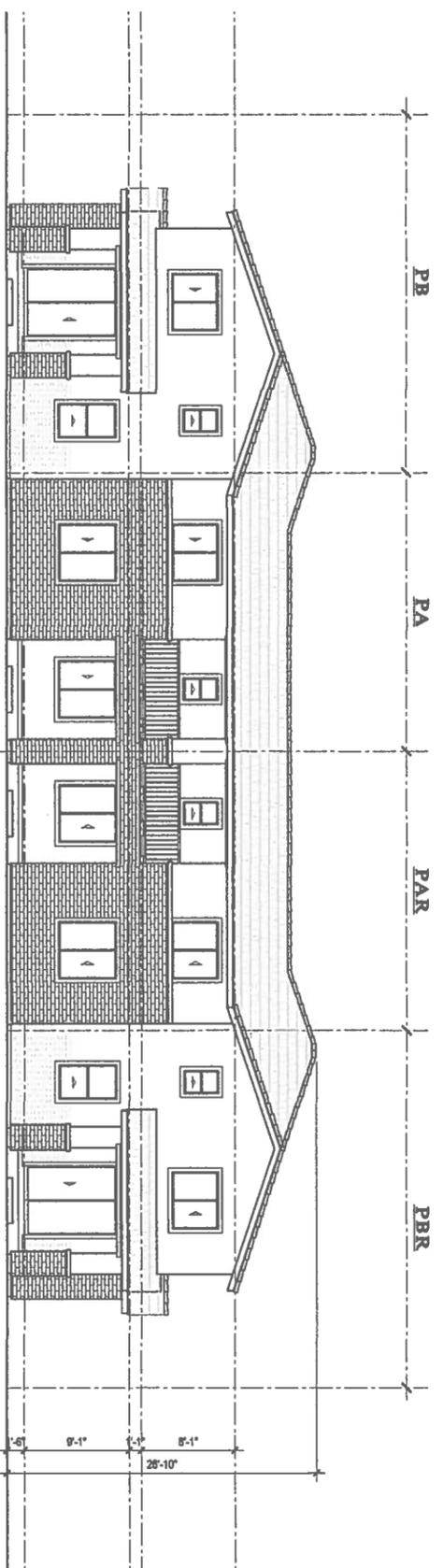
**RIGHT**  
NOTE: DASHED BRICK MASONRY TO OCCUR ON ELEVATIONS VISIBLE FROM HARVEY BLVD.



**LEFT**  
NOTE: DASHED BRICK MASONRY TO OCCUR ON ELEVATIONS VISIBLE FROM HARVEY BLVD.



**ROOF PLAN**  
SCALE: 3/32"=1'-0"



**REAR**  
NOTE: DASHED BRICK MASONRY TO OCCUR ON ELEVATIONS VISIBLE FROM HARVEY BLVD.

Scale: 1/4" = 1'-0"

# Cedar Hills

# CONCEPTUAL 4-PLEX EXTERIOR ELEVATIONS

## A3.3



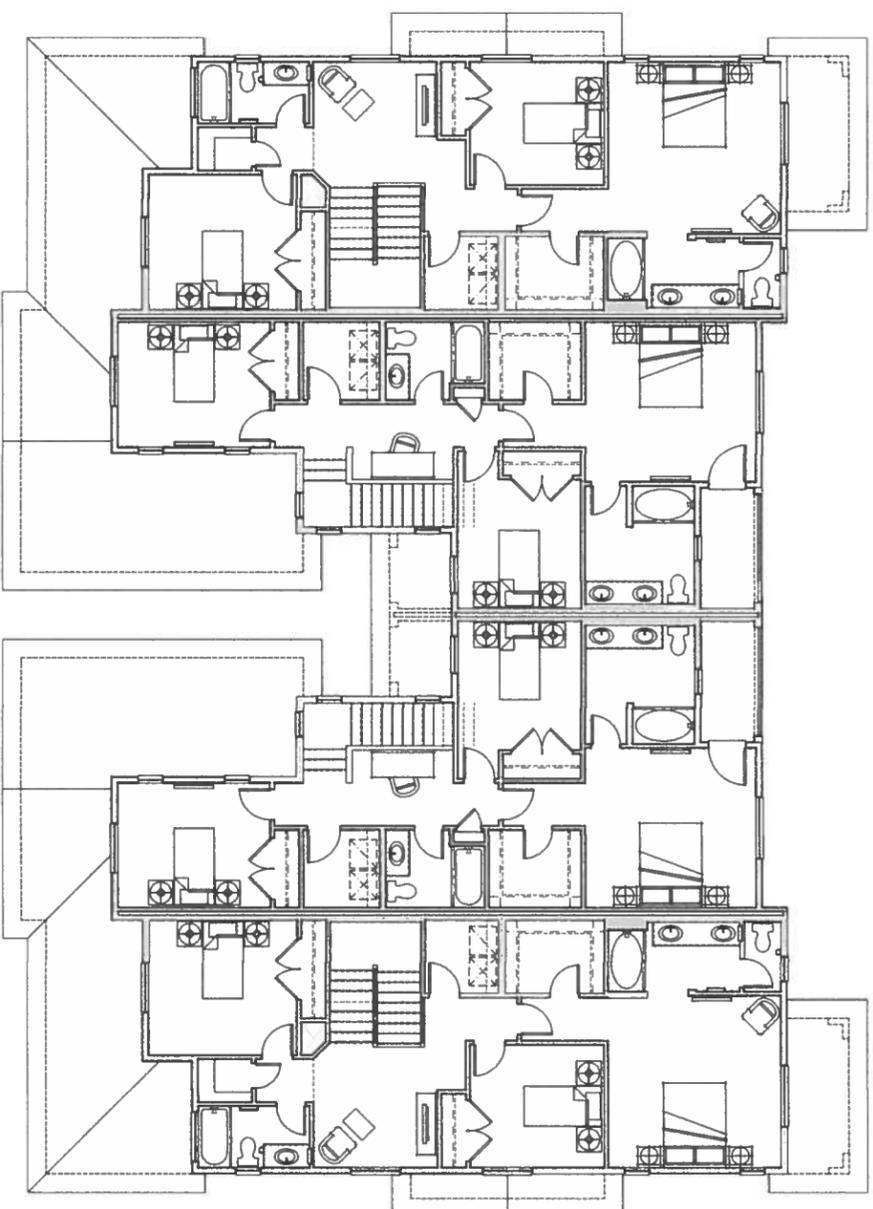
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www.garbetthomes.com

**CEDAR HILLS, UTAH**  
PROJECT # 2010-0028  
04/07/13

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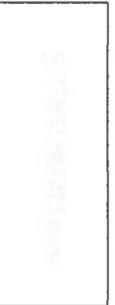


**Cedar Hills**

**CONCEPTUAL 4-PLEX SECOND FLOOR PLAN**

**A3.1**

Scale:  $\frac{1}{4}'' = 1'-0''$



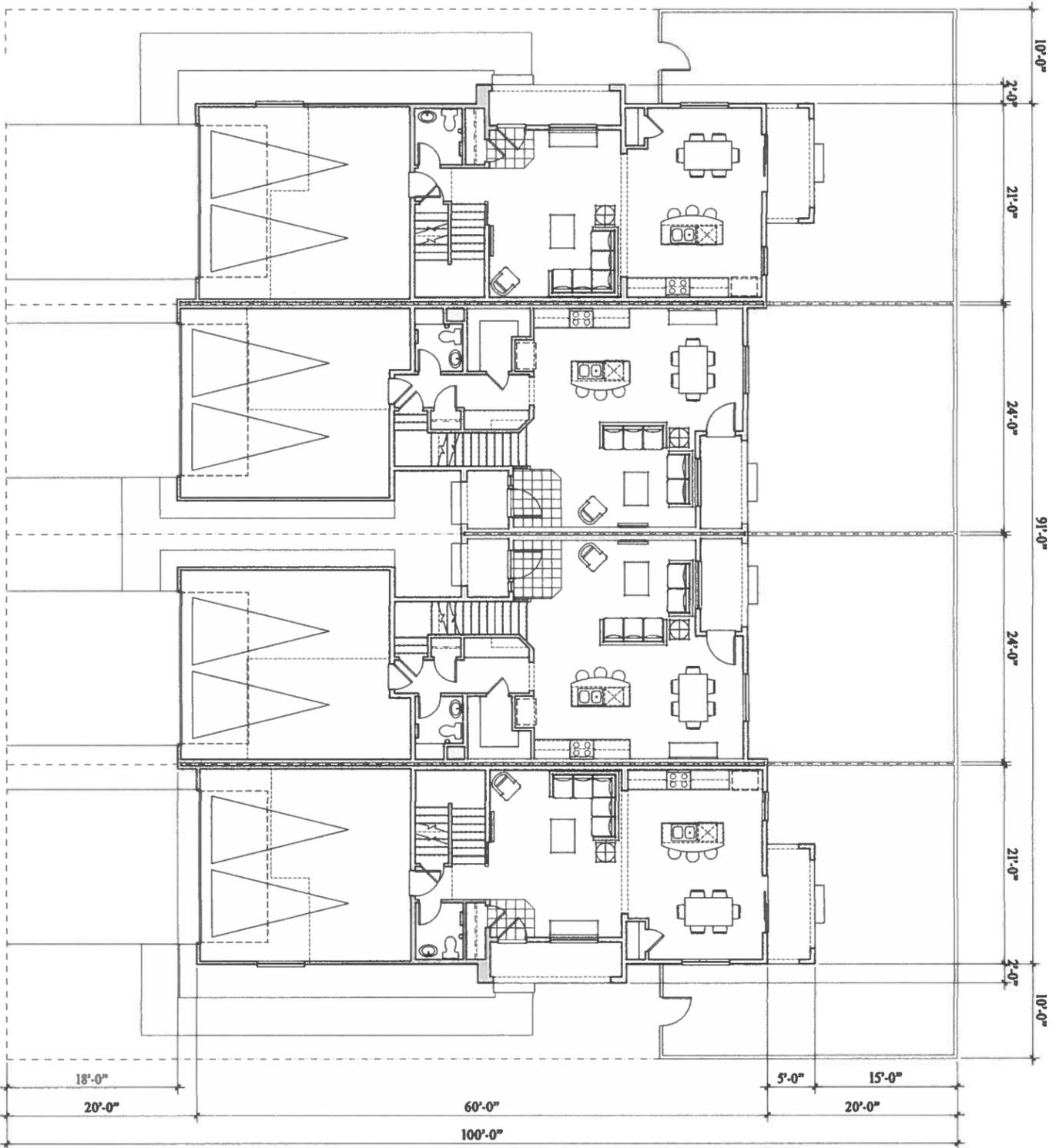
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SITE # 2013-0022  
04/02/13

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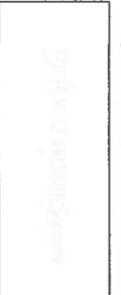


**Cedar Hills**

**CONCEPTUAL 4-PLEX FIRST FLOOR PLAN**

**A3.0**

Scale: 1/4" = 1'-0"



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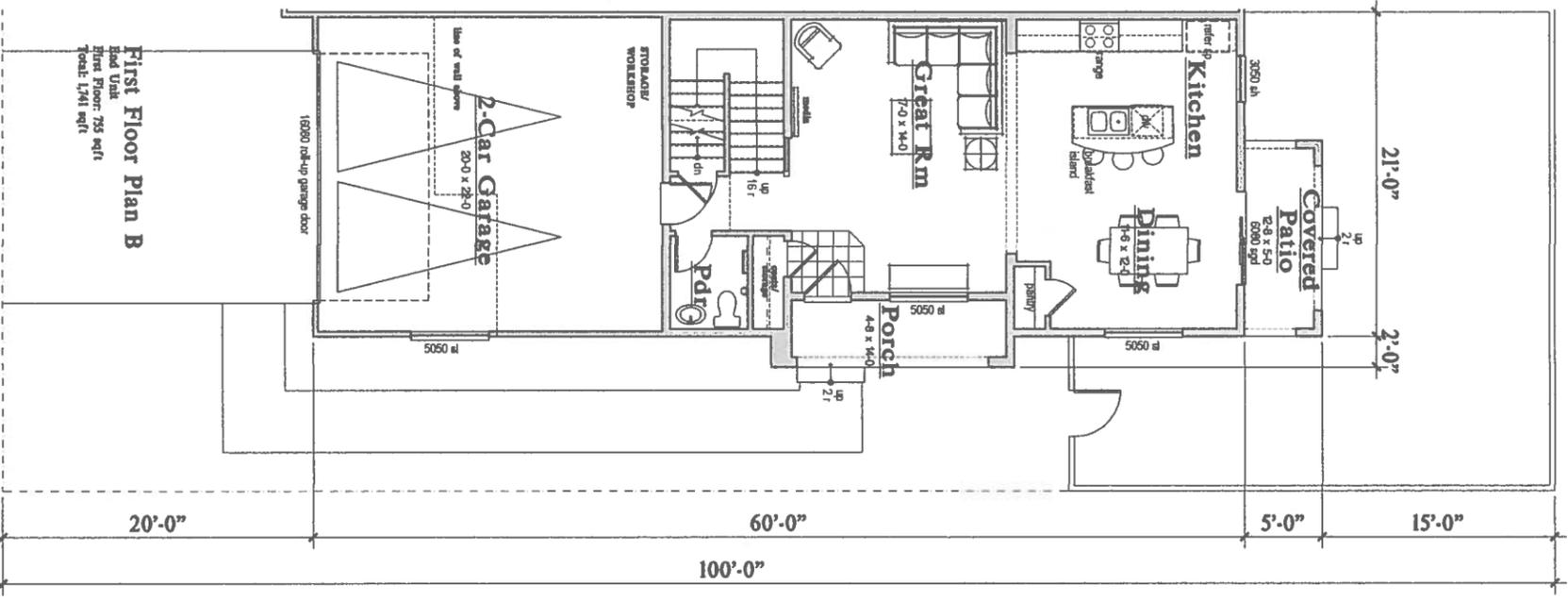
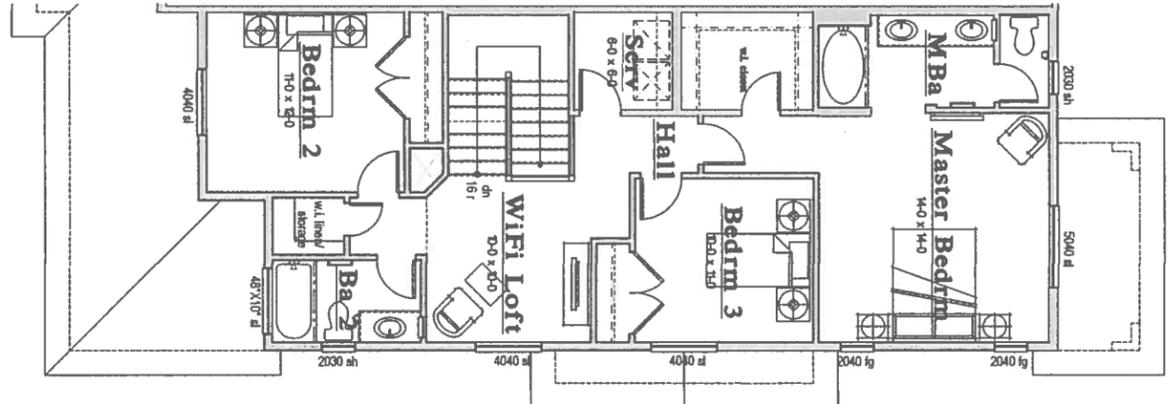
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# CONCEPTUAL END-UNIT FLOOR PLAN "B" - 1,741 SF

## A2.0

Scale: 1/4" = 1'-0"



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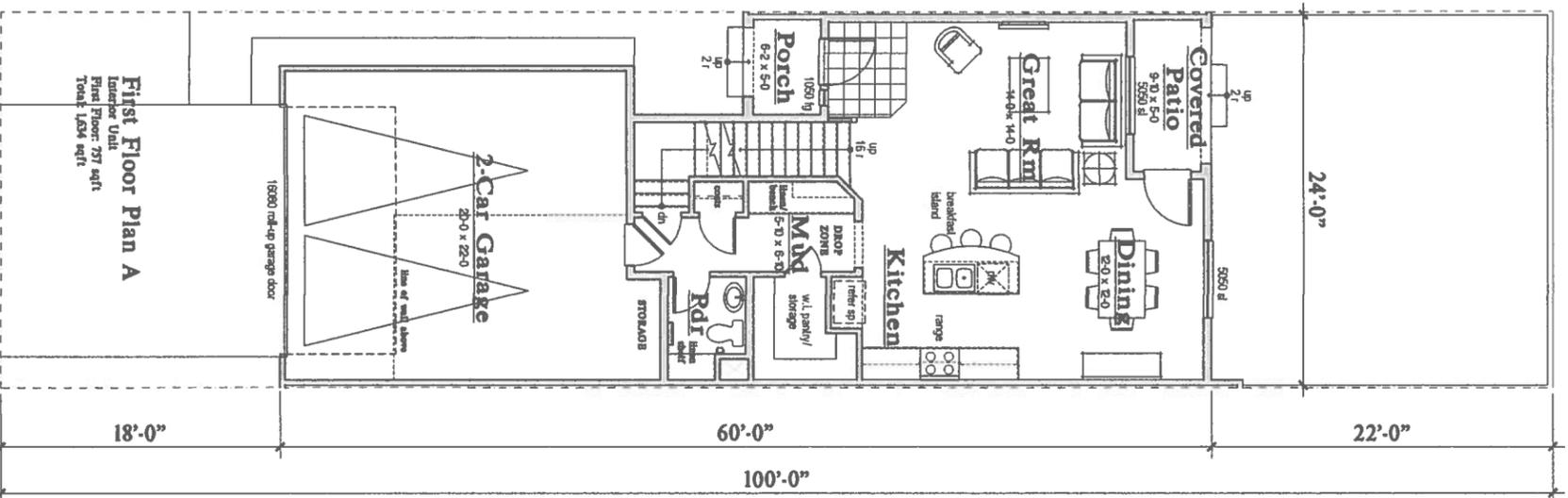
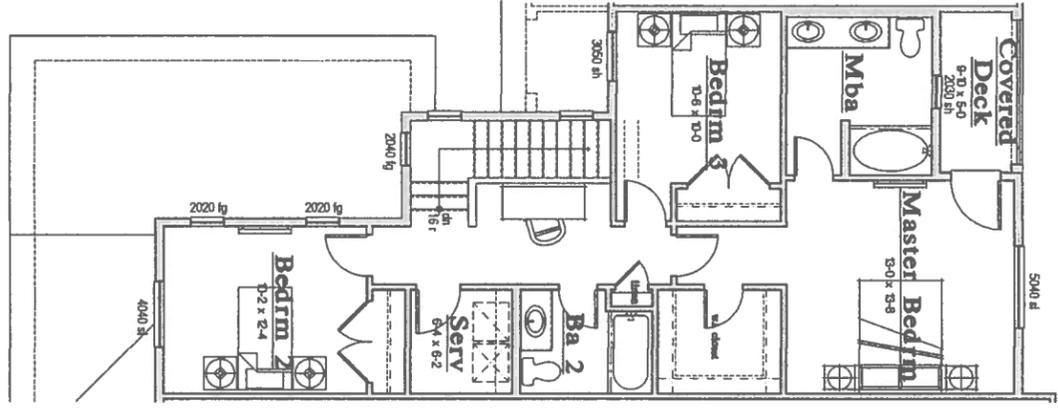
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# CONCEPTUAL END-UNIT FLOOR PLAN "A" - 1,634 SF

# AI.0

Scale: 1/4" = 1'-0"



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