



HIGHLAND CITY

HIGHLAND CITY DEVELOPMENT ADMINISTRATION BOARD AGENDA

Thursday, April 24, 2025

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

3:00 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 1, 2025

2. ACTION: Final Plat Approval for Vista Ridge

Land Use (Administrative) – The Development Administration Board will hold a public meeting to consider a request from Shalynn Larson, representing Dry Creek Properties, LLC, for approval of a final plat and subdivision improvement plans for a 2-lot subdivision located generally at 7015 W 9600 N, in Highland, within the City's R-1-20 zone. 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 21st day of April, 2025

THE PUBLIC IS INVITED TO ATTEND THIS DEVELOPMENT ADMINISTRATION BOARD MEETING

Meeting Minutes

Date: 4.1.2025

Time: 4:00PM

Location: Highland City Council Chambers

Meeting Type: Development Administration Board

Attendees:

Chris Trusty – Public Works Director/City Engineer

Rob Patterson – City Attorney/Planning and Zoning Administrator

Trent Thayne – Planning Commissioner

Chris Howden – Planning Commissioner

Gretchen Homer – Public Works Adm Assistant

Christian Purkis – Focus Engineering

Ben Duzzett (Phone) – Focus Engineering

Purpose

1. Approval of Meeting Minutes – April 11, 2024, and October 10, 2024
2. Approval of the final plat and subdivision improvement plans for the 11-lot subdivision known as Ridgeview Planned Development located generally at 10000 North 5000 West, in Highland.

Consent Items:

ACTION TO APPROVE THE MINUTES OF APRIL 11, 2024, AND OCTOBER 10, 2024

MOTION: Rob Patterson moved to approve the meeting minutes from April 11, 2024, and October 10, 2024.; Chris Howden seconded the motion.

- | | |
|-----------------|---------------|
| 1. Yes | Rob Patterson |
| 2. Abstain from | Chris Trusty |
| 3. Yes | Chris Howden |
| 4. Yes | Trent Thayne |

MOTION PASSES 3:0

ACTION: FINAL PLAT APPROVAL FOR RIDGEVIEW PLAT M

DISCUSSION:

This plat is in the middle of the Ridgeview Project. It is one of the last few Estate (larger) lots. There will be 11 estate lots. Staff have reviewed it, and are comfortable that it meets the Ridgeview planned development zoning requirements and utilities. We did have a few final minor comments.

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 applicants 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.

Chris Howden had a question about the utilities and water. Rob Patterson will revise the wording to make it clearer.

ACTION TO APPROVE THE FINAL PLAT AND SUBDIVISION IMPROVEMENT PLANS FOR THE RIDGEVIEW PLAT M SUBDIVISION, SUBJECT TO THE (3) STIPULATIONS RECOMMENDED BY STAFF.

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)

MOTION: Chris Howden makes a motion “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. Seconded by Chris Trusty

- | | |
|--------|---------------|
| 1. Yes | Chris Trusty |
| 2. Yes | Rob Patterson |
| 3. Yes | Trent Thayne |
| 4. Yes | Chris Howden |

Motion Passes 4-0

- **Meeting Adjourned:** 4:08PM
Minutes Prepared By: Gretchen Homer



DEVELOPMENT ADMINISTRATION BOARD AGENDA REPORT ITEM #2

DATE: April 24, 2025
TO: Development Administration Board
FROM: Rob Patterson, City Attorney / Planning & Zoning Administrator
SUBJECT: **Final Plat Approval:** Vista Ridge
TYPE: **LAND USE (ADMINISTRATIVE)**

PURPOSE:

The Development Administration Board will hold a public meeting to consider a request from Shalynn Larson, representing Dry Creek Properties, LLC, for approval of a final plat and subdivision improvement plans for a 2-lot subdivision located generally at 7015 W 9600 N, in Highland, within the City's R-1-20 zone. The Development Administration Board will take appropriate action.

SUMMARY OF THE REQUEST:

1. The applicant is requesting final plat approval for the Vista Ridge subdivision, a 2-lot subdivision within the City's R-1-20 zone.
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 Vista Ridge subdivision, with the following stipulations:

1. The recorded plat shall be in substantial conformance with the final plat dated March 19, 2025, as approved by Zoning Administrator and City Engineer, except as modified by these stipulations. (attachment 4)
2. A note must be added to plat stating that Lot 2 requires an individual lot grading plan prior to building permit issuance.
3. Development and improvement of the subdivision shall be in substantial conformance with the subdivision improvement plans dated March 19, 2025, as approved by City Engineer, except as modified by these stipulations. (attachment 5)
4. The final review comments from staff dated April 21, 2025, 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 6)

5. The easement for the fire turnaround shall be recorded at or before recordation of the final plat.
6. A development agreement may be recorded allowing the subdivision plat to be recorded without dedication of all required irrigation water, to allow the applicant to complete the in-progress change application for WR 55-5838, but the agreement will provide that a building permit will not be issued for the lot until all water is dedicated for the property, and that developer is responsible to abandon the existing well per Utah State standards upon approval of water right application.
7. Access must be maintained for property owners adjacent to 7000 W during construction.

BACKGROUND:

The property sought to be subdivided as the Vista Ridge subdivision was annexed into Highland in 2024. As part of annexation, an annexation agreement was executed and recorded that, among other things, granted zoning to the property as R-1-20, required impact fees be paid for the existing home as though it were new construction, required improvement of 9600 N as a 66' collector, and required construction of a half road with 20' of asphalt within the City-owned parcel to the east of the property.

The property being subdivided is located approximately at 7015 W 9600 N. The property consists of approximately 1.14 acres and is zoned R-1-20. The applicant is proposing a 2-lot subdivision. This application is processed as a major subdivision because the applicant is required to build a public road in connection with the subdivision.

Prior Review:

On December 10, 2024, the Planning Commission granted preliminary plat approval for this subdivision, subject to 5 stipulations (see attachments 2 and 3):

1. Fire access turnaround be provided subject to the approval of the fire marshal
2. Dedication dimensions for 9600 North to be updated and enlarged so as to meet the City's 66-foot, two lane minor collector ROW standard
3. Delineations and dedications for setbacks and public/municipal easements to be correctly shown on plat per City standards and R-1-20 setbacks on final plat
4. Final plat approval to be conditioned on payment of remaining impact fees for the existing home
5. Final plat and subdivision improvement plans to conform to the requirements of Highland City Development Code and the recorded Annexation Agreement.

As described more below, staff believes each of these conditions have been satisfied.

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 December 2024 preliminary plat
- The final plat addresses the stipulations on approval of the preliminary plat:
 - a. The fire access turnaround has been provided, though the applicant will need

- to record an easement for a portion of the turnaround with the final plat.
- b. The 9600 N dedication has been properly shown.
- c. Setbacks and PUE/MUE delineations are properly shown, with one exception that is addressed in the final review comments issued April 21, 2025.
- The final plat conforms in major respect to City standards and the stipulations of approval of the preliminary plat. Staff's review comments issued April 21, 2025, address and correct the remaining issues.

Zoning

- The property was not specifically addressed in the General Plan Land Use Map because it was not part of Highland at the time.
- The property is zoned R-1-20, which occurred at annexation.
- The properties adjacent to Vista Ridge to the east, on the south side of 9600 N, are all zoned R-1-20. The proposed subdivision is compatible with the surrounding uses.

Density

- The subdivision consists of +/- 1.14 acres.
- R-1-20 zoning allows for any number of lots, provided that each lot is at least 20,000 square feet.
- The two proposed lots are each at least 20,000 square feet in accordance with the R-1-20 standard (Lot 1 – 20,000 sf; Lot 2 – 27,061 sf)

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 south end of 7000 W (the new half-street) and within Lot 2. The easement will be recorded with or prior to the final plat.
- There are otherwise no easements or dedications beyond normal street and PUE easements.
- As required by the annexation agreement, impact fees for the existing home have already been paid. Impact fees for the newly created lot will be assessed with a building permit, as usual.

Access and Circulation

- Road and utility access to the site will be from 9600 N (public) and the newly created 7000 West half-road (public).
- All roads and right-of-way, including the temporary turnaround, are to be improved to City standards. Property is being dedicated and improvements will be made for 9600 North in accordance with the City's 66' minor collector standard, and for 7000 West as a half-road in accordance with the City's 56' local road standard and the annexation agreement.
- 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 conform in major respect to City standards and the stipulations of approval of the preliminary plat. Staff's review comments issued April 21, 2025, address and correct the remaining issues, including a requirement for lot 2 to provide a lot-specific drainage plan in connection with a building permit.
- The applicant is in the process of dedicating water rights and shares to the City. The applicant is required to dedicate 3 acre-feet of water.
 - The applicant owns water right 55-5838, which is approximately 1.45 acre-feet of water associated with a well on the property. The City can accept this water as "stored water" per HDC 5-5-112. The change application process can take several months and can result in a reduction in the amount approved for a new point of diversion. Staff is comfortable allowing the subdivision to proceed, so long as a development agreement is recorded prior to the subdivision that provides that a building permit will not be issued for Lot 2 until all water required for the subdivision is dedicated to the city.
 - The existing well will need to be abandoned upon approval of the change application in accordance with state standards.
 - The applicant will provide water shares for the remaining amount of acre feet required to be dedicated (1.55 or such higher amount if the state engineer denies the change application for WR 55-5838 or reduces the amount of water eligible to be transferred).

Landscaping

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

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 R-1-20 zone.
- The final plat and subdivision comply with and conform to the requirements of the Utah State Code, Highland City Development Code, Highland City standards and specifications, and the annexation agreement.

MOTION TO APPROVE:

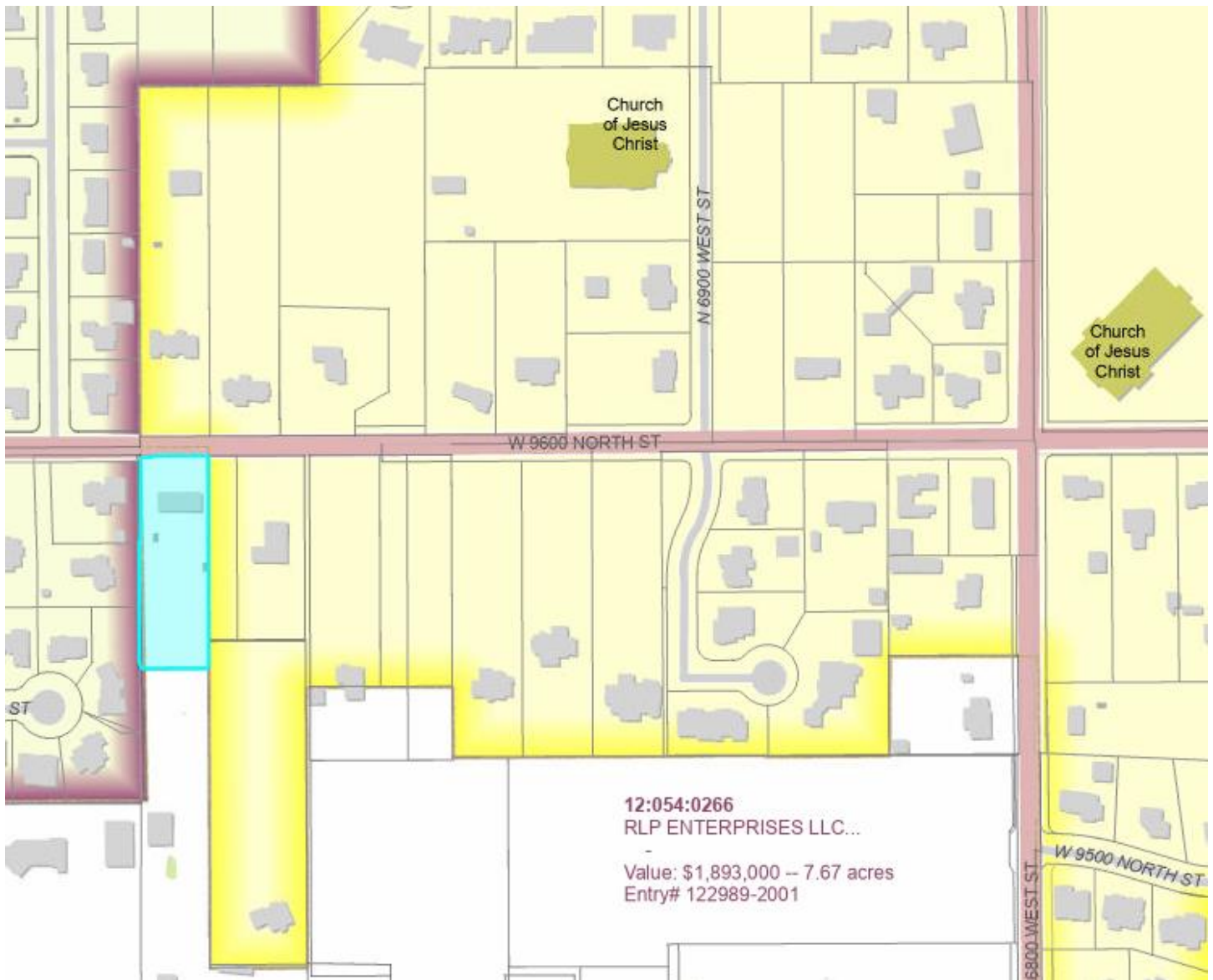
I move that the Development Administration Board accept the findings and **APPROVE** the final plat and subdivision improvement plans for the Vista Ridge subdivision, subject to the **seven (7) stipulations** recommended by staff.

ATTACHMENTS:

1. Vicinity Map
2. Vista Ridge Preliminary Plat Approval
3. Vista Ridge Preliminary Plat
4. Vista Ridge Final Plat, 03.19.2025
5. Vista Ridge Subdivision Improvement Plans, 03.19.2025
6. Staff Review Comments issued April 21, 2025

Vicinity Map – 7015 W 9600 N

Proposed Vista Ridge Subdivision





RECORD OF DECISION

Preliminary Plat Approval

December 11, 2024

Shalynn Larson
1264 W 1300 N
Lehi, UT 84043
Shalynn.blackbarn@gmail.com

Dear Applicant:

On December 10, 2024, the Highland City Planning Commission considered your application for Preliminary Plat approval for a two-lot subdivision known as Vista Ridge. The Planning Commission APPROVED the preliminary plat submitted December 5, 2024, subject to the following conditions and stipulations:

1. Fire access turnaround be provided subject to the approval of the fire marshal
2. Dedication dimensions for 9600 North to be updated and enlarged so as to meet the City's 66-foot, two lane minor collector ROW standard
3. Delineations and dedications for setbacks and public/municipal easements to be correctly shown on plat per City standards and R-1-20 setbacks on final plat
4. Final plat approval to be conditioned on payment of remaining impact fees for the existing home
5. Final plat and subdivision improvement plans to conform to the requirements of Highland City Development Code and the recorded Annexation Agreement.

The findings and related materials supporting this approval are found in the December 10, 2024, Staff Report, which findings were adopted by the Planning Commission.

This approval is authorization for you to proceed with preparation of the final plat and final subdivision improvement plans. Preliminary plat approval is valid for one year from the date of approval. A complete application for final plat and final subdivision improvement plans for the entire subdivision or for at least the first phase of a phased development must be submitted and applied for prior to the expiration date. Additionally, for phased developments, preliminary plats expire five years after initial approval, so final plats for all phases must be applied for within such time. Phasing is to be indicated and approved at the time of the initial preliminary plat approval.

Based upon project communication to date, the City has not approved a phase plan and currently does not anticipate you intending to phase this project. Please notify us immediately if a misunderstanding has occurred and you desire to phase this project.

Extensions may be available but must be applied for prior to the expiration date. Failure to comply with these deadlines shall cause this approval to expire, the approved preliminary plat and associated vested development rights to become void, and you will be

required to reapply for preliminary plat approval and pay all associated fees. This approval does not bind the City to a future approval if an expiration occurs. If approvals expire, any new application or reapplication will be reviewed for compliance with all applicable land use regulations in place at the time of application.

The City does not send reminder notices or other notification of pending expiration dates. It is the applicant's responsibility to either comply with all expiration dates or to request an extension prior to the expiration date. The expiration date for this approval is December 10, 2025.

HIGHLAND CITY

Robert A. Patterson
City Attorney
Planning & Zoning Administrator

DECEMBER 2024

SIGNED THIS 2ND DAY OF DECEMBER, 2024.

THE PURPOSE OF THIS SURVEY WAS TO CREATE A TWO LOT SUBDIVISION ON THE PROPERTY AS SHOWN AND DESCRIBED HEREON. THE SURVEY WAS ORDERED BY HUNT DAY CO. THE CONTROL USED TO ESTABLISH THE BOUNDARY WAS THE EXISTING WEBER COUNTY SURVEY MONUMENTATION AS SHOWN AND NOTED HEREON. THE BASIS OF BEARING IS THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN WHICH BEARS NORTH 89°52'22" EAST, UTAH COUNTY, UTAH, NAD 83 STATE PLANE GRID BEARING.

A PART OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, UTAH COUNTY UTAH. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERLY LINE OF 1500 NORTH STREET, SAID POINT BEING NORTH 89°52'22" EAST 1131.41 FEET AND SOUTH 00°07'38" EAST 17.01 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 10 AND RUNNING THENCE;

SOUTH 00°07'38" EAST 391.53 FEET ALONG AN EXISTING FENCE LINE, MORE OR LESS, TO A POINT LOCATED ON THE
NORTHERLY LINE AS DESCRIBED BY THAT CERTAIN AFFIDAVIT OF CORRECTION, RECORDED ON SEPTEMBER 18, 2019 AS
ENTRY NO. 92459-2019 OF OFFICIAL RECORDS;
THENCE SOUTH 89°52'22" WEST 127.82 FEET ALONG SAID AFFIDAVIT OF CORRECTION TO A POINT ON AN EXISTING
FENCE LINE RUNNING NORTH AND SOUTH;
THENCE ALONG SAID FENCE LINE THE FOLLOWING THREE (3) COURSES AND DISTANCES:

1. NORTH 00°15'04" WEST 112.53 FEET;
2. NORTH 00°38'30" EAST 126.08 FEET;
3. NORTH 00°24'54" EAST 153.21 FEET TO A POINT ON THE SOUTHERLY LINE OF 1500 NORTH STREET

THENCE EAST 124.92 FEET ALONG SAID SOUTHERLY LINE OF 1500 NORTH STREET TO THE POINT OF BEGINNING

CONTAINING 49,668 SQUARE FEET OR 1.140 ACRES, MORE OR LESS.



I, THE UNDERSIGNED OWNER OF THE HEREON DESCRIBED TRACT OF LAND, HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS, PARCELS AND STREETS AS SHOWN ON THIS PLAT AND NAME SAID TRACT:

AND HEREBY DEDICATE, GRANT AND CONVEY TO HIGHLAND CITY, UTAH COUNTY, UTAH ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES FOREVER, AND ALSO GRANT AND DEDICATE A PERPETUAL EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED ON THE PLAT AS PUBLIC UTILITY, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF THE SEWERAGE SYSTEM AND WATER MAINS, AND FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF WATER DRAINAGE CHANNELS IN THEIR NATURAL STATE WHICHEVER IS APPLICABLE AS MAY BE AUTHORIZED BY GOVERNING AUTHORITY, WITH NO BUILDINGS OR STRUCTURES BEING ERECTED WITHIN SUCH EASEMENTS.

SIGNED THIS _____ DAY OF _____, 2024

BY: _____

State of Utah)
County of _____)

On this _____ day of _____, in the year 20____, before me, _____ a notary date month year
notary public name public, personally appeared _____, proved on the basis of
satisfactory name of document document signer evidence to be the person(s) whose name(s) (is/are) subscribed to this instrument
and acknowledged (he/she/they) executed the same.
Witness my hand and official seal.

STAMP

NOTARY PUBLIC

S1
1

VISTA RIDGE SUBDIVISION PLAT
LOCATED IN THE NORTHWEST QUARTER, SECTION
10, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE
BASE AND MERIDIAN,
HIGHLAND CITY, UTAH COUNTY, UTAH

SURVEYOR SEAL

NOTARY PUBLIC SEAL

CITY - COUNTY ENGINEER SEAL

CLERK-RECORDER SEAL



C:\USERS\WILLI\LAYTON SURVEYS DROPBOX\LAYTON SURVEYS PROJECTS 2024\HUNT DAY CO\UTAH\7015 W 9600 N HIGHLAND\7015 N 9600 W HIGHLAND PLAT.DWG

HIGHLAND, UT

VISTA RIDGE SUBDIVISION

CIVIL CONSTRUCTION SET - MARCH 2025

SHEET INDEX		DEVELOPMENT SUMMARY	
C0.00	COVER SHEET	LOCATION:	HIGHLAND, UTAH COUNTY
C0.10	GENERAL NOTES, LEGEND & ABBREV.	ZONING:	R1-20, RESIDENTIAL
C0.20	SITE DEMOLITION PLAN	INTENDED USE:	SINGLE-FAMILY
C1.00	PROPOSED SITE PLAN	PROPERTY SIZE:	47,571 SF / 1.09 ACRES
C2.00	SITE GRADING PLAN		
C3.00	SITE UTILITY PLAN		
C3.90	CITY DETAILS		
C3.91	CITY DETAILS		
C3.92	CITY DETAILS		
C3.93	CITY DETAILS		
C4.00	PLAN & PROFILE - 7000 WEST		
C5.00	EROSION CONTROL PLAN		
C5.90	EROSION CONTROL DETAILS		
L1.00	LANDSCAPE PLAN		

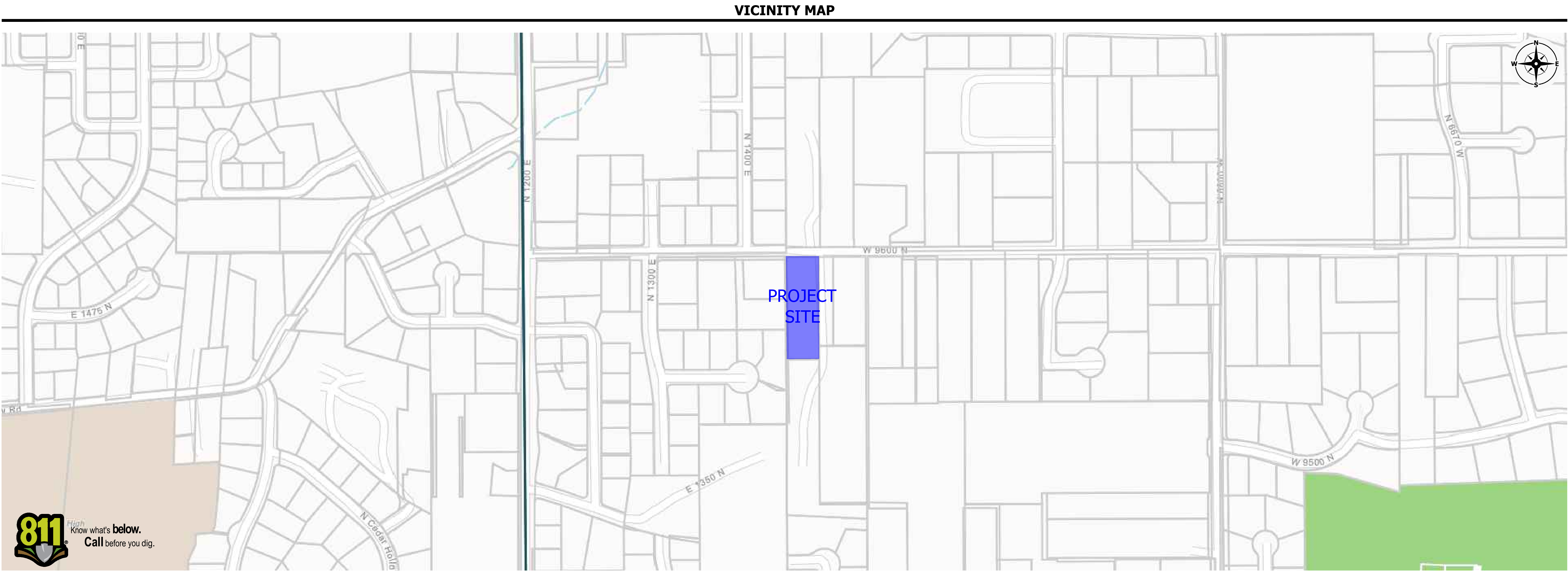
SITE DATA
AFFECTED PARCEL NO.: 12-054-0025, 12-054-0069
FLOOD INFORMATION: FLOOD ZONE DESIGN UNSHADED ZONE "X", AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. REFERENCE F.E.M.A FLOOD INSURANCE RATE MAPS, COMMUNITY PANEL NUMBER 49049C0162F, DATED 06/19/2020.
BENCHMARK INFORMATION: FOUND 3" FLAT BRASS MONUMENT. ELEV = 4758.49' VERTICAL DATUM: NAVD88
AS-SURVEYED DESCRIPTION: BEGINNING AT A POINT NORTH 89°52'22" EAST, A DISTANCE OF 1131.41 FEET AND SOUTH 00°07'38" EAST, A DISTANCE OF 17.01 FEET FROM THE NORTHWEST CORNER OF SECTION 10, TOWNSHIP 5 SOUTH, RANGE 1 EAST, S.L.B.&M., SAID POINT ALSO HAVING THE BASIS OF BEARING NORTH 89°52'22" EAST 2659.23 FEET, BETWEEN THE SAID NORTHWEST CORNER AND THE NORTH QUARTER CORNER OF SAID SECTION; RUNNING THENCE SOUTH 00°07'38" EAST, A DISTANCE OF 391.53 FEET; THENCE SOUTH 89°52'22" WEST, A DISTANCE OF 119.75 FEET; THENCE NORTH 00°48'00" WEST, A DISTANCE OF 391.83 FEET; THENCE EAST, A DISTANCE OF 124.35 FEET TO THE POINT OF BEGINNING.
CONTAINING 47,803 SQUARE FEET OR 1.097 ACRES, MORE OR LESS.

PROJECT TEAM
DEVELOPER: DRY CREEK LAND DEVELOPMENT ATTN: MARK HAMPTON 5301 S GREEN ST SALT LAKE CITY, UTAH 84106
SURVEYOR: LAYTON SURVEYS ATTN: WILLIS D. LONG 1857 N 1000 W STE. 1 CLEARFIELD, UT 84015 PH: (801) 663-1641
CIVIL ENGINEER (PROJECT CONTACT): HUNT DAY ATTN: THOMAS HUNT, PE 3445 ANTELOPE DRIVE SYRACUSE, UT 84075 PH: (801) 664-4724

AGENCY / UTILITY CONTACTS
COMMUNITY DEVELOPMENT: 5400 W CIVIC CENTER DRIVE HIGHLAND, UT 84003 PHONE: (801) 772-4506
ENGINEERING: 5400 W CIVIC CENTER DRIVE HIGHLAND, UT 84003 PHONE: (801) 772-4508
PUBLIC WORKS: 5400 W CIVIC CENTER DRIVE HIGHLAND, UT 84003 PHONE: (801) 772-4515
FIRE DEPARTMENT: <i>LONE PEAK FIRE DISTRICT</i> 5582 PKWY W DRIVE HIGHLAND, UT 84003 PHONE: (801) 763-5365
GAS COMPANY: <i>DOMINION ENERGY</i> PHONE: (800) 323-5517
POWER COMPANY: <i>ROCKY MOUNTAIN POWER</i> PHONE: (888) 225-2611

NOTICE TO CONTRACTORS

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITIES OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED FROM AVAILABLE INFORMATION PROVIDED BY THE SURVEYOR OR CITY PRODUCED DOCUMENTS. THE LOCATIONS SHOWN ARE APPROXIMATE AND SHALL BE CONFIRMED IN THE FIELD BY THE CONTRACTOR, SO THAT ANY NECESSARY ADJUSTMENT CAN BE MADE. IF ANY CONFLICT/DISCREPENCIES ARISE, PLEASE CONTACT THE ENGINEER OF RECORD IMMEDIATELY. THE CONTRACTOR IS REQUIRED TO CONTACT THE UTILITY COMPANIES AND TAKE PRECAUTIONARY MEASURES TO PROTECT ANY UTILITIES SHOWN OR NOT SHOWN ON THESE PLANS.





HUNT • DAY
3445 Antelope Drive, St 200
Syracuse, UT 84075
PH: 801.664.4724
EM: Thomas@HuntDay.co

PROJECT TITLE

VISTA RIDGE SUBD

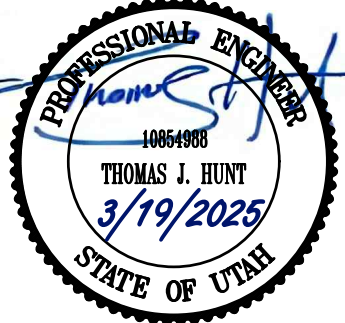
7015 W 9600 N

HIGHLAND, UT

LOCATED IN THE NW QUARTER OF SECTION 10,
TOWNSHIP 5S, RANGE 1E, SL BASE AND MERIDIAN

REVISIONS		BY	
REV.	DATE	DESCRIPTION	
2	03/19/2025	CITY COMMENTS	RH
2	02/24/2025	CITY COMMENTS	RH
1	12/04/2024	CITY COMMENTS	RH
0	09/24/2024	INITIAL SUBMITTAL	RH

SEAL

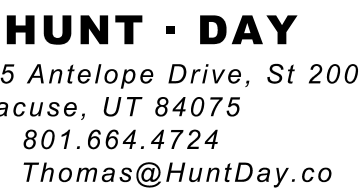


VERIFY SCALES	
BAR IS ONE INCH ON ORIGINAL DRAWING 0  1"	
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY	
PROJECT INFO.	
Engineer:	T. Hunt
Drawn:	R. Hatfield
Date:	09 / 24 / 2024
Proj. No.	168 - 01
SHEET TITLE	

COVER SHEET

SHEET NO.
C0.00





VISTA RIDGE SUBD
7015 W 9600 N
HIGHLAND, UT
LOCATED IN THE NW QUARTER OF SECTION 10,
TOWNSHIP 55, RANGE 1E, S1 BASE AND MERIDIAN

<u>REVISIONS</u>			
REV.	DATE	DESCRIPTION	BY
2	03/19/2025	CITY COMMENTS	RH
2	02/24/2025	CITY COMMENTS	RH
1	12/04/2024	CITY COMMENTS	RH
0	09/24/2024	INITIAL SUBMITTAL	RH

VERIFY SCALES

IS ONE INCH ON ORIGINAL DRAWING

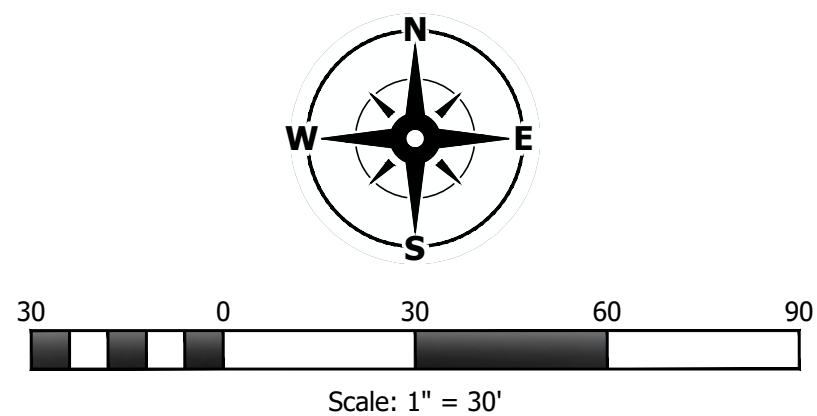
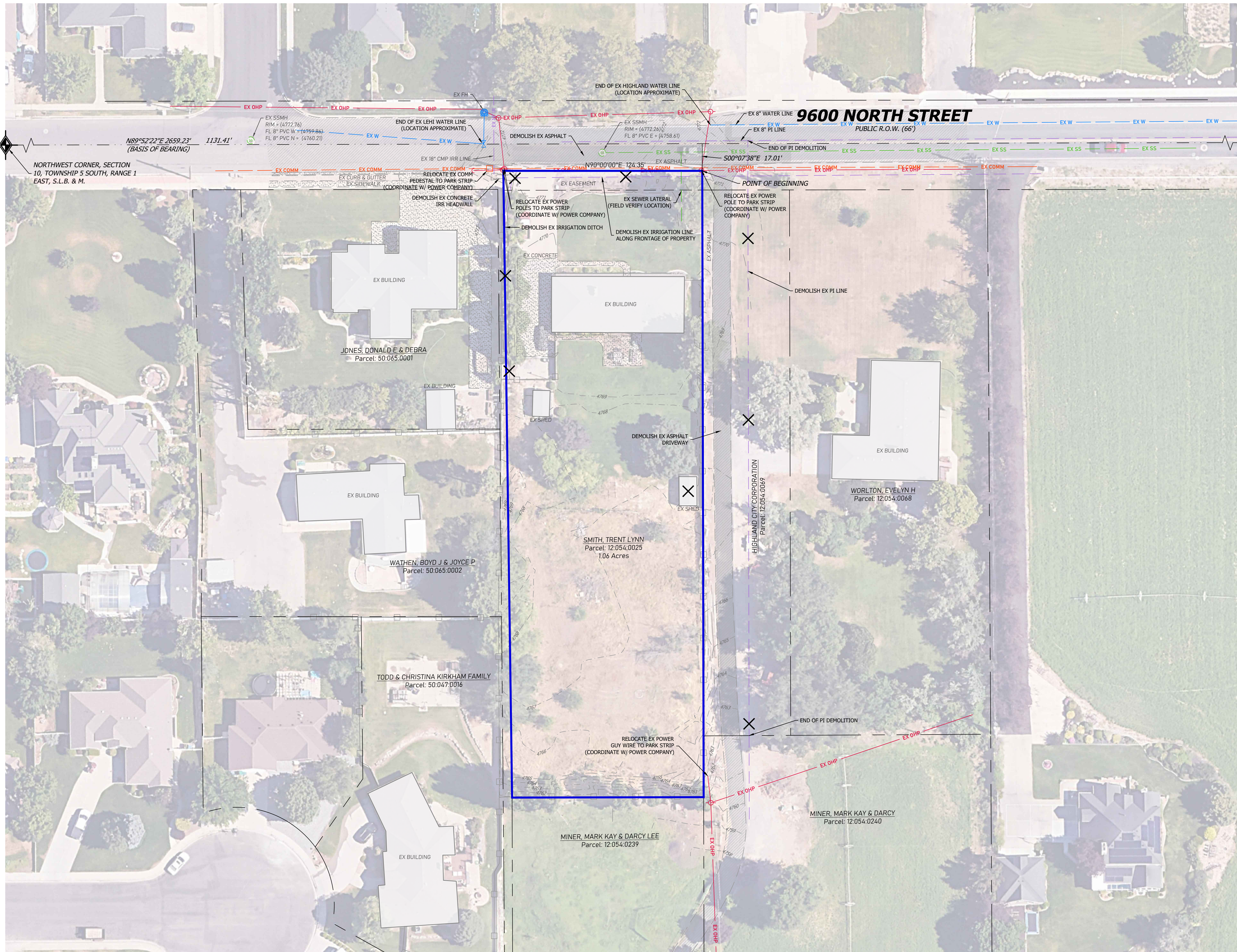
0  1"

IS ONE INCH ON THIS SHEET, ADJUST
SCALES ACCORDINGLY

PROJECT INFO.	
Engineer:	T. Hunt
Drawn:	R. Hatfield
Date:	09 / 24 / 2024
Proj. No.	168 - 01
SHEET TITLE	

SITE DEMOLITION PLAN

ET NO.
C0.20



RYAN H C:\Users\Ryan H\Hunt Day Dropbox\Projects\168-01 Highland_DryCreek\00-CAD\01-AutoCAD\168.01-2025.03.19 3/19/2025 3:04 PM



HUNT · DAY
3445 Antelope Drive, St 200
Syracuse, UT 84075
PH: 801.664.4724
EM: Thomas@HuntDay.co

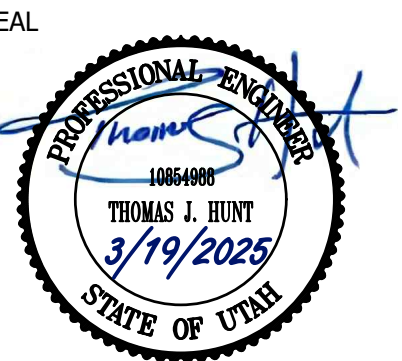
VISTA RIDGE SUBD
7015 W 9600 N
HIGHLAND, UT

LOCATED IN THE NW QUARTER OF SECTION 10,
TOWNSHIP 35, RANGE 1E, SL BASE AND MERIDIAN

PROJECT TITLE

REVISIONS

SEAL



VERIFY SCALES

BAR IS ONE INCH ON ORIGINAL DRAWING
0 1" = 100' (AS SHOWN)
IF NOT ONE INCH ON THIS SHEET, ADJUST
SCALES ACCORDINGLY

PROJECT INFO.

Engineer: T. Hunt
Drawn: R. Hatfield
Date: 09 / 24 / 2024
Proj. No. 168 - 01
SHEET TITLE

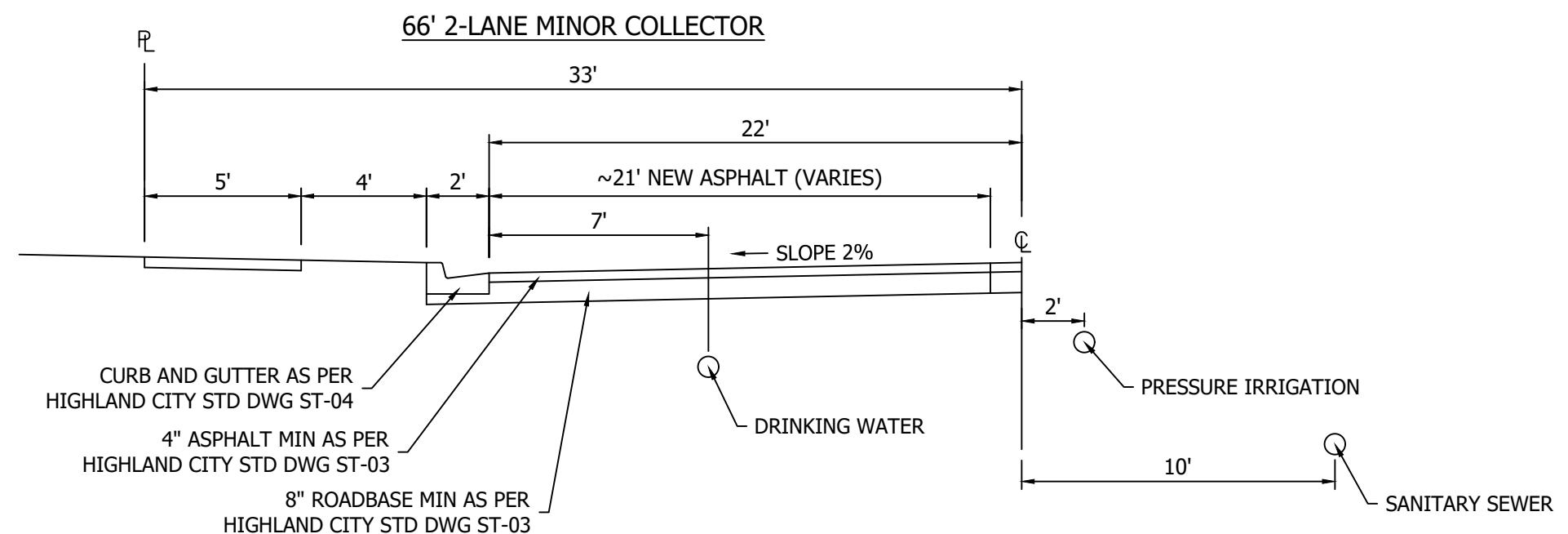
**PROPOSED
SITE PLAN**

SHEET NO.

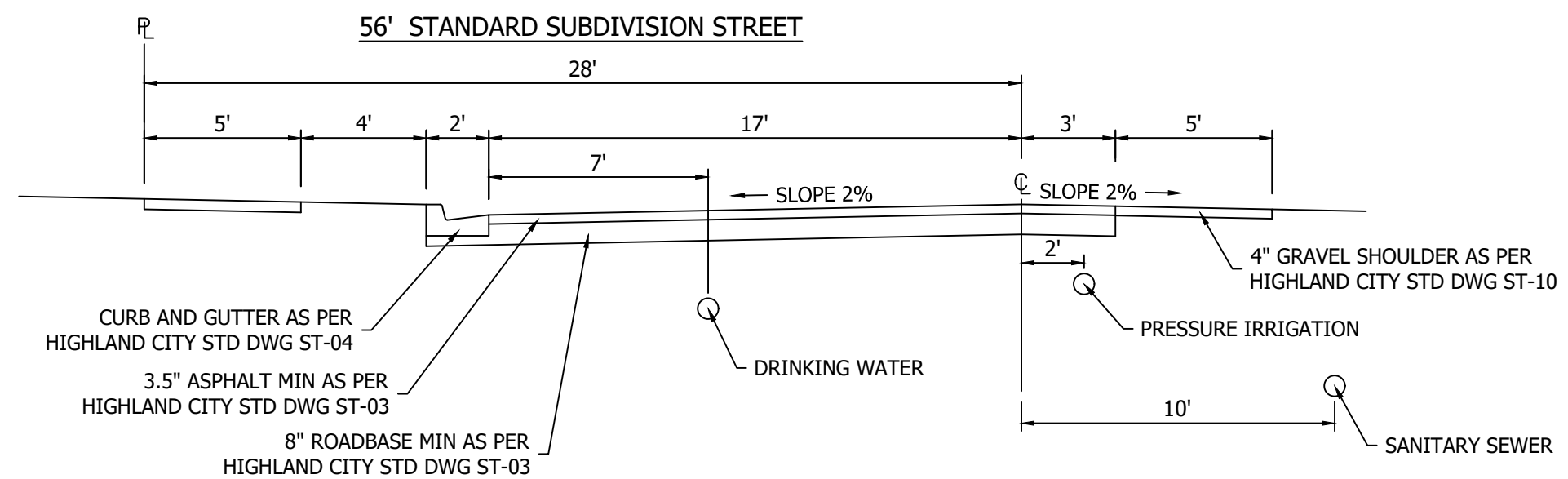
C1.00

THESE NOTES TO BE ADDED TO AND KEPT WITH ALL SUBDIVISION IMPROVEMENT PLAN SETS	
GENERAL NOTES:	QUALITY CONTROL AND TESTING:
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.APWA.UTAH.ORG).	A. BASE
2. TWO (2) WORKING DAYS' NOTICE IS REQUIRED FOR ALL INSPECTIONS. INSPECTIONS ARE TO BE SCHEDULED THROUGH THE PUBLIC WORKS SECRETARY EITHER VERBALLY (801-772-4515), OR BY EMAIL (PUBLICWORKS@HIGHLANDCITY.ORG).	1. ALL TESTING PERFORMED WILL BE AT NO COST TO THE CITY.
3. HIGHLAND CITY ENGINEERING INSPECTORS WORK MONDAY THROUGH THURSDAY (7:00 A.M. TO 5:00 P.M.). INSPECTIONS WILL BE SCHEDULED BETWEEN 7:30 A.M. AND 5:00 P.M.	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.
4. ANY WORK PERFORMED WITHOUT THE PROPER APPROVALS OR INSPECTIONS TAKING PLACE WILL BE REMOVED AT THE CONTRACTOR'S EXPENSE AND RE-DO 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.	3. ALL TESTING WILL BE PERFORMED BY A CERTIFIED TESTING LABORATORY AND A CERTIFIED TESTER.
5. ALL CONSTRUCTION SHALL BE SHOWN ON THE APPROVED CONSTRUCTION DRAWINGS STAMPED, APPROVED FOR CONSTRUCTION, HIGHLAND PUBLIC WORKS WITH A 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.	4. COMPACTION SHALL MEET THE 95% MODIFIED PROCTOR REQUIREMENTS.
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.	5. THE CITY INSPECTOR HAS THE AUTHORITY TO DIRECT THE LOCATION OF TESTING OR TO CALL FOR ADDITIONAL TESTS IF DEEMED NECESSARY.
7. THE CONTRACTOR IS RESPONSIBLE FOR REPORTING ANY ERRORS FOUND ON THE APPROVED DRAWINGS, AS SOON AS THEY ARE DISCOVERED, TO THE CITY ENGINEER 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.	B. SUBBASE
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.	1. ALL TESTING PERFORMED WILL BE AT NO COST TO THE CITY.
9. THE CONTRACTOR IS RESPONSIBLE FOR ALL SAFETY REQUIREMENTS ON THE JOB SITE AND WILL ENSURE ENFORCEMENT OF THE NECESSARY AND GOVERNING REGULATIONS.	2. ALL SUBBASES FOR SUBBASE IF NO SUBBASE IS USED) WILL HAVE A PROOF ROLLING TEST. THE PROOF ROLLING TEST SHALL BE PERFORMED BY THE CITY INSPECTOR. THE PROOF ROLLING TESTS WILL CONSIST OF DRIVING OVER THE SUBBASE/SUBGRADE WITH A FULLY LOADED (4000 GALLON) WATER TANK TRUCK TO CHECK FOR ANY TYPE OF DEFLECTION IN THE MATERIAL.
10. ALL CONSTRUCTION DEBRIS SHALL BE REMOVED (E NO CONCRETE).	3. THE CITY INSPECTOR SHALL CHECK FOR ANY DEFLECTION IN THE MATERIAL, AND THE AMOUNT AT LOCATIONS OF FAILURES.
11. THE PARK STRIP SHALL BE FILLED WITH NATIVE TOPSOIL, LEVEL WITH TOP OF CURB, NO ROCKS GREATER THAN THREE (3) INCHES.	4. THE FILLING MATERIAL SHALL BE REMOVED AND REPLACED AT THE EXPENSE OF THE CONTRACTOR AND RE-TESTED.
12. HIGHLAND CITY DETERMINE THE TIME FOR COMPLETION OF THE PUNCH LIST ITEMS TO BE THIRTY (30) DAYS.	C. TRENCH COMPACTION
UTILITY NOTES:	1. ALL TESTING PERFORMED WILL BE AT NO COST TO THE CITY.
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 VERIFICATIONS.	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.
2. THE EXISTING UTILITIES LOCATED ON THE PLANS ARE FOR THE CONVENIENCE OF THE CONTRACTOR. NEITHER THE CITY ENGINEER, DESIGN ENGINEER, NOR THE CONTRACTOR 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. COMPACTION TESTS ARE REQUIRED EVERY TWO HUNDRED (200) LINEAR FEET OF EACH UTILITY AND EVERY TWO (2) FEET OF VERTICAL LIFT.
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. MAXIMUM LIFT THICKNESS IS EIGHT (8) INCHES.
4. THE CONTRACTOR SHALL TAKE ALL PRECAUTIONARY MEASURES TO PROTECT EXISTING UTILITIES THAT ARE TO REMAIN IN PLACE. ANY DAMAGE DONE BY THE CONTRACTOR'S OPERATION SHALL BE REPAIRED AND/OR REPLACED SATISFACTORILY BY THE CITY ENGINEER AND OWNING UTILITY COMPANY AT THE EXPENSE OF THE CONTRACTOR.	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 ARE 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.

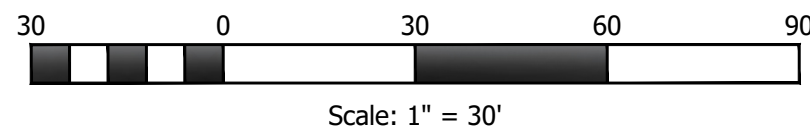
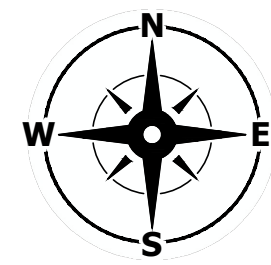
HIGHLAND CITY PUBLIC WORKS AND ENGINEERING		STD DWG #
GENERAL NOTES		GN-00
THIS DOCUMENT AND ANY ATTACHED DRAWINGS ARE PROVIDED AS INFORMATION ONLY AND ARE NOT TO BE USED FOR ANY OTHER PURPOSE. HIGHLAND CITY ENGINEERING IS NOT RESPONSIBLE FOR ANY DAMAGE OR LOSS OF DATA OR INFORMATION. HIGHLAND CITY ENGINEERING IS NOT RESPONSIBLE FOR ANY DAMAGE OR LOSS OF DATA OR INFORMATION. HIGHLAND CITY ENGINEERING IS NOT RESPONSIBLE FOR ANY DAMAGE OR LOSS OF DATA OR INFORMATION.	REVISION DESCRIPTION	DATE
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1 9600 NORTH CROSS-SECTION (66' ROW)
Scale: NTS



2 7000 WEST CROSS-SECTION (56' ROW)
Scale: NTS



Scale: 1" = 30'

General Notes

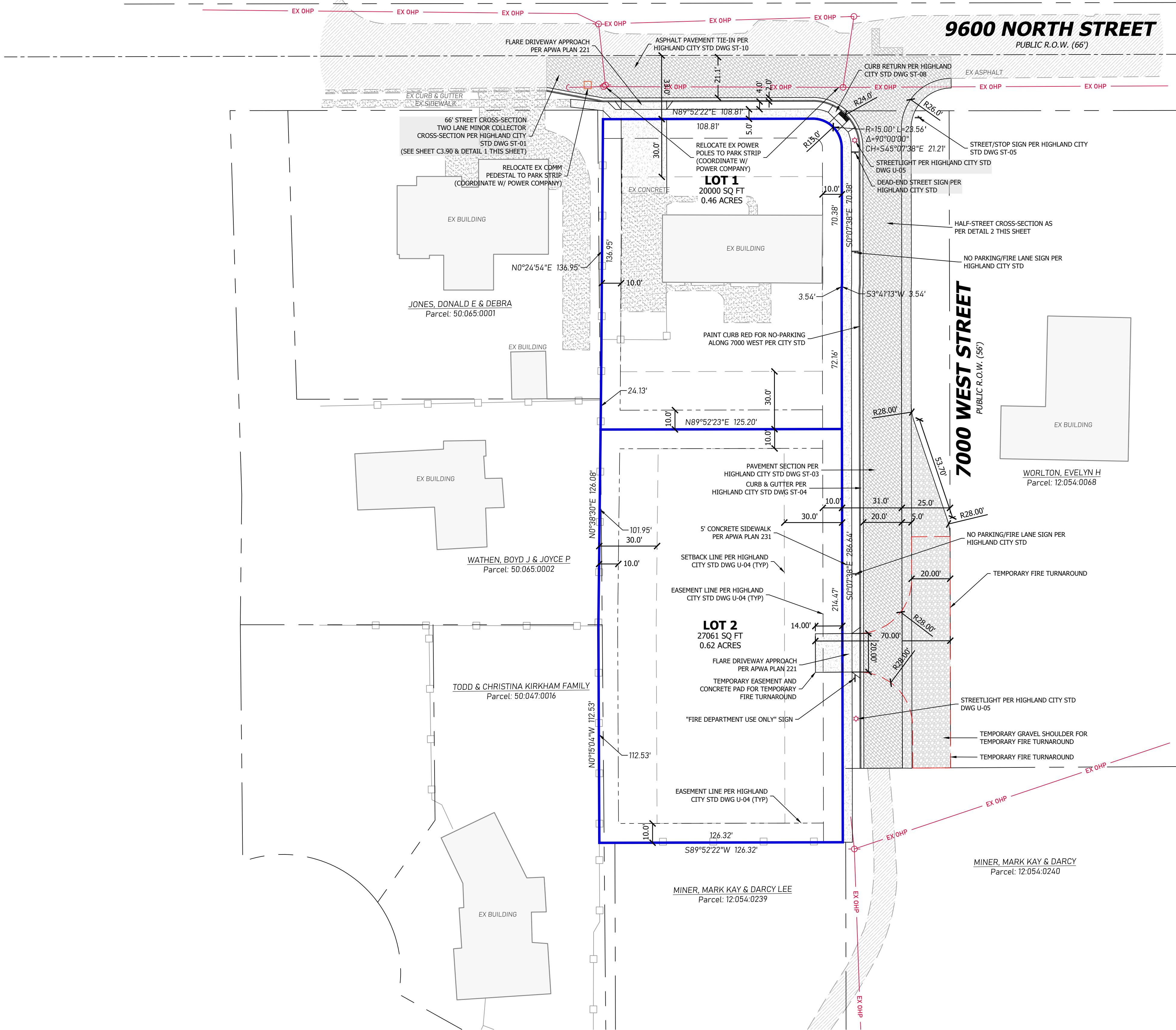
1. PAINT THE CURB RED ALONG 7000 WEST STREET PER HIGHLAND CITY STD. FOR NO PARKING/FIRE LANE.

Development Summary

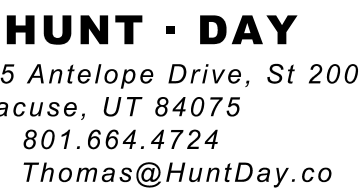
LOCATION: HIGHLAND CITY, UTAH COUNTY
ZONING: R1-20, RESIDENTIAL
INTENDED USE: SINGLE-FAMILY
PROPERTY SIZE: 47,571 SF / 1.09 ACRES

Notice To Contractors

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITIES OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED FROM AVAILABLE INFORMATION PROVIDED BY THE SURVEYOR OR CITY PRODUCED DOCUMENTS. THE LOCATIONS SHOWN ARE APPROXIMATE AND SHALL BE CONFIRMED IN THE FIELD BY THE CONTRACTOR, SO THAT ANY NECESSARY ADJUSTMENT CAN BE MADE. IF ANY CONFLICT/DISCREPANCIES ARISE, PLEASE CONTACT THE OWNER / ENGINEER OF RECORD IMMEDIATELY. THE CONTRACTOR IS REQUIRED TO CONTACT THE UTILITY COMPANIES AND TAKE PRECAUTIONARY MEASURES TO PROTECT ANY UTILITIES SHOWN OR NOT SHOWN ON THESE PLANS.



Know what's below.
Call before you dig.



VISTA RIDGE SUBD

7015 W 9600 N
HIGHLAND, UT

LOCATED IN THE NW QUARTER OF SECTION 10,
TOWNSHIP 5S, RANGE 1E, 3L BASE AND MERIDIAN

REV.	DATE	DESCRIPTION	BY
0	09/24/2024	INITIAL SUBMITTAL	RH
1	12/04/2024	CITY COMMENTS	RH
2	02/24/2025	CITY COMMENTS	RH
2	03/19/2025	CITY COMMENTS	RH

VERIFY SCALES

0  1"

PROJECT INFO.

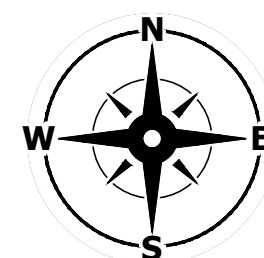
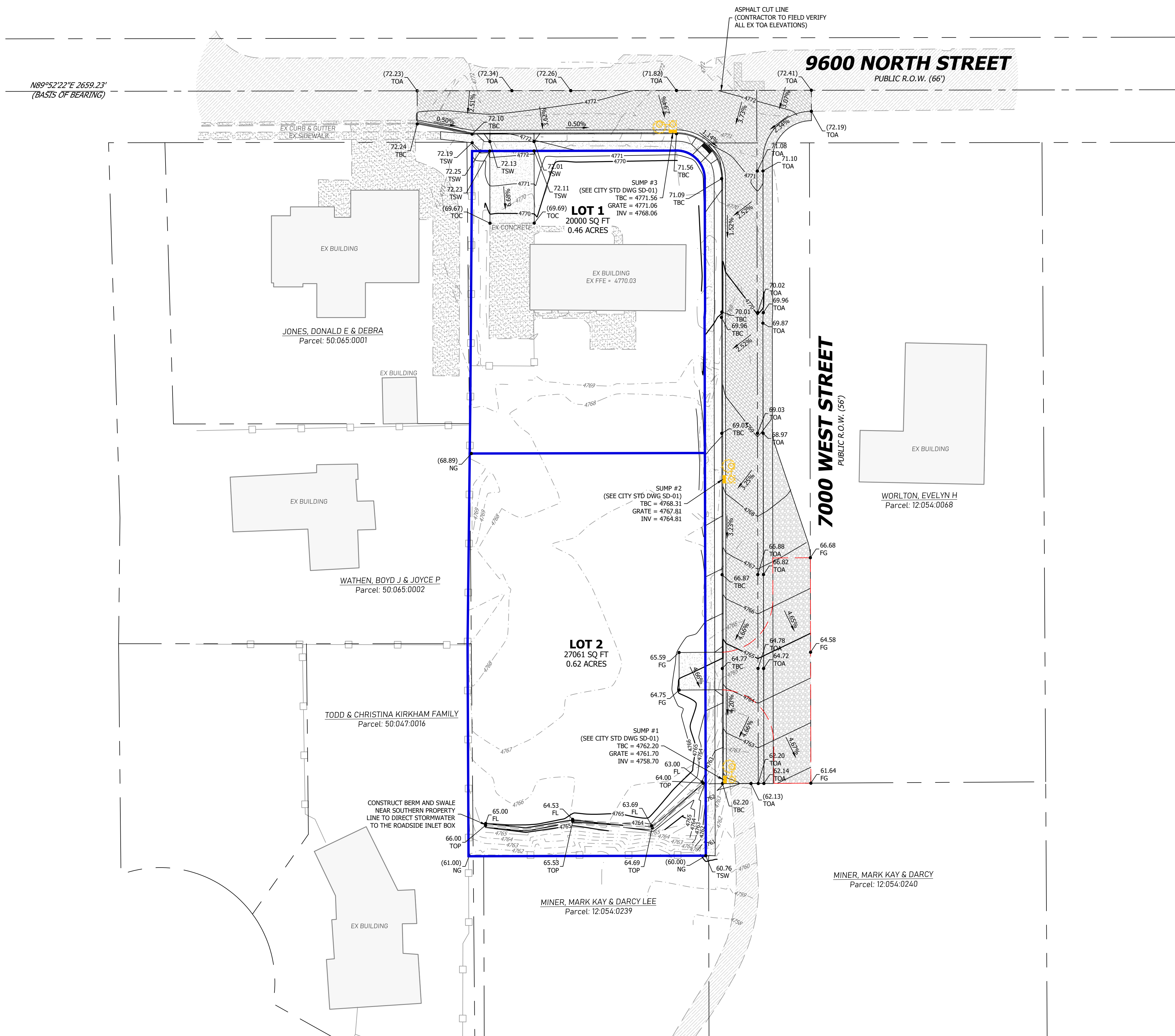
Engineer: T. Hunt
 Drawn: R. Hatfield
 Date: 09 / 24 / 2024
 Proj. No. 168 - 01

SHEET TITLE

SITE GRADING PLAN

SHEET NO.

C2.00



Scale: 1" = 30'



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

RYAN H C:\Users\Ryan H\Hunt Day Dropbox\Projects\168-01 Highland_DryCreek\00-CAD\01-AutoCAD\168-01-2025.03.19 3/19/2025 3:04 PM



PROJECT TITLE

VISTA RIDGE SUBD

7015 W 9600 N
HIGHLAND, UT

LOCATED IN THE NW QUARTER OF SECTION 10,
TOWNSHIP 55, RANGE 1E, S1 BASE AND MERIDIAN

<u>REVISIONS</u>			
REV.	DATE	DESCRIPTION	BY
2	03/19/2025	CITY COMMENTS	RH
2	02/24/2025	CITY COMMENTS	RH
1	12/04/2024	CITY COMMENTS	RH
0	09/24/2024	INITIAL SUBMITTAL	RH

SEAL



VERIFY SCALES

BAR IS ONE INCH ON ORIGINAL DRAWING
0  1"
IF NOT ONE INCH ON THIS SHEET, ADJUST
SCALES ACCORDINGLY

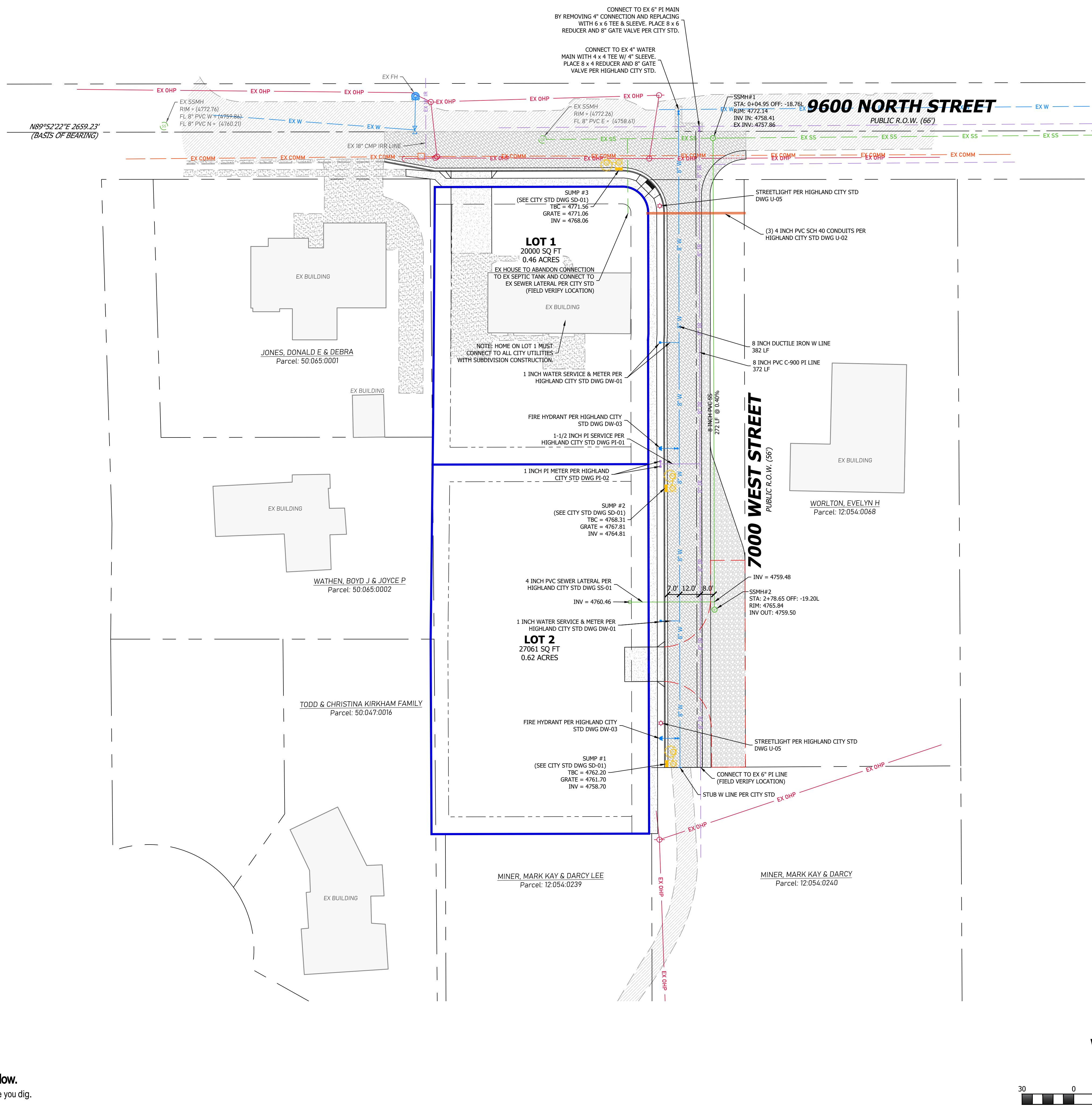
PROJECT INFO.

Engineer:	T. Hunt
Drawn:	R. Hatfield
Date:	09 / 24 / 2024
Proj. No.	168 - 01
SHEET TITLE	

SITE UTILITY PLAN

SHEET NO.

C3.00



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

STORM DRAIN NOTES				HIGHLAND CITY PUBLIC WORKS AND ENGINEERING		STD DWG #
1. MANHOLE LIDS SHALL BE MARKED STORM DRAIN. 2. SNOUTS ARE REQUIRED IN INLETS FOR PRE-TREATMENT. 3. PROVIDE PROPER FACILITIES FOR LOWERING PIPE SECTIONS INTO THE TRENCH. DROPPING PIPE WILL NOT BE PERMITTED.				STORM DRAIN NOTES		SD-00

- ALL SURFACES, GUTTERS, PIPES, FITTINGS, PROTECTIVE MATERIALS, SEALING MATERIALS AND MECHANICAL DEVICES THAT MAY COME INTO CONTACT WITH DRINKING WATER SHALL COMPLY WITH ANSI/NSF STANDARD 61 OR OTHER STANDARDS APPROVED BY UTAH DIVISION OF DRINKING WATER.
- IF ANY DISCREPANCIES EXIST BETWEEN HIGLAND CITY STANDARDS OR SPECIFICATIONS AND THE UTAH DIVISION OF DRINKING WATER (DOW) RULES, THE DOW RULES SHALL TAKE PRECEDENCE.
- CONTRACTOR SHALL COMPLY WITH AT LEAST 72 HOURS IN ADVANCE OF ALL WATER SHUTDOWNS.
- CONTRACTOR SHALL POST HOUE UTILITIES AT ALL CROSSINGS SUFFICIENTLY IN ADVANCE OF LAYING PIPE TO ALLOW FOR ADJUSTMENTS OF NEW PIPELINE GRADE TO AVOID CONFLICTS.
- CONTRACTOR TO PROVIDE TEMPORARY BLOW OFF VALVES, HYDRANT & FITTINGS TO FLUSH NEW PIPELINES. PROVIDE PLAN TO CITY FOR APPROVAL, BEFORE BEGINNING FLUSHING.
- DEFLECTIONS IN PIPE JOINTS SHALL NOT EXCEED 5 DEGREES FOR DUCTILE IRON PIPE, 1 DEGREE FOR PVC PIPE OR MANUFACTURER'S PUBLISHED DEFLECTIONS.
- PROVIDE CONCRETE THRUST BLOCKS AND JOINT RESTRAINTS ON ALL BEDS, FITTINGS & VALVES, UNLESS SPECIFIED OTHERWISE. ALL FITTINGS THAT REQUIRE CONCRETE THROUST BLOCKS SHOULD BE COMPLETELY WRAPPED PRIOR TO THE POURING OF THE CONCRETE THRUSTING BLOCK.
- ELEVATIONS OF EXISTING WATER LINES ARE UNKNOWN. CONTRACTOR SHALL POINLOLE EXISTING WATER LINES AT CONNECTIONS TO VERIFY LOCATION AND ELEVATION. MODIFICATIONS TO CONNECTION DETAILS MAY BE REQUIRED, BASED ON THE INFORMATION OBTAINED.
- MAIN WATER LINES
 - A. THE SUBGRADE AND/OR SUB-BASE SHALL BE AT ITS FINAL DESIGN ELEVATION BEFORE THE INSTALLATION OF THE WATER MAINS.
 - B. ALIGNMENT AND ELEVATION (FROM BENCHMARK) SHALL BE PROVIDED EVERY TWENTY-FIVE (25) FEET BY A SURVEYOR LICENSED IN THE STATE OF UTAH PRIOR TO THE INSTALLATION OF THE WATER MAIN. ANY DEVIATIONS MUST BE APPROVED IN WRITING BY THE CITY ENGINEER OR DESIGNED.
 - C. PROVIDE PROPER FACILITIES FOR LOWERING PIPE SECTIONS INTO THE TRENCH. DROPPING PIPE WILL NOT BE PERMITTED.
 - D. THE PIPE SHALL BE PULGED AT THE END OF EACH WORK DAY, OR PERIOD OF WORK SUSPENSION.
 - E. CONTRACTOR TO COMPLY WITH STATE OF UTAH ADMIN CODE 8317-2-2 SEWERS: DRINKING WATER MAINS SHALL BE LAID AT LEAST TO 12 FEET HORIZONTALLY FROM ANY EXISTING SEWER. THE DISTANCE SHALL BE MEASURED EDGE TO EDGE.
- VALVES
 - A. ALL VALVES SHALL BE FLANGED TO THE MAIN, INCLUDING FIRE HYDRANT BRANCH LINES.
 - B. VALVE BOXES AND COVERS SHALL BE PROPERLY ALIGNED AND FULLY SEVERNCE LINES.
 - C. VALVE STAINS SHALL BE CONCRETE COLUMNS.
 - D. VALVE LIDS SHALL BE LABELED WATER.
- THRUST BLOCKS
 - A. THE CANTY OF THE THRUST BLOCK SHALL BE INSPECTED PRIOR TO THE PLACEMENT OF CONCRETE.
 - B. ENGINEERED THRUST BLOCKS, STAMPED BY A PROFESSIONAL ENGINEER, SHALL BE PROVIDED FOR NONTYPICAL CONDITIONS AND WHEN NOT BEARING AGAINST UNDISTURBED SOILS.
 - C. THE CITY INSPECTOR SHALL BE ON SITE FOR THE POUR OF THE THRUST BLOCK.
 - D. A CONCRETE WEDGE TICKET OR BATCH TICKET SHALL BE REQUIRED.
- LOADING AND TESTING
 - A. WATER LINE LOADING SHALL BE DONE UNDER THE DIRECT SUPERVISION OF THE PUBLIC WORKS DEPARTMENT.
 - B. ALL WATER LINES MUST PASS A HYDROSTATIC PRESSURE TEST OF TWO HUNDRED (200) POUNDS PER SQUARE INCH (PSI), OR ONE-HUNDRED TWENTY-FIVE (125) PERCENT OF THE WORKING PRESSURE, WHICHEVER IS GREATER, FOR A PERIOD OF TWO (2) HOURS.
 - C. LEAKAGE AND PRESSURE TESTING MUST BE COMPLETED AFTER DISINFECTION PROCEDURES AND TESTING.
 - D. ALL DRINKING WATER PIPING SHALL BE DISINFECTED USING AN APPROVED DISINFECTION METHOD IN ACCORDANCE WITH THE "AMERICAN WATER WORKS ASSOCIATION STANDARD FOR DISINFECTING WATER MAINS" (AWWA C651). DISINFECTING MATERIALS SHALL CONSIST OF LIQUID CHLORINE, SODIUM HYPOCHLORITE SOLUTION, OR CALCIUM HYPOCHLORITE GRANULES OR TABLETS.
 - E. HEAVILY CHLORINATED WATER SHALL NOT BE DISCHARGED ONTO THE GROUND. UPON COMPLETION OF DISINFECTION, SODIUM BISULFATE (NAHSO3) SHALL BE APPLIED TO THE HEAVILY CHLORINATED WATER TO NEUTRALIZE THOROUGHLY THE CHLORINE RESIDUAL REMAINING. WATER SHALL BE NEUTRALIZED TO LESS THAN 1 PPM TOTAL CHLORINE RESIDUAL.
 - F. AFTER APPROVAL OF DISINFECTION, CONTRACTOR SHALL FLUSH THE NEW SYSTEM AND MAINTAIN A FLOW OF 2.5 FPS UNTIL THE CHLORINE RESIDUAL IS A MINIMUM OF 0.3 FPM UNDER THE DIRECT SUPERVISION OF THE PUBLIC WORKS DEPARTMENT.
 - G. ONE WEEK AFTER FINAL FLUSHING AND BEFORE CONNECTING TO THE DISTRIBUTION SYSTEM, TWO CONSECUTIVE SETS OF ACCEPTABLE SAMPLES, TAKEN AT LEAST 24 HOURS APART, SHALL BE COLLECTED FROM THE PIPELINE EVERY 1200 FEET, MINIMUM, OR AT EACH FIRE HYDRANT. ALL SAMPLES SHALL BE TESTED FOR BACTERIOLOGICAL AND CHEMICAL ANALYSIS IN ACCORDANCE WITH "STANDARD METHODS FOR EXAMINATION OF WATER AND WASTEWATER" AND SHALL SHOW THE ABSENCE OF COLIFORM ORGANISMS. IF THE INITIAL DISINFECTION FAILS TO PROVIDE SATISFACTORY BACTERIOLOGICAL RESULTS, OR THE PRESENCE OF COLIFORMS, THEN THE LINE SHALL BE RE-CHLORINATED, FLUSHED, AND RE-TESTED UNTIL SATISFACTORY RESULTS ARE OBTAINED AT THE EXPENSE OF THE CONTRACTOR.
- METERS AND SERVICE TAPS
 - A. WATER METER SERVICE CANS SHALL BE PLACED IN THE PARK STRIPS.
 - B. BEFORE SERVICES ARE TAPPED, CUT STAKES MUST BE INSTALLED WITHIN FIVE (5) FEET OF THE FINAL CAN PLACEMENT. CUT STAKES SHALL SHOW THE TOP BACK OF THE CURB LOCATION AND ELEVATION. MARKING SHALL EXIST-SEE AND BURN/PAVEMENT STREETS WILL REQUIRE A BOUNDING POINT TO BE STAKED.
 - C. THE CONTRACTOR WILL TAP MAINS AND SET METER BOXES TO ESTABLISHED GRADES.
 - D. SERVICE LATERAL SHALL BE A MINIMUM OF TEN (10) FEET OFFSET FROM SEWER LATERALS.
 - E. PUBLIC WORKS DEPARTMENT - WATER DIVISION WILL SUPPLY AND INSTALL THE WATER METERS.
- FIRE HYDRANTS
 - A. HYDRANTS SHALL BE PLACED IN THE PARK STRIP AND ON PROPERTY LINES.
 - B. HYDRANTS SHALL BE PLACED A MINIMUM OF 5' FROM OTHER OBJECTS, WITH THRUSH BLOCK PLACED AGAINST NATIVE SOILS.

**56' STREET CROSS-SECTION
STANDARD SUBDIVISION STREET
LOOKING NORTH OR EAST
SCALE: NTS**

**56' STREET CROSS-SECTION
LOW VOLUME SUBDIVISION STREET
LOOKING NORTH OR EAST
SCALE: NTS**

**66' STREET CROSS-SECTION
TWO LANE MINOR COLLECTOR
LOOKING NORTH OR EAST
SCALE: NTS**

NOTES:

- WHENEVER POSSIBLE, DRINKING WATER LINES SHALL BE INSTALLED ON THE NORTH AND WEST SIDE OF THE STREET.
- MANHOLES AND VALVES SHALL BE ADJUSTED OUT OF THE TRAVEL LANE.
- FIRE HYDRANTS SHALL BE LOCATED EVERY 400 FEET AND ON THE SAME SIDE AS THE DRINKING WATER LINES OR AS APPROVED BY THE CITY.
- REQUIRED UTILITY MINIMUM PIPE SIZES AS FOLLOWS:
DRINKING WATER - 8" MIN.
PRESSURE IRRIGATION - 8" MIN.
SANITARY SEWER - 8" MIN.
STORM DRAIN - 15" MIN.
- REQUIRED COVER OVER UTILITY LINES AS FOLLOWS:
DRINKING WATER - 48" TO 60"
PRESSURE IRRIGATION - 36"
SANITARY SEWER - 10" TO 14"
STORM DRAIN - PER DESIGN
ALL OTHERS - PER UTILITY

NOTE:
CONTRACTION JOINTS EVERY 10' MAXIMUM AND
EXPANSION JOINTS EVERY 50' MAXIMUM.
CONCRETE TO HAVE 7-DAY CURE BEFORE PLACING
ADJACENT ASPHALT OR BACKFILL.

24" CURB AND GUTTER DETAIL
SCALE: NTS

*CURB STAMPS FOR ALL UTILITIES AT LATERAL LOCATION

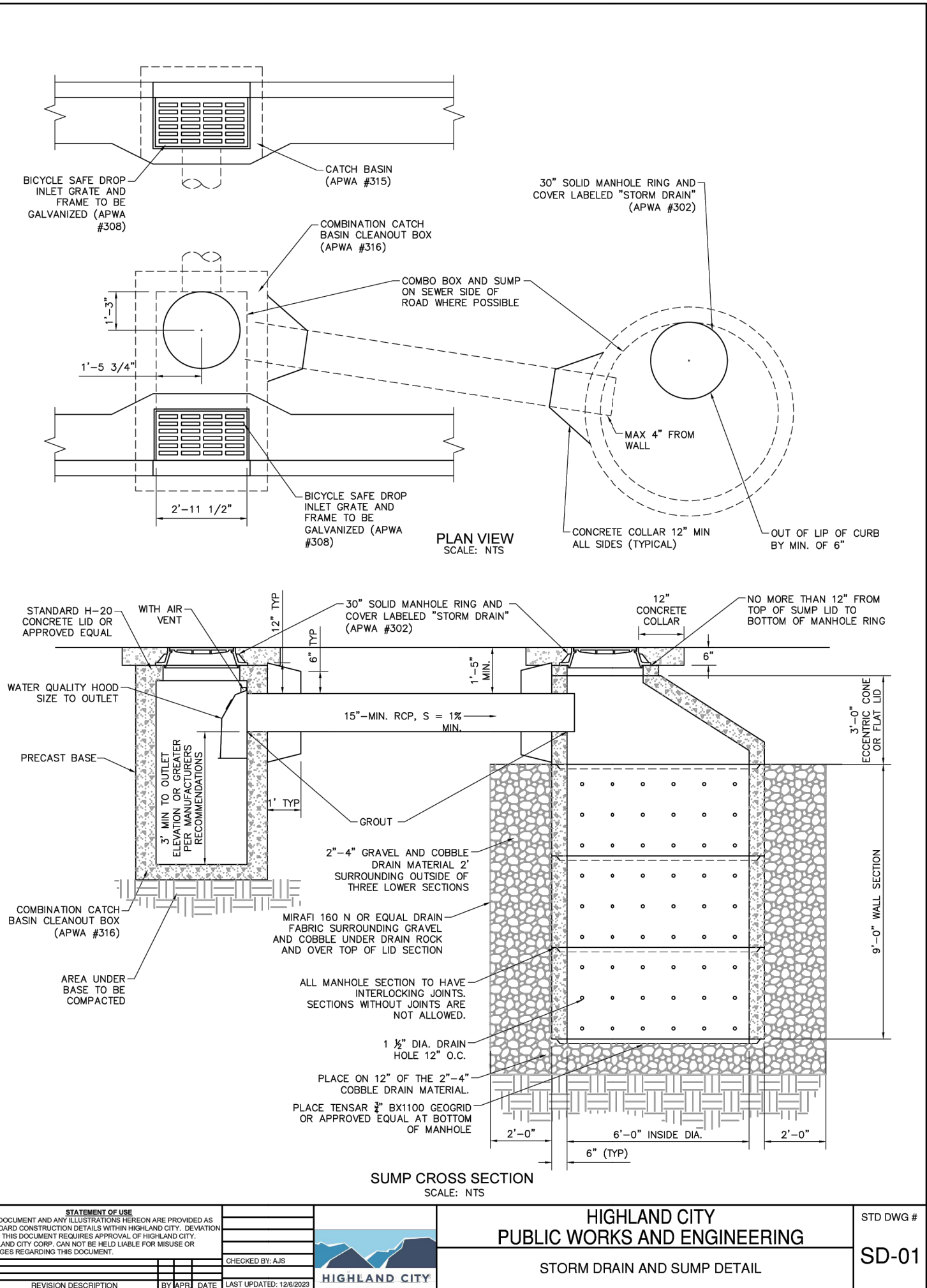
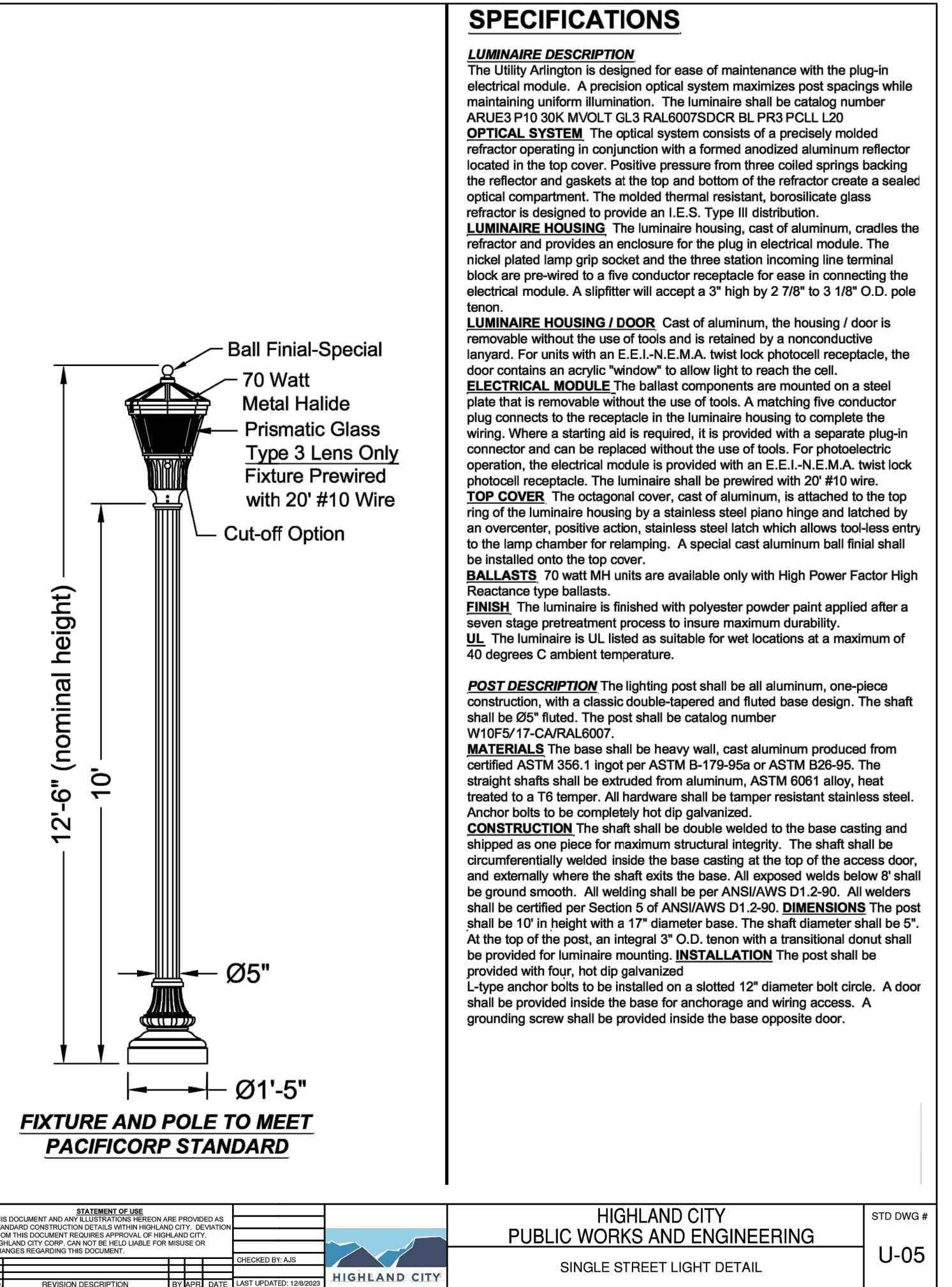
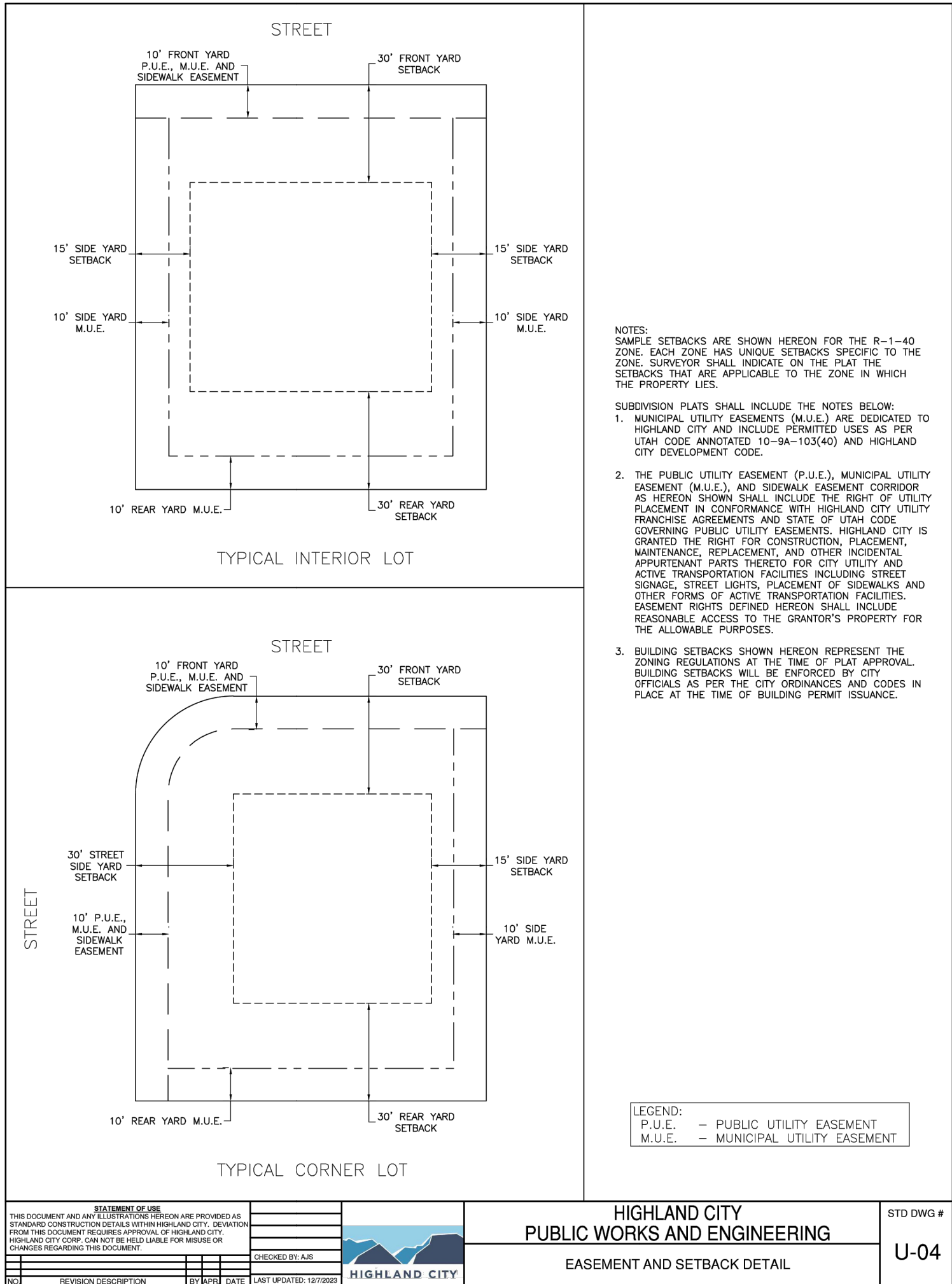
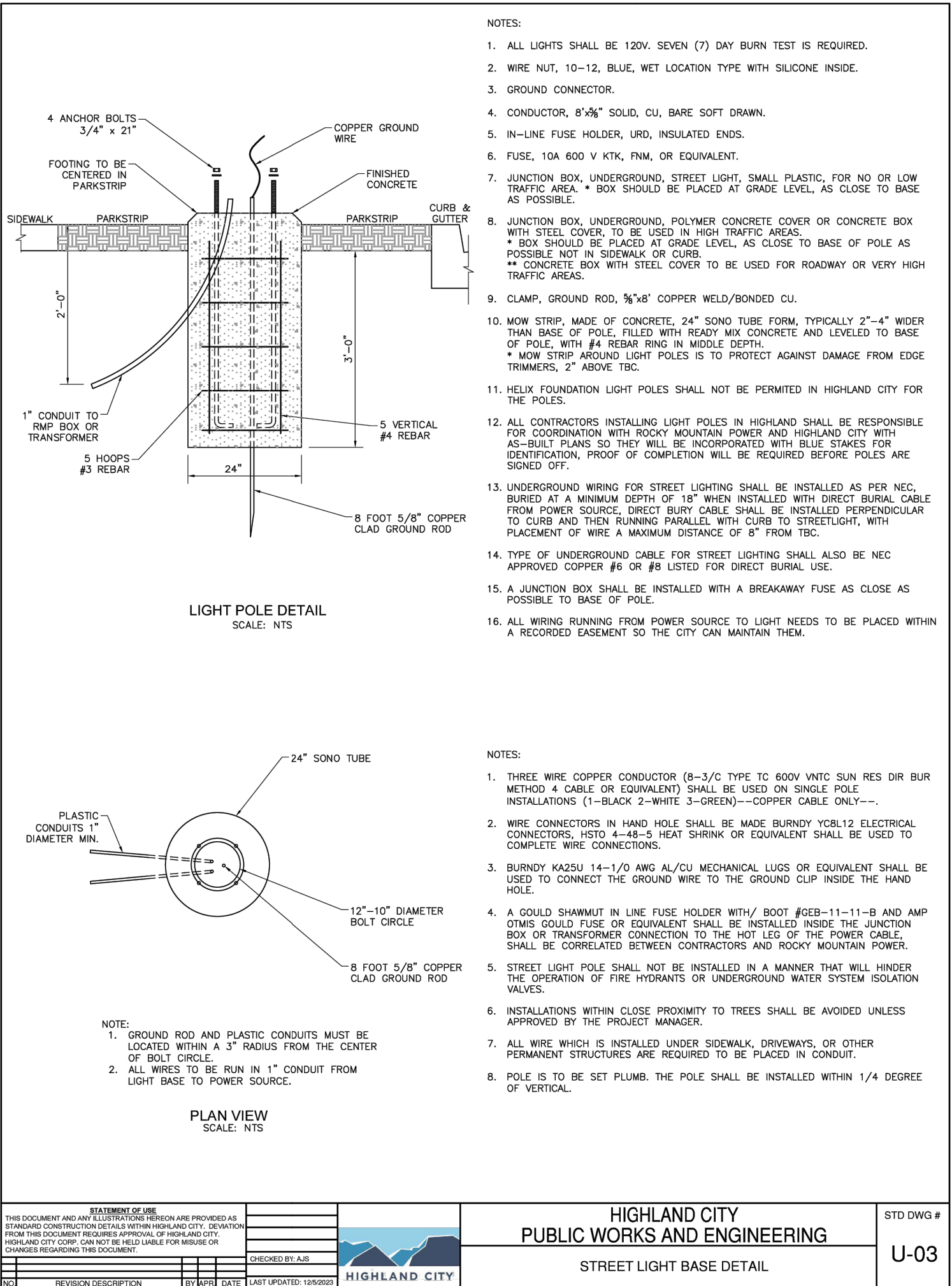
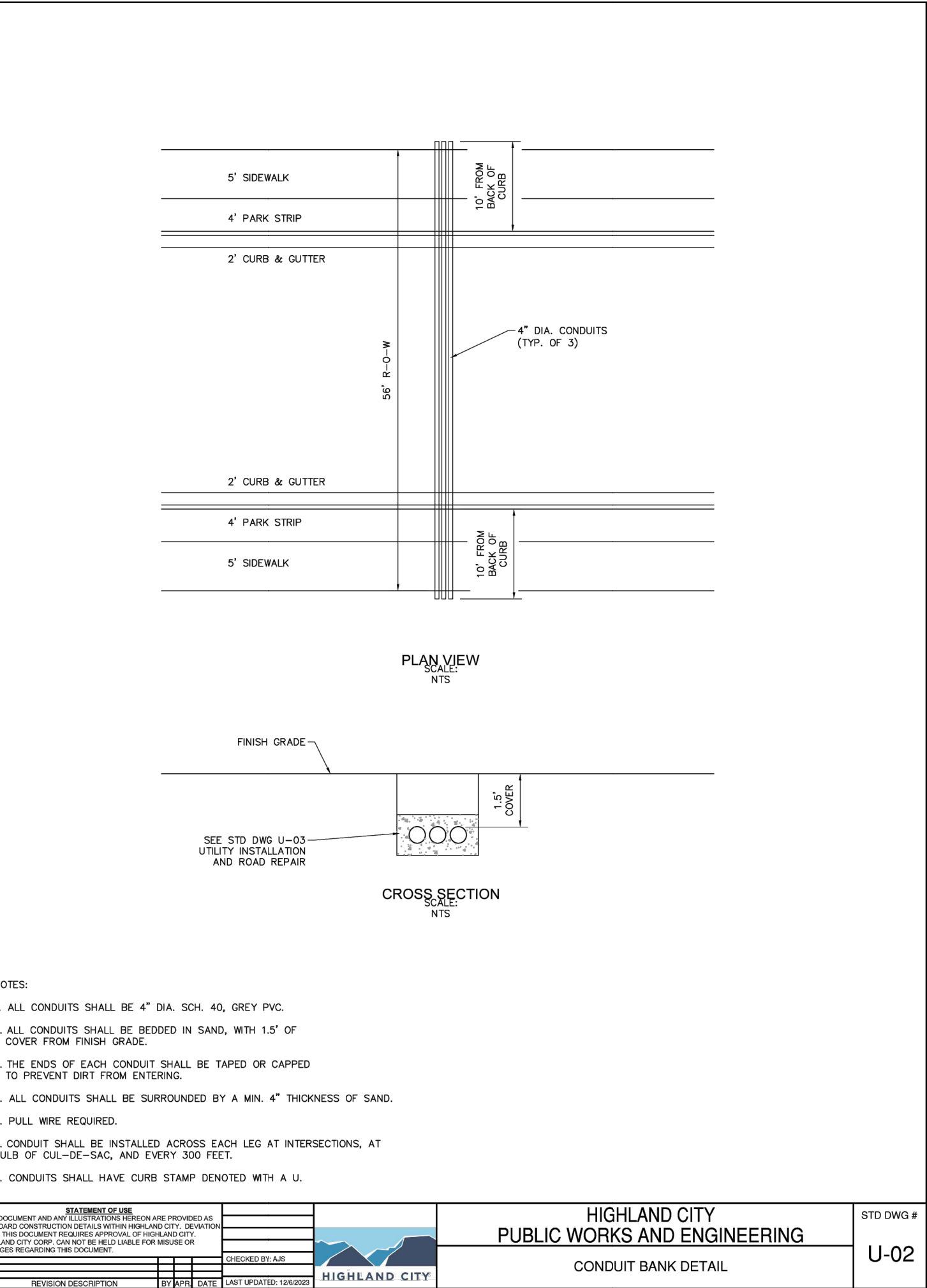
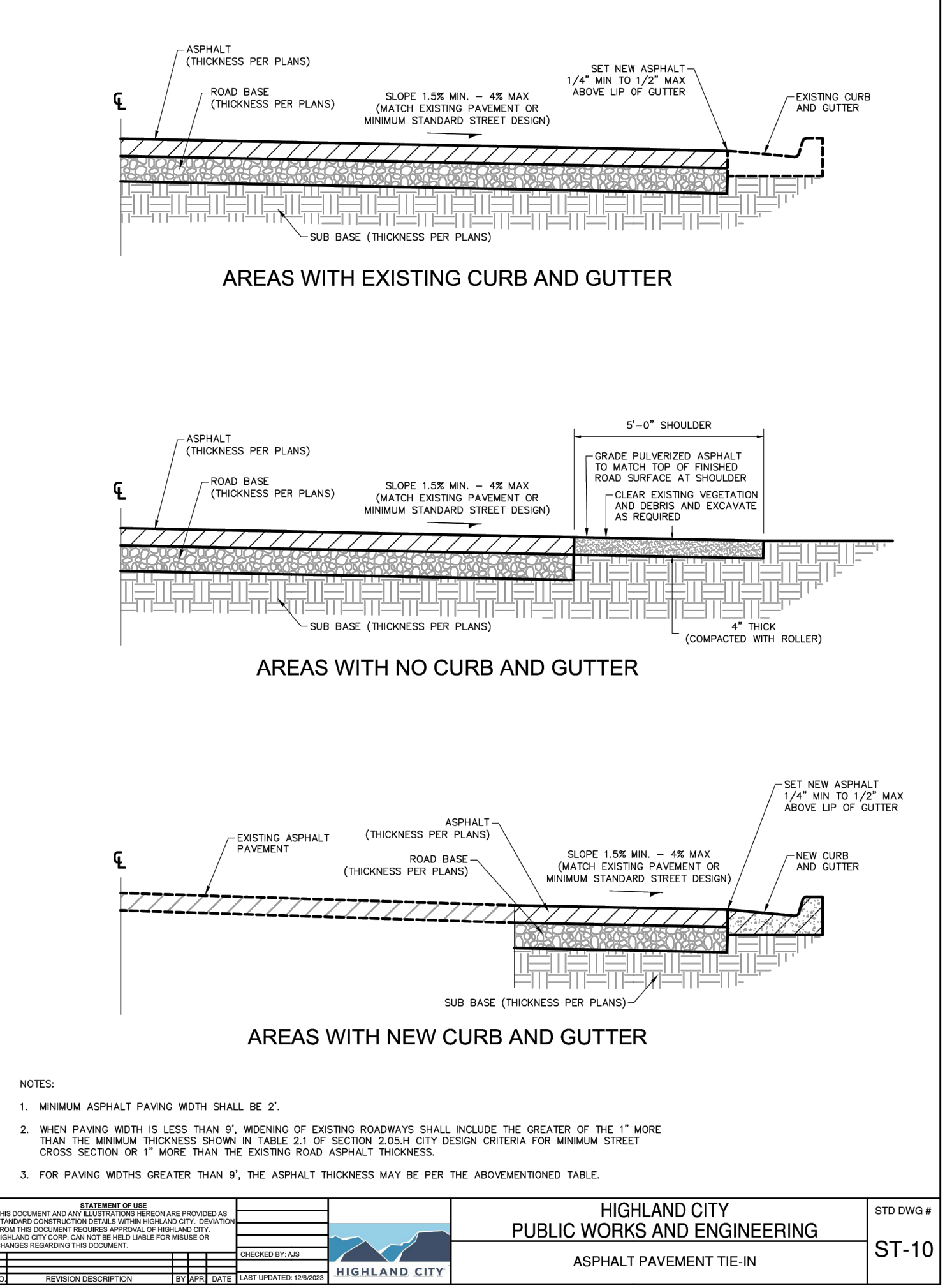
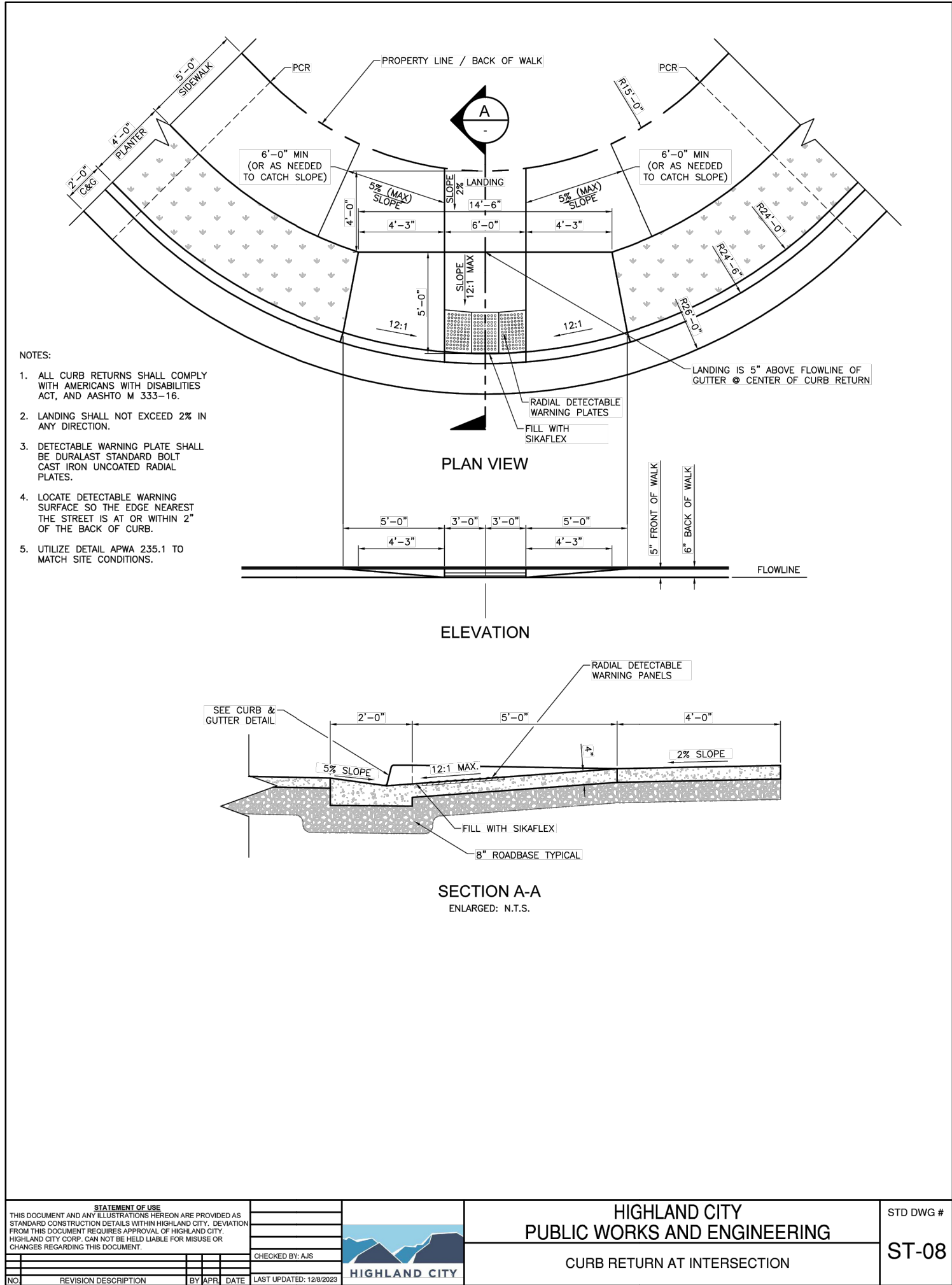
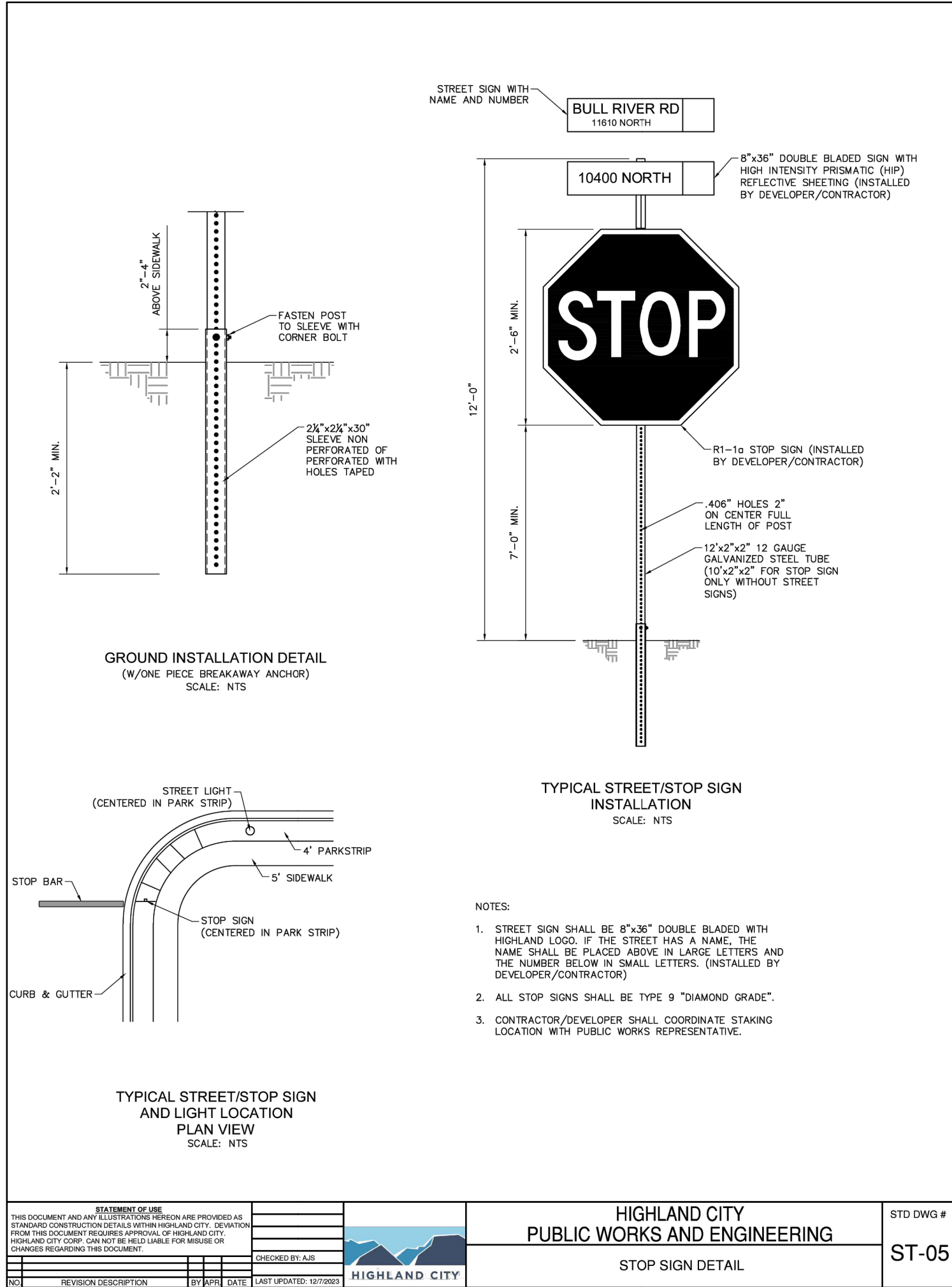
"S" - SEWER
"W" - DRINKING WATER
"P" - PRESSURIZED IRRIGATION
"U" - UTILITIES CONDUIT

STATEMENT OF WORK

THIS DOCUMENT AND ANY ILLUSTRATIONS HEREON ARE PROVIDED AS
STANDARD CONSTRUCTION DETAILS WITHIN HIGHLAND CITY. DEVIATION
FROM THIS DOCUMENT REQUIRES APPROVAL OF HIGHLAND CITY
HIGHLAND CITY DOES NOT WARRANT THE ACCURACY OF THE
INFORMATION CONTAINED HEREIN. THE USER ASSUMES ALL
LIABILITY FOR THE USE OF THIS DOCUMENT.

REVISION	DATE	DESCRIPTION
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2	01/15/2024	ISSUED FOR BIDDING
3	01/15/2024	ISSUED FOR BIDDING
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89	01/15/2024	ISS

VERIFY SCALES	
BAR IS ONE INCH ON ORIGINAL DRAWING	
0	 1"
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY	
PROJECT INFO.	
Engineer:	T. Hunt
Drawn:	R. Hatfield
Date:	09 / 24 / 2024
Proj. No.	168 - 01
SHEET TITLE	
CITY DETAILS	
SHEET NO.	



HUNT · DAY
3445 Antelope Drive, St 200
Syracuse, UT 84075
PH: 801.664.4724
EM: Thomas@HuntDay.co

VISTA RIDGE SUBD
7015 W 9600 N
HIGHLAND, UT
LOCATED IN THE NW QUARTER OF SECTION 10,
TOWNSHIP 35, RANGE 1E, SL BASE AND MERIDIAN

REV.	DATE	DESCRIPTION
1	03/19/2025	CITY COMMENTS
2	02/24/2025	CITY COMMENTS
1	12/04/2024	CITY COMMENTS
0	09/24/2024	INITIAL SUBMITTAL

VERIFY SCALES

BAR IS ONE INCH ON ORIGINAL DRAWING
0 1" = 1' SCALE
IF NOT ONE INCH ON THIS SHEET, ADJUST
SCALES ACCORDINGLY

PROJECT INFO.

Engineer: T. Hunt
Drawn: R. Hatfield
Date: 09/24/2024
Proj. No. 168-01

SHEET TITLE

CITY DETAILS

SHEET NO.

C3.91



LOCATED IN THE NW QUARTER OF SECTION 10,
TOWNSHIP 5S, RANGE 1E, SL BASE AND MERIDIAN

REVISIONS

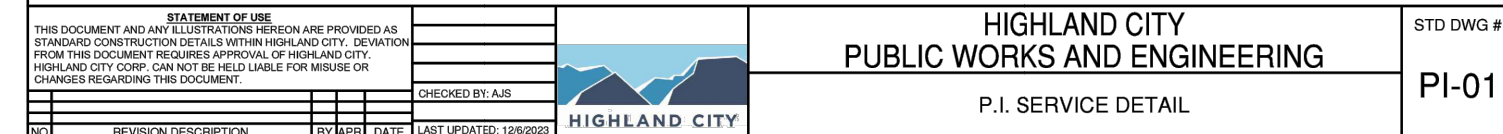
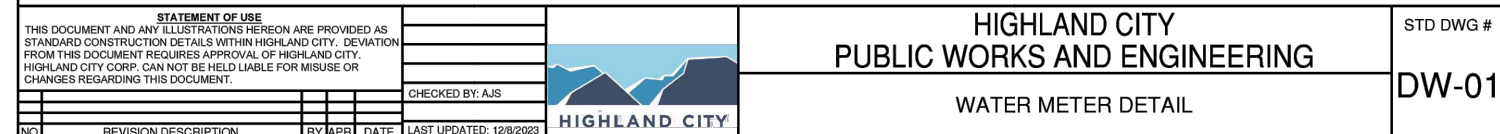
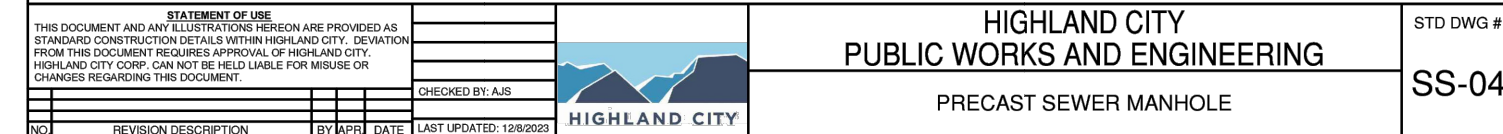
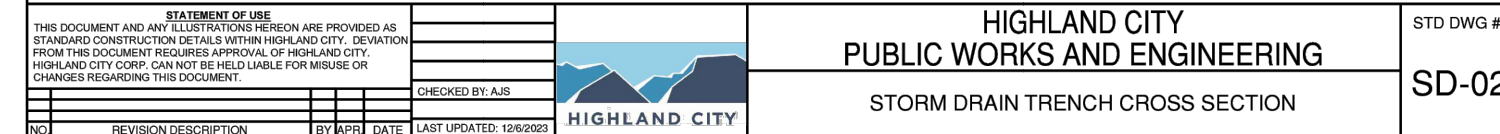
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IF NOT ONE INCH ON THIS SHEET, ADJUST
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Engineer:	T. Hunt
Drawn:	R. Hatfield
Date:	09 / 24 / 2024
Proj. No.	168 - 01

SHEET TITLE

SHEET NO.

C3.92





PROJECT TITLE

VISTA RIDGE SUBD

7015 W 9600 N
HIGHLAND, UT

LOCATED IN THE NW QUARTER OF SECTION 10,
TOWNSHIP 55S, RANGE 1E, S1 BASE AND MERIDIAN

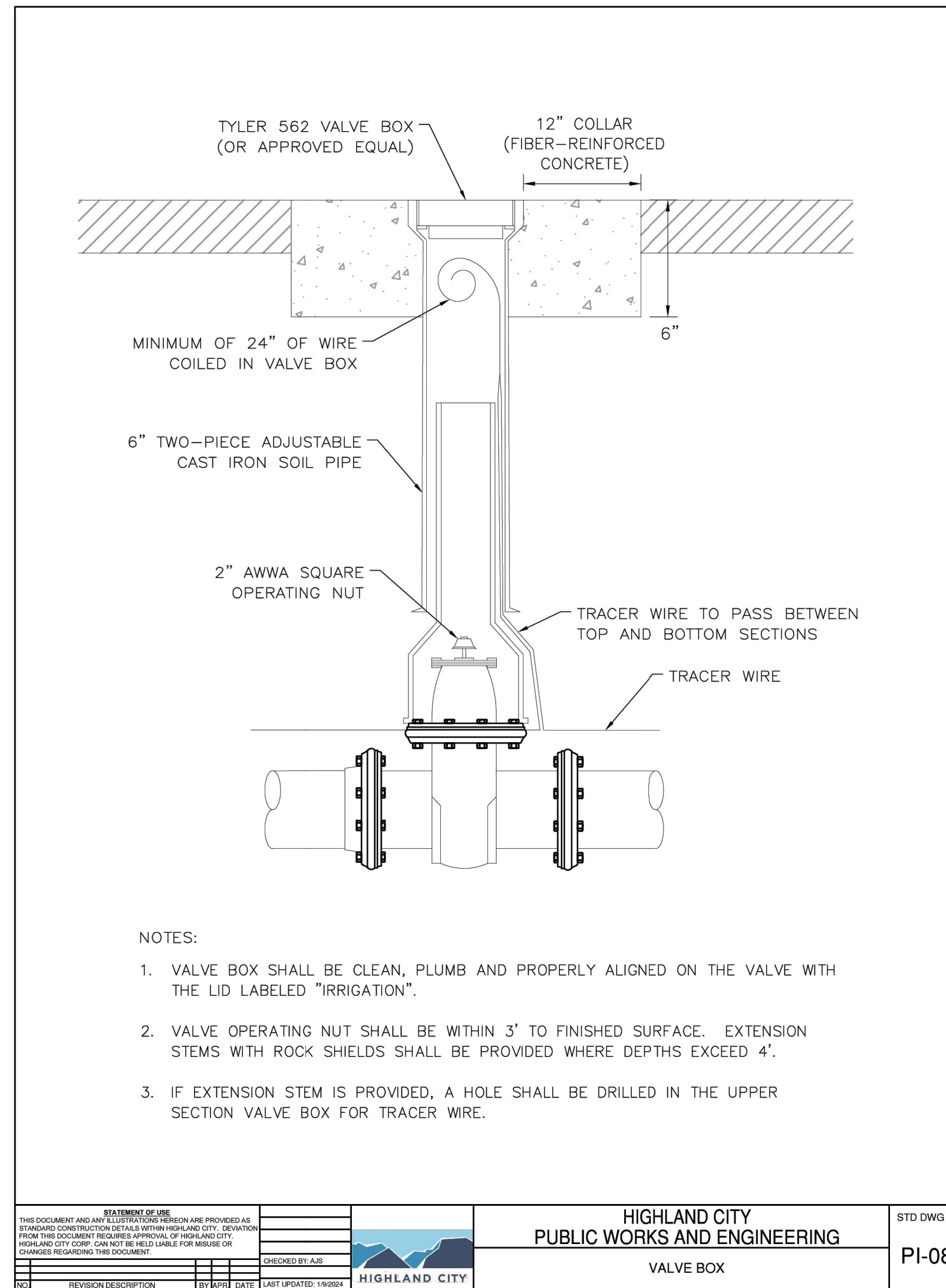
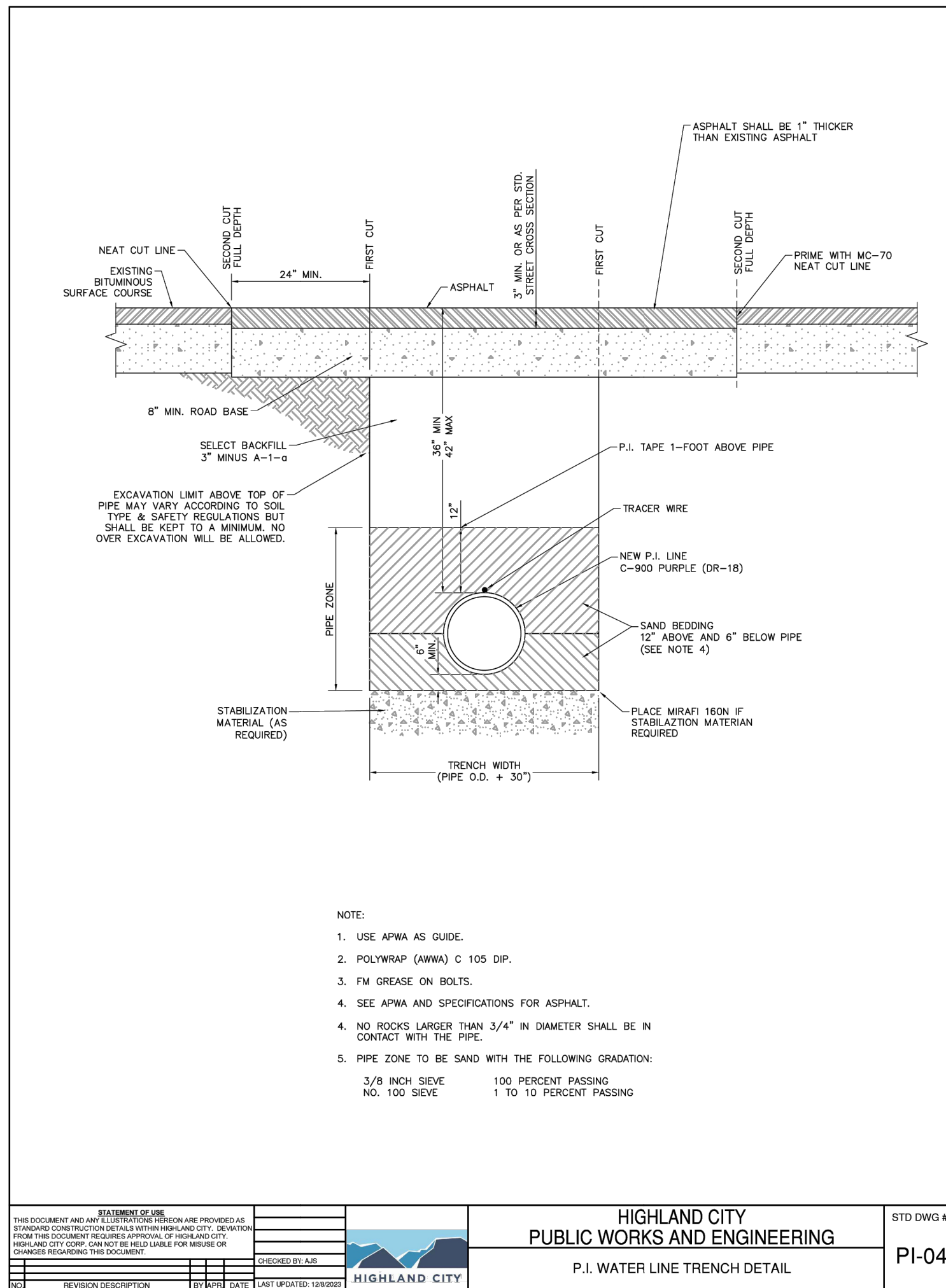
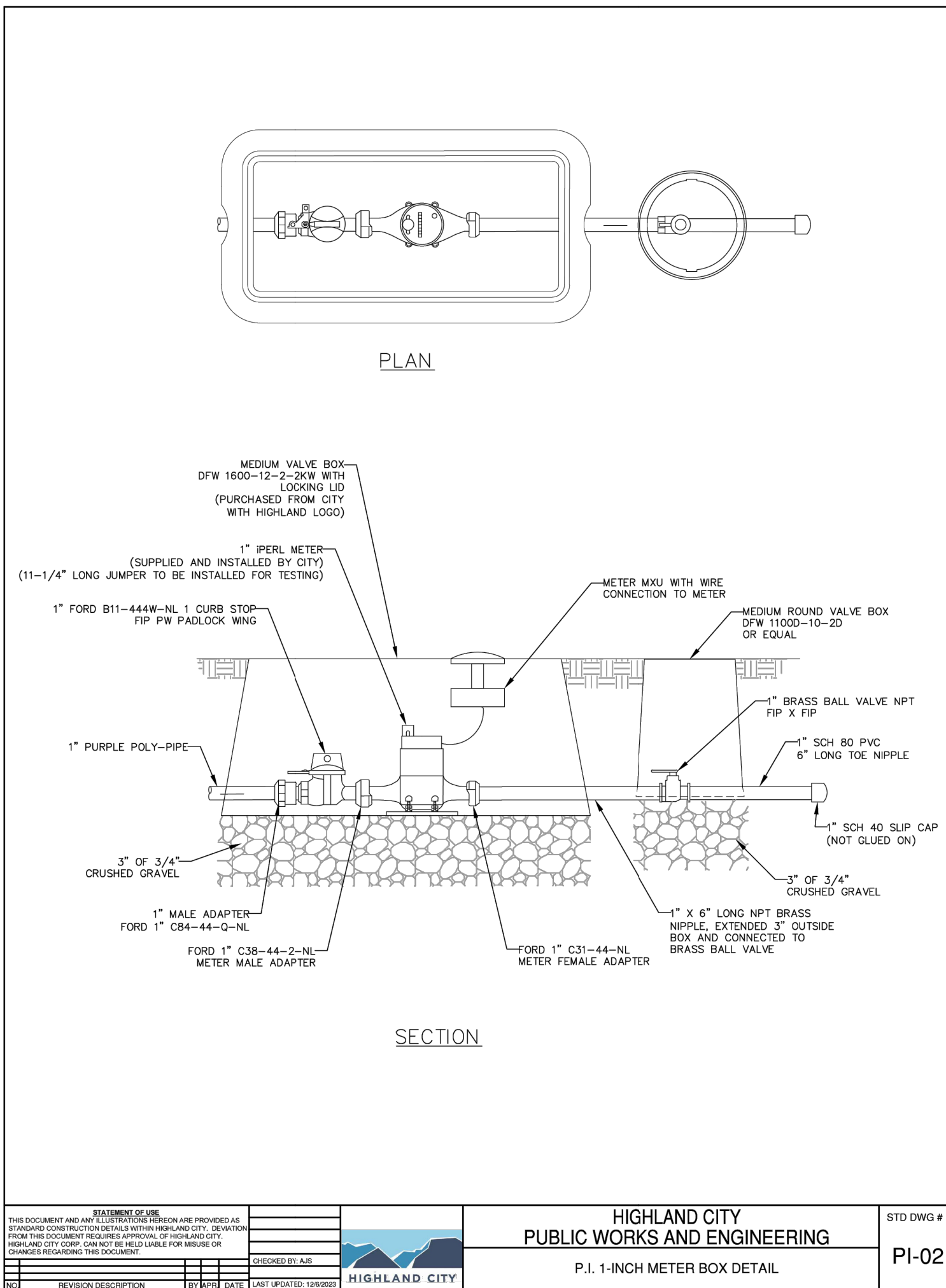
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	2	02/24/2025	CITY COMMENTS RH
	1	12/04/2024	CITY COMMENTS RH
	0	09/24/2024	INITIAL SUBMITTAL RH
	REV.	DATE	DESCRIPTION BY

BAR IS ONE INCH ON ORIGINAL DRAWING
0  1"
IF NOT ONE INCH ON THIS SHEET, ADJUST
SCALES ACCORDINGLY

Engineer: T. Hunt
 Drawn: R. Hatfield
 Date: 09 / 24 / 2024
 Proj. No. 168 - 01

CITY DETAILS

C3.93





HUNT · DAY
3445 Antelope Drive, St 200
Syracuse, UT 84075
PH: 801.664.4724
EM: Thomas@HuntDay.co

VISTA RIDGE SUBD
7015 W 9600 N
HIGHLAND, UT
LOCATED IN THE NW QUARTER OF SECTION 10,
TOWNSHIP 35, RANGE 1E, SL BASE AND MERIDIAN

PROJECT TITLE

REV.	DATE	DESCRIPTION	BY
2	03/19/2025	CITY COMMENTS	RH
2	02/24/2025	CITY COMMENTS	RH
1	12/04/2024	CITY COMMENTS	RH
0	09/24/2024	INITIAL SUBMITTAL	RH

SEAL



VERIFY SCALES

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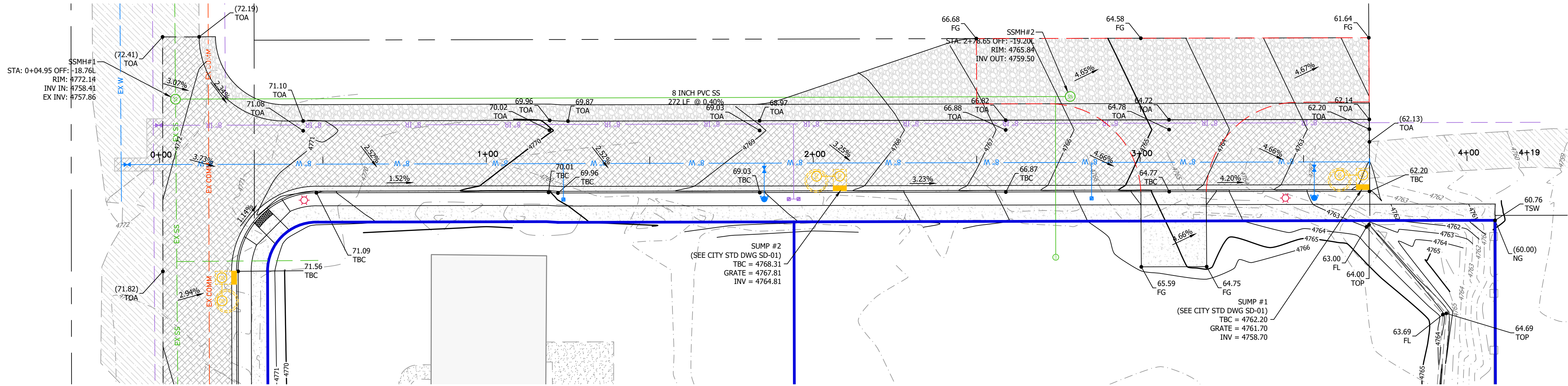
PROJECT INFO.

Engineer: T. Hunt
Drawn: R. Hatfield
Date: 09 / 24 / 2024
Proj. No. 168 - 01
SHEET TITLE

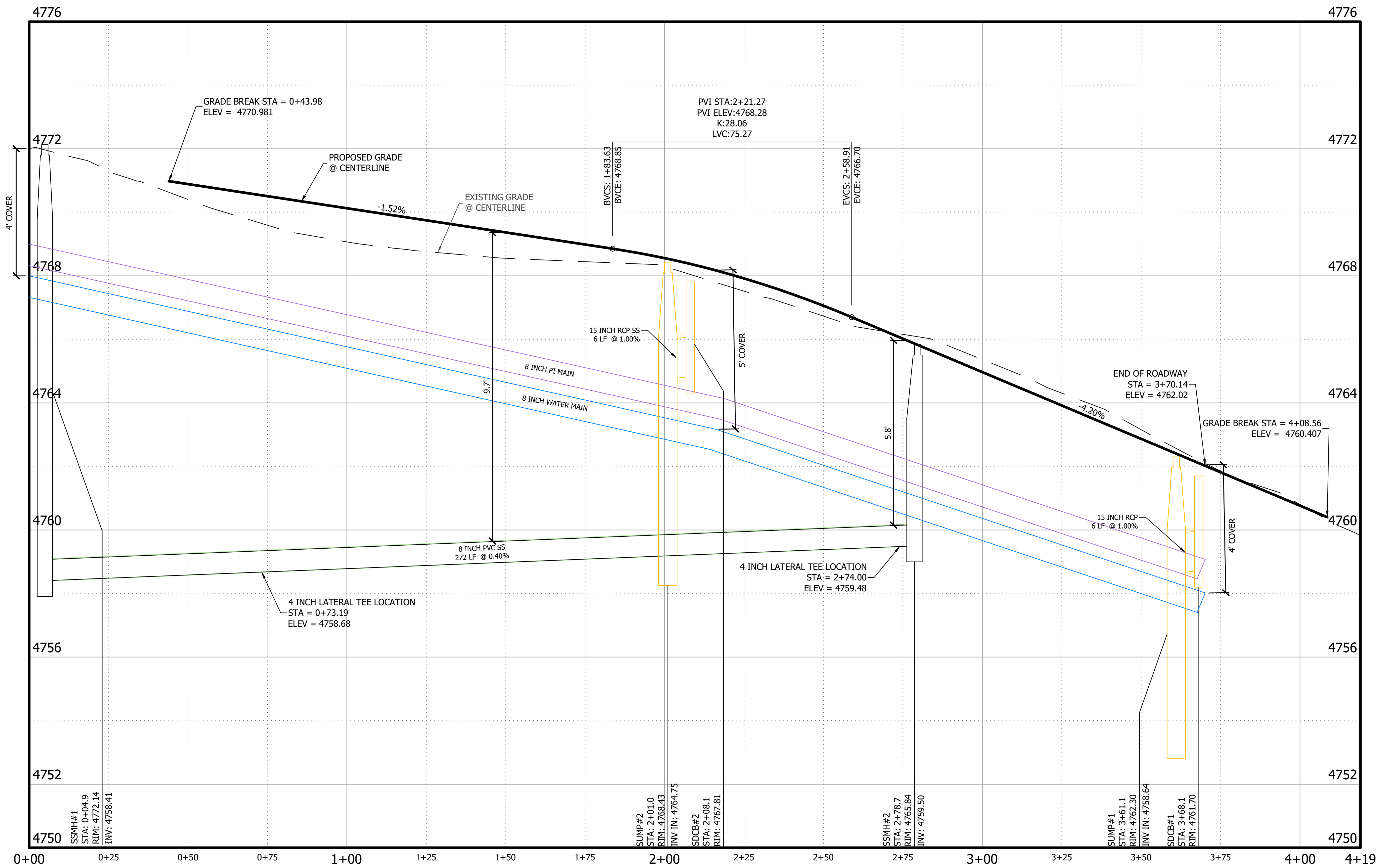
PLAN & PROFILE

SHEET NO.

C4.00

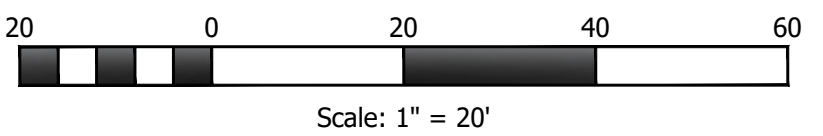
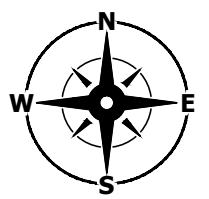


Plan View
7000 WEST ST



Profile View

HORIZONTAL SCALE: 1" = 20'-0"
VERTICAL SCALE: 1" = 2'-0"



Scale: 1" = 20'

General Notes

- LOT 2 BASEMENT WILL NOT BE ABLE TO GRAVITY FLOW TO THE SEWER MAIN. A GRINDER AND INJECTOR PUMP WILL BE REQUIRED. PUMP SYSTEM TO BE PRIVATELY OWNED AND OPERATED.

Notice To Contractors

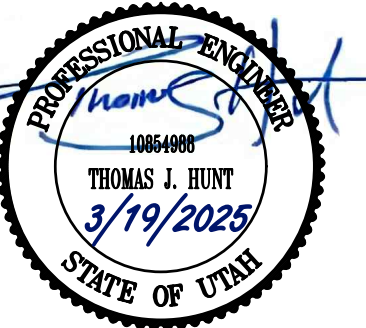
THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITIES OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED FROM AVAILABLE INFORMATION PROVIDED BY THE SURVEYOR OR CITY PRODUCED DOCUMENTS. THE LOCATIONS SHOWN ARE APPROXIMATE AND SHALL BE CONFIRMED IN THE FIELD BY THE CONTRACTOR, SO THAT ANY NECESSARY ADJUSTMENT CAN BE MADE. IF ANY CONFLICT/DISCREPANCIES ARISE, PLEASE CONTACT THE OWNER / ENGINEER OF RECORD IMMEDIATELY. THE CONTRACTOR IS REQUIRED TO CONTACT THE UTILITY COMPANIES AND TAKE PRECAUTIONARY MEASURES TO PROTECT ANY UTILITIES SHOWN OR NOT SHOWN ON THESE PLANS.



VISTA RIDGE SUBD
7015 W 9600 N
HIGHLAND, UT
LOCATED IN THE NW QUARTER OF SECTION 10,
TOWNSHIP 55, RANGE 1E, SL BASE AND MERIDIAN

REV.	DATE	DESCRIPTION	BY
0	09/24/2024	INITIAL SUBMITTAL	RH
1	12/04/2024	CITY COMMENTS	RH
2	02/24/2025	CITY COMMENTS	RH
2	03/19/2025	CITY COMMENTS	RH

L



VERIFY SCALES

IS ONE INCH ON ORIGINAL DRAWING

0  1"

NOT ONE INCH ON THIS SHEET, ADJUST
SCALES ACCORDINGLY

PROJECT INFO.

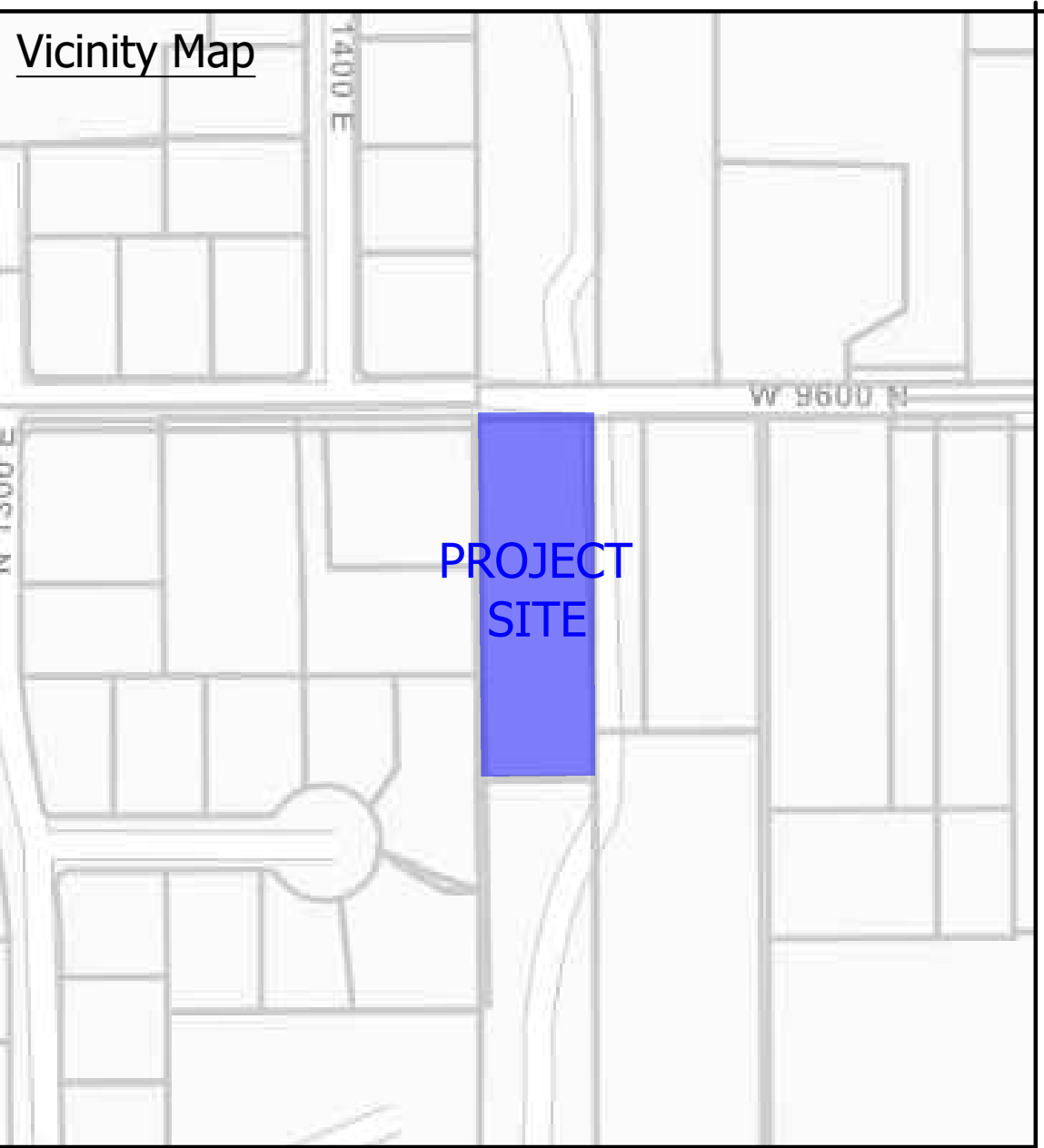
Engineer: T. Hunt
 Drawn: R. Hatfield
 Date: 09 / 24 / 2024
 Sheet No. 168 - 01

HEET TITLE

EROSION CONTROL PLAN

SHEET NO.

C5.00



SWPPP Data

RECEIVING WATERS: GREAT SALT LAKE

AREA AFFECTED:

1. TOTAL PROJECT AREA IS 1.09 ACRES. AN ESTIMATED 0.31ACRES WITHIN THE PROJECT LIMITS WILL BE DISTURBED WITH NEW CONSTRUCTION OR CONTRACTOR STORAGE ACTIVITIES.
2. THE CURRENT SITE IS GRADED TO A CATCH BASIN, WHICH IS THEN TAKEN OFF SITE.
3. THE INITIAL SITE IS APPROXIMATELY 6% IMPERVIOUS. THE FINISHED SITE WILL BE APPROXIMATELY 36% IMPERVIOUS.

CONSTRUCTION ACTIVITIES:

1. THE PROJECT EXTENTS CONSIST OF 1 INDIVIDUALLY GRADED COMMERCIAL LOT. PLANNED ACTIVITIES INCLUDE CONSTRUCTION OF THE INFRASTRUCTURE, VERTICAL CONSTRUCTION OF THE BUILDING, LANDSCAPING AND RELATED ACTIVITIES. OBTAIN UPDES "NOT" PERMIT AND ANY OTHER REQUIRED STORM WATER PERMIT PRIOR TO THE BEGINNING OF CONSTRUCTION.
2. INSTALL BMP'S ACCORDING TO THE PHASE OF CONSTRUCTION AS INDICATED IN THIS SWPPP.
3. CONSTRUCTION ACTIVITIES WILL PROCEED AS FOLLOWS: ROUGH GRADING, UTILITY INFRASTRUCTURE, ROADWAY INFRASTRUCTURE, BUILDING CONSTRUCTION AND LANDSCAPING. AS NEW DRAINAGE ELEMENTS ARE INSTALLED, CONTRACTOR SHALL IMPLEMENT THE USE OF PROPER BMP'S AS OUTLINED IN SECTION 3.5.1B IN THE UPDES PERMIT REGULATIONS.
4. SITE STABILIZATION OF AREAS DISTRIBUTED BY CONSTRUCTION ACTIVITIES MUST BE FINISHED WITHIN 14 DAYS OF COMPLETION OF CONSTRUCTION AND PRIOR TO OBTAINING AN "NOT" PERMIT.
5. CLEAR SITE OF NON-ESSENTIAL MATERIALS AND CLEAN STREETS AND ASSOCIATED GUTTERS, UPON PROJECT COMPLETION AND OBTAINING "NOT" PERMIT. REMOVE TEMPORARY STORM WATER MEASURES AND PERFORM REQUIRED STORM DRAIN SYSTEM MAINTENANCE PRIOR TO RELEASE OF SYSTEM TO THE OWNER.

GENERAL STORM WATER POLLUTION CONTROL NOTES:

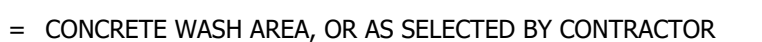
1. FOR INSTALLATION PROCEDURES, SEE SWPPP DETAIL BEST MANAGEMENT PRACTICES (BMP) SPECIFICATIONS.
2. THE BMPs AND SITE WILL BE INSPECTED AND MAINTAINED AT LEAST WEEKLY. ANY ADDITIONAL BMPs THAT ARE NEEDED WILL BE DETERMINED DURING REGULAR INSPECTIONS AND INSTALLED ACCORDING TO SPECIFICATION. ANY CHANGES TO PROTECT BMPs WILL NEED TO BE REFLECTED ON THE SWPPP MAP(S).
2. CONTRACTOR SHALL BE REQUIRED TO KEEP A RECORD OF ALL INSPECTIONS AND MAINTENANCE ON SITE.
3. SWPPP PLAN COMPILED FROM INFORMATION OBTAINED FROM MATERIAL PRODUCED BY:
HUNT DAY
345 ANTELOPE DRIVE
SYRACUSE, UT 84075
PH: (801) 664-4724

ALL INFORMATION SHOWN ON SWPPP MAPS WAS TAKEN OR DERIVED FROM THE ABOVE STATED SOURCE. ANY INFORMATION NOT DEPICTED WAS NOT PROVIDED AS PART OF THIS PROJECT.

Legend

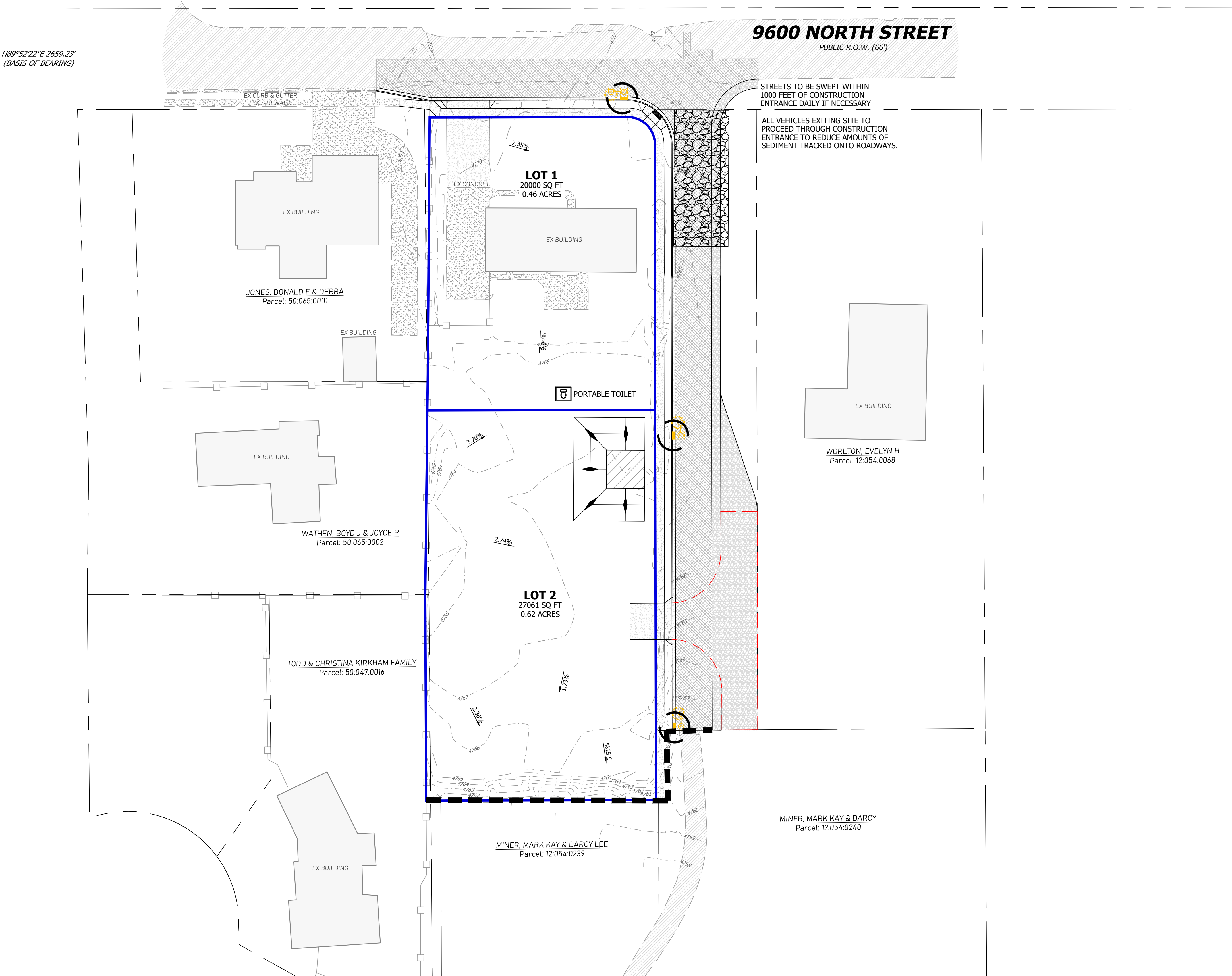
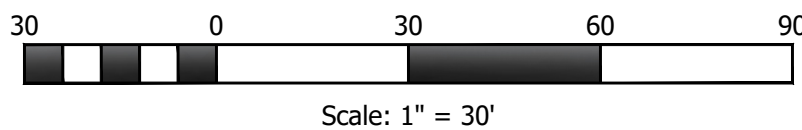
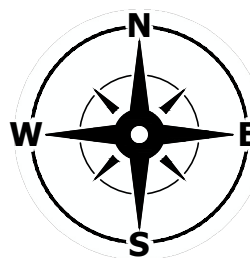


= SILT FENCE



Developer Contact:

DRY CREEK LAND DEVELOPMENT
ATTN: MARK HAMPTON
5301 S GREEN ST
SALT LAKE CITY, UT 84106



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

Erosion Control Notes:

1.

AT ALL TIMES DURING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PREVENTING AND CONTROLLING EROSION DUE TO WIND AND RUNOFF. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR MAINTAINING EROSION CONTROL FACILITIES SHOWN.
2.

THE CONTRACTOR SHALL REMOVE LITTER, CONSTRUCTION DEBRIS, AND CONSTRUCTION CHEMICALS EXPOSED TO STORM WATER, FROM THE SITE ON A DAILY BASIS, OR AS A MINIMUM, PRIOR TO ANY ANTICIPATED STORM EVENT; OR OTHERWISE PREVENT SUCH MATERIAL FROM BECOMING A POLLUTANT SOURCE FOR STORM WATER DISCHARGES.
3.

CONTRACTOR SHALL USE VEHICLE TRACKING CONTROL AT ALL LOCATIONS WHERE VEHICLE WILL ENTER OR EXIT THE SITE. VEHICLE TRACKING CONTROL FACILITIES, SILT FENCE, AND INLET PROTECTION WILL BE MAINTAINED WHILE CONSTRUCTION IS IN PROGRESS, MOVED WHEN NECESSARY FOR PHASING OF THE WORK, UNTIL ALL WORK IS COMPLETE.
4.

CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING STREETS CLEAN OF DEBRIS FROM TRAFFIC FROM THE SITE. IF SEDIMENT ESCAPES THE CONSTRUCTION SITE, THE CONTRACTOR SHALL REMOVE OFF-SITE ACCUMULATIONS OF SEDIMENT IMMEDIATELY TO MINIMIZE OFF SITE IMPACTS. AT NO TIME SHALL SEDIMENT BE WASHED DOWN UNPROTECTED INLETS INTO THE PUBLIC STORM SEWER SYSTEM.
5.

CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING DRAINAGE AND EROSION CONTROL FACILITIES AS REQUIRED, AND SHALL REMOVE SEDIMENT FROM SEDIMENT TRAPS OR PONDS WHEN THE DESIGN CAPACITY HAS BEEN REDUCED BY 50%.
6.

EXCEPT AS PROVIDED IN (A), (B), AND (C) BELOW, THE CONTRACTOR SHALL INITIATE STABILIZATION MEASURES AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, BUT IN NO CASE MORE THAN 14 DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED.

(A)WHERE THE INITIATION OF STABILIZATION MEASURES BY THE 14TH DAY AFTER CONSTRUCTION ACTIVITY TEMPORARILY OR PERMANENTLY CEASES IS PRECLUDED BY SNOW COVER OR FROZEN GROUND CONDITIONS. STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE.
(B)WHERE CONSTRUCTION ACTIVITY ON A PORTION OF THE SITE IS TEMPORARILY CEASED, AND EARTH DISTURBING ACTIVITIES WILL BE RESUMED WITHIN 21 DAYS, TEMPORARY STABILIZATION MEASURES DO NOT HAVE A TO BE INITIATED ON THAT PORTION OF THE SITE.
(C) IN ARID AREAS (AREAS WITH AN AVERAGE ANNUAL RAINFALL OF 0-10 INCHES), SEMI-ARID AREAS (AREAS WITH AN AVERAGE ANNUAL RAINFALL OF 10-20 INCHES), AND AREAS EXPERIENCING DROUGHTS WHERE THE INITIATION OF STABILIZATION MEASURES BY THE 14TH DAY AFTER CONSTRUCTION ACTIVITY HAS TEMPORARILY OR PERMANENTLY CEASED IS PRECLUDED BY SEASONAL ARID CONDITIONS, STABILIZATION SHALL BE INITIATED AS SOON AS PRACTICABLE.

7.

EROSION CONTROL STRUCTURES BELOW SODDED AREAS MAY BE REMOVED ONCE SOD AND FINAL LANDSCAPING IS IN PLACE, EROSION CONTROL STRUCTURES BELOW SEEDED AREAS MUST REMAIN IN PLACE UNTIL THE ENTIRE AREA HAS ESTABLISHED A MATURE COVERING OF HEALTHY VEGETATION. EROSION CONTROL IN PROPOSED PAVED AREAS SHALL REMAIN IN PLACE UNTIL PAVEMENT IS COMPLETE.
8.

ALL AREAS DISTURBED DURING CONSTRUCTION SHALL BE PAVED OR SEEDED PER PLAN.
9.

ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED DUE TO UNFORSEEN PROBLEMS OR IF THE PLAN DOES NOT FUNCTION AS INTENDED. A REPRESENTATIVE OF THE LOCAL JURISDICTION MAY REQUIRE ADDITIONAL CONTROL DEVICES UPON INSPECTION OF PROPOSED FACILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTING ANY NECESSARY CHANGES AND POSTING ANY UPDATES TO THE PLANS AND RECORDING CHANGES IN THE STORMWATER POLLUTION PLAN DOCUMENT.
10.

THIS PLAN IS ONLY TO BE USED FOR INSTALLATION OF EROSION CONTROL FACILITIES. DO NOT USE THIS PLAN FOR FINISH GRADING OR STORM SEWER CONSTRUCTION.
11.

THE CONTRACTOR SHALL AMEND THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) WHENEVER:

- THERE IS A CHANGE IN DESIGN, CONSTRUCTION OPERATION, OR MAINTENANCE, WHICH HAS A SIGNIFICANT EFFECT ON THE DISCHARGE OF POLLUTANTS TO THE WATERS OF THE STATE AND WHICH HAS NOT OTHERWISE BEEN ADDRESSED IN THE PLAN;

- INSPECTIONS OR INVESTIGATIONS BY SITE OPERATORS, LOCAL, STATE, OR FEDERAL OFFICIALS INDICATE THE SWPPP IS PROVIDING INEFFECTIVE IN ELIMINATING OR SIGNIFICANTLY MINIMIZING POLLUTANTS FROM SOURCES INDENTIFIED UNDER PART III.D.1 OF THE PERMIT, OR IS OTHERWISE NOT ACHIEVING THE GENERAL OBJECTIVES OF CONTROLLING POLLUTANTS IN STORM WATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY; AND

- A NEW CONTRACTOR AND/OR SUBCONTRACTOR WILL IMPLEMENT A MEASURE OF THE SWPPP IN ORDER TO IDENTIFY THEIR ROLE AND RESPONSIBILITY FOR THE SWPPP. AMENDMENTS TO THE PLAN MAY BE REVIEWED BY THE EXECUTIVE SECRETARY (OR AUTHORIZED REPRESENTATIVE) IN THE SAME MANNER AS PART III.B.2 OF THE PERMIT.
12.

THE CONTRACTOR SHALL KEEP A RECORD OF THE DATES WHEN MAJOR GRADING ACTIVITIES OCCUR, WHEN CONSTRUCTION ACTIVITIES TEMPORARILY OR PERMANENTLY CEASE ON A PORTION OF THE SITE, AND WHEN STABILIZATION MEASURES ARE INITIATED, AND INCLUDE THIS INFORMATION IN THE SWPPP.
13.

THE CONTRACTOR SHALL NOTE THAT FLUCTUATIONS OF THE GROUNDWATER TABLE MAY OCCUR DUE TO VARIOUS FACTORS NOT EVIDENT AT THE TIME OF PREPARATION OF THIS PLAN. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ANY DEWATERING PERMITS REQUIRED FOR THE PROJECT.
14.

THE PROJECT SITE IN IN FLOOD ZONE "X" WHICH DENOTES AREAS OUTSIDE THE 0.2% ANNUAL CHANCE OF FLOOD.
15.

THERE ARE NO SURFACE WATER FEATURES LOCATED ON THIS SITE.
16.

THE TEMPORARY PARKING AND STORAGE AREA SHALL ALSO BE USED AS THE EQUIPMENT MAINTENANCE AREA, EQUIPMENT CLEANING AREA. EMPLOYEES BREAK AREA, AND AREA FOR LOCATING PORTABLE FACILITIES, OFFICE TRAILERS, AND TOILET FACILITIES. THE CONTRACTOR SHALL CONTAIN AND TREAT ALL LEAKS AND SPILLS FROM ANY EQUIPMENT OR FACILITIES.
17.

ALL WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING, ETC.) SHALL BE DISPOSED OF IN A MANNER THAT PREVENTS CONTACT WITH STORM WATER DISCHARGES FROM THE SITE. CONCRETE TRUCK WASHING SHALL BE DONE AT THE LOCATION SHOWN.
18.

MAINTAIN ON THE SITE OR HAVE READILY AVAILABLE SUFFICIENT OIL AND GREASE ABSORBING MATERIALS TO CONTAIN AND CLEANUP FUEL OR CHEMICAL SPILLS AND LEAKS.
19.

FUGITIVE DUST BLOWING FROM THE SITE SHALL BE CONTROLLED BY SPRAYING WATER ON DRY AREAS OF THE SITE. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS ABSOLUTELY PROHIBITED.
20.

NO RUBBISH, TRASH, GARBAGE, OR OTHER SUCH MATERIALS SHALL BE DISCHARGED INTO DRAINAGE DITCHES OR WATERS OF THE STATE.
21.

ALL MEASURES PRESENTED IN THE SWPPP SHALL BE INITIATED AS SOON AS PRACTICABLE.
22.

IF THE GRAVEL CONSTRUCTION ENTRANCES ARE NOT EFFECTIVE IN REMOVING THE MAJORITY OF DIRT OR MUD FROM THE TIRES OF THE CONSTRUCTION VEHICLES, THEN THE TIRES MUST BE WASHED BEFORE THE VEHICLES ENTER THE PUBLIC ROAD. IF WASHING IS USED, PROVISIONS MUST BE MADE TO INTERCEPT THE WASH WATER AND TRAP THE SEDIMENT BEFORE IT IS CARRIED OFF THE SITE.
23.

ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY.
24.

IF SOIL STOCKPILING IS EMPLOYED ON THE SITE, SILT FENCES SHALL BE USED TO HELP CONTAIN THE SEDIMENT.
25.

ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE DISPOSED OF WITHIN 30 DAYS AFTER FINAL STABILIZATION. FINAL STABILIZATION HAS OCCURRED WHEN ALL SOIL DISTURBING ACTIVITIES ARE COMPLETED AND A UNIFORM PERENNIAL VEGETATIVE COVER WITH A DENSITY OF 70% OF THE COVER FOR UNPAVED AREAS AND AREAS NOT COVERED BY PERMANENT STRUCTURES HAS BEEN EMPLOYED.
26.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION CONTROL MEASURES (SILT FENCES, STRAW BALES, ETC.) DUE TO GRADE CHANGES DURING THE DEVELOPMENT OF THE PROJECT.
27.

ALL OFF-SITE CONSTRUCTION SHALL BE STABILIZED AT THE END OF EACH WORKING DAY. THIS INCLUDES BACKFILLING OF TRENCHES FOR STORM DRAIN CONSTRUCTION AND PLACEMENT OF GRAVEL OR BITUMINOUS PAVING FOR ROAD CONSTRUCTION.
28.

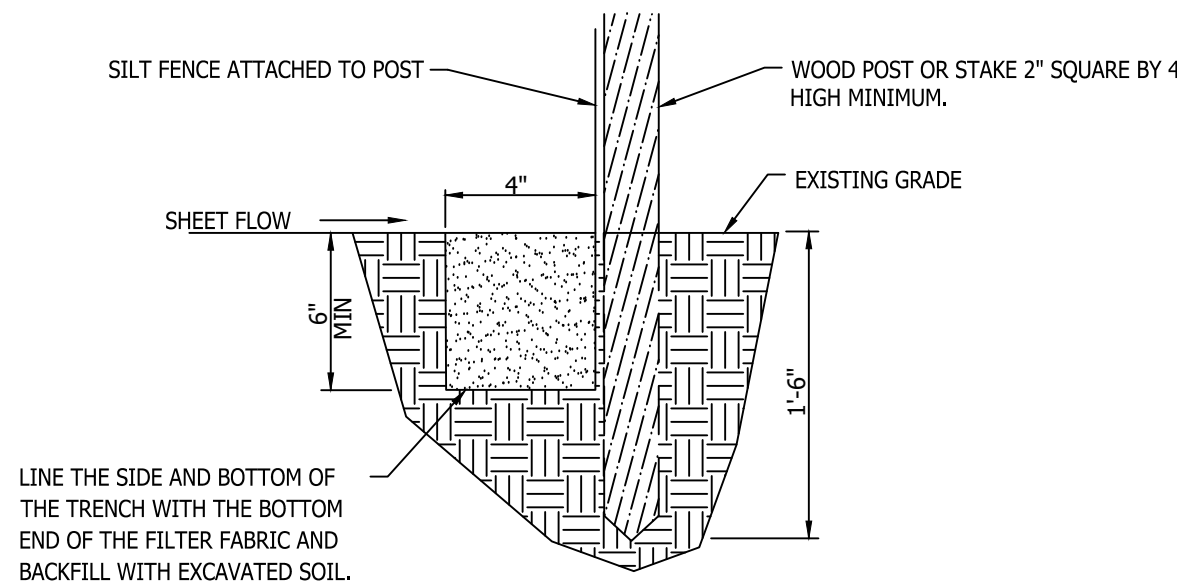
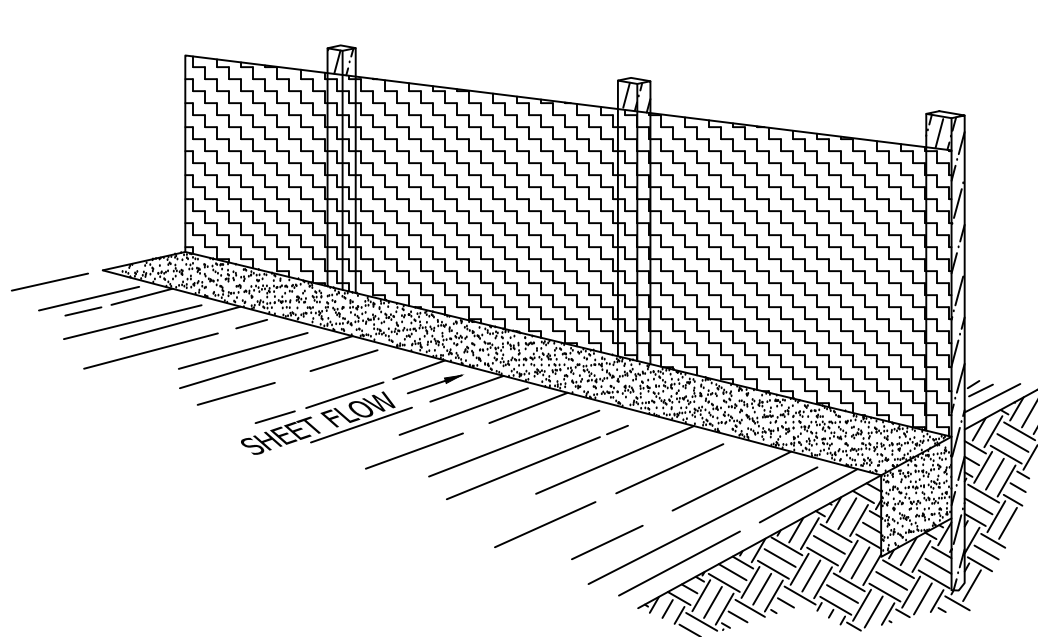
THE CONTRACTOR SHALL POST THESE PLANS AND THE SWPPP IN THE JOB TRAILER, LOG ALL CHANGES, AND UPDATE PLANS AND THE SWPPP AS REQUIRED.
29.

THE CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES (BMPs) AND CONFORM TO ALL CITY AND STATE REQUIREMENTS FOR EROSION CONTROL AND STORM WATER PROTECTION.
30.

IN THE UNLIKELY EVENT THAT A PHASE DOES NOT IMPROVE ACCESS AND/OR AN ACCESS ROAD IS CONSTRUCTED, BEST MANAGEMENT PRACTICES SHALL BE APPLIED IN ANY TEMPORARY OR PERMANENT STRUCTURES OR ACCESS POINTS.
31.

THE CONTRACTOR SHALL COMPLETE WEEKLY INSPECTION FORMS FOR THE CITY'S RECORDS, COVERING WEEKLY INSPECTIONS AND MAINTENANCE.
32.

EXISTING PERIMETER FENCING TO ACT AS CONSTRUCTION FENCING. IF PERIMETER FENCING IS REMOVED, A CONSTRUCTION SHALL BE INSTALLED UNTIL A NEW FENCE OR WALL IS CONSTRUCTED.



Perspective View

Section

Silt Fence Notes:

1.

WHERE POSSIBLE, LAYOUT THE SILT FENCE 5' TO 10' BEYOND THE TOE OF THE SLOPE.
2.

ALIGN THE FENCE ALONG THE CONTOUR AS CLOSE AS POSSIBLE.
3.

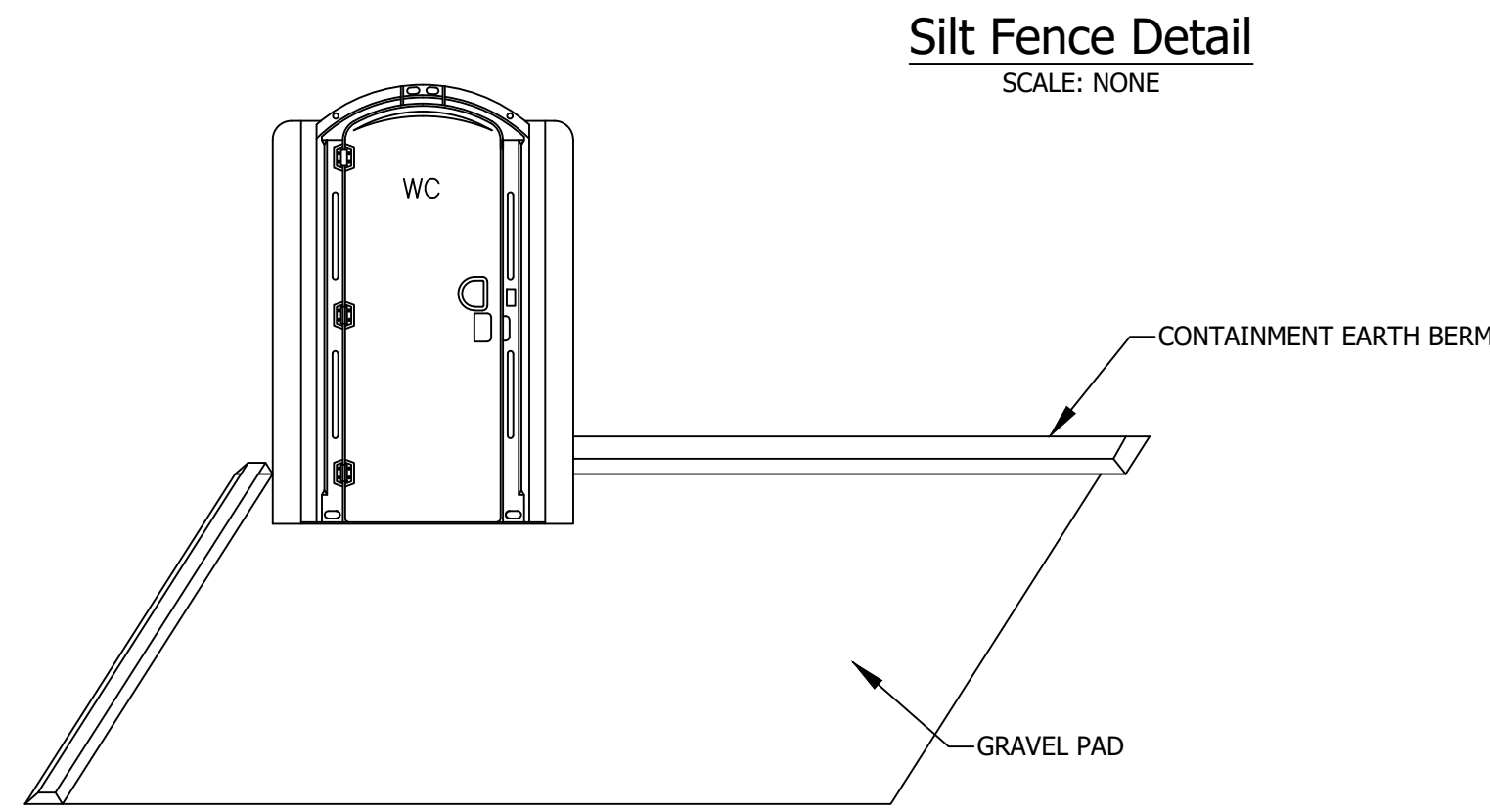
WHEN EXCAVATING THE TRENCH, USE MACHINERY THAT WILL PRODUCE NO MORE THAN THE DESIRED DIMENSIONS.
4.

AVOID USING JOINTS ALONG THE FENCE AS MUCH AS POSSIBLE. IF A JOINT IS NECESSARY, SPLICE THE SILT FENCE AT A POST WITH A 6" OVERLAP AND SECURELY FASTEN BOTH ENDS TO THE POST.
5.

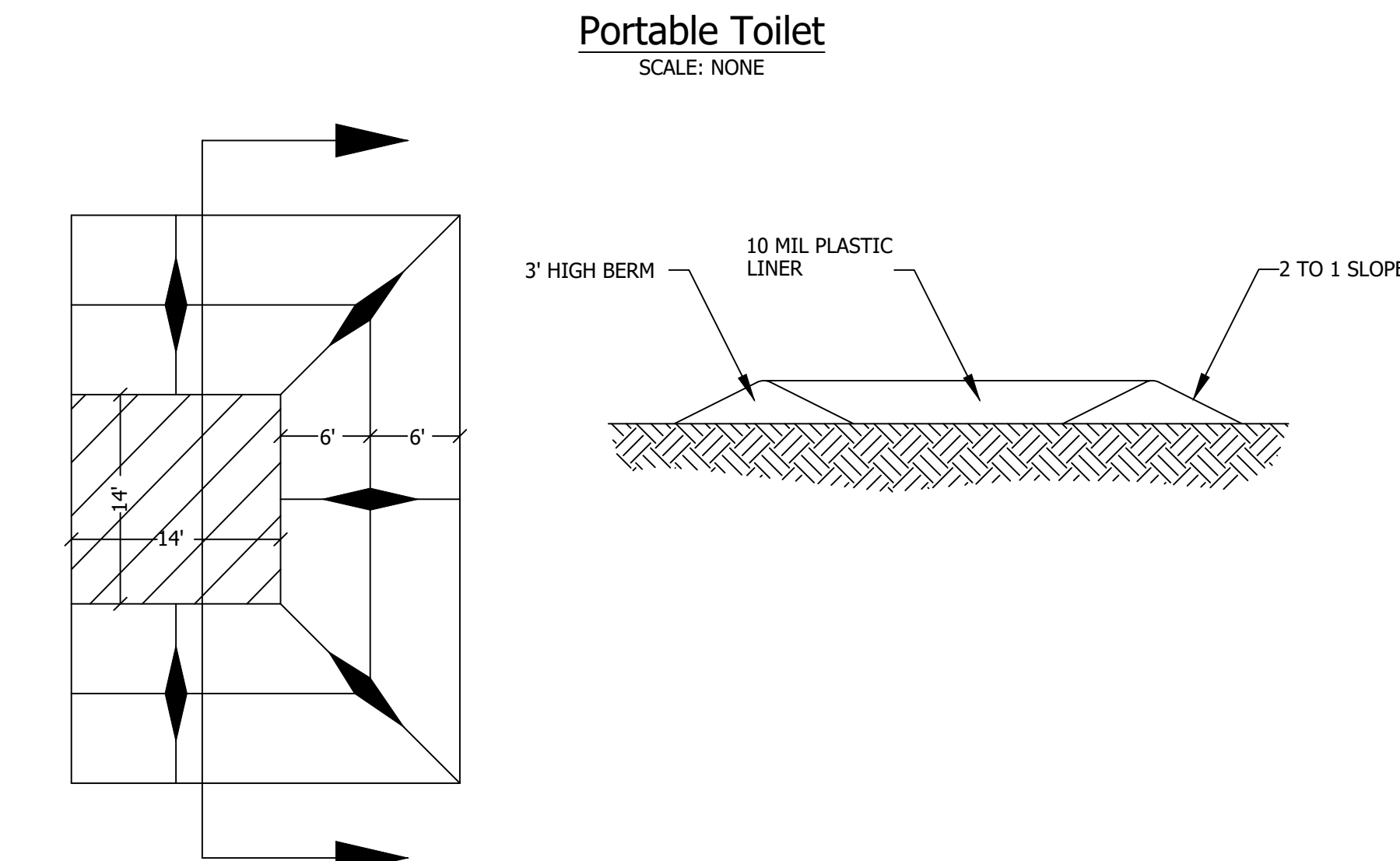
MAINTAIN A PROPERLY FUNCTIONING SILT FENCE THROUGHOUT THE DURATION OF THE PROJECT OR UNTIL DISTURBED AREAS HAVE BEEN VEGETATED.
6.

REMOVE SEDIMENT AS IT ACCUMULATES AND PLACE IT IN A STABLE AREA.
7.

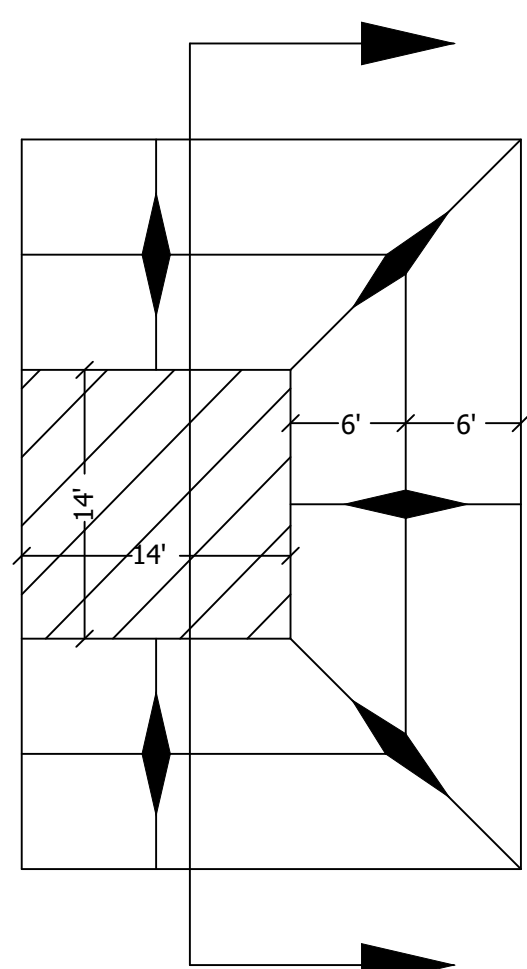
WHEN PLACING FENCE ON SLOPES STEEPER THAN 2:1 SEE SWPPP REPORT.



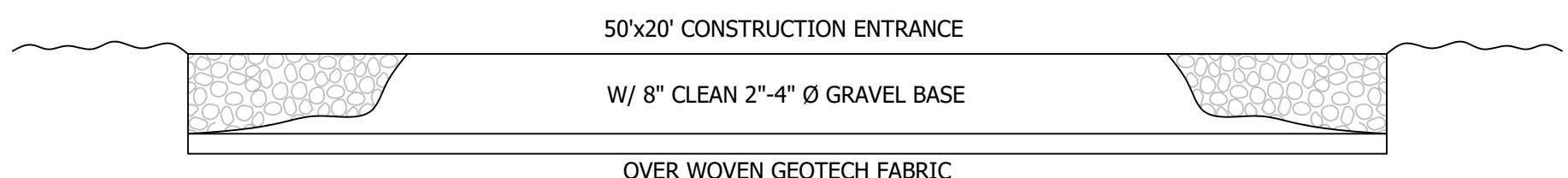
Silt Fence Detail
SCALE: NONE



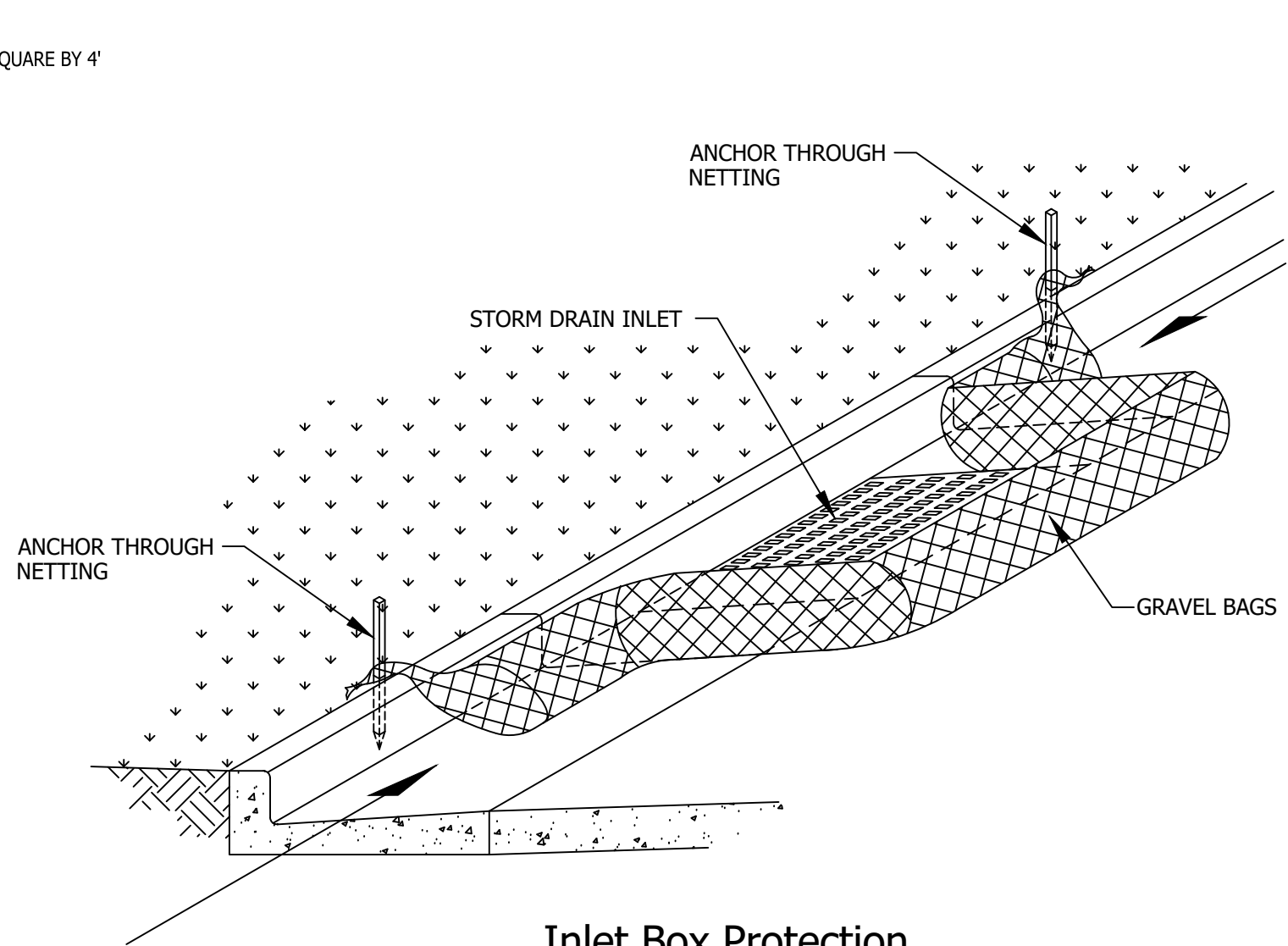
Portable Toilet
SCALE: NONE



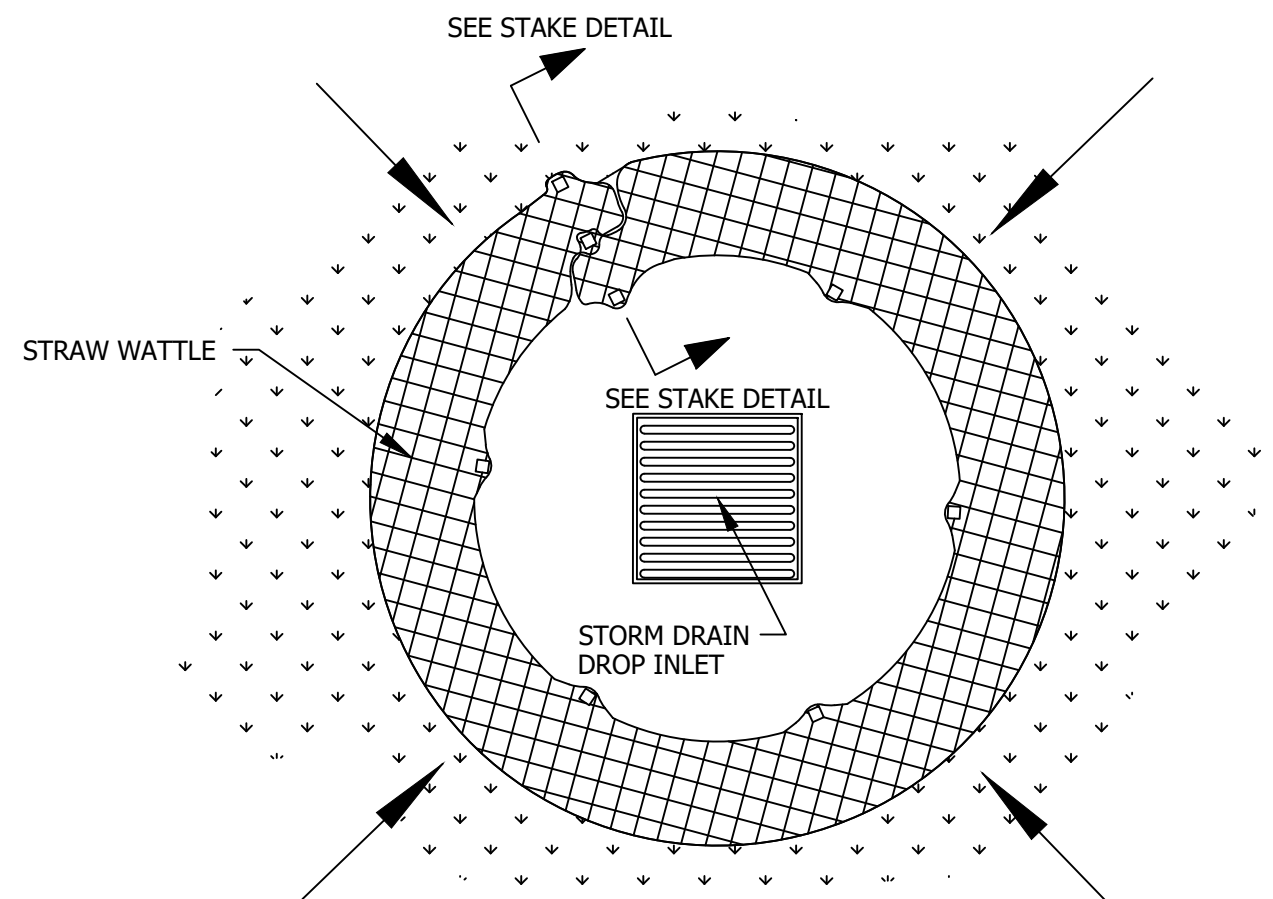
Concrete Washout Area
w/ 10 mil Plastic Liner
SCALE: NONE



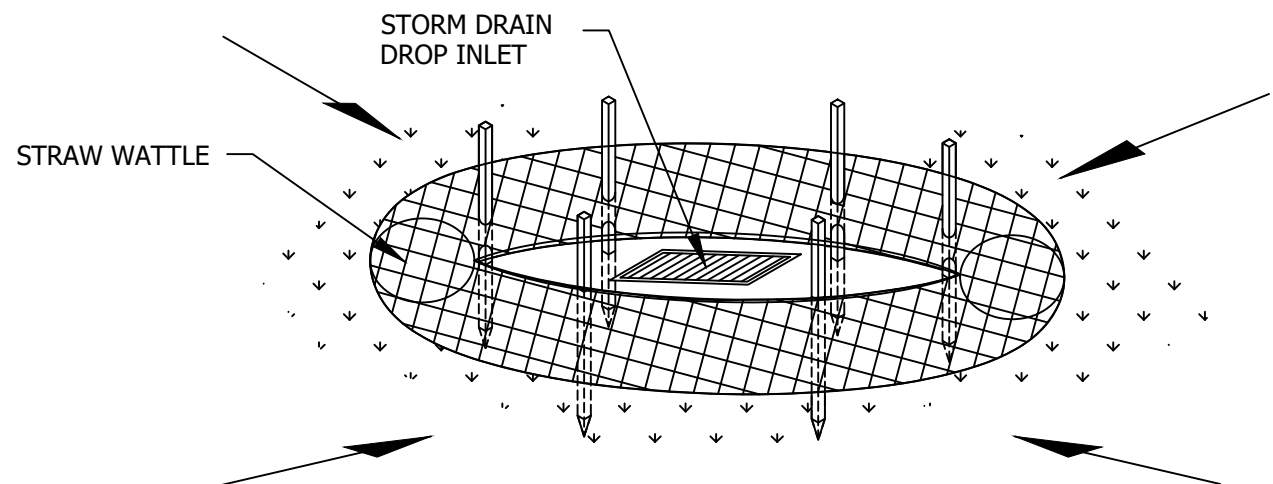
Cross Section 50' x 20' Construction Entrance



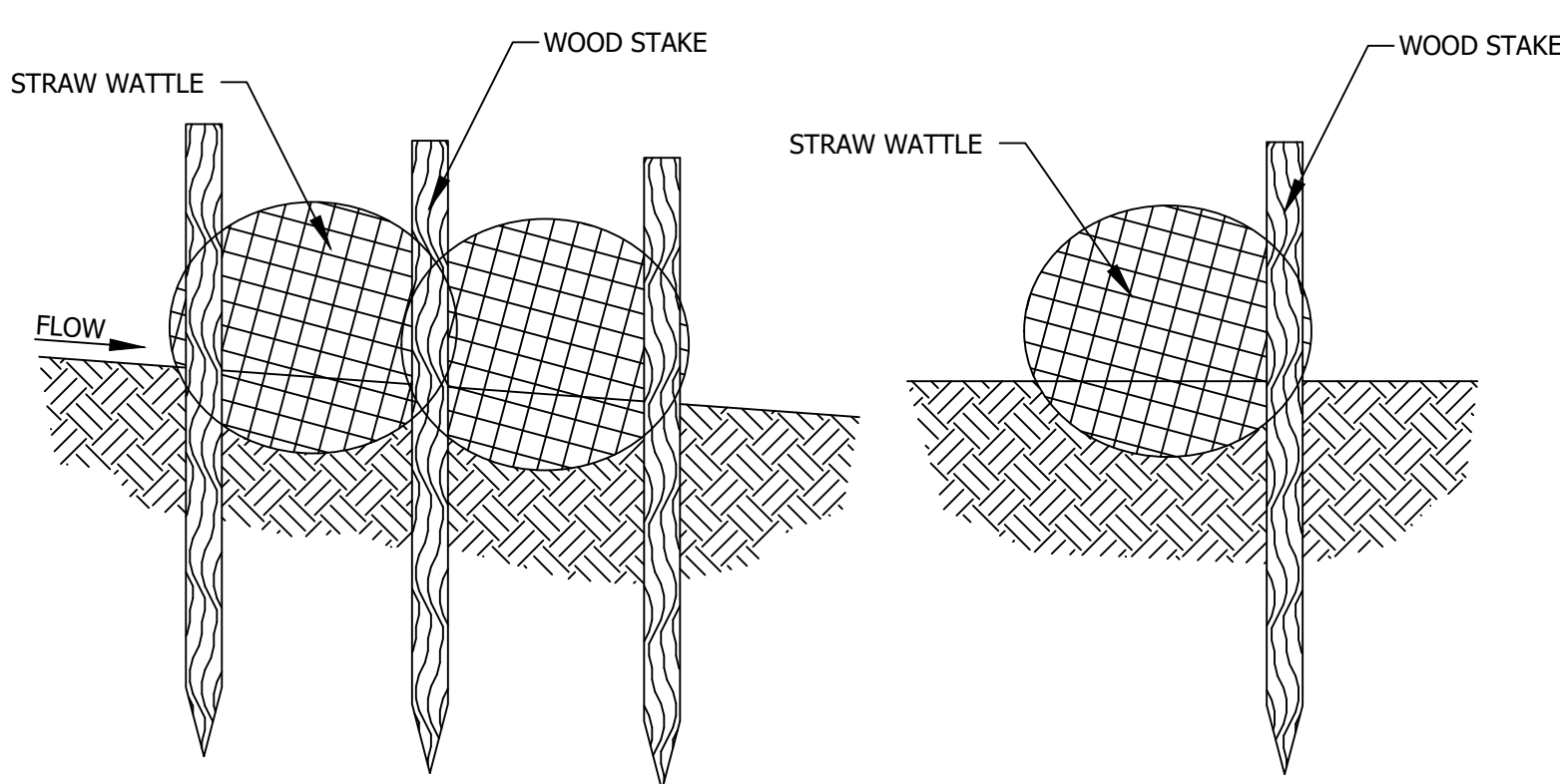
Inlet Box Protection



Plan View



Drop Inlet Protection



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Syracuse, UT 84075
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PROJECT TITLE
VISTA RIDGE SUBD
7015 W 9600 N
HIGHLAND, UT
LOCATED IN THE NW QUARTER OF SECTION 10,
TOWNSHIP 35, RANGE 1E, SL BASE AND MERIDIAN

REVISIONS		DESCRIPTION			
REV.	DATE	BY	DESCRIPTION	REV.	DATE
2	03/19/2025	RH	CITY COMMENTS		
2	02/24/2025	RH	CITY COMMENTS		
1	12/04/2024	RH	CITY COMMENTS		
0	09/24/2024	RH	INITIAL SUBMITTAL		



VERIFY SCALES
BAR IS ONE INCH ON ORIGINAL DRAWING
0 1" 1"
IF NOT ONE INCH ON THIS SHEET, ADJUST
SCALES ACCORDINGLY

PROJECT INFO.
Engineer: T. Hunt
Drawn: R. Hatfield
Date: 09 / 24 / 2024
Proj. No. 168 - 01

SHEET TITLE

**EROSION
CONTROL
DETAILS**

SHEET NO.
C5.90



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VISTA RIDGE SUBD

7015 W 9600 N
HIGHLAND, UT

LOCATED IN THE NW QUARTER OF SECTION 10,
TOWNSHIP 35, RANGE 1E, SL BASE AND MERIDIAN

PROJECT TITLE

REVISIONS

SEAL



VERIFY SCALES

BAR IS ONE INCH ON ORIGINAL DRAWING
0 1' IF NOT ONE INCH ON THIS SHEET, ADJUST
SCALES ACCORDINGLY

PROJECT INFO.

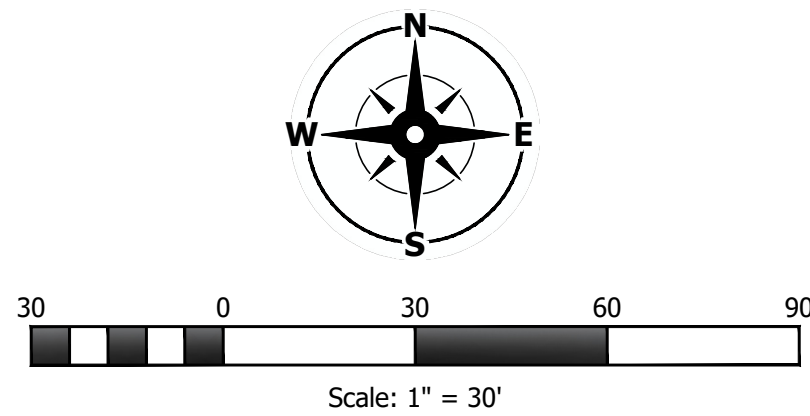
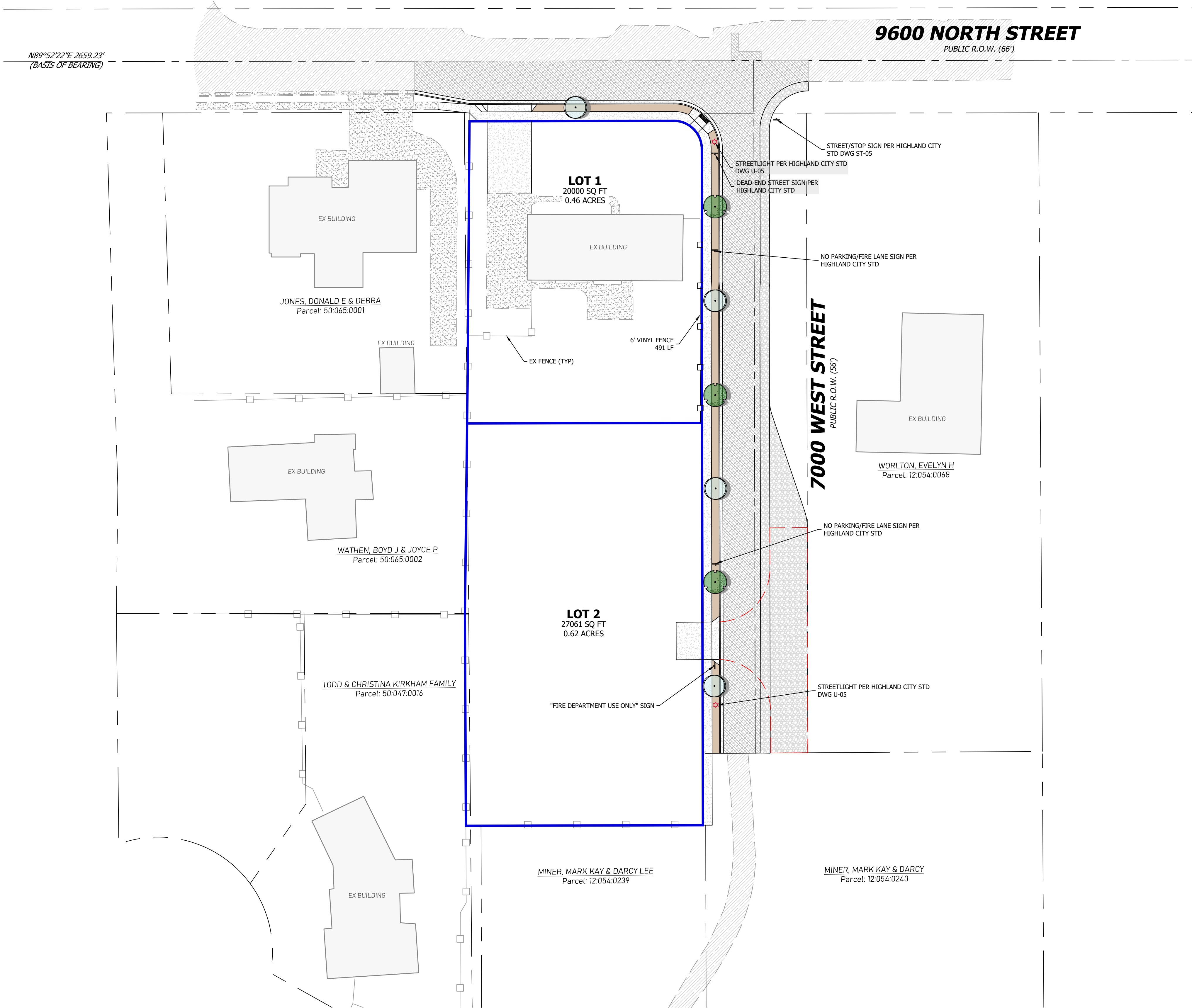
Engineer: T. Hunt
Drawn: R. Hatfield
Date: 09 / 24 / 2024
Proj. No. 168 - 01

SHEET TITLE

LANDSCAPE
PLAN

SHEET NO.

L1.00



General Notes

1. NO TREE MAY BE PLANTED WITHIN THIRTY (30) FEET OF INTERSECTING SIDEWALK CORNERS.
2. NO TREE MAY BE PLANTED WITHIN TEN FEET OF ANY WATER METER, ELECTRIC METER, JUNCTION BOX, TRANSFORMER, OTHER ELECTRICAL FACILITY, OR UTILITY POLE.
3. MEDIUM TREES MUST BE SPACED A MINIMUM OF FORTY (50) FEET AND A MAXIMUM OF FIFTY (50) FEET ON CENTER.
4. TOTAL LANDSCAPED PARK STRIP AREA: 1,570 SF

Development Summary

LOCATION: HIGHLAND CITY, UTAH COUNTY
ZONING: R1-20, RESIDENTIAL
INTENDED USE: SINGLE-FAMILY
PROPERTY SIZE: 47,571 SF / 1.09 ACRES

Legend

- AREAS OF ROCK MULCH / XERISCAPING
- MALLUS 'CORAL BURST' / CRAB CORAL BURST
- CRATAEGUS VIRIDIS 'WINTER KING' / WINTER KING HAWTHORN

Notice To Contractors

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITIES OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED FROM AVAILABLE INFORMATION PROVIDED BY THE SURVEYOR OR CITY PRODUCED DOCUMENTS. THE LOCATIONS SHOWN ARE APPROXIMATE AND SHALL BE CONFIRMED IN THE FIELD BY THE CONTRACTOR, SO THAT ANY NECESSARY ADJUSTMENT CAN BE MADE. IF ANY CONFLICT/DISCREPANCIES ARISE, PLEASE CONTACT THE OWNER / ENGINEER OF RECORD IMMEDIATELY. THE CONTRACTOR IS REQUIRED TO CONTACT THE UTILITY COMPANIES AND TAKE PRECAUTIONARY MEASURES TO PROTECT ANY UTILITIES SHOWN OR NOT SHOWN ON THESE PLANS.



Know what's below.
Call before you dig.

R:\AN H C\Users\Ryan H\Hunt Day Dropbox\Projects\168-01 Vista Ridge Subd\168-01 Highland Dry Creek\168-01-2025\03.19.24\19/025 3:04 PM

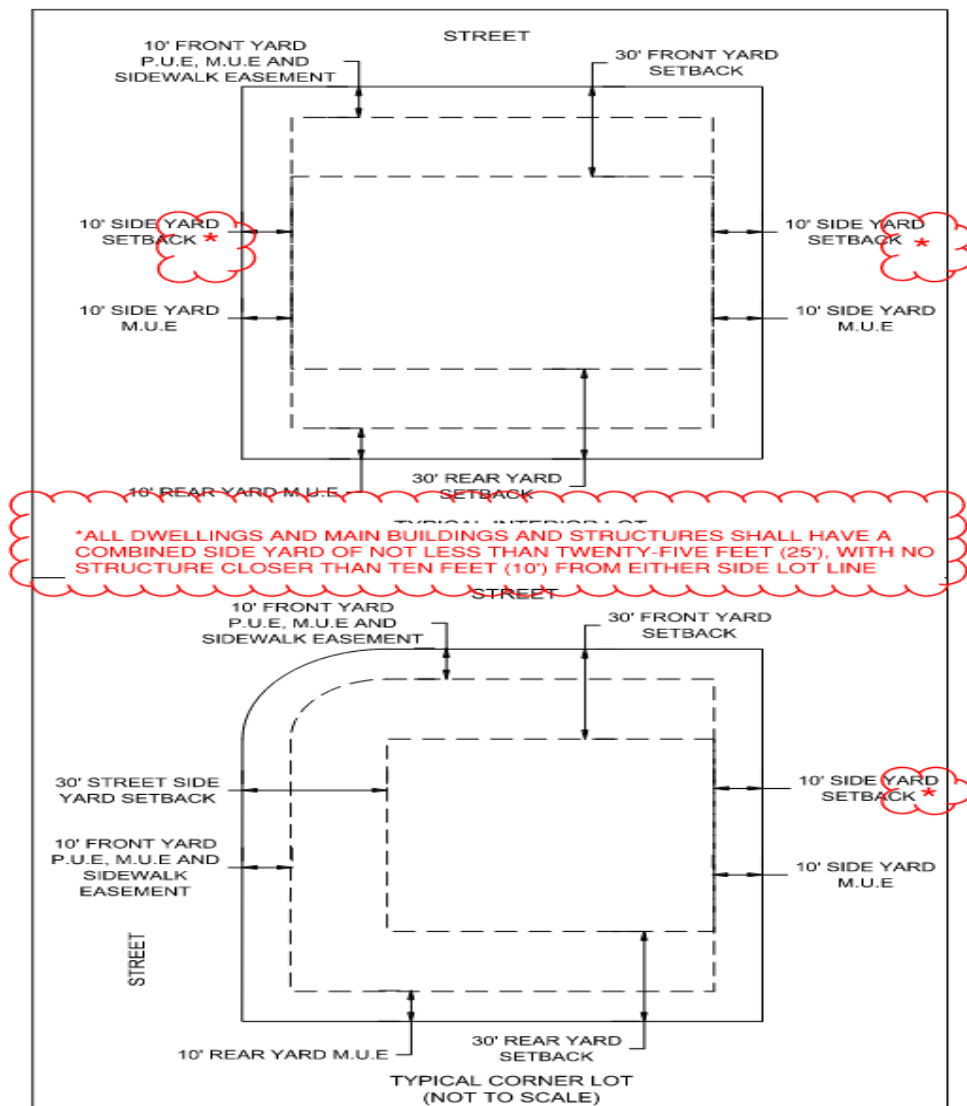


FINAL REVIEW COMMENTS

April 21, 2025

Plat Comments:

1. Plat and fire easement must receive final review from JUB and Utah County for conformance and recordability. Lot addresses to be finalized after approval.
2. Notes 2-4 and 10-12 are duplicates - one set should be removed, the other kept.
3. Side setbacks in the diagram are not shown correctly. Non-street side setbacks are 10' min, 25' combined. Plat must be updated to show correct side setbacks or a note added to diagram as shown below:



Improvement Plans:

4. **Sheet C0.20 (Demolition Plan):** Correct labeling on Culinary main line in 9600N. This line is a 4" Steel line not 8". Please add the correct label.
5. **Sheet C1.00 (Proposed Site Plan):-** 8" of compacted ABC (to 95%) is the minimum allowed for a drivable surface for the Fire Department. Please indicate on the site plan that the temporary fire turnaround meets this minimum requirement.
6. **Sheet C3.9X (Detail Sheets):** Highland City standard general notes must be shown on their respective sheets in the plan sheet. PI-00 sheet is not shown correctly.
7. **Sheet C3.0 (Site Utility Plan):** At the connection point for the Culinary main in 9600N please add in the description of parts that the 8X4 reducer is to be a Flanged reducer.
8. **Sheet C4.0 (Plan & Profile):** No cover shown on PI line. Please indicate 3'-0 cover for the PI line on this sheet.