



HIGHLAND CITY

HIGHLAND CITY DEVELOPMENT ADMINISTRATION BOARD AGENDA

Tuesday, April 1, 2021

Highland City Council Chambers
5400 West Civic Center Drive, Highland Utah 84003

4:00 PM REGULAR SESSION

1. CONSENT

Items on the consent agenda are of a routine nature. They are intended to be acted upon in one motion. Items on the consent agenda may be pulled for separate consideration.

a. Approval of Meeting Minutes – April 11, 2024

b. Approval of Meeting Minutes – October 10, 2024

2. ACTION: Final Plat Approval for Ridgeview Plat M

Land Use (Administrative) – The Development Administration Board will consider a request from Ivory Homes for approval of a final plat and subdivision improvement plans for an 11-lot subdivision in the Ridgeview Planned Development located generally at 10000 North 5000 West, in Highland. The Development Administration Board will take appropriate action.

In accordance with Americans with Disabilities Act, Highland City will make reasonable accommodations to participate in the meeting. Requests for assistance can be made by contacting the City Recorder at (801) 772-4505 at least three days in advance of the meeting.

CERTIFICATE OF POSTING

I, Rob Patterson, the City Planning & Zoning Administrator, certify that the foregoing agenda was posted at the principal office of the public body, on the Utah State website (<http://pmn.utah.gov>), and on Highland City's website (www.highlandcity.org), on the 31st day of March, 2025

THE PUBLIC IS INVITED TO ATTEND THIS DEVELOPMENT ADMINISTRATION BOARD MEETING

Meeting Minutes

Date: 4.11.2024

Time: 2:05PM

Location: Highland City Council Chambers

Meeting Type: Development Administration Board

Attendees:

Jay Baughman – Community Development Director

Andy Spencer – Public Works Director/City Engineer

Rob Patterson – City Attorney/Planning and Zoning Administrator

Jerry Abbot – Planning Commissioner

Chris Howden – Planning Commissioner

Gretchen Homer – Public Works Adm Assistant

Todd Trane - Millhaven Homes

Purpose

1. Approval of the final plat and subdivision improvement plans for the 20 lot subdivision known as Foxwood Estates in the R-140 Zone located generally at 10630 North 6400 West in Highland.

Discussion and Decisions

1. **Agenda Item 2: Approve meeting minutes from 3.14.2024 meeting**
 - ACTION TO APPROVE THE MINUES OF MARCH 14, 2024
 - **MOTION: Andy moved to approve the minutes of March 14, 2024; Rob Patterson seconded the motion.**

- | | |
|--------|---------------|
| 1. Yes | Andy Spencer |
| 2. Yes | Rob Patterson |
| 3. Yes | Jay Baughman |
| 4. Yes | Jerry Abbott |
| 5. Yes | Chris Howden |

MOTION PASSES 5-0

1. Agenda Item 2:

- **Final plat approval for the Foxwood Estates Subdivision:**
 - The subdivision is an R-1 40 subdivision with 21.25 acres entitled to 23 lots, but only 20 lots are being approved, with plans to reduce it to 19 lots in a future plat amendment. The city staff has reviewed all sensitive land comments, utilities,

and other requirements, and recommends approval with five stipulations. The staff is recommending approval of this with 5 stipulations, which are as follows:

- The recorded plat shall be in substantial conformance with the final plat received April 2, 2024, except as modified by these stipulations (attachment 3).
- The final subdivision improvement plans shall be in substantial conformance with the plans received April 2, 2024, except as modified by these stipulations (attachment 4).
- The final plat and final subdivision improvement plans shall be revised and updated by Developer per City Review Comments issued April 9, 2024 (attachment 5).
- Staff will coordinate with the Developer regarding a reimbursement agreement for the Canterbury trail connection and the installation of a pressure reducing valve within Avery Avenue.
- That the plat be in substantial performance that the plat and plans stipulations include city engineer and city attorney review of the plat and improvements plans, substantial conformance with the staff report, and revisions per city review.

- **Trail Connection and Developer Contributions**

- Trail connection from the city center to Murdoch canal, with Millhaven agreeing to manage the construction of the trail.
- Millhaven will also install a pressure-reducing station for culinary water and a trail extension on off-site property, both of which are reimbursement items.
- The northwest corner of the property will be dedicated to the city for drainage preservation purposes, including a Lehi city water line crossing
- Millhaven has already collected water rights for the property, and the city will allocate water accordingly.

ACTION TO APPROVE THE FINAL PLAT AND SUBDIVISION IMPROVEMENT PLANS FOR THE FOXWOOD ESTATES SUBDIVISION, SUBJECT TO THE (5) STIPULATIONS RECOMMENDED BY STAFF.

MOTION: Rob makes a motion “That the Development Administration Board accept the findings and **APPROVE** the final plat and subdivision improvement plans for the Foxwood Estates subdivision, subject to the (5) stipulations recommended by staff. Seconded by Jerry Abbott

1. Yes	Andy Spencer
2. Yes	Rob Patterson
3. Yes	Jay Baughman
4. Yes	Jerry Abbott

5. Yes

Chris Howden

Motion Passes 5-0

- **Meeting Adjourned:** 2:35PM
Minutes Prepared By: Gretchen Homer

Meeting Minutes

Date: 10.10.2024

Time: 2:00PM

Location: Highland City Council Chambers

Meeting Type: Development Administration Board

Attendees:

Chris Trusty – City Engineer

Rob Patterson – City Attorney

Jerry Abbot – Planning Commissioner

Trent Thayn – Planning Commissioner

Gretchen Homer – Public Work Admin Assistant

Absent:

Jay Baughman – Community Development Director

Purpose

1. Final Plat approval Ridgeview Plat L

Discussion and Decisions

1. Agenda Item 1:

- **Discussion and Decisions:**

- A corrected version of the staff report was shared prior to the meeting.
- Subdivision Plat within Ridgeview planned development, single family lots with a mix of carriage and estates lots. These are the largest and second largest single-family lots. There are 20 estates and nine cottages.
- This plat has been reviewed several times and Highland City feels comfortable with the development, zoning, and engineering. Additional clarification is needed on the temporary turnaround signage, crosswalk, removing some extraneous details, street B that 's still in a few places on the plans. Highland's engineers still have questions about sumps that were redesigned part way through.
- Concerns about the ADA ramp, which it was asked to move the storm drain away from the crosswalk and the ADA ramp.
- Rob discussed the 3 stipulations that we are purposing. First, the plat to be recorded will conform with what they submitted to us, minus any last-minute changes, second we will get to approve construction plans that conform with the set

they gave us subject to those six final comments, and third that they resolve those 6 comments.

- Rob asked if there were any concerns with the stipulations.
- Focus said they were good
- Nate did the reviews on these plans
- Ben from Focus had questions on the sumps. It is being questioned whether 8 vs 12 feet for the infiltration test. They don't want to dig 12 feet if the same results are at 8 feet. This is a big concern that needs to be worked out with Nate. There haven't been any problems up to this point.
- Commissioner Thayne brought up you can't approve of anything unless we have a resolution for the problem.
- Rob we are approving today the plat and that we are good with everything else and that this issue will be resolved.
- Commissioner Abbott, if it is easy then it should be done.
- Commissioner Thayne's issue is that this is administrative, and we are doing something here, it is a yes or no, it is black and white, It is not an later agreement. It is suggested to get Nate on the line for clarification to resolve the issues.
- Nate addressed comment 3A or 5 from before about the sump. Print details are so small and unreadable. The overall depth is also another concern. Nate asked the questions of why we changed the sump detail from approved in K to a different in L
- Nate broke down his issue with the sumps as follows
 - Needs to be readable
 - Very broad statement in the depth of the sump
 - Call out the height and pipe and gravel on the plans (Nate is worried about what will happen when the landowner takes responsibility for the property.
- Very broad statement in the drainage report. "It can be or should be = to the standard Highland City sump" They are not even close to the same depth. Nate couldn't tell what the depth was supposed to be and what Ivory intended to build.
- Commissioner Abbott brings up the point that if they would just use the sump plans from K it would get approved.
- Ben said that they will make the change to follow K plans.
- Nate asks that the drainage report and calculations will show this change.

- Ben has questions on the crosswalk, he calls out the width and the spacing of the lines, he isn't sure what we want. Nate hadn't seen the notes, so he is okay with that. They have moved the sumps so they will not be painted over.
- Plat to be recorded

ACTION TO APPROVE THE FINAL PLAT AND SUBDIVISION IMPROVEMENT PLANS FOR THE RIDGEVIEW PLAT L SUBDIVISION SUBJECT TO THREE (3) STIPULATIONS RECOMMENDED BY STAFF, WITH FOLLOWING 2 CHANGES RELATED TO STIPULATION 3. THE CROSSWALK COMMENTS HAVE BEEN RESOLVED AND THE COMMENTS RELATED TO THE SUMP WILL BE ADDRESSED BY THE APPLICANT USING THE SAME SUMP DETAILS THAT WERE USED ON RIDGEVIEW PLAT K. THE APPLICANT WILL REVISE AND UPDATE THE DRAINAGE REPORT TO INCORPORATE THAT CHANGE AND ALL OF THAT WILL BE SUBJECT TO THE APPROVAL OF THE CITY ENGINEER.

MOTION: Rob makes a motion "I move that the Development Administration board accept the findings and **APPROVE** the final plat and subdivision improvement plans for the Ridgeview Plat L subdivision subject to the three (3) stipulations recommended by staff, with the following 2 changes related to stipulation 3. The crosswalk comments have been resolved and the comments related to the sump will be addressed by the applicant using the same sump details that were used on Ridgeview Plat K. The applicant will revise and update the drainage report to incorporate that change and all of that will be subject to the approval of the city engineer. Seconded by Trent Thayne.

1. Yes	Chris Trusty
2. Yes	Rob Patterson
3. Yes	Trent Tayne
4. Yes	Jerry Abbott
Motion Passes 4-0	

- **Meeting Adjourned:** 2:35PM
Minutes Prepared By: Gretchen Homer



DEVELOPMENT ADMINISTRATION BOARD AGENDA REPORT ITEM #2

DATE: March 31, 2025
TO: Development Administration Board
FROM: Rob Patterson, City Attorney / Planning & Zoning Administrator
SUBJECT: **Final Plat Approval:** Ridgeview Plat M
TYPE: **LAND USE (ADMINISTRATIVE)**

PURPOSE:

The Development Administration Board will hold a public meeting to consider a request from Ivory Development for approval of a final plat and subdivision improvement plans for an 11-lot subdivision in the Ridgeview Planned Development located generally at 10000 North 5000 West, in Highland. The Development Administration Board will take appropriate action.

SUMMARY OF THE REQUEST:

1. The applicant is requesting final plat approval for the Ridgeview Plat M subdivision, a 11-lot subdivision within the Ridgeview Planned Development.
2. Per HDC 5-4-103, if the plat and subdivision improvement plans comply with and conform to governing law and City standards, approval of the plat and plans is required. Conditions may be imposed on approval to ensure compliance and conformity.

STAFF RECOMMENDATION:

Staff recommends that the Development Administration Board **APPROVE** the final plat and subdivision improvement plans for the Ridgeview Plat M subdivision, with the following stipulations:

1. The recorded plat shall be in substantial conformance with the final plat dated February 27, 2025, as approved by Zoning Administrator and City Engineer, except as modified by these stipulations. (attachment 4)
2. Development and improvement of the subdivision shall be in substantial conformance with the subdivision improvement plans dated February 27, 2025, with the revised Grading and Drainage Plan (C4.0) and Storm Drain Report submitted dated 03.21.2025, as approved by City Engineer, except as modified by these stipulations. (attachment 4, 5, and 6)
3. The final review comments from staff dated March 31, 2024, shall be addressed and corrected to the Zoning Administrator's and City Engineer's satisfaction prior to recordation of the plat and approval of the improvement plans for construction. (attachment 7)

BACKGROUND:

Ridgeview Plat M is part of the Ridgeview Planned Development located along on the west side of 4800 West (North County Blvd) near Canal Boulevard. The property being subdivided is located approximately at 10000 North 5000 West. The property consists of approximately 3.54 acres and is zoned as Ridgeview Planned Development. The applicant is proposing an 11-lot subdivision.

Prior Review:

On October 26, 2021, the Planning Commission recommended approval with stipulations of the preliminary plat for “Pod B” of the Ridgeview Planned Development, which includes Plat M. On November 9, 2021, the City Council approved the preliminary plat for “Pod B” subject to 9 stipulations:

1. The recorded plat conforms to the preliminary plat dated October 20, 2021 except as modified by these stipulations.
2. All public improvements shall be installed as required by the City Engineer.
3. The civil construction plans shall meet all requirements as determined by the City Engineer.
4. The sewer line along the backs of lots 101 to 118 be resolved. The back lot lines will either adjust to be off of the sewer line, or the sewer line is to be rerouted. This will need to be addressed before final plat approval.
5. The developer will also be responsible for construction of the improvements on the south side of Cedar Hills Drive and to provide curb and gutter on the east side of extension of Knight Avenue as determined by the City Engineer.
6. The 4.8-acre community park shall be completed before 35% of the homes within the development have been issued a certificate of occupancy.
7. Trash and recycling containers are to be stored behind a side yard screen wall. They shall be placed behind curb lines in a designated location for each unit. The location shall be a concrete pad. The location where the containers are to be stored shall be shown on the site plan.
8. The home builder shall be responsible for the front yard landscaping on the flex residential and carriage lots.
9. Because of a strong affinity for xeriscaping, the Planning Commission recommends that City Council and Staff work with Boyer to explore xeriscaping options for the parkway detail along North County Blvd.

Only stipulations 1-3 apply to Plat M, as the other items are not applicable or have been resolved prior to now.

STAFF REVIEW:

Staff's review of the final plat and subdivision improvement plans is summarized below:

Plat Review

- The final plat is in substantial compliance with the approved November 2021 preliminary plat.
- The final plat conforms in major respect to City standards and the stipulations of approval of the preliminary plat. Staff's Review Comments issued March 31, 2025, address and correct the remaining issues.

Zoning

- The property is designated as Mixed-Use in the General Plan Land Use Map. It is zoned Ridgeview Planned Development.
- The properties adjacent to Plat M are also part of the Ridgeview Planned Development. The proposed subdivision is compatible with the surrounding uses.

Density

- The subdivision consists of +/- 3.54 acres. The Ridgeview Planned Development allows for 689 units overall, with this area being planned and approved for a mix of cottage and estate lots at an average of 4.8 units per acre.
- The developer is seeking approval of 11 total lots, all of which are estate (larger) lots in accordance with the approved preliminary plat and Ridgeview Planned Development. This aligns with the allowed density for this area (3.54 acres x 4.8 units = 16 units).
- The lots meet the requirements of the Ridgeview Planned Development:
 - Estate lots (11): 7,000 sqft minimum, 60' frontage width

Sensitive Lands

- The subdivision does not contain sensitive lands

Easements and Dedications

- The applicant will provide an easement and improvements for a temporary turnaround for fire access purposes on the west end of Blue Cedar Lane, if the road is not continued as part of future development.
- There are otherwise no easements or dedications beyond normal street and PUE easements.

Access and Circulation

- Road and utility access to the site will be from Crimson Oak Lane (public street) and the future Blue Cedar Lane connection to Willowbank Drive, once Willowbank is extended north as part of future development, in accordance with the approved circulation plan shown in the preliminary plat.
- All roads and right-of-way, including the temporary turnaround, are to be improved to City standards. The subdivision improvement plans for all road and right-of-way improvements conform in major respect to City standards and the stipulations of approval of the preliminary plat.

Utilities and Water

- The subdivision improvement plans for utilities and drainage, with the revisions dated 3.21.2025 to the storm drain report and sheet C4.0 Grading & Drainage, conform in major respect to City standards and the stipulations of approval of the preliminary plat. Staff's Review Comments issued March 31, 2025, address and correct the remaining issues.
- Developer has provided water shares for the property within the development that will remain private property.

Landscaping

- The only public landscaping improvements are park strips, which will be improved by the developer, private lot owner, or HOA.

FINDINGS:

Based on the facts described in the staff review, and if the stipulations proposed by staff are accepted, the final plat and subdivision improvement plans meet the following findings:

- The final plat and subdivision improvement plans are in substantial conformance with the preliminary plat and stipulations of approval thereof.
- The final plat and subdivision improvement plans conform to the zoning and density requirements of the Ridgeview Planned Development.
- The final plat and subdivision comply with and conform to the requirements of the Utah State Code, Highland City Development Code, and Highland City standards and specifications.

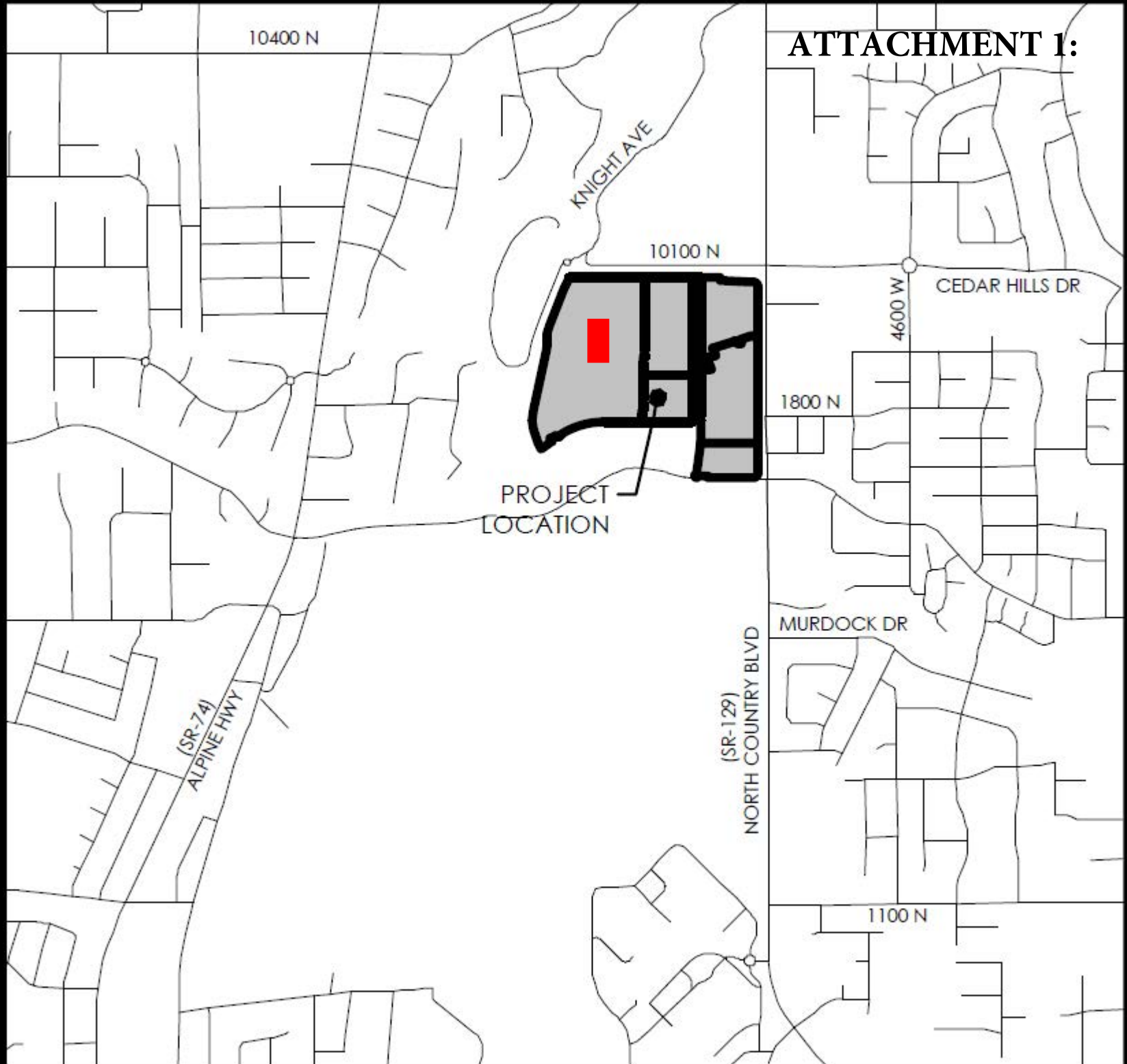
MOTION TO APPROVE:

I move that the Development Administration Board accept the findings and **APPROVE** the final plat and subdivision improvement plans for the Ridgeview Plat M subdivision, subject to the **three (3) stipulations** recommended by staff.

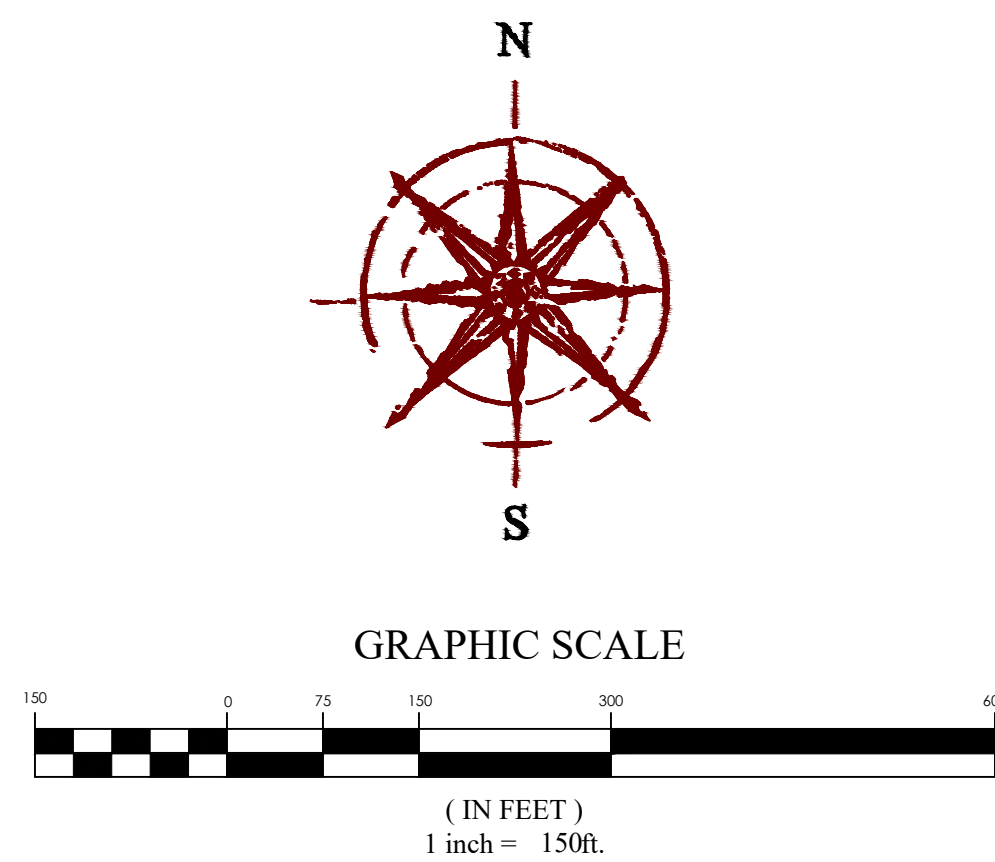
ATTACHMENTS:

1. Vicinity Map
2. Applicable Ridgeview PD Zoning Requirements
3. Ridgeview Pod B Preliminary Plat
4. Plat M - Final Plat and Subdivision Improvement Plans, 02.27.2025
5. Plat M – Revised Grading & Drainage Plan, 03.21.2025
6. Plat M – Revised Storm Drain Report, 03.21.2025
7. Staff Review Comments issued March 31, 2025

ATTACHMENT 1:

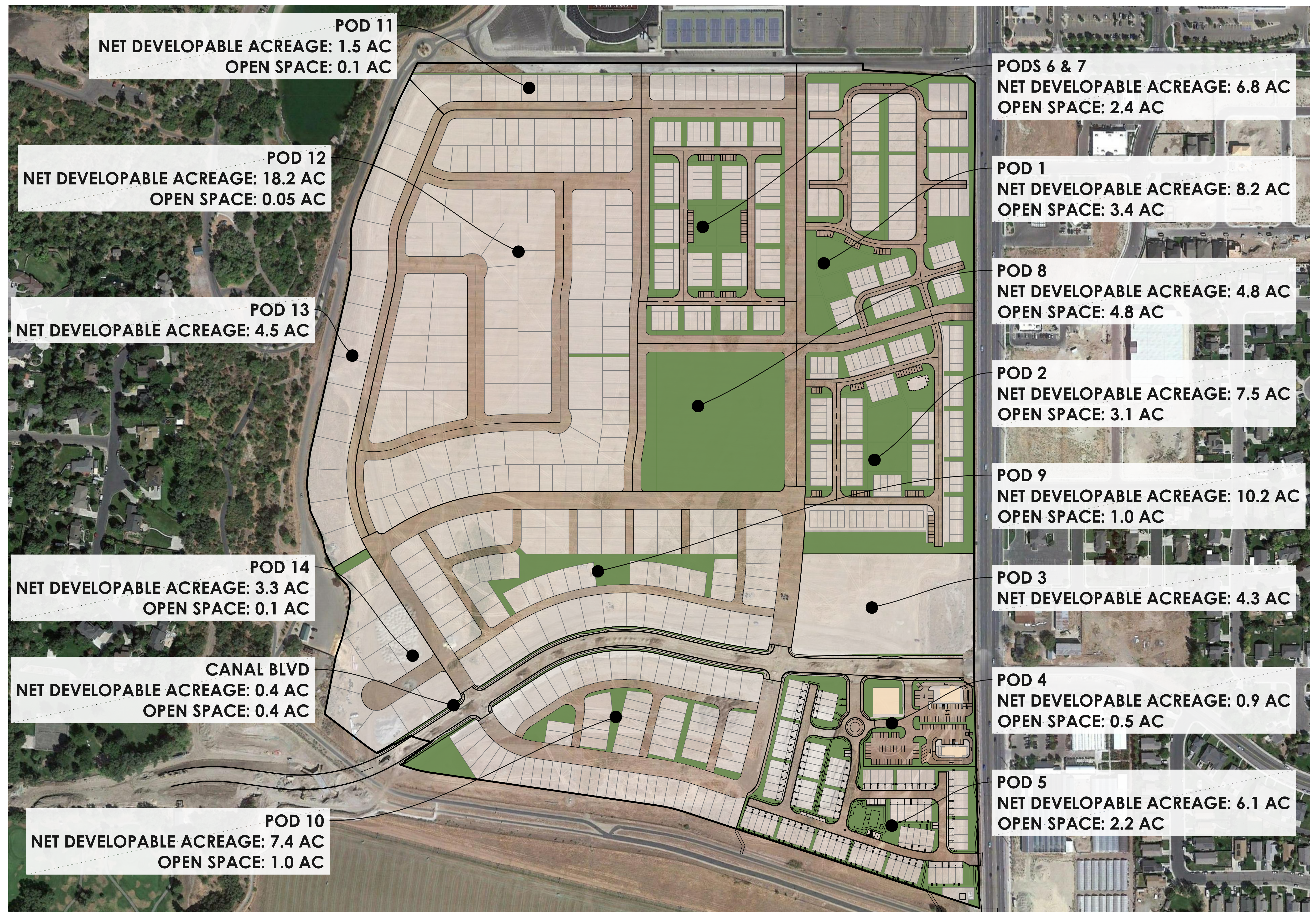


VICINITY MAP



TOTAL DEVELOPABLE ACREAGE:
83.4 AC

TOTAL OPEN SPACE:
19.3 AC (23.2%)



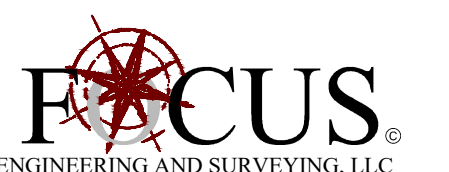
RIDGEVIEW open space exhibit

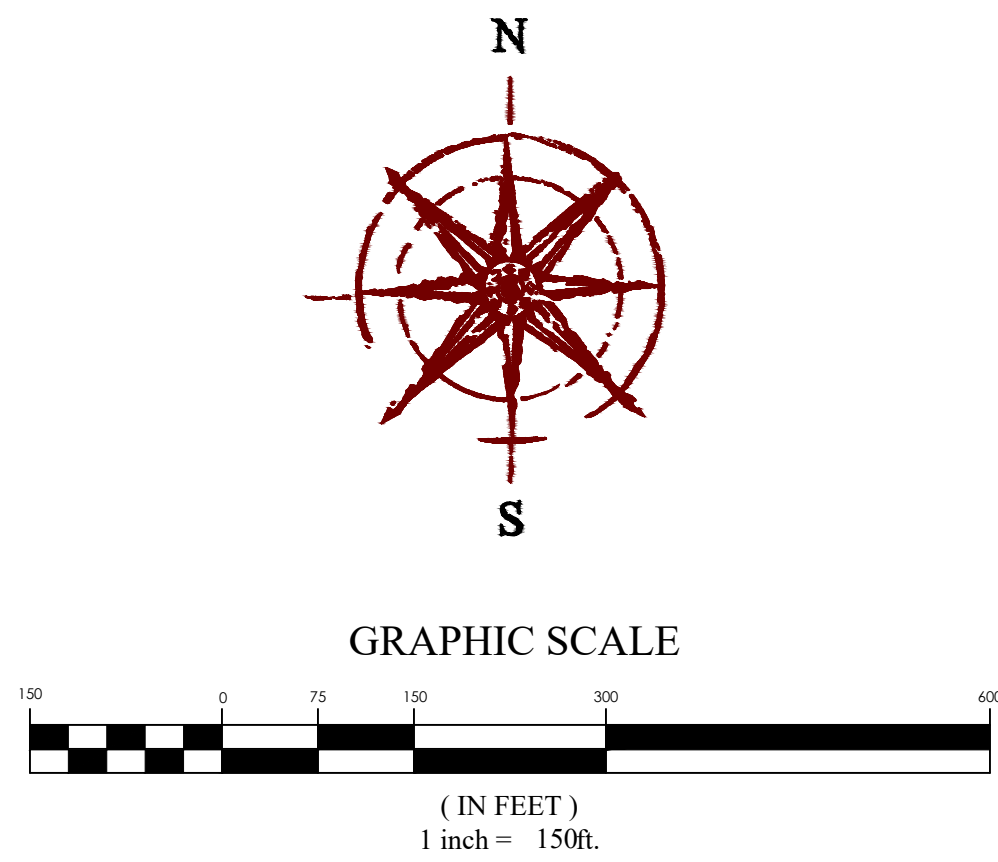
HIGHLAND CITY, UTAH COUNTY

8/26/2021

19-0084

Note: This plan is for illustrative purposes only. Boundaries may be based on parcels obtained through public GIS data. It is recommended that a survey be performed to determine actual boundary size and dimensions as well as other potential boundary conflicts.





PROPERTY OVERVIEW

TOTAL ACREAGE	±116.78 ACRES
NET DEVELOPABLE ACREAGE	81.94 ACRES
OPEN SPACE	19.67 ACRES (24.0%)

UNIT SUMMARY

TOTAL RESIDENTIAL UNITS	689
-PLATTED UNITS	265
-PROPOSED UNITS	424

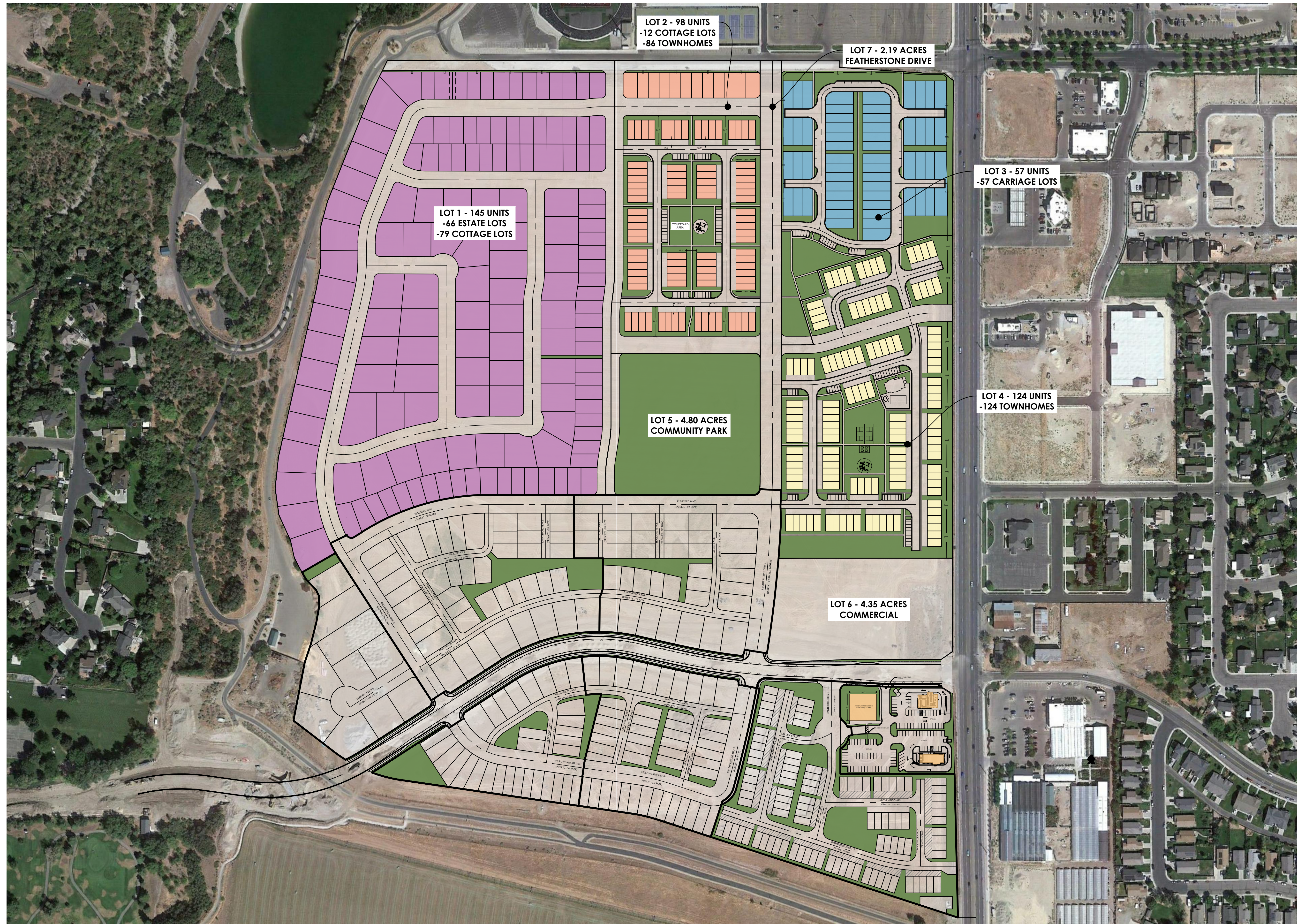
ESTATE LOTS	76
-PLATTED LOTS	10
-PROPOSED LOTS	66

COTTAGE LOTS	139
-PLATTED LOTS	48
-PROPOSED LOTS	91

CARRIAGE LOTS	88
-PLATTED LOTS	31
-PROPOSED LOTS	57

AGE TARGETED LOTS	80
-PLATTED LOTS	80

TOWNHOME UNITS	306
-PLATTED UNITS	96
-PROPOSED UNITS	210



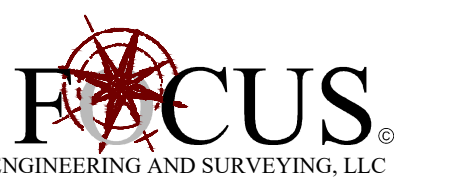
RIDGEVIEW master plan

HIGHLAND CITY, UTAH COUNTY

8/16/2021

19-0084

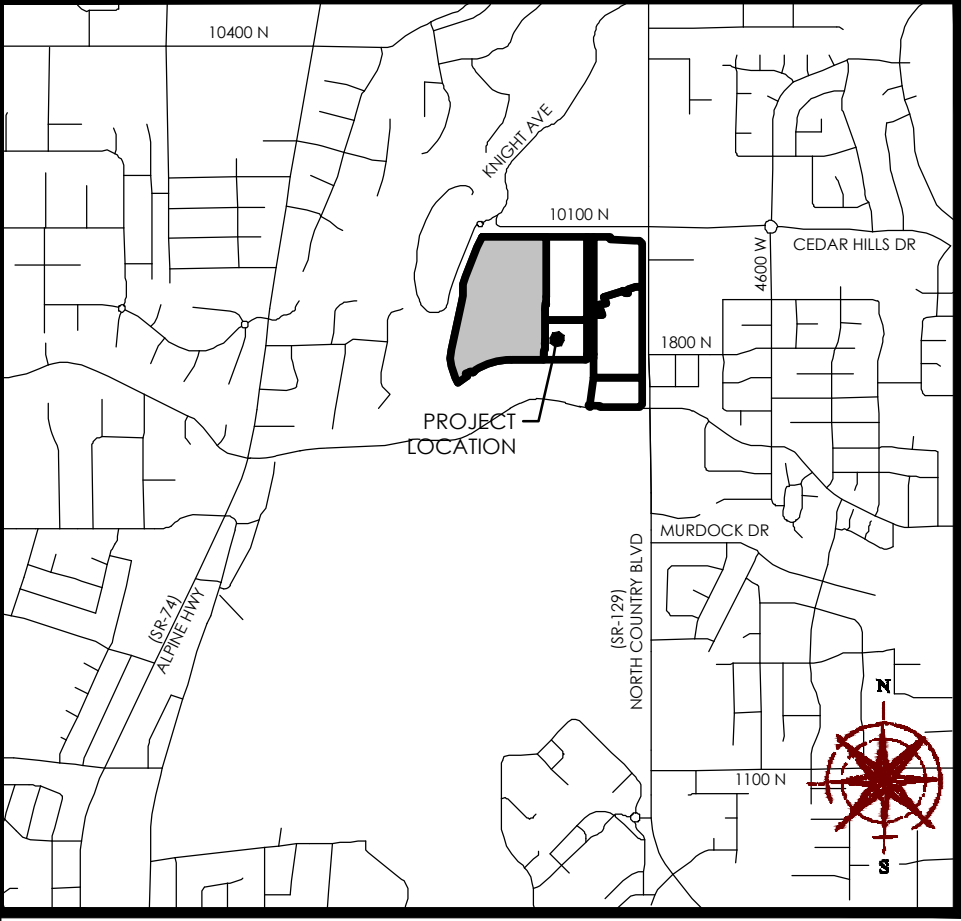
Note: This plan is for illustrative purposes only. Boundaries may be based on parcels obtained through public GIS data. It is recommended that a survey be performed to determine actual boundary size and dimensions as well as other potential boundary conflicts.



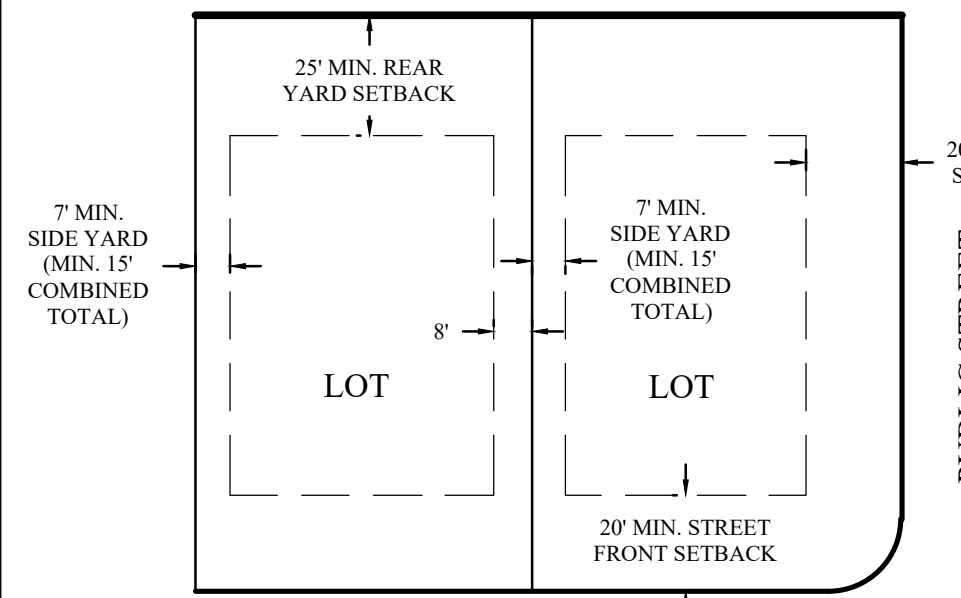
Residential Bulk & Intensity Requirements

	Townhomes Pods (Pods 2, 5)	Carriage (Pods 1, 2, 5, 6, 9)			Cottage (Pods 2, 5, 10)	Estate (Pods 11, 12)
		Cluster/Age Targeted	Front Load	Rear Load		
Min. Lot Size	Attached, Stacked, or Clustered Units with Density Controlling Number of Units	Attached, Stacked, or Clustered Units with Density Controlling Number of Units	Attached, Stacked, or Clustered Units with Density Controlling Number of Units	Attached, Stacked, or Clustered Units with Density Controlling Number of Units	3,500 sq ft.	7,000 sq ft.
Max Units/ Acre	12	12	12	12	10	4
Min. Lot Width	NA	NA	30'	30'	35'	60'
Min. Front Yard	12'	12' to any public ROW, 5' to adjacent homes, 2' to adjacent shared driveways or private ROWs	15'	10'	15' to home, 18' to garage	20'
Min. Rear Yard (Interior Lots)	NA	12' to any public ROW, 5' to adjacent homes, 2' to adjacent shared driveways or private ROWs	10'	5'	15'	25'
Min. Rear Yard (Corner Lots)	NA	12' to any public ROW, 5' to adjacent homes, 2' to adjacent shared driveways or private ROWs	10'	10'	15'	25'
Min. Side Yard (Interior Lots)	Residential Uses 0 ft. Total Side Yards Not Less than 5' All buildings to be a minimum of 5 ft between homes	Residential Uses 0 ft. Total Side Yards Not Less than 5' All buildings to be a minimum of 5 ft between homes	Residential Uses 0 ft. Total Side Yards Not Less than 5' All buildings to be a minimum of 5 ft between homes	Residential Uses 0 ft. Total Side Yards Not Less than 5' All buildings to be a minimum of 5 ft between homes	5'	7' on one side, 8' on the opposite side (Total of 15' combined)
Min. Side Yard (Corner Lots)	10'	10'	10'	10'	15'	20'
Height*	Shall not exceed 40'	Shall not exceed 40'	Shall not exceed 40'	Shall not exceed 40'	Shall not exceed 40'	Shall not exceed 35'
Max. Lot Coverage	NA	NA	70%	70%	65%	50%

* As measured from the highest point on the top back of curb along the lot frontage



VICINITY MAP
N.T.S.



TYPICAL BUILDING SETBACKS
(ESTATE LOTS - 7,000 S.F. MIN)
N.T.S.

- NOTES
1. ALL PUBLIC UTILITY EASEMENTS PLATTED HEREON ARE IN PERPETUITY FOR INSTALLATION, MAINTENANCE, REPAIR AND REPLACEMENT OF PUBLIC UTILITIES, SIDEWALKS AND APPURTENANT PARTS THEREOF AND THE RIGHT TO REASONABLE ACCESS TO GRANTOR'S PROPERTY FOR THE ABOVE DESCRIBED PURPOSES. THE EASEMENTS SHALL RUN WITH THE REAL PROPERTY AND SHALL BE BINDING UPON THE GRANTOR AND THE GRANTOR'S SUCCESSORS, HEIRS, AND ASSIGNS.
 2. PRIVATE STREETS OR DRIVES TO SERVE AS PUBLIC UTILITY EASEMENTS.
 3. ALL PARCELS ARE COMMON AREAS EXCEPT AS OTHERWISE SPECIFICALLY DESIGNATED.
 4. THE INSTALLATION OF IMPROVEMENTS SHALL CONFORM TO ALL CITY STANDARDS, RESOLUTIONS AND ORDINANCES.
 5. THIS AREA IS SUBJECT TO THE NORMAL, EVERYDAY SOUNDS, ODORS, SIGHTS, EQUIPMENT, FACILITIES, AND ANY OTHER ASPECTS ASSOCIATED WITH AGRICULTURAL LIFESTYLES. FUTURE RESIDENTS SHOULD ALSO RECOGNIZE THE RISK INHERENT WITH LIVESTOCK.
 6. ANY LOTS THAT WILL BE DOUBLE FRONTING NEEDS TO HAVE A 1' NONE VEHICLE ACCESS EASEMENT ALONG THE PUBLIC ROAD IT DOUBLE FRONTS.
 7. ALL RESIDENTIAL CONSTRUCTION WILL NEED TO MEET THE INTERNATIONAL BUILDING CODE REQUIREMENTS.
 8. PRIOR TO FINAL APPROVAL OF INDIVIDUAL PHASES A WATER MODEL WILL BE REQUIRED TO VERIFY THAT THE WATER LINE SIZES ARE SUFFICIENT FOR THIS PRELIMINARY LAYOUT.
 9. PRIVATE ROADS WILL BE OWNED AND MAINTAINED BY THE APPROPRIATE HOMEOWNERS ASSOCIATION BY PHASE
 10. PARCEL B TO BE OWNED AND MAINTAINED BY HOA

LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF UTAH
S.S.
COUNTY OF _____

ON THE _____ DAY OF _____ A.D. 20 _____ PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF _____, IN SAID STATE OF UTAH, _____, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE/SHE IS THE _____ OF _____ L.L.C., A UTAH L.L.C. AND THAT HE/SHE SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.

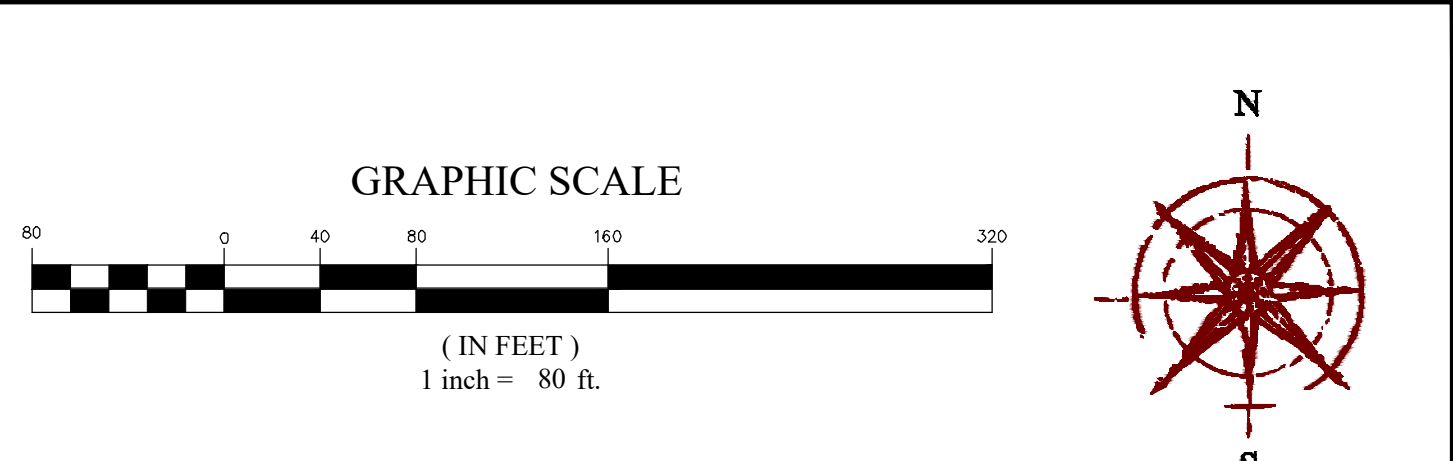
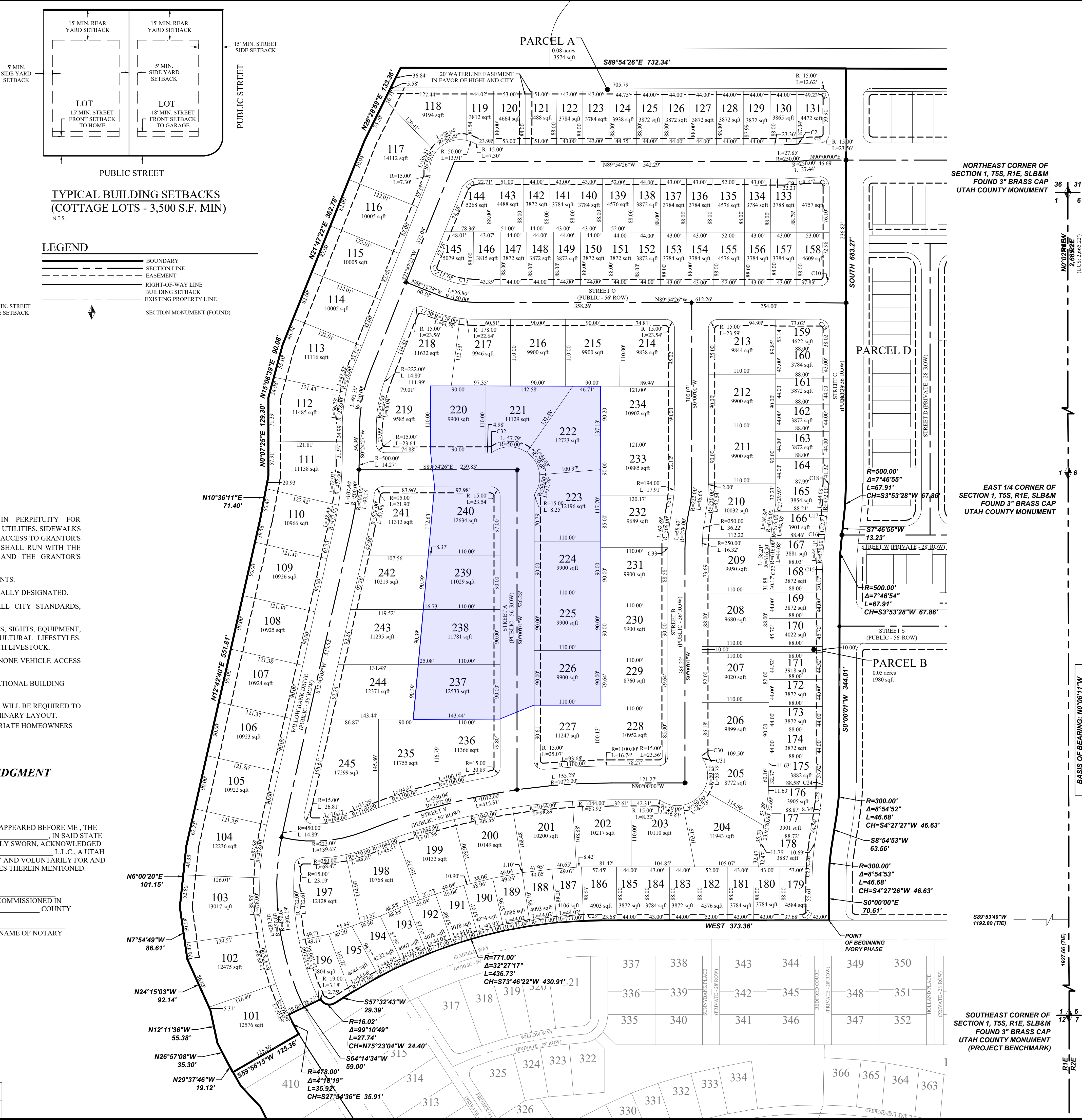
MY COMMISSION EXPIRES: _____ A NOTARY PUBLIC COMMISSIONED IN _____ COUNTY UTAH RESIDING IN _____

MY COMMISSION No. _____ PRINTED FULL NAME OF NOTARY _____

OWNER/DEVELOPER
IVORY
3340 NORTH, CENTER STREET
LEHI, UTAH 84043
(801) 407-0841
CONTACT: BRAD MACKAY

PREPARED BY

FOCUS
ENGINEERING AND SURVEYING, L.L.C.
6949 S. HIGH TECH DRIVE, #200
MIDVALE, UTAH 84047 P.E. (801) 352-0075
www.focususurvey.com



BOUNDARY DESCRIPTION

A tract of land located in the Southeast Quarter and the Northeast Quarter of Section 1, Township 5 South, Range 1 East, Salt Lake Base & Meridian, more particularly described as follows:

Beginning at a point on the northerly line of a Special Warranty Deed recorded as Entry No. 174194:2020 in the office of the Utah County Recorder, said point located N00°06'11"W 1,927.66 feet along the Section line and S89°53'49"W 1,192.80 feet from the Southeast Corner of Section 1, T5S, R1E, SLB&M; running thence along said northerly line the following seven (7) courses: (1) West 373.36 feet; thence (2) along the arc of a curve to the left with a radius of 711.00 feet a distance of 436.73 feet through a central angle of 32°27'17" Chord: S73°46'22"W 430.91 feet; thence (3) S57°32'43"W 30.12 feet; thence (4) along the arc of a curve to the right with a radius of 16.00 feet a distance of 27.00 feet through a central angle of 96°41'51" Chord: N74°06'22"W 23.91 feet; thence (5) S64°14'34"W 59.00 feet; thence (6) southeasterly along the arc of a non-tangent curve to the left having a radius of 478.00 feet (radius bears: N64°14'34"E) a distance of 35.92 feet through a central angle of 04°18'19" Chord: S27°54'36"E 35.91 feet; thence (7) S59°56'15"W 125.36 feet to the easterly line of a Special Warranty Deed recorded as Entry No. 113623:1998 in the Utah County Recorder; thence along said easterly line the following twelve (12) courses: (1) N29°37'46"W 19.12 feet; thence (2) N26°57'08"W 35.30 feet; thence (3) N12°11'36"W 55.38 feet; thence (4) N24°15'03"W 92.14 feet; thence (5) N07°54'49"W 86.61 feet; thence (6) N06°00'20"E 101.15 feet; thence (7) N12°42'40"E 551.81 feet; thence (8) N10°36'11"E 71.40 feet; thence (9) N00°07'25"E 129.30 feet; thence (10) N15°06'39"E 90.08 feet; thence (11) N21°47'22"E 362.78 feet; thence (12) N26°28'59"E 133.36 feet; thence to and along the southerly line of a Corrected Special Warranty Deed recorded as Entry No. 79132:1998 in the office of the Utah County Recorder, S89°54'26"E 732.34 feet; thence South 683.27 feet; thence along the arc of a curve to the right with a radius of 500.00 feet a distance of 67.91 feet through a central angle of 07°46'55" Chord: S03°53'28"W 67.86 feet; thence S07°46'55"W 13.23 feet; thence along the arc of a curve to the left with a radius of 500.00 feet a distance of 67.91 feet through a central angle of 07°46'54" Chord: S03°53'28"W 67.86 feet; thence S00°00'01"W 344.01 feet; thence along the arc of a curve to the right with a radius of 300.00 feet a distance of 46.68 feet through a central angle of 08°54'52" Chord: S04°27'26"W 46.63 feet; thence S08°54'53"W 63.56 feet; thence along the arc of a curve to the left with a radius of 300.00 feet a distance of 46.68 feet through a central angle of 08°54'53" Chord: S04°27'26"W 46.63 feet; thence South 70.61 feet to the point of beginning.

Contains: 31.90 acres +/-

Curve Table				
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION
C1	151.72	7°48'30"	20.68	S87°25'32"W
C2	2425.02	0°05'45"	4.06	S84°14'05"W
C3	250.75	7°48'58"	34.21	S87°11'40"W
C4	15.00	41°43'03"	10.92	S20°51'31"E
C6	15.00	88°58'47"	23.29	S44°29'23"E
C7	207.58	7°49'05"	28.32	N87°21'56"E
C8	353.53	1°39'00"	10.18	N84°45'36"E
C9	190.46	6°15'13"	20.79	N87°57'04"E
C10	15.00	90°05'34"	23.59	S45°02'47"W
C11	15.00	90°00'00"	23.56	N23°12'38"W
C12	30.00	68°18'12"	35.76	N55°46'28"E
C13	122.00	21°41'48"	46.20	N79°03'32"W
C15	528.00	1°30'02"	13.83	S00°45'02"W
C16	528.00	1°29'38"	13.77	S07°02'06"W
C17	472.00	2°06'22"	17.35	S06°43'44"W
C18	472.00	0°19'31"	2.68	S00°09'46"W
C19	15.00	89°54'26"	23.54	S44°57'13"E
C21	616.00	1°19'45"	14.29	N10°10'47"E
C22	616.00	1°17'10"	13.83	N00°38'36"E
C23	272.00	7°34'10"	35.93	S05°07'48"W
C24	272.00	1°20'42"	6.39	S00°40'22"W
C25	328.00	3°02'18"	17.39	S01°31'09"W
C26	328.00	5°52'35"	33.64	S05°58'36"W
C27	15.00	90°00'00"	23.56	S45°00'00"W
C29	771.00	2°14'29"	30.16	S88°52'46"W
C30	15.00	14°45'59"	3.87	N07°22'59"W
C31	15.00	16°37'49"	4.35	N23°04'53"W
C32	15.00	31°40'57"	8.29	S74°15'05"W
C33	306.00	0°15'57"	1.42	S00°07'59"W
C34	194.00	6°45'07"	22.86	S08°39'53"W

PRELIMINARY PLAT
RIDGEVIEW POD "B"
SUBDIVISION
LOCATED IN THE SE1/4 AND NE1/4 OF SECTION 1, T5S, R1E,
SALT LAKE BASE & MERIDIAN
HIGHLAND CITY, UTAH COUNTY, UTAH

SURVEYOR'S SEAL NOTARY PUBLIC SEAL HIGHLAND CITY ENGINEER SEAL HIGHLAND CITY RECORDER SEAL

FOR REVIEW ONLY

1. THESE NOTES SHALL BE DEEMED AN ADDENDUM TO THE AMERICAN PUBLIC WORKS ASSOCIATION (APWA) MANUAL STANDARD SPECIFICATIONS. HIGHLAND CITY FOLLOWS THE MOST CURRENT APWA SPECIFICATIONS AND STANDARD PLANS (AVAILABLE AT WWW.APWAAUTH.ORG). APWA STANDARDS ARE TO BE USED AND FOLLOWED AFTER HIGHLAND CITY STANDARDS ARE APPLIED.
2. ANY CHANGING OF THE CITY ENGINEER'S NOTICE IS REQUIRED FOR ALL INSPECTIONS. INSPECTIONS ARE TO BE SCHEDULED THROUGH THE PUBLIC WORKS SECRETARY EITHER VERBALLY (801-722-4515), OR BY EMAIL (PUBLIC.WORKS@GHHIGHLANDCITY.ORG).
3. HIGHLAND CITY ENGINEERING INSPECTORS WORK MONDAY-THURSDAY THROUGH THURSDAY (7:00 A.M. TO 5:30 P.M). INSPECTIONS WILL BE SCHEDULED BETWEEN 7:30 A.M. AND 5:00 P.M.
4. ANY WORK PERFORMED WITHOUT THE PROPER APPROVALS OR INSPECTIONS TAKING PLACE WILL BE REMOVED AT THE CONTRACTOR'S EXPENSE AND RE-DONE WITH THE PROPER APPROVALS OR INSPECTIONS. MATERIAL REPLACEMENT OR RE-DESIGN MAY BE REQUIRED AT THE DISCRETION OF THE CITY INSPECTOR AND AT THE EXPENSE OF THE CONTRACTOR.
5. ALL CONSTRUCTION SHALL BE SIGN OFF ON THE APPROVED CONSTRUCTION DRAWINGS STAMPED "APPROVED FOR CONSTRUCTION" BY HIGHLAND PUBLIC WORKS" WITH DATE AND SIGNATURE. THESE PLANS ARE TO BE ON-SITE AT ALL TIMES AND AVAILABLE TO THE CITY INSPECTOR FOR REVIEW. IF THE PLANS ARE NOT ON SITE, A STOPPAGE OF WORK WILL BE ISSUED UNTIL THE PLANS ARE AVAILABLE.
6. ANY CHANGES TO THE APPROVED CONSTRUCTION DRAWINGS MUST BE APPROVED BY THE CITY ENGINEER AND DESIGN ENGINEER. THIS APPROVAL WILL BE GIVEN IN WRITING BY THE CITY ENGINEER TO THE CONTRACTOR AND THE DEVELOPER. UNTIL SUCH WRITTEN AUTHORIZATION IS RECEIVED, THERE HAS BEEN NO APPROVAL GRANTED TO CHANGE THE PLANS.
7. THE CONTRACTOR IS RESPONSIBLE FOR REPORTING ANY ERRORS FOUND ON THE APPROVED DRAWINGS, AS SOON AS THEY ARE IDENTIFIED BY THE CONTRACTOR AND THE DESIGN ENGINEER. A WRITTEN ADDENDUM, WRITTEN BY THE CITY ENGINEER, WILL BE ISSUED TO THE CONTRACTOR AND THE DEVELOPER NOTIFYING THEM OF THE CHANGE TO THE PLANS. THERE WILL BE NO COST TO THE CITY FOR THESE CHANGES.
8. THE CONTRACTOR SHALL TAKE ALL NECESSARY AND PROPER PRECAUTIONS TO PROTECT ADJACENT PROPERTIES FROM ANY DAMAGE THAT MAY OCCUR FROM THE PROJECT. THE CONTRACTOR SHALL ENSURE THAT ALL NECESSARY APPROVALS FOR WORK THAT IMPACTS OR IS LOCATED ON ADJACENT PROPERTIES OR WATER CONVEYANCE FACILITIES ARE OBTAINED IN WRITING AND PROVIDED TO THE CITY PRIOR TO BEGINNING WORK.
9. THE CONTRACTOR IS RESPONSIBLE FOR ALL SAFETY REQUIREMENTS O THE JOB SITE AND WILL ENSURE ENFORCEMENT OF THE NECESSARY AND GOVERNING REGULATIONS.
10. ALL CONSTRUCTION DEBRIS SHALL BE REMOVED (IE NO CONCRETE)
11. THE PARK STRIP SHALL BE FILLED WITH NATIVE TOP SOIL, LEVEL WITH TOP OF CURB, NO ROCKS GREATER THAN (3) INCHES.
12. HIGHLAND CITY DEFINES THE TIME FOR COMPLETION OF THE PUNCH LIST ITEMS TO BE THIRTY (30) DAYS.

1. UNLESS OTHERWISE NOTED ON THE PLANS, THE EXISTING UTILITIES AND THEIR LOCATIONS ARE TAKEN FROM RESEARCH DATA OF AVAILABLE RECORDS AND NOT ACTUAL FIELD VERIFICATION.

2. THE EXISTING UTILITIES LOCATED ON THE PLANS ARE THE PROPERTY OF THE CONTRACTOR. NEITHER THE CITY ENGINEER, NOR THE DEVELOPER WILL BEAR ANY RESPONSIBILITY FOR THE ACCURACY OF THE DATA OR FOR UTILITIES NOT SHOWN ON THE PLANS. THE CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFICATION OF THESE UTILITIES.

3. THE CONTRACTOR IS RESPONSIBLE FOR FOLLOWING ALL LAWS AND REGULATIONS REGARDING UTILITY LOCATIONS AND EXCAVATING AROUND THESE UTILITIES, INCLUDING THE REQUIRED ROAD CUT RIGHT OF WAY PERMIT.

4. ANY UTILITIES THAT ARE FOUND TO BE DAMAGED OR DESTROYED DURING THE CONSTRUCTION SHALL BE REPAIRED AND/OR REPLACED SATISFACTORILY BY THE CITY ENGINEER AND OWNING UTILITY COMPANY AT THE EXPENSE OF THE CONTRACTOR.

A. BASE

1. ALL TESTING PERFORMED WILL BE AT NO COST TO THE CITY.
2. ALL COMPACTION TESTING SHALL BE SUBMITTED TO THE PUBLIC WORKS DEPARTMENT FOR REVIEW AND APPROVAL BEFORE MOVING TO THE NEXT PHASE OF CONSTRUCTION, INCLUDING BUT NOT LIMITED TO ASPHALT, SIDEWALK, CURB, GUTTER, ETC.
3. ALL TESTING WILL BE PERFORMED BY A CERTIFIED TESTING LABORATORY AND A CERTIFIED TESTER
4. COMPACTION SHALL MEET THE 95% MODIFIED PROCTOR REQUIREMENTS.
5. THE CITY INSPECTOR HAS THE AUTHORITY TO DIRECT THE LOCATION OF TESTING OR TO CALL FOR ADDITIONAL TESTS IF DEEMED NECESSARY.

B. SUBBASE

1. ALL TESTING PERFORMED WILL BE AT NO COST TO THE CITY.
2. ALL SUBBASES (OR SUBGRADE IF NO SUBBASE IS USED) WILL HAVE A PROOF ROLLING TEST WITH A CITY INSPECTOR ON SITE.
3. PROOF ROLLING TESTES WILL CONSIST OF DRIVING OVER THE SUBBASE/SUBGRADE WITH A FULLY LOADED FOUR THOUSAND (4,000) GALLON WATER TRUCK TO CHECK FOR ANY TYPE OF DEFLECTION IN THE MATERIAL.
4. THE CITY INSPECTOR SHALL HAVE THE DISCRETION TO REQUEST THE REMOVAL OF MATERIAL AND THE AMOUNT AT LOCATIONS OF FAILURE.
5. THE FAILED MATERIAL SHALL BE REMOVED AND REPLACED AT THE EXPENSE OF THE CONTRACTOR AND RETESTED.

C. TRENCH COMPACTION

1. ALL TESTING PERFORMED WILL BE AT NO COST TO THE CITY.
2. TESTING RESULTS ARE REQUIRED TO BE SUBMITTED TO THE PUBLIC WORKS DEPARTMENT FOR REVIEW AND APPROVAL BEFORE THE NEXT PHASE OF CONSTRUCTION CAN BEGIN.
3. COMPACTION TESTS ARE REQUIRED EVERY TWO HUNDRED (200) LINEAR FEET OF EACH UTILITY AND EVERY TWO (2) FEET OF VERTICAL LIFT.
4. MAXIMUM LIFT THICKNESS IS EIGHT (8) INCHES

D. SIDEWALKS AND CURB & GUTTER

1. ALL TESTING PERFORMED WILL BE AT NO COST TO THE CITY.
2. TESTING RESULTS ARE REQUIRED TO BE SUBMITTED TO THE PUBLIC WORKS DEPARTMENT FOR REVIEW AND APPROVAL BEFORE THE NEXT PHASE OF CONSTRUCTION CAN BEGIN.
3. SIDEWALKS - COMPACTION TESTS AREA REQUIRED EVERY FOUR HUNDRED (400) LINEAR FEET PER LIFT.
4. CURB AND GUTTER - COMPACTION TESTS ARE REQUIRED EVERY TWO HUNDRED (200) LINEAR FEET PER LIFT.
5. MAXIMUM LIFT THICKNESS IS EIGHT (8) INCHES.

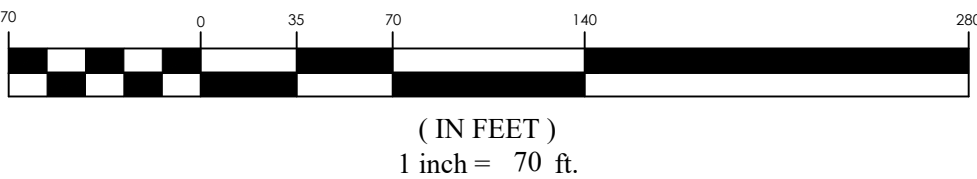
1. ALL CONSTRUCTION SIGNAGE, BARRICADING, AND TRAFFIC DELINEATION SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), LATEST EDITION.
2. BEFORE ANY WORK IS STARTED IN THE RIGHT-OF-WAY, THE CONTRACTOR SHALL INSTALL ALL ADVANCE WARNING SIGNS FOR THE CONSTRUCTION ZONE.
3. THE CONTRACTOR SHALL INSTALL TEMPORARY STOP SIGNS AT ALL NEW STREET ENCROACHMENTS INTO EXISTING PUBLIC RIGHTS-OF-WAY THAT WERE WARRANTED IMMEDIATELY AFTER THE FIRST GRADING WORK IS ACCOMPLISHED AND SHALL MAINTAIN SAID SIGNS UNTIL PERMANENT SIGNS ARE INSTALLED.
4. IF IT IS DETERMINED BY THE PUBLIC WORKS DEPARTMENT THAT A SCHOOL ZONE IS ENCROACHED UPON BY A CONSTRUCTION WORK ZONE, AND IT IS DETERMINED THAT THERE IS A NEED FOR STUDENTS TO BE ASSISTED IN THE SAFE CROSSING OF THE HIGHWAY, THE SCHOOL SHALL BE NOTIFIED, AND THE CONTRACTOR SHALL BE REQUIRED TO PROVIDE A QUALIFIED CROSSING GUARD. THE GUARD SHALL BE PRESENT FOR THE FULL DURATION OF TIME THOSE CHILDREN ARE LIKELY TO BE PRESENT AND/OR AS REQUESTED BY THE SCHOOL.
5. IF THE IMPROVEMENTS NECESSITATE THE OBLITERATION, TEMPORARY OBSTRUCTION, TEMPORARY REMOVAL, OR RELOCATION OF ANY EXISTING TRAFFIC PAVEMENT MARKING, SUCH PAVEMENT MARKING SHALL BE RESTORED OR REPLACED WITH LIKE MATERIALS TO THE SATISFACTION OF THE CITY ENGINEER OR DESIGNEE.
6. ALL PERMANENT TRAFFIC CONTROL DEVICES CALLED FOR HEREON SHALL BE INSTALLED IN THE PERMANENT SIGNS SHOWN ON THE PLANS. STREET NAME SIGNS SHALL CONFORM IN THEIR ENTIRETY TO CURRENT CITY STANDARDS. ALL OTHER SIGNS SHALL BE STANDARD SIZE UNLESS OTHERWISE SPECIFIED ON THE PLANS. ALL SIGNPOSTS SHALL BE INSTALLED IN ACCORDANCE WITH THE CURRENT CITY STANDARDS.
7. ALL PERMANENT TRAFFIC CONTROL DEVICES CALLED FOR HEREON SHALL BE IN PLACE AND IN FINAL POSITION PRIOR TO ALLOWING ANY PUBLIC TRAFFIC ONTO THE PORTIONS OF THE ROAD(S) BEING IMPROVED HEREUNDER, REGARDLESS OF THE TYPE OF IMPROVEMENTS BEING MADE.
8. THE CONTRACTOR SHALL PROVIDE BARRICADES, SIGNS, FLASHERS, OTHER EQUIPMENT, AND FLAG PERSONS NECESSARY TO ENSURE THE SAFETY OF WORKERS AND VISITORS.

PREPARED FOR:
IVORY DEVELOPMENT
LOCATED IN:
HIGHLAND CITY,UTAH COUNTY,UTAH

1. CONTRACTOR TO FIELD VERIFY HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF CONSTRUCTION, AND REPORT ANY DISCREPANCIES TO THE ENGINEER.
2. ANY AND ALL DISCREPANCIES IN THESE PLANS ARE TO BE BROUGHT TO THE ENGINEER'S ATTENTION PRIOR TO COMMENCEMENT OF CONSTRUCTION.
3. ALL CONSTRUCTION SHALL ADHERE TO HIGHLAND CITY STANDARD PLANS AND SPECIFICATIONS.
4. ALL UTILITIES AND ROAD IMPROVEMENTS SHOWN ON THE PLANS HEREIN SHALL BE CONSTRUCTED USING REFERENCE TO SURVEY CONSTRUCTION STAKES PLACED UNDER THE SUPERVISION OF A PROFESSIONAL LICENSED SURVEYOR WITH A CURRENT LICENSE ISSUED BY THE STATE OF UTAH. ANY IMPROVEMENTS INSTALLED BY ANY OTHER METHOD OR REFERENCE TO A HORIZONTAL OR VERTICAL CURVE OR CERTIFIED BY THE ENGINEER OF RECORD.
5. THIS DRAWING SET IS SCALED TO BE PRINTED ON A 24" X 36" SIZE OF PAPER (ARCH. D). IF PRINTED ON A SMALLER PAPER SIZE, THE DRAWING WILL NOT BE TO SCALE AND SHOULD NOT BE USED TO SCALE MEASUREMENTS FROM THE PAPER DRAWING. ALSO USE CAUTION, AS THERE MAY BE TEXT OR DETAIL THAT MAY BE OVERLOOKED DUE TO THE SMALL SIZE OF THE DRAWING.

BEFORE PROCEEDING WITH THIS WORK, THE CONTRACTOR SHALL CAREFULLY CHECK AND VERIFY ALL CONDITIONS, QUANTITIES, DIMENSIONS, AND GRADE ELEVATIONS, AND SHALL REPORT ALL DISCREPANCIES TO THE ENGINEER.

HIGHLAND CITY, UTAH COUNTY, UTAH



ENGINEER & SURVEYOR
FOCUS ENGINEERING & SURVEYING, LLC
 6949 S. HIGH TECH DRIVE SUITE 200
 MIDVALE, UTAH 84047
 (801) 352-0075
PROJECT MANAGER: BEN DUZETT
SURVEY MANAGER: EVAN WOOD

OWNER/DEVELOPER
IVORY DEVELOPMENT
978 WOODOAK LANE
SALT LAKE CITY, UTAH 84117
(801) 747-7440
CONTACT: BRAD MACKAY

SOUTHEAST CORNER OF SECTION 1
TOWNSHIP 5 SOUTH, RANGE 1 EAST
SALT LAKE BASE AND MERIDIAN
ELEV: 4819.90
DATUM:NGVD29



(IN FEET)
1 inch = 70 ft.

REVISION BLOCK		
#	DATE	DESCRIPTION
1	04-20-20	
2	04-20-20	
3	04-20-20	
4	04-20-20	
5	04-20-20	
6	04-20-20	

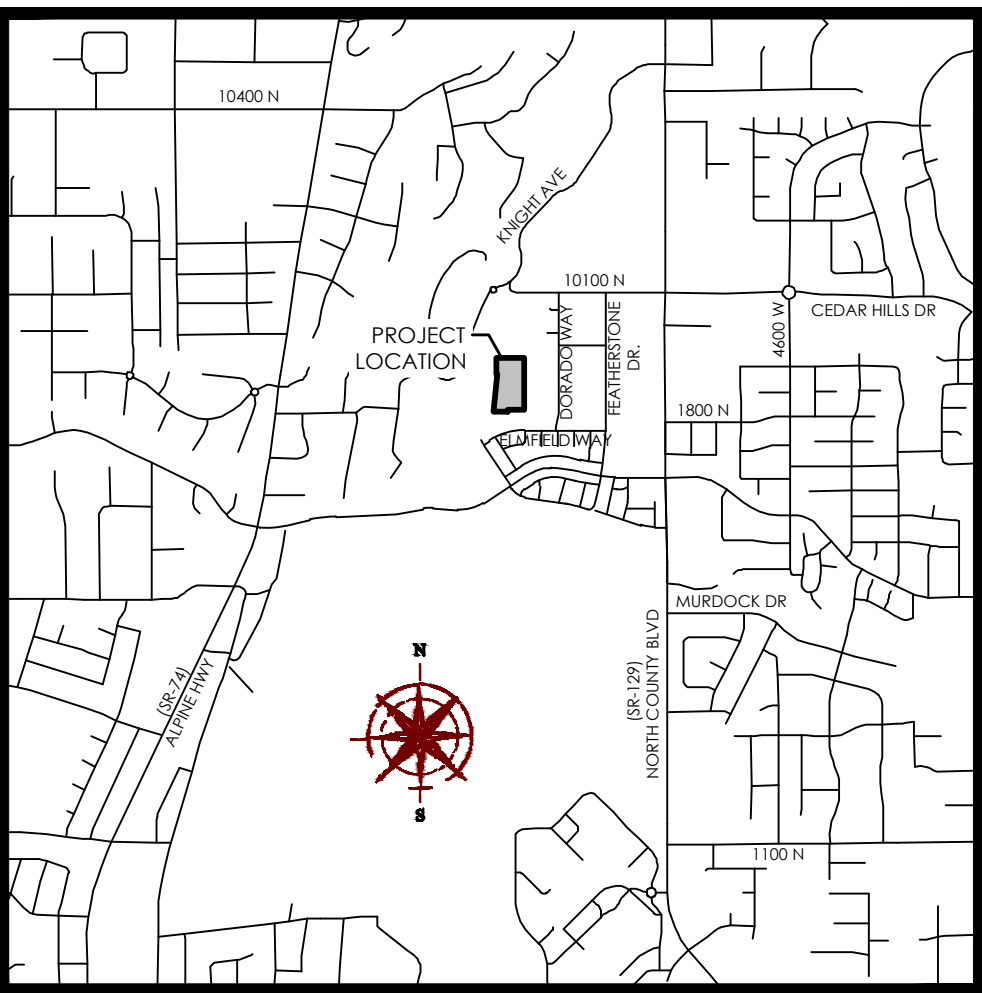
Scale: 1"=70'	Drawn: GIM
Date: 02/27/25	Job #: 24-0163
Sheet:	

C1

BRIDGEVIEW POD B PLAT M
HIGHLAND CITY, UT
COVER SHEET



Z:_2024\24-0163 Ridgeview Plat B Phase M\design 24-0163\dwg\sheets\C1 COVER SHEET.dwg



VICINITY MAP
N.T.S.

LEGEND

- BOUNDARY
- SECTION LINE
- EASEMENT
- RIGHT-OF-WAY LINE
- BUILDING SETBACK
- EXISTING PROPERTY LINE
- SECTION MONUMENT (FOUND)
- SECTION MONUMENT (NOT FOUND)
- STREET MONUMENT
- BOUNDARY MARKERS
- PUBLIC UTILITY EASEMENT

NOTES

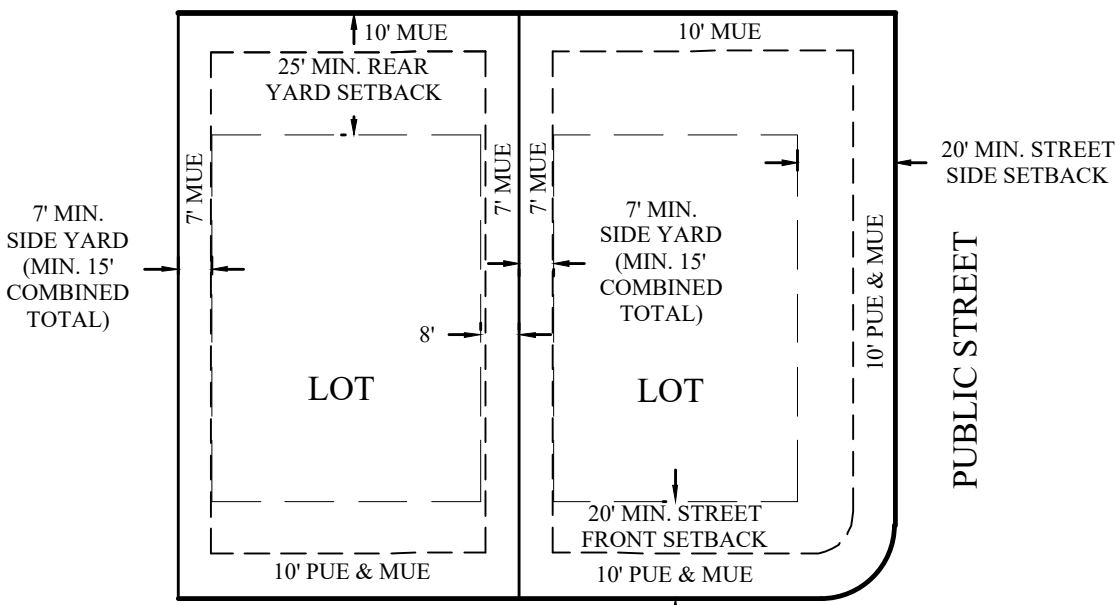
- ALL PUBLIC UTILITY EASEMENTS PLATTED HEREON ARE IN PERPETUITY FOR INSTALLATION, MAINTENANCE, REPAIR, AND REPLACEMENT OF PUBLIC UTILITIES, SIDEWALKS AND APPURTENANT PARTS THEREOF AND THE RIGHT TO REASONABLE ACCESS TO GRANTOR'S PROPERTY FOR THE ABOVE DESCRIBED PURPOSES. THE EASEMENTS SHALL RUN WITH THE REAL PROPERTY AND SHALL BE BINDING UPON THE GRANTOR AND THE GRANTOR'S SUCCESSORS, HEIRS, AND ASSIGNS.
- THE INSTALLATION OF IMPROVEMENTS SHALL CONFORM TO ALL CITY STANDARDS, RESOLUTIONS AND ORDINANCES.
- THIS AREA IS SUBJECT TO THE NORMAL, EVERYDAY SOUNDS, ODORS, SIGHTS, EQUIPMENT, FACILITIES, AND ANY OTHER ASPECTS ASSOCIATED WITH AGRICULTURAL LIFESTYLES. FUTURE RESIDENTS SHOULD ALSO RECOGNIZE THE RISK INHERENT WITH LIVESTOCK.
- 45x24 REBAR & CAP (FOCUS ENG) TO BE SET AT ALL REAR LOT CORNERS. NAILS OR PLUGS TO BE SET IN TOP BACK OF CURB AT EXTENSION OF SIDE LOT LINES, IN LIEU OF REBAR AND CAPS AT FRONT LOT CORNERS.
- HOMEOWNERS ASSOCIATION: THE RIDGEVIEW MASTER ASSOCIATION, A UTAH NONPROFIT CORPORATION, WITH A REGISTERED ADDRESS OF 12371 SOUTH 900 EAST, SUITE 200, DRAPER, UTAH 84020.
- ALL RESIDENTIAL CONSTRUCTION WILL NEED TO MEET THE INTERNATIONAL FIRE CODE REQUIREMENTS AS ADOPTED BY HIGHLAND CITY.
- ALL RESIDENTIAL CONSTRUCTION WILL NEED TO MEET THE INTERNATIONAL BUILDING CODE REQUIREMENTS AS ADOPTED BY HIGHLAND CITY.
- PUBLIC RIGHT-OF-WAY TO SERVE AS MUNICIPAL UTILITY EASEMENTS IN FAVOR OF HIGHLAND CITY.
- MUNICIPAL UTILITY EASEMENTS (M.U.E) ARE DEDICATED TO HIGHLAND CITY AND INCLUDE PERMITTED USES AS PER UTAH CODE ANNOTATED 10-9A-10(40) AND HIGHLAND CITY DEVELOPMENT CODE.
- THE PUBLIC UTILITY EASEMENT (P.U.E), MUNICIPAL UTILITY EASEMENT (M.U.E), AND SIDEWALK EASEMENT CORRIDOR AS HEREON SHOWN SHALL INCLUDE THE RIGHT OF UTILITY PLACEMENT IN CONFORMANCE WITH HIGHLAND CITY UTILITY FRANCHISE AGREEMENTS AND STATE OF UTAH CODE GOVERNING PUBLIC UTILITY EASEMENTS. HIGHLAND CITY IS GRANTED THE RIGHT FOR CONSTRUCTION, PLACEMENT, MAINTENANCE, REPLACEMENT AND OTHER INCIDENTAL APPURTENANT PARTS THERETO FOR CITY UTILITY AND ACTIVE TRANSPORTATION FACILITIES INCLUDING STREET SIGNAGE, STREET LIGHTS, PLACEMENT OF SIDEWALKS AND OTHER FORMS OF ACTIVE TRANSPORTATION FACILITIES. EASEMENT RIGHTS DEFINED HEREON SHALL INCLUDE REASONABLE ACCESS TO THE GRANTOR'S PROPERTY FOR THE ALLOWABLE PURPOSES.
- BUILDING SETBACKS SHOWN HEREON REPRESENT THE ZONING REGULATIONS AT THE TIME OF PLAT APPROVAL. BUILDING SETBACKS WILL BE ENFORCED BY CITY OFFICIALS AS PER THE CITY ORDINANCES AND CODES IN PLACE AT THE TIME OF BUILDING PERMIT ISSUANCE.
- LOTS 504 - 507 CONTAIN PRIVATE STORM WATER SUMP DRAINAGE FACILITIES. THE OWNERS OF THESE LOTS SHALL BE RESPONSIBLE FOR ALL DAMAGE THAT OCCURS FROM THE USE, OPERATION, MAINTENANCE, OR FAILURE OF PRIVATE DRAINAGE FACILITIES AND SUMPS, REGARDLESS OF WHETHER SUCH DAMAGE OR LOSS IS WITHIN THE LOTS SHOWN HEREIN. HIGHLAND CITY SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE THAT MAY OCCUR FROM THE STORM DRAINAGE ON THESE LOTS.
- LOTS 504 - 507 ARE TO OWN AND MAINTAIN PRIVATE SUMP DRAIN ON THEIR LOTS.

There are conditions of approval attached to this subdivision which are indicated on this plat. These conditions have also been recorded with this subdivision. Potential buyers are requested to read these conditions carefully and obtain a copy of these conditions and restrictions prior to purchasing or contracting to purchase any lots within this subdivision. These conditions are binding and have been imposed by the legislative body of Highland City. A copy of these conditions may be obtained through the Utah County Recorder's office or the Highland City Recorder's office. In addition, Highland City has approved binding zoning laws through a legally binding Development Code. It is the responsibility of the buyer to do their due diligence in obtaining all accurate information and/or regulations that may directly or indirectly affect the use of property prior to purchasing or contracting to purchase any property anywhere. Some of the Significant Ordinances and Conditions of Approval conveyed on this property by the legislative body of Highland City are as follows:

- 70% of the front yard landscaping shall be installed by the homeowner within one year after receiving a certificate of occupancy.
- Landscaping and construction materials of any type are not permitted upon or within the street, curb and gutter, or sidewalk (street right-of-way) with the exception of the park strip which requires 75% to be landscaped.
- A fence that abuts open space or a trail has additional restrictions of size and opacity. Fences along open space or a trail must comply with Highland City Ordinances. All fences require a fence permit prior to installation. In addition, retaining walls are regulated by ordinance and require a retaining wall permit prior to construction.
- Highland City Ordinances restrict height of foundation above curb. It is the responsibility of the buyer to contact the City prior to purchasing any lot. This restriction applies to all lots in this subdivision.

RIDGEVIEW POD B PLAT M

PLANNED UNIT DEVELOPMENT
LOCATED IN THE SE1/4 & NE1/4 OF SECTION 1, T5S, R1E,
DATUM: NAD83
SALT LAKE BASE & MERIDIAN
HIGHLAND CITY, UTAH COUNTY, UTAH



TYPICAL BUILDING SETBACKS
(LOTS 497-507)

NOT TO SCALE

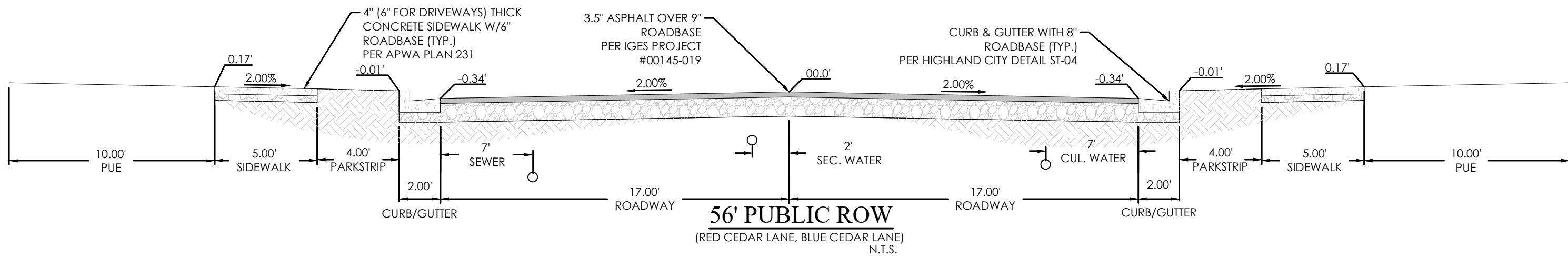
CENTER CORNER OF
SECTION 1, T5S, R1E, SLB&M
(RECORD)

IVORY DEVELOPMENT LLC
ENTRY No. 187942-2021
PARCEL No. 12-004-0078

Line Table		
LINE	DIRECTION	LENGTH
L1	N31°35'23"W	50.00
L2	S58°29'19"E	50.00

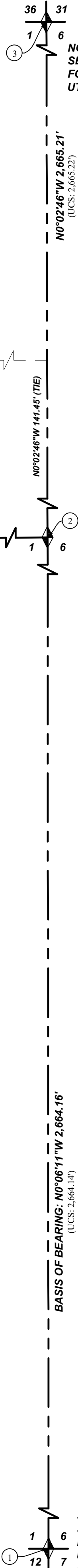
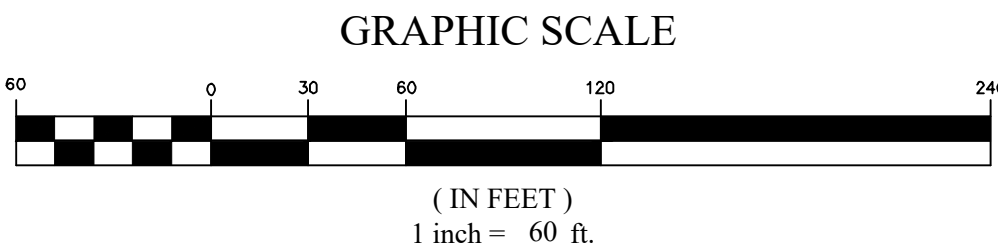
Curve Table				
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION
C1	50.00	66°13'21"	57.79	S88°28'43"E
C2	15.00	31°40'57"	8.29	N74°15'05"E
C3	50.00	50°27'03"	44.03	S30°08'31"E
C4	15.00	31°30'40"	8.25	S15°45'21"W
C5	50.00	36°25'41"	31.79	S13°17'51"W
C6	15.00	90°10'15"	23.61	N44°49'16"W
C7	50.00	153°06'04"	133.61	N45°02'21"W

Point Table		
Point #	Northing	Easting
1	10000.000	10000.000
2	12664.157	9995.208
3	15329.368	9993.059



PREPARED BY
FOCUS
ENGINEERING AND SURVEYING, LLC
6949 S. HIGH TECH DRIVE SUITE 200
MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focusutah.com

PREPARED FOR
IVORY DEVELOPMENT LLC
3340 NORTH CENTER STREET
LEHI, UTAH 84043
(801) 407-6841
CONTACT: BRAD MACKAY



SURVEYOR'S CERTIFICATE

I, Justin Lundberg, do hereby certify that I am a Professional Land Surveyor, and that I hold License No. 12554439 in accordance with Title 58, Chapter 22 of the Professional Engineers and Land Surveyors Act; I further certify that by authority of the owners I have completed a survey of the property described on this subdivision plat in accordance with Section 17-23-17, have verified all measurements, and have subdivided said tract of land into a lots and streets, together with easements, to be hereafter known as RIDGEVIEW POD B PLAT M, and the same has, or will be correctly surveyed and monumented on the ground as shown on this Plat.

JUSTIN LUNDBERG
PROFESSIONAL LAND SURVEYOR
LICENSE NO. 12554439

BOUNDARY DESCRIPTION

A part of the Southeast Corner and Northeast Corner of Section 1, Township 5 South, Range 1 East, Salt Lake Base and Meridian, located in Highland City, Utah County, Utah, being more particularly described as follows:

Beginning at a point N0°02'46"W 141.45 feet along the Section line and S89°57'14"W 1566.26 feet from the East 1/4 Corner of Section 1, Township 5 South, Range 1 East, Salt Lake Base and Meridian; thence S00°00'01"W 524.83 feet to the northerly lot line of Lot 460 of Ridgeview Plat K recorded as Entry #2010:2024 on file with the Utah County Recorder's Office; thence along said lot line N89°59'59"W 166.00 feet to the westerly Right of Way line of Red Cedar Lane; thence along said westerly Right of Way line S00°00'01"W 22.88 feet to the northerly lot line of Lot 459 of said Ridgeview Plat K; thence along said lot line N89°59'59"W 143.44 feet; thence N05°18'16"E 383.79 feet; thence N89°54'26"W 5.60 feet; thence N00°05'34"E 166.00 feet; thence S89°54'26"E 279.29 feet to the point of beginning

Contains: 3.54 acres±

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENT THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, STREETS AND EASEMENTS AND DO HEREBY DEDICATE ANY PUBLIC STREETS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC. PURSUANT TO UTAH CODE 10-9A-604(U) THE OWNER HEREBY CONVEYS THE COMMON AREA AS INDICATED HEREON, TO THE RIDGEVIEW MASTER ASSOCIATION INC., A UTAH NONPROFIT CORPORATION, WITH A REGISTERED ADDRESS OF 12371 SOUTH 900 EAST, SUITE 200, DRAPER, UTAH 84020.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS ____ DAY OF ____ A.D. 20 ____

BY:
(PRINTED NAME)

ITS:

LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF UTAH
S.S.
COUNTY OF ____

ON THE ____ DAY OF ____ A.D. 20 ____ PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF SALT LAKE, IN SAID STATE OF UTAH, CHRISTOPHER P. GAMVROULAS, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE IS THE PRESIDENT OF IVORY DEVELOPMENT LLC, A UTAH LLC AND THAT HE SIGNED THE OWNERS DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES: ____ A NOTARY PUBLIC COMMISSIONED IN UTAH RESIDING IN ____ COUNTY

MY COMMISSION No. ____ PRINTED FULL NAME OF NOTARY ____

ACCEPTANCE BY MUNICIPALITY

HIGHLAND CITY, COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS; EASEMENTS AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS ____ DAY OF ____ A.D. 20 ____.

APPROVED BY MAYOR ____ APPROVED BY COMMUNITY DEVELOPMENT DIRECTOR ____

ATTEST
APPROVED BY ENGINEER (SEE SEAL BELOW) CLERK-RECORDER (SEE SEAL BELOW)

HIGHLAND CITY ATTORNEY

APPROVED AS TO FORM THIS ____ DAY OF ____ A.D. 20 ____.

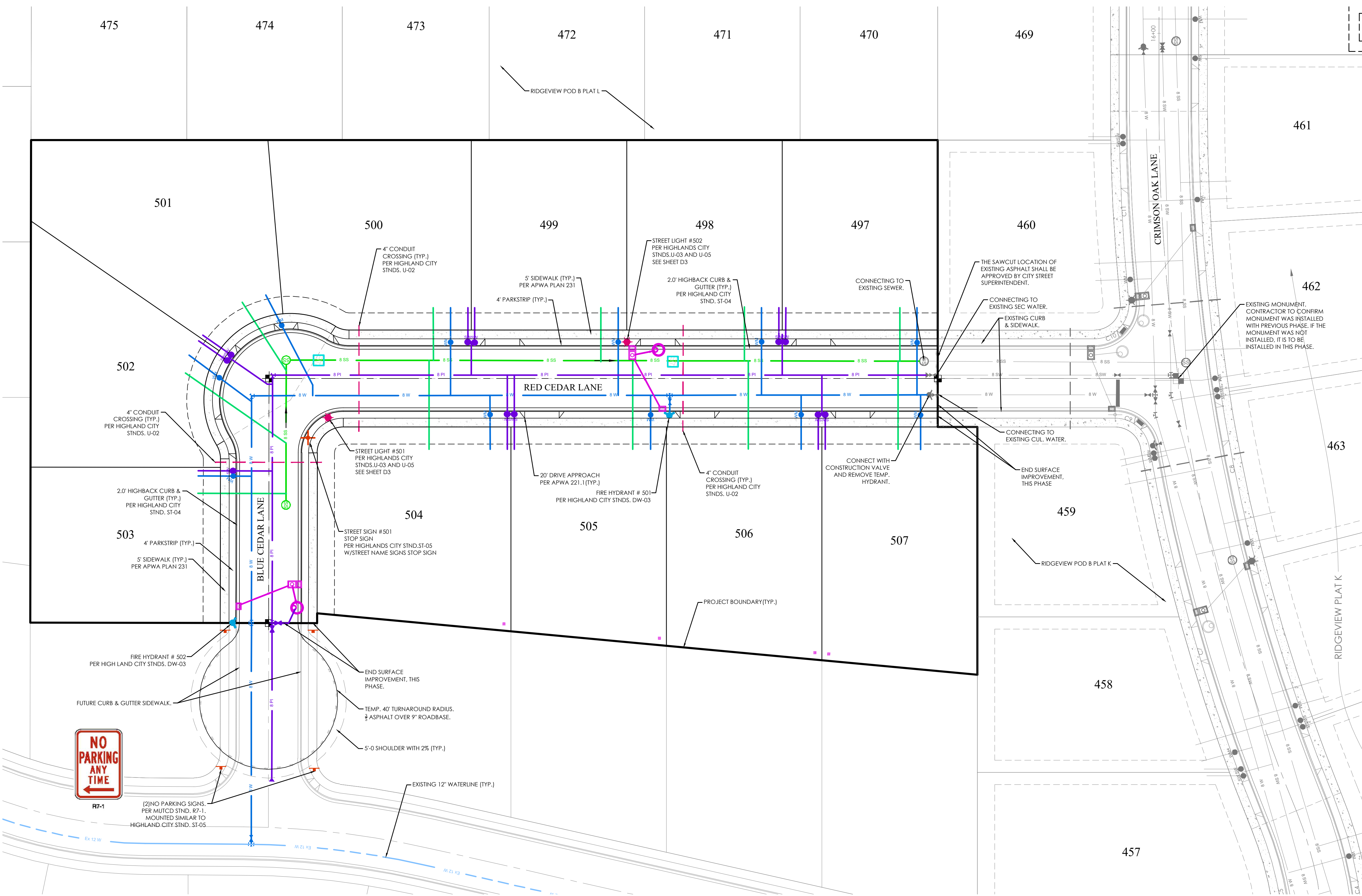
HIGHLAND CITY ATTORNEY ____

RIDGEVIEW POD B PLAT M

PLANNED UNIT DEVELOPMENT

LOCATED IN THE SE1/4 & NE1/4 OF SECTION 1, T5S, R1E,
DATUM: NAD83
SALT LAKE BASE & MERIDIAN
HIGHLAND CITY, UTAH COUNTY, UTAH

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	HIGHLAND CITY ENGINEER SEAL	HIGHLAND CITY RECORDER SEAL	UTAH COUNTY RECORDER STAMP

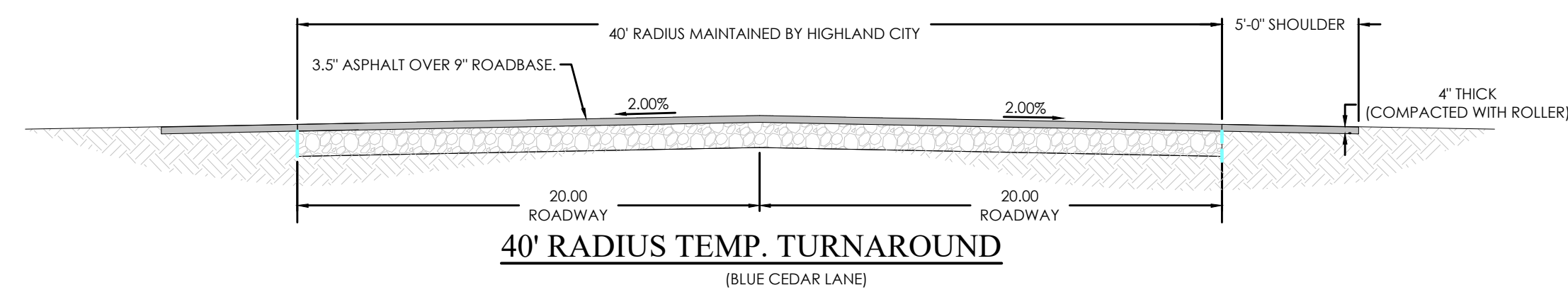
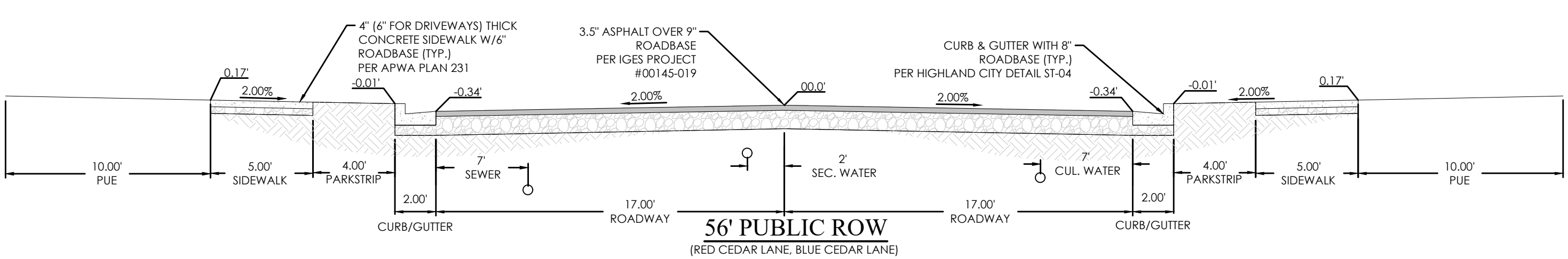


LEGEND

[Symbol]	BOUNDARY
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[Symbol]	CENTERLINE
[Symbol]	LOT LINE
[Symbol]	EASEMENT
[Symbol]	15" STORM DRAIN
[Symbol]	8" SANITARY SEWER
[Symbol]	8" CULINARY WATER
[Symbol]	8" SECONDARY WATER
[Symbol]	SWALE
[Symbol]	CONTOUR MAJOR
[Symbol]	CONTOUR MINOR
[Symbol]	EXIST. STORM DRAIN
[Symbol]	EXIST. SANITARY SEWER
[Symbol]	EXIST. CULINARY WATER
[Symbol]	EXIST. FENCE
[Symbol]	EXIST. CONTOUR MAJOR
[Symbol]	EXIST. CONTOUR MINOR
[Symbol]	SIGN
[Symbol]	STREET LIGHT
[Symbol]	SD MH, INLET, COMBO & SUMP
[Symbol]	SEWER MANHOLE
[Symbol]	CULINARY VALVE, TEE & BEND
[Symbol]	SECONDARY VALVE, TEE & BEND
[Symbol]	SEC. AND CUL. WATER METER
[Symbol]	WATER BLOW-OFF
[Symbol]	FIRE HYDRANT
[Symbol]	STREET MONUMENT (TO BE SET)
[Symbol]	EXIST. STREET MONUMENT
[Symbol]	EXIST. SD INLET & MH
[Symbol]	EXIST. SEWER MH
[Symbol]	EXIST. VALVE, TEE, & BEND
[Symbol]	EXIST. FIRE HYDRANT
[Symbol]	SPOT ELEVATION
[Symbol]	HIGHLAND CITY CONDUIT

GRAPHIC SCALE

(IN FEET)
1 inch = 30 ft.



FOCUS[®]
ENGINEERING AND SURVEYING, LLC
6949 S. HIGH TECH DRIVE, SUITE 200
MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focus-es.com



RIDGEVIEW POD B PLAT M
HIGHLAND CITY, UT
SITE PLAN

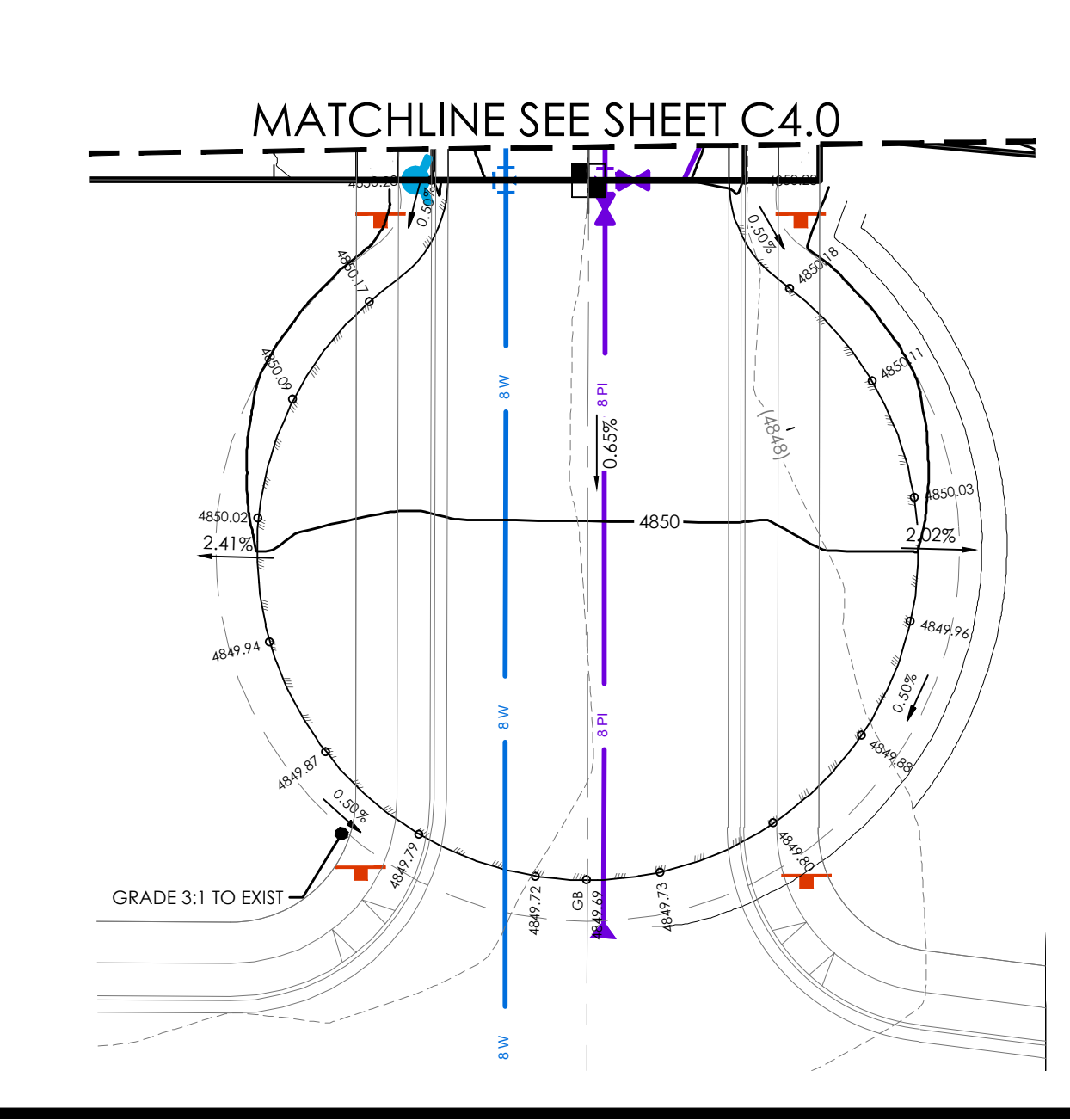
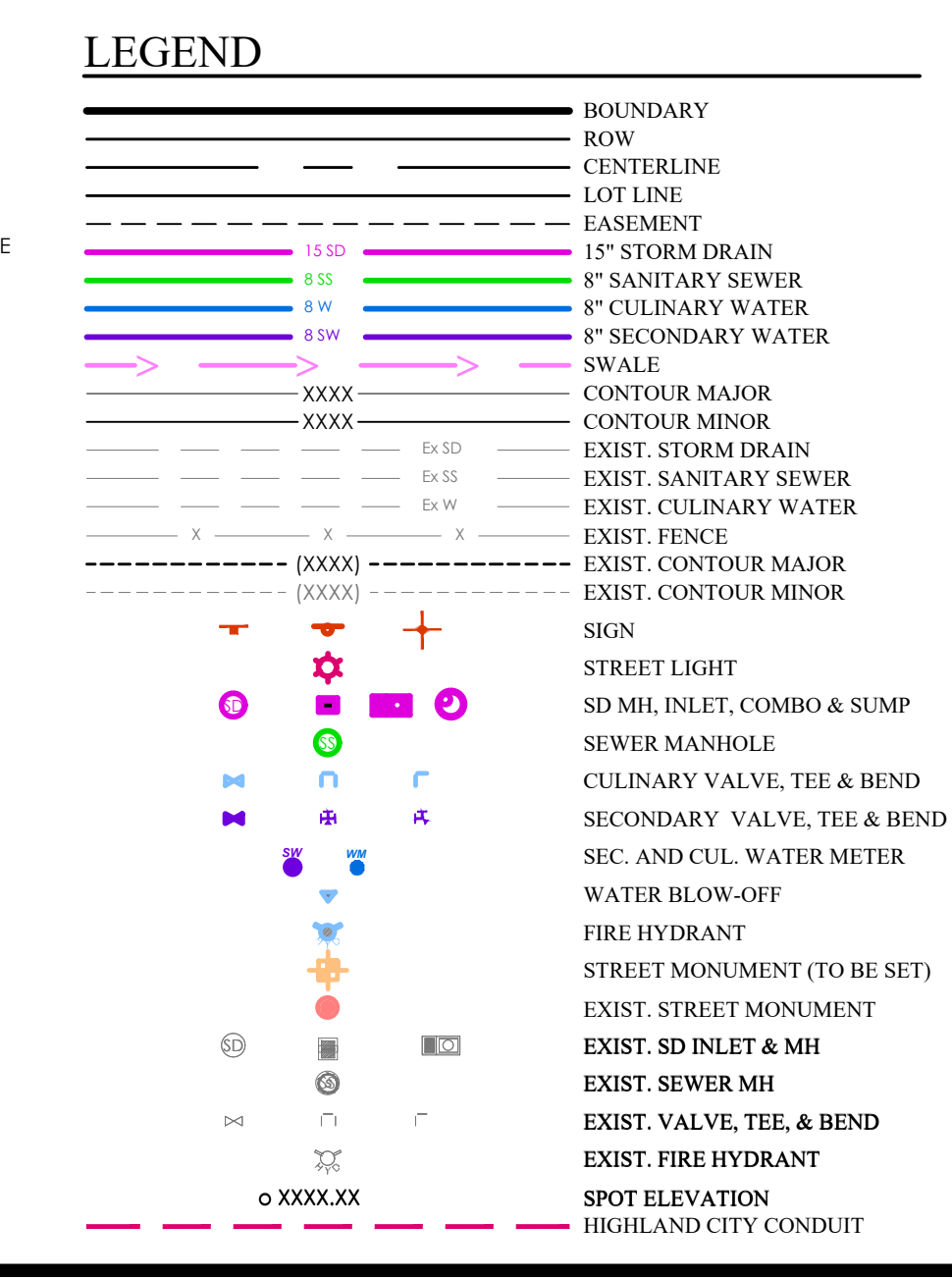
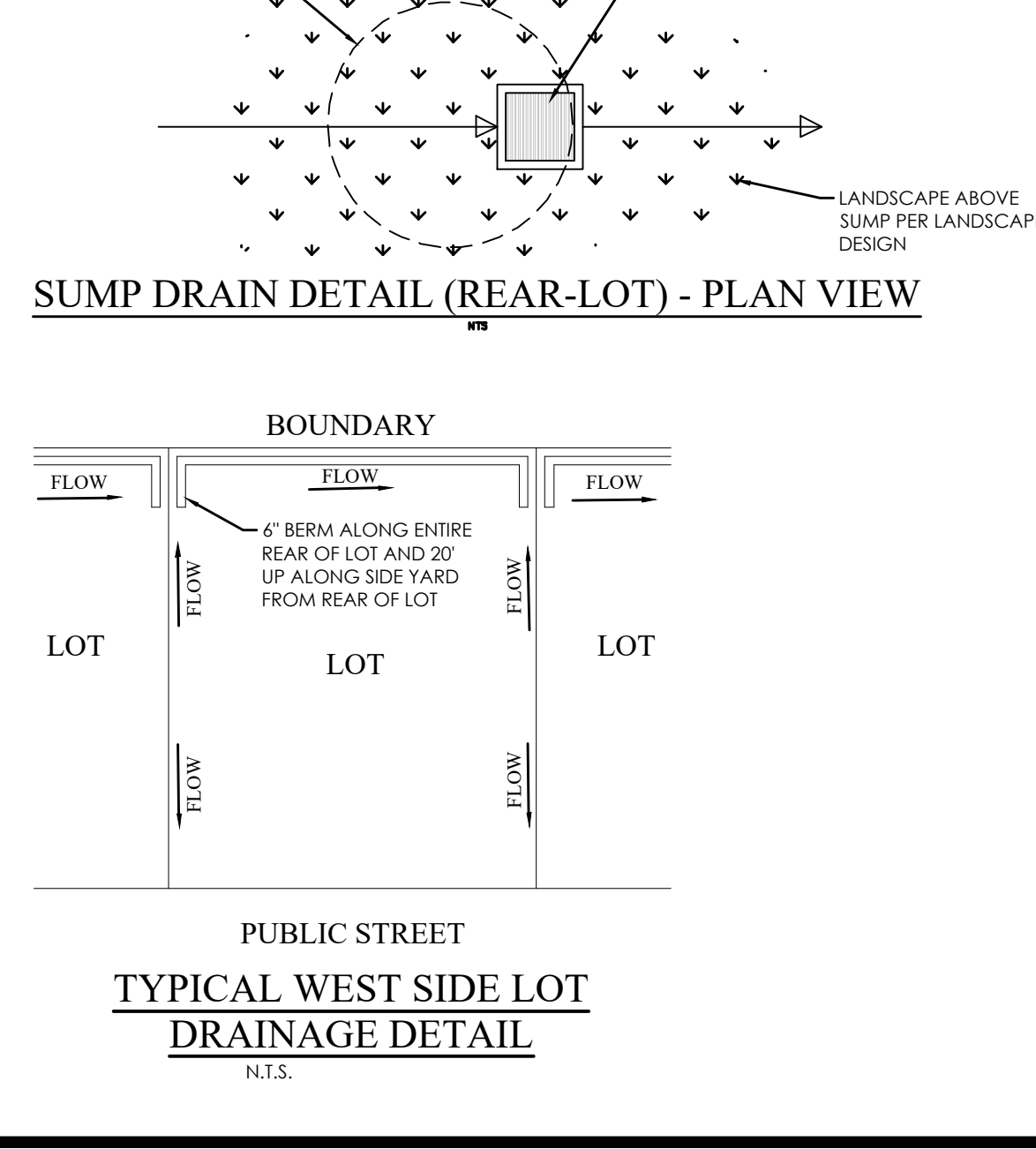
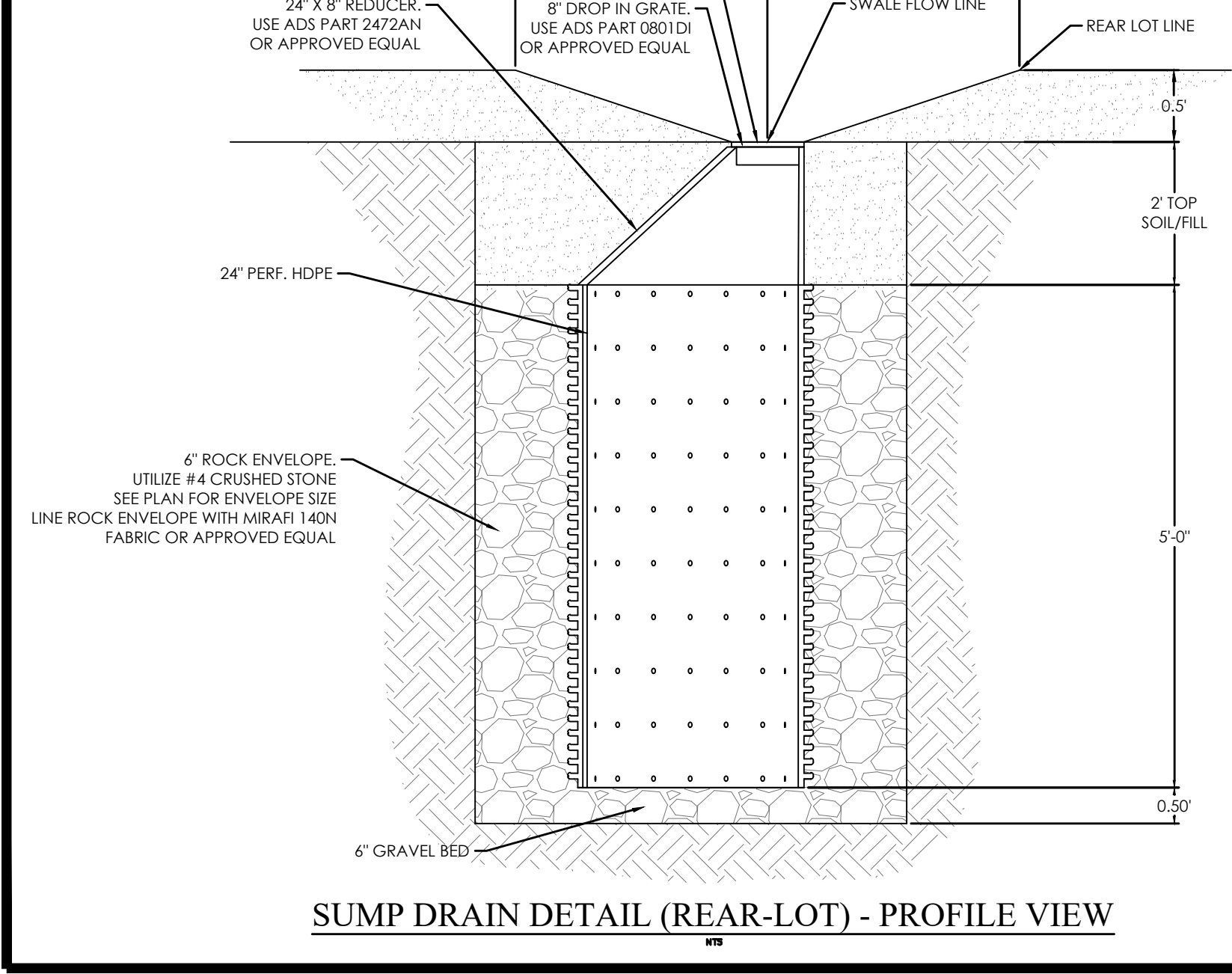
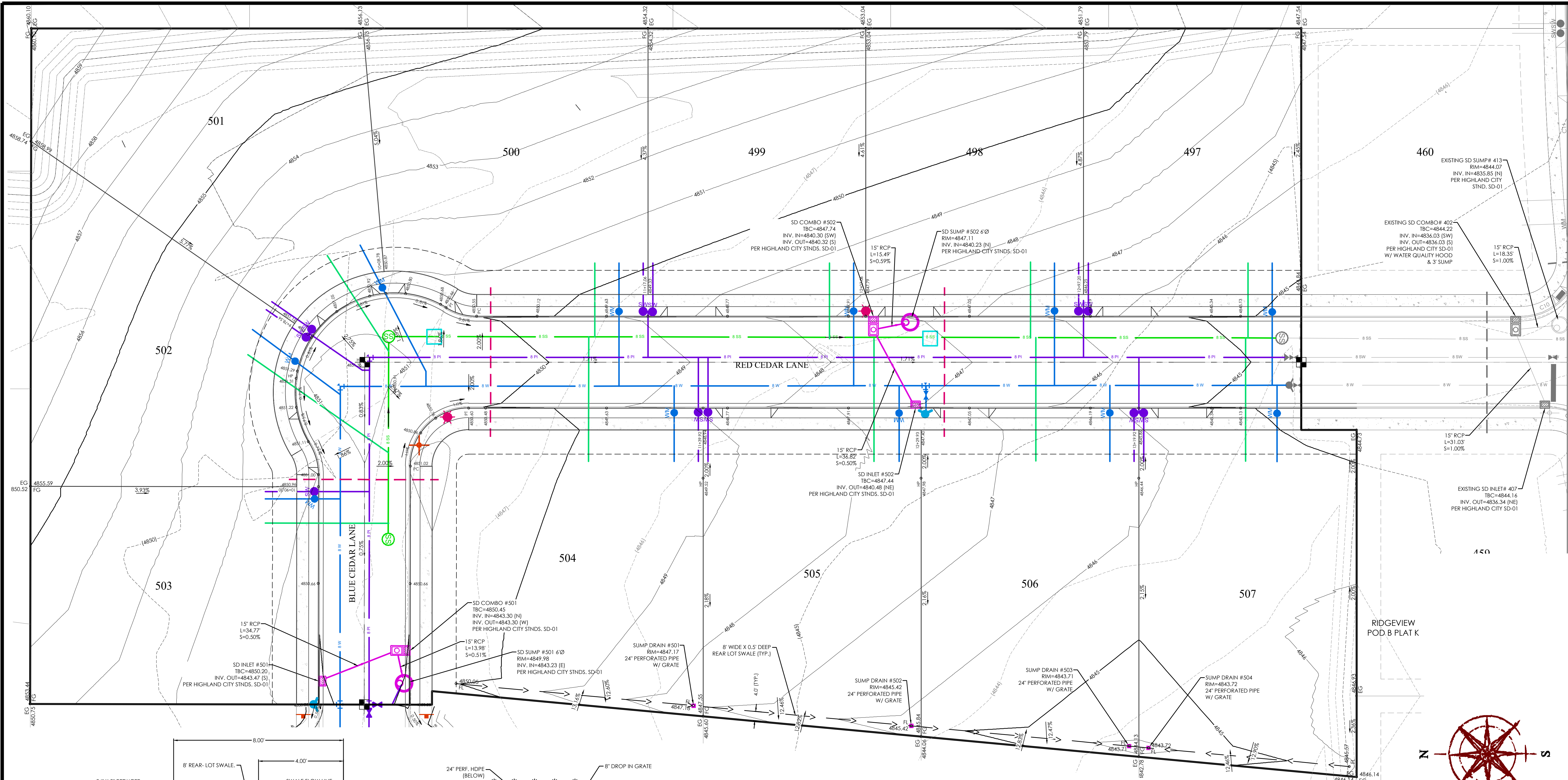
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SITE PLAN

Scale: 1"=30'	Drawn: GIM
Date: 02/27/25	Job #: 24-0163
Sheet:	C3



Z:_2024\240163 Ridgeview Plat B Phase M\Design\240163 Ridgeview Plat B Phase M.dwg (C3 SITE PLAN.dwg)



NOTE

- SEE DRAINAGE REPORT FOR STORM DRAIN CALCULATIONS.
- SEE NOTE ON SHEET D4 FOR ROAD WAY FILL SPECIFICATION PER THE GEOTECHNICAL REPORT.
- ALL REAR-LOT SUMPS ARE TO BE OWNED AND MAINTAINED BY LOT OWNERS.
- SEE DRAINAGE REPORT FOR REAR-LOT SUMP CAPACITY CALCS.

CITY STORM DRAIN NOTES

- MANHOLE LIDS SHALL BE MARKED STORM DRAIN.
- SNOTS ARE REQUIRED IN INLETS FOR PRE-TREATMENT.
- PROVIDE PROPER FACILITIES FOR LOWERING PIPE SECTIONS INTO THE TRENCH. DROPPING PIPE WILL NOT BE PERMITTED.

GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.

811
Know what's below.
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MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focus-es.com

LICENSED PROFESSIONAL ENGINEER
BENJAMIN B. DUZZI
212725
STATE OF UTAH

RIDGEVIEW POD B PLAT M
HIGHLAND CITY, UT
GRADING & DRAINAGE PLAN

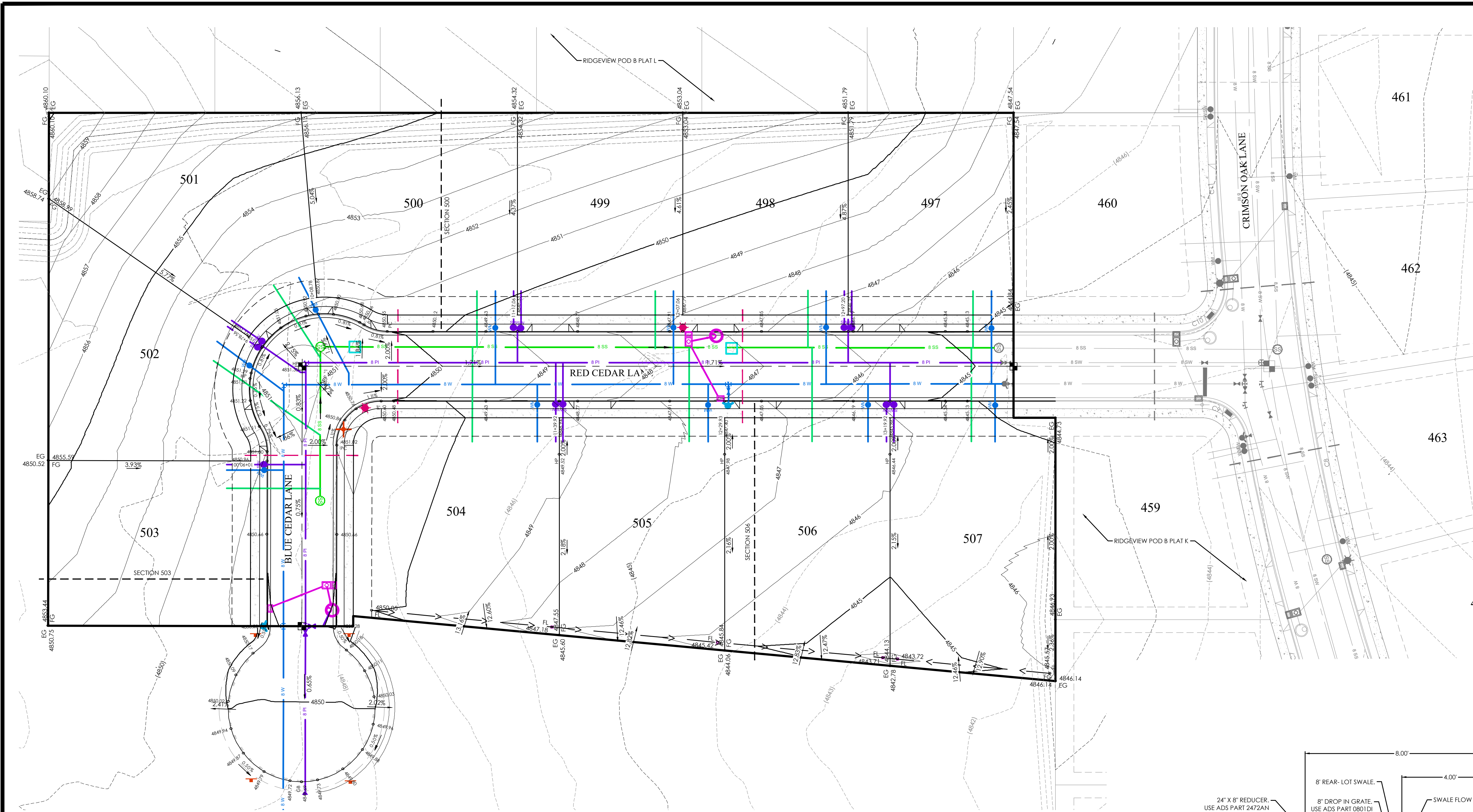
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GRADING & DRAINAGE PLAN

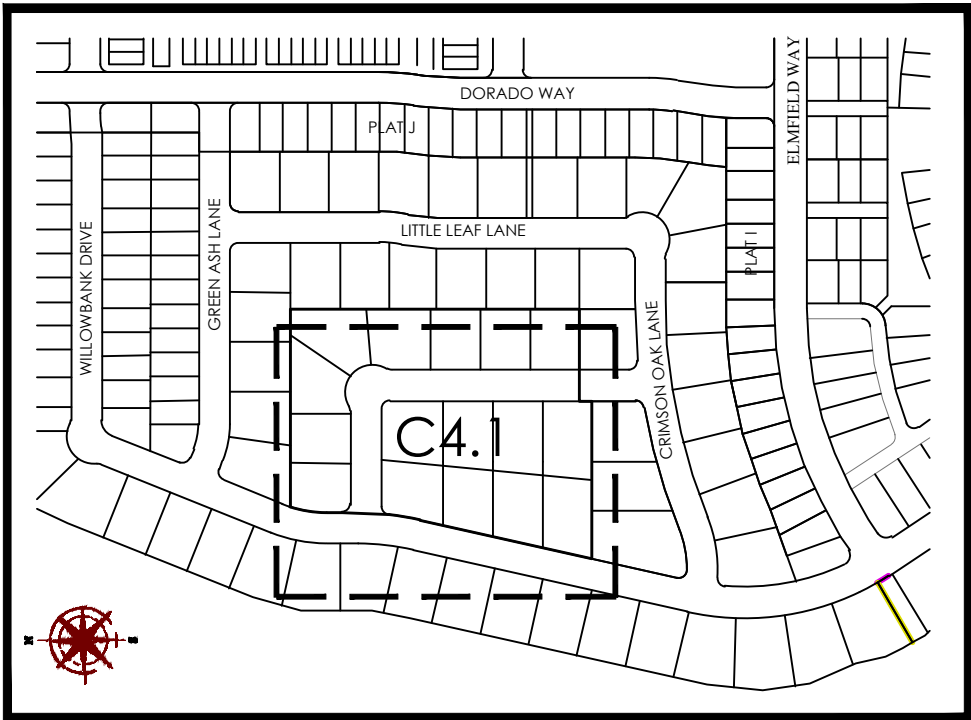
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Job #: 24-0163

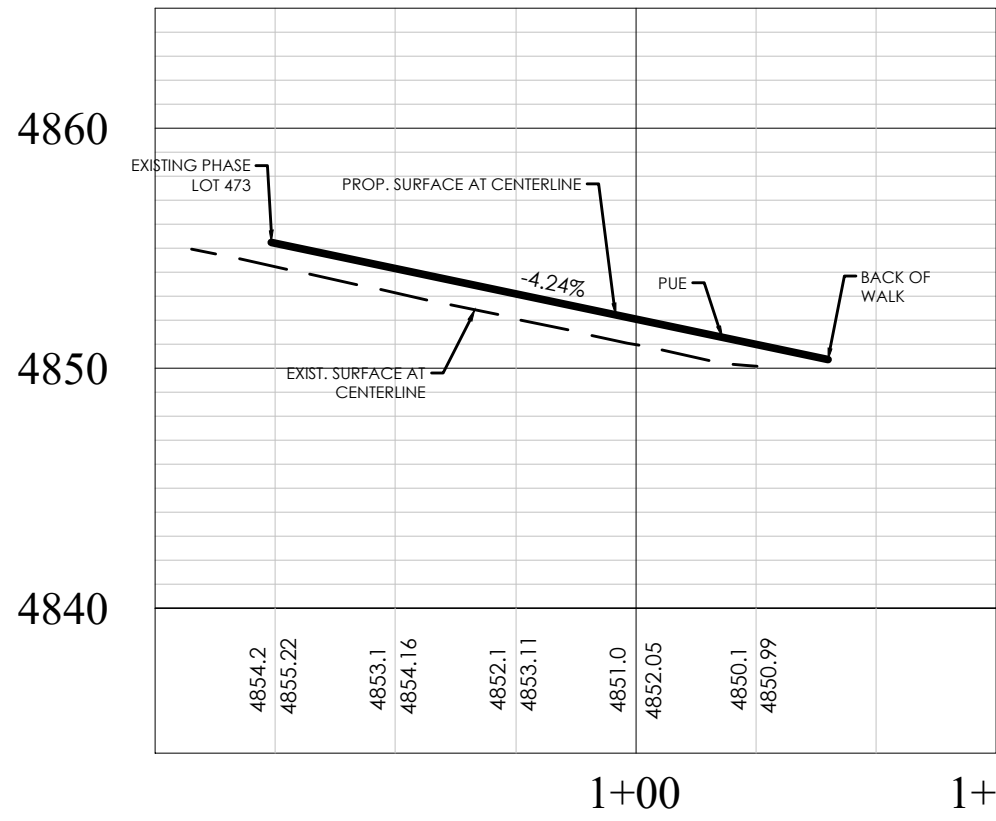
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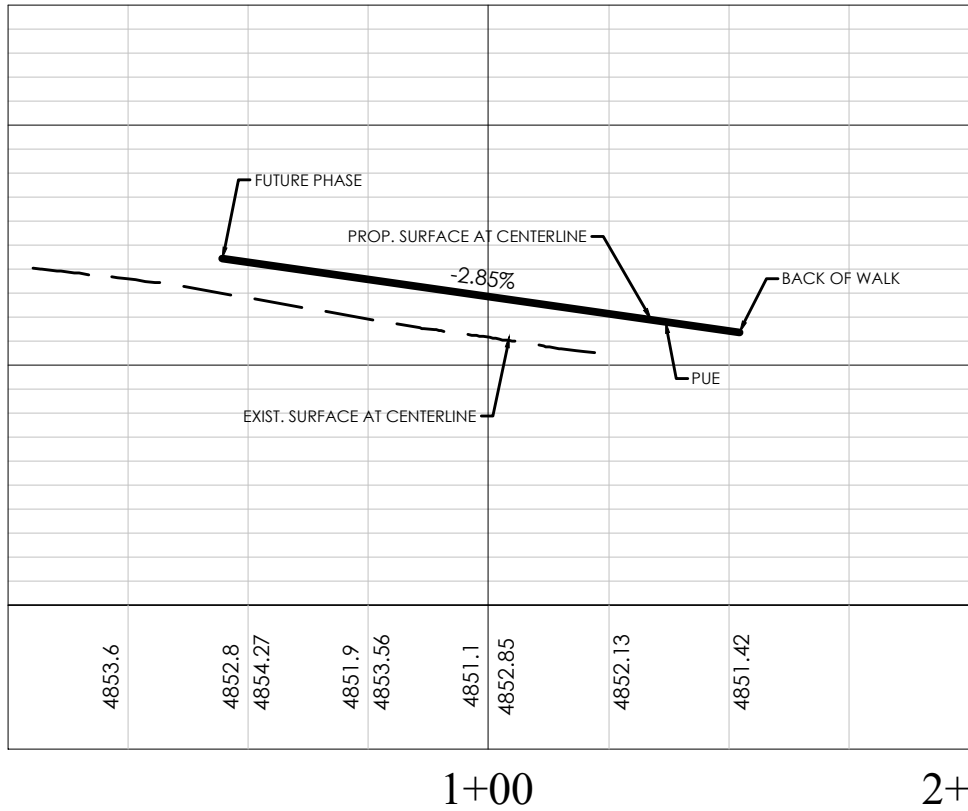
- LEGEND**
- | | |
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| --- | 8\"/> |
| --- | SWALE |
| --- | CONTOUR MAJOR |
| --- | CONTOUR MINOR |
| --- | EXIST. STORM DRAIN |
| --- | EXIST. SANITARY SEWER |
| --- | EXIST. CULINARY WATER |
| --- | EXIST. FENCE |
| --- | EXIST. CONTOUR MAJOR |
| --- | EXIST. CONTOUR MINOR |
| --- | SIGN |
| --- | STREET LIGHT |
| --- | SD MH, INLET, COMBO & SUMP |
| --- | SEWER MANHOLE |
| --- | CULINARY VALVE, TEE, & BEND |
| --- | SECONDARY VALVE, TEE, & BEND |
| --- | SEC. AND CUL. WATER METER |
| --- | WATER BLOW-OFF |
| --- | FIRE HYDRANT |
| --- | STREET MONUMENT (TO BE SET) |
| --- | EXIST. STREET MONUMENT |
| --- | EXIST. SD INLET & MH |
| --- | EXIST. SEWER MH |
| --- | EXIST. VALVE, TEE, & BEND |
| --- | EXIST. FIRE HYDRANT |
| --- | SPOT ELEVATION |
| --- | HIGHLAND CITY CONDUIT |



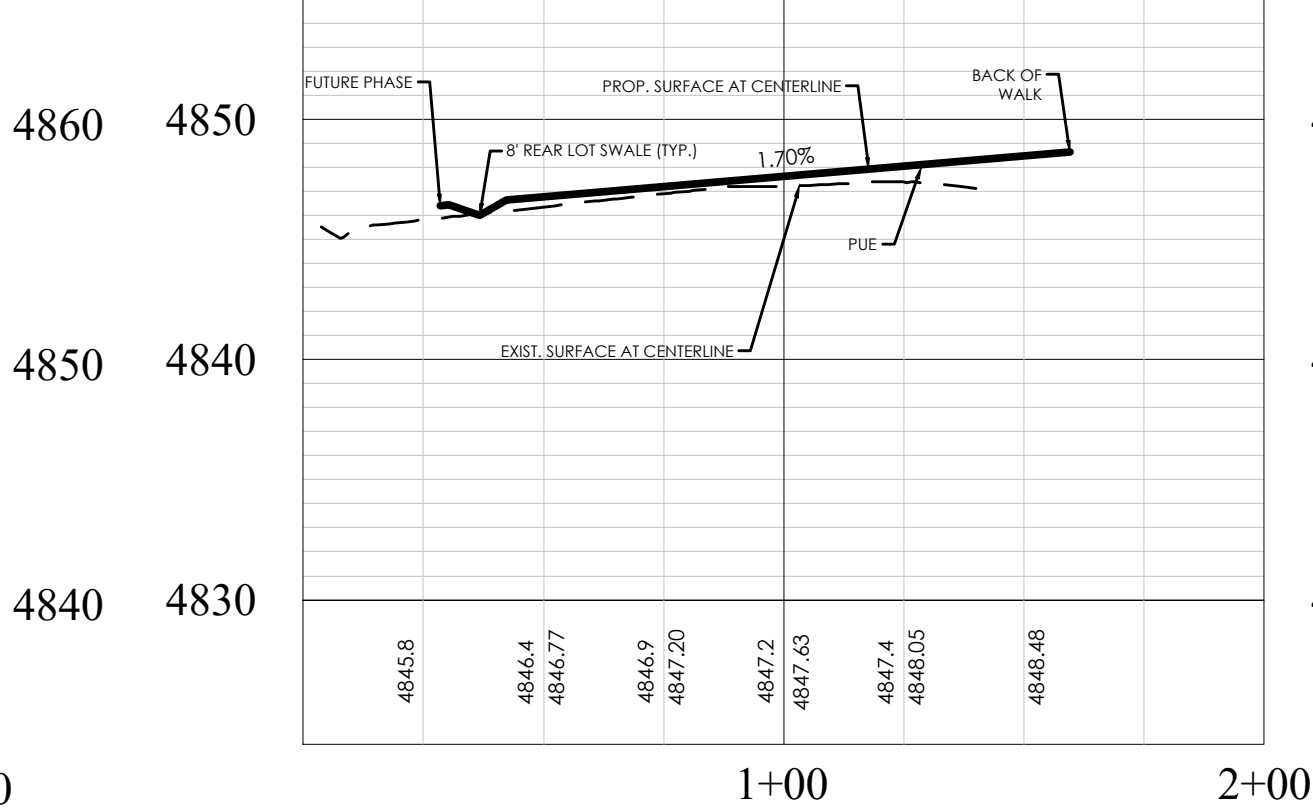
KEY MAP
N.T.S.



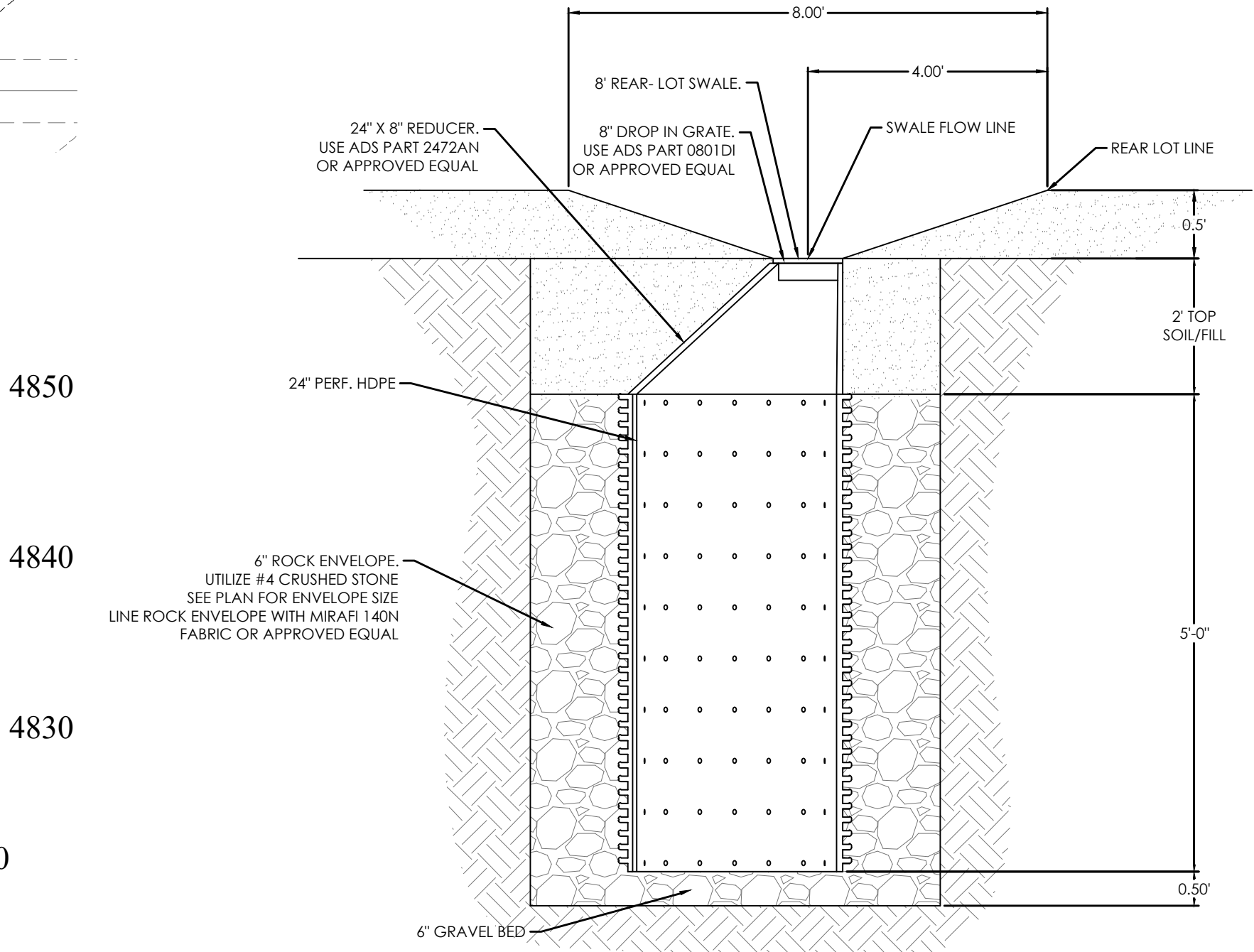
SECTION 500 PROFILE



SECTION 503 PROFILE



SECTION 506 PROFILE



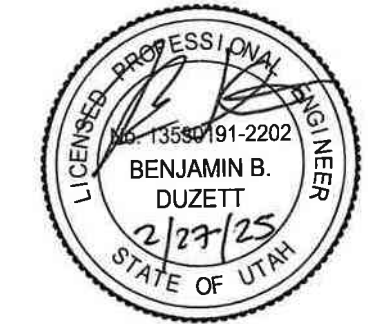
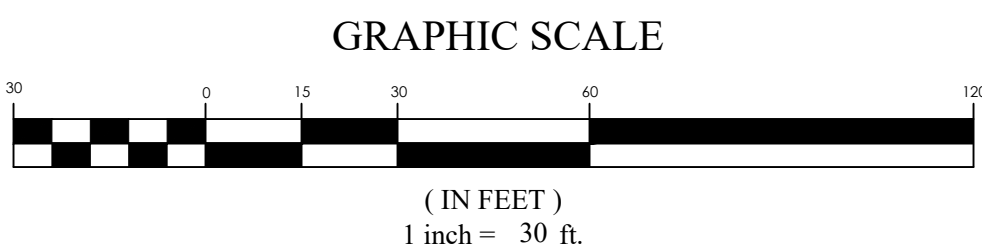
SUMP DRAIN DETAIL (REAR-LOT) - PROFILE VIEW

CITY STORM DRAIN NOTES

- MANHOLE LIDS SHALL BE MARKED STORM DRAIN.
- SNOUTS ARE REQUIRED IN INLETS FOR PRE-TREATMENT.
- PROVIDE PROPER FACILITIES FOR LOWERING PIPE SECTIONS INTO THE TRENCH. DROPPING PIPE WILL NOT BE PERMITTED.

NOTE

- SEE DRAINAGE REPORT FOR STORM DRAIN CALCULATIONS.
- SEE NOTE ON SHEET D4 FOR ROAD WAY FILL SPECIFICATION PER THE GEOTECHNICAL REPORT.
- ALL REAR-LOT SUMPS ARE TO BE OWNED AND MAINTAINED BY LOT OWNERS.
- SEE DRAINAGE REPORT FOR REAR-LOT SUMP CAPACITY CALCS.

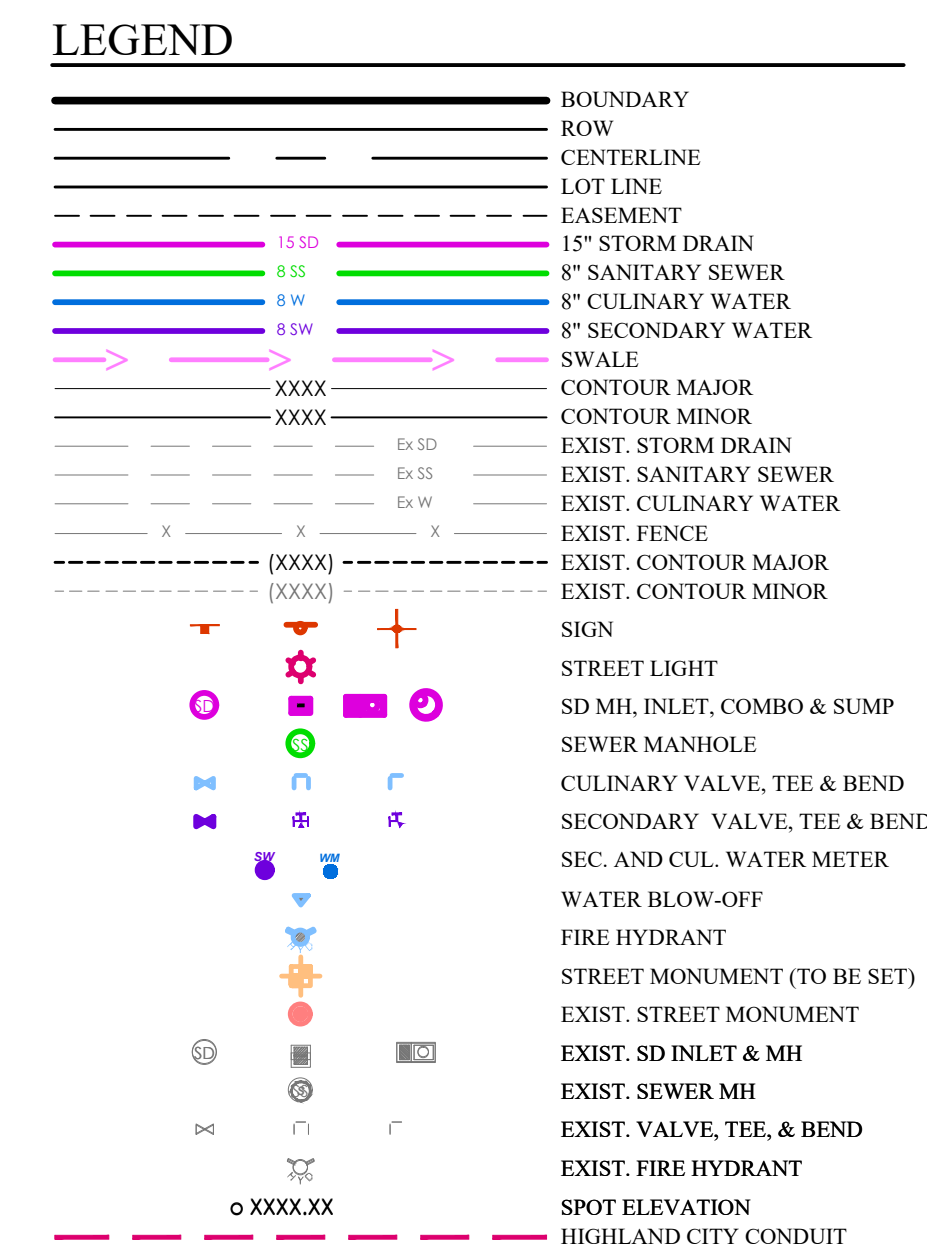


RIDGEVIEW POD B PLAT M
HIGHLAND CITY, UT
SECTION PLAN

REVISION BLOCK	
#	DESCRIPTION
1	
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SECTION PLAN	
Scale: 1"=30'	Drawn: GIM
Date: 02/27/25	Job #: 24-0163
Sheet:	C4.1





SANITARY SEWER NOTE:

1. CONTRACTOR TO COMPLY WITH STATE OF UTAH ADMIN CODE R317-3-2 SEWERS. SEWER SHOULD BE LAID AT LEAST 10 FEET HORIZONTAL FROM ANY EXISTING WATER MAIN. THE DISTANCE SHALL BE MEASURED EDGE TO EDGE.
2. SANITARY SEWER CUT SHEETS SHALL BE SUBMITTED TO THE PUBLIC WORKS DEPARTMENT FOR REVIEW AND APPROVAL BY THE CITY ENGINEER PRIOR TO STARTING ON THE SEWER.
3. AND APPROVED STAMPED SHALL BE ON-SITE DURING CONSTRUCTION.
4. TIMPANOGOS SPECIAL SERVICE DISTRICT (TSSD) REQUIRES AN APPLICATION AND APPROVAL FOR CONNECTION TO THEIR SEWER LINES - AN APPLICATION SUBMITTED BY HIGHLAND CITY.
5. IDENTIFICATION OF SEWER LINES - A CLEARLY LABELED TRACER LOCATION TAPE SHALL BE PLACED TWO (2) FEET ABOVE THE TOP OF SEWER LINES LESS THAN OR EQUAL TO TWENTY-FOUR (24) INCHES IN DIAMETER, ALONG ITS ENTIRE LENGTH.
6. DEFLECTION TESTS SHALL BE PERFORMED ON ALL FLEXIBLE PIPES, THE TEST SHALL BE CONDUCTED AFTER THE FINAL BACKFILL HAS BEEN IN PLACE FOR AT LEAST THIRTY (30) DAYS.
7. NO PIPE SHALL SHOW A DEFLECTION IN EXCESS OF 5 PERCENT.
8. ALL SEWER LINES SHALL BE FLUSHED (FLUSHING BALL) AND TELEVISION AFTER THE FINAL ROAD BASE BEEN INSTALLED AND GRADED, PRIOR TO THE PLACEMENT OF ASPHALT.
9. A COPY OF TELEVIEWED TEST ON DVD SHALL BE SUBMITTED TO THE PUBLIC WORKS DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO THE PLACEMENT OF ASPHALT.
10. THE SEWER LATERAL RECORD SHEET SHALL BE SUBMITTED TO THE PUBLIC WORKS DEPARTMENT BEFORE THE RELEASE OF ANY SEWER BOND MONEY AND/OR BEFORE THE FINAL WARRANTY PERIOD CAN BEGIN.
11. PROVIDE PROPER FACILITIES FOR LOWERING PIPE SECTIONS INTO THE TRENCH. DROPPING PIPE WILL NOT BE PERMITTED.
12. THE PIPE SHALL BE PLUGGED AT THE END OF EACH WORK DAY, OR PERIOD OF WORK SUSPENSION.
13. LEAKAGE TESTS, PROCEDURES FOR LEAKAGE TESTS SHALL BE SPECIFIED. THIS WAY INCLUDE APPROPRIATE WATER OR LOW PRESSURE AIR TESTING. THE LEAKAGE OUTWARD OR INWARD (EXFILTRATION OR INFILTRATION) SHALL NOT EXCEED 200 GALLONS PER INCH OF PIPE DIAMETER PER MILE PER DAY FOR ANY SECTION OF THE SYSTEM. AN EXFILTRATION OR INFILTRATION TEST SHALL BE PERFORMED WITH A MINIMUM POSITIVE HEAD OF 2 FEET. THE AIR TEST, IF USED, SHALL, AS A MINIMUM, CONFORM TO THE TEST PROCEDURE DESCRIBED IN THE AMERICAN SOCIETY OF TESTING MATERIALS STANDARDS. THE TESTING METHODS SELECTED SHOULD TAKE INTO CONSIDERATION THE RANGE IN GROUND WATER ELEVATION PROTECTED DURING THE TEST.

NOTE:

SEWER LATERALS SHALL MAINTAIN AT LEAST A 10FT SEPARATION FROM DRINKING WATER SERVICES.



GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft.



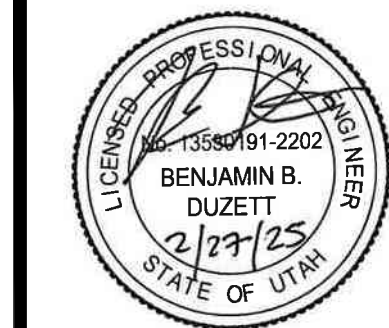
Know what's **below**.
Call 811 before you dig.

REVISION BLOCK		
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	04-01-02	04-01-02

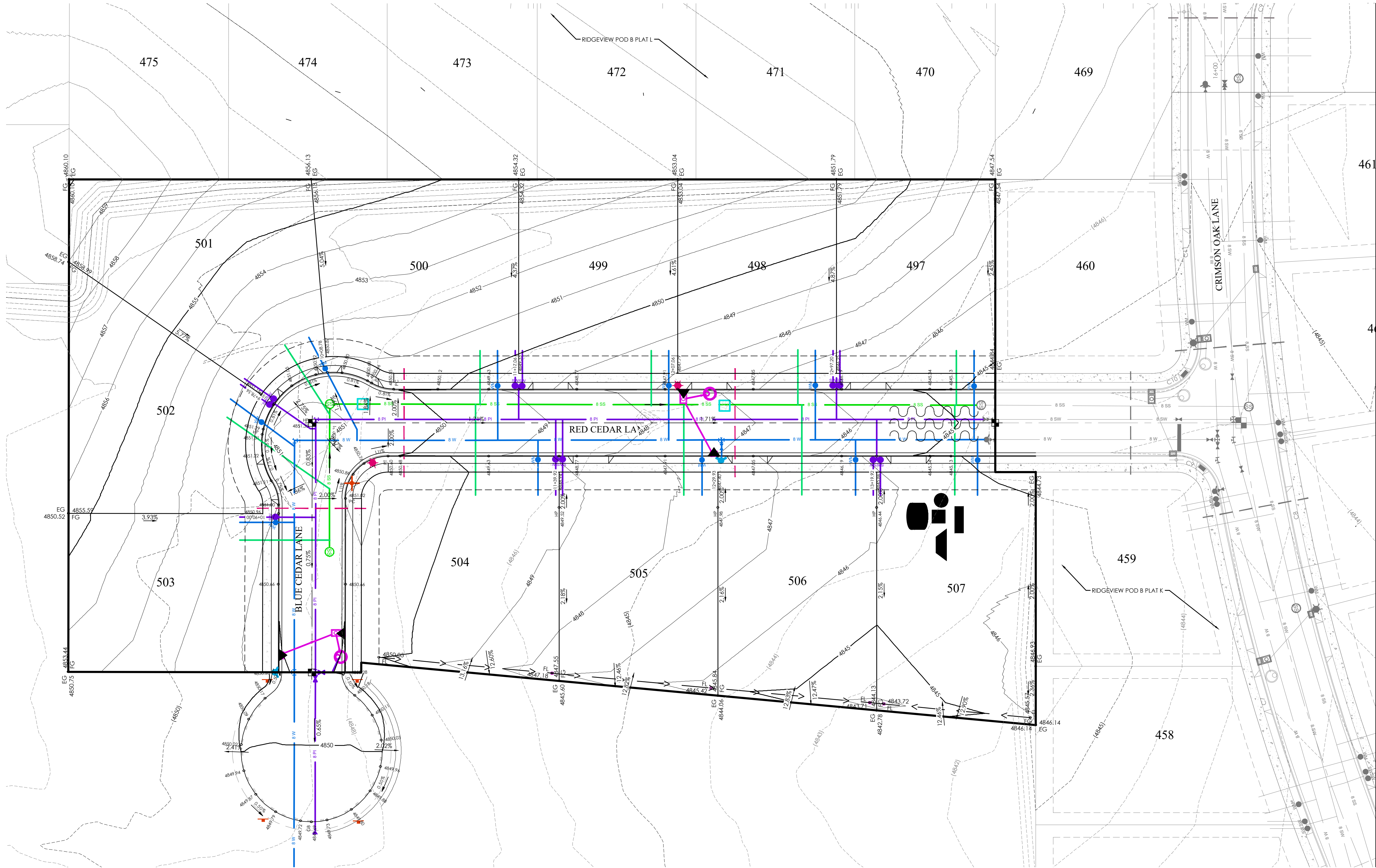
SEWER PLAN

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Sheet:	

C5



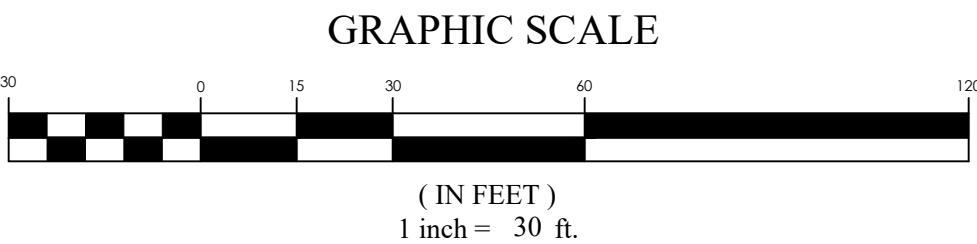




THIS PLAN HAS BEEN REVIEW AND APPROVED BY MITCH HILLBURN VIA
AN EMAIL SENT TO BEN DUZETT, FOCUS ENGINEERING & SURVEYING.

EROSION CONTROL LEGEND

- CONSTRUCTION ENTRANCE
- MATERIALS STORAGE
- FUEL TANKS
- CONCRETE WASHOUT
- TRASH BIN
- PORTABLE TOILET
- CONSTRUCTION TRAILER
- INLET PROTECTION
- SURFACE WATERS
- OUTFALL
- SILT FENCE OR BERM
- CUTBACK CURB
- FIBER ROLL



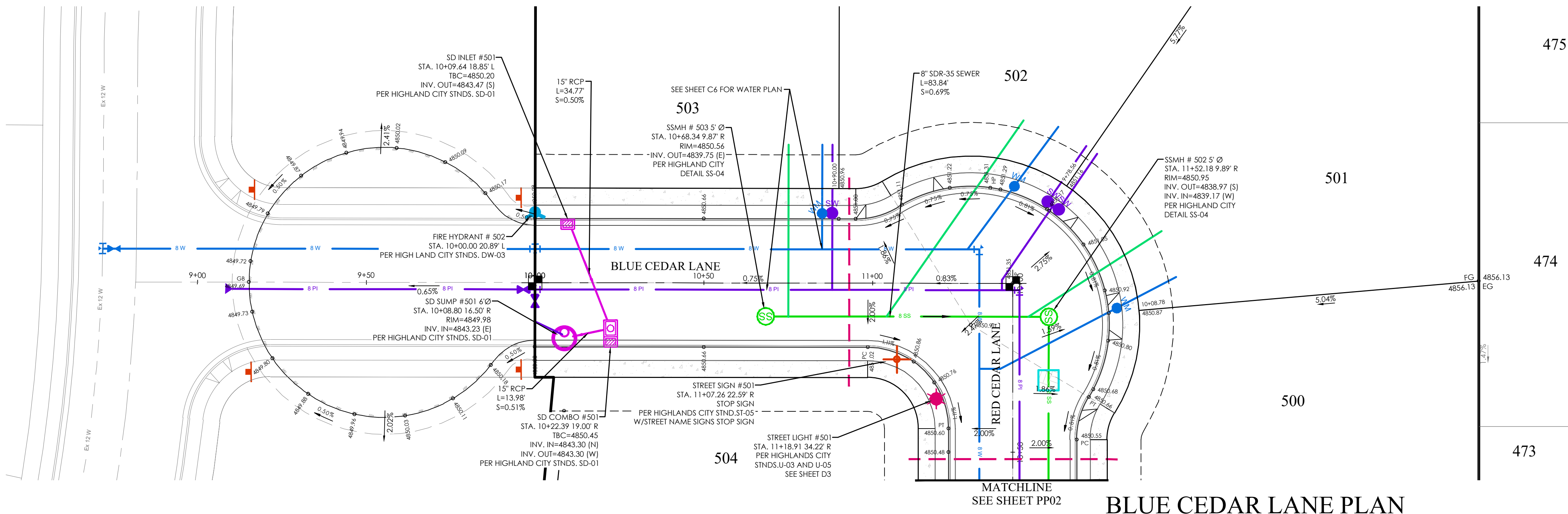
RIDGEVIEW POD B PLAT M
HIGHLAND CITY, UT
EROSION CONTROL PLAN

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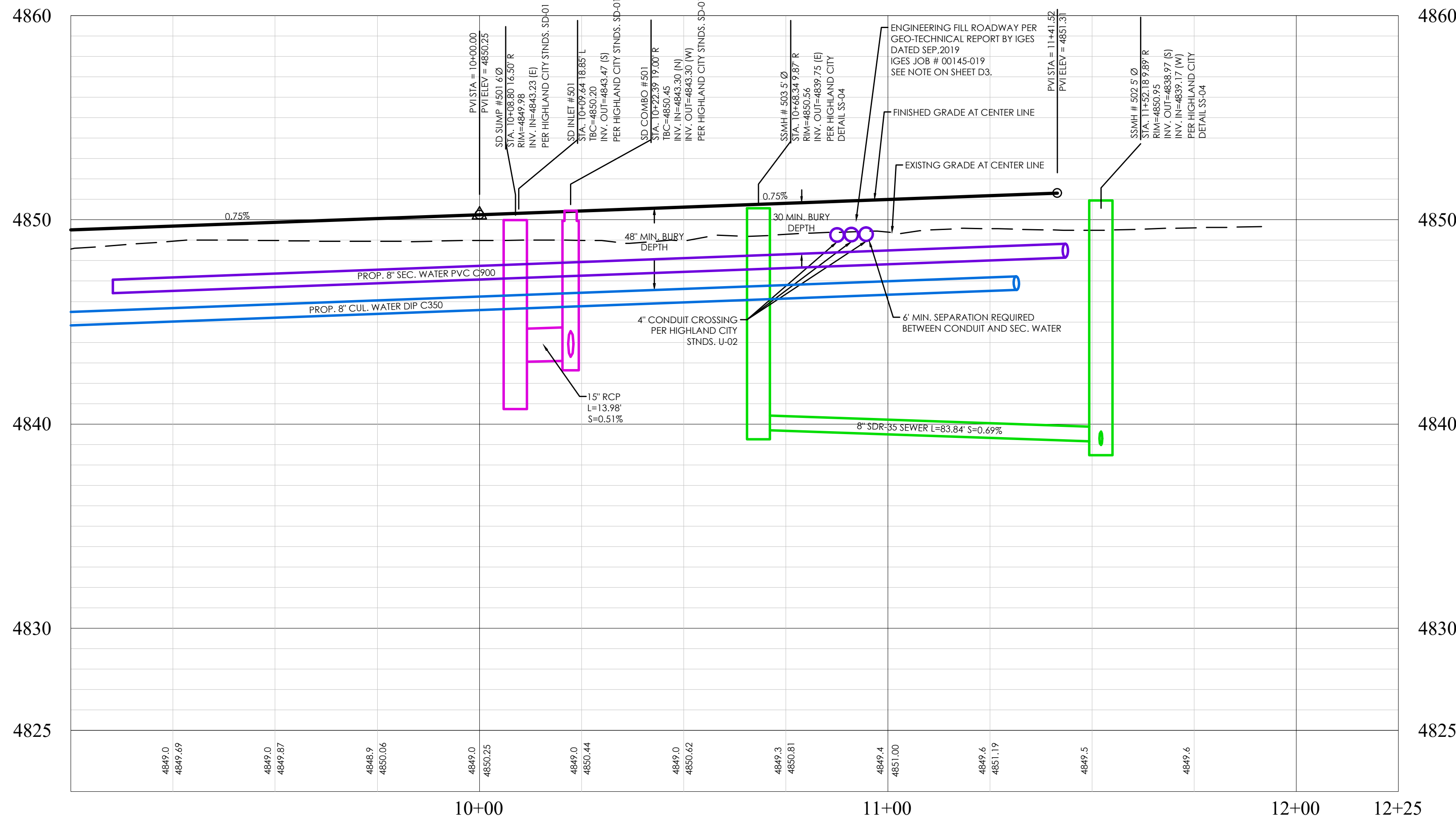
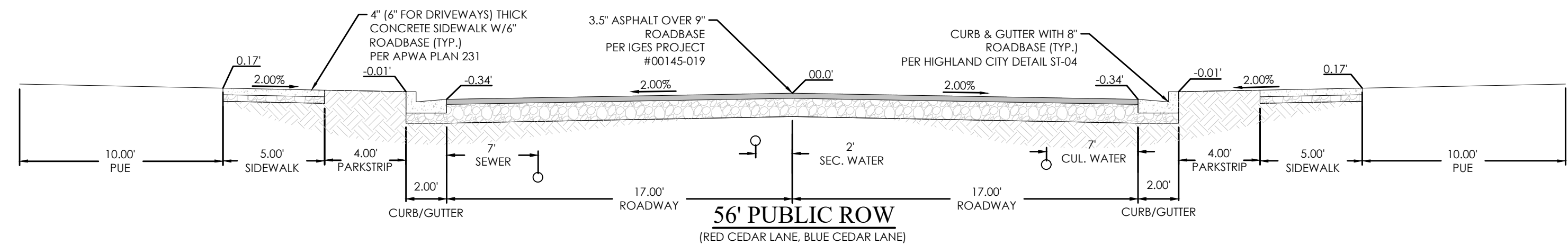
**EROSION
CONTROL
PLAN**

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Job #: 24-0163

Sheet: **C7**

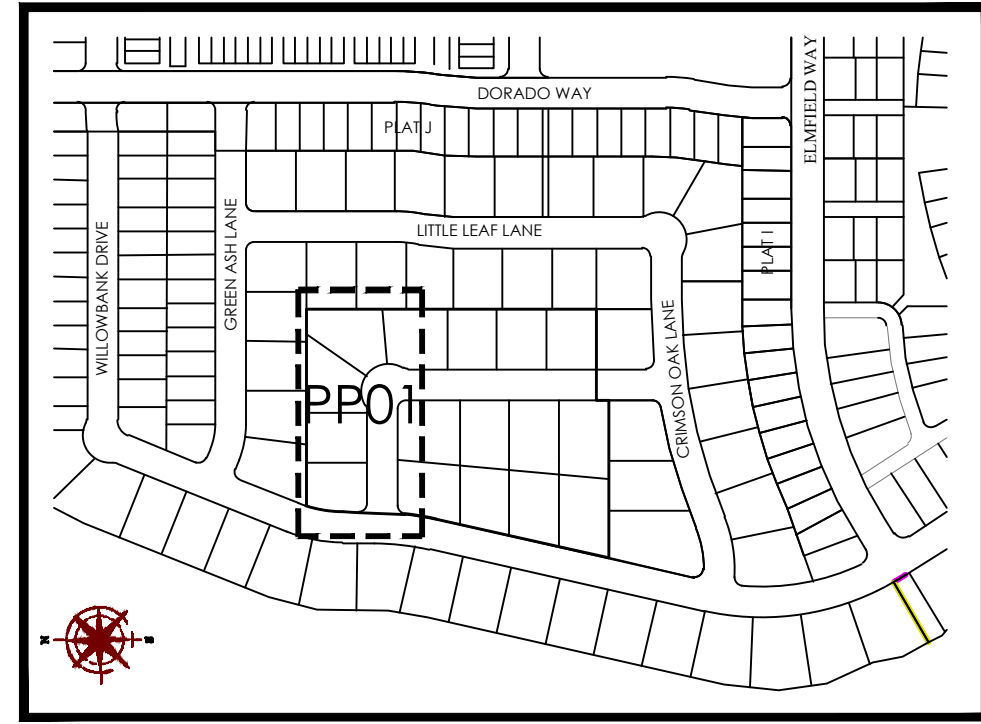


BLUE CEDAR LANE PLAN



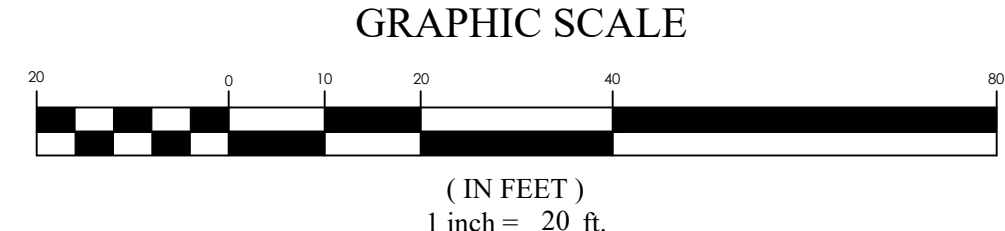
BLUE CEDAR LANE PROFILE

- LEGEND**
- BOUNDARY
 - ROW
 - CENTERLINE
 - LOT LINE
 - EASEMENT
 - 15" STORM DRAIN
 - 8" SANITARY SEWER
 - 8" CULINARY WATER
 - 8" SECONDARY WATER
 - SWALE
 - CONTOUR MAJOR
 - CONTOUR MINOR
 - EXIST. STORM DRAIN
 - EXIST. SANITARY SEWER
 - EXIST. CULINARY WATER
 - EXIST. CONTOUR MAJOR
 - EXIST. CONTOUR MINOR
 - SIGN
 - STREET LIGHT
 - SD MH, INLET, COMBO & SUMP
 - SEWER MANHOLE
 - CULINARY VALVE, TEE & BEND
 - SECONDARY VALVE, TEE & BEND
 - SEC. AND CUL. WATER METER
 - WATER BLOW-OFF
 - FIRE HYDRANT
 - STREET MONUMENT (TO BE SET)
 - EXIST. STREET MONUMENT
 - EXIST. SD INLET & MH
 - EXIST. SEWER MH
 - EXIST. VALVE, TEE, & BEND
 - EXIST. FIRE HYDRANT
 - SPOT ELEVATION
 - HIGHLAND CITY CONDUIT
 - 4.0' SPLIT RAIL VINYL FENCE
 - 6.0' SOLID CONCRETE WALL



KEY MAP
N.T.S

BENCHMARK
SOUTHEAST CORNER OF SECTION 1
TOWNSHIP 5 SOUTH RANGE 1 EAST
SALT LAKE BASE AND MERIDIAN
ELEV: 4819.90
DATUM: NGVD29



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MIDVALE, UTAH 84047 PH: (801) 552-0075
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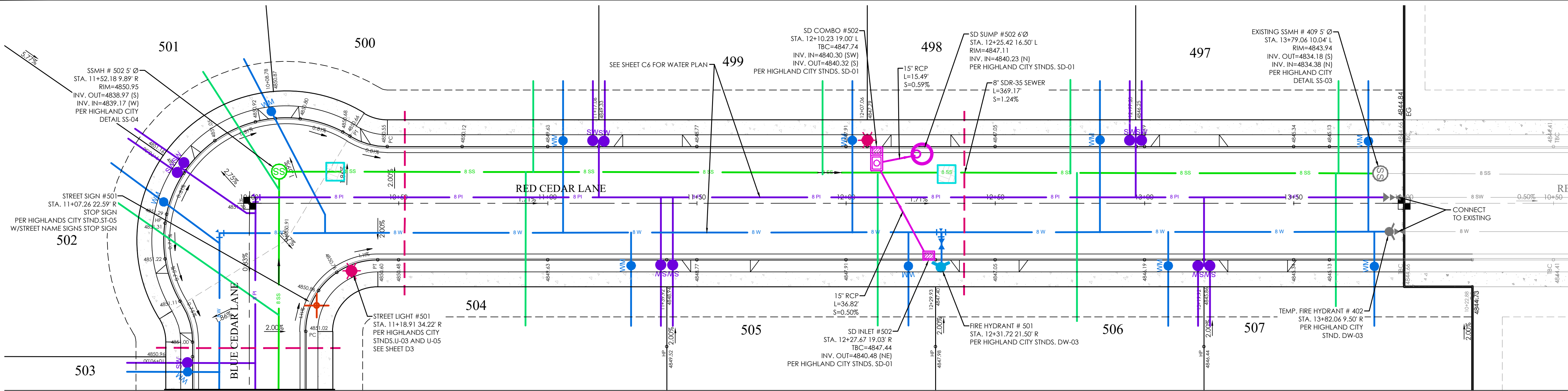
RIDGEVIEW POD B PLAT M
HIGHLAND CITY, UT
BLUE CEDAR LANE

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BLUE CEDAR LANE

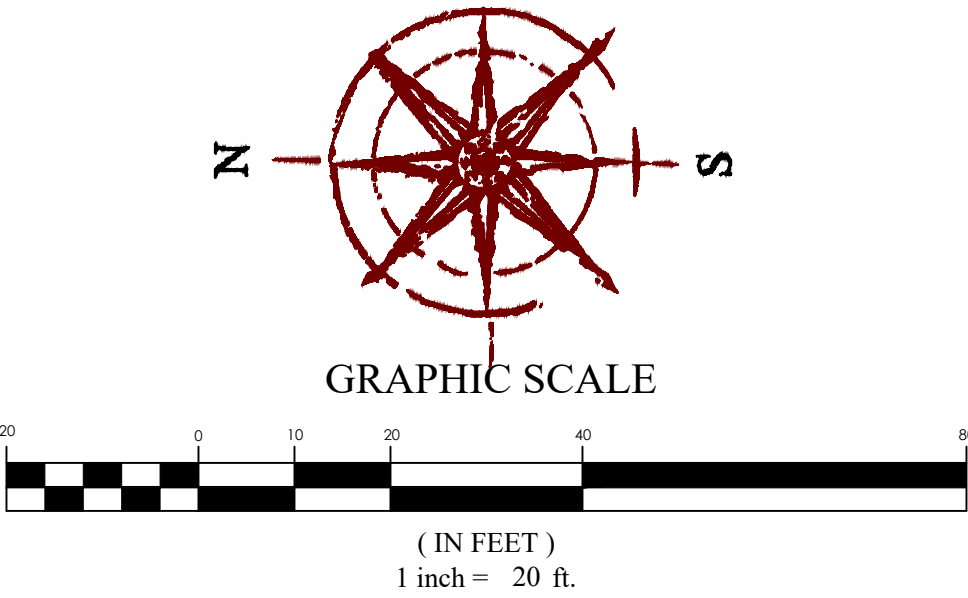
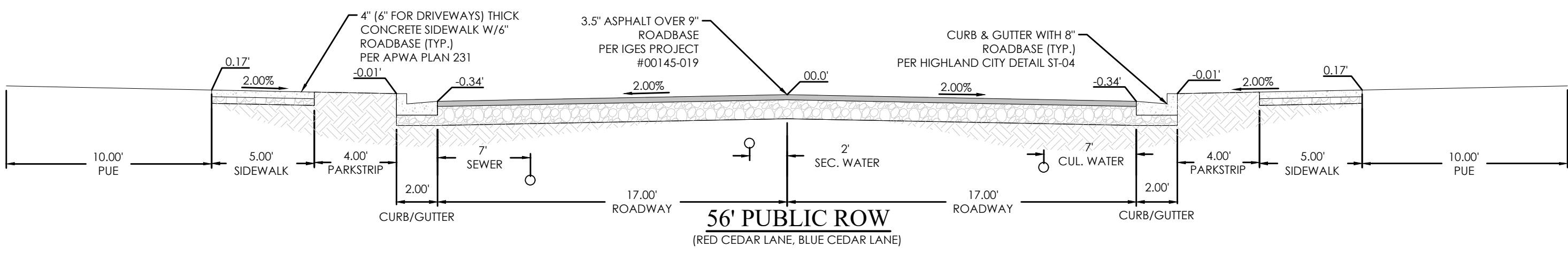
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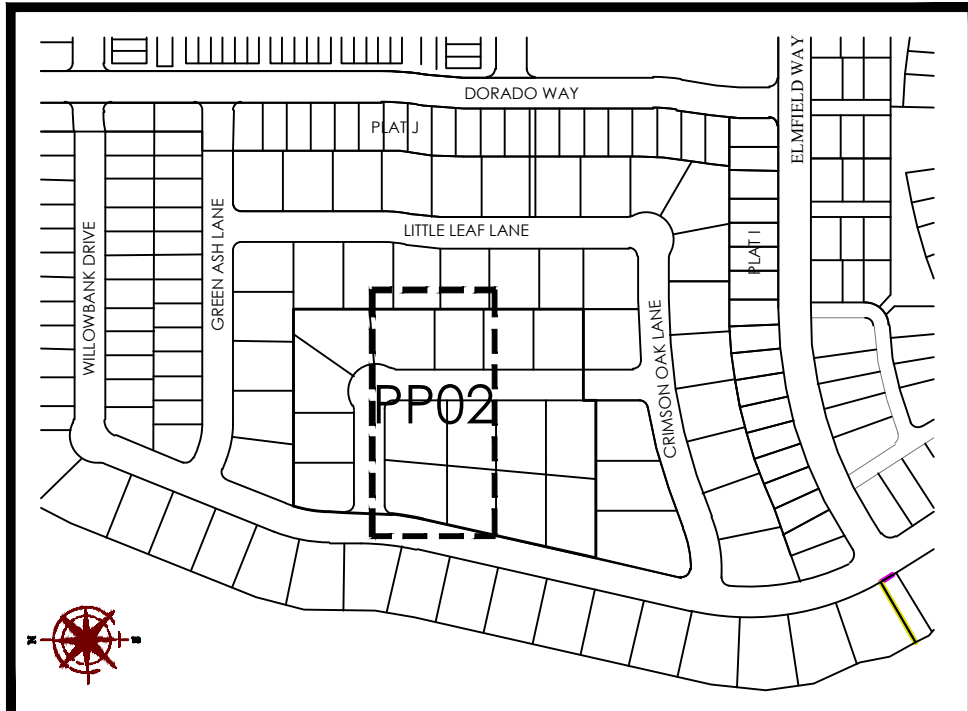


MATCHLINE
SEE SHEET PP01

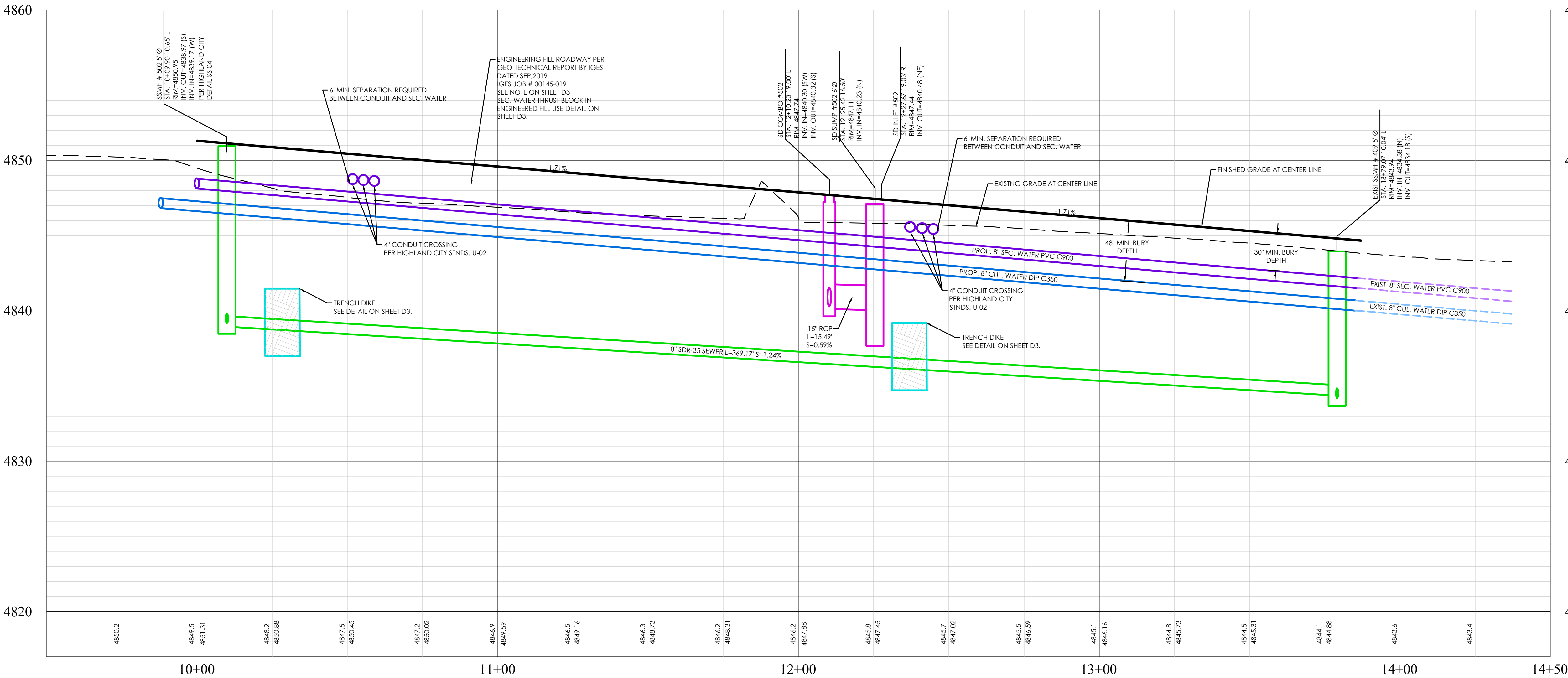
RED CEDAR LANE PLAN



LEGEND	
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[Symbol]	SWALE
[Symbol]	CONTOUR MAJOR
[Symbol]	CONTOUR MINOR
[Symbol]	EXIST. STORM DRAIN
[Symbol]	EXIST. SANITARY SEWER
[Symbol]	EXIST. CULINARY WATER
[Symbol]	EXIST. FENCE
[Symbol]	EXIST. CONTOUR MAJOR
[Symbol]	EXIST. CONTOUR MINOR
[Symbol]	SIGN
[Symbol]	STREET LIGHT
[Symbol]	SD MH, INLET, COMBO & SUMP
[Symbol]	SEWER MANHOLE
[Symbol]	CULINARY VALVE, TEE & BEND
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[Symbol]	WATER BLOW-OFF
[Symbol]	FIRE HYDRANT
[Symbol]	STREET MONUMENT (TO BE SET)
[Symbol]	EXIST. STREET MONUMENT
[Symbol]	EXIST. SD INLET & MH
[Symbol]	EXIST. SEWER MH
[Symbol]	EXIST. VALVE, TEE, & BEND
[Symbol]	EXIST. FIRE HYDRANT
[Symbol]	SPOT ELEVATION
[Symbol]	HIGHLAND CITY CONDUIT
[Symbol]	4\"/>
[Symbol]	6\"/>



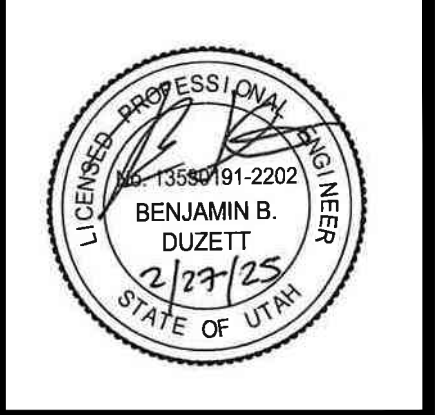
KEY MAP
N.T.S



RED CEDAR LANE PROFILE

BENCHMARK
SOUTHEAST CORNER OF SECTION 1
TOWNSHIP 5 SOUTH RANGE 1 EAST
SALT LAKE BASE AND MERIDIAN
ELEV: 4819.90
DATUM: NGVD29

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RIDGEVIEW POD B PLAT M
HIGHLAND CITY, UT
RED CEDAR LANE

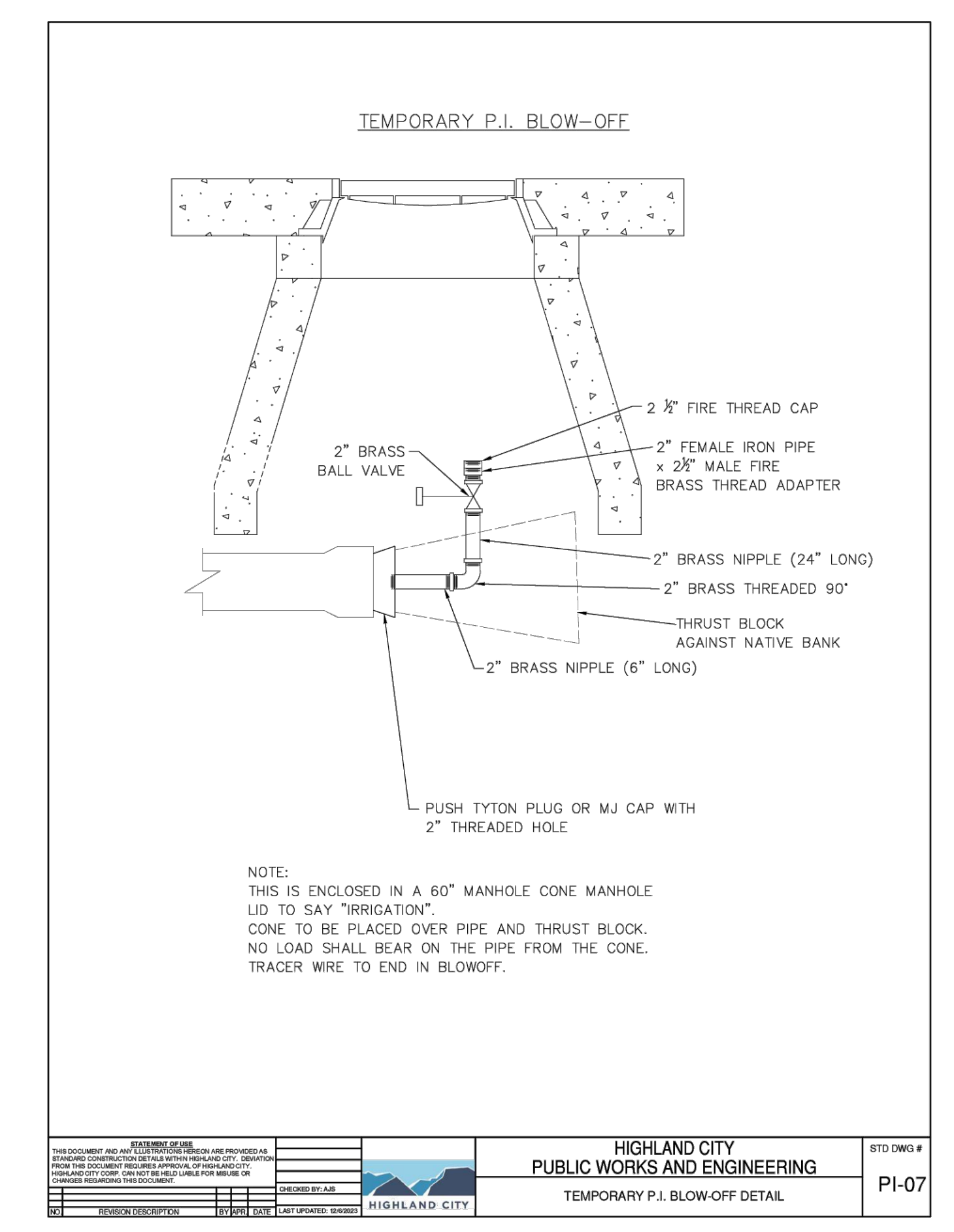
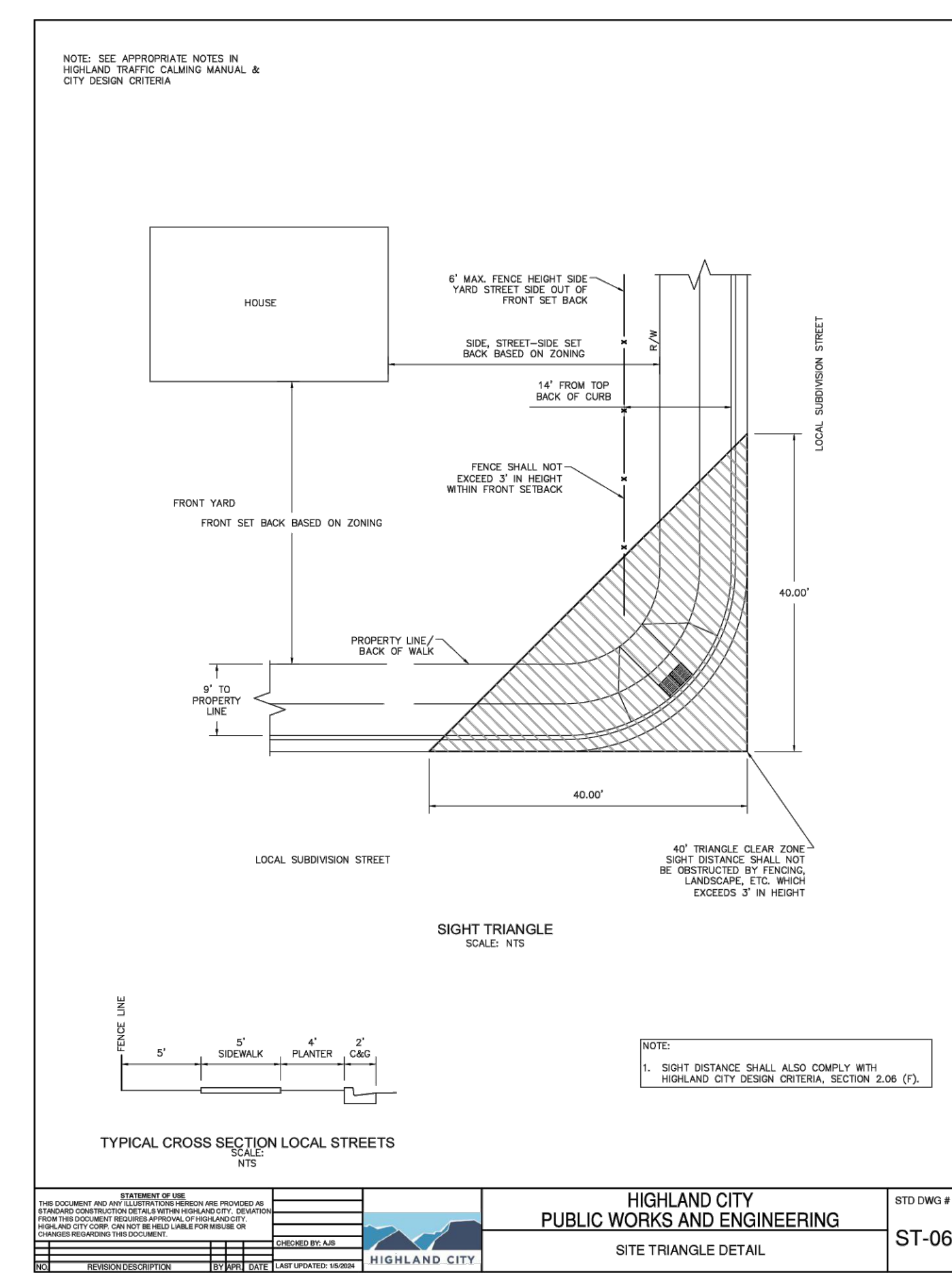
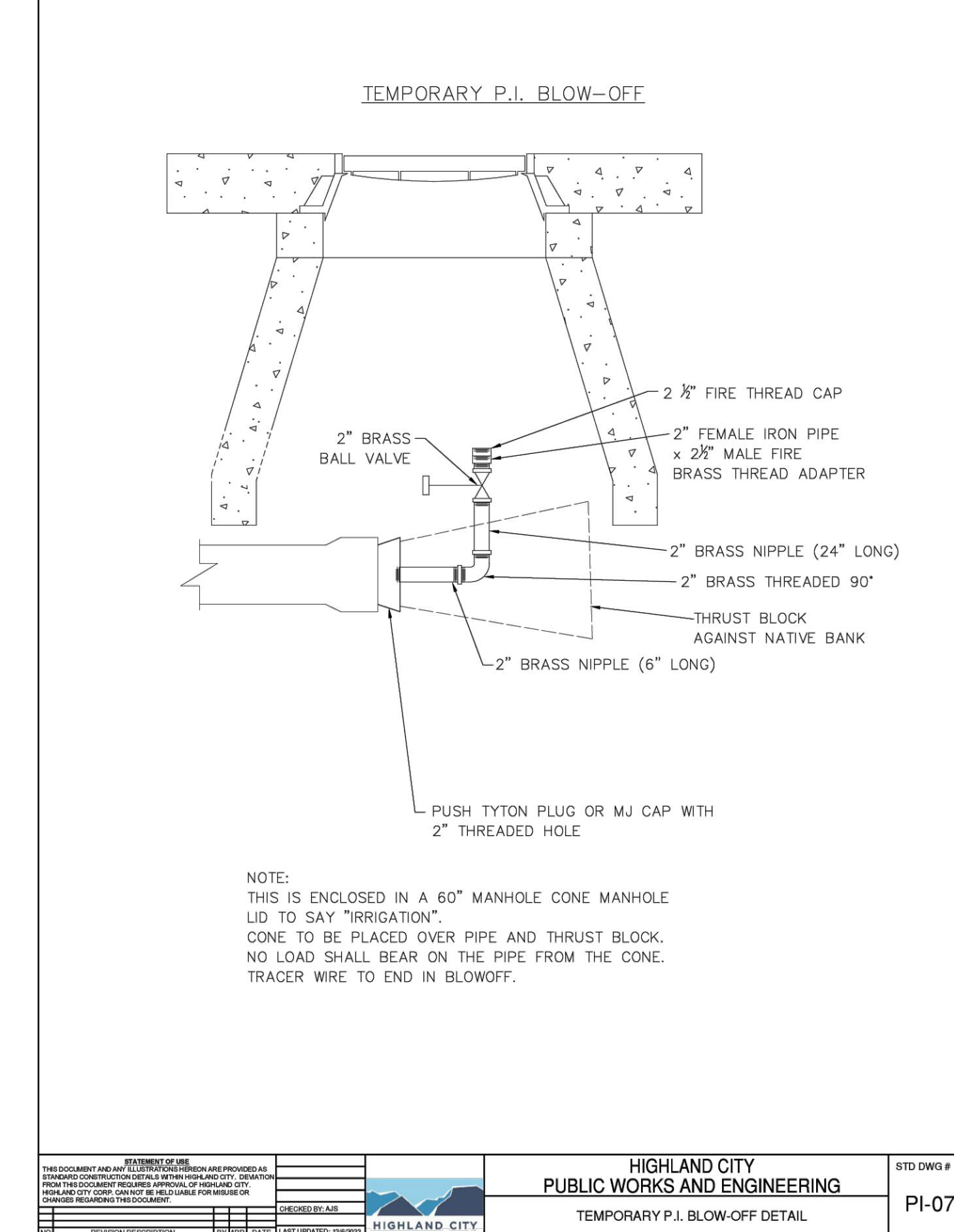
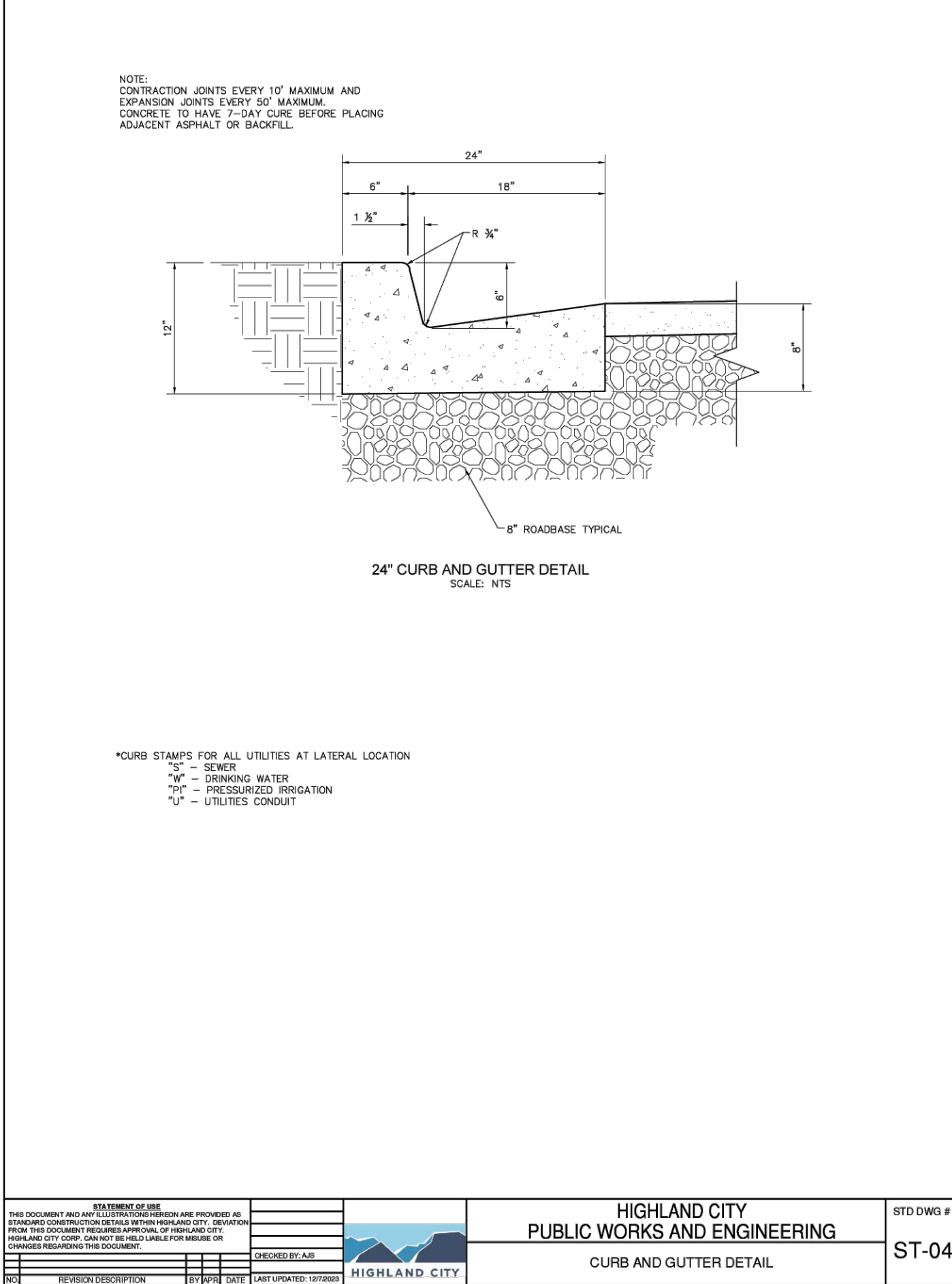
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RED CEDAR LANE

Scale: 1"=20'
Date: 02/27/25
Sheet: PP02

Drawn: GIM
Job #: 24-0163





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CHECKED BY: AJS						DW-01
NO. REVISION (DESCRIPTION) BY (PPE) DATE LAST UPDATED: 12/8/2017				WATER METER DETAIL		

MINIMUM BEARING AREA IN SQ. FT.						
SIZE OF PIPE	TEES, VALVES HEAD ENDS	90° BENDS		45° BENDS	22 1/2° BENDS	11 1/4° BENDS
4"	2	3	2	2	2	2
6"	4	5.5	3	1.5	1	1
8"	6.5	9.5	5	2.75	1.5	1.5
12"	14	20	11	5.5	3	3
14"	19	26.5	14.5	7.5	4	4
16"	24	34	18.5	9.5	5	6
20"	27	52	28.5	14.5	10	10
24"	53	74	41	21	15	13
30"	81	114	62	32	16	16

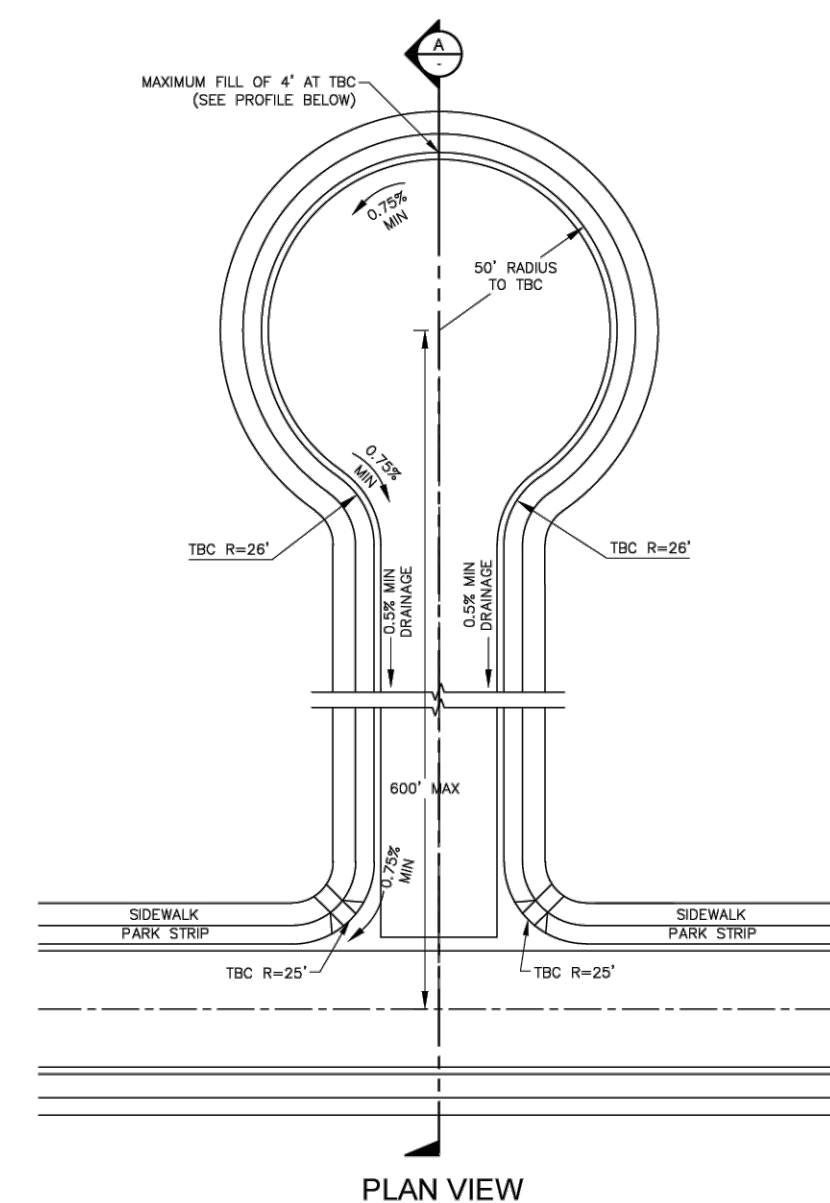
Direct bearing thrust block

August 2010

267

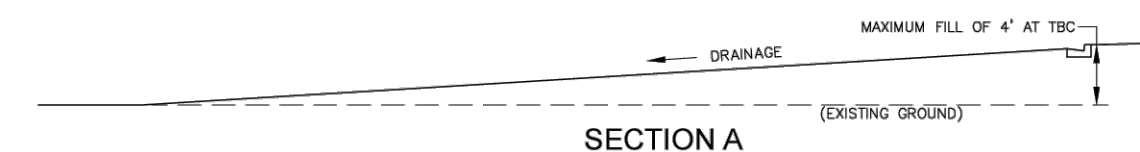
Plan
561

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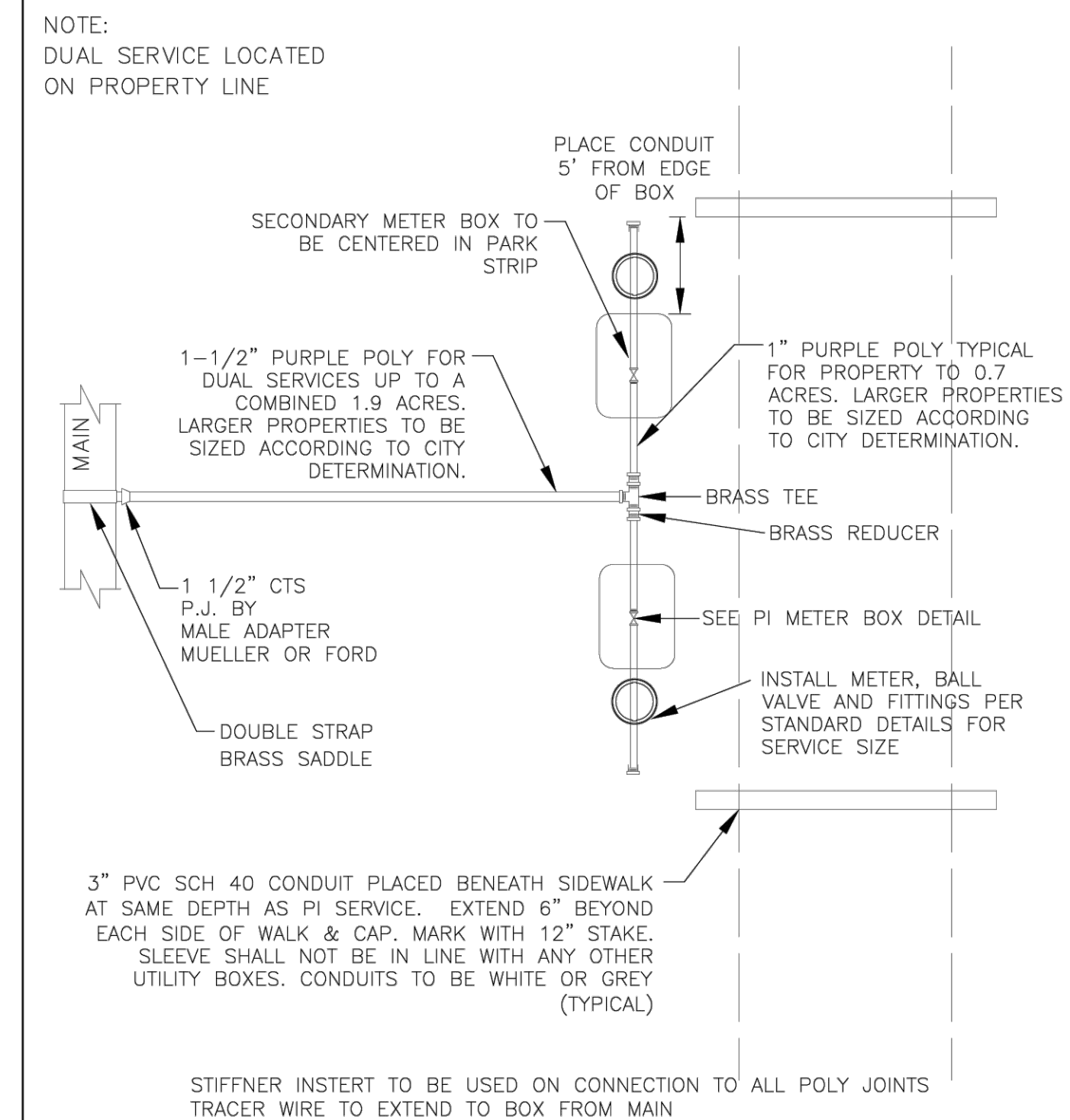
PLAN VIEW

IF SLOPE OF CUL-DE-SAC CAN NOT BE
PROVIDED TO THE STREET AS SHOWN,
THEN ST-12 SHALL BE FOLLOWED

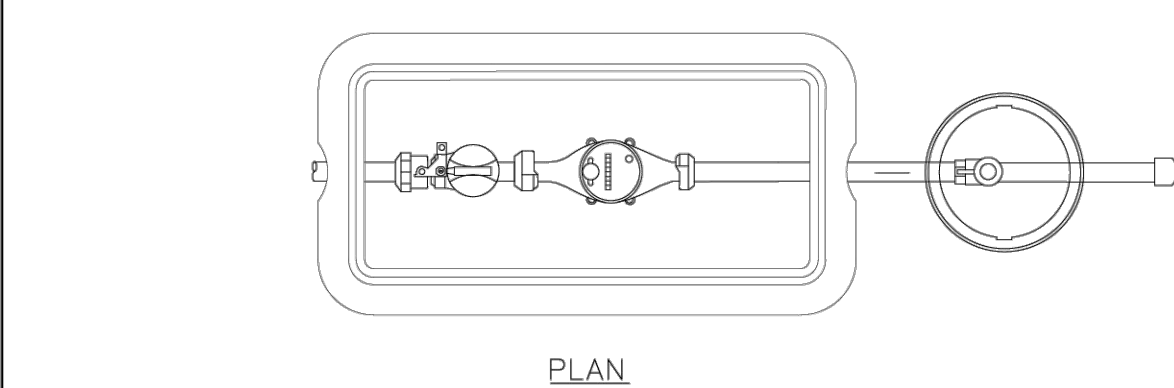


SECTION.

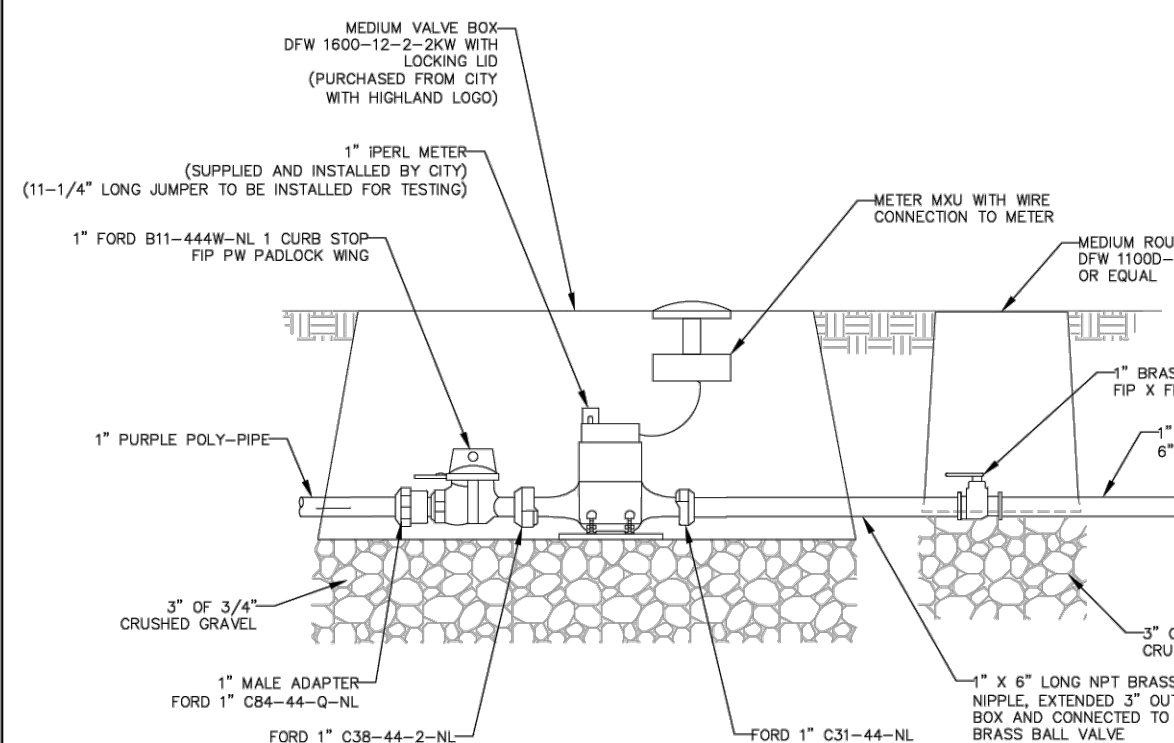
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CHECKED BY: AS					PI-01
NO.	REVISION DESCRIPTION	BY	DATE	P.J. SERVICE DETAIL LAST UPDATED: 12/6/2023	

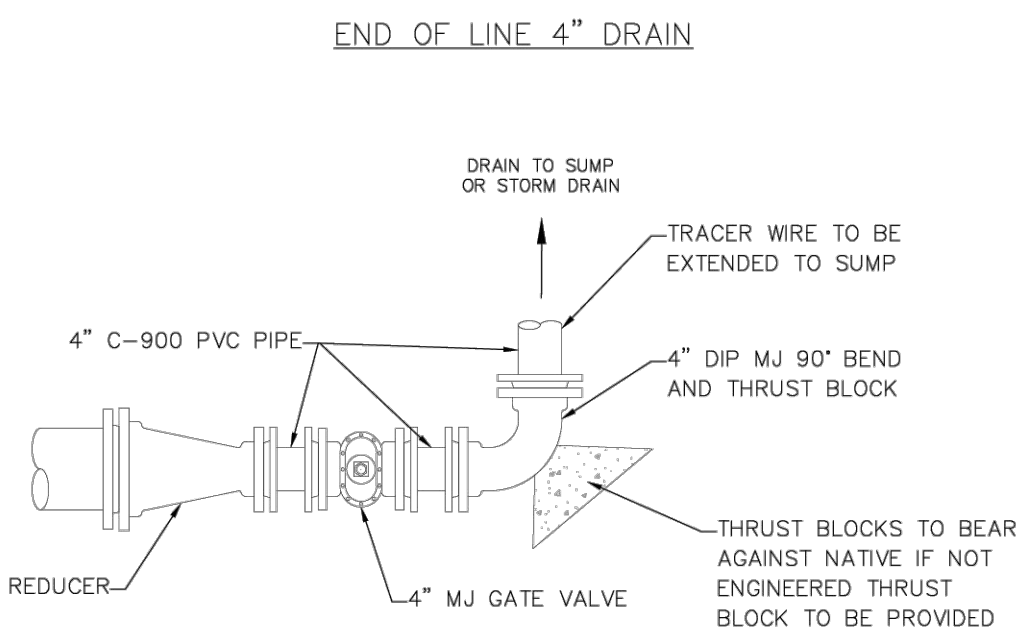


PLAN

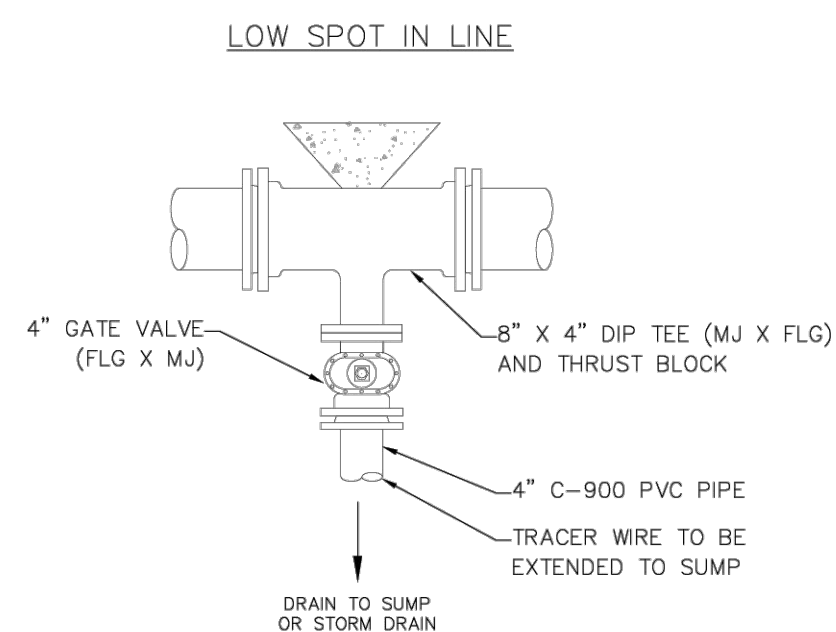


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CHECKED BY: JAS		P.I. 1-INCH METER BOX DETAIL			
DOW: 10/25/2017	REVISION: 12/28/2017	REV: 0001	DATE: 12/28/2017	LAST UPDATED: 12/28/2017	

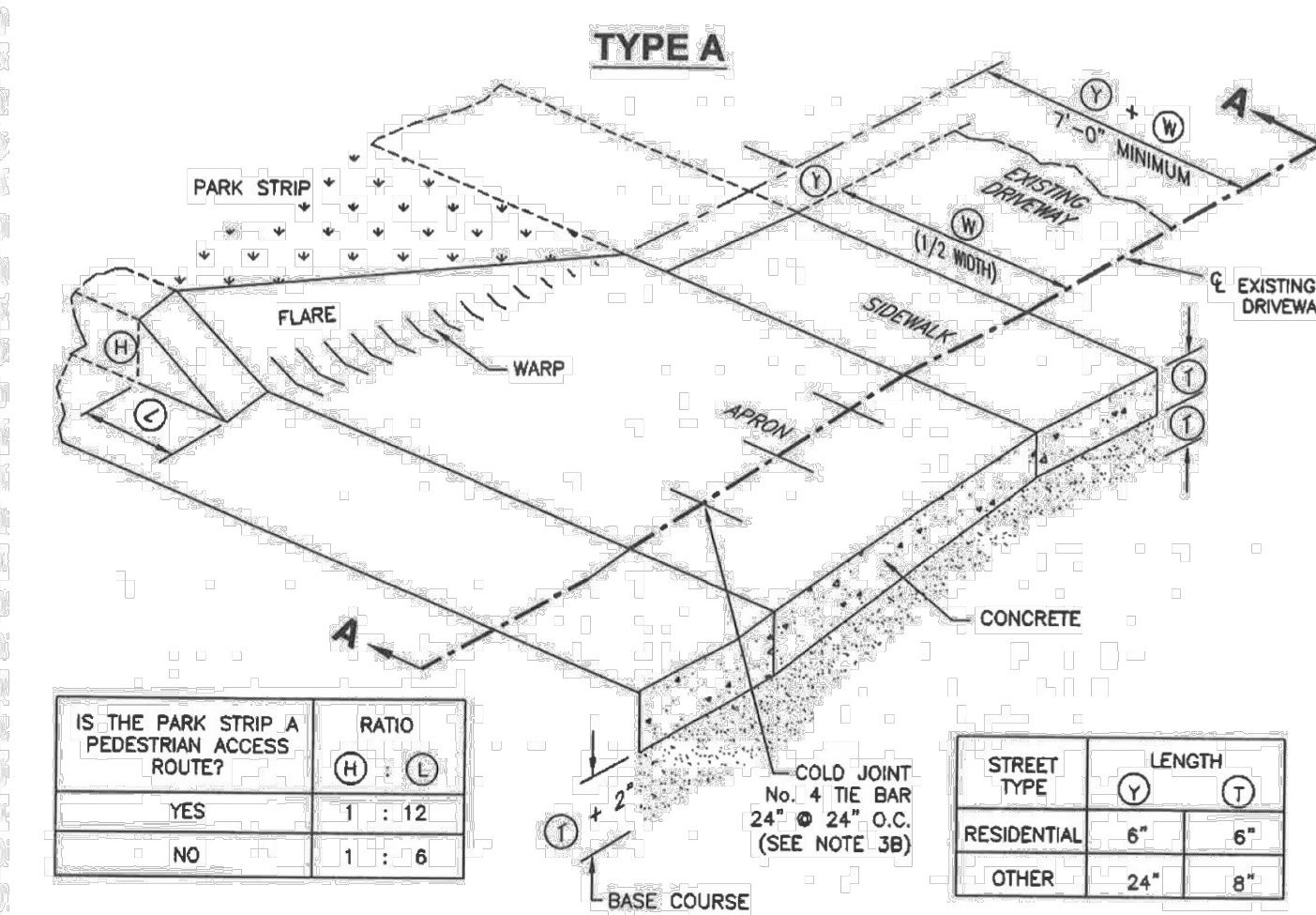


END OF LINE 4" DRAIN



LOW SPOT IN LINE

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CHECKED BY: JLB DATE: 11/11/2011			



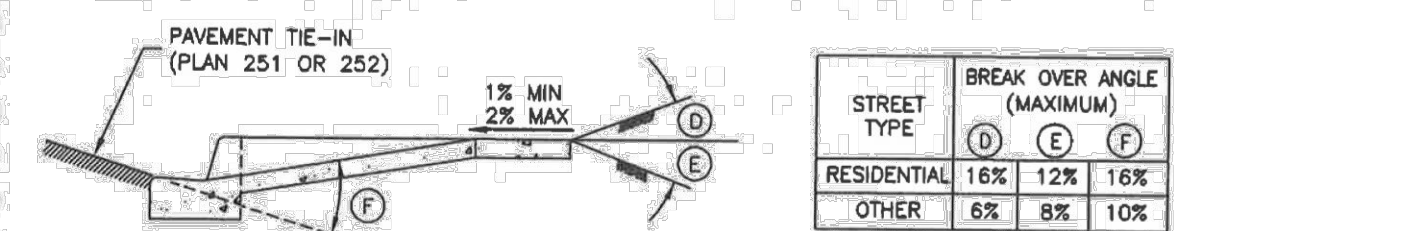
TYPE A

OBLIQUE

IS THE PARK STRIP A PEDESTRIAN ACCESS ROUTE?	RATIO (H) : (L)
YES	1 : 12
NO	1 : 6

STREET TYPE	LENGTH	
	(Y)	(T)
RESIDENTIAL	6"	6"
OTHER	24"	8"

SECTION A-A - APPROACH REQUIRING SERVICE TRUCK ACCESS

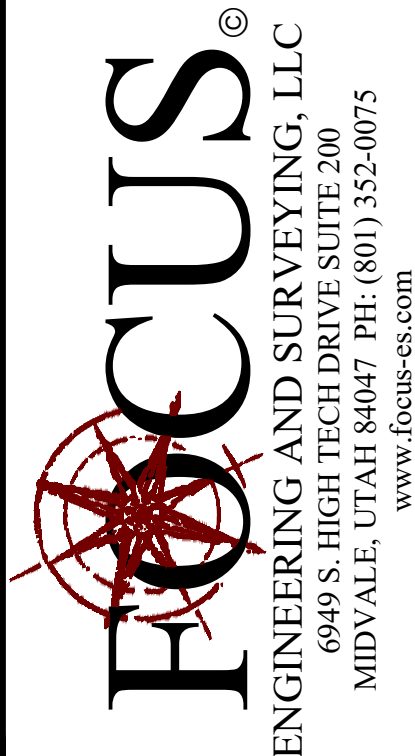
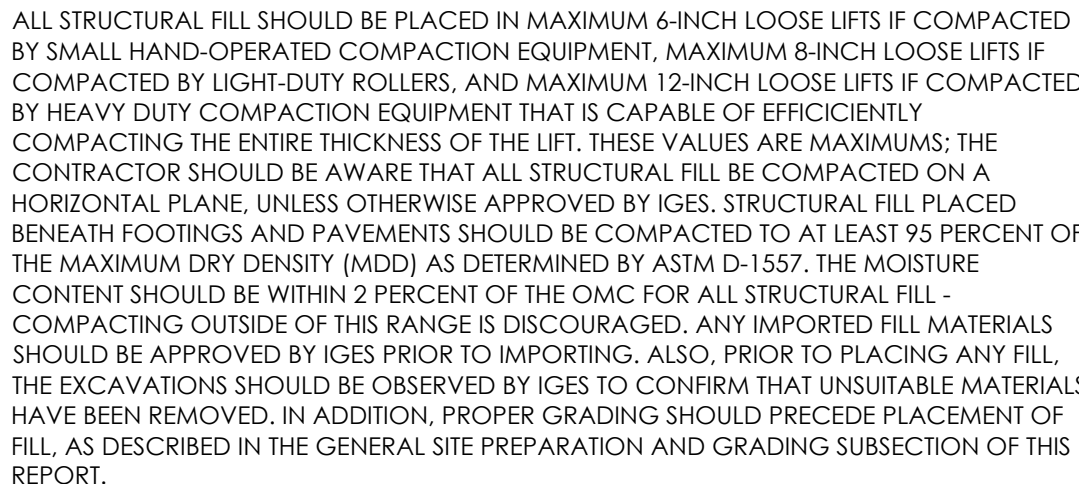
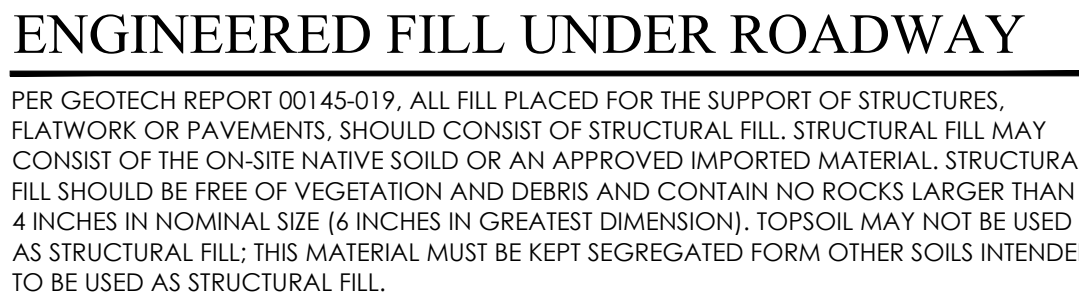
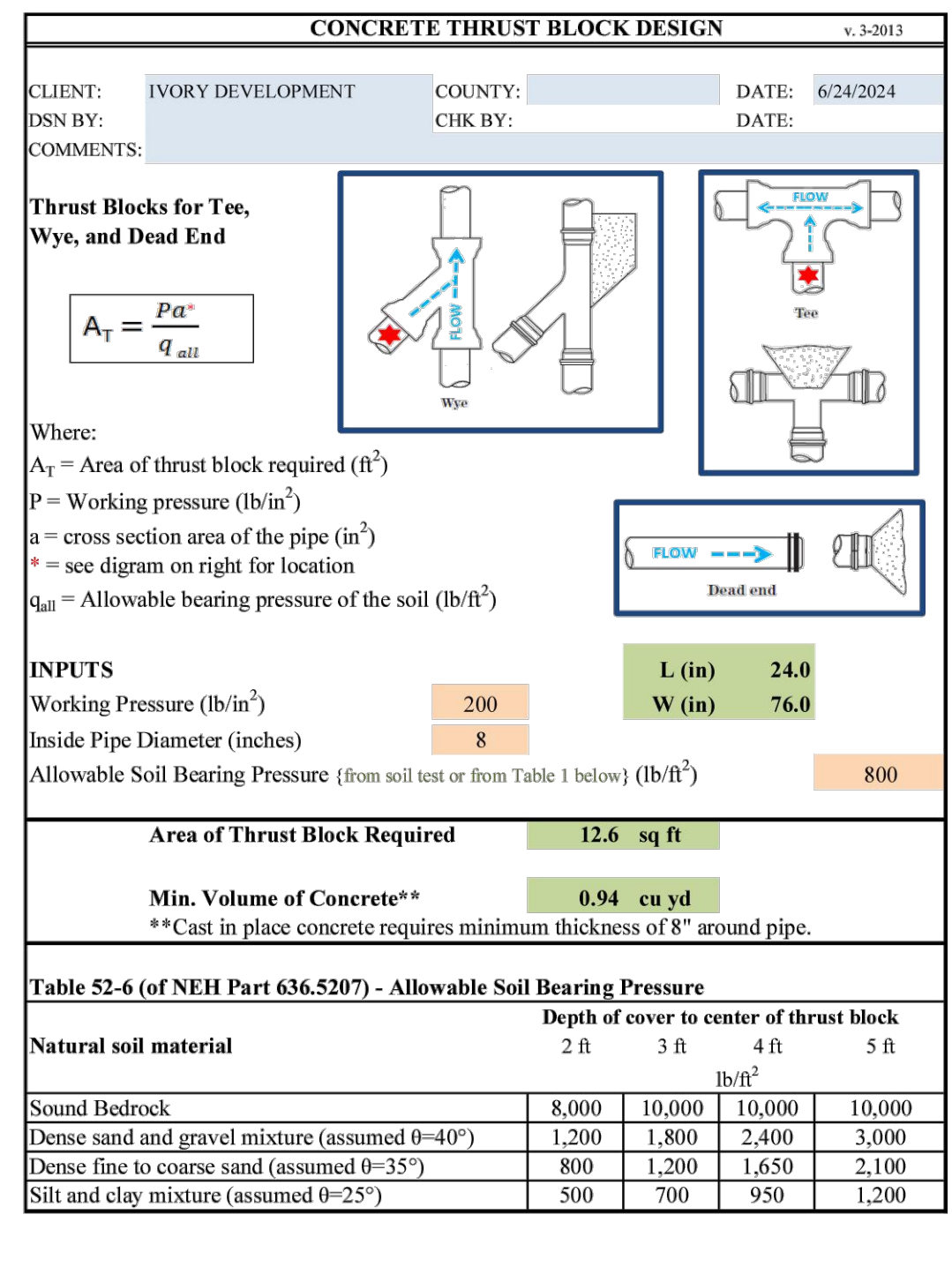
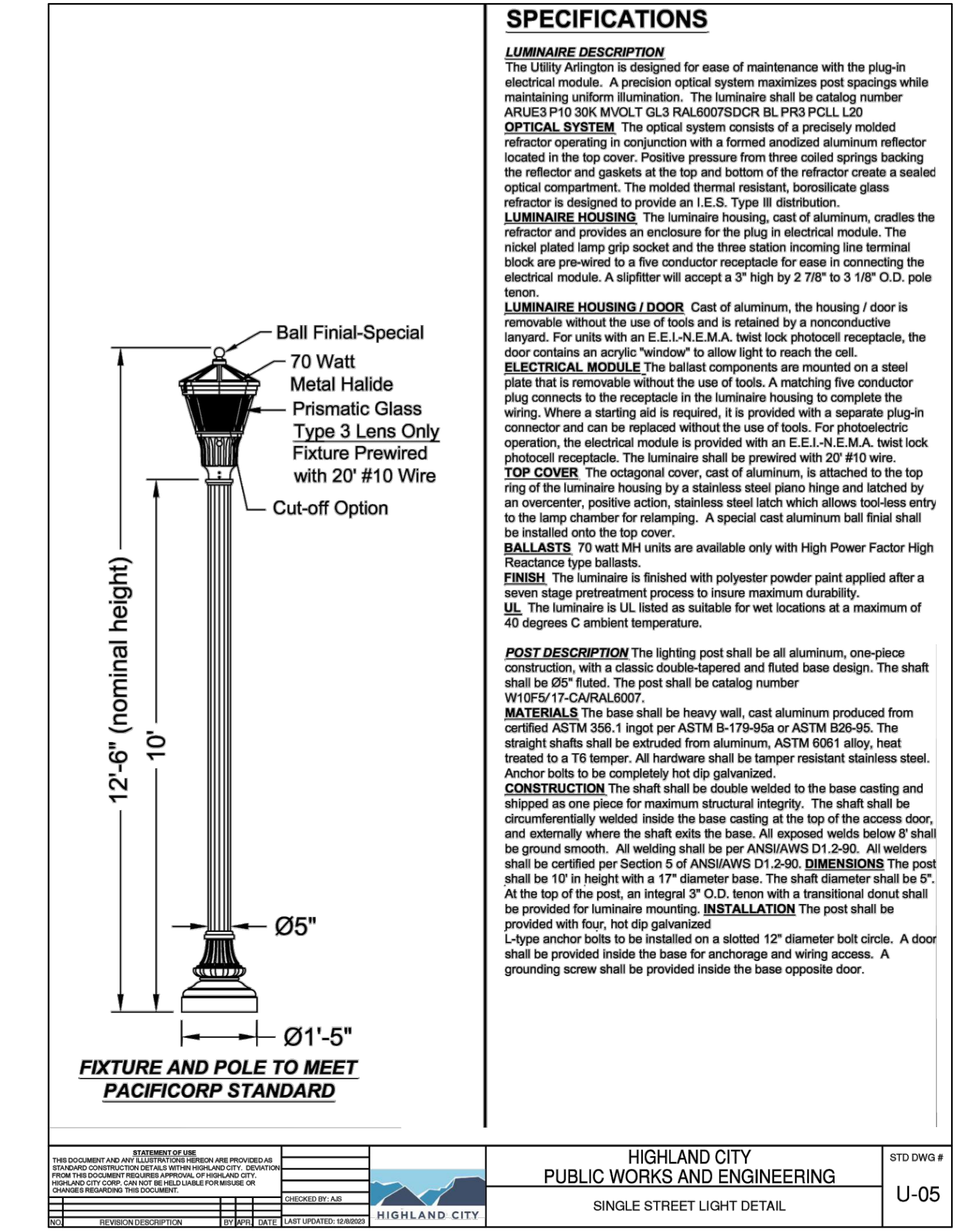
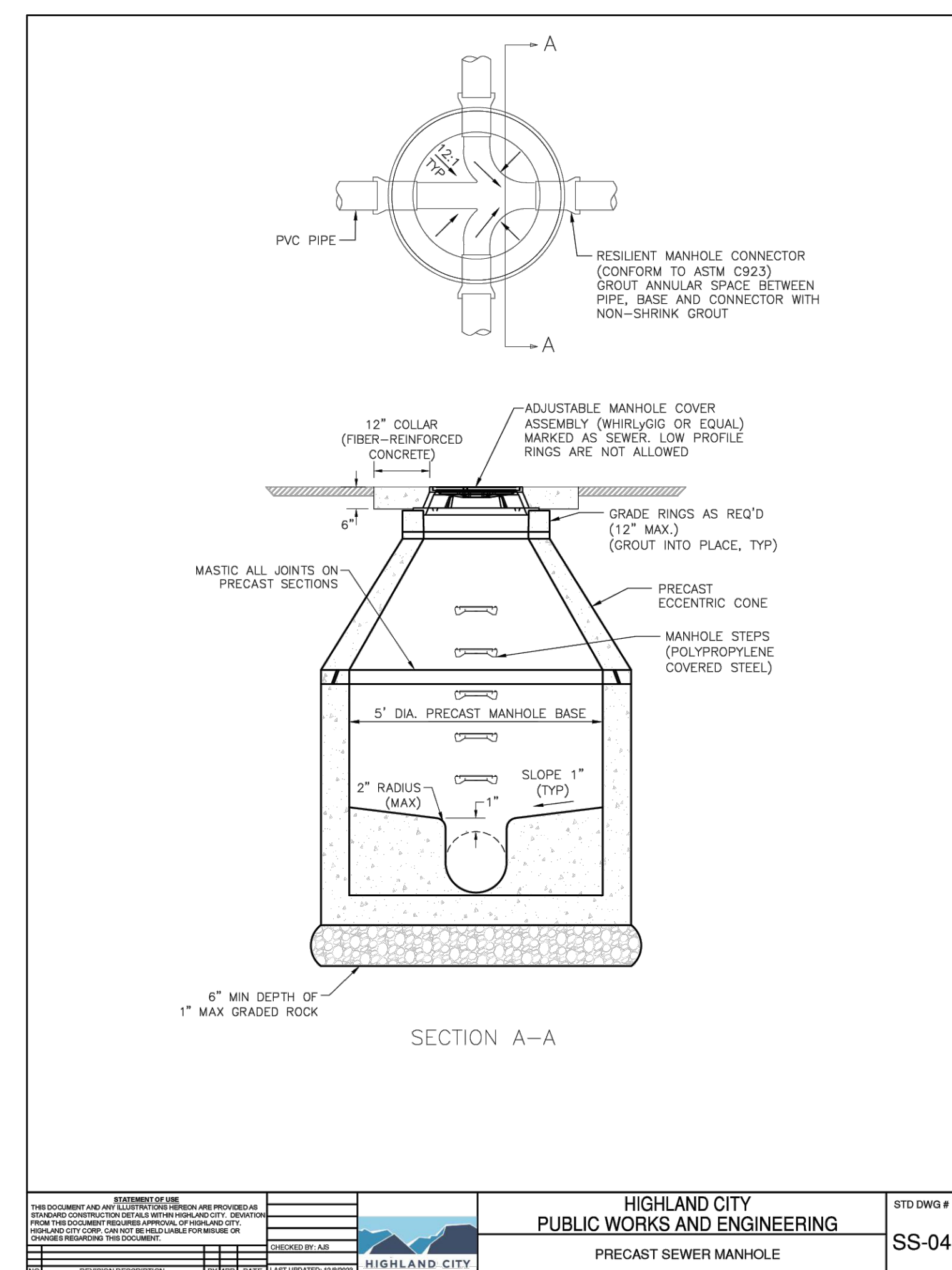
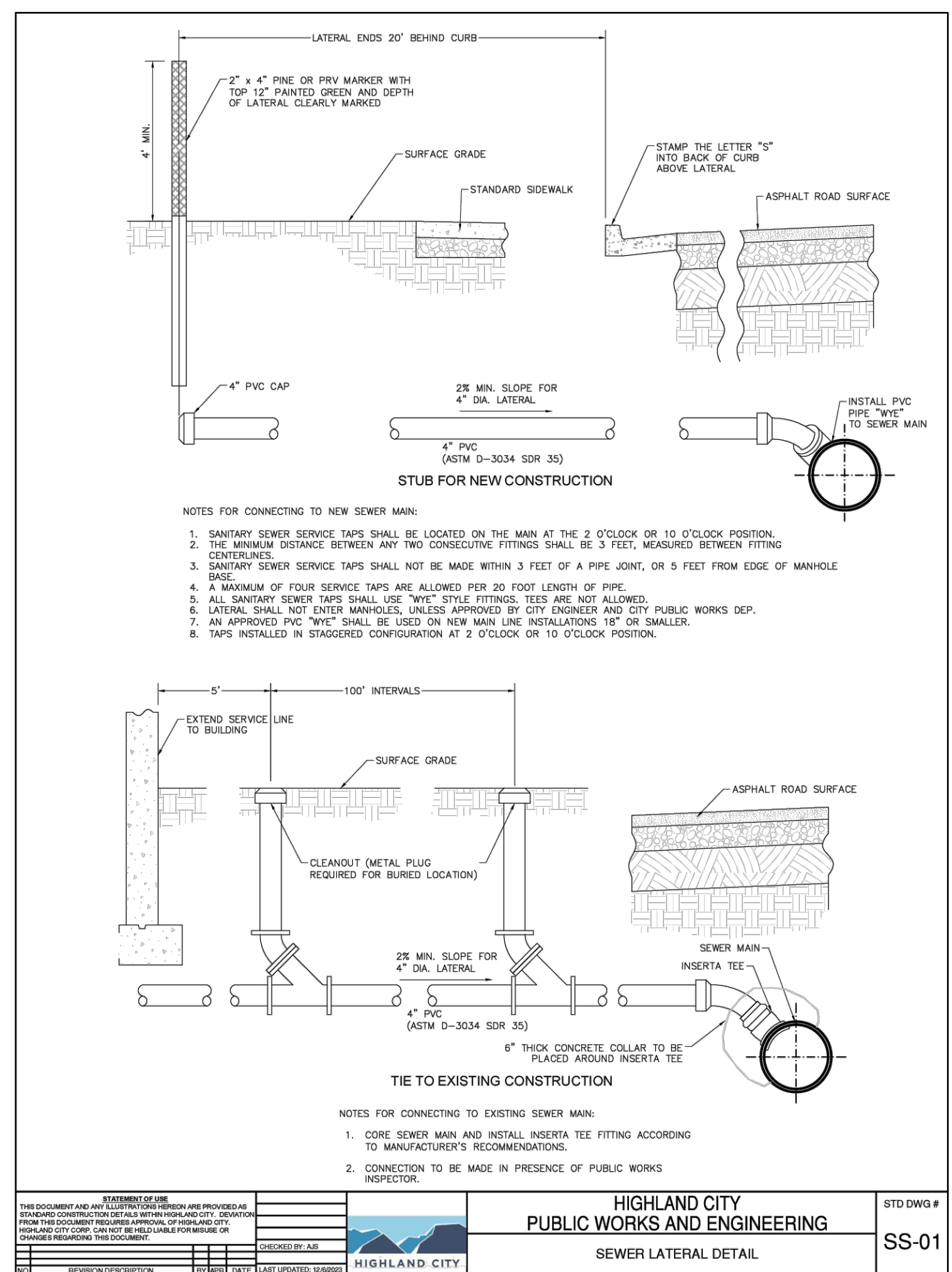
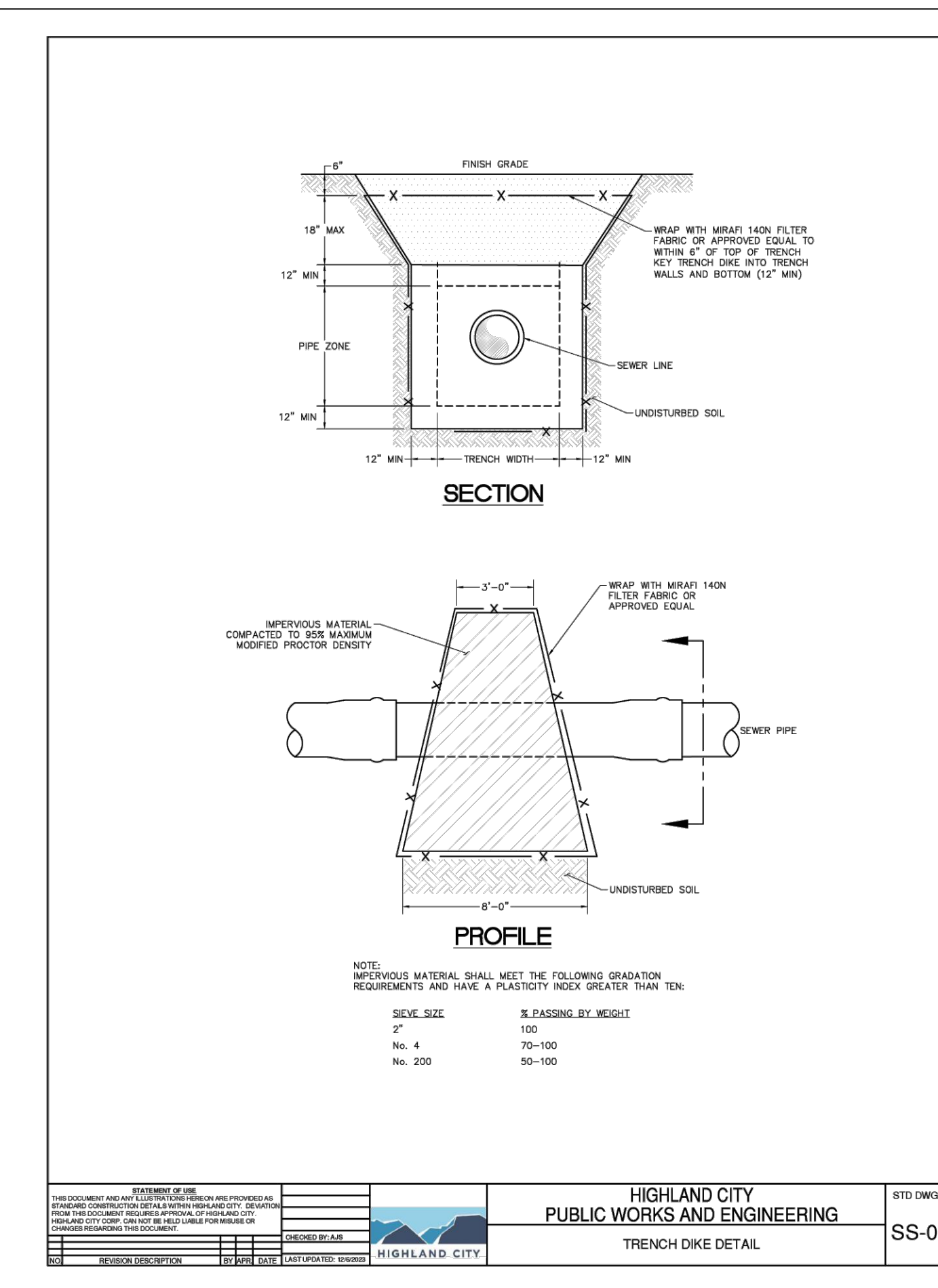
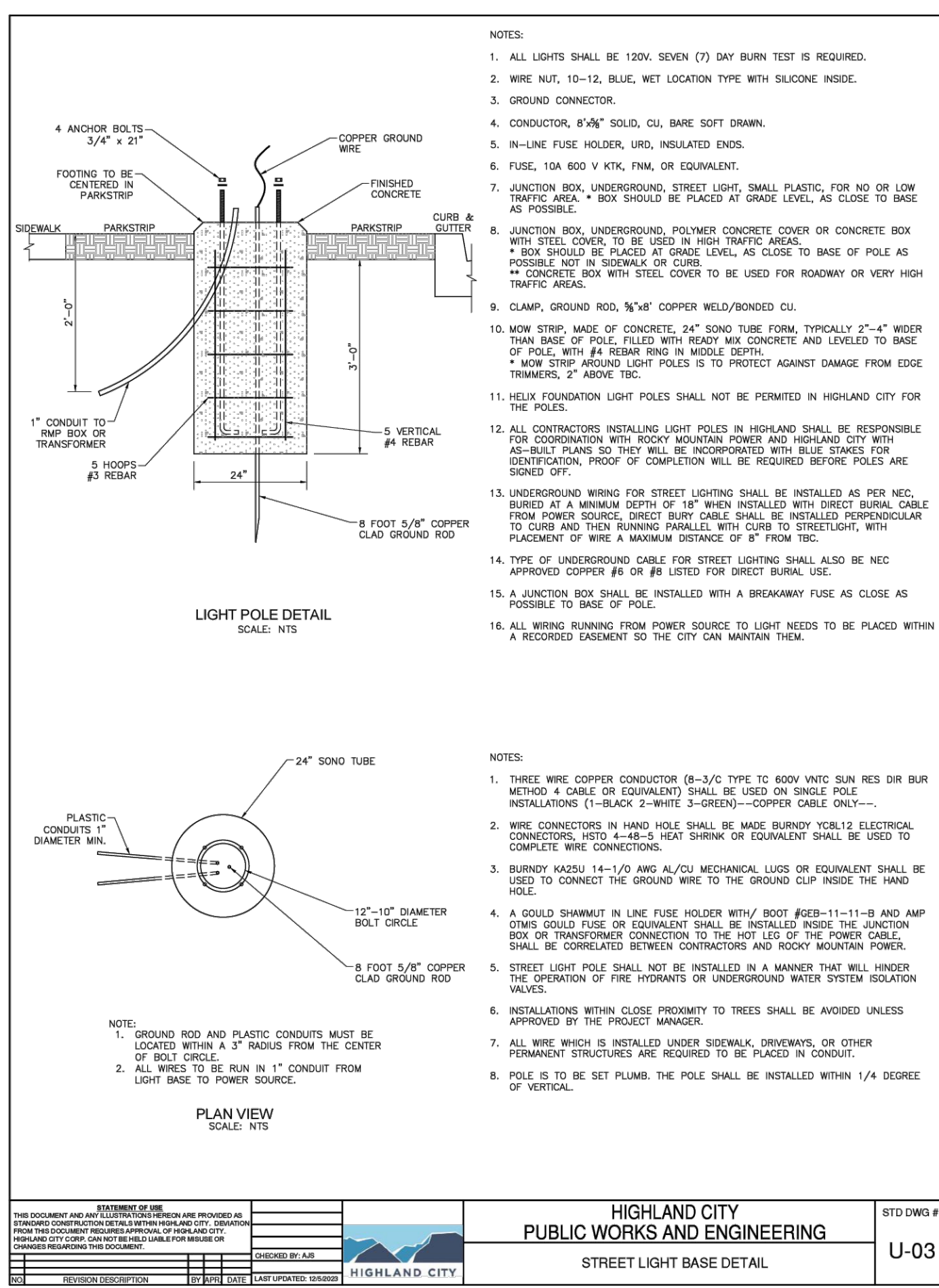
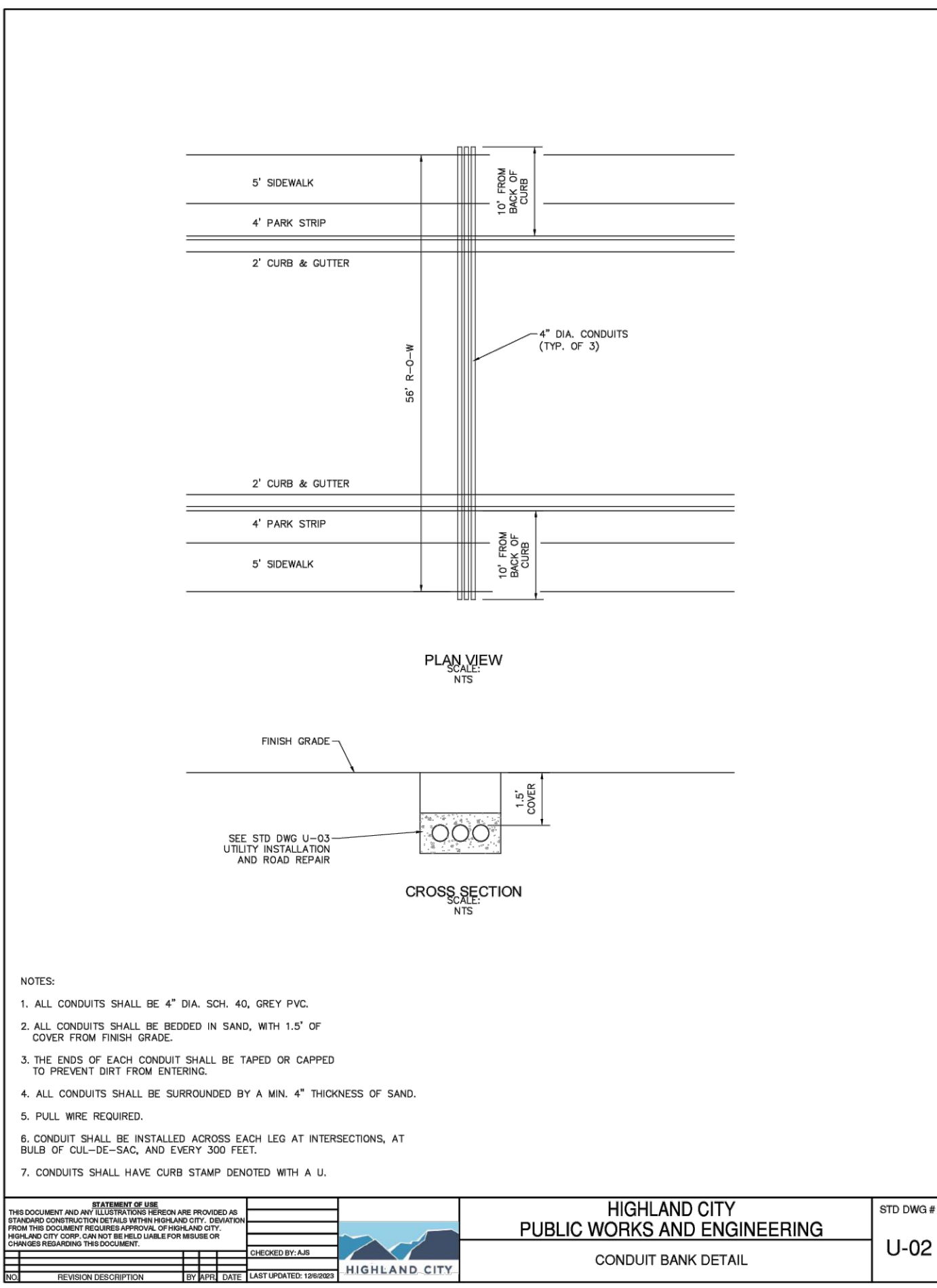
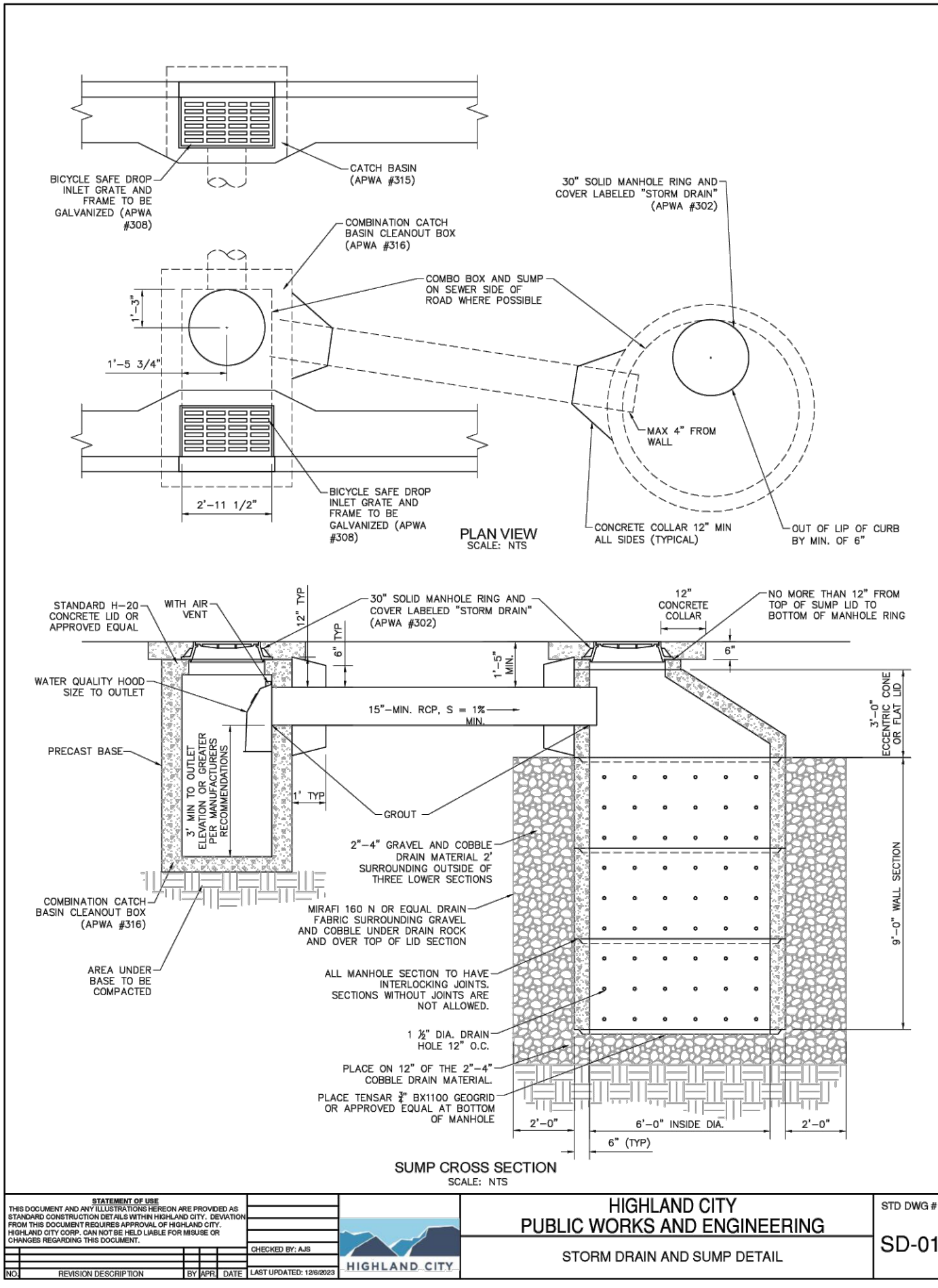


SECTION A-A - TYPICAL DRIVEWAY APPROACH

Flare driveway approach

Plan
221.1
November 2009

December 2009



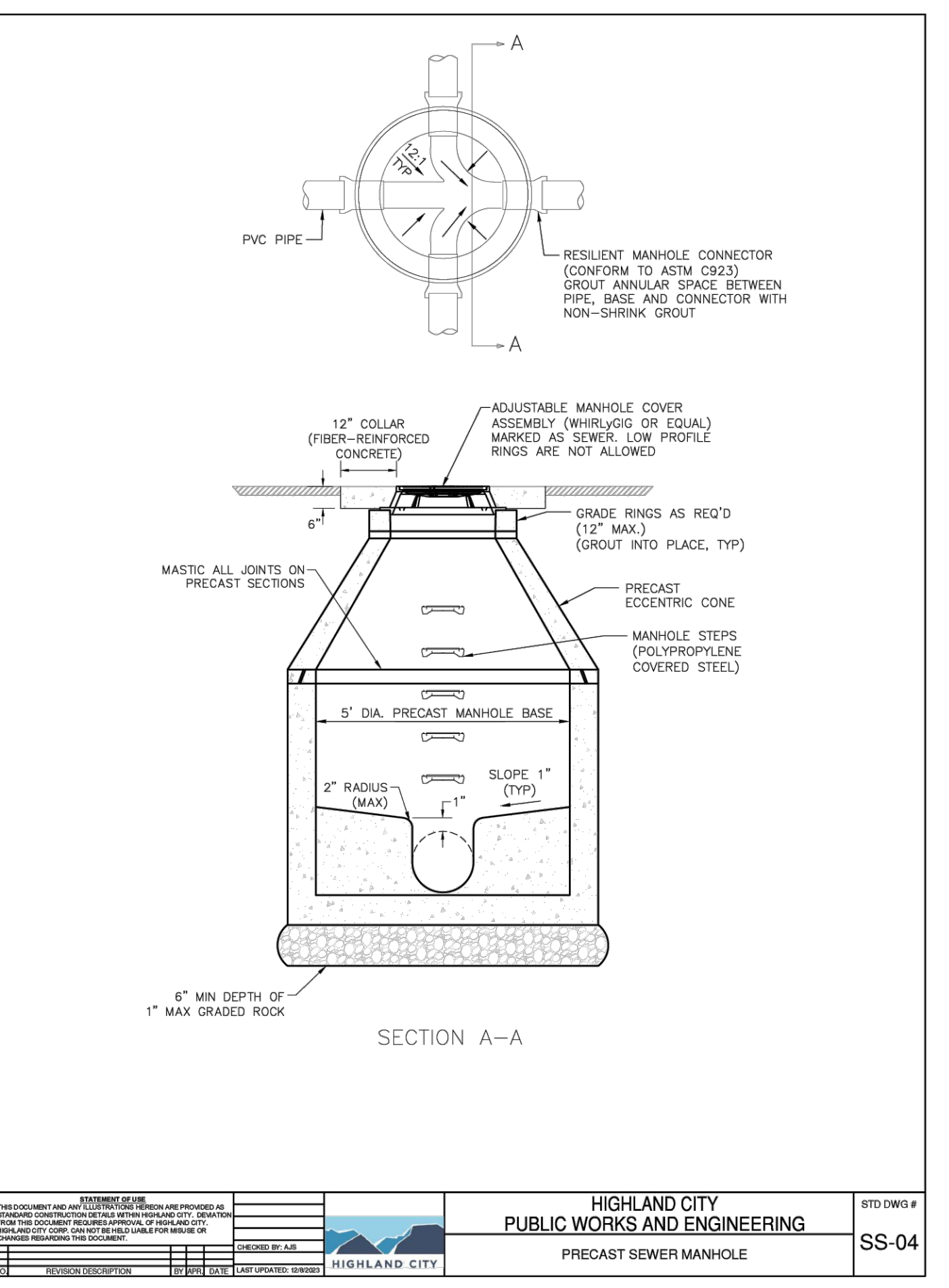
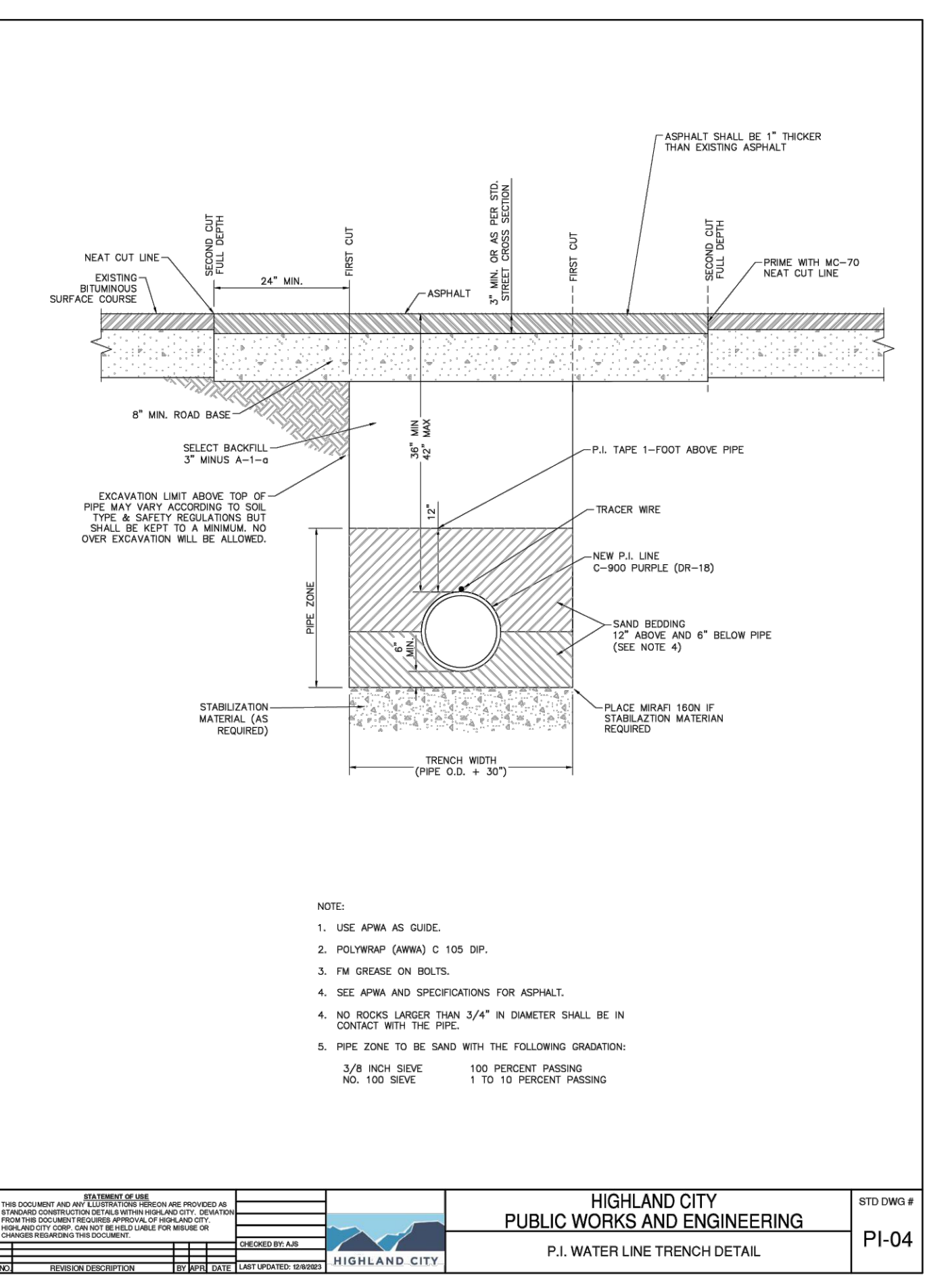
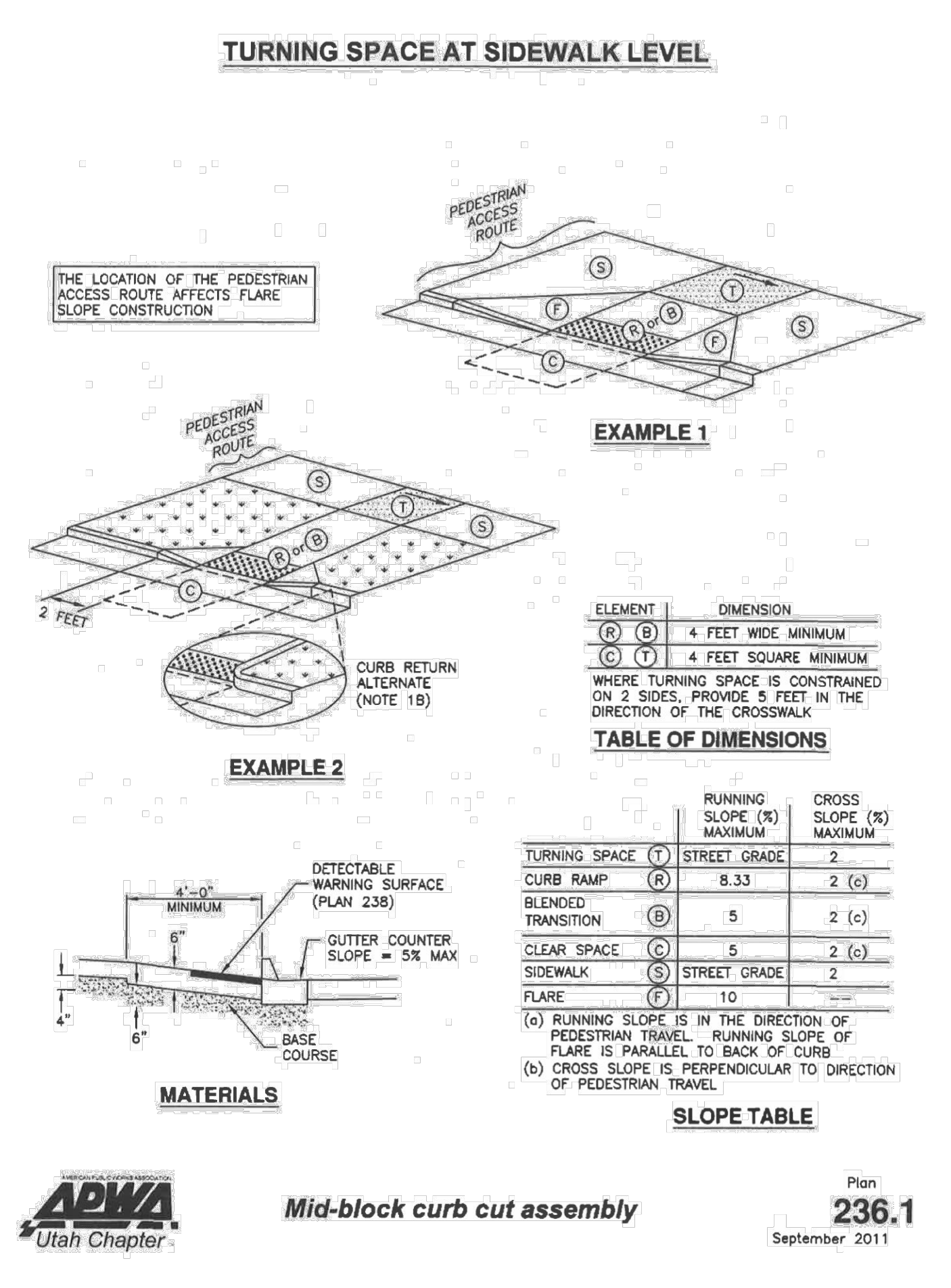
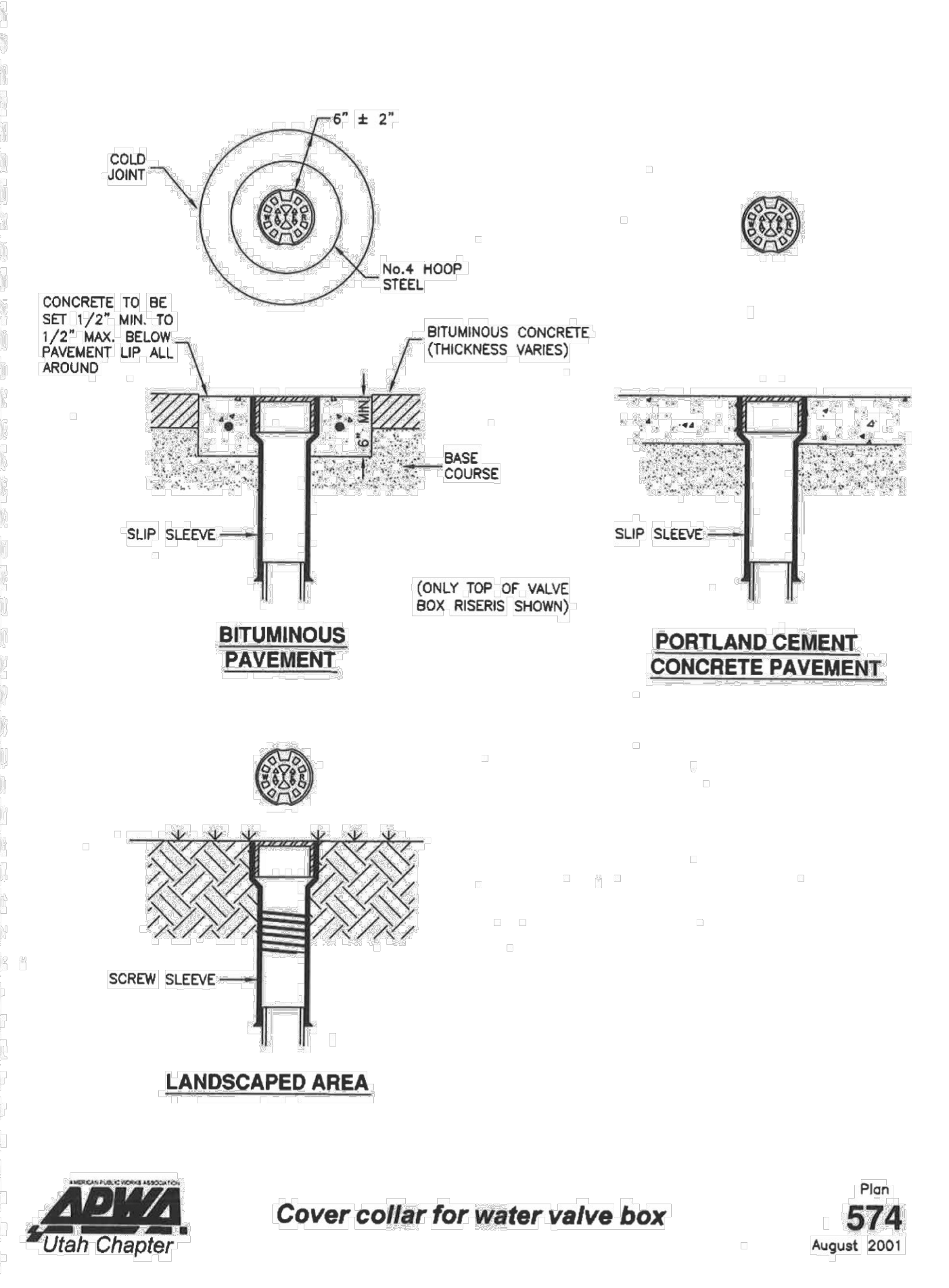
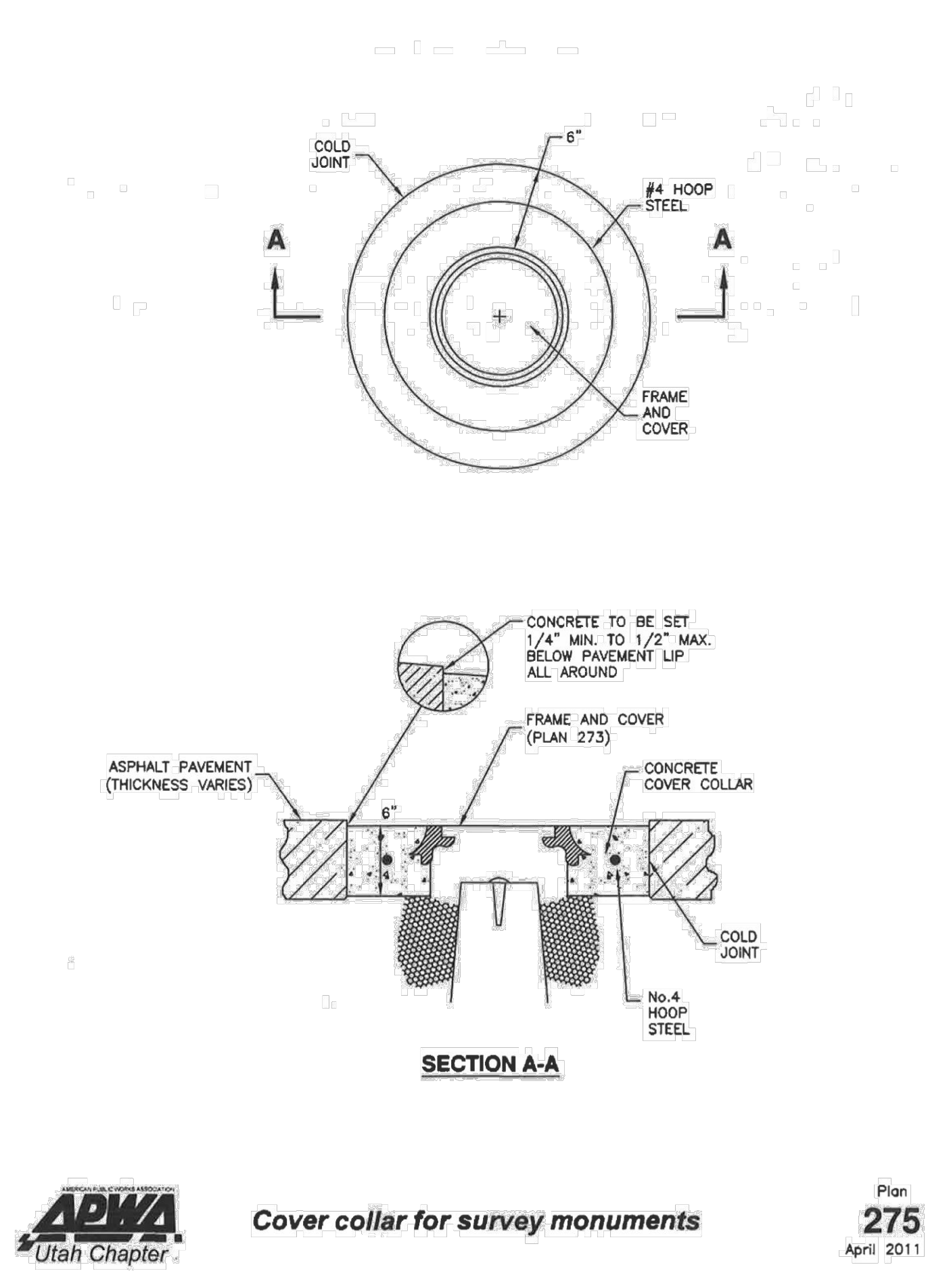
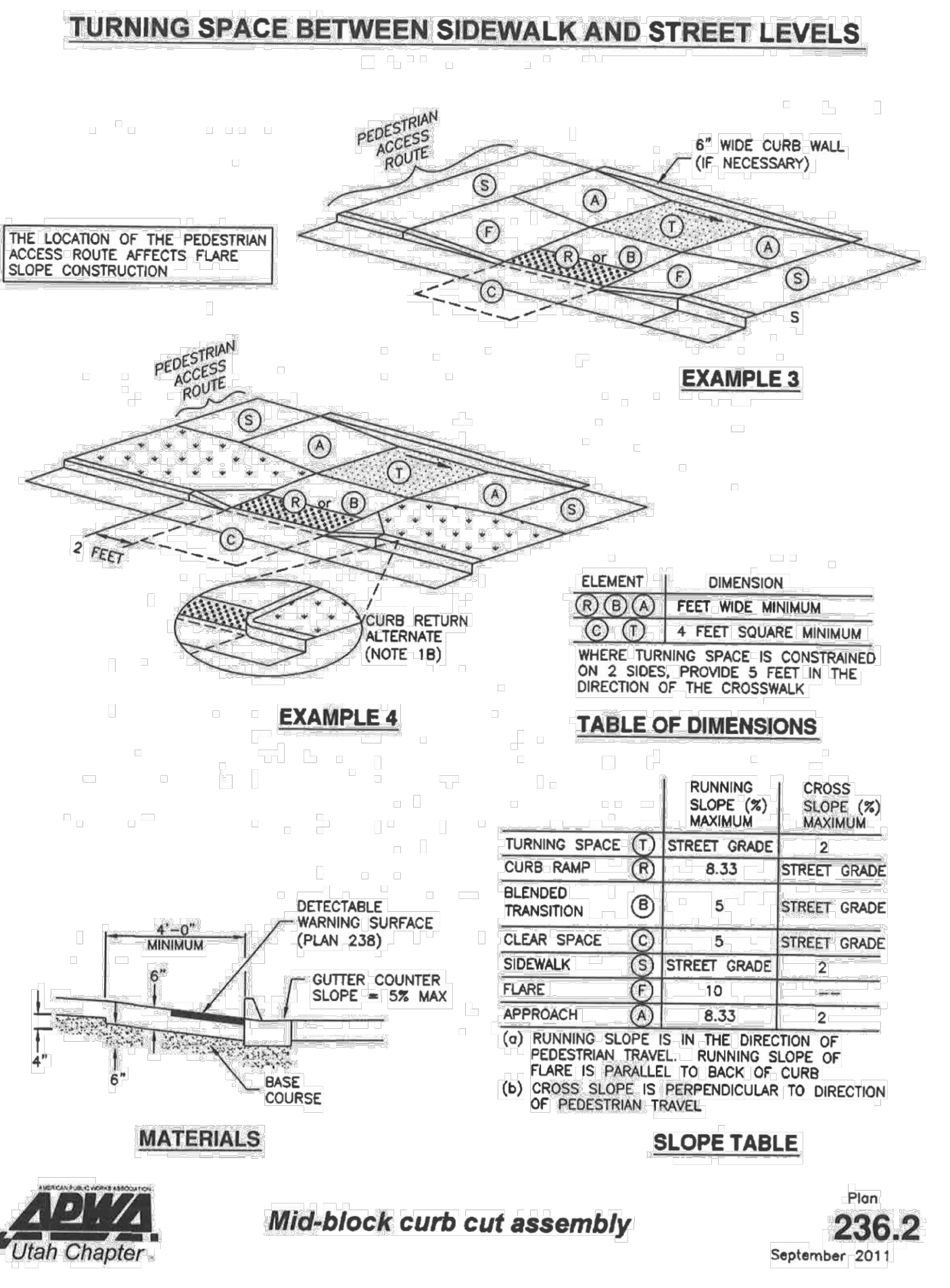
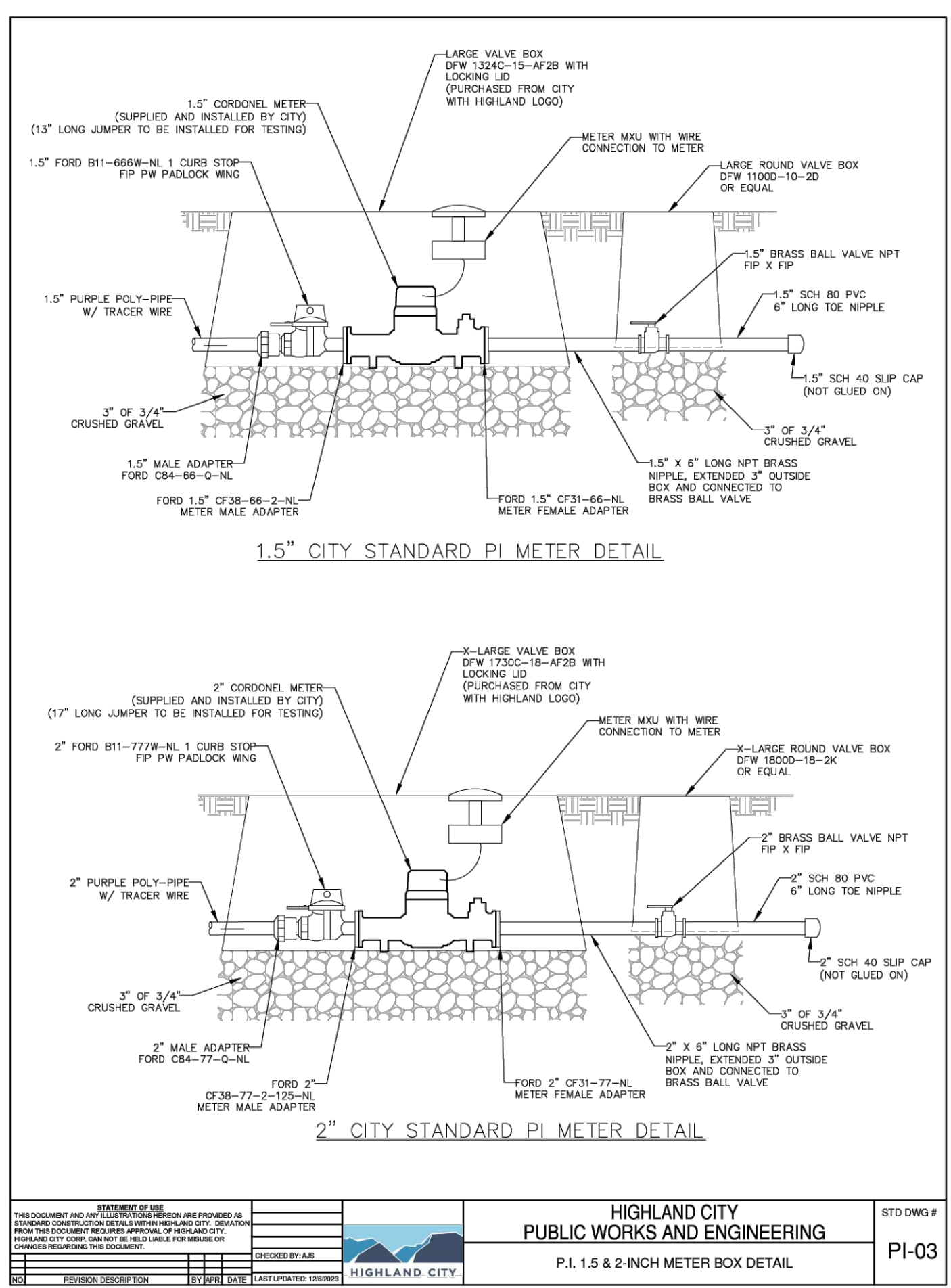
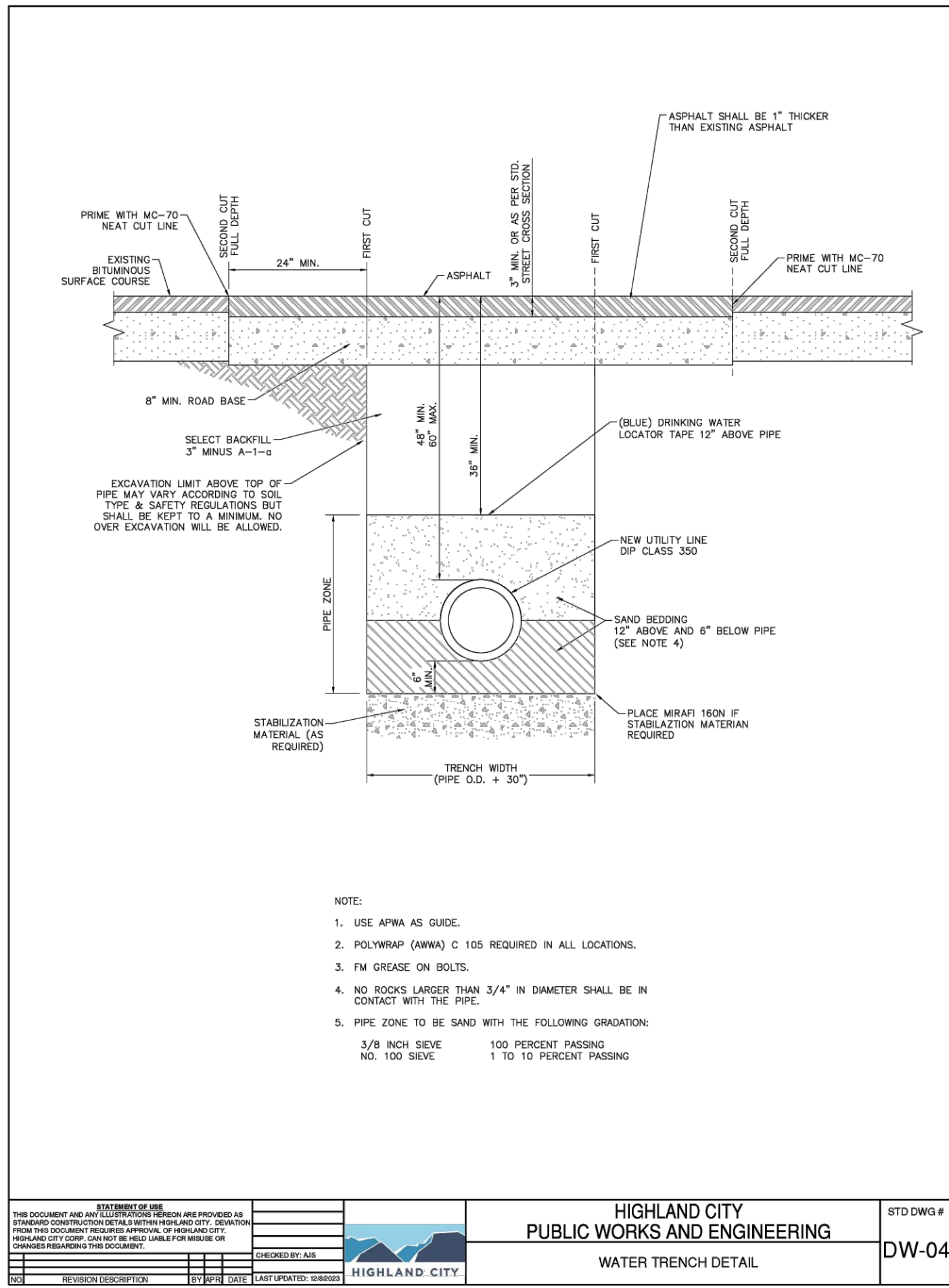
RIDGEVIEW POD B PLAT M

HIGHLAND CITY, UT

DETAILS

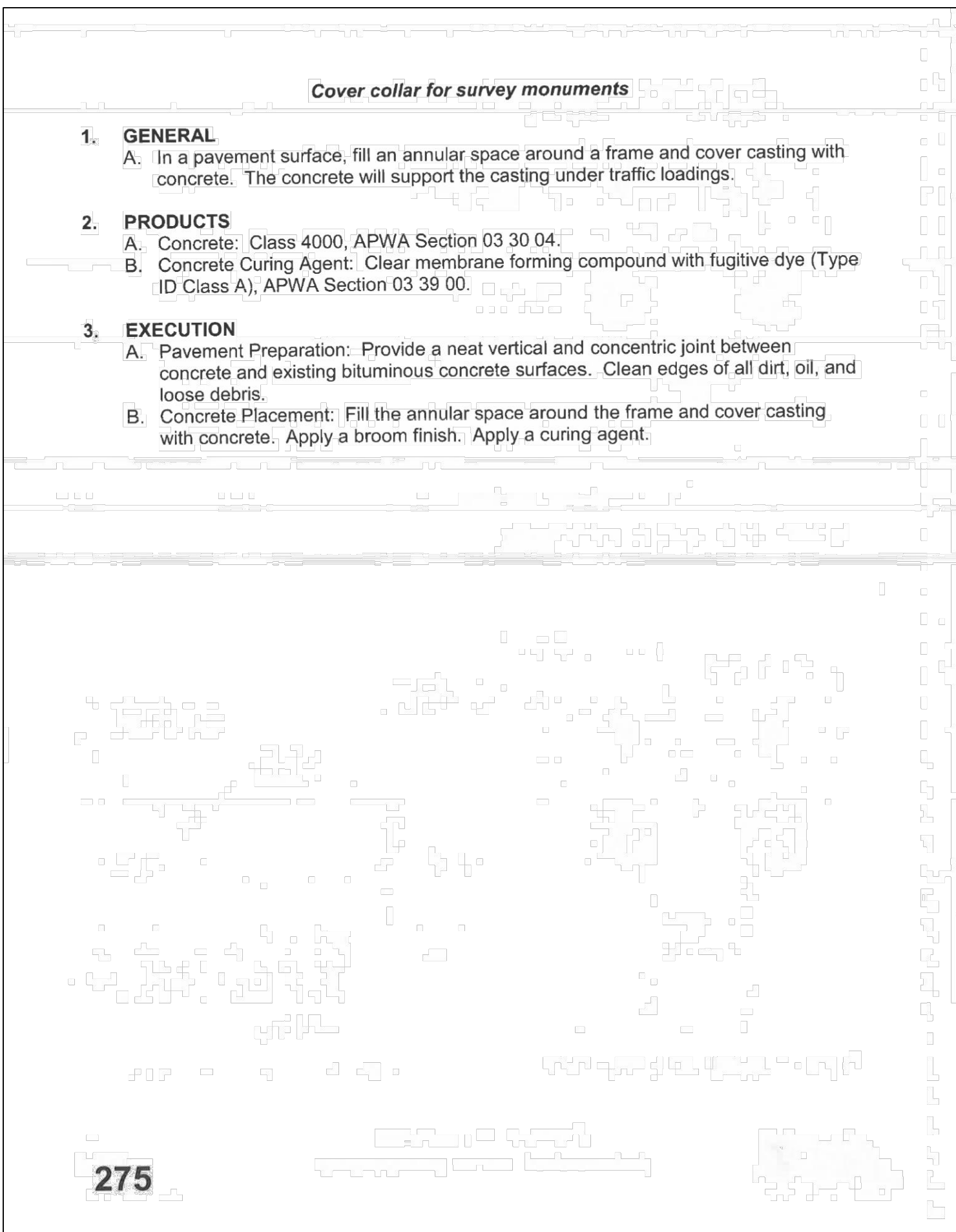
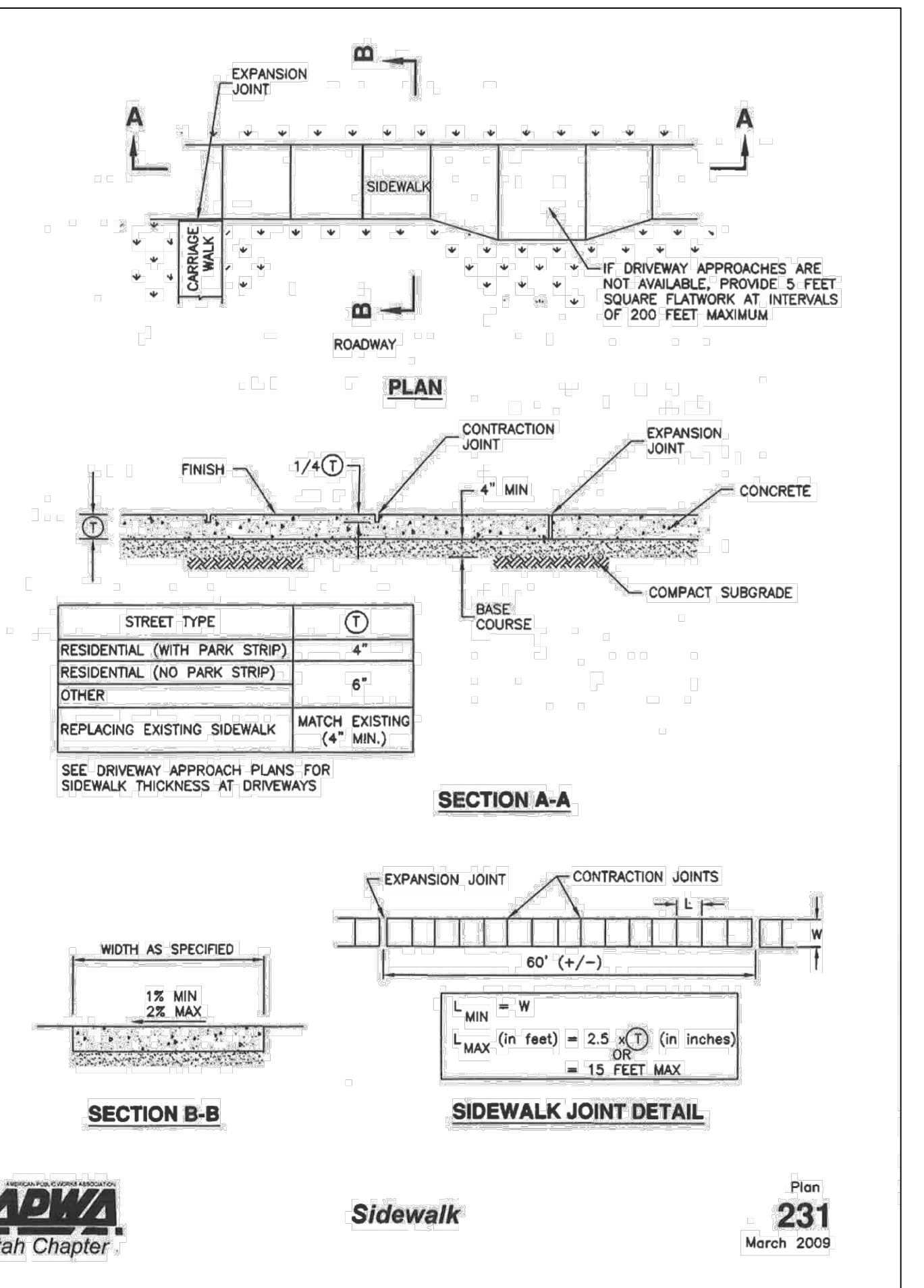
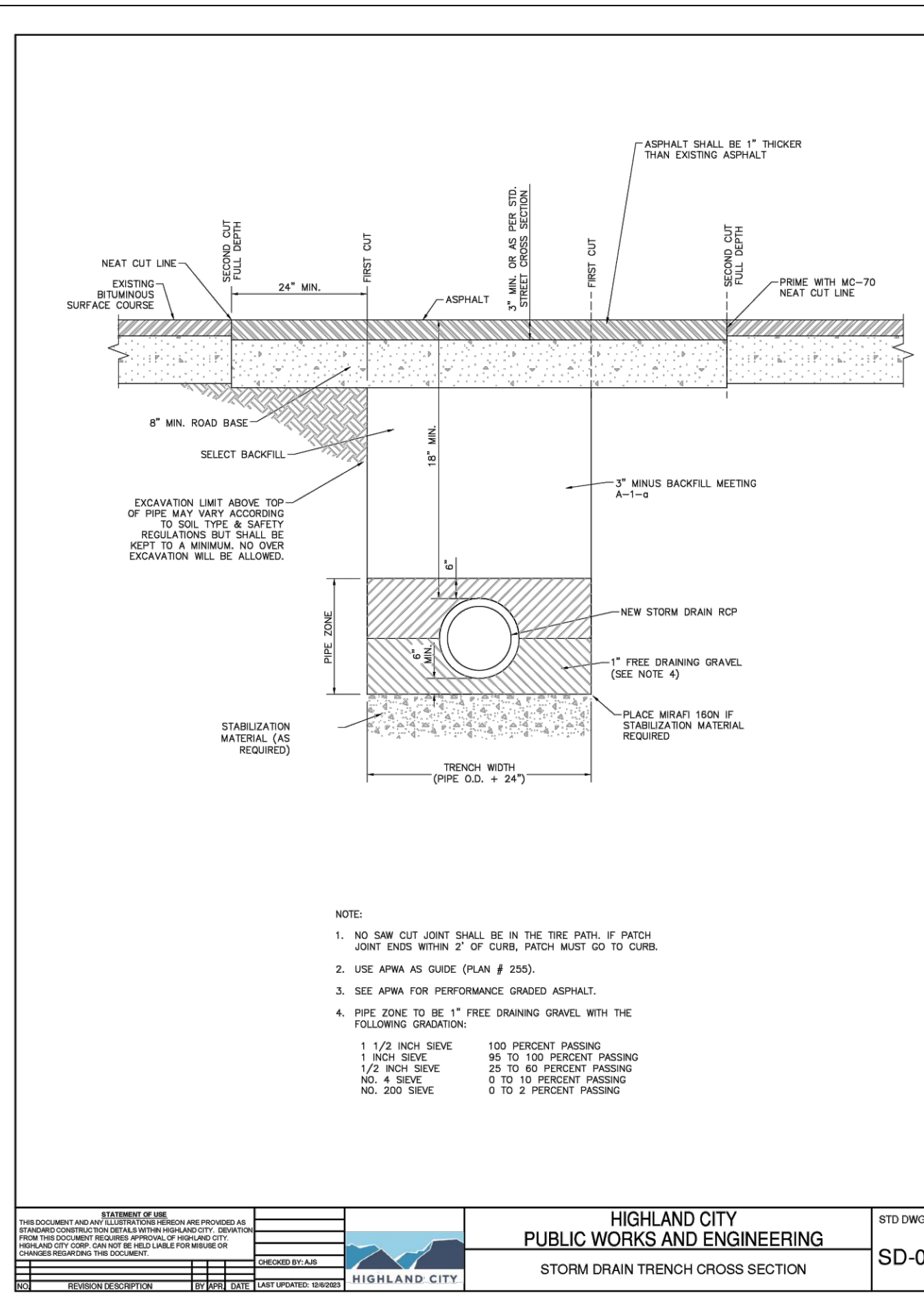
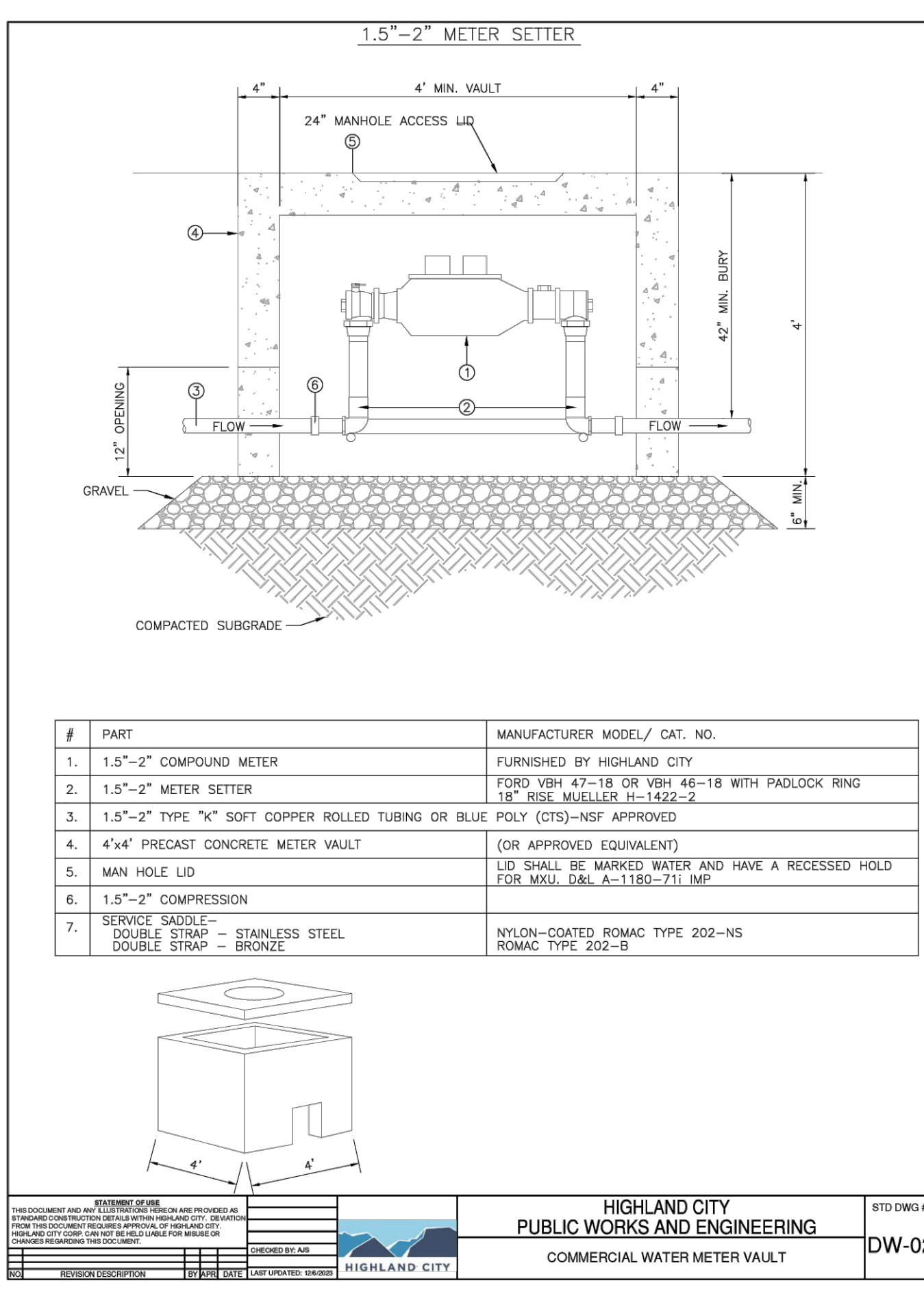
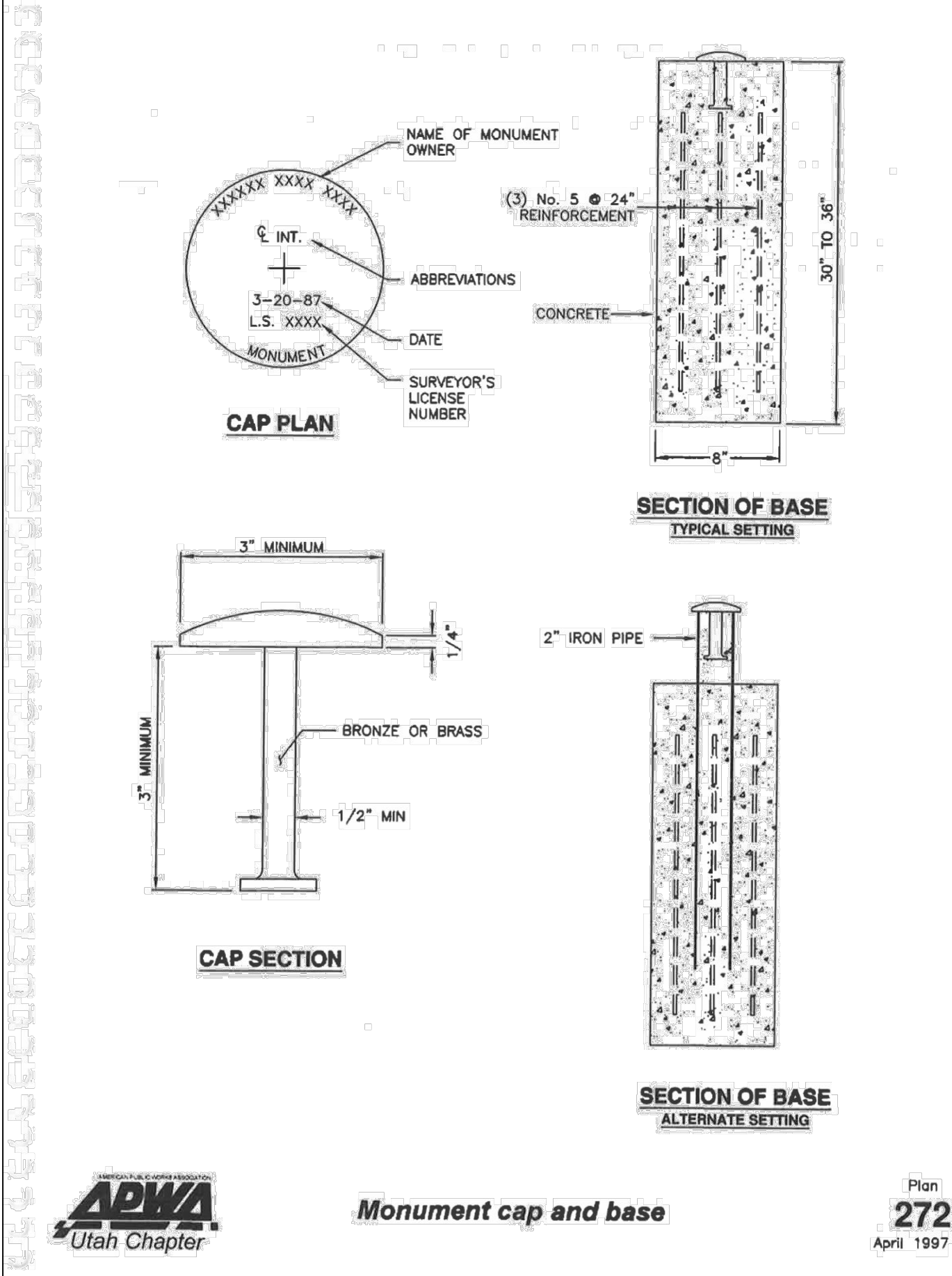
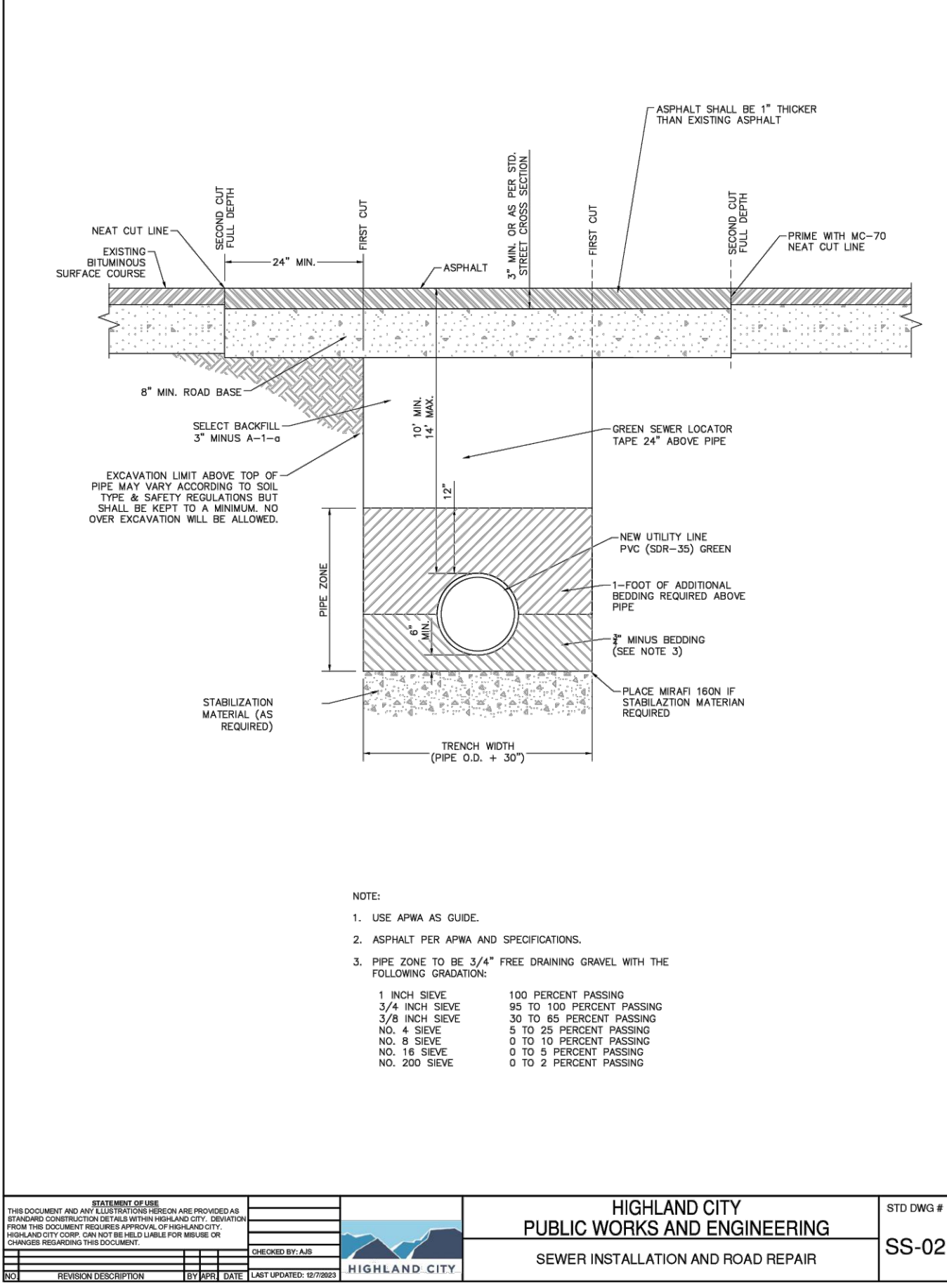
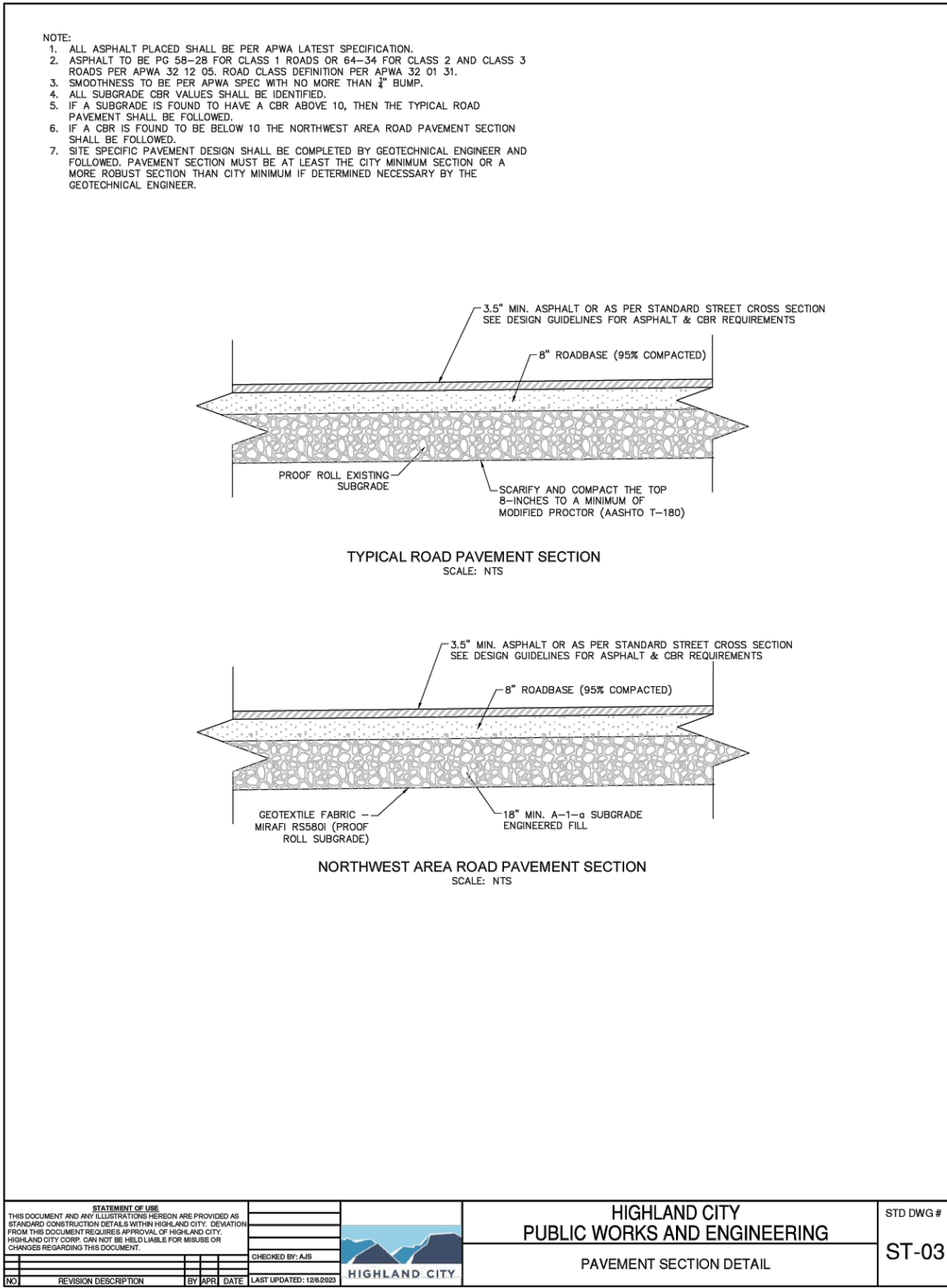
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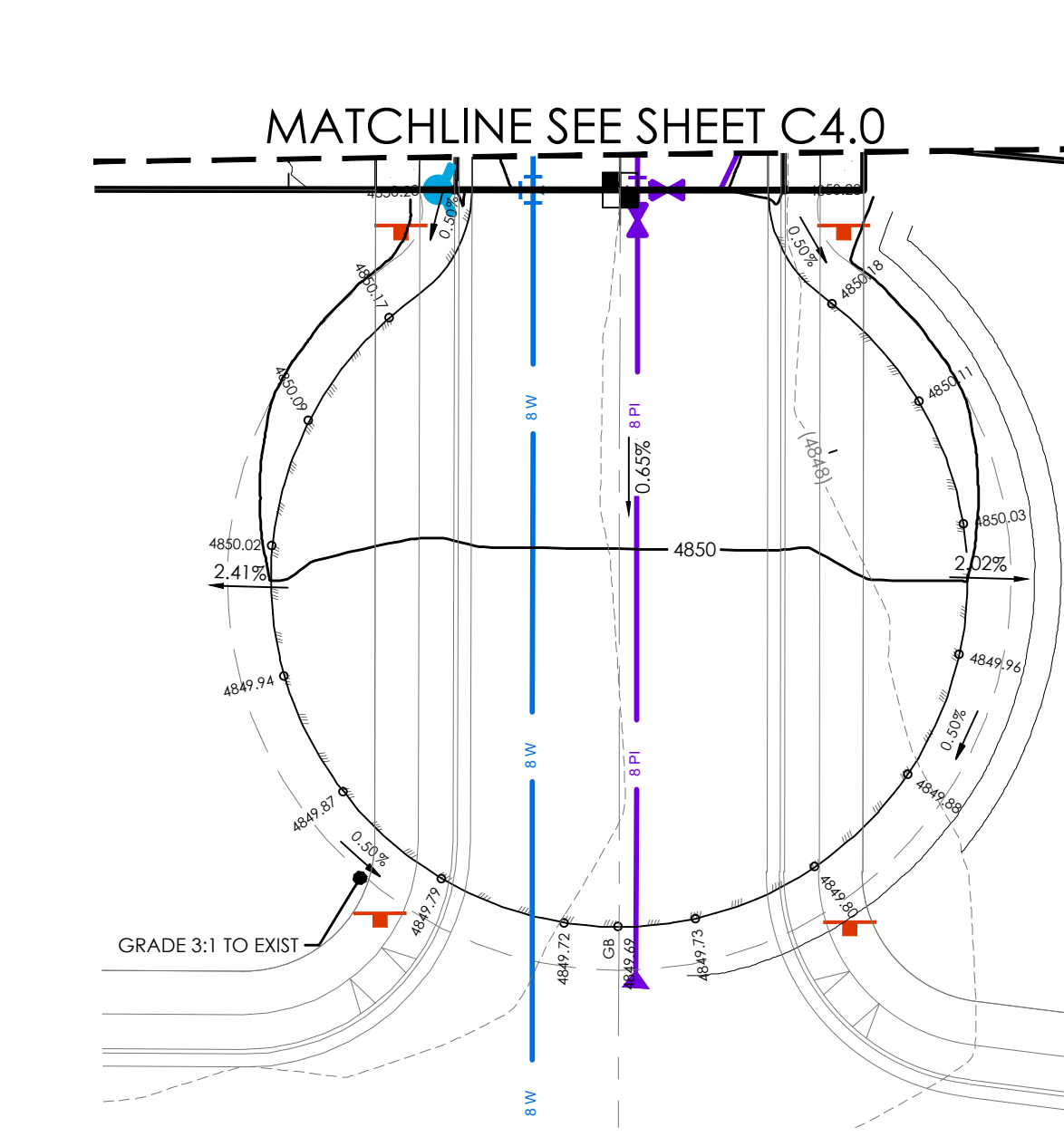
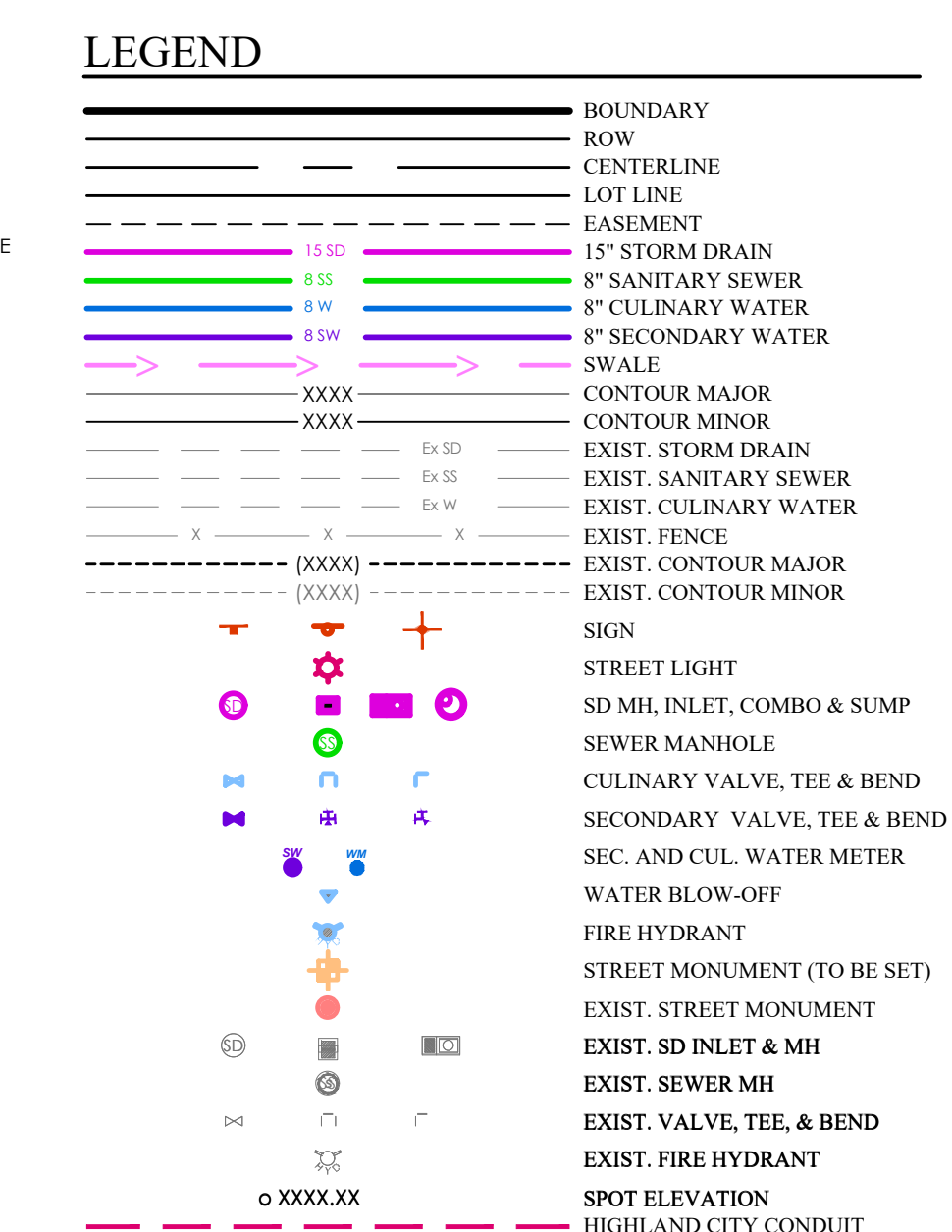
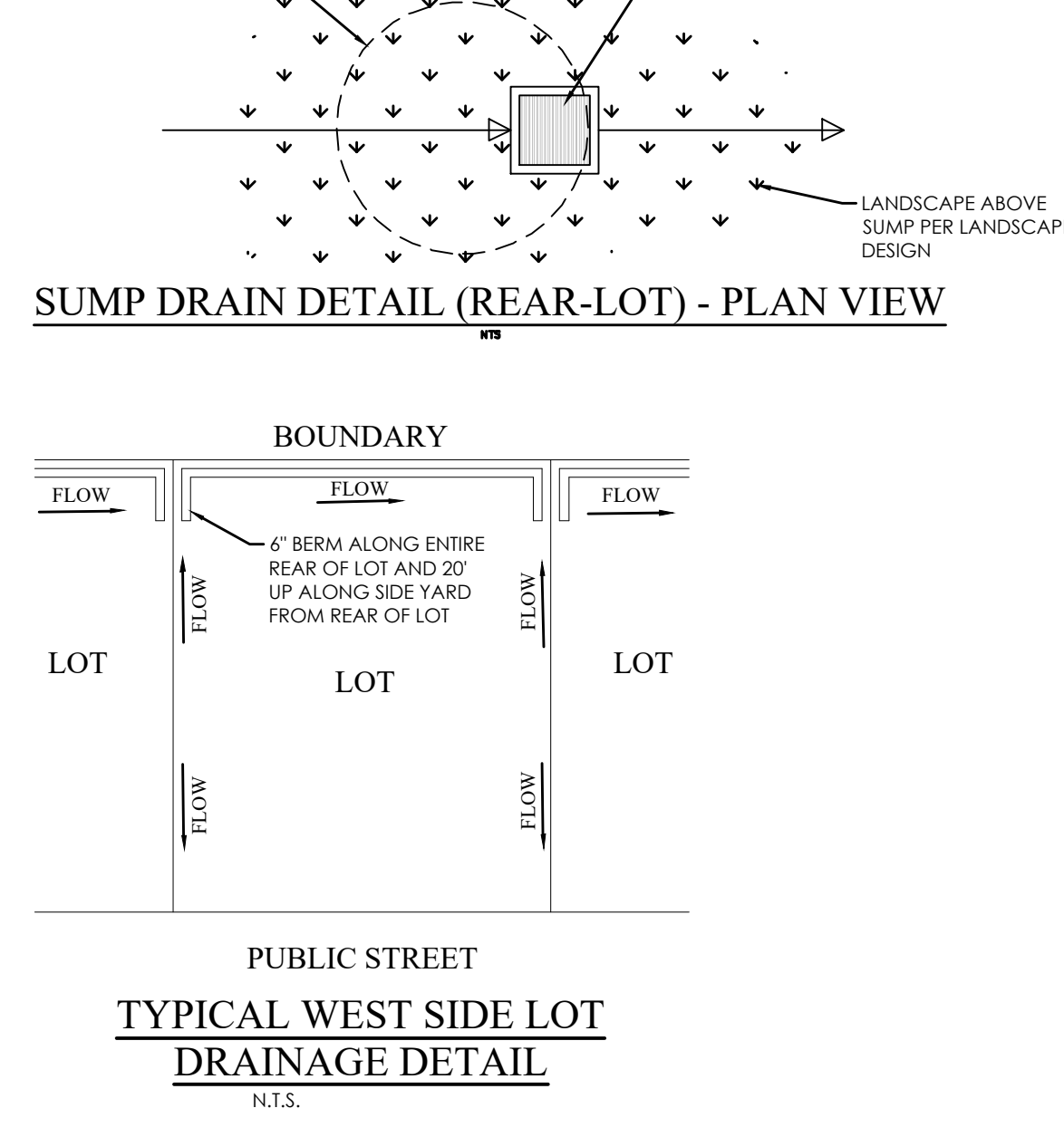
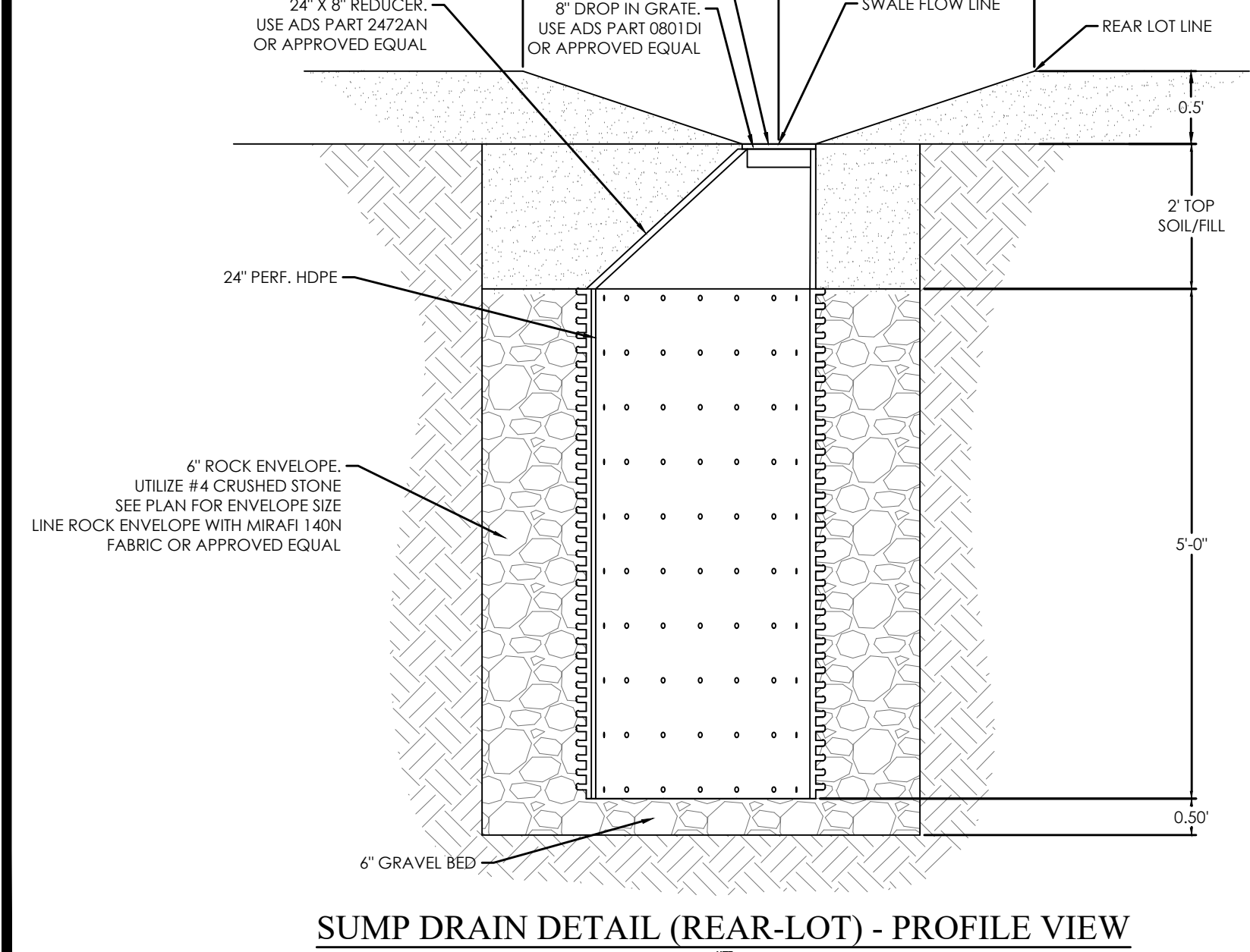
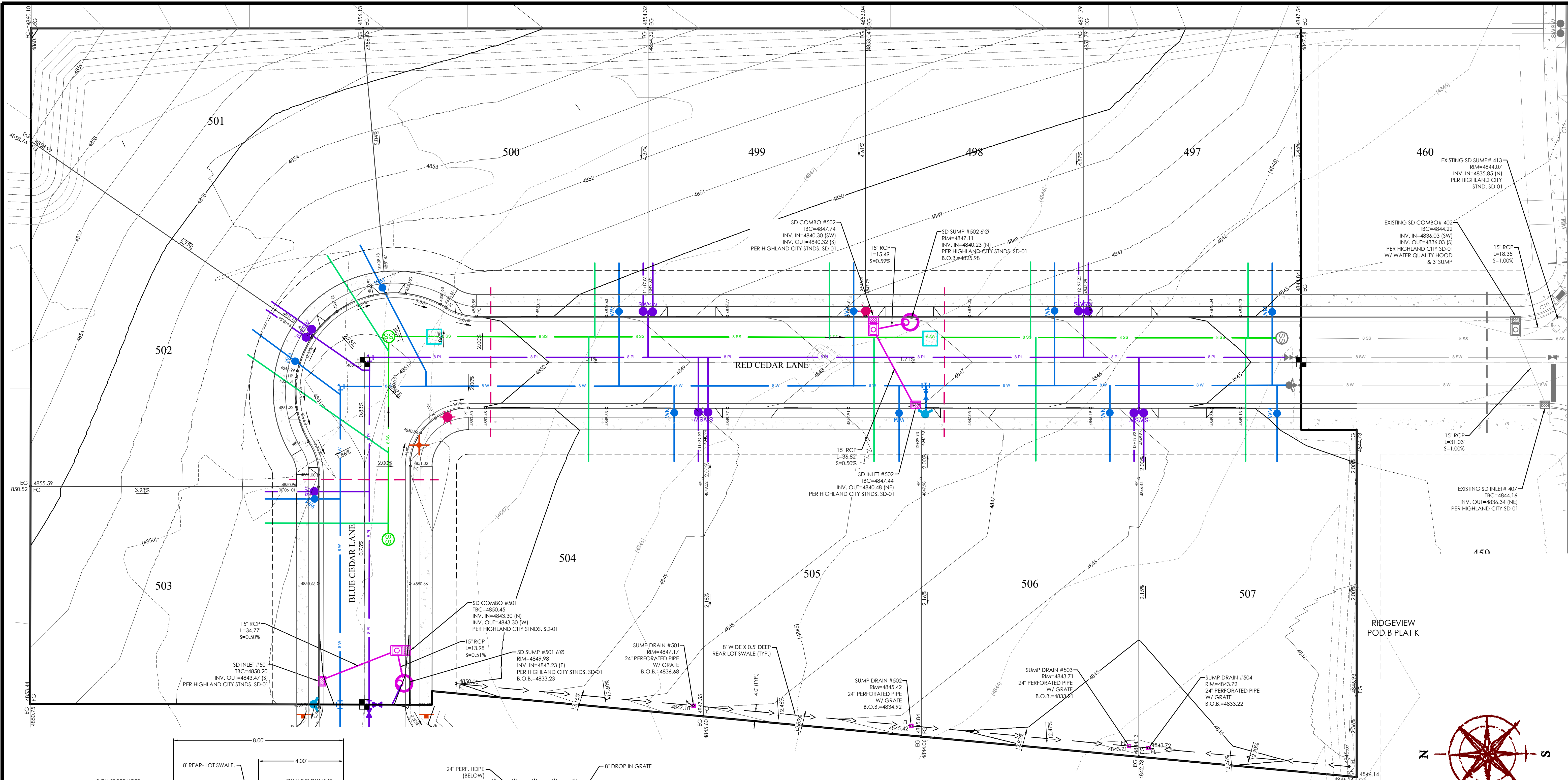
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Sheet:	D3		



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3	DATE	3
4	DATE	4
5	DATE	5
6	DATE	6

DETAILS	
Scale: N/A	Drawn: GIM
Date: 02/27/25	Job #: 24-0163
Sheet:	D4





NOTE

- SEE DRAINAGE REPORT FOR STORM DRAIN CALCULATIONS.
- SEE NOTE ON SHEET D4 FOR ROAD WAY FILL SPECIFICATION PER THE GEOTECHNICAL REPORT.
- ALL REAR-LOT SUMPS ARE TO BE OWNED AND MAINTAINED BY LOT OWNERS.
- SEE DRAINAGE REPORT FOR REAR-LOT SUMP CAPACITY CALCS.

CITY STORM DRAIN NOTES

- MANHOLE LIDS SHALL BE MARKED STORM DRAIN.
- SNOTS ARE REQUIRED IN INLETS FOR PRE-TREATMENT.
- PROVIDE PROPER FACILITIES FOR LOWERING PIPE SECTIONS INTO THE TRENCH. DROPPING PIPE WILL NOT BE PERMITTED.

GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.

811
Know what's below.
Call 811 before you dig.

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MIDVALE, UTAH 84047 PH: (801) 352-0075
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LICENSED PROFESSIONAL ENGINEER
BENJAMIN B. DUZZITT
3/21/25
STATE OF UTAH

RIDGEVIEW POD B PLAT M
HIGHLAND CITY, UT
GRADING & DRAINAGE PLAN

REVISION BLOCK	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		

GRADING & DRAINAGE PLAN

Scale: 1"=20'
Date: 03/21/25
Sheet:

Drawn: GIM
Job #: 24-0163

C4.0

RIDGEVIEW PLAT M

03/21/25

Prepared for:

Ivory Homes

Prepared by:

Focus Engineering



6949 S. High Tech Drive Suite 200
Midvale, UT 84047
Phone: 801-352-0075
Web: www.focusutah.com

Table of Contents

I. General Location and Description 1

II. Drainage Basin 1

III. Proposed Drainage Plan..... 1

IV. Stormwater Quality3

V. Analysis3

VI. Conclusion 7

APPENDICES

Overall drainage plan

Geotech perc test

Calculations and model input/output

 Stormwater basins (see overall drainage plan)

 Rainfall data

 Rational method

 Sump and Detention sizing

 Pipe and inlet capacity

 City standard storm drain and sump detail

 Rear Lot Sump Sizing

 Rear Lot Sump Inlet Capacity

 Rear Lot Sump Detail

Maps

 FEMA FIRM

 Vicinity Map

I. GENERAL LOCATION AND DESCRIPTION

The proposed project is located North of Plat K and East of Plat L between 10100 North and Elmfield Way, and totals 3.54 acres, with approximately 100% being disturbed with construction. The current use is farm field and the proposed use will be residential public road. The property slopes from north-east to south west at 1.5%

The existing drainages include an abandoned irrigation ditch on the North of the property on the south side of 10100 North.

A soils report has been prepared by IGES dated September 5, 2019 and the soil consists of 6 to 18 inches of topsoil comprised of Sandy Lean CLAY (CL). The topsoil was underlain primarily by coarse-grained granular soil including Poorly Graded GRAVEL with varying amounts of silt, sand and cobbles (GP and GP-GM) as well as Well Graded GRAVEL (GW) with varying amounts of silt, sand and cobbles. Layers of Lean CLAY (CL), SILT (ML), Clayey SAND (SC), Silty SAND (SM) and Poorly Graded SAND (SP).

II. DRAINAGE BASIN

This project currently has no existing storm drain infrastructure. The current site slopes to the south and eventually leads water to the American Fork River. This area is part of a master planned community with each section of the project installing sumps to contain the water that will drain to each phase.

The property resides in flood zone X per FEMA FIRM panel number 49049C0167F.

III. PROPOSED DRAINAGE PLAN

A drainage plan has been developed per Highland City standards. The onsite system will consist of buried pipes, catch basins, and underground sumps surrounded by gravel sized to hold the 100-year storm event. The site has been designed to have storm drain sumps on-site to retain all the water from the site, for the required storm event.

The rational method was utilized to determine the storm water runoff volumes of the site, which is one of the most conservative methods. The storm drain data for rain intensities is from NOAA Atlas 14. Having individual sumps across the site required using the percolation rate given by the geotechnical engineer and applying it to the surface area of the total number of sumps provided on the site. This is then applied to the same calculation design as an overall detention pond for the site that is used to find the overall C value of the site and the total discharge of all the sumps that will be percolating into the ground. Then individual calculations per sump are provided to show that each individual basin area has the size and number of sumps required to hold the 100-year 15-minute storm. Certain sumps provide enough surface area for percolation that the volume required provides a negative number because the water is infiltrating at a rate faster than what is coming in from that storm event. In this case, the standard size and depth of sump required by Highland City was used.

C-Value Calculation

Project: Ridgeview Pod B
Location: Highland City, Utah
Date: 11/04/2024
Designer: Ben Duzett



Weighted "C" Value Combined

<i>Surface Type</i>	<i>Area (sf)</i>	<i>"C" Value</i>	<i>C*A</i>
Building	561,358	0.90	505,222
Drives	144,634	0.85	122,939
Roadway and Sidewalk	869,193	0.90	782,274
Landscape	1,453,384	0.23	334,278
Totals	3,028,569		1,744,713
Weighted "C" Value		0.58	

The overall calculated discharge rate, calculated using the percolation rate, for this project adding up all the individual sumps will be 6.01 cfs.

SUMP	STORAGE REQUIREMENT		SUMP STORAGE PROVIDED		TOTAL DISCHARGE RATE	
501	-431	cf	664	cf	1.683	cfs
502	878	cf	880	cf	2.244	cfs
EXISTING 413	646	cf	856	cf	2.079	cfs
					6.006	cfs

IV. STORMWATER QUALITY

A storm water pollution prevention plan is in the plans for the construction of the project and submitted for review.

Per the Highland City standard detail SD-01, each combo box on the site will employ the use of a water quality hood and clean out box before allowing the water to drain to the sump to percolate into the ground. With retaining all water on-site this project meets the LID requirements of the 80th percentile storm, which in Highland City requires 0.50 inches across the entire site.

V. ANALYSIS

Hydrology* (see city standards on what method is allowed for calculating runoff):

The design storm required is the 100-year event for detention and eventual retention and the rainfall intensity information was obtained from the NOAA Atlas 14 website for the state of Utah.

*The rational method ($Q=CIA$) was used to determine storm drain runoff flows. A weighted "C" value of 0.58, a variable rainfall intensity (from NOAA Atlas 14 data), and the project area of 3.54 acres along with the total discharge rate of 6.006 cubic feet per second, were used to size the detention of the sumps. The runoff calculations resulted in a maximum detention volume of 2,161 cubic feet. See the appendix for detention sump sizing calculations.

Duration	Intensity	Runoff C	Area	Rainfall	Accumulated	Allowable	Discharge	Required
					Flow	Discharge		Storage
<i>min</i>	<i>in/hr</i>		<i>Ac</i>	<i>cfs</i>	<i>cf</i>	<i>cfs</i>	<i>cf</i>	<i>cf</i>
15.0	4.10	0.58	3.54	8.41	7,566	6.01	5,405	2,161

STORAGE REQUIREMENT	SINGLE SUMP STORAGE		TOTAL NUMBER OF SUMPS 2,161/736	
2,161	736	cf	2.9	

The collection system for this site is 2 new sumps and 1 existing sump that are used to detain water until it can percolate into the ground which is eventually retained on the site. The overall area of the site and the volume require if the site was to have a detention pond with the discharge rate of the percolation of all the combined sumps was used to verify and check the number of sumps that should be provided for the site. The calculations show that the required number of sumps for this site 2.9, using a single sump storage volume of 736 cubic feet. After doing the individual sump calculations it was found that 2 sumps were needed to handle the 100-year 15-minute storm event for the areas collected by the system. Additional sumps were required for capturing water at low points, increasing the overall percolation rate to the point that the water will percolate faster than it collects it.

Percolation:

The percolation tests performed by IGES provided average percolation rates of 660 (INF-1), 868 (INF-2), inch/hour. We used the 660 (INF-1) test as this was the closer test to the project, then divided this rate by 4; producing an infiltration rate of 165 inches/hour. The calculated discharge of the water in each sump was calculated using the surface area of surface area of the gravel around the sump with a diameter of 11 feet. The infiltration rate of 165 inches/hour converted to 0.0038 feet/second. This discharge rate was then applied to the surface area of each sump or sumps to produce how much water will be discharged into the ground. This calculation is assuming that the sump would be full to have this discharge rate. The maximum pipe flow rate calculated for this phase is 3.21 cubic feet per second. The capacity of the 15-inch pipes

leading from the storm drain combo boxes to the sumps at 1.0% minimum, per the Highland City standard detail SD-01, show that at 3.21 cubic feet per second the pipe is 50% full, having more than enough capacity to convey the 100-year 15-minute storm to the sump or sumps. This calculation is based on the largest area going to a single pipe. It is assumed that if this pipe can hold the largest amount of water than all other pipes (being the same slope and size) are size appropriately.

BASIN	AREA (AC)	PIPE FLOW RATE	
A	1.18	2.79	cfs
B	1.35	3.21	cfs
C	0.51	1.20	cfs

Hydraulics:

The design storm required is the 100-year event for pipe capacity. The pipes were sized using Manning's equation for uniform flow $Q = VA = \left(\frac{1.49}{n}\right) AR^{\frac{2}{3}} S^{\frac{1}{2}}$ with a Manning's n value of 0.013.

Storm drain inlets have been placed at all low points in the road and as needed to minimize the amount of storm water runoff that bypasses catch basins. Using $Q=CiA$, where C is 0.58, i is 4.09 in/hr, and A is the area in acres for each tributary area (see the gutter spread appendix for more information) the gutter spread allows for 10 feet of dry asphalt at a minimum. See the appendix for inlet capacity and gutter spread calculations.

The 100-year storm event has been calculated for the tributary areas for the gutter spread calculation. In the event of a fully clogged inlet, the design of the roads will convey the water down the site and into Elmfield way.

	INLET CAPACITY		BYPASS		GUTTER SPREAD (BEYOND CURB LIP)	
Inlet 501	0.75	cfs	0.30	cfs	4.24	ft
Combo 501	0.15	cfs	0.00	cfs	0.00	ft
Inlet 502	0.55	cfs	0.03	cfs	1.03	ft
Combo 502	1.52	cfs	1.11	cfs	6.04	ft
Existing Inlet 407	0.69	cfs	0.34	cfs	4.87	ft
Existing Combo 402	0.98	cfs	0.82	cfs	6.95	ft

Rear-Lot Sump Drains:

Lots to the West and South of the project boundary, (504, 505, 506, 507) require private stormwater sump drainage. A sump drain will be located at the rear of each lot in order to capture the flow of water from individual lots during a storm event.

Sump drains have been sized to provide sufficient surface area for storage and percolation. In most cases enough surface area for percolation is provided that the volume required provides a negative number, because the water is infiltrating at a rate faster than what is coming in from that storm event (See summary table on the following page).

Analysis was also run on the inlet size for the rear-lot sump drains and it was determined that an 8" inlet, at 50% clogged, has sufficient capacity to accept the largest flow (located on lot #504) of 0.57 cfs of the 100-year event. Therefore, all other lots will be able to accept the lower flows associated with their smaller basin areas.

REAR-LOT SUMP	REQ. CAPACITY (cf)	PROVIDED VOLUME (cf)
Sump Drain #504	--467 cf	52 cf
Sump Drain #505	-529 cf	52 cf
Sump Drain #506	-492 cf	52 cf
Sump Drain #507	-596 cf	52 cf

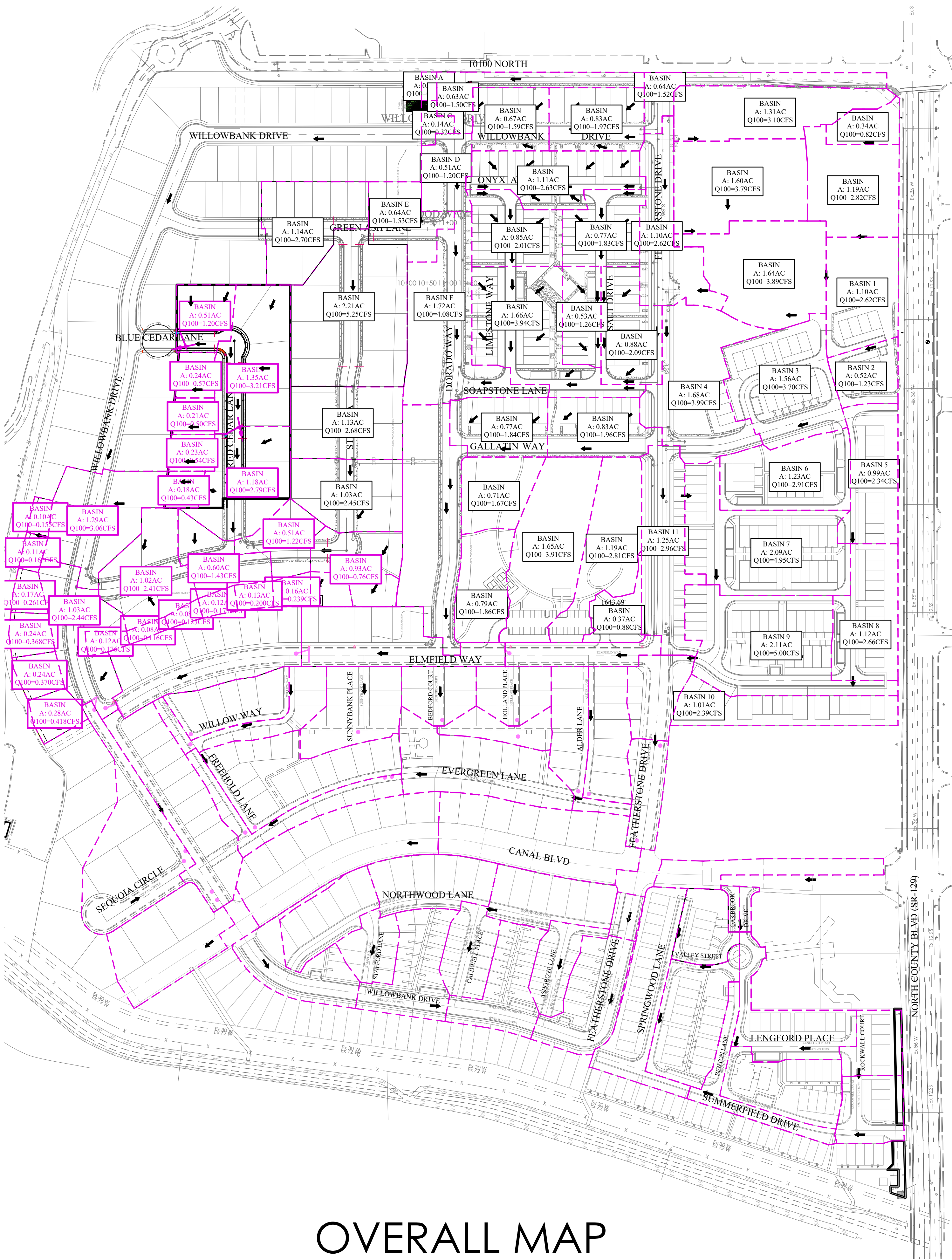
VI. CONCLUSION

It is concluded that the project is in compliance with city standards and design guidelines.

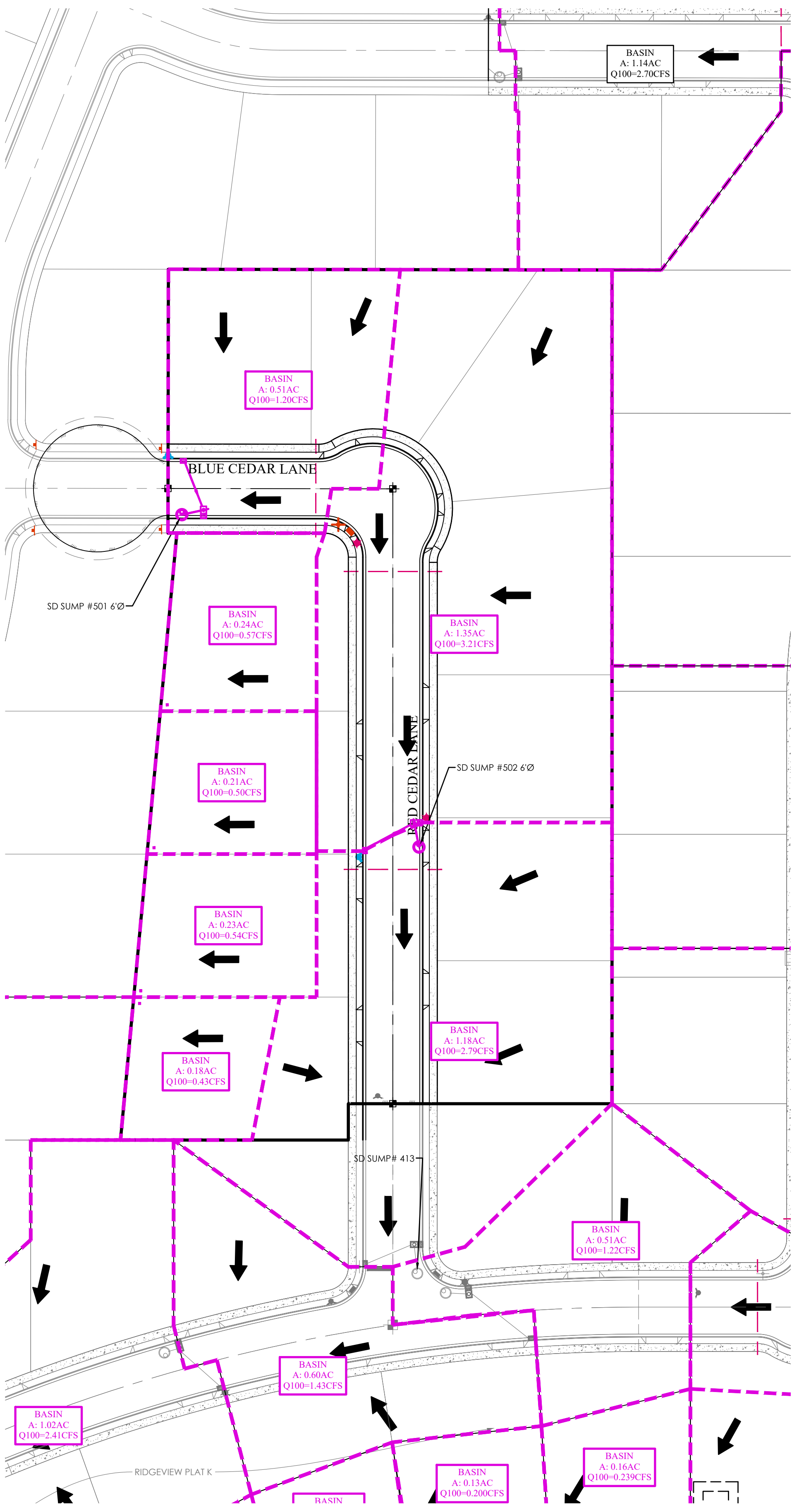
Sincerely,

Ben Duzett, PE
Site Civ Manager
FOCUS Engineering & Surveying





OVERALL MAP

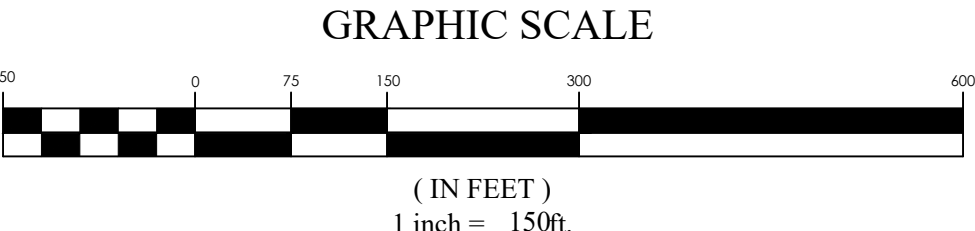
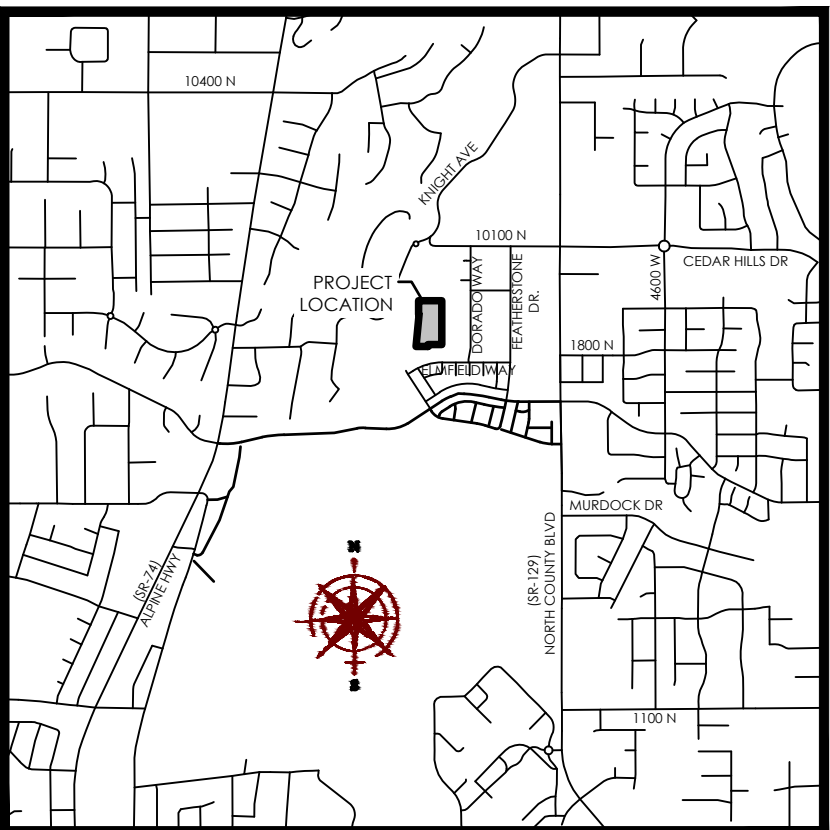


PHASE MAP

C-VALUE = 0.58 (TYP. BASINS)
I (INTENSITY) = 4.10 IN/HR
A (AREA) = AS SHOWN

LEGEND

BOUNDARY	15' SD	15' STORM DRAIN
ROW	8" SW	8" SANITARY SEWER
CENTERLINE	8" W	8" CULINARY WATER
LOT LINE	8" SW	8" SECONDARY WATER
EASEMENT	SWALE	SWALE
CONTOUR MAJOR	CONTOUR MAJOR	CONTOUR MAJOR
CONTOUR MINOR	CONTOUR MINOR	CONTOUR MINOR
EXIST. STORM DRAIN	EXIST. STORM DRAIN	EXIST. STORM DRAIN
EXIST. SANITARY SEWER	EXIST. SANITARY SEWER	EXIST. SANITARY SEWER
EXIST. CULINARY WATER	EXIST. CULINARY WATER	EXIST. CULINARY WATER
EXIST. FENCE	EXIST. FENCE	EXIST. FENCE
EXIST. CONTOUR MAJOR	EXIST. CONTOUR MAJOR	EXIST. CONTOUR MAJOR
EXIST. CONTOUR MINOR	EXIST. CONTOUR MINOR	EXIST. CONTOUR MINOR
SIGN	SIGN	SIGN
STREET LIGHT	STREET LIGHT	STREET LIGHT
SD MH, INLET, COMBO & SUMP	SD MH, INLET, COMBO & SUMP	SD MH, INLET, COMBO & SUMP
SEWER MANHOLE	SEWER MANHOLE	SEWER MANHOLE
CULINARY VALVE, TEE & BEND	CULINARY VALVE, TEE & BEND	CULINARY VALVE, TEE & BEND
SECONDARY VALVE, TEE & BEND	SECONDARY VALVE, TEE & BEND	SECONDARY VALVE, TEE & BEND
SEC. AND CUL. WATER METER	SEC. AND CUL. WATER METER	SEC. AND CUL. WATER METER
WATER BLOW-OFF	WATER BLOW-OFF	WATER BLOW-OFF
FIRE HYDRANT	FIRE HYDRANT	FIRE HYDRANT
STREET MONUMENT (TO BE SET)	STREET MONUMENT (TO BE SET)	STREET MONUMENT (TO BE SET)
EXIST. STREET MONUMENT	EXIST. STREET MONUMENT	EXIST. STREET MONUMENT
EXIST. SD INLET & MH	EXIST. SD INLET & MH	EXIST. SD INLET & MH
EXIST. SEWER MH	EXIST. SEWER MH	EXIST. SEWER MH
EXIST. VALVE, TEE, & BEND	EXIST. VALVE, TEE, & BEND	EXIST. VALVE, TEE, & BEND
EXIST. FIRE HYDRANT	EXIST. FIRE HYDRANT	EXIST. FIRE HYDRANT
SPOT ELEVATION	SPOT ELEVATION	SPOT ELEVATION
HIGHLAND CITY CONDUIT	HIGHLAND CITY CONDUIT	HIGHLAND CITY CONDUIT



FOR REVIEW ONLY

RIDGEVIEW PLAT M
HIGHLAND CITY, UTAH COUNTY, UT
OVERALL DRAINAGE PLAN

REVISION BLOCK	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		

OVERALL DRAINAGE PLAN

Scale: 1"=150'
Date: 01/08/25
Sheet:

Drawn: BBD
Job #: 24-0163

C4.1



Intermountain GeoEnvironmental Services, Inc.
12429 South 300 East, Ste 100, Draper, Utah 84020
~ T: (801) 748-4044 ~ F: (801) 748-4045

October 14, 2019

The Boyer Company
101 South 200 East, suite 200
Salt Lake City, Utah 84111
Attn: Mr. Spencer Moffat.

IGES Project No. 00145-021

Subject: Infiltration Testing Summary
 Ridgeview Planned Community
 4800 West 9600 North
 Highland, Utah

Reference: IGES, 2019, Geotechnical Investigation, Ridgeview Planned Community, 4800 West, 9600 North, Highland, Utah, IGES Project No. 00145-019, September 5, 2019.

Mr. Moffat:

IGES has completed infiltration testing for the proposed Ridgeview Planned Community in Highland, Utah located between approximately 9600 North and 10000 North on 4800 West. The purposes of this investigation were to assess the subsurface conditions and to provide infiltration rates of the native on-site soils for storm drainage calculations. The scope of work completed for this study included four infiltration tests and the preparation of this letter. Our services were performed in accordance with our proposal dated September 27, 2019. A geotechnical report identifying subsurface conditions was completed for the same project on September 5, 2019.

Subsurface Conditions

Based on the Geotechnical Report completed previously for this site (IGES, 2019), subsurface soils at the site are predominantly coarse grained (sand and gravel) in the upper 12 feet. No groundwater was observed during our subsurface explorations. The following is a summary of the soil conditions in the vicinity of each infiltration test, based on nearby test pit logs.

Infiltration Test 1 (SE Corner)

From 0 to 6 feet the soil is predominantly Poorly graded GRAVEL with varying amounts of silt and sand (GP and GP-GM), and occasional layers of SAND (SP, SP-SM). From 6 to 12 feet the soil is predominantly Poorly graded GRAVEL (GP).

Infiltration Test 2 (SW Corner)

From 0 to 6 feet the soil is predominantly Poorly graded GRAVEL with varying amounts of silt and sand (GP and GP-GM), and occasional layers of SAND (SP, SP-SM, SM) and SILT (ML). From 6 to 12 feet the soil is predominantly Poorly graded GRAVEL (GP).

Infiltration Test 3 (NW Corner)

The soil in this area is typically grading from fine to coarse (top to bottom) from Sandy SILT (ML) at 4 ½ feet below grade to Poorly graded GRAVEL with sand and cobbles (GP) at 12 ½ feet below grade.

Infiltration Test 4 (NE Corner)

The soil in this area down to 12 ½ feet below grade is predominantly coarse-grained soil (GP-GM, GP, and GW). However, occasional layers of Silty SAND (SM) were also observed 5 feet below grade.

Infiltration Testing

Four infiltration tests were performed at 12 feet below existing grade. The infiltration tests were completed using 4-inch augers down to 12 feet below grade that were filled with water and presoaked for 4 minutes. The water level was then measured with a water level tape every 30 seconds for 12 to 16 minutes. Initially, with approximately 10 feet of head, the infiltration rate was relatively high and decreased rapidly until stabilizing at a relatively linear rate; these rates are summarized in the tables below.

Table 1
Infiltration Test 1 SE Corner Results

Test Hole @ 12 feet Below Grade Hole Diameter = 4 inches			Average Head = 7.5 feet Soak Time = 4 minutes	
Total Elapsed Time (minutes)	Change in Depth Difference (feet)	Infiltration Rate (min/inch)	Infiltration Rate (inch/hour)	Comments
1.0	0.70	0.06	1008	Intermediate Reading
1.5	0.70	0.06	1008	Intermediate Reading
2.0	0.60	0.07	864	Intermediate Reading
2.5	0.60	0.07	864	Intermediate Reading
3.0	0.50	0.08	720	Intermediate Reading
3.5	0.35	0.12	504	Intermediate Reading
4.0	0.40	0.10	576	Intermediate Reading
4.5	0.30	0.14	432	Intermediate Reading
5.0	0.30	0.14	432	Intermediate Reading
AVERAGE		0.09	712	Average Rates

Table 2
Infiltration Test 2 SW Corner Results

Test Hole @ 12 feet Below Grade Hole Diameter = 4 inches			Average Head = 5.5 feet Soak Time = 4 minutes	
Total Elapsed Time (minutes)	Change in Depth Difference (feet)	Infiltration Rate (min/inch)	Infiltration Rate (inch/hour)	Comments
1.0	0.35	0.12	504	Intermediate Reading
1.5	0.35	0.12	504	Intermediate Reading
2.0	0.30	0.14	432	Intermediate Reading
2.5	0.20	0.21	288	Intermediate Reading
3.0	0.15	0.28	216	Intermediate Reading
3.5	0.25	0.17	360	Intermediate Reading
4.0	0.20	0.21	288	Intermediate Reading
4.5	0.20	0.21	288	Intermediate Reading
5.0	0.20	0.21	288	Intermediate Reading
AVERAGE		0.18	352	Average Rates

Table 3
Infiltration Test 3 NW Corner Results

Test Hole @ 12 feet Below Grade Hole Diameter = 4 inches			Average Head = 5.5 feet Soak Time = 4 minutes	
Total Elapsed Time (minutes)	Change in Depth Difference (feet)	Infiltration Rate (min/inch)	Infiltration Rate (inch/hour)	Comments
1.0	0.30	0.14	432	Intermediate Reading
1.5	0.25	0.17	360	Intermediate Reading
2.0	0.20	0.21	288	Intermediate Reading
2.5	0.25	0.17	360	Intermediate Reading
3.0	0.40	0.10	576	Intermediate Reading
3.5	0.20	0.21	288	Intermediate Reading
4.0	0.25	0.17	360	Intermediate Reading
4.5	0.25	0.17	360	Intermediate Reading
5.0	0.25	0.17	360	Intermediate Reading
AVERAGE		0.17	369	Average Rates

Table 4
Infiltration Test 4 NE Corner Results

Test Hole @ 12 feet Below Grade Hole Diameter = 4 inches			Average Head = 5.5 feet Soak Time = 4 minutes	
Total Elapsed Time (minutes)	Change in Depth Difference (feet)	Infiltration Rate (min/inch)	Infiltration Rate (inch/hour)	Comments
1.5	0.20	0.21	288	Intermediate Reading
2.0	0.30	0.14	432	Intermediate Reading
2.5	0.40	0.10	576	Intermediate Reading
3.0	0.25	0.17	360	Intermediate Reading
3.5	0.30	0.14	432	Intermediate Reading
4.0	0.20	0.21	288	Intermediate Reading
4.5	0.15	0.28	216	Intermediate Reading
5.0	0.20	0.21	288	Intermediate Reading
AVERAGE		0.17	360	Average Rates

Discussion

The average rates of the four tests completed is between 0.09 min/in to 0.18 min/in and approximately 350 inches/hour to 700 inches/hour. It should be noted that the infiltration rates provided were performed in native, undisturbed soil with clean water and little to no sedimentation. Soils that have been saturated, clogged with oils, sediment, waste or organic materials will likely reduce infiltration rates. Infiltration rates may also vary due to grading/drainage, irrigation, temperature, precipitation and seasonal conditions. Therefore, IGES recommends the Civil Engineer apply an appropriate factor of safety to any stormwater infiltration design calculations. Additionally, standard routine maintenance can help maintain the desired level of performance.

Closure

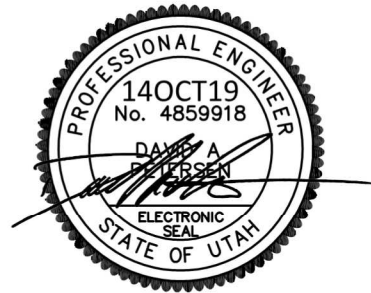
We appreciate the opportunity to be of service on this project. Should you have any questions regarding this report or wish to discuss additional services, please contact us at your convenience (801) 748-4044.

Respectfully submitted,
IGES, Inc.



Erik B. Fjeldsted, E.I.T.
Staff Engineer

Reviewed by:



David A. Petersen, P.E.
Senior Geotechnical Engineer

Attachments: Figure 1 – Geotechnical Map



LEGEND

BASE MAP

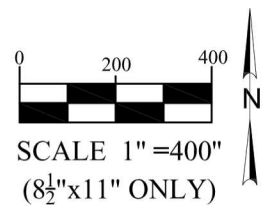
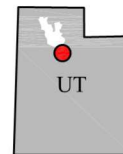
GOOGLE EARTH PRO, IMAGERY DATE SEPTEMBER 2018



APPROXIMATE INFILTRATION TEST LOCATION

TP-5
T.D. = 12'

TEST PIT NUMBER
TOTAL DEPTH EXPLORED



PROJECT NUMBER: 00145-021

INFILTRATION INVESTIGATION
RIDGEVIEW PLANNED COMMUNITY
4800 WEST 9600 NORTH
HIGHLAND, UTAH

GEOTECHNICAL MAP

FIGURE

1



Intermountain GeoEnvironmental Services, Inc.
12429 South 300 East, Ste 100, Draper, Utah 84020
~ T: (801) 748-4044 ~ F: (801) 748-4045

April 12, 2022

The Boyer Company
101 South 200 East, suite 200
Salt Lake City, Utah 84111
Attn: Mr. Spencer Moffat.

IGES Project No. 00145-021

Subject: Man-Hole Infiltration Testing Summary
Ridgeview Planned Community
4800 West 9600 North
Highland, Utah

Reference: IGES, 2019a, Geotechnical Investigation, Ridgeview Planned Community, 4800 West, 9600 North, Highland, Utah, IGES Project No. 00145-019, September 5, 2019.

IGES, 2019b, Infiltration Testing Summary, Ridgeview Planned Community, 4800 West, 9600 North, Highland, Utah, IGES Project No. 00145-021, October 14, 2019.

Mr. Moffat:

IGES previously completed a geotechnical investigation (IGES, 2019a) and infiltration testing (IGES, 2019b) for the referenced Ridgeview Development near 4800 West 9600 North in Highland, Utah. In the infiltration testing report, IGES stated that the average infiltration rates from the 4 tests completed was between 350 and 700 inches/hour (IGES, 2019b). IGES understands that the city has requested field testing of existing stormwater infiltration basins at the Ridgeview development be completed to compare with the results of the previous testing (IGES, 2019b).

On April 11, 2022, IGES completed two large scale infiltration tests in the Ridgeview Planned Community. The purposes of these tests were to obtain results from installed storm water infiltration basins and compare the results with those of the previous infiltration tests (IGES, 2019b). The scope of work completed for this study included two infiltration tests using man-holes and filling the holes with water from a nearby fire hydrant.

Test Procedure

IGES understands that gravel was placed surrounding the perimeter and below the manhole with a minimum thickness of 2 feet. The inside diameter of the manholes were measured to be approximately 6 feet and were 12 to 15 feet tall. A firehose was attached to a nearby fire hydrant that was equipped with a flow meter and used to fill the manhole. As the water was filling the manhole, approximate flow rates were recorded for the respective time intervals. Using this information and measurements of the manhole, IGES calculated the approximate volume of water that was placed into the manhole over a given amount of time and converted the volume to an equivalent height of water. The height of the 'virtual' water column was then divided by the



amount of time required for the water to drain out of the manhole. Following is a summary of the test completed at each location.

Infiltration Test 1 – Manhole at Intersection of Elmfield Way and Holland Place

Time elapsed (min)	Approximate Flow Rate into manhole (gpm)	Notes
0-4	150	No head established, water flowing freely out of manhole
4-8	150	Approximately 6 inches of head established inside of manhole on one side
10	150	Measured flow rate
13	150	Gravel completely covered
13-24	240	Up to 18 inches of head
30-45	240	Infiltration rate appears to have stabilized as head is not increasing
45	0	Turn off fire hydrant
45-51	0	Water infiltrates out of manhole

IGES estimates that approximately 9,900 gallons were pumped into the man-hole; 9,900 gallons is equal to approximately 1,320 ft³. Using a diameter of 6 feet and a volume of 1,320 ft³, this would equate to a “virtual” water column with a height of 46.8 feet. The average infiltration rate of 1,320 ft³ over a period of 51 minutes using this method is approximately 0.091 minutes/inch or 660 inches/hour.

Infiltration Test 2 – Manhole at Intersection of Featherstone Drive and Willowbark Drive

Time elapsed (min)	Approximate Flow Rate into manhole (gpm)	Notes
0-18	287	Approximately 6 inches of head
18-31	288	Approximately 10 inches of head
31-40	288	
40	0	Turn off fire hydrant
40-45	0	Water infiltrates out of manhole

IGES estimates that approximately 11,520 gallons were pumped into the man-hole; 11,520 gallons is equal to approximately 1,535 ft³. Using a diameter of 6 feet and a volume of 1,535 ft³, this would equate to a virtual water column with a height of 54.3 feet. The average infiltration rate of 1,535 ft³ over a period of 45 minutes using this method is approximately 0.069 minutes/inch or 868 inches/hour.



Discussion

The average rates of the four tests completed as part of the original infiltration testing (IGES, 2019b) are between 0.09 min/in to 0.18 min/in, or approximately 350 inches/hour to 700 inches/hour. Larger scale testing completed in the two stormwater infiltration basins resulted in average infiltration rates of approximately 660 and 868 inches/hour. It should be noted that the infiltration rates provided are based on tests completed with clean water and little to no sedimentation. Soils that have been saturated, clogged with oils, sediment, waste, garbage or organic materials may reduce infiltration rates. It is our opinion that the test results of the larger scale infiltration testing compare well with the infiltration testing completed previously in 2019. IGES recommends the Civil Engineer apply an appropriate factor of safety to any stormwater infiltration design calculations. Additionally, standard routine maintenance can help maintain the desired level of performance.

Closure

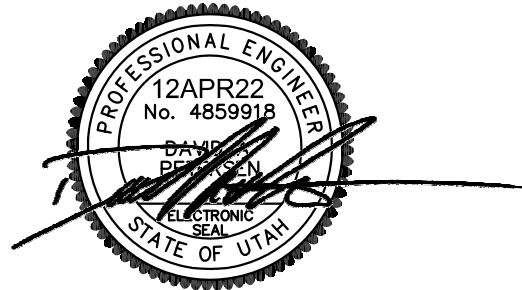
We appreciate the opportunity to be of service on this project. Should you have any questions regarding this report or wish to discuss additional services, please contact us at your convenience (801) 748-4044.

Respectfully submitted,
IGES, Inc.

A handwritten signature in blue ink, appearing to read "Erik B. Fjeldsted".

Erik B. Fjeldsted, P.E.
Project Engineer

Reviewed by:



David A. Petersen, P.E.
Senior Geotechnical Engineer

Point precipitation frequency estimates (inches/hour)

NOAA Atlas 14 Volume 1 Version 5

Data type: Precipitation intensity

Time series type: Partial duration

Project area: Southwest

Location n: Utah USA

Station Name: -

Latitude: 40.4131 Degree

Longitude: -111.7789 Degree

Elevation (USGS): 4851 ft

PRECIPITATION FREQUENCY ESTIMATES

by duration	1	2	5	10	25	50	100	200	500
5-min:	1.55	1.96	2.69	3.36	4.42	5.39	6.53	7.86	10
10-min:	1.18	1.49	2.05	2.56	3.36	4.1	4.97	5.98	7.61
15-min:	0.972	1.23	1.69	2.11	2.78	3.39	4.1	4.94	6.29
30-min:	0.654	0.83	1.14	1.42	1.87	2.28	2.76	3.33	4.24
60-min:	0.405	0.514	0.705	0.881	1.16	1.41	1.71	2.06	2.62
2-hr:	0.254	0.317	0.414	0.505	0.652	0.786	0.942	1.13	1.43
3-hr:	0.195	0.242	0.306	0.366	0.46	0.542	0.642	0.759	0.954
6-hr:	0.128	0.158	0.192	0.223	0.269	0.306	0.35	0.401	0.495
12-hr:	0.081	0.099	0.12	0.137	0.163	0.184	0.206	0.231	0.27
24-hr:	0.045	0.055	0.066	0.075	0.087	0.096	0.105	0.117	0.137
2-day:	0.027	0.033	0.039	0.044	0.051	0.057	0.062	0.067	0.074
3-day:	0.02	0.024	0.028	0.032	0.037	0.041	0.045	0.049	0.054
4-day:	0.016	0.019	0.023	0.026	0.03	0.033	0.037	0.04	0.045
7-day:	0.011	0.013	0.015	0.017	0.02	0.022	0.024	0.026	0.029
10-day:	0.008	0.01	0.012	0.013	0.015	0.017	0.018	0.019	0.021
20-day:	0.005	0.007	0.008	0.009	0.01	0.011	0.011	0.012	0.013
30-day:	0.004	0.005	0.006	0.007	0.008	0.009	0.009	0.01	0.01
45-day:	0.004	0.004	0.005	0.006	0.006	0.007	0.007	0.008	0.008
60-day:	0.003	0.004	0.005	0.005	0.006	0.006	0.007	0.007	0.007

Date/time (GMT): Mon Apr 15 20:34:55 2024

pyRunTime: 0.018358469009399414

1000
12
9.1
7.52
5.06
3.13
1.7
1.13
0.578
0.301
0.153
0.079
0.058
0.048
0.03
0.022
0.014
0.011
0.009
0.008

OVERALL SUMP CALCULATIONS

Project: Ridgeview Plat M
 Location: Highland City, Utah
 Date: 3/21/2025
 Designer: BBD



100-Year Detention Sizing

Design Criteria

Intensity Table: Per NOAA Atlas 14
 Return Period: 100 year
 Allowable Discharge: 0.00 cfs/acre Per Highland City Standards

Allowable Discharges

Storm Drain Discharge: 6.01 cfs calculated using 165 in/hr or 0.0038ft/sec applied on the
 Other Discharge: 0.00 cfs surface area of the number of sumps provided below
 Total Discharge: 6.006 cfs

Weighted "C" Value

Surface Type	Area (sf)	"C" Value	C*A
Totals area	153,999	0.58	89,319
Weighted "C" Value		0.58	

Drainage Calculations

Duration	Intensity	Runoff C	Area	Rainfall	Accumulated	Allowable	Discharge	Required
					Flow	Discharge		Storage
min	in/hr		Ac	cfs	cf	cfs	cf	cf
15.0	4.10	0.58	3.54	8.41	7,566	6.01	5,405	2,161
30.0	2.76	0.58	3.54	5.66	10,187	6.01	10,810	-623
60.0	1.71	0.58	3.54	3.51	12,623	6.01	21,620	-8,997
120.0	0.94	0.58	3.54	1.93	13,907	6.01	43,240	-29,333
180.0	0.64	0.58	3.54	1.32	14,217	6.01	64,860	-50,643
360.0	0.35	0.58	3.54	0.72	15,502	6.01	129,720	-114,219
720.0	0.21	0.58	3.54	0.42	18,248	6.01	259,441	-241,193
1440.0	0.11	0.58	3.54	0.22	18,602	6.01	518,881	-500,279

Maximum Storage Requirement: 2,161
 Maximum Storage Requirement (ac-ft): 0.05

Detention Basin Design

Storage Requirement: 2,161 cf
 Single Sump Storage: 736 cf 351(sump manhole) + 281(sump gravel) + 85(Combo) + 20(pipe)
 Number of Sumps Required: 2.9
 Number of Sumps Provided: 3

Total Storage in Sumps 2,400 DETENTION ADEQUATE

Storm Drain Discharge Rate

percolation rate = 0.0038 ft/sec
 average surface area of existing sumps = 440.61 ft²
 total area of provided sumps = 1131.76 ft²
 flow of percolation in all sumps = 6.01 cfs

SUMP #501 DRAINAGE CALCULATIONS

Single Sump Storage:	508.9	cf
Combo Box Storage:	138.0	cf
Pipe Storage:	17.2	cf
Storage Requirement:	-431.3	cf
Sump & Combo Storage Provided:	664.1	cf
ADEQUATE STORAGE?	YES	

SUMP #502 DRAINAGE CALCULATIONS

Single Sump Storage:	725.2	cf
Combo/inlet Box Storage:	135.9	cf
Pipe Storage:	19.0	cf
Storage Requirement:	878.4	cf
Sump & Combo Storage Provided:	880.1	cf
ADEQUATE STORAGE?	YES	

EXISTING SUMP #413 DRAINAGE CALCULATIONS

Single Sump Storage:	661.6	cf
Combo/inlet Box Storage:	172.0	cf
Pipe Storage:	22.5	cf
Storage Requirement:	646.1	cf
Sump & Combo Storage Provided:	856.1	cf
ADEQUATE STORAGE?	YES	

Volume in Each Sump			surface area of cylinder		
area of sump	28.3 s.f.	PI*3'/^2	440.608		
total combined depth	10 ft				
volume	283	c.f.			
gravel volume					
inside diameter	7	38.48451			Pipe
outside diameter	11	95.0331778	Combo Box		area
		56.5486678	area	21 s.f.	1.23 s.f.
		22.6194671	depth	6.57 ft.	length
	226		volume	137.97	c.f.
					Grand total per sump
					664
					c.f.
Volume in Each Sump			surface area of cylinder		
area of sump	28.3 s.f.	PI*3'/^2	587.478		
depth	14.25 ft				
volume	403	c.f.			
gravel volume					
inside diameter	7	38.48451			Pipe
outside diameter	11	95.0331778	Combo Box		area
		56.5486678	area	21 s.f.	1.23 s.f.
		22.6194671	depth	6.47 ft.	length
	322		volume	135.87	c.f.
					Grand total per sump
					880
					c.f.
Volume in Each Sump			surface area of cylinder		
area of sump	28.3 s.f.	PI*3'/^2	544.281		
depth	13 ft				
volume	368	c.f.			
gravel volume					
inside diameter	7	38.48451			Pipe
outside diameter	11	95.0331778	Combo Box		area
		56.5486678	area	21 s.f.	1.23 s.f.
		22.6194671	depth	8.19 ft.	length
	294		volume	171.99	c.f.
					Grand total per sump
					856
					c.f.

SUMP #501 CALCULATION

Project: Ridgeview Plat M
Location: Highland City, Utah
Date: 3/21/2025
Designer: BBD



100-Year Detention Sizing

Design Criteria

Intensity Table: Per NOAA Atlas 14
Return Period: **100 year**
Allowable Discharge: **0.00 cfs/acre** Per Highland City Standards

Allowable Discharges

Storm Drain Discharge: 1.68 cfs calculated using 1.65 in/hr or 0.0038ft/sec applied on the
Other Discharge: 0.00 cfs surface area of the number of sumps provided below
Total Discharge: **1.683 cfs**

Weighted "C" Value

Surface Type	Area (sf)	"C" Value
Totals	22,049	
Weighted "C" Value		0.58

Drainage Calculations

Duration	Intensity	Runoff C	Area	Rainfall	Accumulated	Allowable	Discharge	Required
					Flow	Discharge		Storage
min	in/hr		Ac	cfs	cf	cfs	cf	cf
15.0	4.10	0.58	0.51	1.20	1,083	1.68	1,515	-431
30.0	2.76	0.58	0.51	0.81	1,459	1.68	3,029	-1,571
60.0	1.71	0.58	0.51	0.50	1,807	1.68	6,058	-4,251
120.0	0.94	0.58	0.51	0.28	1,991	1.68	12,117	-10,126
180.0	0.64	0.58	0.51	0.19	2,036	1.68	18,175	-16,140
360.0	0.35	0.58	0.51	0.10	2,219	1.68	36,350	-34,131
720.0	0.21	0.58	0.51	0.06	2,613	1.68	72,700	-70,088
1440.0	0.11	0.58	0.51	0.03	2,663	1.68	145,401	-142,737

Maximum Storage Requirement: **-431**
Maximum Storage Requirement (ac-ft): -0.01

Detention Basin Design

Storage Requirement: -431 cf
Sump Storage: 664 cf
Number of Sumps Required: -0.6
Number of Sumps Provided: 1

Total Storage in Sumps **664** **DETENTION ADEQUATE**

SUMP #502 CALCULATION

Project: Ridgeview Plat M
Location: Highland City, Utah
Date: 3/21/2025
Designer: BBD



100-Year Detention Sizing

Design Criteria

Intensity Table: Per NOAA Atlas 14
Return Period: **100 year**
Allowable Discharge: **0.00 cfs/acre** Per Highland City Standards

Allowable Discharges

Storm Drain Discharge: 2.24 cfs calculated using 1.65 in/hr or 0.0038ft/sec applied on the
Other Discharge: 0.00 cfs surface area of the number of sumps provided below
Total Discharge: **2.244 cfs**

Weighted "C" Value

Surface Type	Area (sf)	"C" Value
Totals	58,981	
Weighted "C" Value		0.58

Drainage Calculations

Duration	Intensity	Runoff C	Area	Rainfall	Accumulated	Allowable	Discharge	Required
					Flow	Discharge		Storage
min	in/hr		Ac	cfs	cf	cfs	cf	cf
15.0	4.10	0.58	1.35	3.22	2,898	2.24	2,019	878
30.0	2.76	0.58	1.35	2.17	3,902	2.24	4,039	-137
60.0	1.71	0.58	1.35	1.34	4,834	2.24	8,078	-3,243
120.0	0.94	0.58	1.35	0.74	5,326	2.24	16,156	-10,829
180.0	0.64	0.58	1.35	0.50	5,445	2.24	24,233	-18,788
360.0	0.35	0.58	1.35	0.27	5,937	2.24	48,467	-42,530
720.0	0.21	0.58	1.35	0.16	6,989	2.24	96,934	-89,945
1440.0	0.11	0.58	1.35	0.08	7,125	2.24	193,868	-186,743

Maximum Storage Requirement: **878**
Maximum Storage Requirement (ac-ft): 0.02

Detention Basin Design

Storage Requirement: 878 cf
Sump Storage: 880 cf
Number of Sumps Required: 1.0
Number of Sumps Provided: 1

Total Storage in Sumps **880** DETENTION ADEQUATE

EXISTING SUMP #413 CALCULATION

Project: Ridgeview Plat M
 Location: Highland City, Utah
 Date: 3/21/2025
 Designer: BBD



100-Year Detention Sizing

Design Criteria

Intensity Table: Per NOAA Atlas 14
 Return Period: **100 year**
 Allowable Discharge: **0.00 cfs/acre** Per Highland City Standards

Allowable Discharges

Storm Drain Discharge: 2.08 cfs calculated using 1.65 in/hr or 0.0038ft/sec applied on the
 Other Discharge: 0.00 cfs surface area of the number of sumps provided below
 Total Discharge: **2.079 cfs**

Weighted "C" Value

Surface Type	Area (sf)	"C" Value
Totals	51,231	
Weighted "C" Value		0.58

pl

Drainage Calculations

Duration	Intensity	Runoff C	Area	Rainfall	Accumulated	Allowable	Discharge	Required
					Flow	Discharge		Storage
min	in/hr		Ac	cfs	cf	cfs	cf	cf
15.0	4.10	0.58	1.18	2.80	2,517	2.08	1,871	646
30.0	2.76	0.58	1.18	1.88	3,389	2.08	3,742	-353
60.0	1.71	0.58	1.18	1.17	4,199	2.08	7,484	-3,285
120.0	0.94	0.58	1.18	0.64	4,627	2.08	14,968	-10,341
180.0	0.64	0.58	1.18	0.44	4,730	2.08	22,452	-17,722
360.0	0.35	0.58	1.18	0.24	5,157	2.08	44,903	-39,746
720.0	0.21	0.58	1.18	0.14	6,070	2.08	89,806	-83,736
1440.0	0.11	0.58	1.18	0.07	6,188	2.08	179,613	-173,424

Maximum Storage Requirement: **646**
 Maximum Storage Requirement (ac-ft): 0.01

Detention Basin Design

Storage Requirement: 646 cf
 Sump Storage: 856 cf
 Number of Sumps Required: 0.7
 Number of Sumps Provided: 1

Total Storage in Sumps **856** **DETENTION ADEQUATE**

Channel Report

15inch SD Pipe at 1% Slope

Circular

Diameter (ft) = 1.25

Invert Elev (ft) = 1.00

Slope (%) = 1.00

N-Value = 0.013

Calculations

Compute by: Known Q

Known Q (cfs) = 3.21

Highlighted

Depth (ft) = 0.63

Q (cfs) = 3.210

Area (sqft) = 0.62

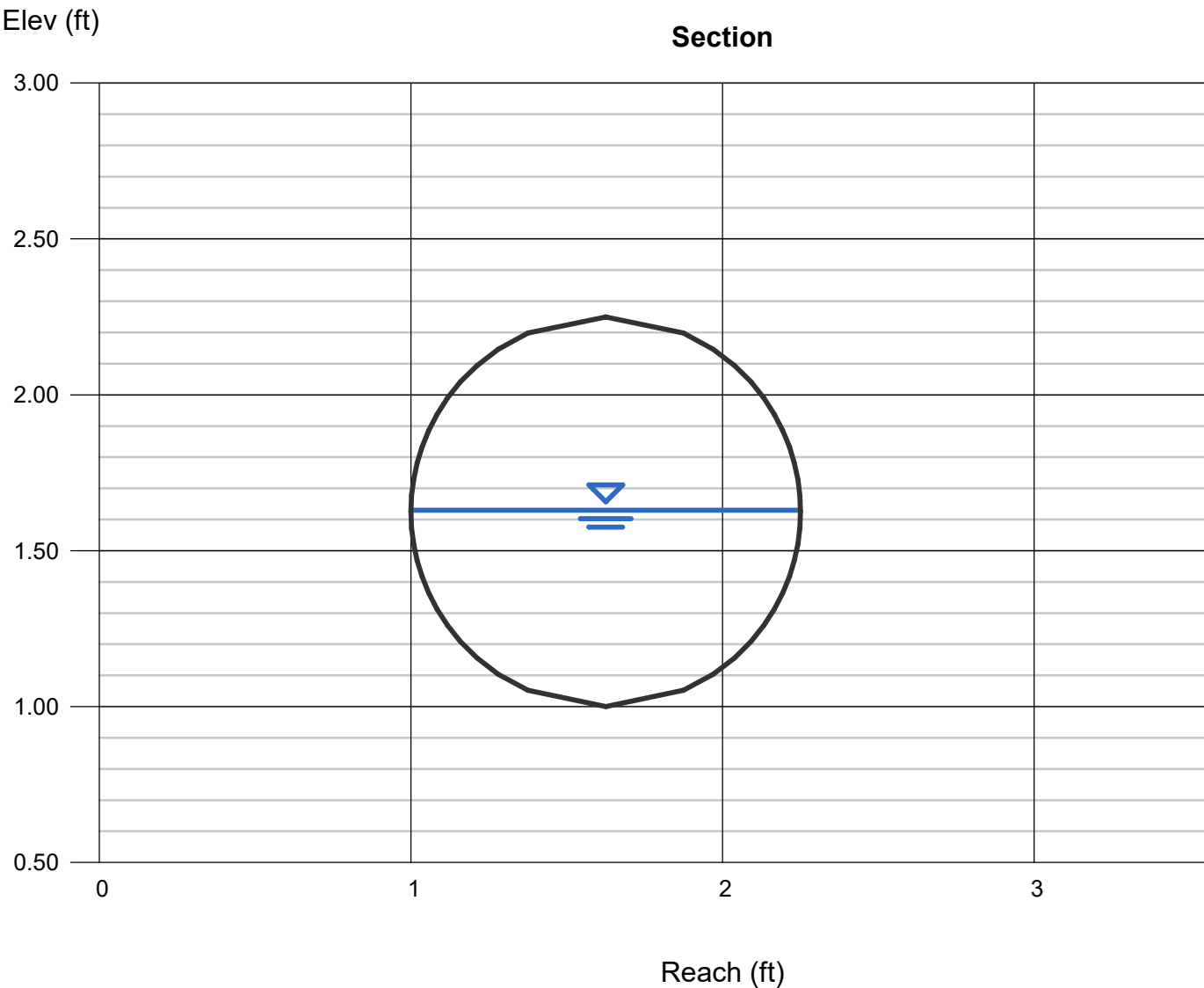
Velocity (ft/s) = 5.17

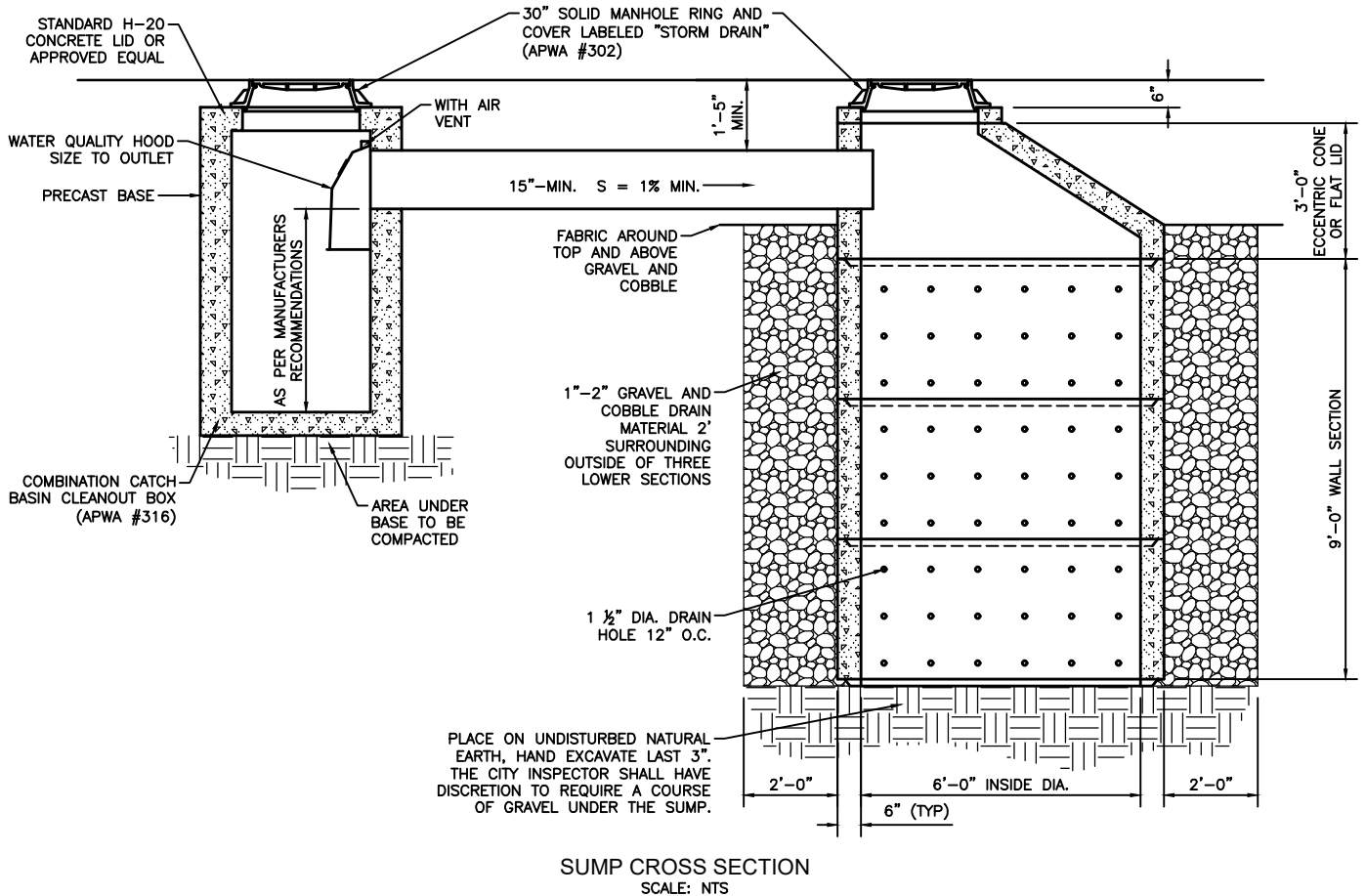
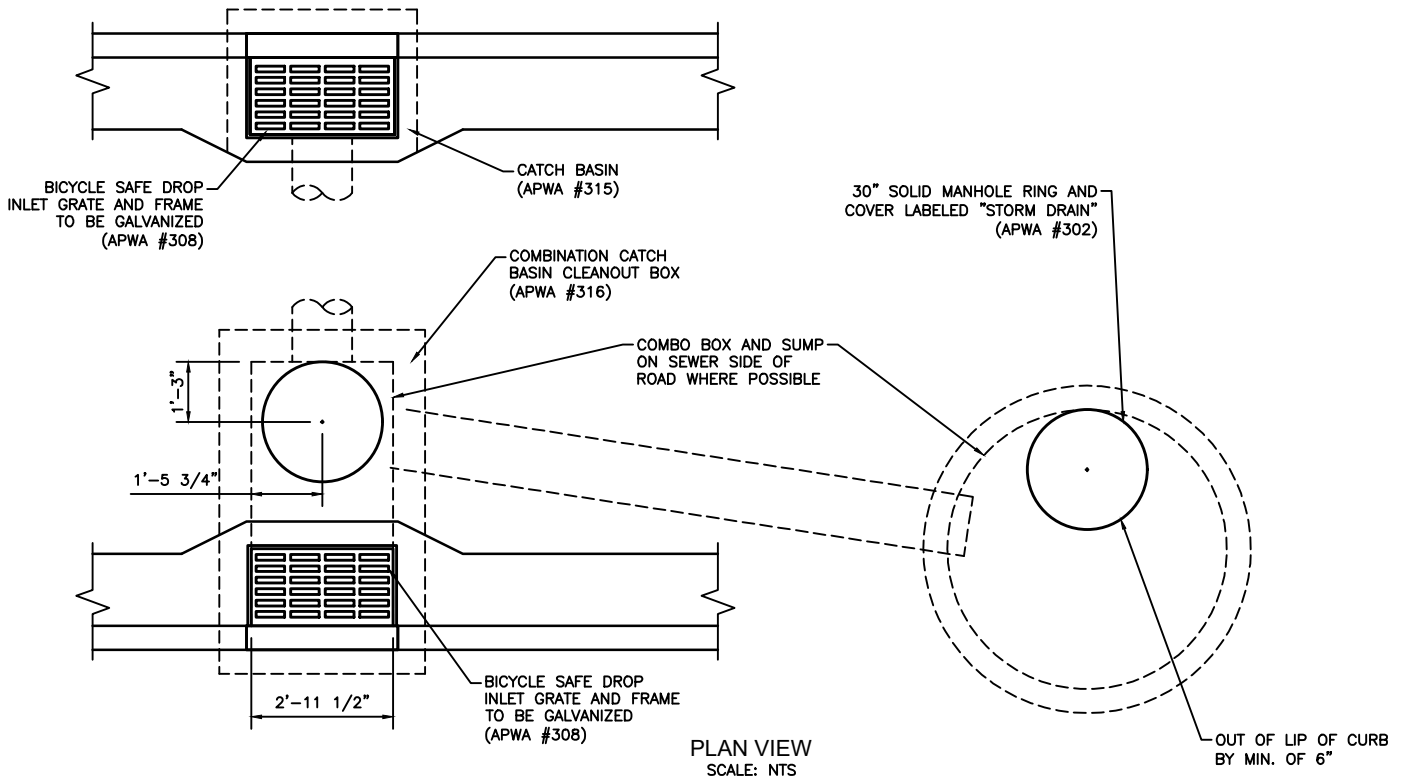
Wetted Perim (ft) = 1.97

Crit Depth, Yc (ft) = 0.73

Top Width (ft) = 1.25

EGL (ft) = 1.05





SUMP CROSS SECTION
SCALE: NTS

Plot Date: 5/11/2021 11:46 AM Plotted By: Mike Burns
Date Created: 5/6/2021 N:\WORKS OFFICE\ENGINEERING DIVISION\AUTOCAD DRAWINGS\HIGHLAND CITY STD DWG\STD\HIGHLAND STD DRAWINGS.DWG

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FILE: HIGHLAND STD DRAWINGS

DRAWN BY: JMM
DESIGN BY: CRW
CHECKED BY: TMT



HIGHLAND CITY
PUBLIC WORKS AND ENGINEERING

STORM DRAIN AND SUMP DETAIL

STD DWG #

SD-01

NO.	REVISION DESCRIPTION	BY	DATE	LAST UPDATED: 5/6/2021

B



Technical drawing of a rectangular box with the following dimensions:

- Top length: 36 1/2"
- Inner length: 33"
- Bottom length: 36"
- Total bottom length: 43"
- Height: 2"
- Hole diameter: 5/8" TYP

35 1/2"

12 EQUAL SPACES AT 2 13/16"

2"

60° (TYP)

5/8" (TYP)

33"

6"

17 3/4"

3"R

6"

CURB BOX IS ADJUSTABLE FROM 6 TO 9 INCHES

STAINLESS STEEL BOLTS, NUTS AND WASHERS

4"

24"

31"

This technical drawing shows a side view of a curb box assembly. The curb box is a U-shaped component with a 3-inch radius (3"R) at the top. It is mounted on a base plate. The base plate has a total width of 31 inches and a height of 4 inches. The curb box is positioned such that its base is 24 inches from the left edge of the base plate. The curb box itself has a height of 6 inches and a width of 6 inches. A dimension line indicates that the curb box is adjustable from 6 to 9 inches. The drawing also shows stainless steel bolts, nuts, and washers used to secure the curb box to the base plate. A dimension of 17 3/4 inches is shown from the left edge of the base plate to the center of the curb box.

A horizontal beam is shown with a total length of $17 \frac{3}{4}$ inches. A central section of the beam is highlighted with diagonal hatching and has a length of $15 \frac{1}{2}$ inches.

AMERICAN PUBLIC WORKS ASSOCIATION
APWA
Utah Chapter

Plan
308
January 1999

35 1/2" Grate and frame

1. GENERAL

A. The grate and frame fits concrete boxes in Plan 315.

2. PRODUCTS

A. Castings: Grey iron class 35 minimum per ASTM A48, coated with asphalt based paint or better.

B. Bolts, Nuts, Washers, Accessories: Stainless steel, APWA Section 05 05 23.

3. EXECUTION (Not used)

Inlet Report

INLET 501

Combination Inlet

Location	= On grade
Curb Length (ft)	= 1.38
Throat Height (in)	= 4.00
Grate Area (sqft)	= -0-
Grate Width (ft)	= 1.30
Grate Length (ft)	= 1.38

Gutter

Slope, Sw (ft/ft)	= 0.110
Slope, Sx (ft/ft)	= 0.020
Local Depr (in)	= -0-
Gutter Width (ft)	= 1.50
Gutter Slope (%)	= 0.75
Gutter n-value	= 0.013

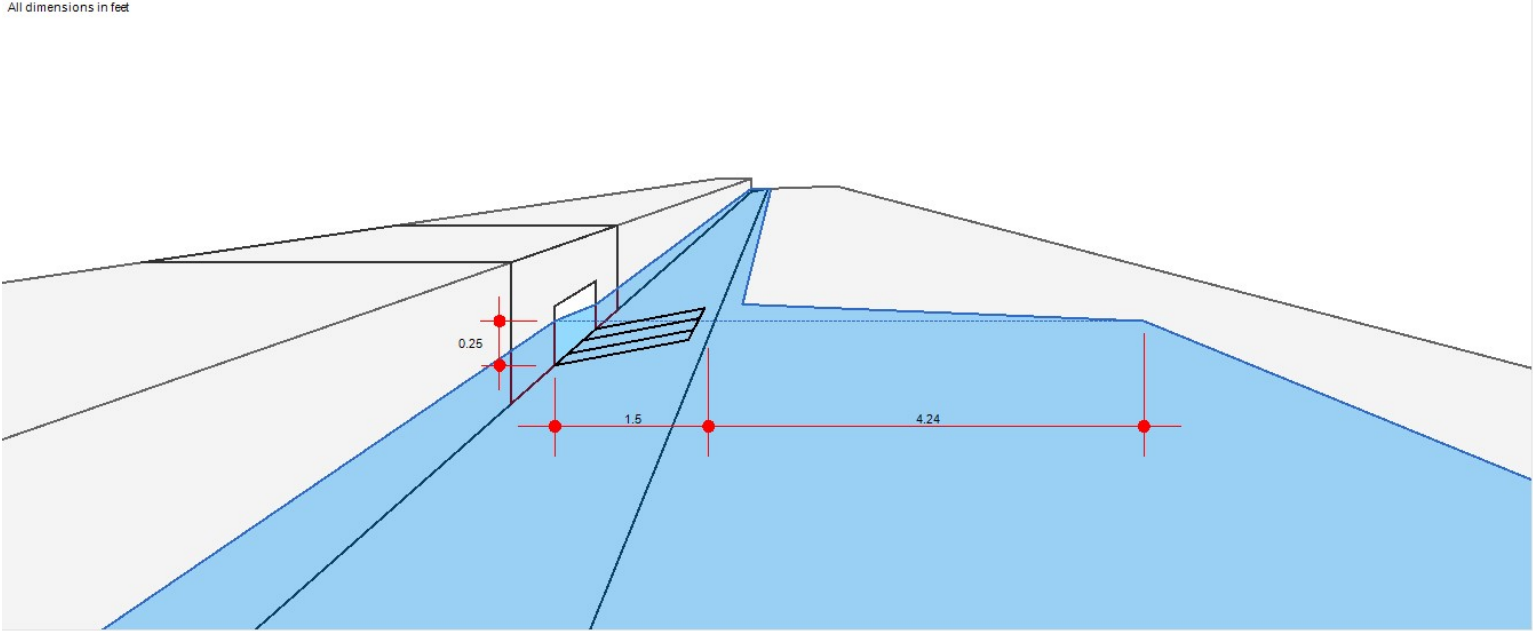
Calculations

Compute by:	Known Q
Q (cfs)	= 1.05

Highlighted

Q Total (cfs)	= 1.05
Q Capt (cfs)	= 0.75
Q Bypass (cfs)	= 0.30
Depth at Inlet (in)	= 3.00
Efficiency (%)	= 71
Gutter Spread (ft)	= 5.74
Gutter Vel (ft/s)	= 2.44
Bypass Spread (ft)	= 1.76
Bypass Depth (in)	= 2.04

All dimensions in feet



Inlet Report

COMBO 501

Combination Inlet

Location	= On grade
Curb Length (ft)	= 1.38
Throat Height (in)	= 4.00
Grate Area (sqft)	= -0-
Grate Width (ft)	= 1.30
Grate Length (ft)	= 1.38

Gutter

Slope, Sw (ft/ft)	= 0.110
Slope, Sx (ft/ft)	= 0.020
Local Depr (in)	= -0-
Gutter Width (ft)	= 1.50
Gutter Slope (%)	= 0.75
Gutter n-value	= 0.013

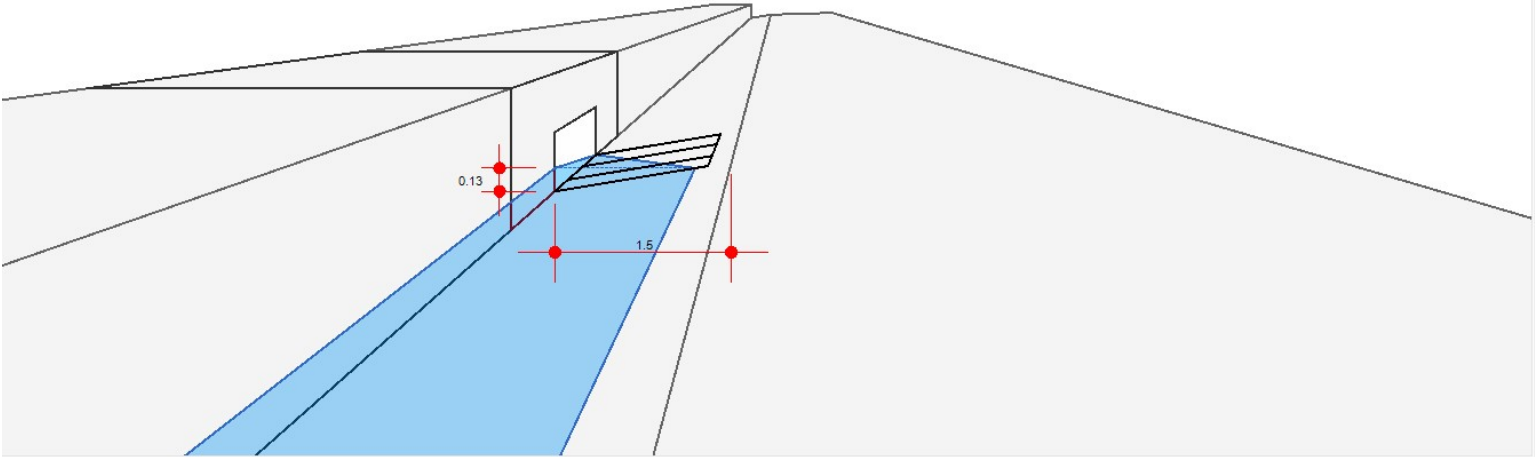
Calculations

Compute by:	Known Q
Q (cfs)	= 0.15

Highlighted

Q Total (cfs)	= 0.15
Q Capt (cfs)	= 0.15
Q Bypass (cfs)	= -0-
Depth at Inlet (in)	= 1.57
Efficiency (%)	= 100
Gutter Spread (ft)	= 1.19
Gutter Vel (ft/s)	= 1.92
Bypass Spread (ft)	= -0-
Bypass Depth (in)	= -0-

All dimensions in feet



Inlet Report

INLET 502

Combination Inlet

Location	= On grade
Curb Length (ft)	= 1.38
Throat Height (in)	= 4.00
Grate Area (sqft)	= -0-
Grate Width (ft)	= 1.30
Grate Length (ft)	= 1.38

Gutter

Slope, Sw (ft/ft)	= 0.110
Slope, Sx (ft/ft)	= 0.020
Local Depr (in)	= -0-
Gutter Width (ft)	= 1.50
Gutter Slope (%)	= 1.71
Gutter n-value	= 0.013

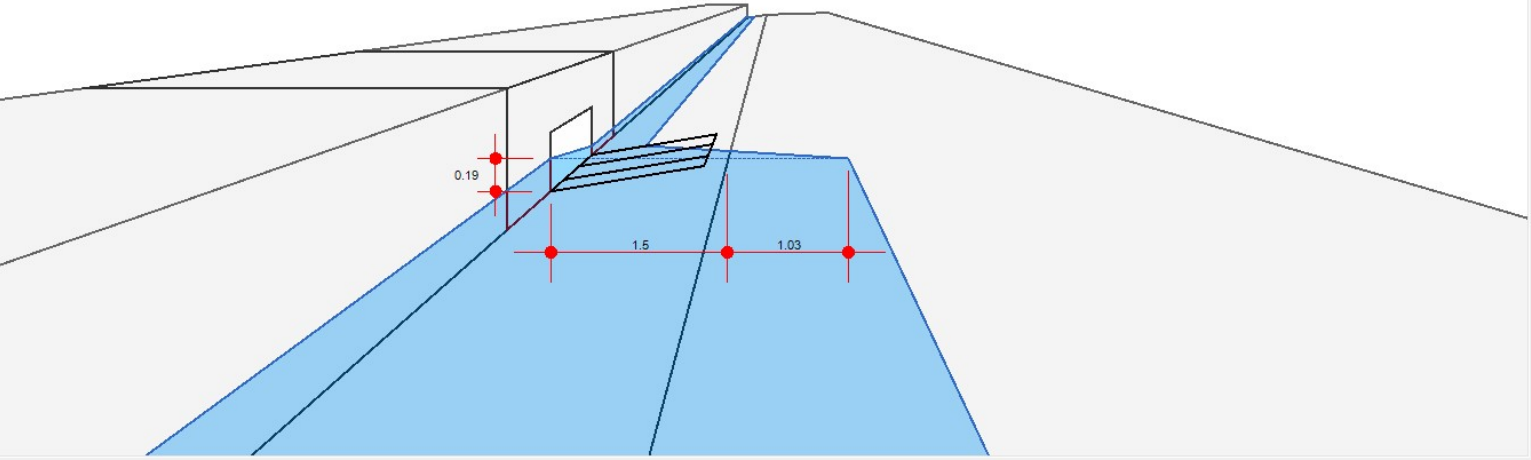
Calculations

Compute by:	Known Q
Q (cfs)	= 0.58

Highlighted

Q Total (cfs)	= 0.58
Q Capt (cfs)	= 0.55
Q Bypass (cfs)	= 0.03
Depth at Inlet (in)	= 2.23
Efficiency (%)	= 95
Gutter Spread (ft)	= 2.53
Gutter Vel (ft/s)	= 3.52
Bypass Spread (ft)	= 0.56
Bypass Depth (in)	= 0.75

All dimensions in feet



Inlet Report

COMBO 502

Combination Inlet

Location	= On grade
Curb Length (ft)	= 1.38
Throat Height (in)	= 4.00
Grate Area (sqft)	= -0-
Grate Width (ft)	= 1.30
Grate Length (ft)	= 1.38

Gutter

Slope, Sw (ft/ft)	= 0.110
Slope, Sx (ft/ft)	= 0.020
Local Depr (in)	= -0-
Gutter Width (ft)	= 1.50
Gutter Slope (%)	= 1.71
Gutter n-value	= 0.013

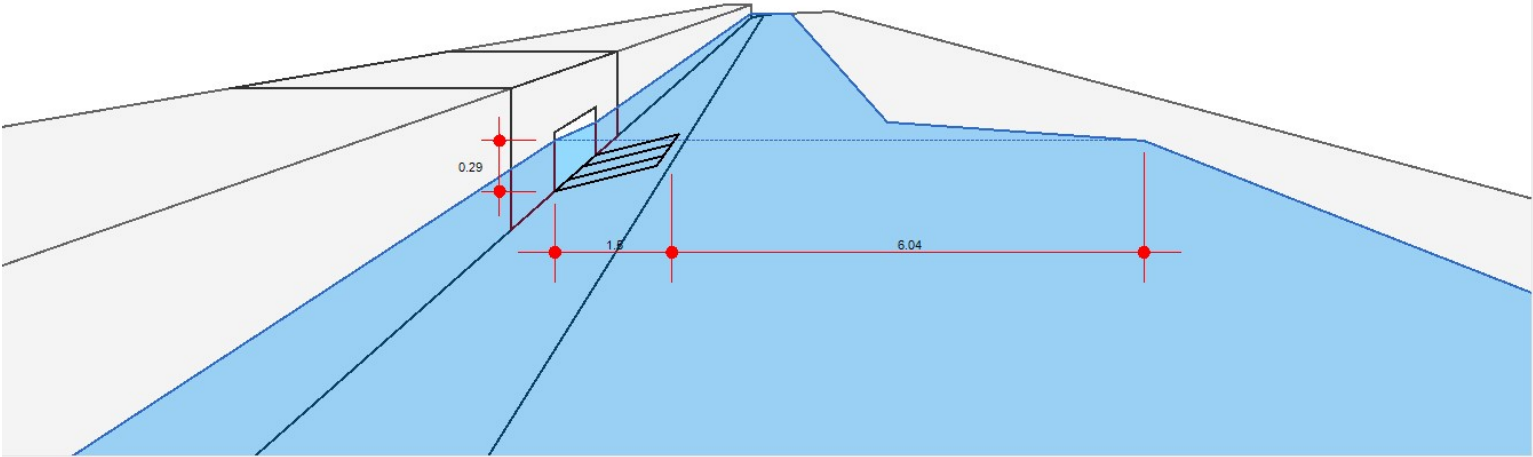
Calculations

Compute by:	Known Q
Q (cfs)	= 2.63

Highlighted

Q Total (cfs)	= 2.63
Q Capt (cfs)	= 1.52
Q Bypass (cfs)	= 1.11
Depth at Inlet (in)	= 3.43
Efficiency (%)	= 58
Gutter Spread (ft)	= 7.54
Gutter Vel (ft/s)	= 3.93
Bypass Spread (ft)	= 4.58
Bypass Depth (in)	= 2.72

All dimensions in feet



Inlet Report

EXIST INLET 407

Combination Inlet

Location	= On grade
Curb Length (ft)	= 1.38
Throat Height (in)	= 4.00
Grate Area (sqft)	= -0-
Grate Width (ft)	= 1.30
Grate Length (ft)	= 1.38

Gutter

Slope, Sw (ft/ft)	= 0.110
Slope, Sx (ft/ft)	= 0.020
Local Depr (in)	= -0-
Gutter Width (ft)	= 1.50
Gutter Slope (%)	= 0.50
Gutter n-value	= 0.013

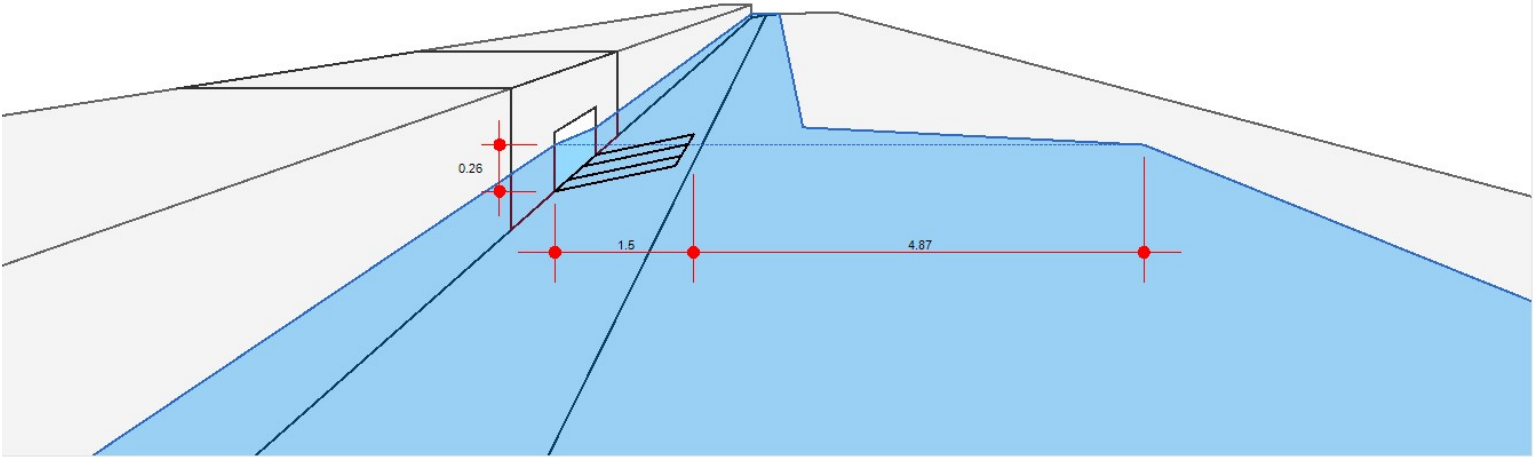
Calculations

Compute by:	Known Q
Q (cfs)	= 1.03

Highlighted

Q Total (cfs)	= 1.03
Q Capt (cfs)	= 0.69
Q Bypass (cfs)	= 0.34
Depth at Inlet (in)	= 3.15
Efficiency (%)	= 67
Gutter Spread (ft)	= 6.37
Gutter Vel (ft/s)	= 2.03
Bypass Spread (ft)	= 2.75
Bypass Depth (in)	= 2.28

All dimensions in feet



Inlet Report

EXIST COMBO 402

Combination Inlet

Location	= On grade
Curb Length (ft)	= 1.38
Throat Height (in)	= 4.00
Grate Area (sqft)	= -0-
Grate Width (ft)	= 1.30
Grate Length (ft)	= 1.38

Gutter

Slope, Sw (ft/ft)	= 0.110
Slope, Sx (ft/ft)	= 0.020
Local Depr (in)	= -0-
Gutter Width (ft)	= 1.50
Gutter Slope (%)	= 0.50
Gutter n-value	= 0.013

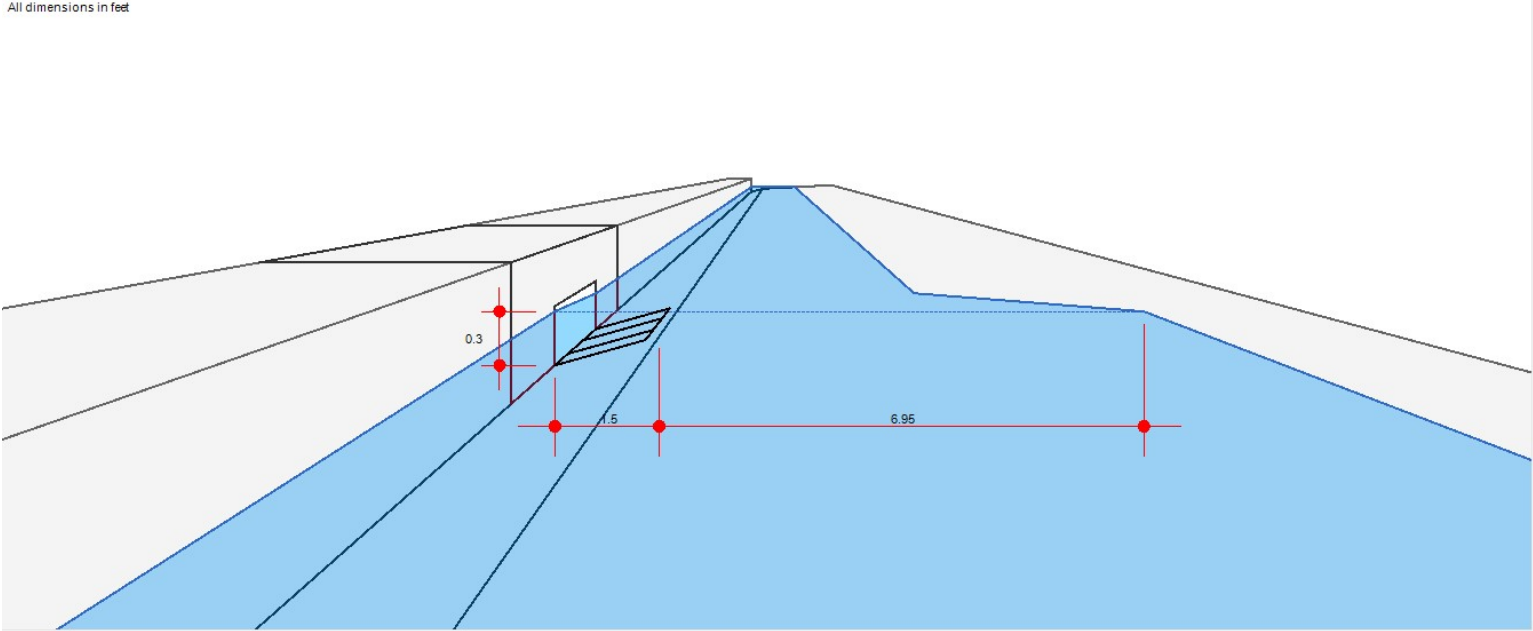
Calculations

Compute by:	Known Q
Q (cfs)	= 1.80

Highlighted

Q Total (cfs)	= 1.80
Q Capt (cfs)	= 0.98
Q Bypass (cfs)	= 0.82
Depth at Inlet (in)	= 3.65
Efficiency (%)	= 54
Gutter Spread (ft)	= 8.45
Gutter Vel (ft/s)	= 2.21
Bypass Spread (ft)	= 5.61
Bypass Depth (in)	= 2.97

All dimensions in feet



REAR LOT SUMP #504 CALCULATION

Project: Ridgeview Plat M
Location: Highland City, Utah
Date: 1/8/2025
Designer: BBD



100-Year Detention Sizing

Design Criteria

Intensity Table: Per NOAA Atlas 14
Return Period: **100 year**
Allowable Discharge: **0.00 cfs/acre** Per Highland City Standards

Allowable Discharges

Storm Drain Discharge: 1.09 cfs calculated using 377 in/hr or 0.0087ft/sec applied on the
Other Discharge: 0.00 cfs surface area of the number of sumps provided below
Total Discharge: **1.092 cfs**

Weighted "C" Value

Surface Type	Area (sf)	"C" Value
Totals	10,480	
Weighted "C" Value		0.58

Drainage Calculations

Duration	Intensity	Runoff C	Area	Rainfall	Accumulated	Allowable	Discharge	Required
					Flow	Discharge		Storage
min	in/hr		Ac	cfs	cf	cfs	cf	cf
15.0	4.10	0.58	0.24	0.57	515	1.09	982	-467
30.0	2.76	0.58	0.24	0.39	693	1.09	1,965	-1,271
60.0	1.71	0.58	0.24	0.24	859	1.09	3,929	-3,070
120.0	0.94	0.58	0.24	0.13	947	1.09	7,859	-6,911
180.0	0.64	0.58	0.24	0.09	968	1.09	11,788	-10,821
360.0	0.35	0.58	0.24	0.05	1,055	1.09	23,577	-22,522
720.0	0.21	0.58	0.24	0.03	1,242	1.09	47,153	-45,911
1440.0	0.11	0.58	0.24	0.01	1,266	1.09	94,306	-93,040

Maximum Storage Requirement: **-467**
Maximum Storage Requirement (ac-ft): -0.01

Detention Basin Design

Storage Requirement: -467 cf
Sump Storage: 52 cf
Number of Sumps Required: -9.1
Number of Sumps Provided: 1

Total Storage in Sumps **52** **DETENTION ADEQUATE**

REAR LOT SUMP #505 CALCULATION

Project: Ridgeview Plat M
Location: Highland City, Utah
Date: 1/8/2025
Designer: BBD



100-Year Detention Sizing

Design Criteria

Intensity Table: Per NOAA Atlas 14
Return Period: **100 year**
Allowable Discharge: **0.00 cfs/acre** Per Highland City Standards

Allowable Discharges

Storm Drain Discharge: 1.09 cfs calculated using 377 in/hr or 0.0087ft/sec applied on the
Other Discharge: 0.00 cfs surface area of the number of sumps provided below
Total Discharge: **1.092 cfs**

Weighted "C" Value

Surface Type	Area (sf)	"C" Value
Totals	9,229	
Weighted "C" Value		0.58

Drainage Calculations

Duration	Intensity	Runoff C	Area	Rainfall	Accumulated	Allowable	Discharge	Required
					Flow	Discharge		Storage
min	in/hr		Ac	cfs	cf	cfs	cf	cf
15.0	4.10	0.58	0.21	0.50	453	1.09	982	-529
30.0	2.76	0.58	0.21	0.34	610	1.09	1,965	-1,354
60.0	1.71	0.58	0.21	0.21	756	1.09	3,929	-3,173
120.0	0.94	0.58	0.21	0.12	834	1.09	7,859	-7,025
180.0	0.64	0.58	0.21	0.08	852	1.09	11,788	-10,936
360.0	0.35	0.58	0.21	0.04	929	1.09	23,577	-22,648
720.0	0.21	0.58	0.21	0.03	1,094	1.09	47,153	-46,060
1440.0	0.11	0.58	0.21	0.01	1,115	1.09	94,306	-93,191

Maximum Storage Requirement: **-529**
Maximum Storage Requirement (ac-ft): -0.01

Detention Basin Design

Storage Requirement: -529 cf
Sump Storage: 52 cf
Number of Sumps Required: -10.3
Number of Sumps Provided: 1

Total Storage in Sumps **52** **DETENTION ADEQUATE**

REAR LOT SUMP #506 CALCULATION

Project: Ridgeview Plat M
 Location: Highland City, Utah
 Date: 1/8/2025
 Designer: BBD



100-Year Detention Sizing

Design Criteria

Intensity Table: Per NOAA Atlas 14
 Return Period: **100 year**
 Allowable Discharge: **0.00 cfs/acre** Per Highland City Standards

Allowable Discharges

Storm Drain Discharge: 1.09 cfs calculated using 377 in/hr or 0.0087ft/sec applied on the
 Other Discharge: 0.00 cfs surface area of the number of sumps provided below
 Total Discharge: **1.092 cfs**

Weighted "C" Value

Surface Type	Area (sf)	"C" Value
Totals	9,981	
Weighted "C" Value		0.58

Drainage Calculations

Duration	Intensity	Runoff C	Area	Rainfall	Accumulated	Allowable	Discharge	Required
min	in/hr		Ac	cfs	Flow	Discharge		Storage
					cf	cfs	cf	cf
15.0	4.10	0.58	0.23	0.54	490	1.09	982	-492
30.0	2.76	0.58	0.23	0.37	660	1.09	1,965	-1,304
60.0	1.71	0.58	0.23	0.23	818	1.09	3,929	-3,111
120.0	0.94	0.58	0.23	0.13	902	1.09	7,859	-6,957
180.0	0.64	0.58	0.23	0.09	921	1.09	11,788	-10,867
360.0	0.35	0.58	0.23	0.05	1,005	1.09	23,577	-22,572
720.0	0.21	0.58	0.23	0.03	1,183	1.09	47,153	-45,970
1440.0	0.11	0.58	0.23	0.01	1,206	1.09	94,306	-93,101

Maximum Storage Requirement: **-492**
 Maximum Storage Requirement (ac-ft): -0.01

Detention Basin Design

Storage Requirement: -492 cf
 Sump Storage: 52 cf
 Number of Sumps Required: -9.5
 Number of Sumps Provided: 1

Total Storage in Sumps **52** **DETENTION ADEQUATE**

REAR LOT SUMP #507 CALCULATION

Project: Ridgeview Plat M
 Location: Highland City, Utah
 Date: 1/8/2025
 Designer: BBD



100-Year Detention Sizing

Design Criteria

Intensity Table: Per NOAA Atlas 14
 Return Period: **100 year**
 Allowable Discharge: **0.00 cfs/acre** Per Highland City Standards

Allowable Discharges

Storm Drain Discharge: 1.09 cfs calculated using 377 in/hr or 0.0087ft/sec applied on the
 Other Discharge: 0.00 cfs surface area of the number of sumps provided below
 Total Discharge: **1.092 cfs**

Weighted "C" Value

Surface Type	Area (sf)	"C" Value
Totals	7,861	
Weighted "C" Value		0.58

Drainage Calculations

Duration	Intensity	Runoff C	Area	Rainfall	Accumulate	Allowable	Discharge	Required
min	in/hr		Ac	cfs	cf	cfs	cf	cf
15.0	4.10	0.58	0.18	0.43	386	1.09	982	-596
30.0	2.76	0.58	0.18	0.29	520	1.09	1,965	-1,445
60.0	1.71	0.58	0.18	0.18	644	1.09	3,929	-3,285
120.0	0.94	0.58	0.18	0.10	711	1.09	7,859	-7,148
180.0	0.64	0.58	0.18	0.07	726	1.09	11,788	-11,063
360.0	0.35	0.58	0.18	0.04	791	1.09	23,577	-22,785
720.0	0.21	0.58	0.18	0.02	931	1.09	47,153	-46,222
1440.0	0.11	0.58	0.18	0.01	950	1.09	94,306	-93,357

Maximum Storage Requirement: **-596**
 Maximum Storage Requirement (ac-ft): -0.01

Detention Basin Design

Storage Requirement: -596 cf
 Sump Storage: 52 cf
 Number of Sumps Required: -11.6
 Number of Sumps Provided: 1

Total Storage in Sumps **52** **DETENTION ADEQUATE**

Nyloplast® Ductile Iron Drop-In Grates*

Applications: Use in areas with heavy foot traffic or light vehicular traffic (bikes, golf carts), where a sturdier grate is needed. 6" Round grate can be used with DrainTech 6" Round Basins. Other sizes of drop-in grates fit directly into pipe.



6" - 0601DI



24" - 2401DI

Part No.	Description	UPC Code	D	H	List Price
0601DI	6" Round Nylo-DI Grate for 6" pipe	96942642194	7.5	1.5	\$ 41.80
0801DI	8" Round Nylo-DI Grate for 8" pipe	96942645942	10.0	1.3	\$ 83.70
1001DI	10" Round Nylo-DI Grate for 10" pipe	96942649575	12.0	1.5	\$ 105.50
1201DI	12" Round Nylo-DI Grate for 12" pipe	96942652582	14.5	1.5	\$ 148.85
1501DI	15" Round Nylo-DI Grate for 15" pipe	96942657495	18.0	1.5	\$ 231.25
1801DI	18" Round Nylo-DI Grate for 18" pipe	96942661706	23.0	2.0	\$ 275.00
2401DI	24" Round Nylo-DI Grate for 24" pipe	96942666718	28.0	2.0	\$ 481.25

Product conforms to ASTM A 536 Grade 70-50-05

*Nyloplast Ductile Iron Drop-In Grates are available by special order only. Freight FOB plant in Buford, GA or Fontana, CA

Nyloplast® Drop-In Grates Inlet Capacity Chart

Product No.	Pipe Size	Flow Rate CFS**
0601DI	6"	0.662
0801DI	8"	1.441
1001DI	10"	2.612
1201DI	12"	4.152
1501DI	15"	7.128
1801DI	18"	12.163
2401DI	24"	25.821

**Based on equations from the FAA Airport Drainage AC 150/5320-5B, 1970, Page 31. Certain assumptions have been made and no two installations will necessarily perform the same way. Safety factors should change with site conditions such that a safety factor 1.25 should be used for an inlet in pavement, and a safety factor of 2.0 for turf areas.

NOTES TO USERS

This map is for use in administering the National Flood Insurance Program. It does not necessarily identify all areas subject to flooding, particularly from local drainage sources of small size. The **community map repository** should be consulted for possible updated or additional flood hazard information.

To obtain more detailed information in areas where **Base Flood Elevations** (BFEs) and/or **floodways** have been determined, users are encouraged to consult the Flood Profiles and Floodway Data and/or Summary of Stillwater Elevations tables contained within the Flood Insurance Study (FIS) report that accompanies this FIRM. Users should be aware that BFEs shown on the FIRM represent rounded whole-foot elevations. These BFEs are intended for flood insurance rating purposes only and should not be used as the sole source of flood elevation information. Accordingly, flood elevation data presented in the FIS report should be utilized in conjunction with the FIRM for purposes of construction and/or floodplain management.

Coastal Base Flood Elevations shown on this map apply only landward of 0.0' North American Vertical Datum of 1988 (NAVD 88). Users of this FIRM should be aware that coastal flood elevations are also provided in the Summary of Stillwater Elevations table in the Flood Insurance Study Report for this jurisdiction. Elevations shown in the Summary of Stillwater Elevations table should be used for construction, and/or floodplain management purposes when they are higher than the elevations shown on this FIRM.

Boundaries of the **floodways** were computed at cross sections and interpolated between cross sections. The floodways were based on hydraulic considerations with regard to requirements of the National Flood Insurance Program. Floodway widths and other pertinent floodway data are provided in the Flood Insurance Study report for this jurisdiction.

Certain areas not in Special Flood Hazard Areas may be protected by **flood control structures**. Refer to Section 2.4 "Flood Protection Measures" of the Flood Insurance Study report for information on flood control structures in this jurisdiction.

The **projection** used in the preparation of this map was Universal Transverse Mercator (UTM) Zone 12 N. The **horizontal datum** was NAD83, GRS80 spheroid. Differences in datum, spheroid, projection or UTM zones used in the production of FIRMs for adjacent jurisdictions may result in slight positional differences in map features across jurisdiction boundaries. These differences do not affect the accuracy of this FIRM.

Flood elevations on this map are referenced to the North American Vertical Datum of 1988. These flood elevations must be compared to structure and ground elevations referenced to the same **vertical datum**. For information regarding conversion between the National Geodetic Vertical Datum of 1929 and the North American Vertical Datum of 1988, visit the National Geodetic Survey website at <https://www.ngs.noaa.gov> or contact the National Geodetic Survey at the following address:

NGS Information Services
NOAA, N/NGS12
National Geodetic Survey, SSMC-3, #9202
1315 East-West Highway
Silver Spring, Maryland 20910-3282
(301) 713-3242

To obtain current elevation, description, and/or location information for **bench marks** shown on this map, please contact the Information Services Branch of the National Geodetic Survey at (301) 713-3242, or visit their website at <https://www.ngs.noaa.gov>.

Base map information shown on this FIRM was derived from multiple sources. This information was compiled from the U.S. Geological Survey, 1989, Utah Automated Geographic Reference Center (AGRC), 1985, 2003, and 2009, National Geodetic Survey, 2005, and USDA Farm Service Agency Aerial Photography Field Office, 2011.

This map reflects more detailed and up-to-date **stream channel configurations** than those shown on the previous FIRM for this jurisdiction. The floodplains and floodways that were transferred from the previous FIRM may have been adjusted to conform to these new stream channel configurations. As a result, the Flood Profiles and Floodway Data tables in the Flood Insurance Study report (which contains authoritative hydraulic data) may reflect stream channel distances that differ from what is shown on this map.

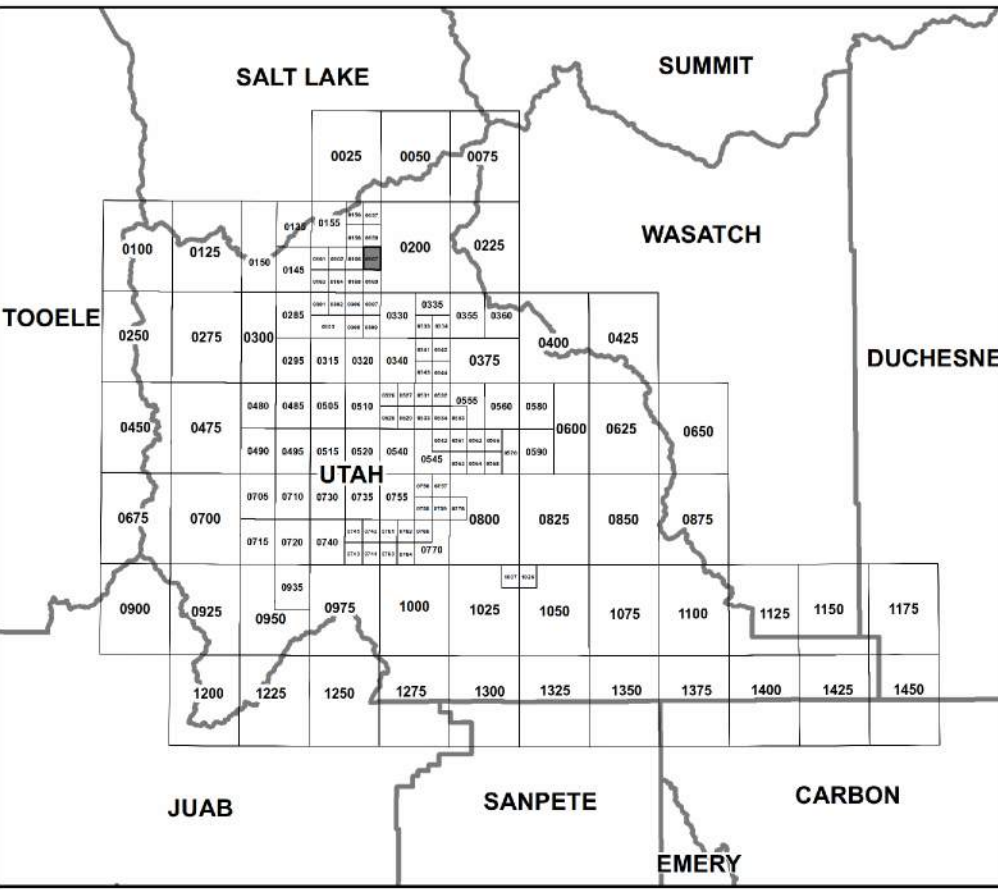
Corporate limits shown on this map are based on the best data available at the time of publication. Because changes due to annexations or de-annexations may have occurred after this map was published, map users should contact appropriate community officials to verify current corporate limit locations.

Please refer to the separately printed **Map Index** for an overview map of the county showing the layout of map panels; community map repository addresses; and a Listing of Communities table containing National Flood Insurance Program dates for each community as well as a listing of the panels on which each community is located.

For information on available products associated with this FIRM visit the **Map Service Center (MSC)** website at <https://msc.fema.gov>. Available products may include previously issued Letters of Map Change, a Flood Insurance Study Report, and/or digital versions of this map. Many of these products can be ordered or obtained directly from the MSC website.

If you have **questions about this map**, how to order products or the National Flood Insurance Program in general, please call the **FEMA Map Information eXchange (FMIX)** at 1-877-FEMA-MAP (1-877-336-2627) or visit the FEMA website at <https://www.fema.gov/business/nfip>.

STATE OF UTAH FIRM PANEL LOCATOR DIAGRAM



LEGEND

SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD

The 1% annual flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. Areas of Special Flood Hazard include Zones A, AE, AH, AO, AR, A99, V, and VE. The Base Flood Elevation is the water-surface elevation of the 1% annual chance flood.

- ZONE A** No Base Flood Elevations determined.
- ZONE AE** Base Flood Elevations determined.
- ZONE AH** Flood depths of 1 to 3 feet (usually areas of ponding); Base Flood Elevations determined.
- ZONE AO** Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined. For areas of alluvial fan flooding, velocities also determined.
- ZONE AR** Special Flood Hazard Area formerly protected from the 1% annual chance flood by a flood control system that was subsequently derelictified. Zone AR indicates that the former flood control system is being restored to provide protection from the 1% annual chance or greater flood.
- ZONE A99** Area to be protected from 1% annual chance flood by a Federal flood protection system under construction; no Base Flood Elevations determined.
- ZONE V** Coastal flood zone with velocity hazard (wave action); no Base Flood Elevations determined.
- ZONE VE** Coastal flood zone with velocity hazard (wave action); Base Flood Elevations determined.

FLOODWAY AREAS IN ZONE AE

The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights.

OTHER FLOOD AREAS

ZONE X Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.

OTHER AREAS

Areas determined to be outside the 0.2% annual chance floodplain.

Areas in which flood hazards are undetermined, but possible.

COASTAL BARRIER RESOURCES SYSTEM (CBRS) AREAS

OTHERWISE PROTECTED AREAS (OPAs)

CBRS areas and OPAs are normally located within or adjacent to Special Flood Hazard Areas.

- 1% annual chance floodplain boundary
- 0.2% annual chance floodplain boundary
- Floodway boundary
- Zone D boundary
- CBRS and OPA boundary
- Boundary dividing Special Flood Hazard Area Zones and boundary dividing Special Flood Hazard Areas of different Base Flood Elevations, flood depths or flood velocities.
- Base Flood Elevation line and value; elevation in feet*
- Base Flood Elevation value where uniform within zone; elevation in feet*
- Cross section line
- Transect line
- Bridge
- Culvert
- Geographic coordinates referenced to the North American Datum of 1983 (NAD 83), Western Hemisphere
- 1000-meter Universal Transverse Mercator grid values, zone 12 N
- 600000 FT
- 5000-foot grid ticks: Utah State Plane coordinate system, Central zone (FIPSZONE 4302), Transverse Mercator Projection
- Bench mark (see explanation in Notes to Users section of this FIRM panel)
- River Mile

*Referenced to the North American Vertical Datum of 1988

MAP REPOSITORIES

Refer to Map Repositories list on Map Index.

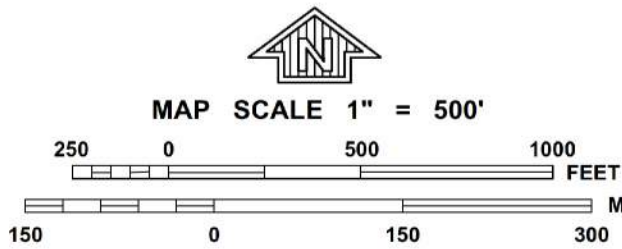
EFFECTIVE DATE OF COUNTYWIDE FLOOD INSURANCE RATE MAP PANEL

June 19, 2020

EFFECTIVE DATE(S) OF REVISION(S) TO THIS PANEL

For community map revision history prior to countywide mapping, refer to the Community Map History table located in the Flood Insurance Study report for this jurisdiction.

To determine if flood insurance is available in this community, contact your insurance agent or call the National Flood Insurance Program at 1-800-638-6620.



PANEL 0167F

FIRM FLOOD INSURANCE RATE MAP

UTAH COUNTY, UTAH AND INCORPORATED AREAS

PANEL 167 OF 1450

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
ALPINE, CITY OF	490228	0167	F
AMERICAN FORK, CITY OF	490152	0167	F
CEDAR HILLS, CITY OF	490204	0167	F
HIGHLAND, CITY OF	490254	0167	F
PLEASANT GROVE, CITY OF	490235	0167	F
UTAH COUNTY	495517	0167	F

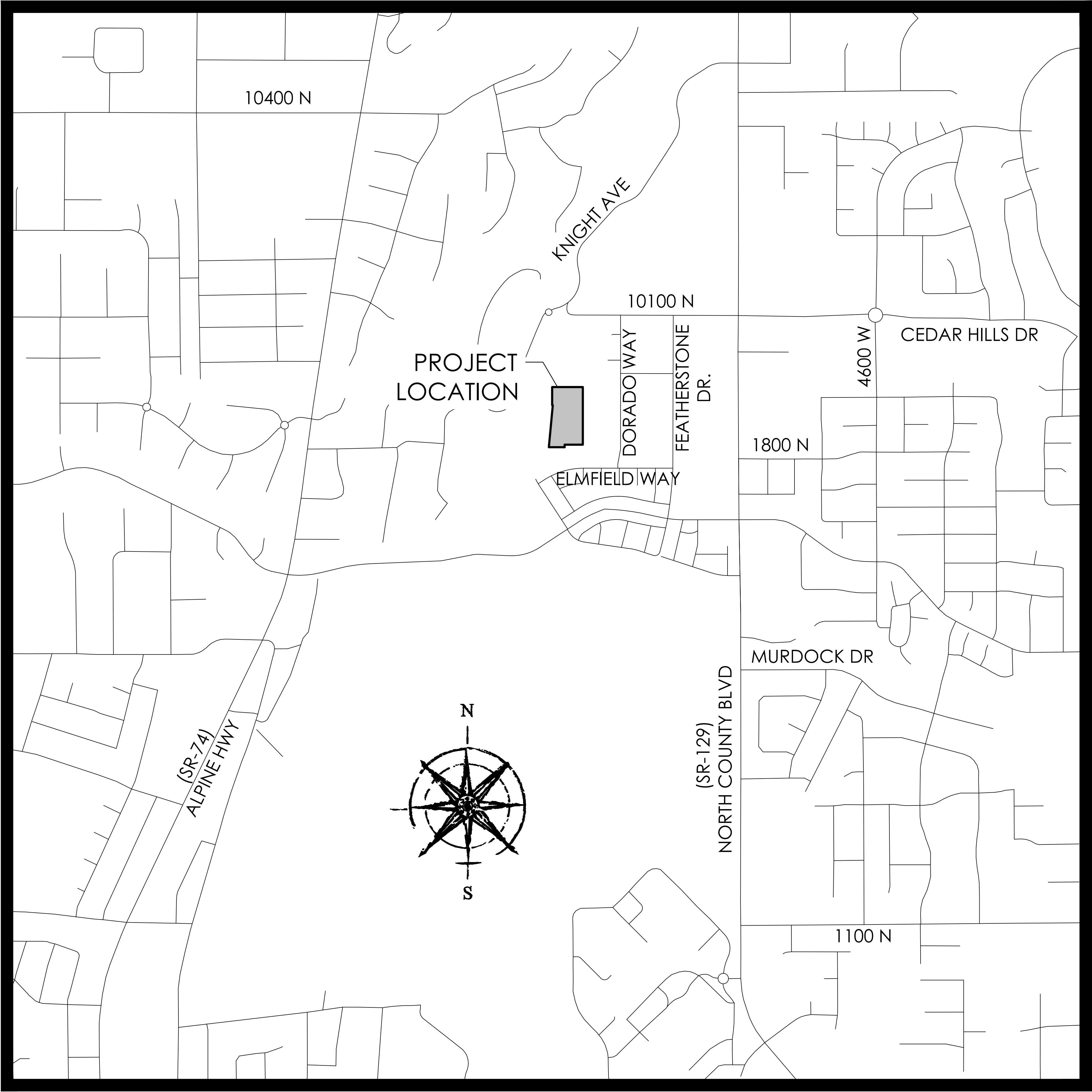
Notice to User: The **Map Number** shown below should be used when placing map orders; the **Community Number** shown above should be used on insurance applications for the subject community.



MAP NUMBER
49049C0167F

EFFECTIVE DATE
JUNE 19, 2020

Federal Emergency Management Agency



VICINITY MAP

N.T.S



FINAL REVIEW COMMENTS
March 31, 2025

Plat Comments:

1. Plat must receive final review from JUB and Utah County for conformance and recordability. Lot addresses to be added after approval.

Sheet C3 (Site Plan):

2. The site plan must be updated to reference the street monuments that are to be installed.

Sheet C4 (Grading & Drainage Plan) and Storm Drain Report:

3. The previously committed runoff volume (from Plat K) associated with sump 413 must be included, and applicant must show that the proposed volumes from Plat M have room in this sump.
4. The asphalt spread is within 0.05' of maximum allowed at existing combo box 402, and the bypass spread is quite large for an inlet at a curb return. This is not in the best interest of the development to have such a large bypass volume at this location. Applicant's engineer indicates that a double inlet may have been constructed at this point during Plat K. Please confirm what was built and the plan to mitigate these two issues.

Sheet C6 (Water Plan):

5. The water plan still shows the culinary line to be PVC C900. All references to the culinary line need to be shown as ductile iron pipe CL350.