



HIGHLAND CITY

HIGHLAND CITY DEVELOPMENT ADMINISTRATION BOARD AGENDA

Thursday, May 22, 2025

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

1:00 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 24, 2025

2. ACTION: Final Plat Approval for Ridgeview Plat N

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 a 22-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 19th day of May, 2025

THE PUBLIC IS INVITED TO ATTEND THIS DEVELOPMENT ADMINISTRATION BOARD MEETING

Meeting Minutes

Final Plat Approval : Vista Ridge

Date: 4.24.2025

Time: 3:03 PM

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

Jay Baughman – City Community Development Administrator

Debra Maughan – Planning Commissioner

Chris Howden – Planning Commissioner

Gretchen Homer – Public Works Adm Assistant

Brooklyn – Member of the Public

Kim – Member of the Public

Shalynn Larsen – Dry Creek Properties LLC

Purpose

1. Approval of Meeting Minutes – April 1, 2025
2. Approval of the final plat and subdivision improvement plans for the 2-lot subdivision known as Vista Ridge located generally at 7015 W 9600 N, in Highland.

Consent Items:

ACTION TO APPROVE THE MINUTES OF APRIL 1, 2025

MOTION: Rob Patterson moved to approve the meeting minutes from April 1, 2025.; Chris Howden seconded the motion.

- | | |
|--------|---------------|
| 1. Yes | Rob Patterson |
| 2. Yes | Chris Trusty |
| 3. Yes | Jay Baughman |
| 4. Yes | Chris Howden |
| 5. Yes | Debra Maughan |

MOTION PASSES 5:0

ACTION: FINAL PLAT APPROVAL FOR VISTA RIDGE

DISCUSSION:

This is a 2 lot subdivision, it is property that was annexed into the city last year. It is within the city's R-1-20 zone. The lots meet all of the city's sizing requirements, we reviewed utilities. We are recommending approval with a few minor adjustments.

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.

Open comment:

Brooklyn asked when this process will all be completed. Fencing was spoken about, Rob told them they will need to apply for a fence permit. Once Plat is approved it will be between the developer and the homeowner. Discussion between Developer and Buyer.

ACTION TO APPROVE THE FINAL PLAT AND SUBDIVISION IMPROVEMENT PLANS FOR VISTA RIDGE SUBDIVISION, SUBJECT TO THE (7) STIPULATIONS RECOMMENDED BY STAFF.

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.

MOTION: Jay Baughman makes a motion "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. Seconded by Chris Howden

- | | |
|--------|---------------|
| 1. Yes | Chris Trusty |
| 2. Yes | Rob Patterson |
| 3. Yes | Jay Baughman |
| 4. Yes | Debra Maughan |
| 5. Yes | Chris Howden |

Motion Passes 5-0

- **Meeting Adjourned: 3:19 PM**
Minutes Prepared By: Gretchen Homer



DEVELOPMENT ADMINISTRATION BOARD AGENDA REPORT ITEM #2

DATE: May 22, 2025
TO: Development Administration Board
FROM: Rob Patterson, City Attorney / Planning & Zoning Administrator
SUBJECT: **Final Plat Approval:** Ridgeview Plat N
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 a 22-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 N subdivision, a 22-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 N subdivision, with the following stipulations:

1. The recorded plat shall be in substantial conformance with the final plat submitted April 22, 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 submitted April 22, 2025, as approved by City Engineer, except as modified by these stipulations. (attachment 4)
3. The final review comments from staff dated May 19, 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 5)

BACKGROUND:

Ridgeview Plat N 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 36.34 acres and is zoned as Ridgeview Planned Development. The applicant is proposing a 22-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 N. 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 N, 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 May 19, 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 N are also part of the Ridgeview Planned Development. The proposed subdivision is compatible with the surrounding uses.

Density

- The subdivision consists of +/- 6.34 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 22 total lots, 18 of which are estate (larger) lots and 4 of which are cottage (smaller) lots, in accordance with the approved preliminary plat and Ridgeview Planned Development. This aligns with the maximum allowed density for this area (6.34 acres x 4.8 units = 30 units).
- The lots meet the requirements of the Ridgeview Planned Development:
 - Cottage lots (9): 3,500 sqft minimum, 35' frontage width
 - Estate lots (20): 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 north end of Willowbank Drive, if the road is not continued as part of future development.
- There are otherwise no easements or dedications beyond standard street and PUE easements.

Access and Circulation

- Road and utility access to the site will be from Willowbank Drive, Green Ash Lane (to be built with Plat L), and Blue Cedar Lane (to be built with Plat M), 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 conform in major respect to City standards and the stipulations of approval of the preliminary plat. Staff's Review Comments issued May 19, 2025, address and correct the remaining issues.
- Developer has previously provided water shares for the private property within the development.

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.

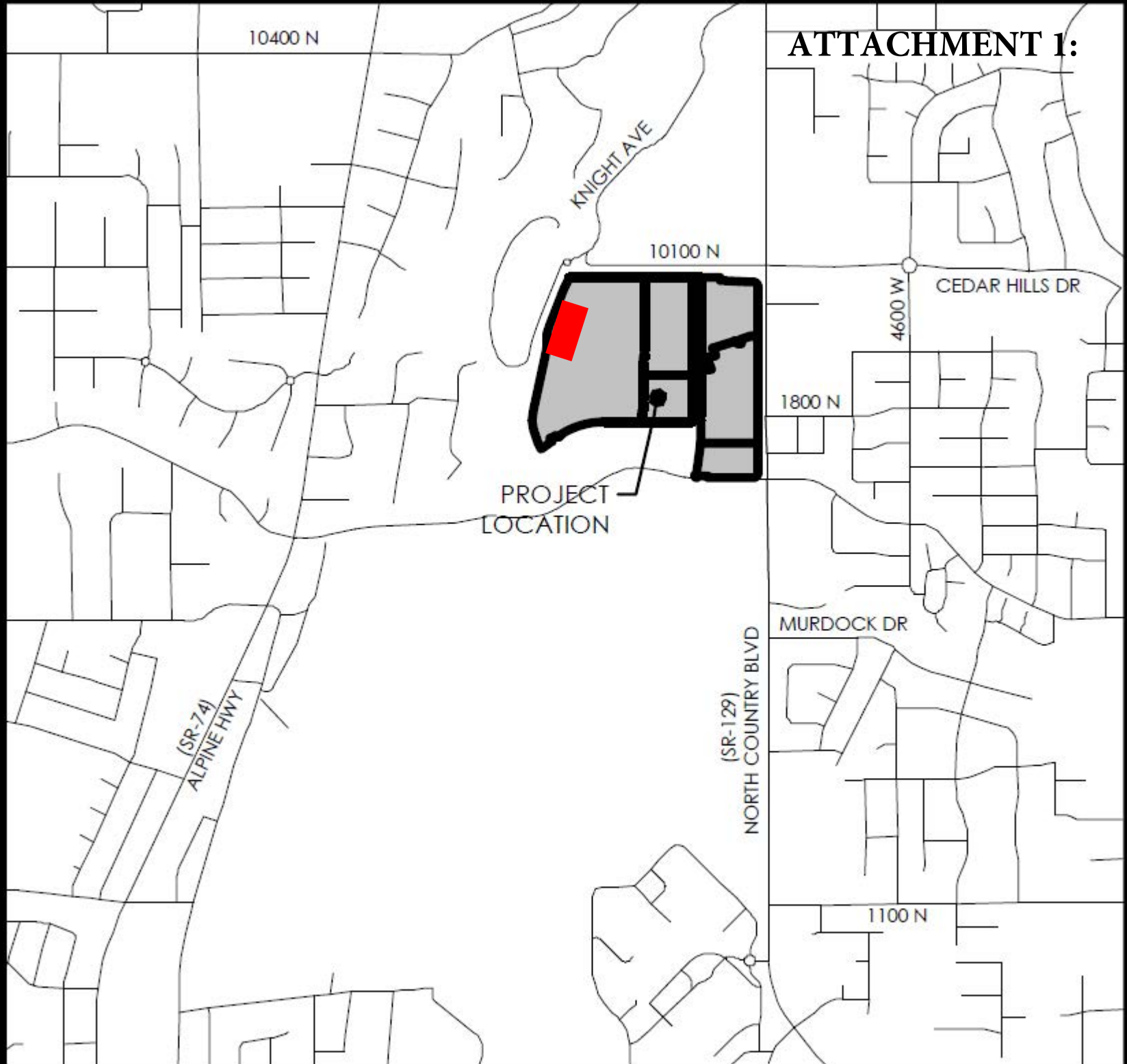
MOTION TO APPROVE:

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

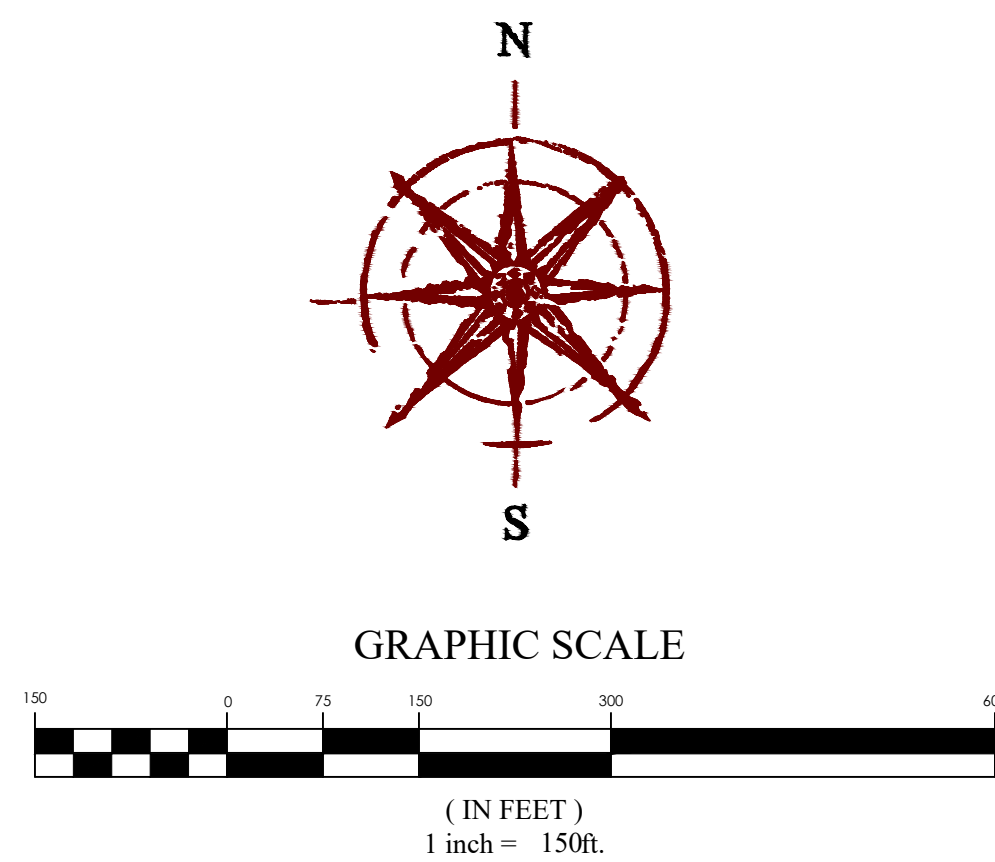
ATTACHMENTS:

1. Vicinity Map
2. Applicable Ridgeview PD Zoning Requirements
3. Ridgeview Pod B Preliminary Plat
4. Plat N - Final Plat and Subdivision Improvement Plans, 04.22.2025
5. Staff Review Comments issued May 19, 2025

ATTACHMENT 1:

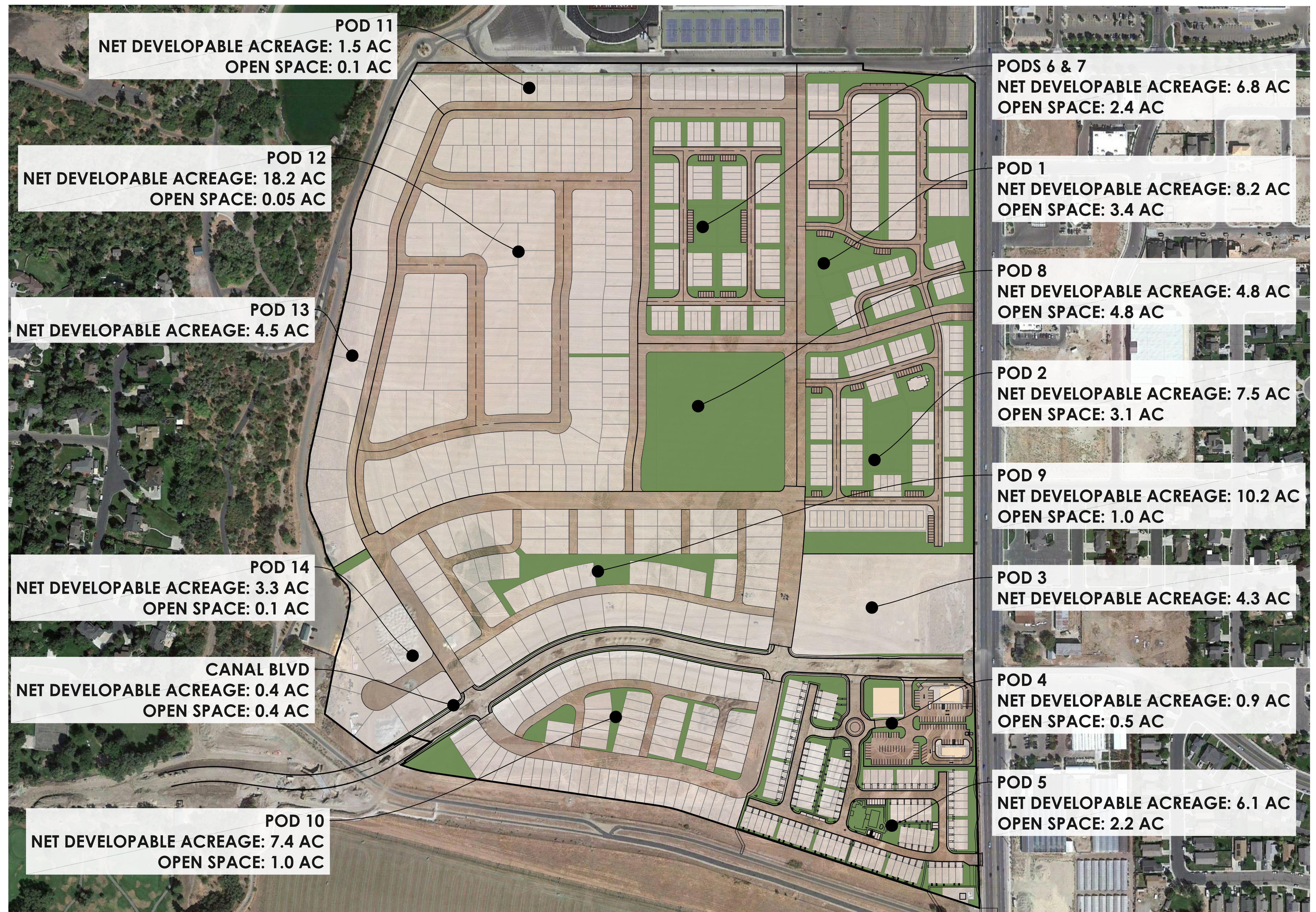


VICINITY MAP



TOTAL DEVELOPABLE ACREAGE:
83.4 AC

TOTAL OPEN SPACE:
19.3 AC (23.2%)



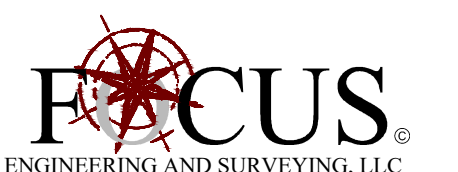
RIDGEVIEW open space exhibit

HIGHLAND CITY, UTAH COUNTY

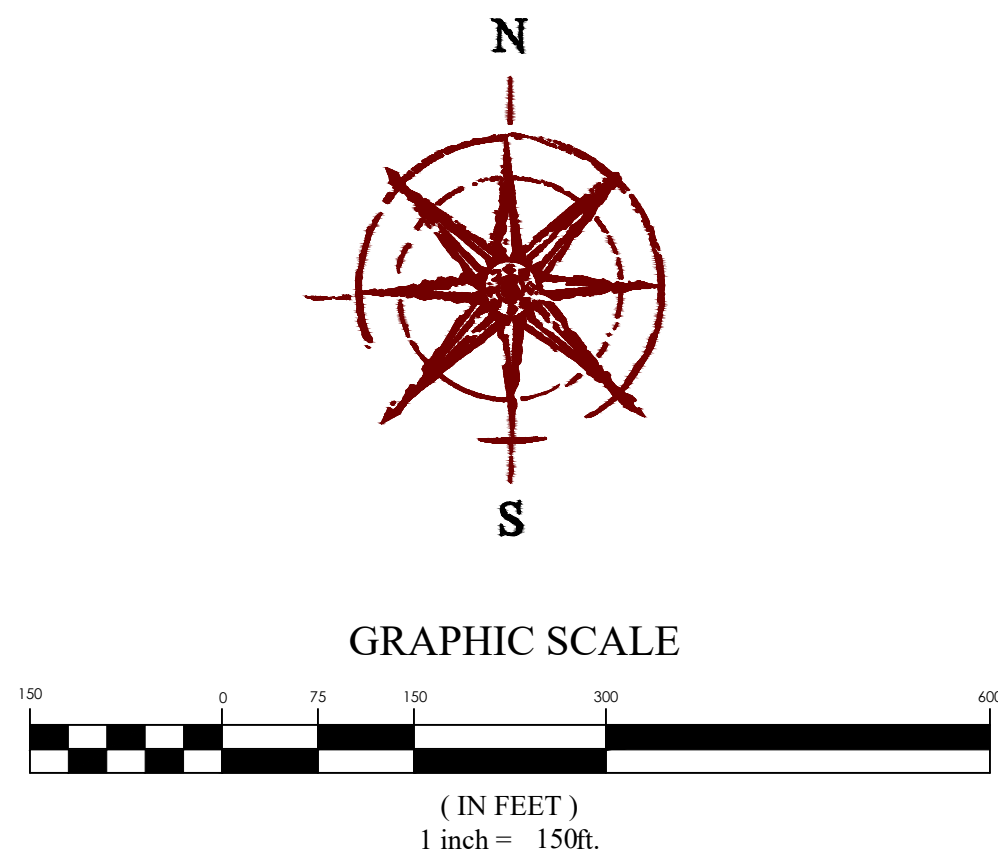
8/26/2021

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.



Z:\2019\19-0084-Highland Ridgeview\design\19-0084.dwg Verticals\Open Space Exhibit 082421.dwg



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

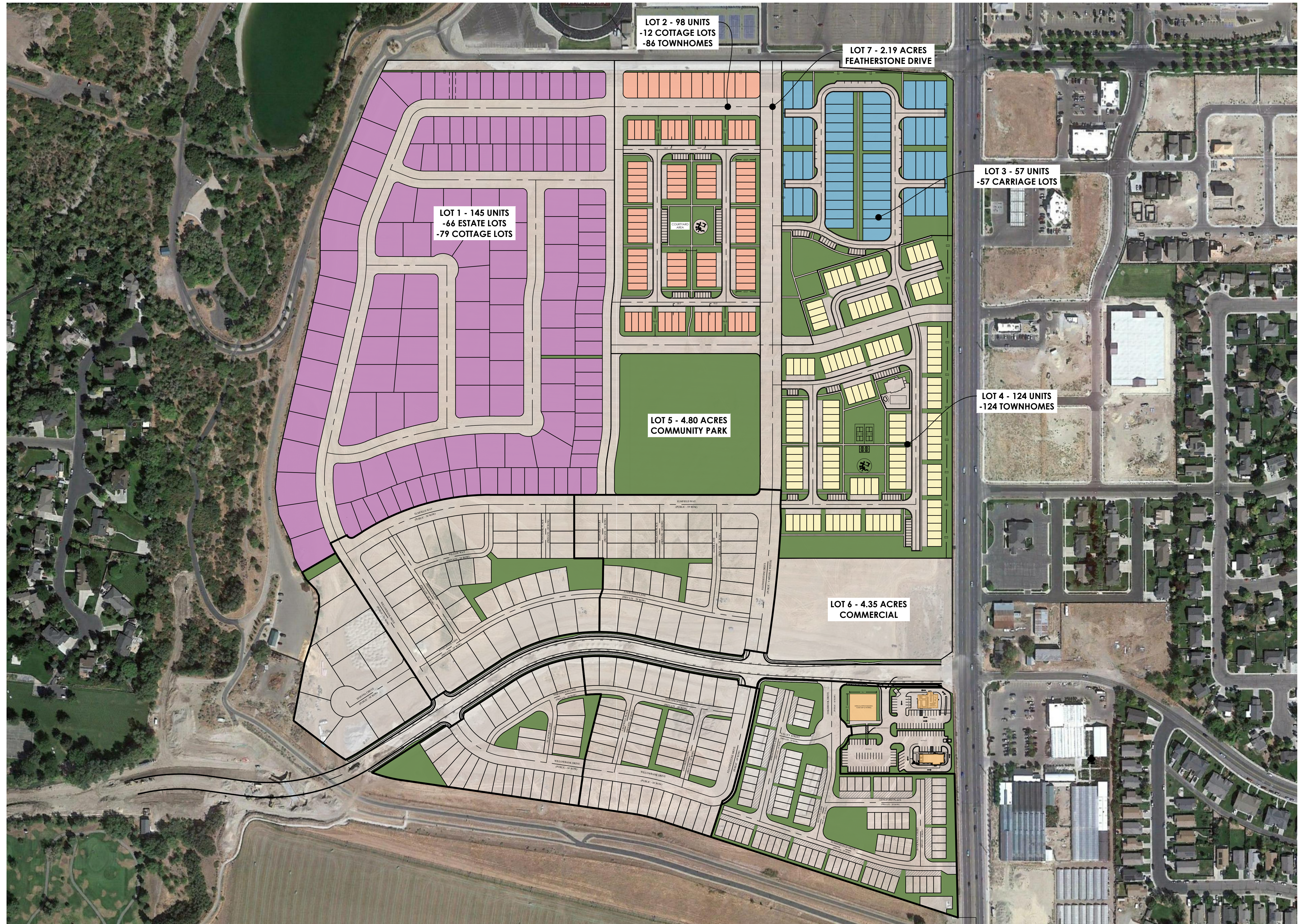
ESTATE LOTS	76
-PLATTED LOTS	10
-PROPOSED LOTS	66

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



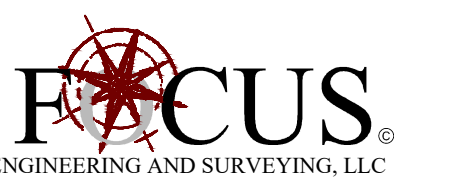
RIDGEVIEW master plan

HIGHLAND CITY, UTAH COUNTY

8/16/2021

19-0084

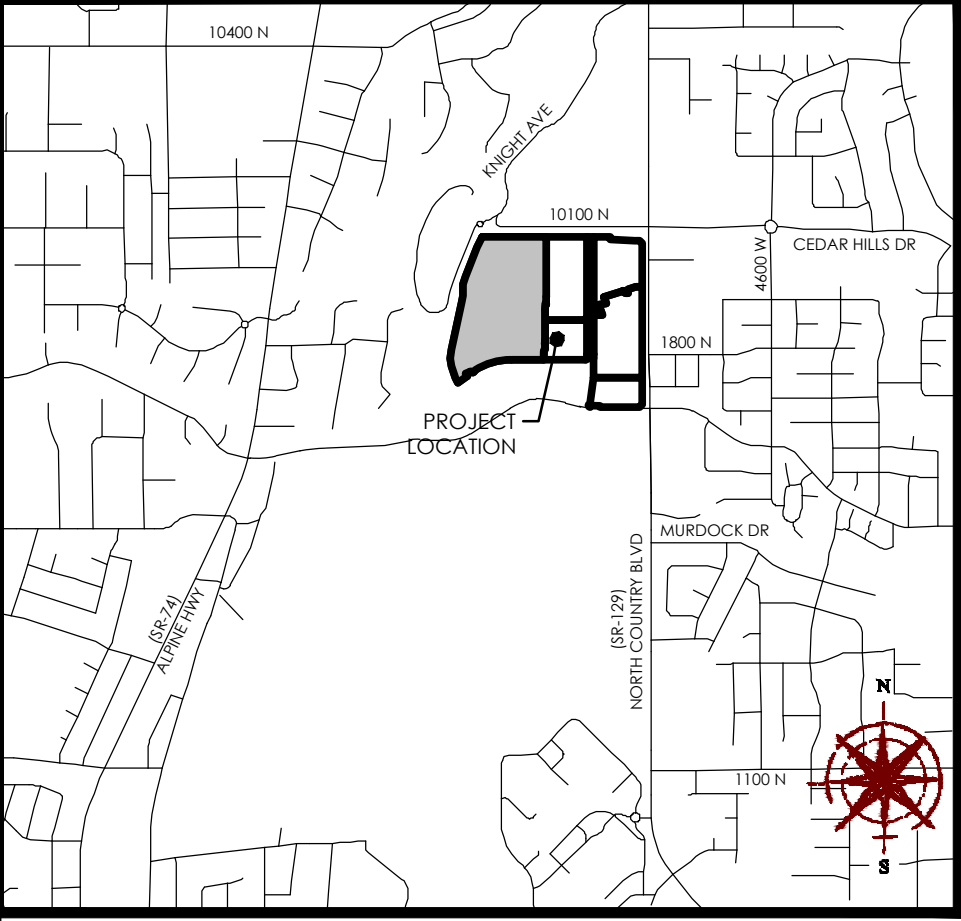
Note: This plan is for illustrative purposes only. Boundaries may be based on parcels obtained through public GIS data. It is recommended that a survey be performed to determine actual boundary size and dimensions as well as other potential boundary conflicts.



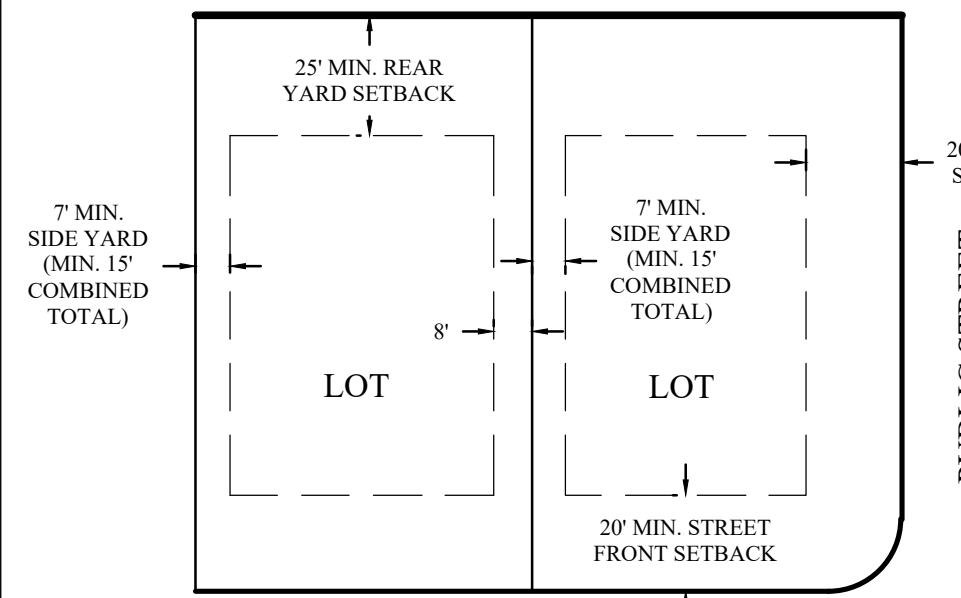
Residential Bulk & Intensity Requirements

	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.

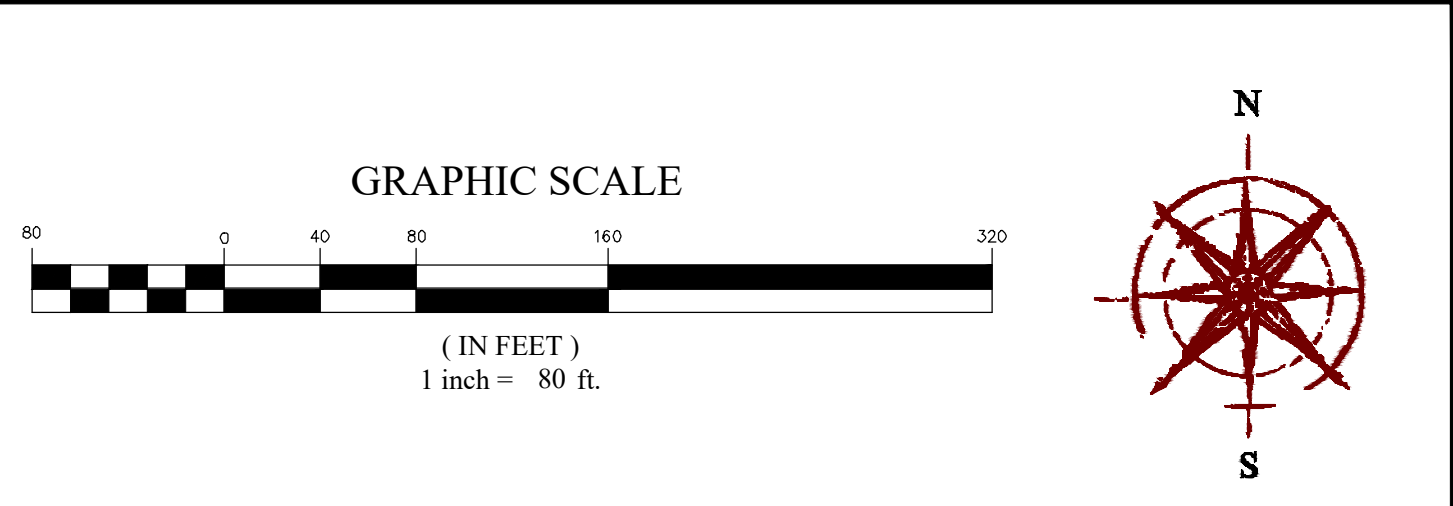
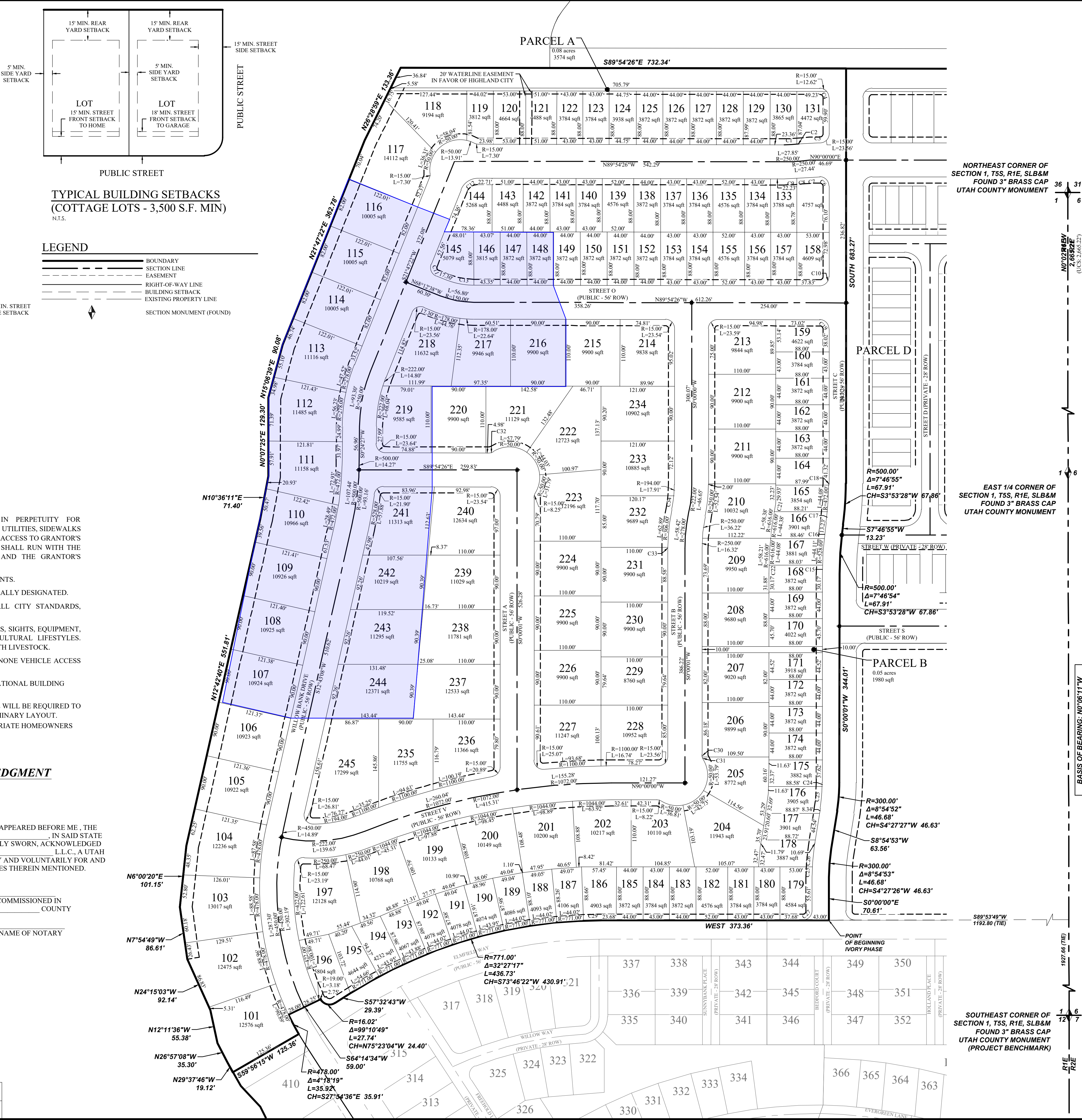
MY COMMISSION EXPIRES: _____ A NOTARY PUBLIC COMMISSIONED IN _____ COUNTY UTAH RESIDING IN _____

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

ENGINEERING AND SURVEYING, LLC
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 +/-

NORTHEAST CORNER OF SECTION 1, T5S, R1E, SLB&M
FOUND 3" BRASS CAP
UTAH COUNTY MONUMENT

EAST 1/4 CORNER OF SECTION 1, T5S, R1E, SLB&M
FOUND 3" BRASS CAP
UTAH COUNTY MONUMENT

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, 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
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FOR REVIEW ONLY

HIGHLAND CITY GENERAL NOTES

- 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.APWAUTAH.ORG). APWA STANDARDS ARE TO BE USED AND FOLLOWED AFTER HIGHLAND CITY STANDARDS ARE APPLIED.
- TWO (2) WORKING DAYS' 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@HIGHLANDCITY.ORG)
- HIGHLAND CITY ENGINEERING INSPECTORS WORK MONDAY THROUGH THURSDAY (7:00 A.M. TO 5:30 PM). INSPECTIONS WILL BE SCHEDULED BETWEEN 7:30 A.M. AND 5:00 P.M.
- 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.
- ALL CONSTRUCTION SHALL BE SHOWN ON THE APPROVED CONSTRUCTION DRAWINGS STAMPED "APPROVED FOR CONSTRUCTION, HIGHLAND CITY 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.
- 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.
- 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.
- 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.
- THE CONTRACTOR IS RESPONSIBLE FOR ALL SAFETY REQUIREMENTS O THE JOB SITE AND WILL ENSURE ENFORCEMENT OF THE NECESSARY AND GOVERNING REGULATIONS.
- ALL CONSTRUCTION DEBRIS SHALL BE REMOVED (IE NO CONCRETE)
- THE PARK STRIP SHALL BE FILLED WITH NATIVE TOP SOIL, LEVEL WITH TOP OF CURB, NO ROCKS GREATER THAN (3) INCHES.
- HIGHLAND CITY DEFINES THE TIME FOR COMPLETION OF THE PUNCH LIST ITEMS TO BE THIRTY (30) DAYS.

HIGHLAND CITY UTILITY NOTES

- 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.
- THE EXISTING UTILITIES LOCATED ON THE PLANS ARE FOR THE CONVENIENCE OF THE CONTRACTOR. NEITHER THE CITY ENGINEER, DESIGN 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.
- 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.
- 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.

HIGHLAND CITY QUALITY CONTROL NOTES

- A. BASE
- ALL TESTING PERFORMED WILL BE AT NO COST TO THE CITY.
 - 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.
 - ALL TESTING WILL BE PERFORMED BY A CERTIFIED TESTING LABORATORY AND A CERTIFIED TESTER
 - COMPACTION SHALL MEET THE 95% MODIFIED PROCTOR REQUIREMENTS.
 - THE CITY INSPECTOR HAS THE AUTHORITY TO DIRECT THE LOCATION OF TESTING OR TO CALL FOR ADDITIONAL TESTS IF DEEMED NECESSARY.
- B. SUBBASE
- ALL TESTING PERFORMED WILL BE AT NO COST TO THE CITY.
 - ALL SUBBASES (OR SUBGRADE IF NO SUBBASE IS USED) WILL HAVE A PROOF ROLLING TEST WITH A CITY INSPECTOR ON SITE.
 - 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.
 - THE CITY INSPECTOR SHALL HAVE THE DISCRETION TO REQUEST THE REMOVAL OF MATERIAL AND THE AMOUNT AT LOCATIONS OF FAILURES.
 - THE FAILED MATERIAL SHALL BE REMOVED AND REPLACED AT THE EXPENSE OF THE CONTRACTOR AND RETESTED.
- C. TRENCH COMPACTION
- ALL TESTING PERFORMED WILL BE AT NO COST TO THE CITY.
 - TESTING RESULTS ARE REQUIRED TO BE SUBMITTED TO THE PUBLIC WORKS DEPARTMENT FOR REVIEW AND APPROVAL BEFORE THE NEXT PHASE OF CONSTRUCTION CAN BEGIN.
 - COMPACTION TESTS ARE REQUIRED EVERY TWO HUNDRED (200) LINEAR FEET OF EACH UTILITY AND EVERY TWO (2) FEET OF VERTICAL LIFT.
 - MAXIMUM LIFT THICKNESS IS EIGHT (8) INCHES
- D. SIDEWALKS AND CURB & GUTTER
- ALL TESTING PERFORMED WILL BE AT NO COST TO THE CITY.
 - TESTING RESULTS ARE REQUIRED TO BE SUBMITTED TO THE PUBLIC WORKS DEPARTMENT FOR REVIEW AND APPROVAL BEFORE THE NEXT PHASE OF CONSTRUCTION CAN BEGIN.
 - SIDEWALKS - COMPACTION TESTS AREA REQUIRED EVERY FOUR HUNDRED (400) LINEAR FEET PER LIFT.
 - CURB AND GUTTER - COMPACTION TESTS ARE REQUIRED EVERY TWO HUNDRED (200) LINEAR FEET PER LIFT.
 - MAXIMUM LIFT THICKNESS IS EIGHT (8) INCHES.

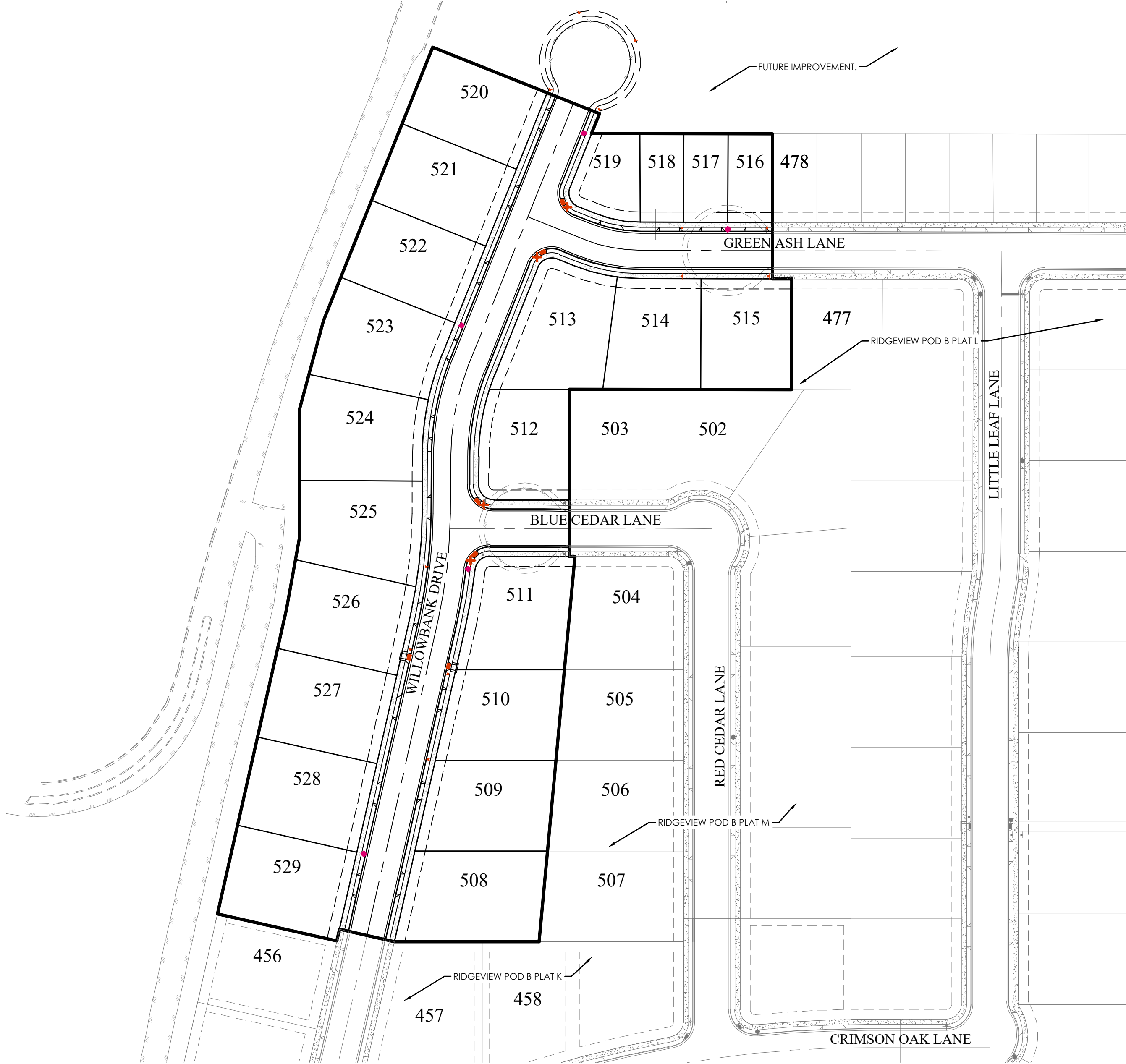
HIGHLAND CITY TRAFFIC NOTES

- ALL CONSTRUCTION SIGNAGE, BARRICADING, AND TRAFFIC DELINEATION SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), LATEST EDITION.
- BEFORE ANY WORK IS STARTED IN THE RIGHT-OF-WAY, THE CONTRACTOR SHALL INSTALL ALL ADVANCE WARNING SIGNS FOR THE CONSTRUCTION ZONE.
- 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.
- 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 THROUGH THAT WORK ZONE, 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.
- 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.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND INSTALLING ALL 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.
- 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 STATUS OF COMPLETION.
- THE CONTRACTOR SHALL PROVIDE BARRICADES, SIGNS, FLASHERS, OTHER EQUIPMENT, AND FLAG PERSONS NECESSARY TO ENSURE THE SAFETY OF WORKERS AND VISITORS.

RIDGEVIEW POD B PLAT N

PREPARED FOR:
IVORY DEVELOPMENT

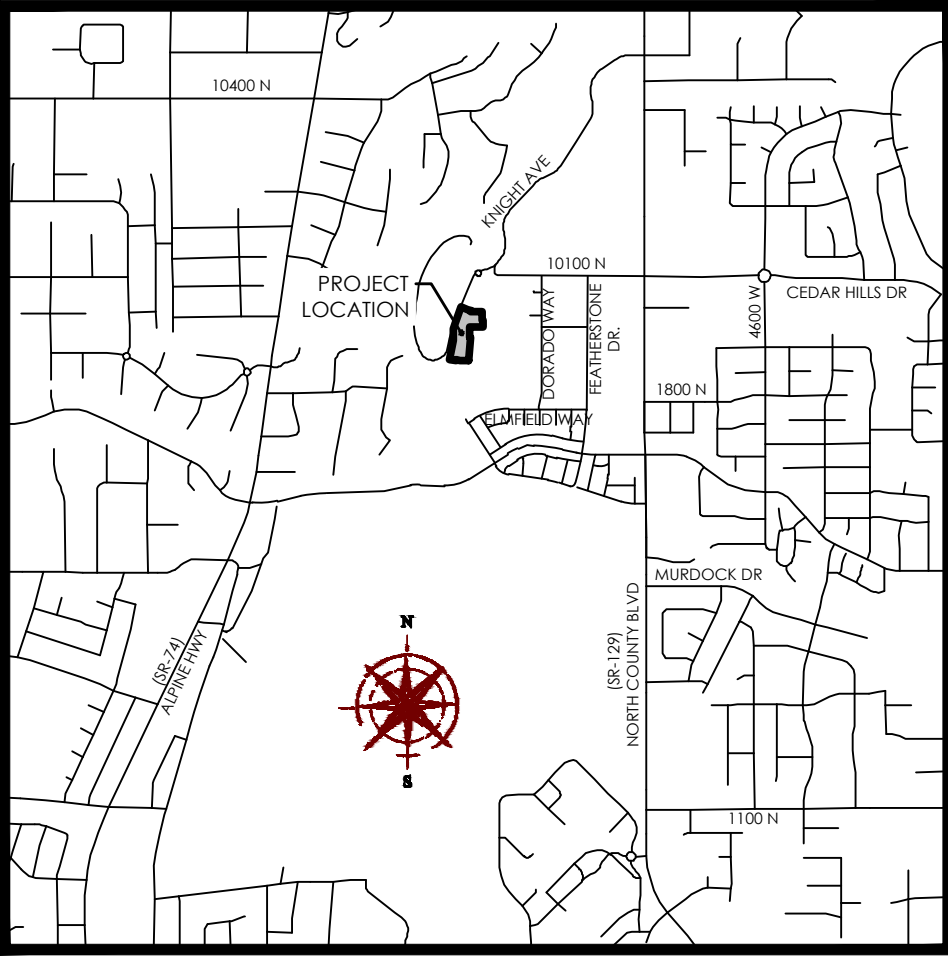
LOCATED IN:
HIGHLAND CITY,UTAH COUNTY,UTAH



SITE MAP

ENGINEER'S NOTES TO CONTRACTOR

- CONTRACTOR TO FIELD VERIFY HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF CONSTRUCTION, AND REPORT ANY DISCREPANCIES TO THE ENGINEER.
 - ANY AND ALL DISCREPANCIES IN THESE PLANS ARE TO BE BROUGHT TO THE ENGINEER'S ATTENTION PRIOR TO COMMENCEMENT OF CONSTRUCTION.
 - ALL CONSTRUCTION SHALL ADHERE TO HIGHLAND CITY STANDARD PLANS AND SPECIFICATIONS.
 - 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 VERTICAL OR HORIZONTAL REFERENCE WILL NOT BE ACCEPTED OR CERTIFIED BY THE ENGINEER OF RECORD.
 - 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.
- THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES, CONDUITS OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF THE AVAILABLE RECORDS, TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THESE PLANS. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN ON THESE DRAWINGS. THE CONTRACTOR FURTHER ASSUMES ALL LIABILITY AND RESPONSIBILITY FOR THE UTILITY PIPES, CONDUITS OR STRUCTURES SHOWN OR NOT SHOWN ON THESE DRAWINGS. IF UTILITY LINES ARE ENCOUNTERED DURING CONSTRUCTION THAT ARE NOT IDENTIFIED BY THESE PLANS, CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY.
 - CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE CITY, THE OWNER, AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.
 - UNAUTHORIZED CHANGES & USES: THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.
 - ALL CONTOUR LINES SHOWN ON THE PLANS ARE AN INTERPRETATION BY CAD SOFTWARE OF FIELD SURVEY WORK PERFORMED BY A LICENSED SURVEYOR. DUE TO THE POTENTIAL DIFFERENCES IN INTERPRETATION OF CONTOURS BY VARIOUS TYPES OF GRADING SOFTWARE BY OTHER ENGINEERS OR CONTRACTORS, FOCUS DOES NOT GUARANTEE OR WARRANTY THE ACCURACY OF SUCH LINework. FOR THIS REASON, FOCUS WILL NOT PROVIDE ANY GRADING CONTOURS IN CAD FOR ANY TYPE OF USE BY THE CONTRACTOR. SPOT ELEVATIONS AND PROFILE ELEVATIONS SHOWN IN THE DESIGN DRAWINGS GOVERN ALL DESIGN INFORMATION ILLUSTRATED ON THE APPROVED CONSTRUCTION SET. CONSTRUCTION EXPERTISE AND JUDGMENT BY THE CONTRACTOR IS ANTICIPATED BY THE ENGINEER TO COMPLETE BUILD-OUT OF THE INTENDED IMPROVEMENTS.



VICINITY MAP

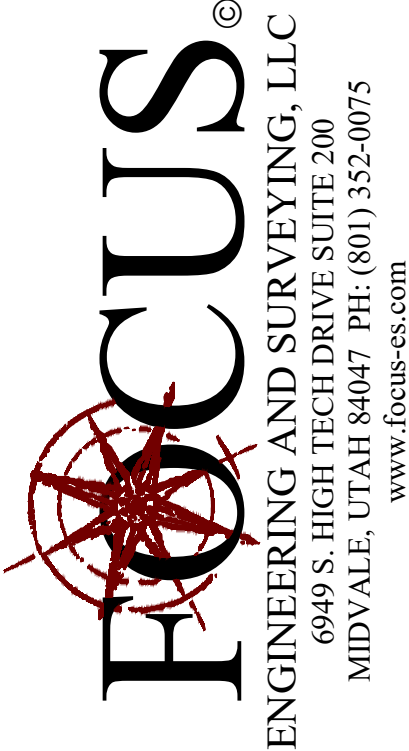
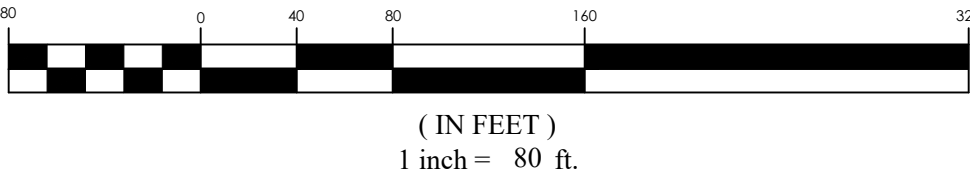
Sheet List Table	
Sheet Number	Sheet Title
C1	COVER SHEET
C2	FINAL PLAT
C3	SITE PLAN
C3.1	CROSSWALK PLAN
C4	OVERALL GRADING & DRAINAGE PLAN
C4.1	GRADING & DRAINAGE PLAN
C4.2	GRADING & DRAINAGE PLAN
C4.3	SECTION PLAN
C5	SEWER PLAN
C6	WATER PLAN
C7	EROSION CONTROL PLAN
PP01	WILLOWBANK DRIVE
PP02	WILLOWBANK DRIVE
PP03	BLUE CEDAR LANE
PP04	GREEN ASH LANE
D1	DETAILS
D2	DETAILS
D3	DETAILS
D4	DETAILS
D5	DETAILS

BENCHMARK

SOUTHEAST CORNER OF SECTION 1
TOWNSHIP 5 SOUTH, RANGE 1 EAST
SALT LAKE CITY, UTAH
ELEV: 4819.98'
DATUM: NAD83



GRAPHIC SCALE



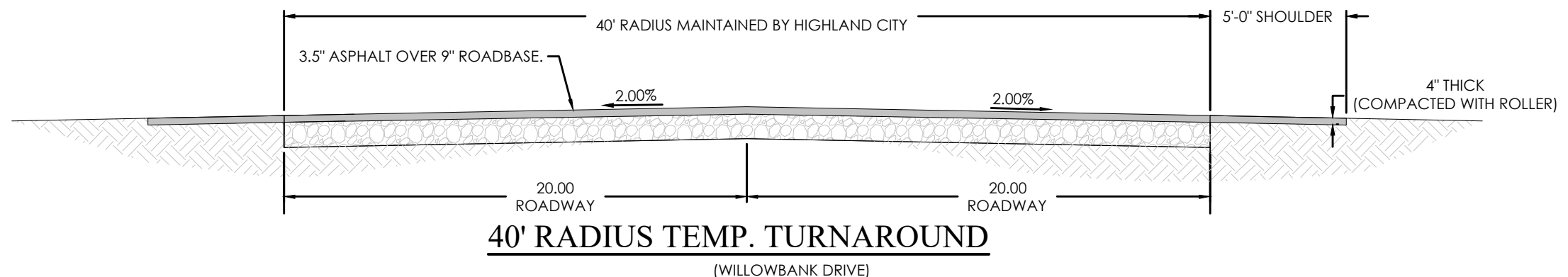
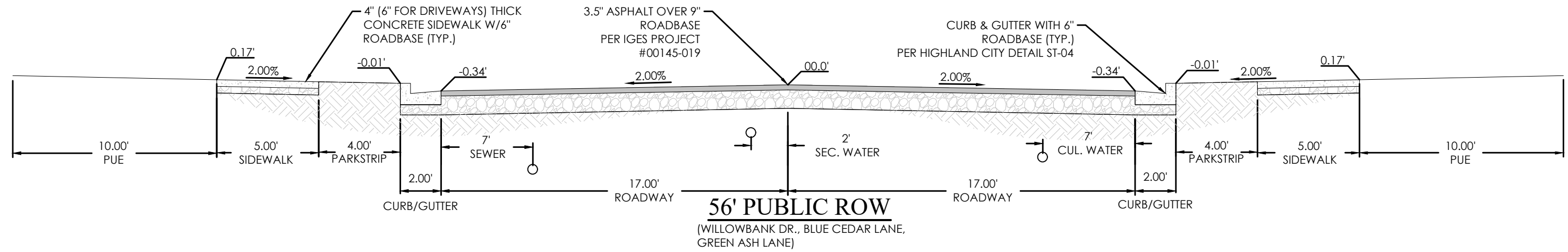
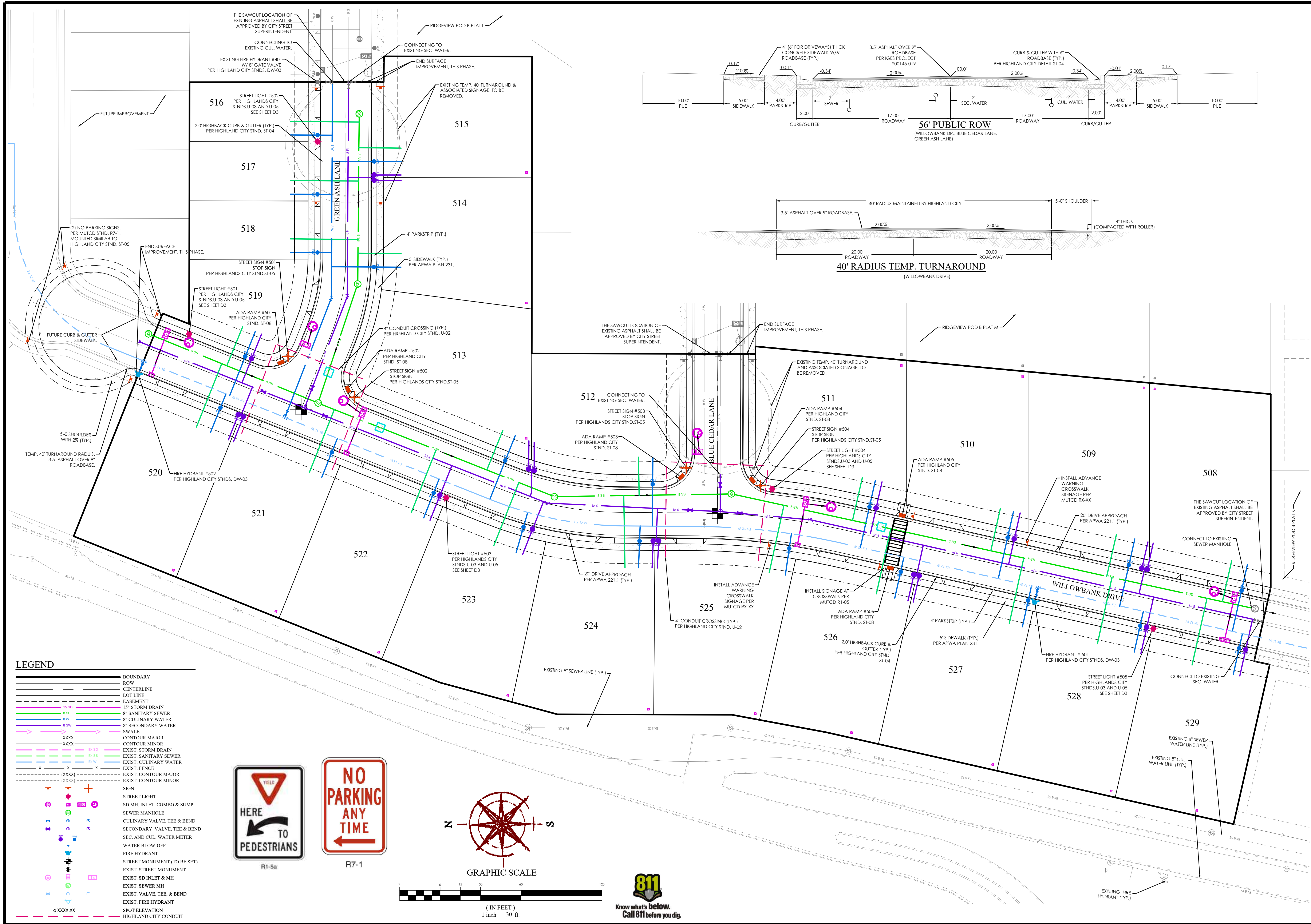
RIDGEVIEW POD B PLAT N
HIGHLAND CITY, UT
COVER SHEET

REVISION BLOCK	
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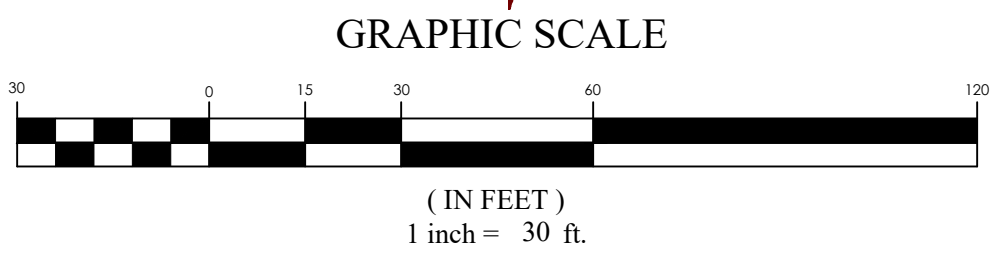
COVER SHEET

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Date: 04/16/25	Job #: 24-0388
Sheet:	

C1



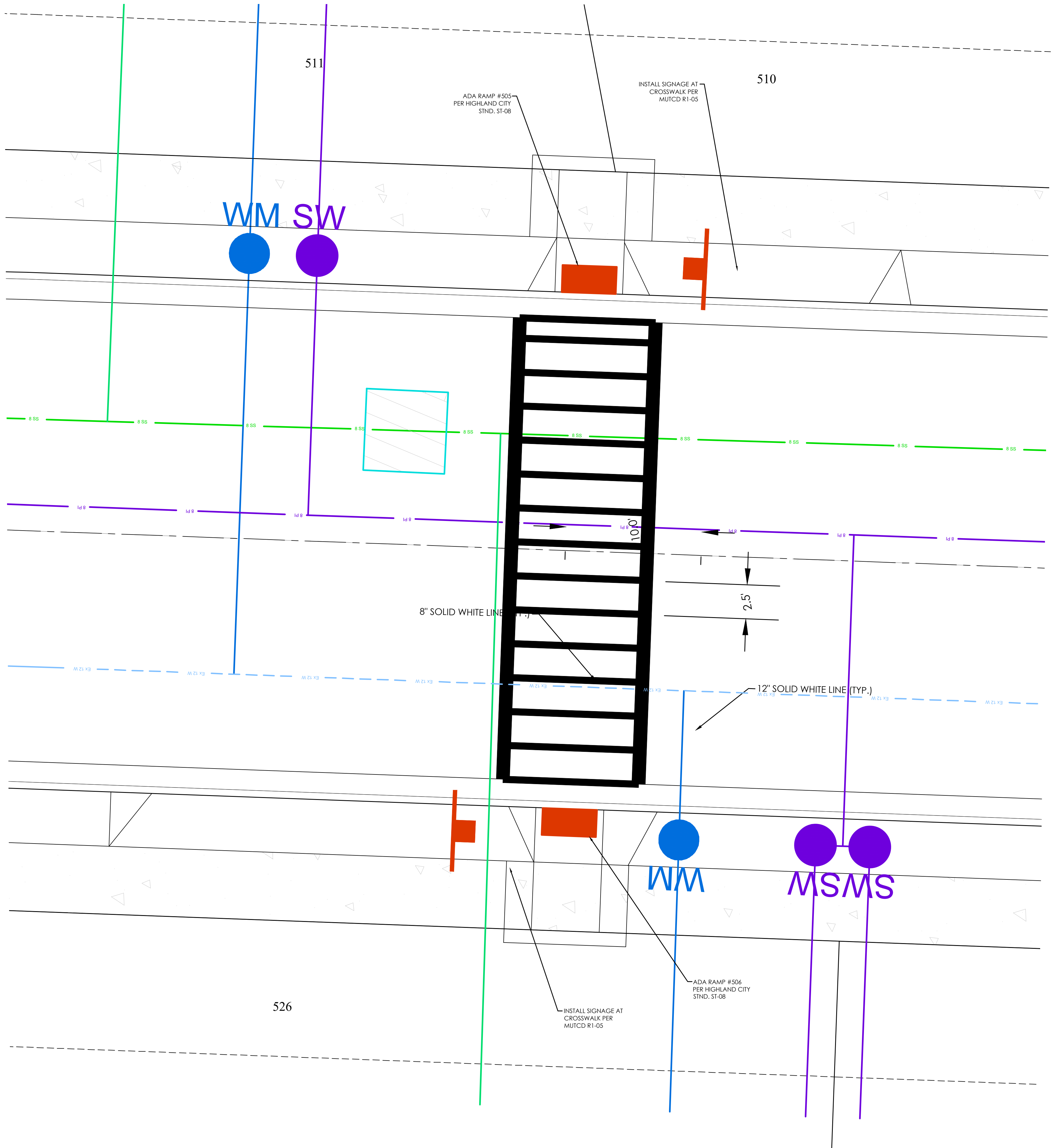
- LEGEND**
- BOUNDARY
 - ROW
 - CENTERLINE
 - LOT LINE
 - EASEMENT
 - 15" STORM DRAIN
 - 8" SANITARY SEWER
 - 8" CULINARY WATER
 - 8" SECONDARY WATER
 - SWALE
 - CONTOUR MAJOR
 - CONTOUR MINOR
 - EXIST. STORM DRAIN
 - EXIST. SANITARY SEWER
 - EXIST. CULINARY WATER
 - EXIST. FENCE
 - EXIST. CONTOUR MAJOR
 - 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



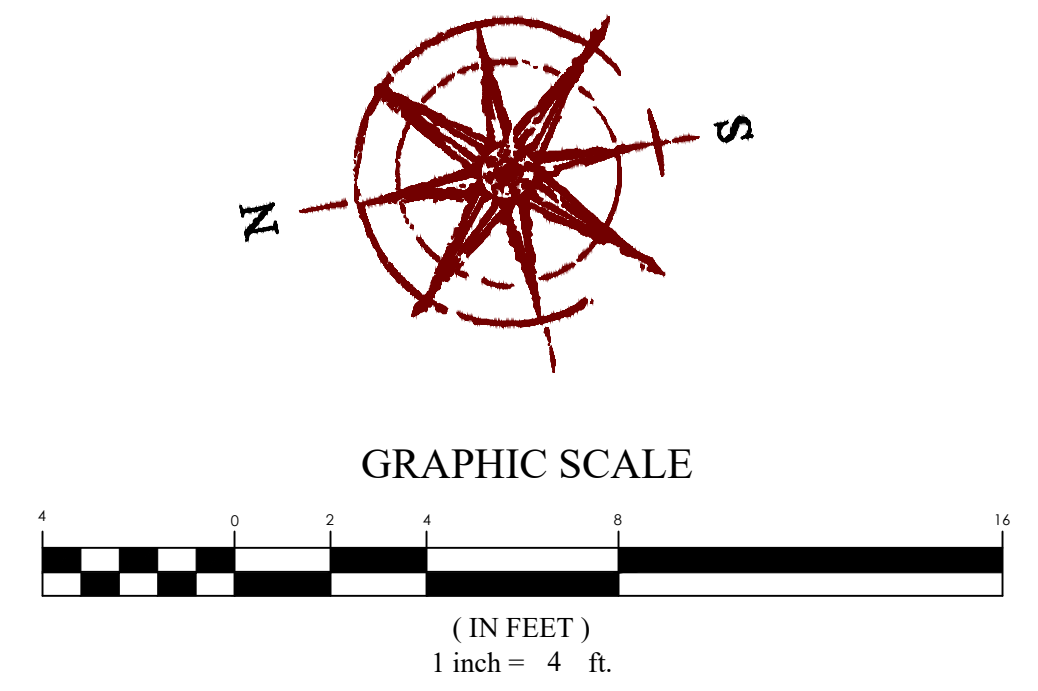
RIDGEVIEW POD B PLAT N
HIGHLAND CITY, UT
SITE PLAN

REVISION BLOCK	
NO.	DESCRIPTION
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SITE PLAN	
Scale: 1"=30'	Drawn: CRP
Date: 04/16/25	Job #: 24-0388
Sheet:	C3



LEGEND	
[Symbol]	BOUNDARY
[Symbol]	ROW
[Symbol]	CENTERLINE
[Symbol]	LOT LINE
[Symbol]	EASEMENT
[Symbol]	15\"/>
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[Symbol]	8\"/>
[Symbol]	8\"/>
[Symbol]	SWALE
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[Symbol]	CONTOUR MINOR
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[Symbol]	SECONDARY VALVE, TEE & BEND
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[Symbol]	WATER BLOW-OFF
[Symbol]	FIRE HYDRANT
[Symbol]	STREET MONUMENT (TO BE SET)
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[Symbol]	EXIST. FIRE HYDRANT
[Symbol]	SPOT ELEVATION
[Symbol]	HIGHLAND CITY CONDUIT

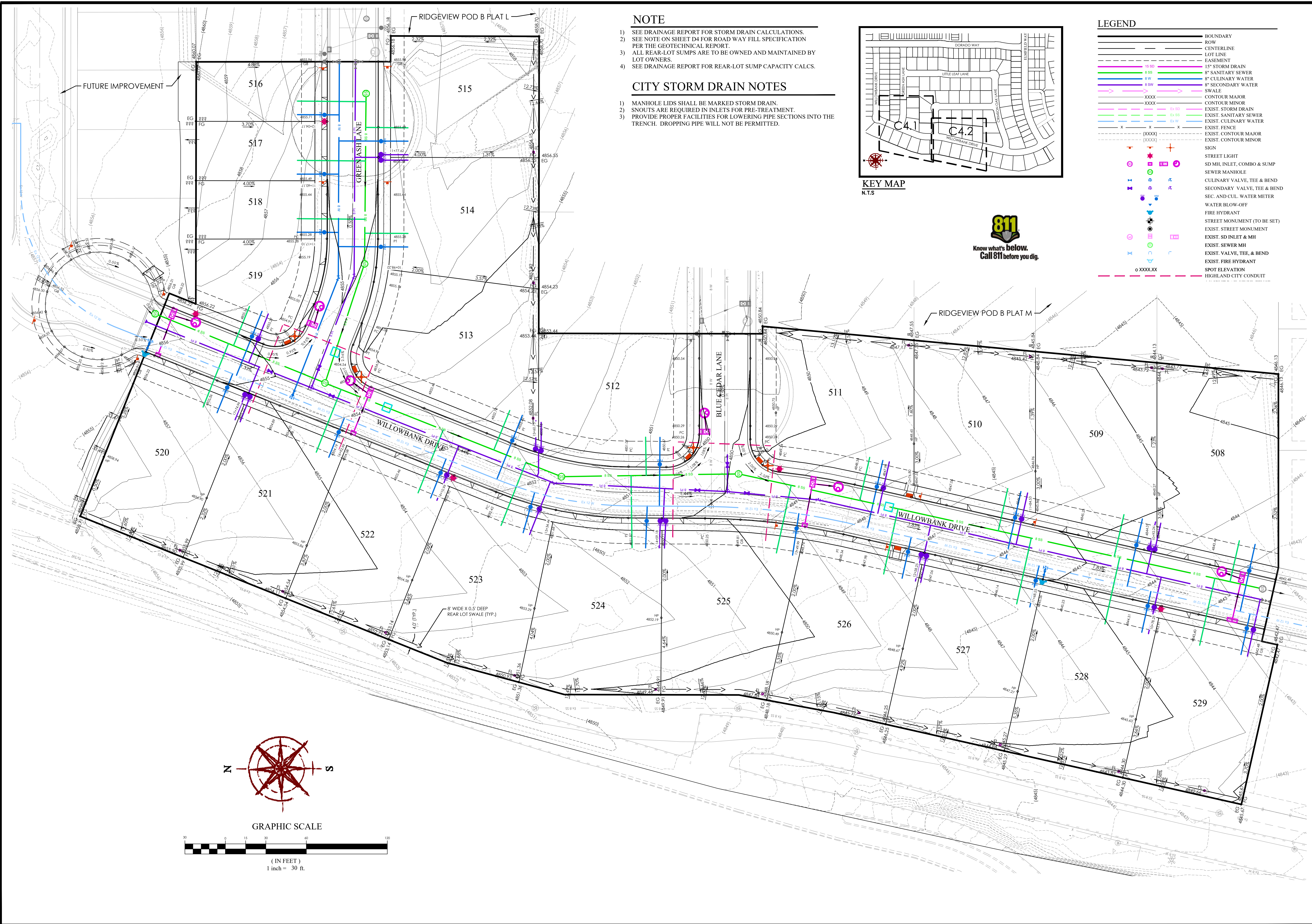


RIDGEVIEW POD B PLAT N
HIGHLAND CITY, UT
CROSSWALK PLAN

REVISION BLOCK	
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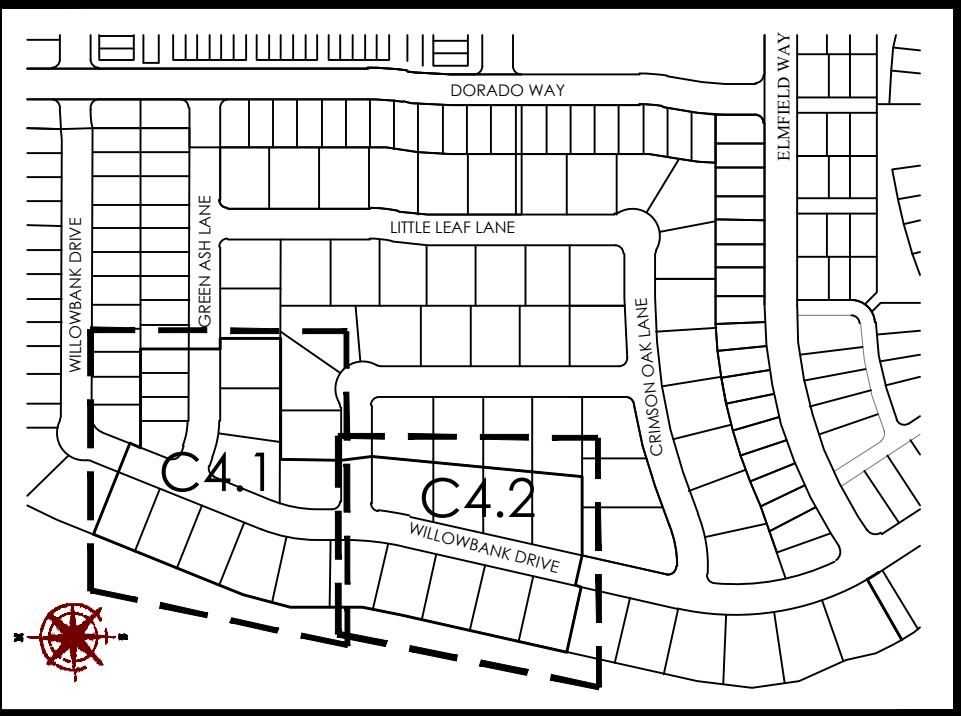
CROSSWALK PLAN	
Scale: 1"=4'	Drawn: CRP
Date: 04/16/25	Job #: 24-0388
Sheet:	C3.1





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

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



KEY MAP
N.T.S



- LEGEND**
- BOUNDARY
 - ROW
 - CENTERLINE
 - LOT LINE
 - EASEMENT
 - 15" SD
 - 8" SANITARY SEWER
 - 8" CULINARY WATER
 - 8" SW
 - 8" SECONDARY WATER
 - 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
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 - 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

FOCUS
ENGINEERING AND SURVEYING, LLC
6949 S. HIGH TECH DRIVE, SUITE 200
MIDVALE, UTAH 84047 PH: (801) 552-0075
WWW.FOCUS-ES.COM

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

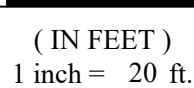
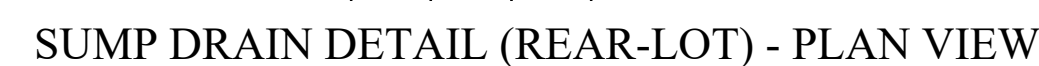
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OVERALL GRADING & DRAINAGE PLAN

Scale: 1"=30'
Date: 04/16/25
Sheet:

Drawn: CRP
Job #: 24-0388

C4



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

CITY STORM DRAIN NOTES

- 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.

REVISION BLOCK		
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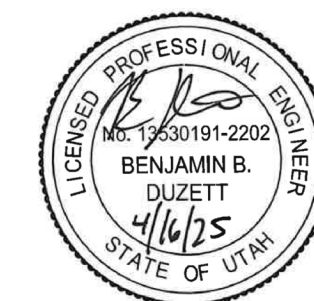
GRADING & DRAINAGE PLAN

Scale: 1"=20'	Drawn: CRP
Date: 04/16/25	Job #: 24-0388
Sheet:	

C4.1



ENGINEERING AND SURVEYING, L
6949 S. HIGH TECH DRIVE SUITE 200
MIDVALE, UTAH 84047 PH: (801) 352-0075

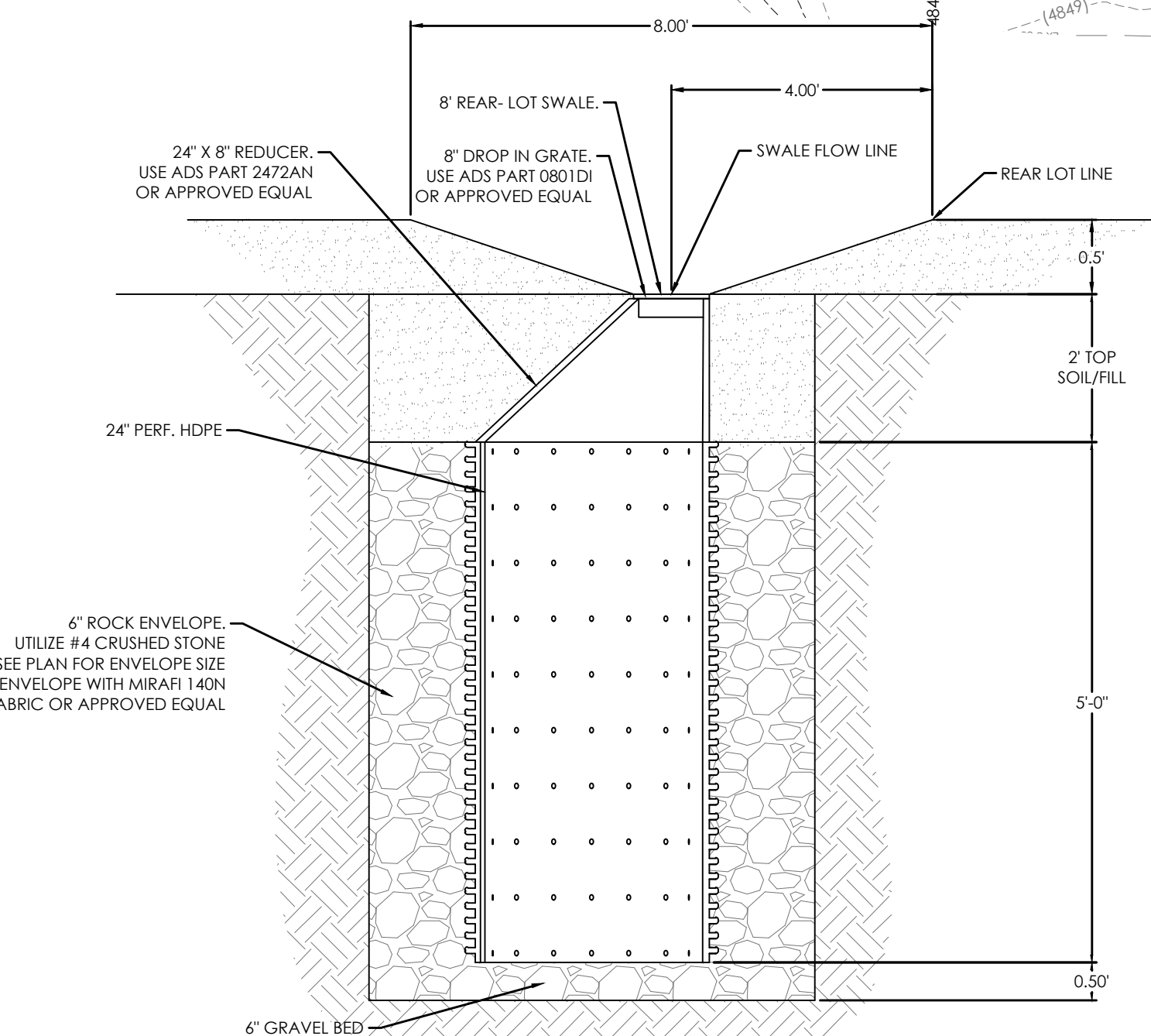
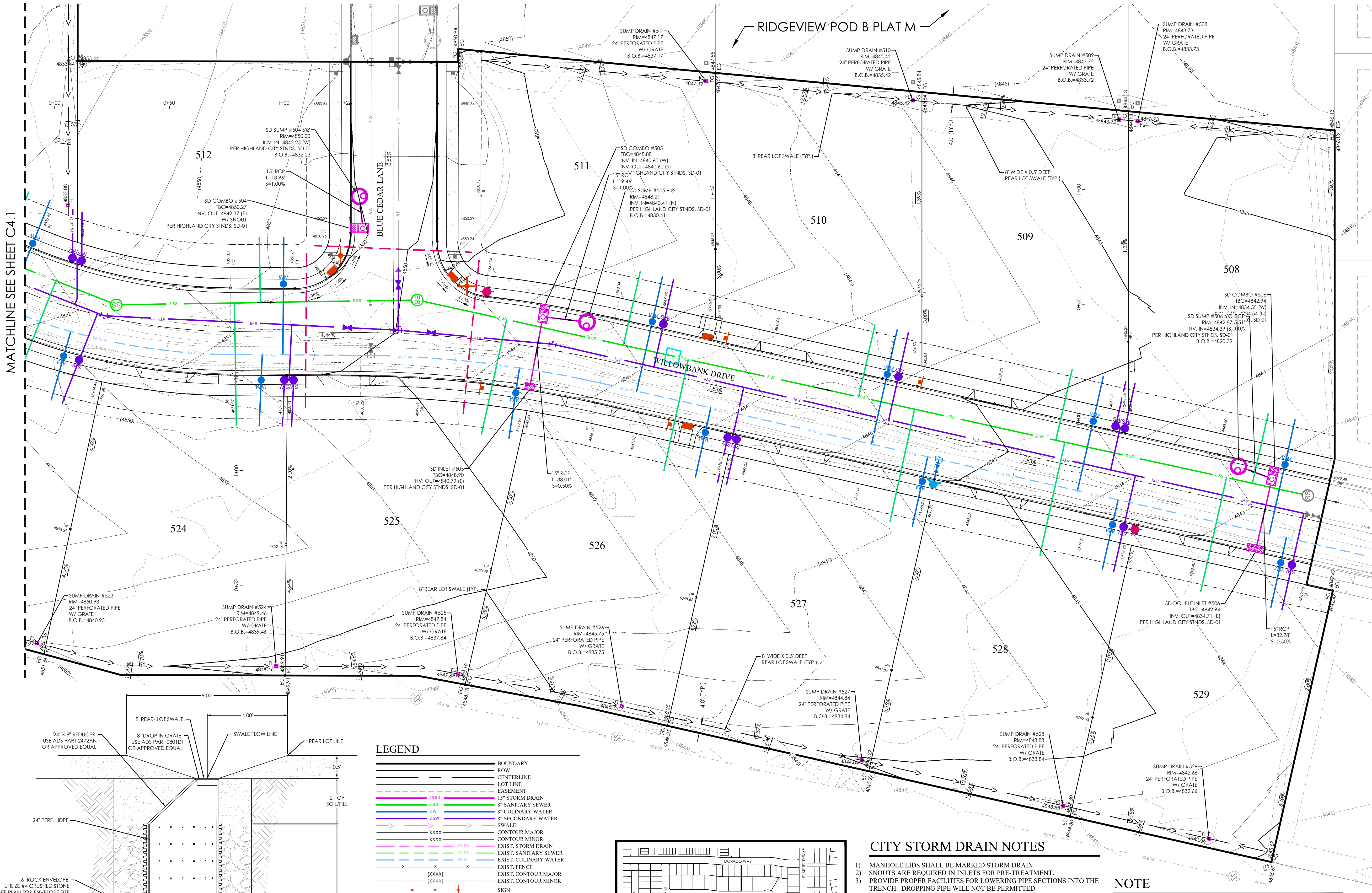


BRIDGEVIEW POD B PLAT N

HIGHLAND CITY, UT

GRADING & DRAINAGE PLAN

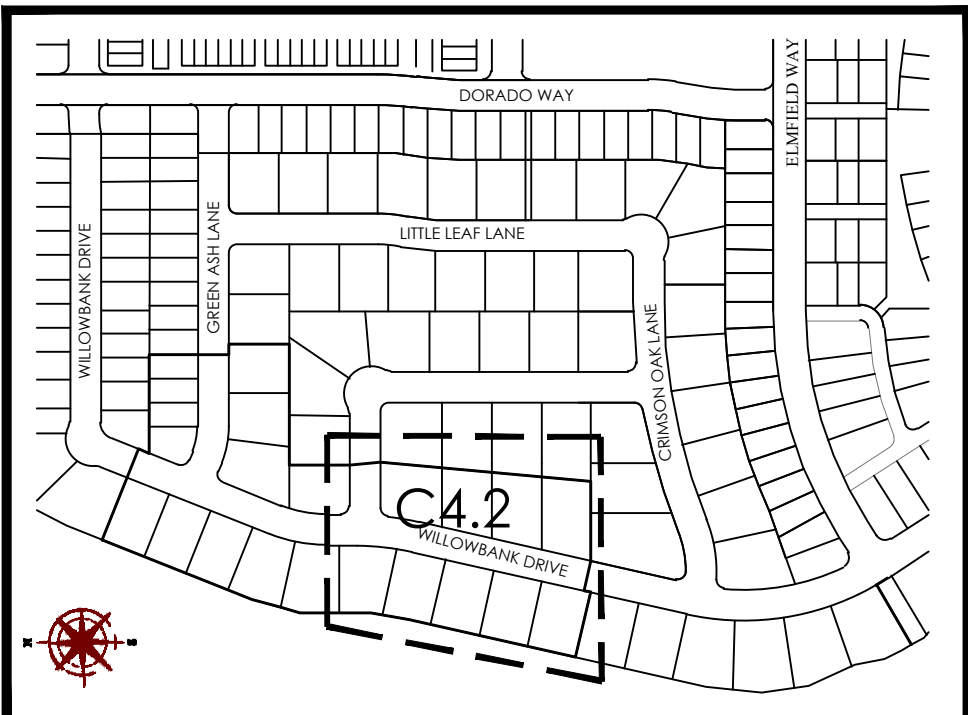
MATCHLINE SEE SHEET C4.1



SUMP DRAIN DETAIL (REAR-LOT) - PROFILE VIEW

LEGEND

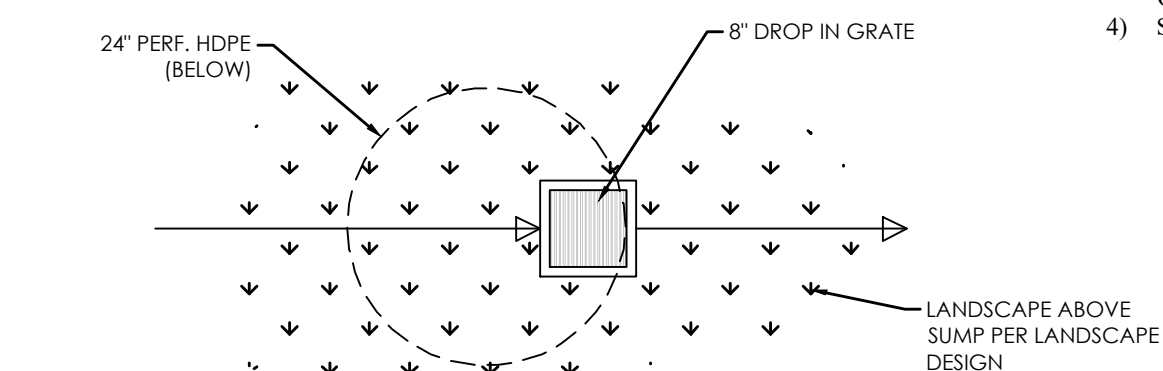
---	BOUNDARY
---	ROW
---	CENTERLINE
---	LOT LINE
---	EASEMENT
---	15" STORM DRAIN
---	8" SANITARY SEWER
---	8" CULINARY WATER
---	8" SECONDARY WATER
---	SWALE
---	CONTOUR MAJOR
---	CONTOUR MINOR
---	EXIST. STORM DRAIN
---	EXIST. SANITARY SEWER
---	EXIST. CULINARY WATER
---	EXIST. FENCE
---	EXIST. CONTOUR 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.

CITY STORM DRAIN NOTES

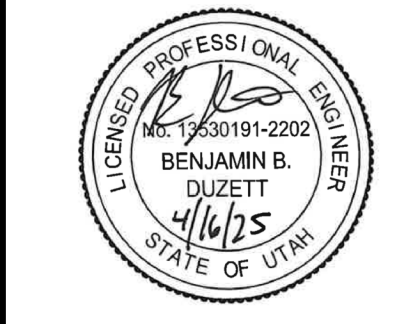
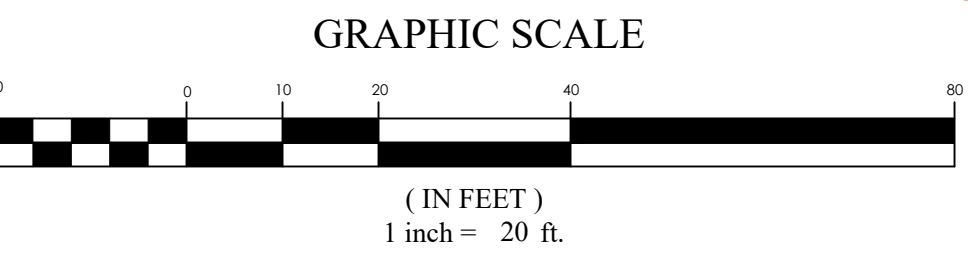
- 1) MANHOLE LIDS SHALL BE MARKED STORM DRAIN.
- 2) SNOUTS ARE REQUIRED IN INLETS FOR PRE-TREATMENT.
- 3) PROVIDE PROPER FACILITIES FOR LOWERING PIPE SECTIONS INTO THE TRENCH. DROPPING PIPE WILL NOT BE PERMITTED.



SUMP DRAIN DETAIL (REAR-LOT) - PLAN VIEW

NOTE

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



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

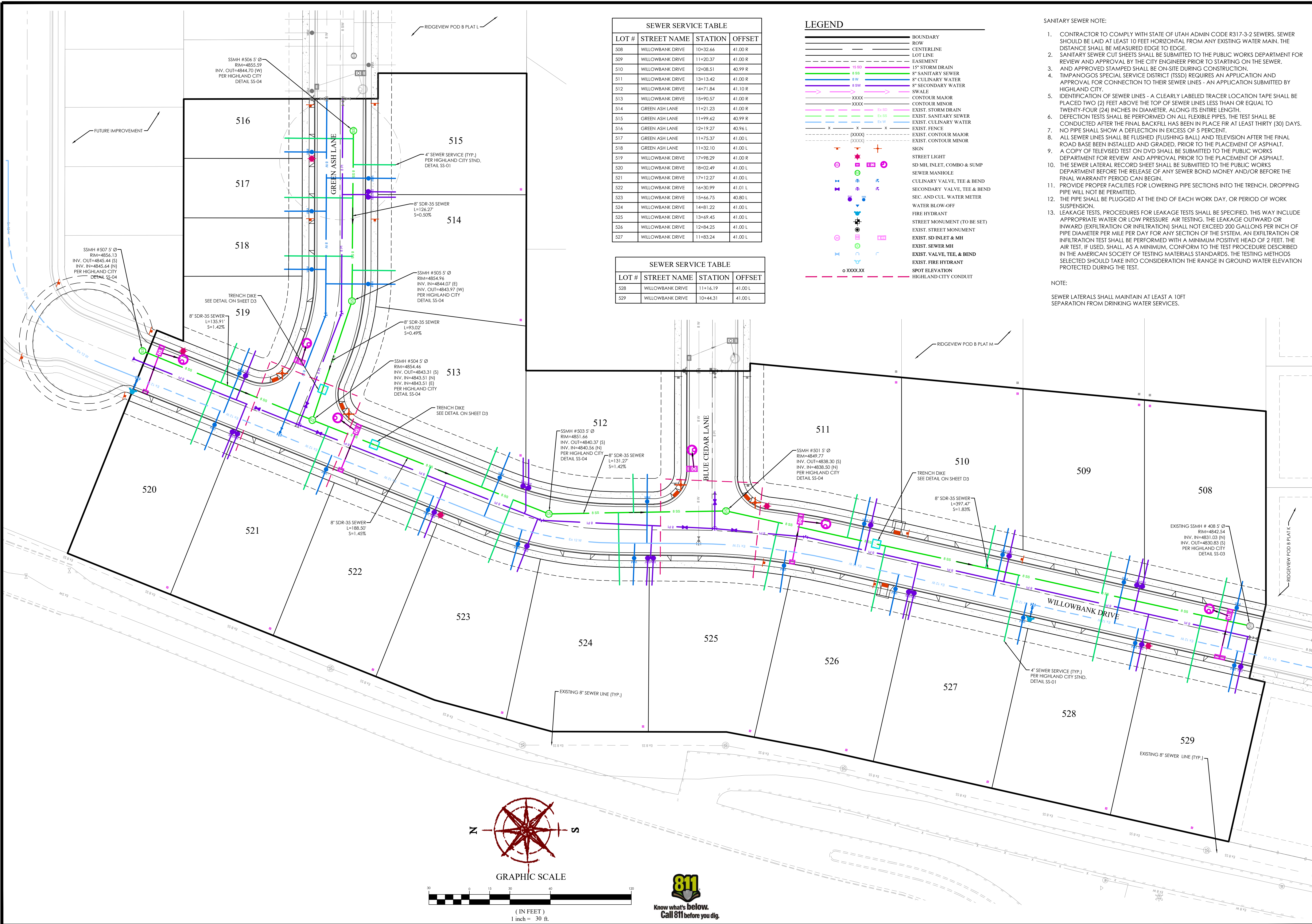
REVISION BLOCK

NO.	DATE	DESCRIPTION
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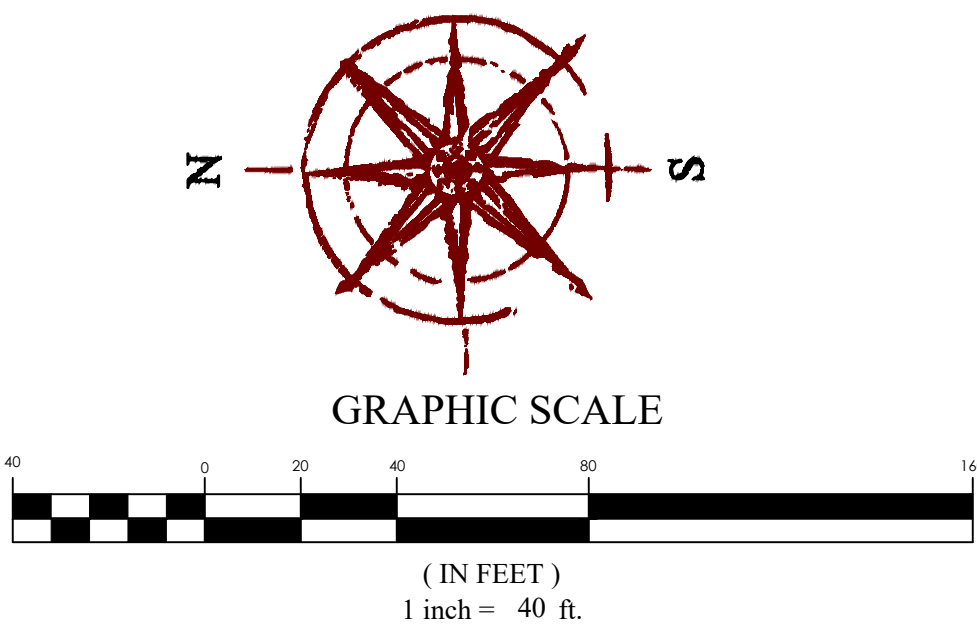
GRADING & DRAINAGE PLAN

Scale: 1"=20'
Date: 04/16/25
Sheet: C4.2

Drawn: CRP
Job #: 24-0388



REVISION BLOCK		DESCRIPTION
#	DATE	
1	04/16/25	ISSUED FOR PERMIT
2	04/16/25	REVISED PER CITY ENGINEER COMMENTS
3	04/16/25	REVISED PER CITY ENGINEER COMMENTS
4	04/16/25	REVISED PER CITY ENGINEER COMMENTS
5	04/16/25	REVISED PER CITY ENGINEER COMMENTS
6	04/16/25	REVISED PER CITY ENGINEER COMMENTS

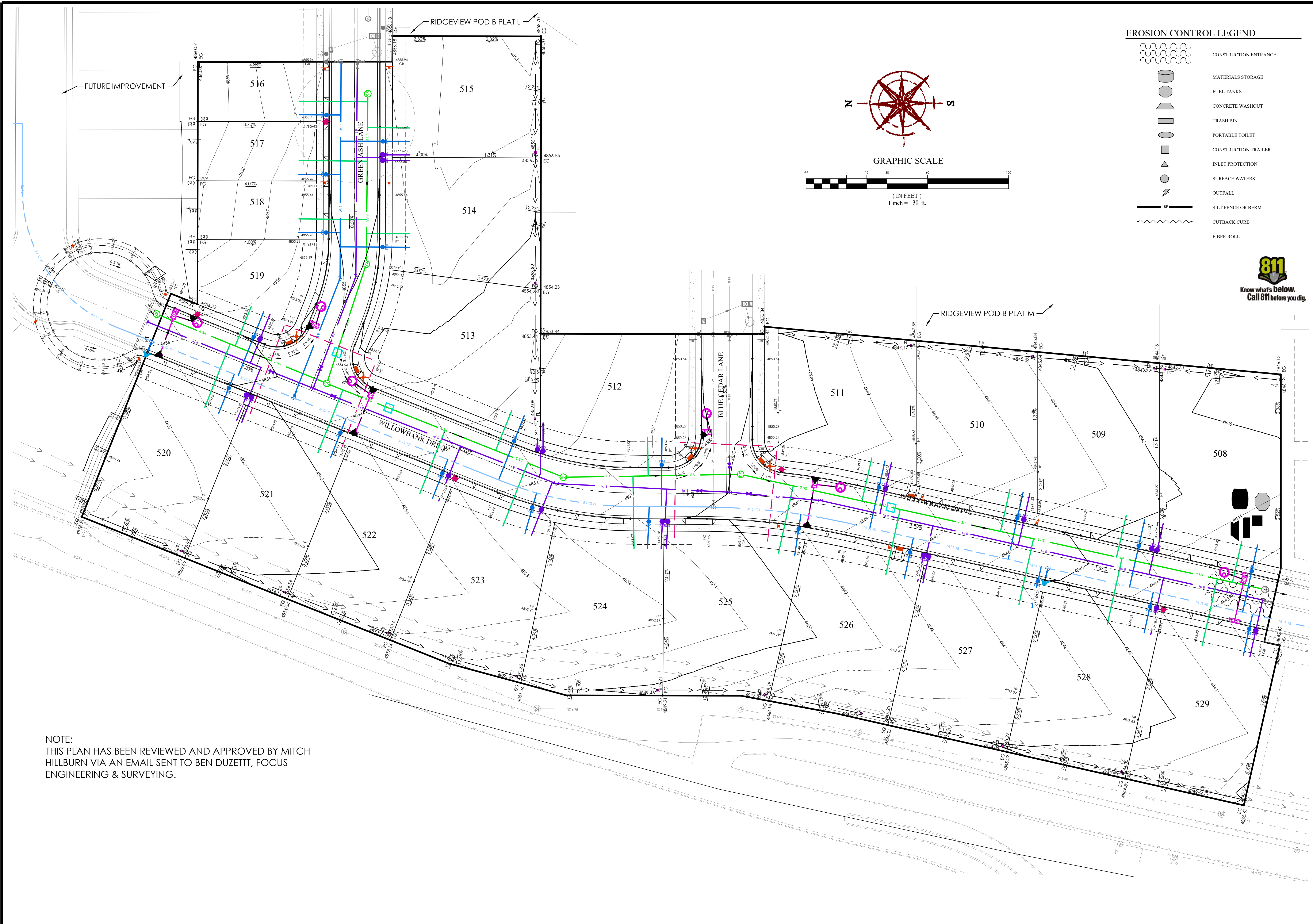


WATER METER TABLE				
LOT #	STREET NAME	STATION	OFFSET	ELEVATION
508	WILLOWBANK DRIVE	10+20.64	21.00 R	4842.90
509	WILLOWBANK DRIVE	11+06.37	21.08 R	4844.47
510	WILLOWBANK DRIVE	11+98.50	21.22 R	4846.16
511	WILLOWBANK DRIVE	13+03.51	21.00 R	4848.08
512	WILLOWBANK DRIVE	14+61.18	20.96 R	4850.78
513	WILLOWBANK DRIVE	15+80.57	21.00 R	4852.50
514	GREEN ASH LANE	11+12.02	21.06 R	4855.30
515	GREEN ASH LANE	11+89.62	21.01 R	4855.68
516	GREEN ASH LANE	12+09.10	21.00 L	4855.78
517	GREEN ASH LANE	11+65.17	21.06 L	4855.56
518	GREEN ASH LANE	11+22.03	20.95 L	4855.34
519	WILLOWBANK DRIVE	17+88.29	21.07 R	4855.44
520	WILLOWBANK DRIVE	17+91.28	21.05 L	4855.48
521	WILLOWBANK DRIVE	17+02.28	21.05 L	4854.26
522	WILLOWBANK DRIVE	16+21.01	21.00 L	4853.09
523	WILLOWBANK DRIVE	15+51.88	21.12 L	4852.09
524	WILLOWBANK DRIVE	14+70.56	21.06 L	4850.92
525	WILLOWBANK DRIVE	13+56.28	21.03 L	4849.05
526	WILLOWBANK DRIVE	12+70.32	20.99 L	4847.47
527	WILLOWBANK DRIVE	11+73.31	20.96 L	4845.69

WATER METER TABLE				
LOT #	STREET NAME	STATION	OFFSET	ELEVATION
528	WILLOWBANK DRIVE	10+88.26	21.07 L	4844.14
529	WILLOWBANK DRIVE	10+13.01	21.07 L	4842.76

SECONDARY WATER SERVICE TABLE				
LOT #	STREET NAME	STATION	OFFSET	ELEVATION
508	WILLOWBANK DRIVE	10+92.26	21.00 R	4844.21
509	WILLOWBANK DRIVE	10+96.36	21.00 R	4844.29
510	WILLOWBANK DRIVE	11+93.50	21.23 R	4846.07
511	WILLOWBANK DRIVE	12+98.50	21.00 R	4847.99
512	WILLOWBANK DRIVE	15+56.05	21.00 R	4852.15
513	WILLOWBANK DRIVE	15+60.63	21.00 R	4852.22
514	GREEN ASH LANE	11+75.62	21.00 R	4855.61
515	GREEN ASH LANE	11+79.62	21.00 R	4855.63
519	WILLOWBANK DRIVE	17+83.29	21.17 R	4855.38
520	WILLOWBANK DRIVE	17+76.99	21.00 L	4855.29
521	WILLOWBANK DRIVE	17+72.99	21.00 L	4855.24
522	WILLOWBANK DRIVE	16+15.99	20.97 L	4853.01
523	WILLOWBANK DRIVE	15+45.46	21.00 L	4852.00
524	WILLOWBANK DRIVE	14+60.36	21.00 L	4850.77
525	WILLOWBANK DRIVE	14+56.36	21.00 L	4850.71
526	WILLOWBANK DRIVE	12+60.25	21.00 L	4847.29
527	WILLOWBANK DRIVE	12+56.25	21.00 L	4847.21
528	WILLOWBANK DRIVE	10+83.25	21.00 L	4844.05
529	WILLOWBANK DRIVE	10+07.99	21.00 L	4842.67

[illegible]



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



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

FOCUS
ENGINEERING AND SURVEYING, LLC
6949 S. HIGH TECH DRIVE SUITE 200
MIDVALE, UTAH 84047 PH: (801) 552-0075
WWW.FOCUS-ES.COM



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

REVISION BLOCK	
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EROSION CONTROL PLAN

Scale: 1"=30'

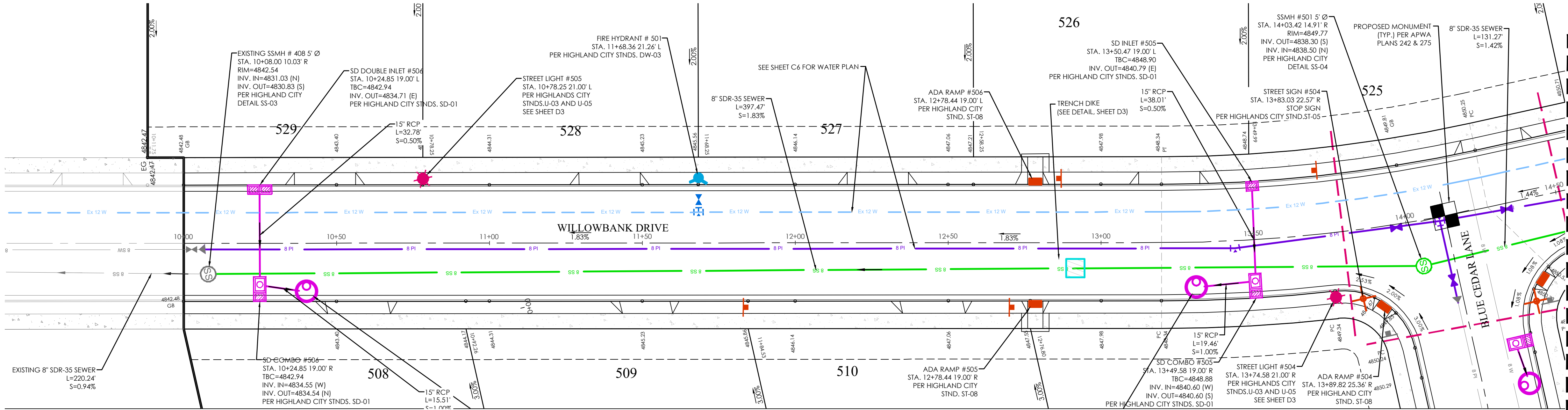
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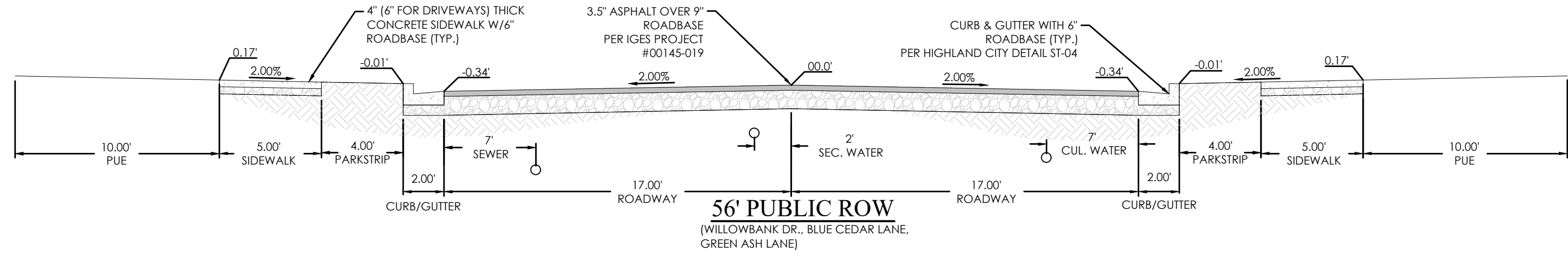
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Job #: 24-0388

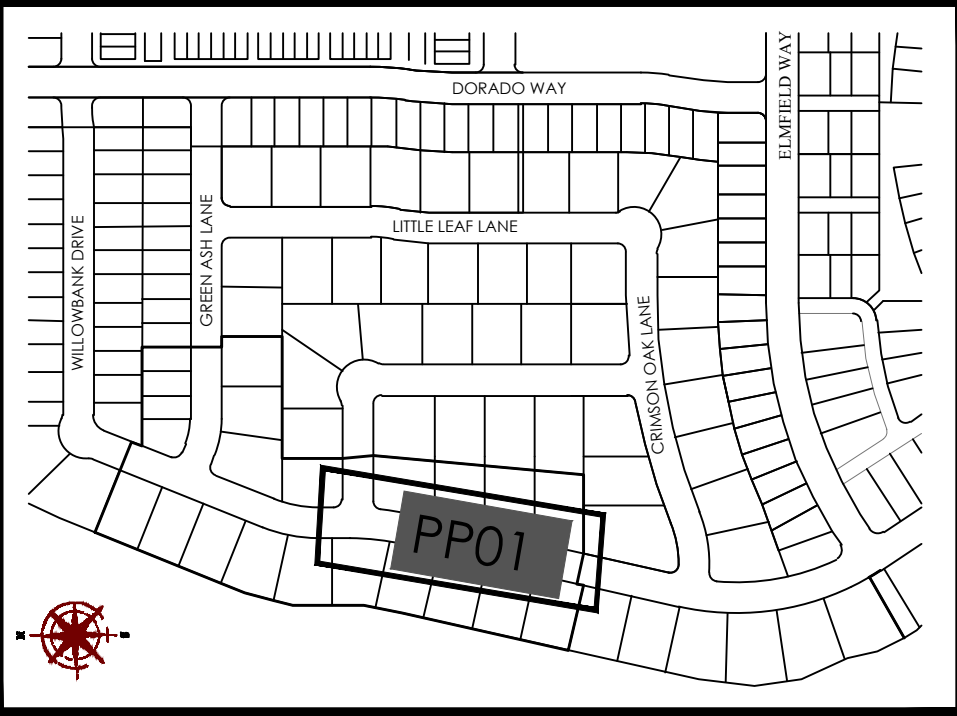
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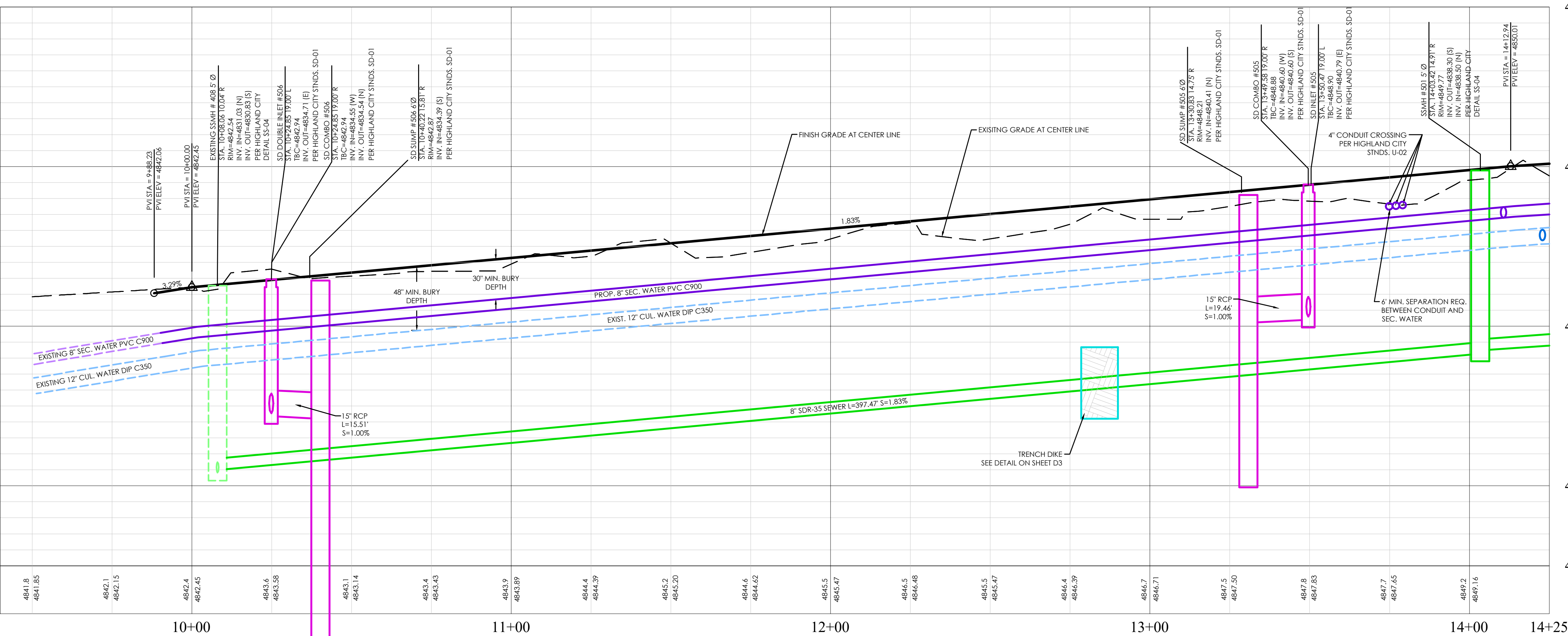
WILLOWBANK DRIVE PLAN



- LEGEND**
- BOUNDARY
 - ROW
 - CENTERLINE
 - LOT LINE
 - EASEMENT
 - 15" SDR
 - 8" SS
 - 8" SW
 - 8" SW
 - 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
 - 4" SPLIT RAIL VINYL FENCE
 - 6" SOLID CONCRETE WALL

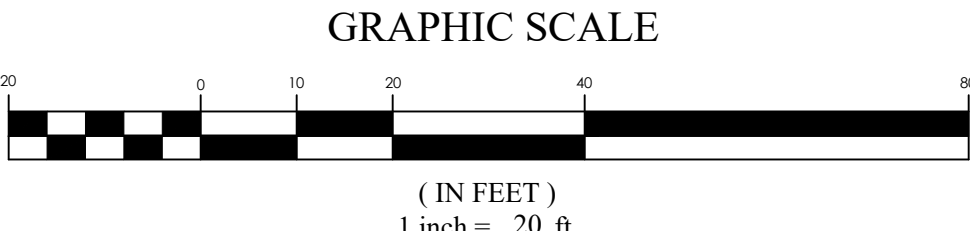


KEY MAP
N.T.S.



WILLOWBANK DRIVE PROFILE

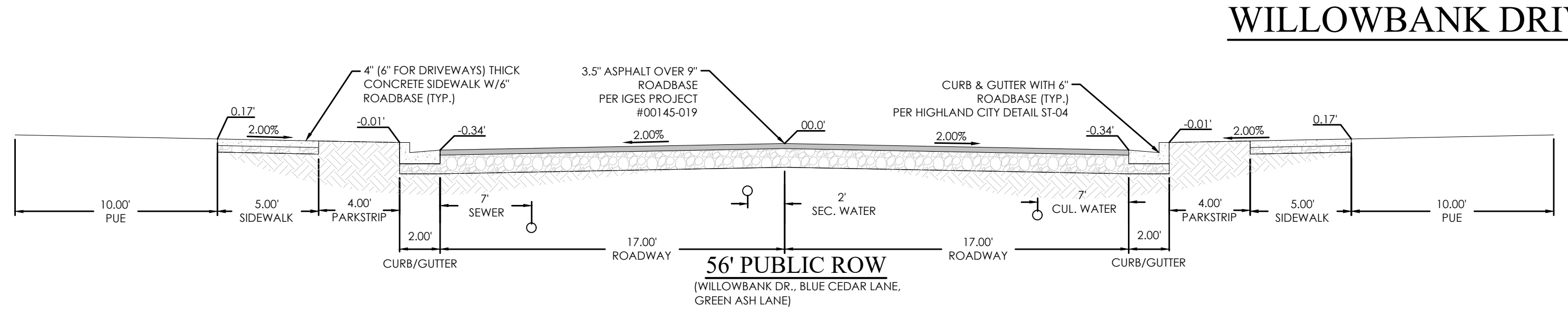
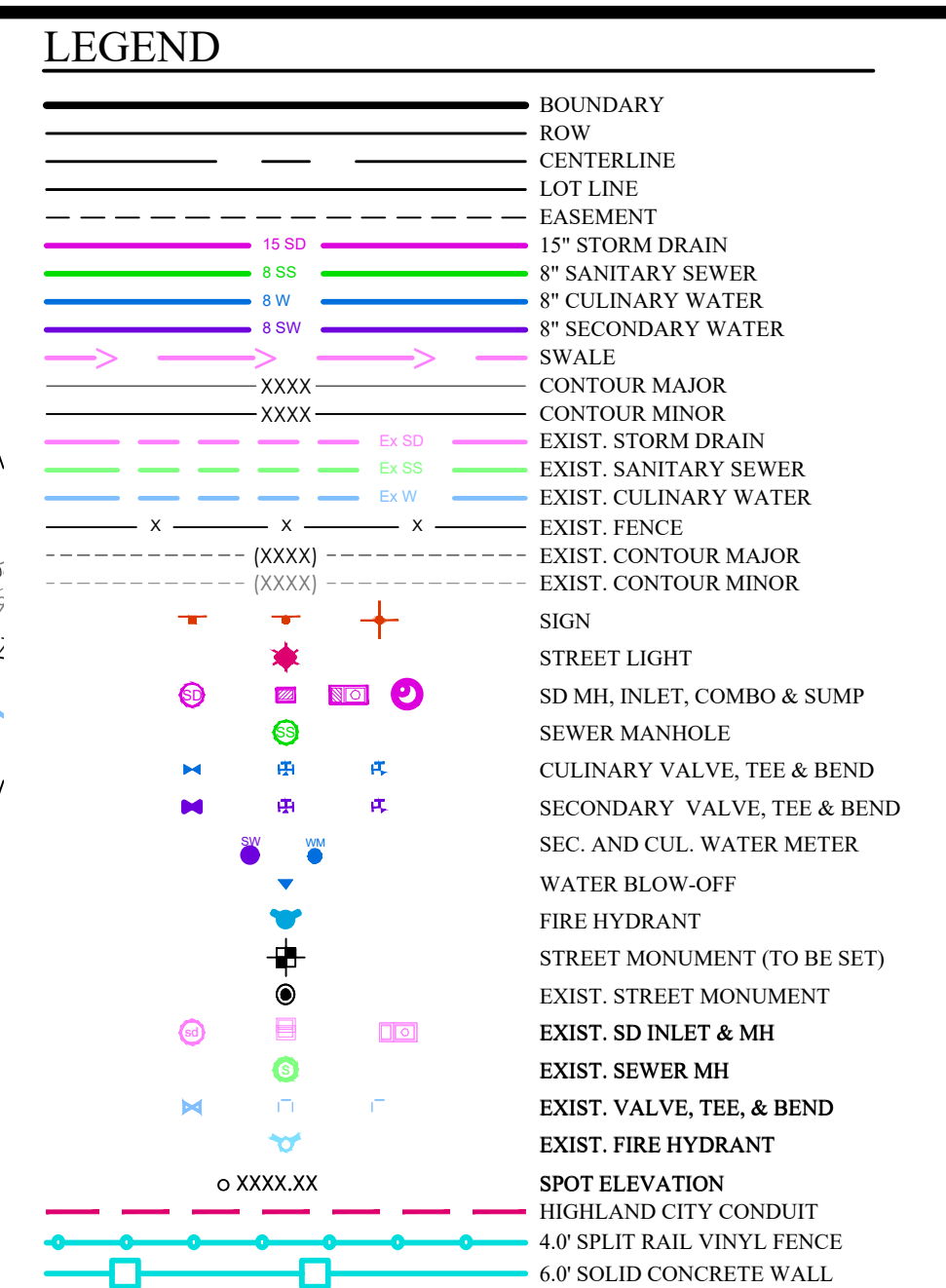
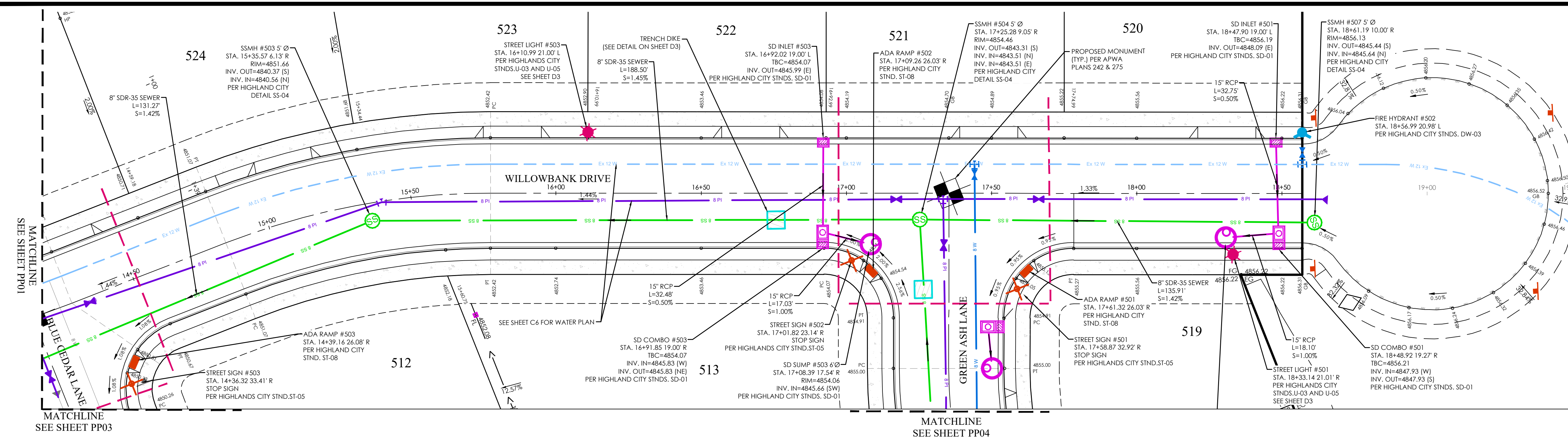
BENCHMARK
SOUTHEAST CORNER OF SECTION 1
TOWNSHIP 5 SOUTH, RANGE 1 EAST
SALT LAKE BASE AND MERIDIAN
ELEV: 4819.90
DATUM: NAD83



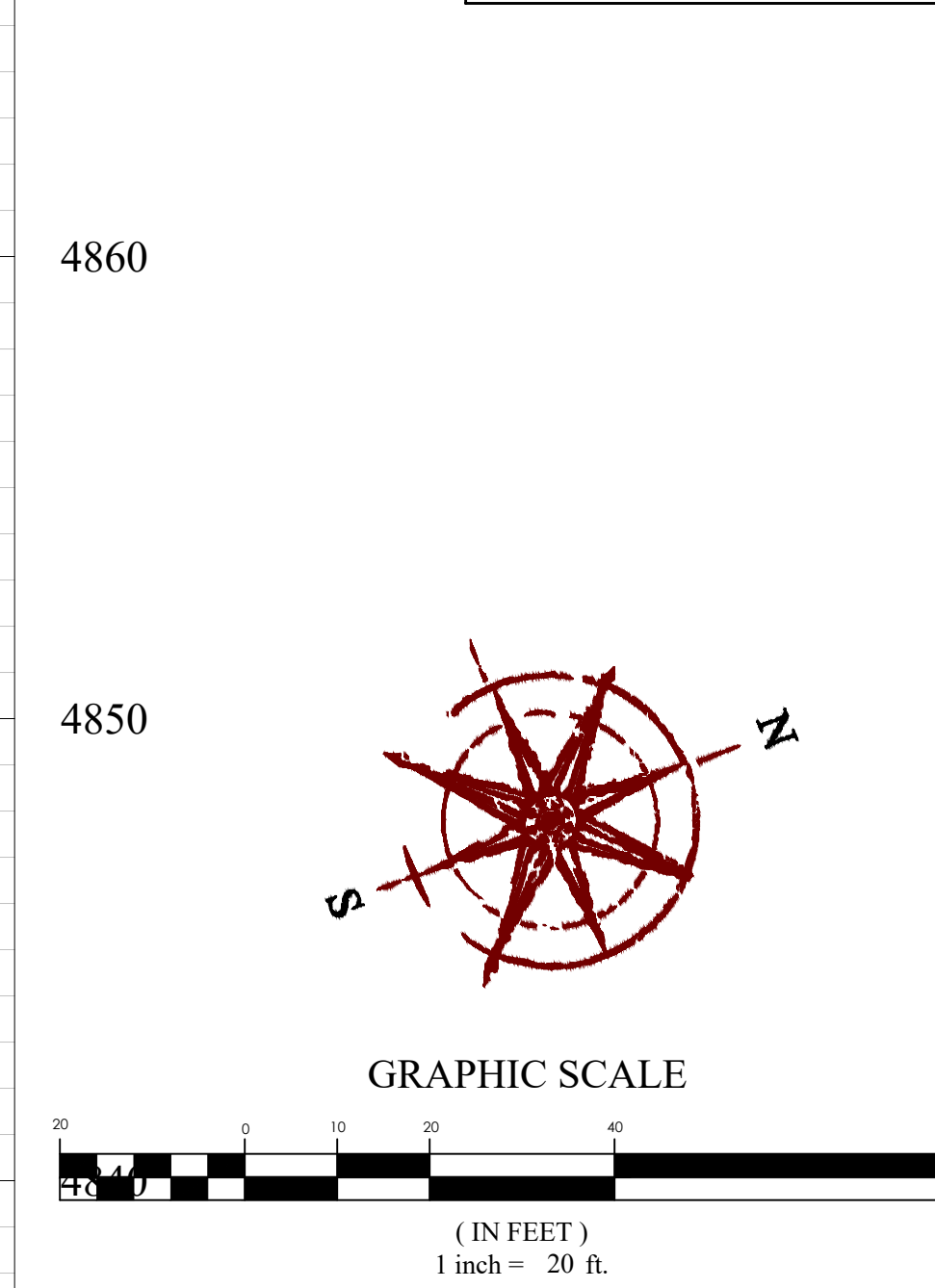
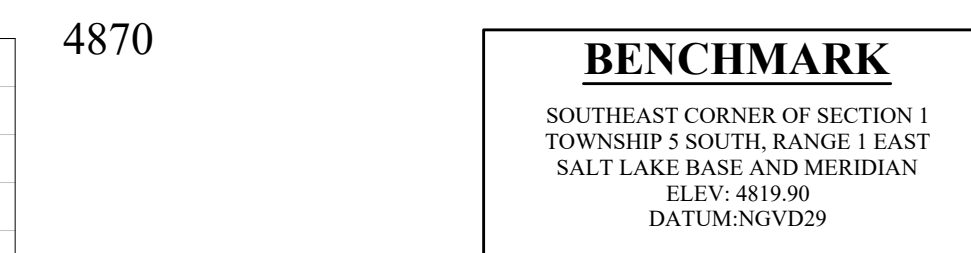
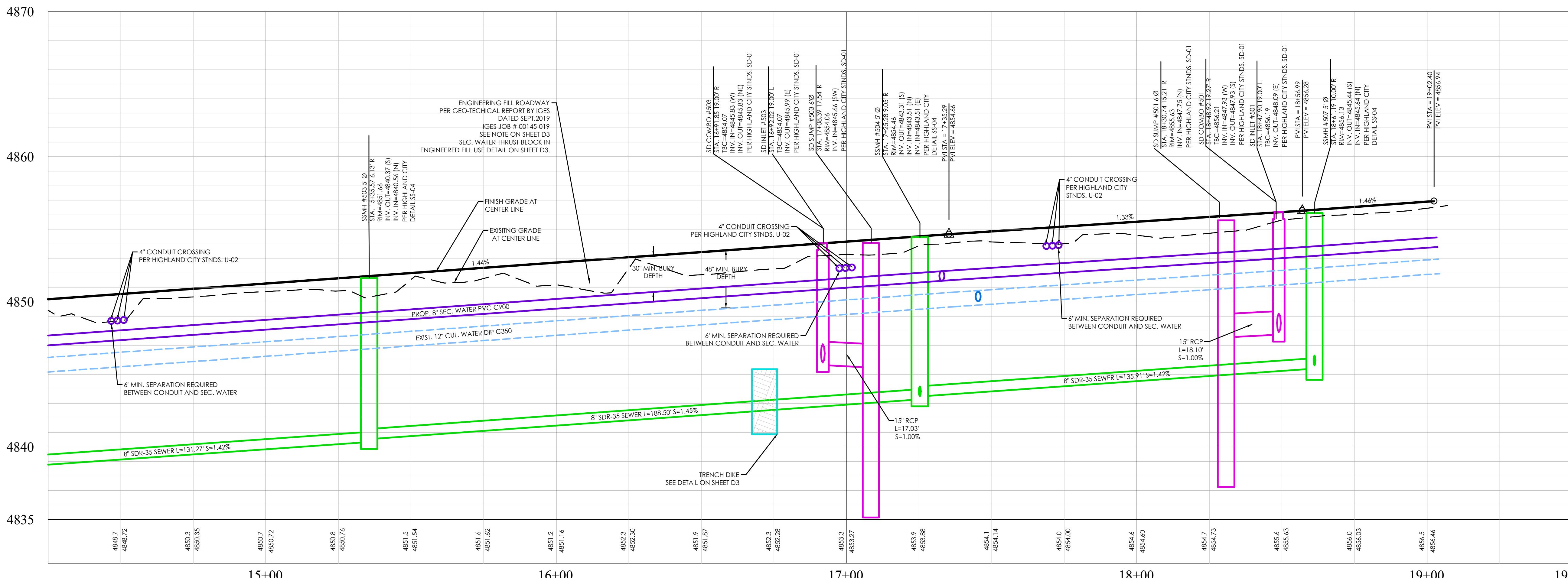
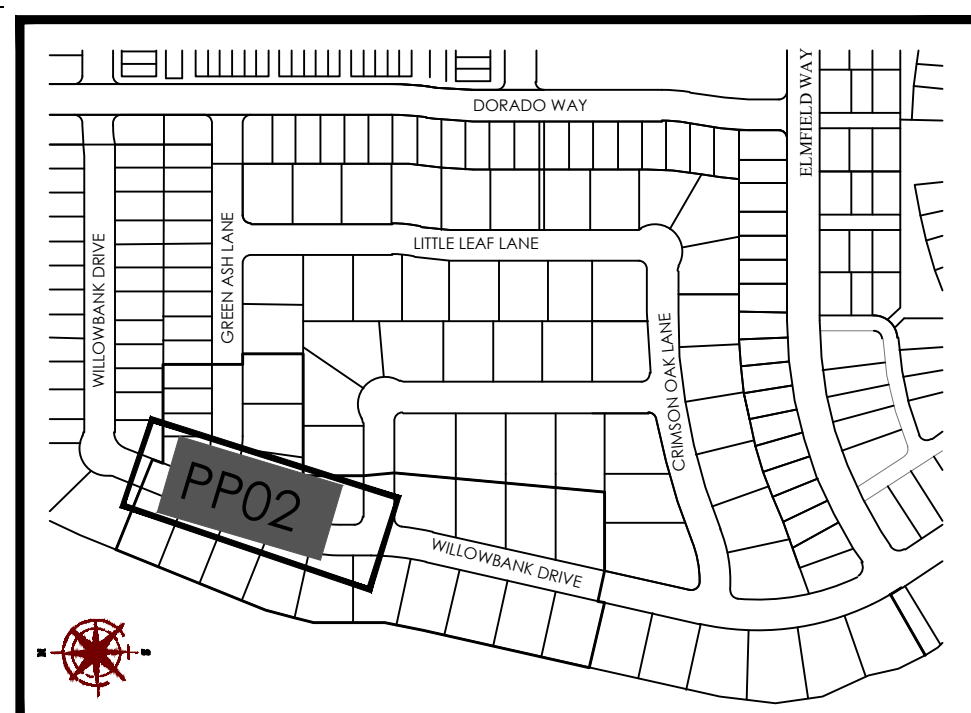
RIDGEVIEW POD B PLAT N
HIGHLAND CITY, UT
WILLOWBANK DRIVE

REVISION BLOCK	
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WILLOWBANK DRIVE PLAN



WILLOWBANK DRIVE PROFILE

FOCUS[®]
ENGINEERING AND SURVEYING, LLC
6949 S. HIGH TECH DRIVE, SUITE 200
MIDVALE, UTAH 84047 PH: (801) 552-0075
WWW.FOCUS-ES.COM

PROFESSIONAL ENGINEER
BENJAMIN B. QUETT
46625
STATE OF UTAH

RIDGEVIEW POD B PLAT N
HIGHLAND CITY, UT
WILLOWBANK DRIVE

REVISION	DATE	DESCRIPTION
1	04/16/25	1
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3	04/16/25	3
4	04/16/25	4
5	04/16/25	5
6	04/16/25	6

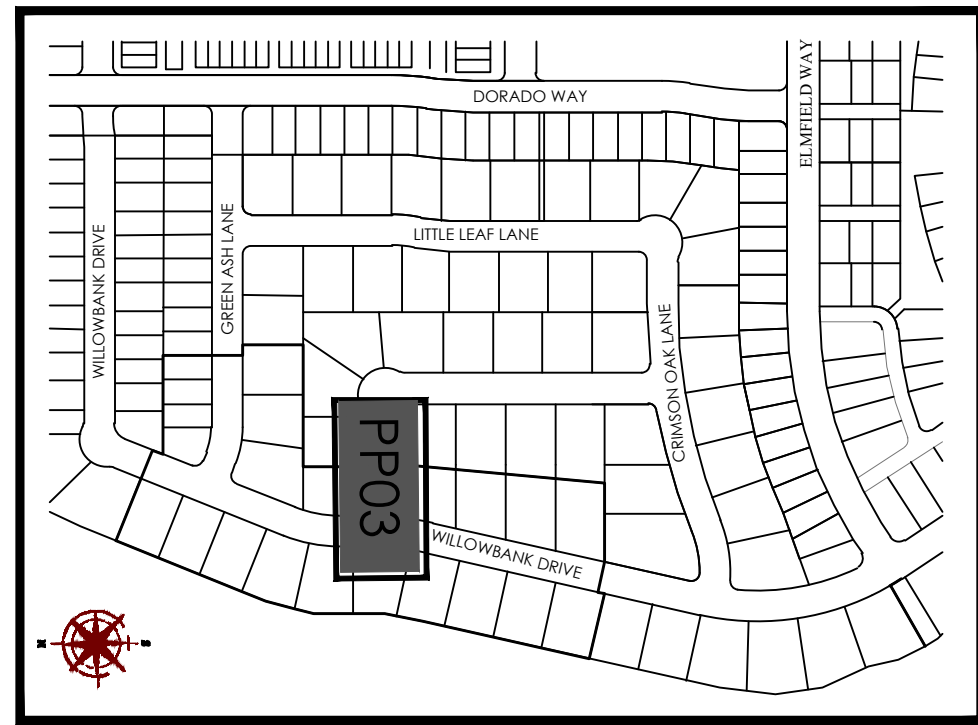
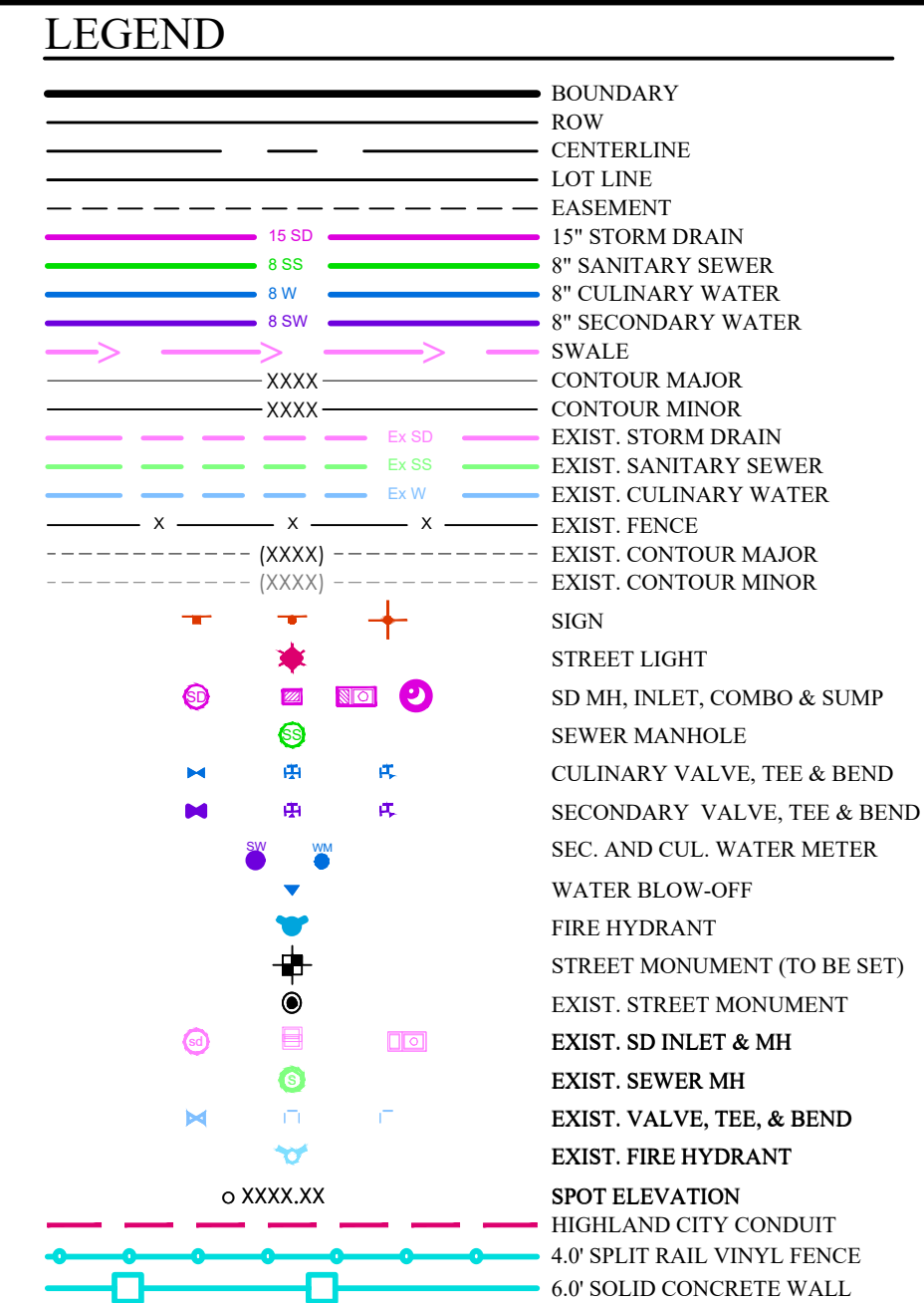
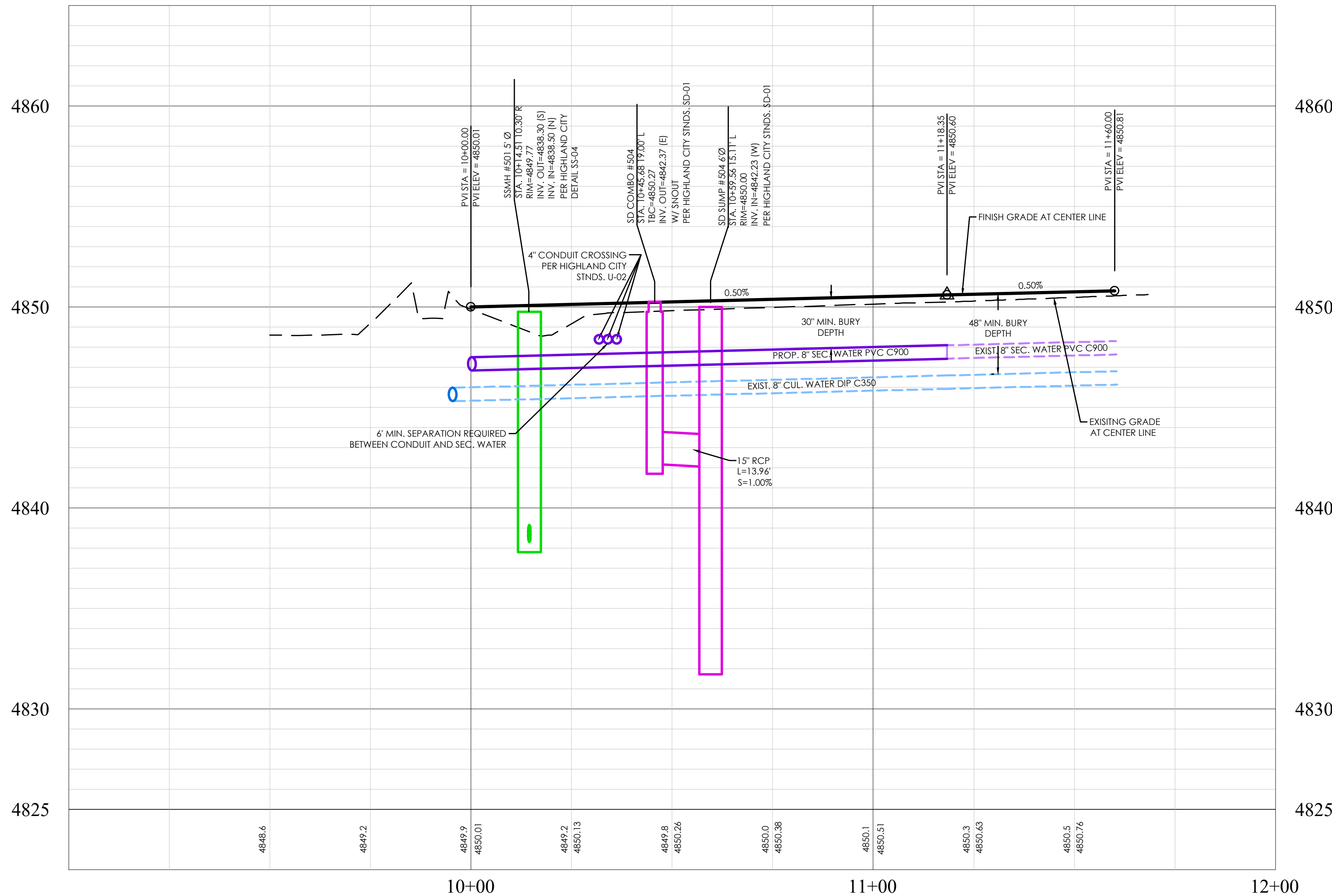
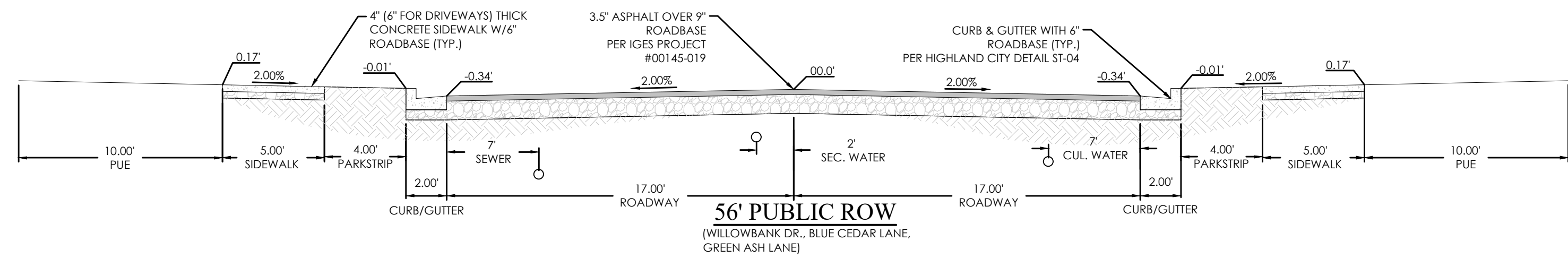
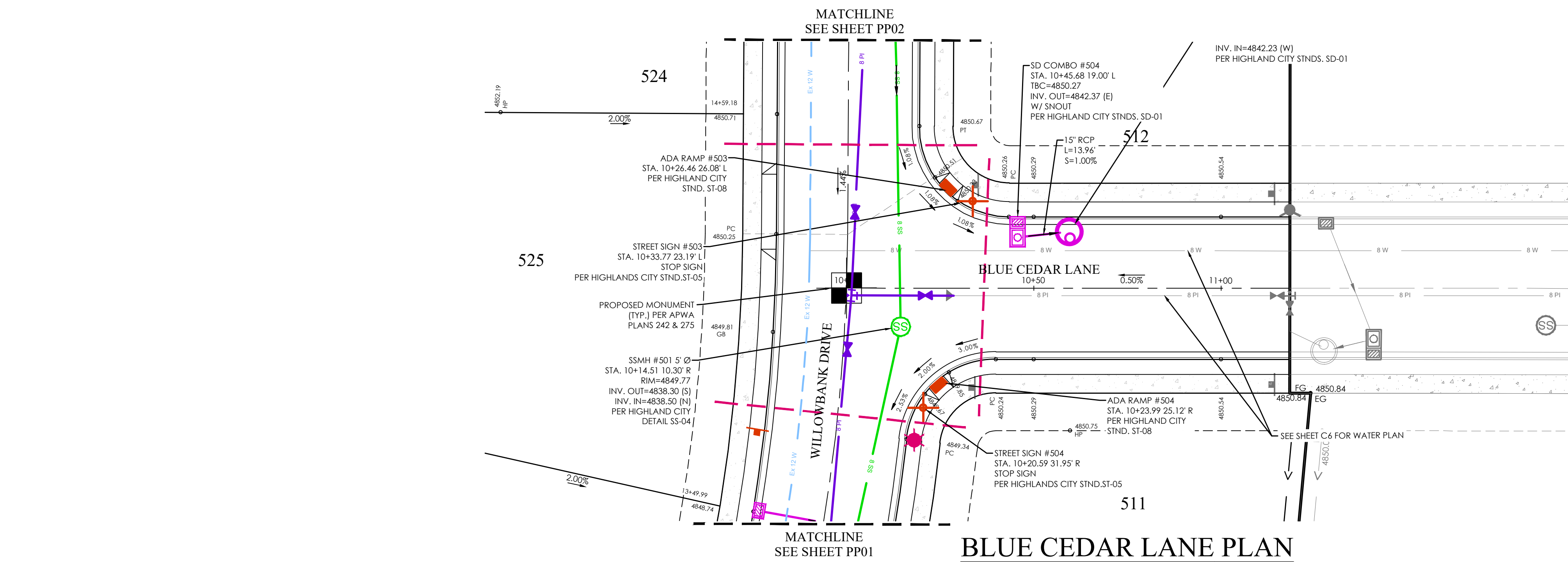
WILLOWBANK DRIVE

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Date: 04/16/25
Sheet: PP02

Drawn: CRP
Job #: 24-0388

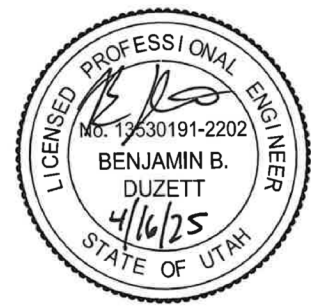
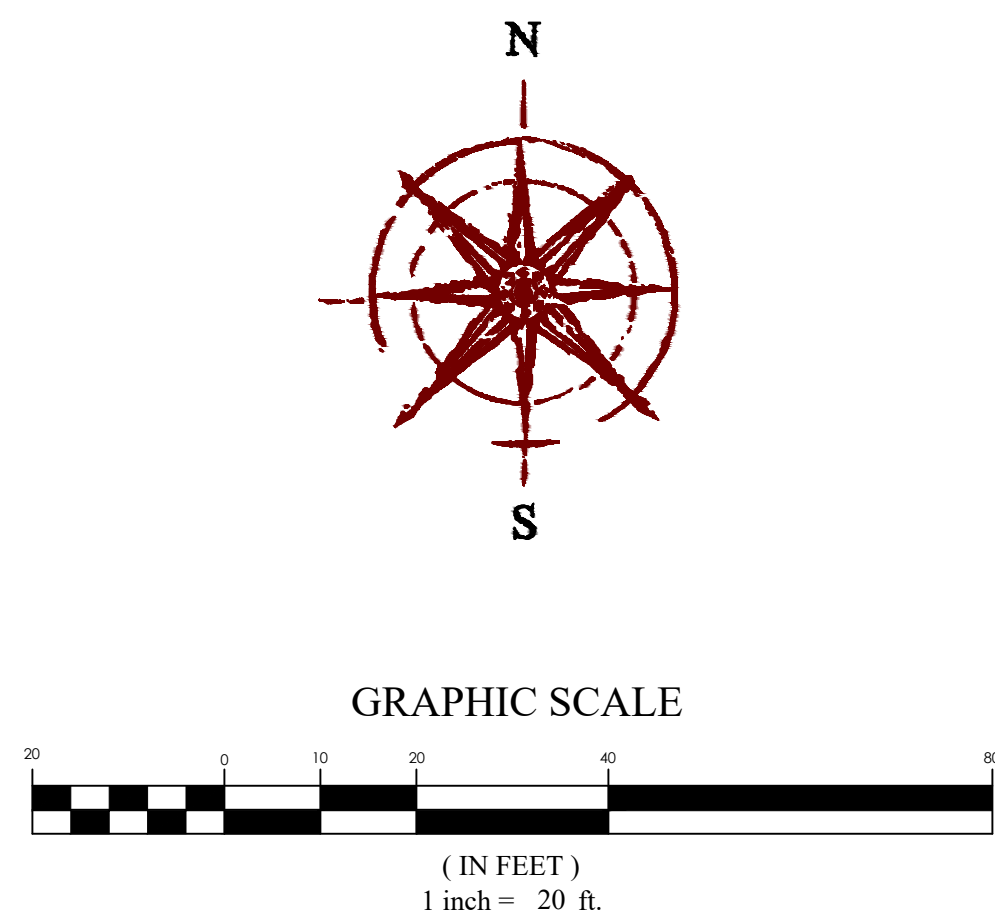
811
Know what's below.
Call 811 before you dig.

Z:\2024\24-0388 Ridgeview Plat B Phase N.dwg Sheets\PP02 Willowbank Drive.dwg



BENCHMARK

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



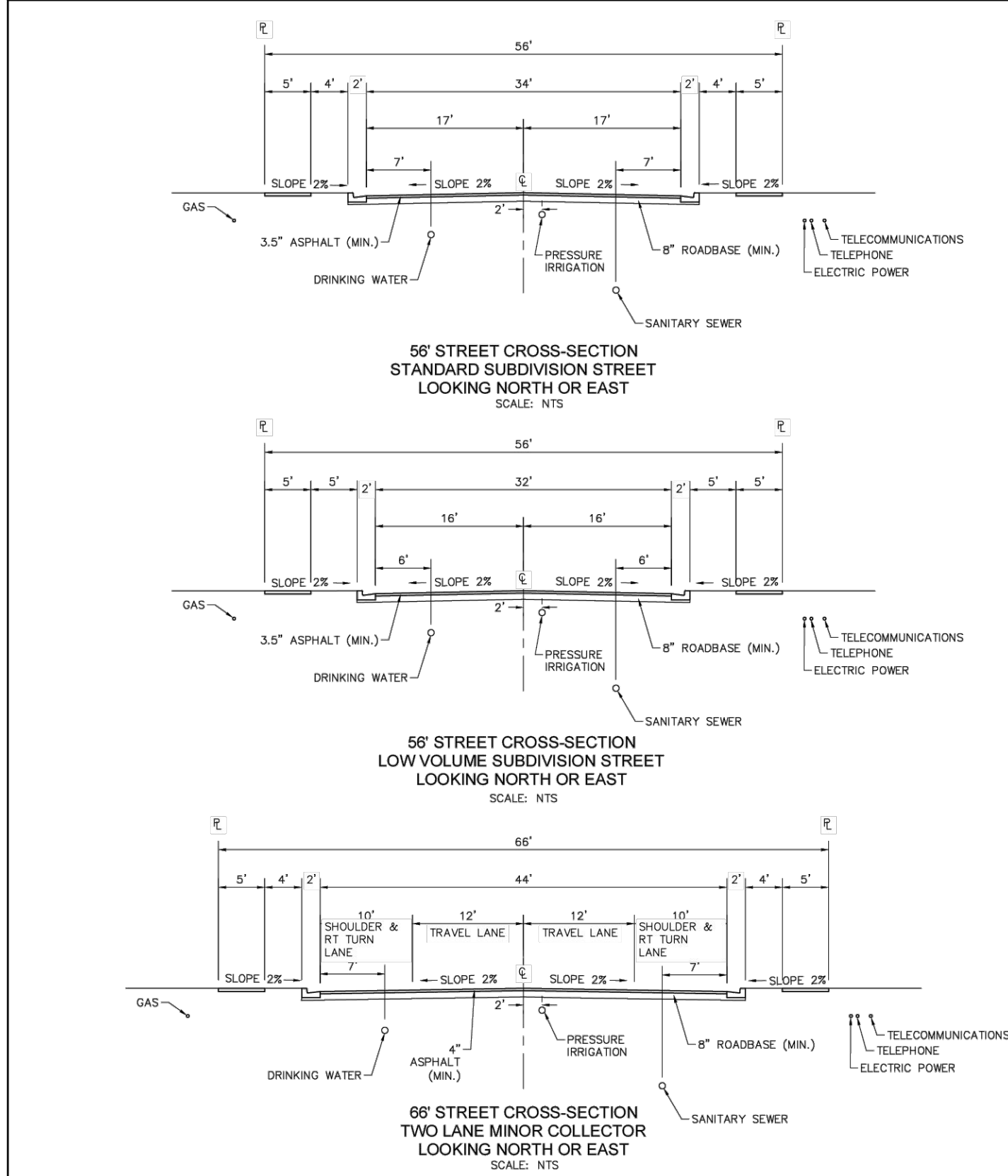
RIDGEVIEW POD B PLAT N
HIGHLAND CITY, UT
BLUE CEDAR LANE

REVISION BLOCK	
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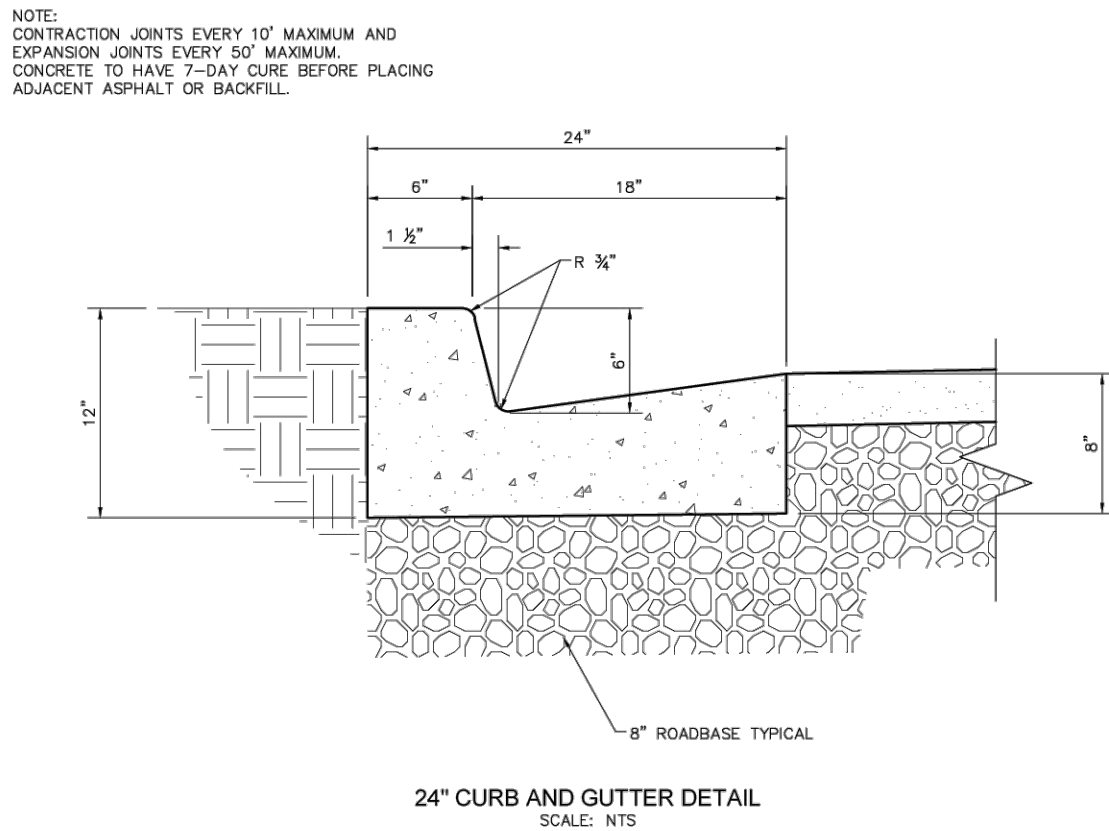
BLUE CEDAR LANE

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Date: 04/16/25
Sheet: PP03

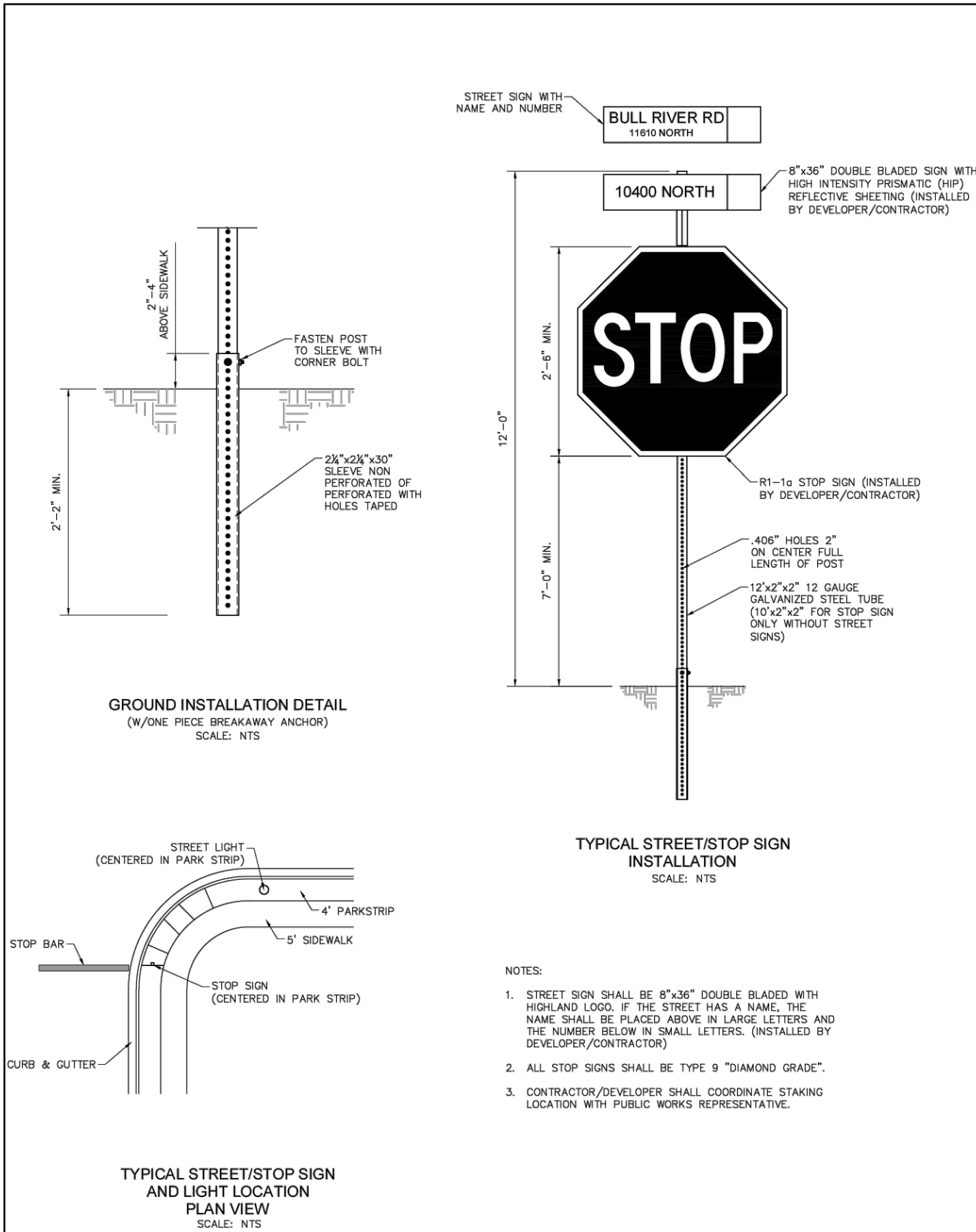
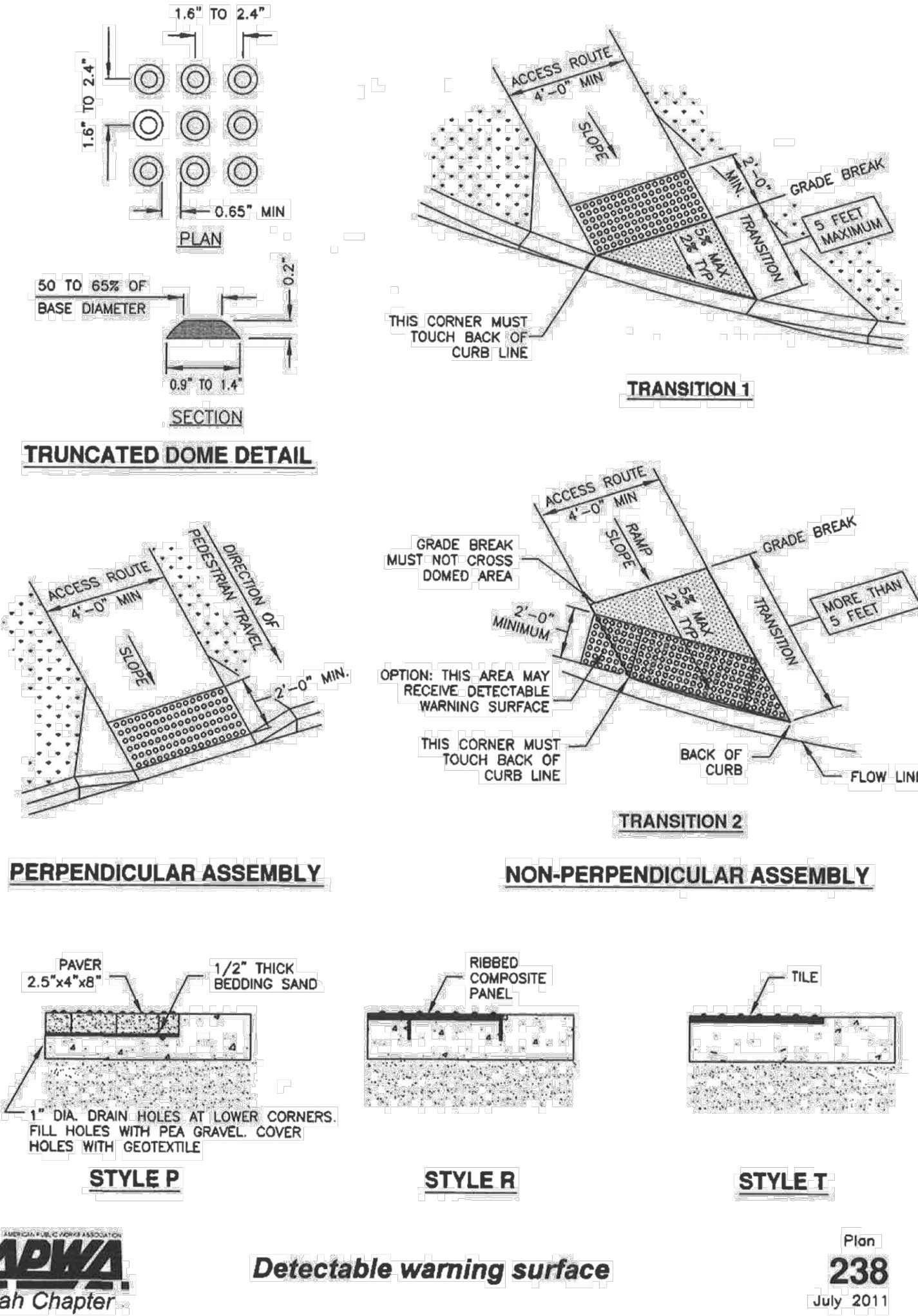
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Job #: 24-0388



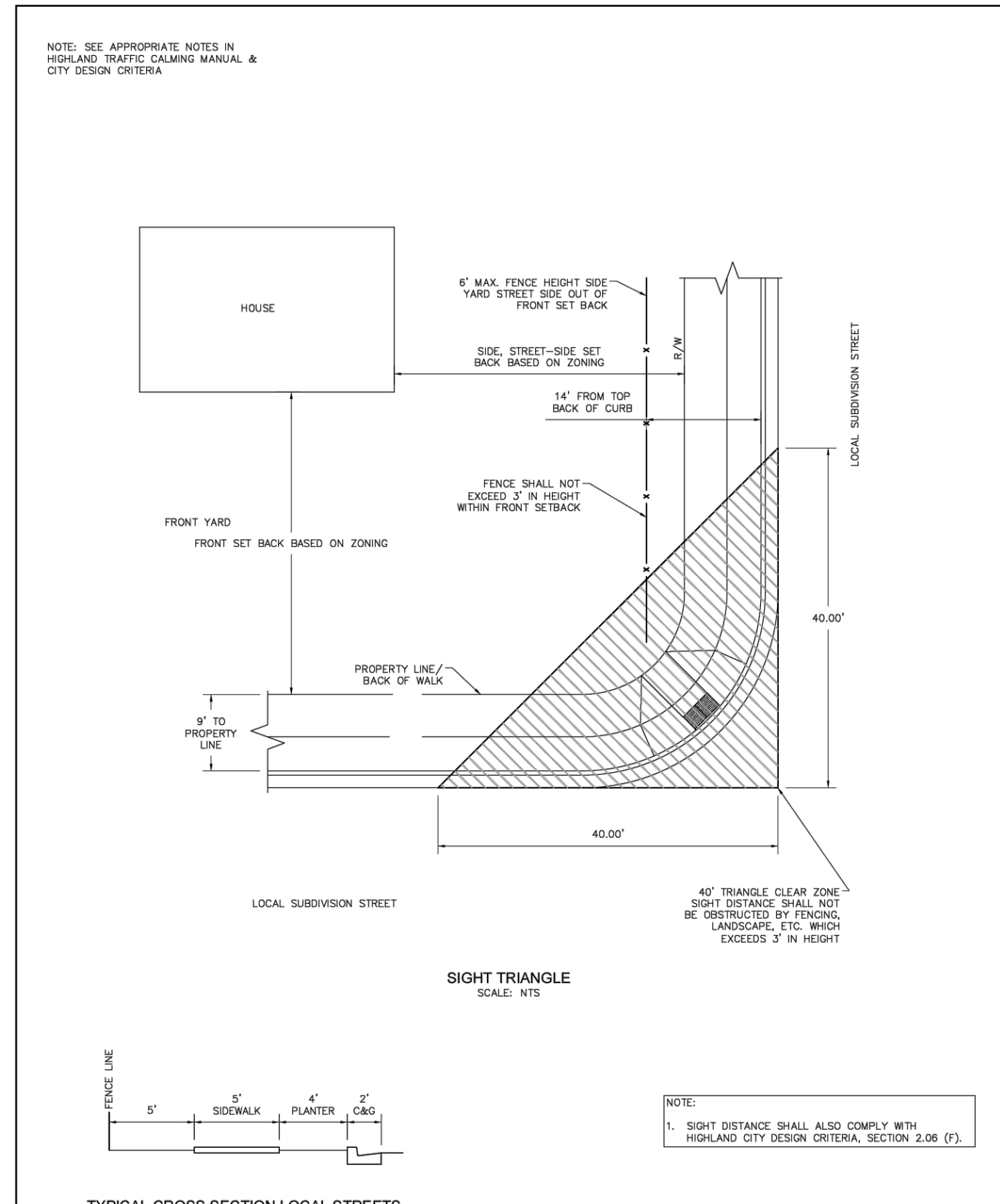
NOTES:			
1. WHENEVER POSSIBLE, DRINKING WATER LINES SHALL BE INSTALLED ON THE NORTH AND WEST SIDE OF THE STREET.			
2. MANHOLES AND VALVES SHALL BE ADJUSTED OUT OF THE TRAVEL LANE.			
3. FIRE HYDRANTS SHALL BE LOCATED EVERY 400 FEET AND ON THE SAME SIDE AS THE DRINKING WATER LINES OR AS APPROVED BY THE CITY.			
4. REQUIRED UTILITY MINIMUM PIPE SIZES AS FOLLOWS: DRINKING WATER - 8" MIN PRESSURE IRRIGATION - 8" MIN SANITARY SEWER - 8" MIN STORM DRAIN - 15" MIN			
5. REQUIRED COVER OVER UTILITY LINES AS FOLLOWS: DRINKING WATER - 48" TO 60" PRESSURE IRRIGATION - 36" SANITARY SEWER - 19" TO 14" STORM DRAIN - PER DESIGN ALL OTHERS - PER UTILITY			
THIS DOCUMENT AND ALL ATTACHED SHEETS ARE PROVIDED AS STANDARD CONSTRUCTION DETAILS WITHIN HIGHLAND CITY. DEVIATION FROM THIS DOCUMENT REQUIRES APPROVAL OF HIGHLAND CITY. HIGHLAND CITY CANNOT BE HELD RESPONSIBLE FOR ERRORS OR OMISSIONS REGARDING THIS DOCUMENT.			
DESIGNED BY: AJS	CHECKED BY: AJS	DATE: 11/11/2010	LAST UPDATED: 11/11/2010
HIGHLAND CITY			
MINOR STREET CROSS SECTIONS			
STD DWG #			
ST-01			



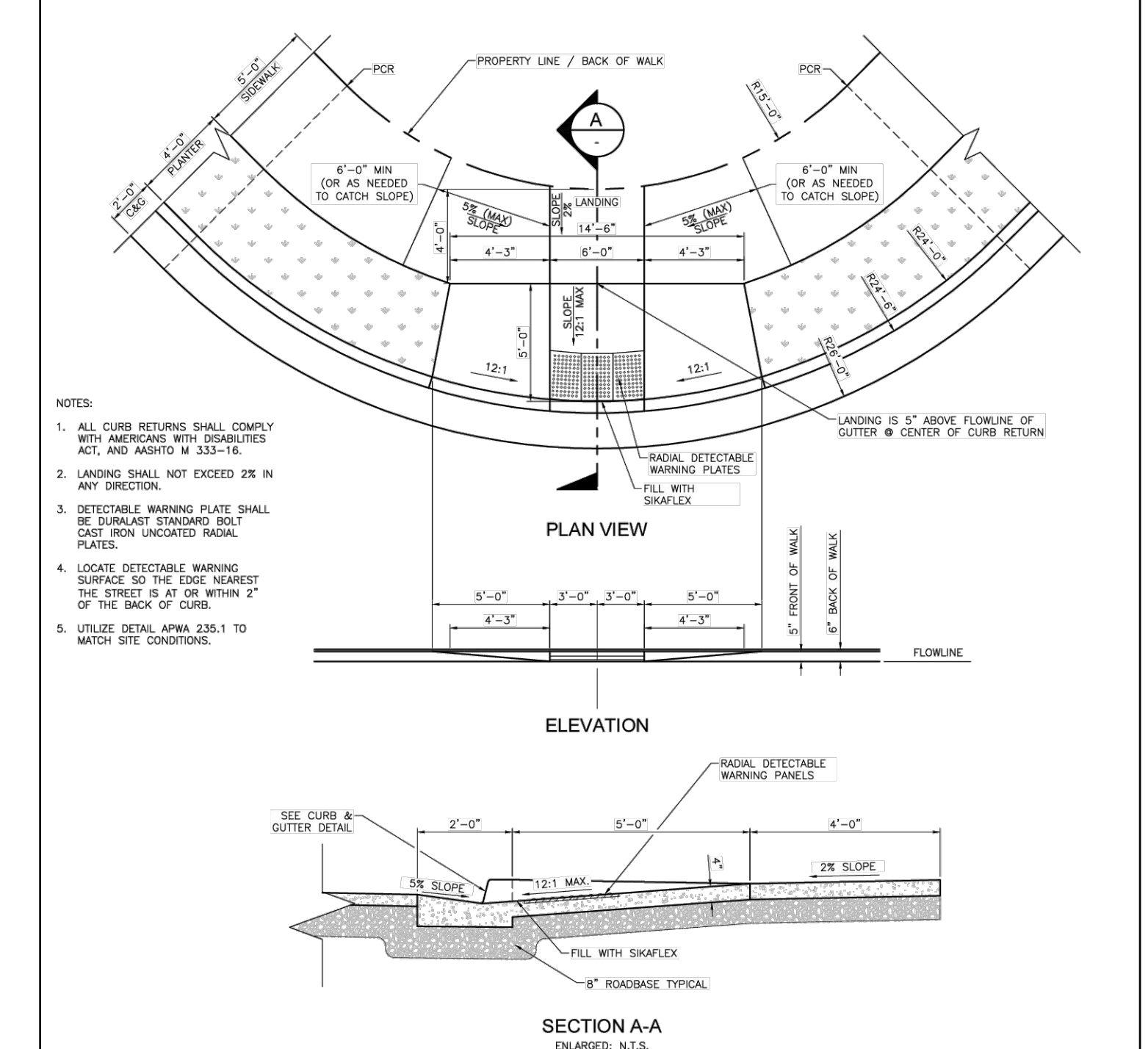
*CURB STAMPS FOR ALL UTILITIES AT LATERAL LOCATION "S" - SEWER "W" - DRINKING WATER "PI" - PRESSURIZED IRRIGATION "U" - UTILITIES CONDUIT			
THIS DOCUMENT AND ALL ATTACHED SHEETS ARE PROVIDED AS STANDARD CONSTRUCTION DETAILS WITHIN HIGHLAND CITY. DEVIATION FROM THIS DOCUMENT REQUIRES APPROVAL OF HIGHLAND CITY. HIGHLAND CITY CANNOT BE HELD RESPONSIBLE FOR ERRORS OR OMISSIONS REGARDING THIS DOCUMENT.			
DESIGNED BY: AJS	CHECKED BY: AJS	DATE: 11/11/2010	LAST UPDATED: 11/11/2010
HIGHLAND CITY			
CURB AND GUTTER DETAIL			
STD DWG #			
ST-04			



NOTES:			
1. STREET SIGN SHALL BE 6\"/>			
2. ALL STOP SIGNS SHALL BE TYPE 9 \"DIAMOND GRADE\".			
3. CONTRACTOR/DEVELOPER SHALL COORDINATE STAKING LOCATION WITH PUBLIC WORKS REPRESENTATIVE.			
THIS DOCUMENT AND ALL ATTACHED SHEETS ARE PROVIDED AS STANDARD CONSTRUCTION DETAILS WITHIN HIGHLAND CITY. DEVIATION FROM THIS DOCUMENT REQUIRES APPROVAL OF HIGHLAND CITY. HIGHLAND CITY CANNOT BE HELD RESPONSIBLE FOR ERRORS OR OMISSIONS REGARDING THIS DOCUMENT.			
DESIGNED BY: AJS	CHECKED BY: AJS	DATE: 11/11/2010	LAST UPDATED: 11/11/2010
HIGHLAND CITY			
STOP SIGN DETAIL			
STD DWG #			
ST-05			



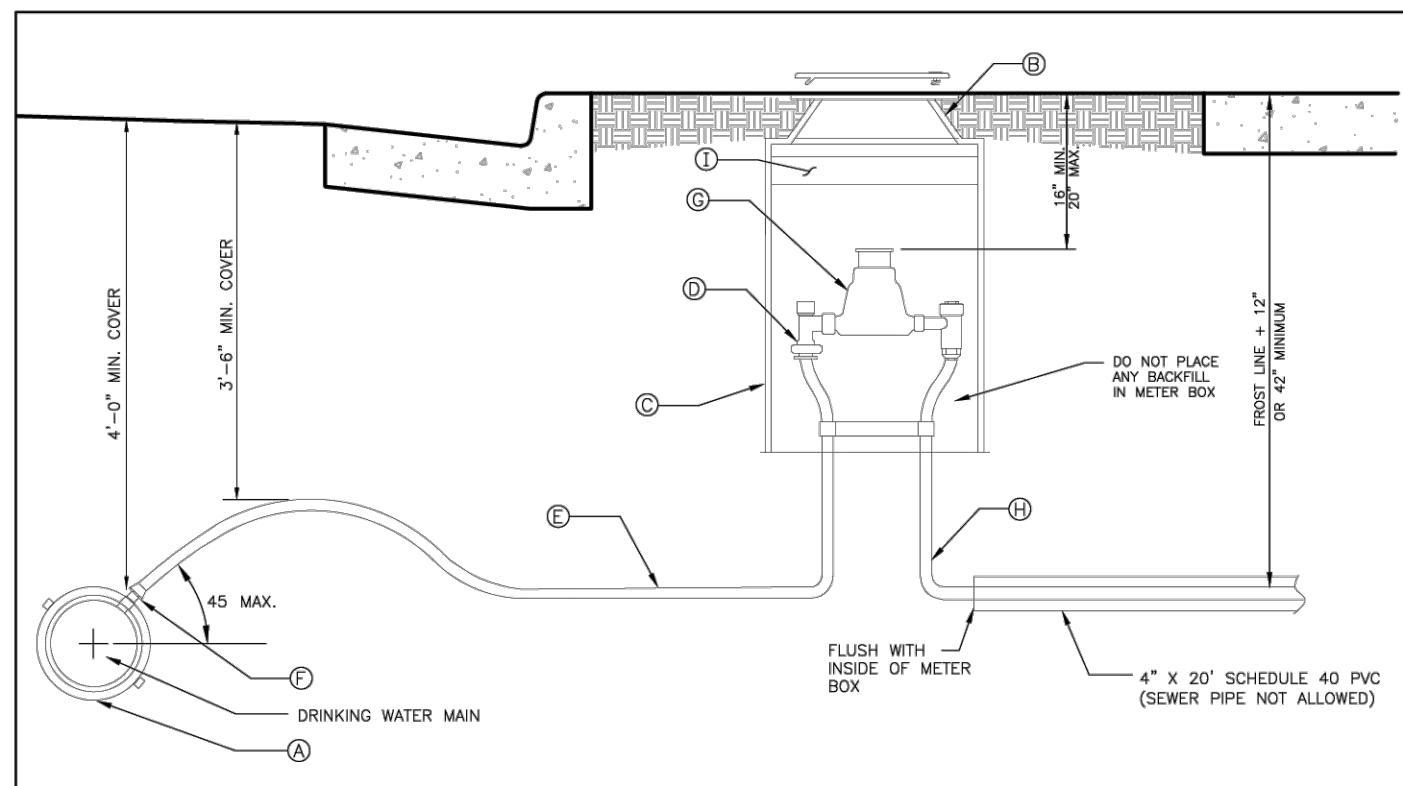
NOTES:			
1. SIGHT DISTANCE SHALL ALSO COMPLY WITH HIGHLAND CITY DESIGN CRITERIA, SECTION 2.06 (f).			
THIS DOCUMENT AND ALL ATTACHED SHEETS ARE PROVIDED AS STANDARD CONSTRUCTION DETAILS WITHIN HIGHLAND CITY. DEVIATION FROM THIS DOCUMENT REQUIRES APPROVAL OF HIGHLAND CITY. HIGHLAND CITY CANNOT BE HELD RESPONSIBLE FOR ERRORS OR OMISSIONS REGARDING THIS DOCUMENT.			
DESIGNED BY: AJS	CHECKED BY: AJS	DATE: 11/11/2010	LAST UPDATED: 11/11/2010
HIGHLAND CITY			
SITE TRIANGLE DETAIL			
STD DWG #			
ST-06			



NOTES:			
1. ALL CURB RETURNS SHALL COMPLY WITH AMERICANS WITH DISABILITIES ACT, AND ADA 2010 103.1.6.			
2. LANDING SHALL NOT EXCEED 2% IN ANY DIRECTION.			
3. DETECTABLE WARNING PLATE SHALL BE STANDARD STANDING BOLT OR CAST IRON UNCOATED RADIAL PLATES.			
4. LOCATE DETECTABLE WARNING SURFACE SO THE EDGE NEAREST THE STREET IS AT OR WITHIN 2\"/>			
5. UTILIZE DETAIL APM 235.1 TO MATCH SITE CONDITIONS.			
THIS DOCUMENT AND ALL ATTACHED SHEETS ARE PROVIDED AS STANDARD CONSTRUCTION DETAILS WITHIN HIGHLAND CITY. DEVIATION FROM THIS DOCUMENT REQUIRES APPROVAL OF HIGHLAND CITY. HIGHLAND CITY CANNOT BE HELD RESPONSIBLE FOR ERRORS OR OMISSIONS REGARDING THIS DOCUMENT.			
DESIGNED BY: AJS	CHECKED BY: AJS	DATE: 11/11/2010	LAST UPDATED: 11/11/2010
HIGHLAND CITY			
CURB RETURN AT INTERSECTION			
STD DWG #			
ST-08			

REVISION BLOCK		DESCRIPTION
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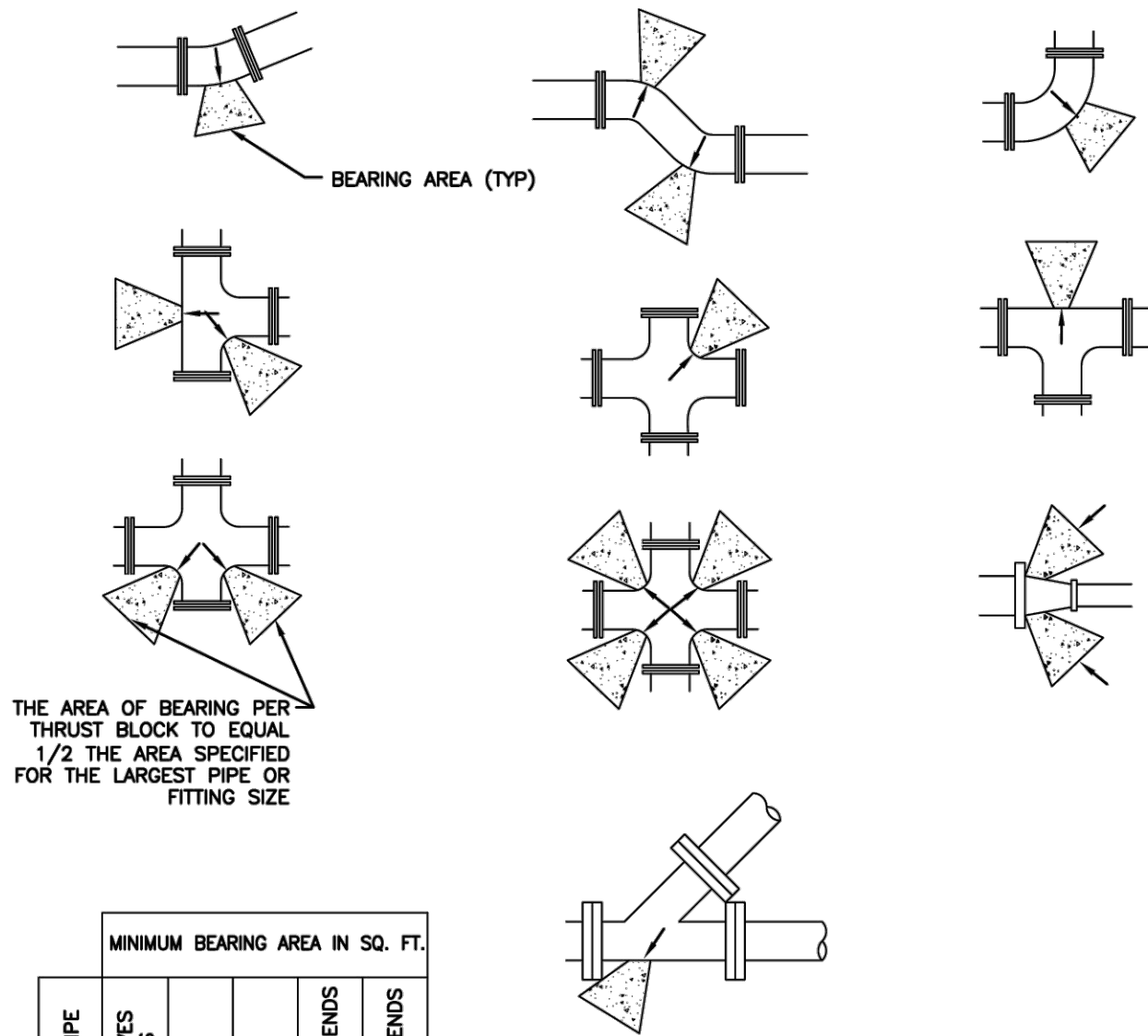
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Date: 04/16/25	Job #: 24-0388
Sheet: D1	



LEGEND		
No.	ITEM	NOTE
A	MUELLER OR ROMAC WITH IP TAP	SINGLE OR DOUBLE STRAP STAINLESS STEEL BAND WITH TEFLON COATING
B	RING AND COVER	CAST IRON COVER (gross) WITH RECESSED KNOCKOUT DUCTILE COVER (driveway) WITH RECESSED RADIO HOLE COVER TO BE D&L L2240-UNVI
C	METER BOX (21" DIAMETER) (36" DEEP)	METER BARRELS A.O.S. (PREFERRED WHITE IN COLOR)
D	1" METER SETTER	WITH 1" LOCKABLE ANGLE METER VALVE AND 1" RESIDENTIAL DUAL CHECK VALVE (FORD OR McDONALD)
E	COPPER PIPE 1"	TYPE K (SOFT)
F	CORPORATION STOP CTS X IRON PIPE SIZE	MUELLER 300 BALL TYPE CORPORATION STOP OR FORD FB100
G	WATER METER	INSTALLED BY WATER DEPT. AT METER SET
H	COPPER OR POLY PIPE	CTS (COPPER TUBE SIZE) OR IPS (IRON PIPE SIZE)
I	INSULATING PAD	4" THICK FOAM PAD

NOTE:
 1. ALL CONDUIT TO BE WHITE OR GRAY PVC
 2. METER BOXES IN CONCRETE TO BE D&L SUPPLY MODEL B-5021-UNVI
 3. STAMP THE LETTER "W" INTO BACK OF CURB ABOVE WATER LATERAL
 4. METER SETTER SHALL HAVE STRAIGHTENING PIPE IN PLACE (LEG)

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REVISION DESCRIPTION	DATE	BY	DATE	BY	DATE	BY	DATE	BY	DATE



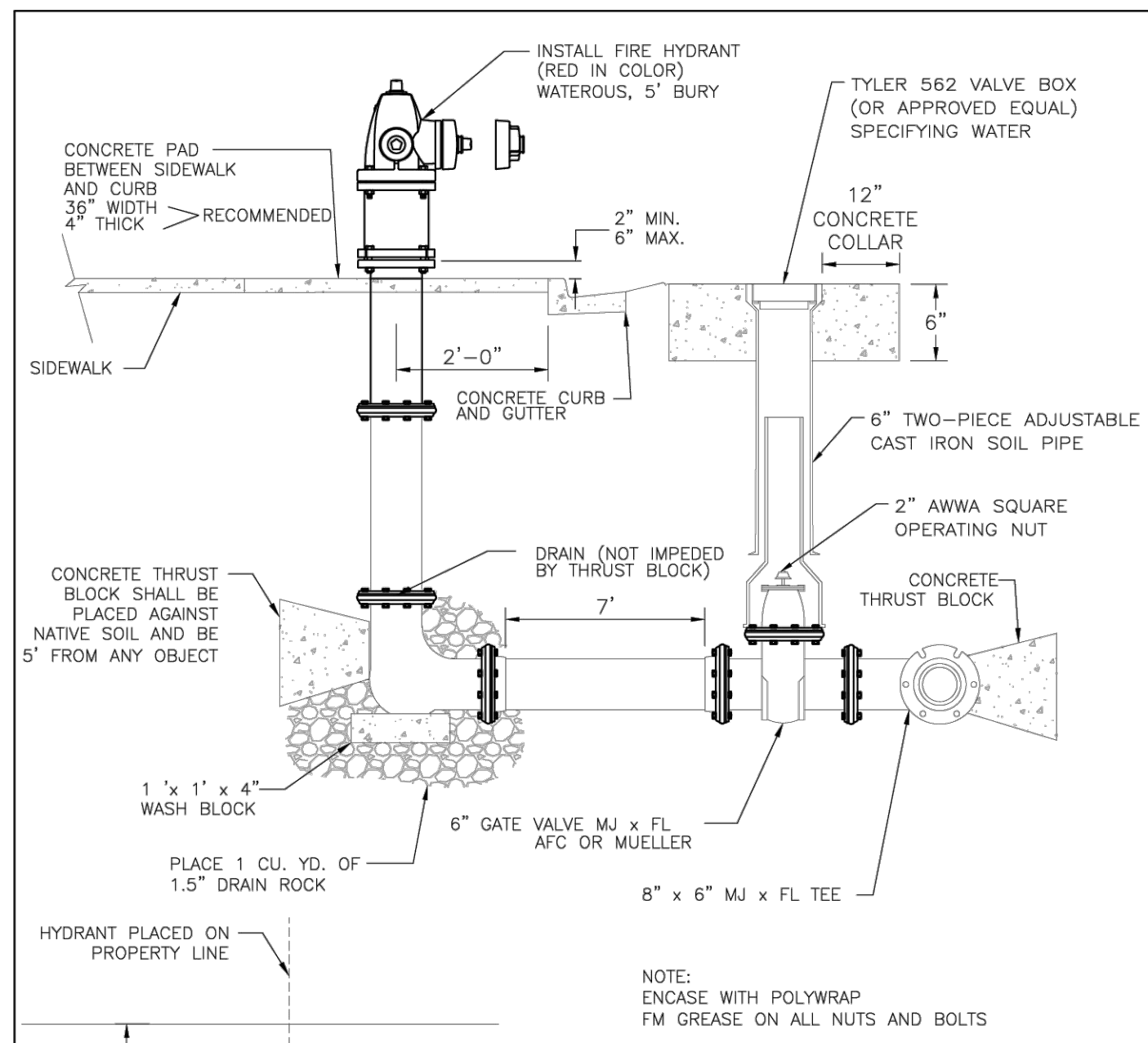
MINIMUM BEARING AREA IN SQ. FT.						
SIZE OF PIPE	TEES, VALVES DEAD ENDS	90° BENDS	45° BENDS	22 1/2° BENDS	11° BENDS	1/4° BENDS
4"	2	3	2	2	2	
6"	4	5.5	3	1.5	1	
8"	6.5	9.5	5	2.75	1.5	
12"	14	20	11	5.5	3	
14"	19	28.5	14.5	7.5	4	
16"	24	34	18.5	9.5	6	
20"	27	52	28.5	14.5	16	
24"	53	74	41	21	53	
30"	81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

Direct bearing thrust block

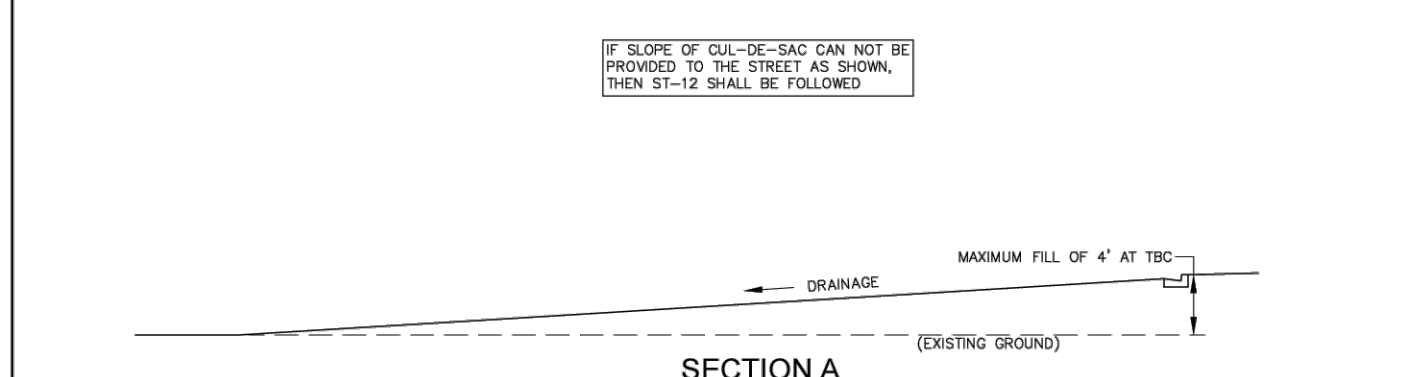
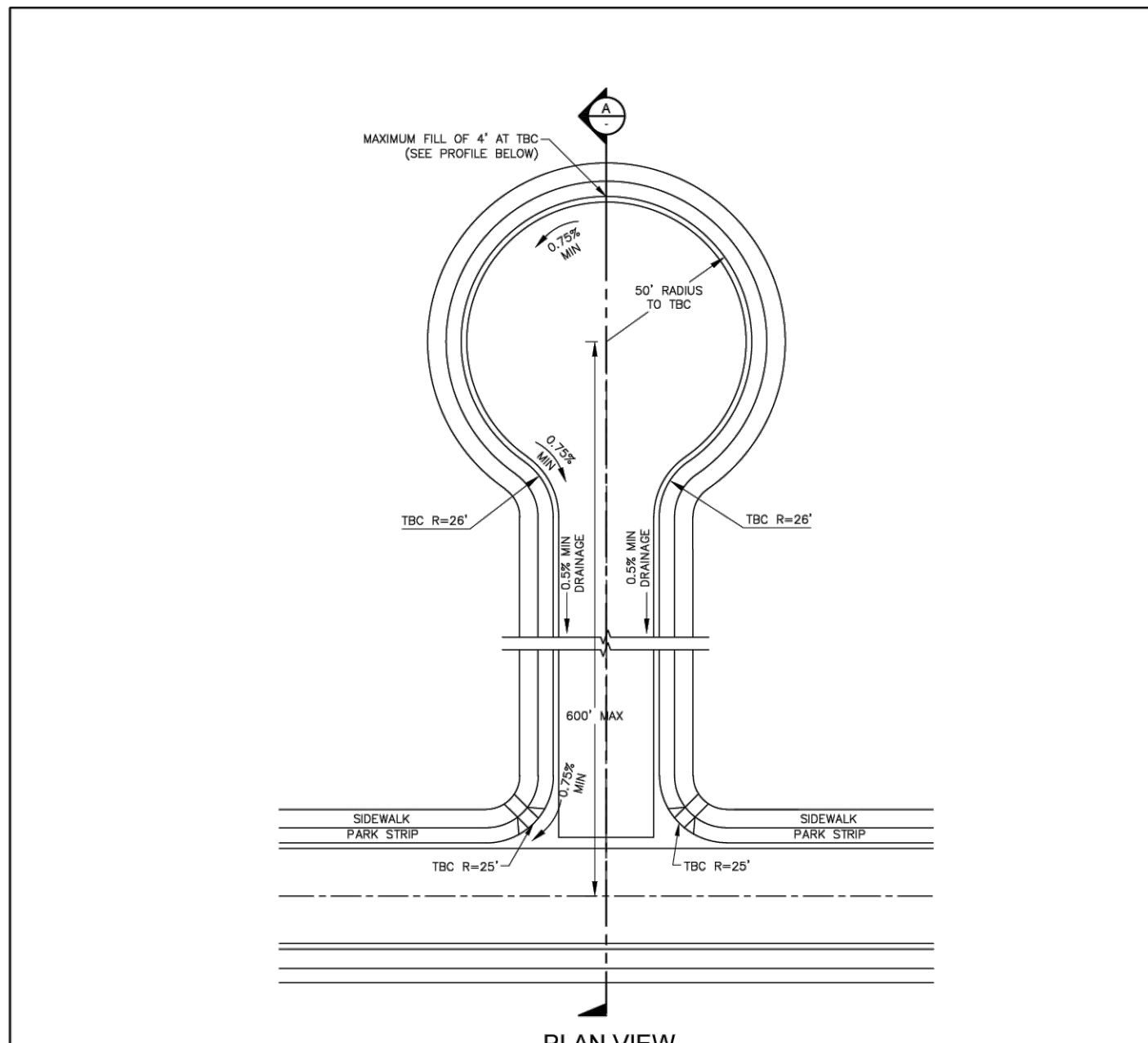
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Plan 561

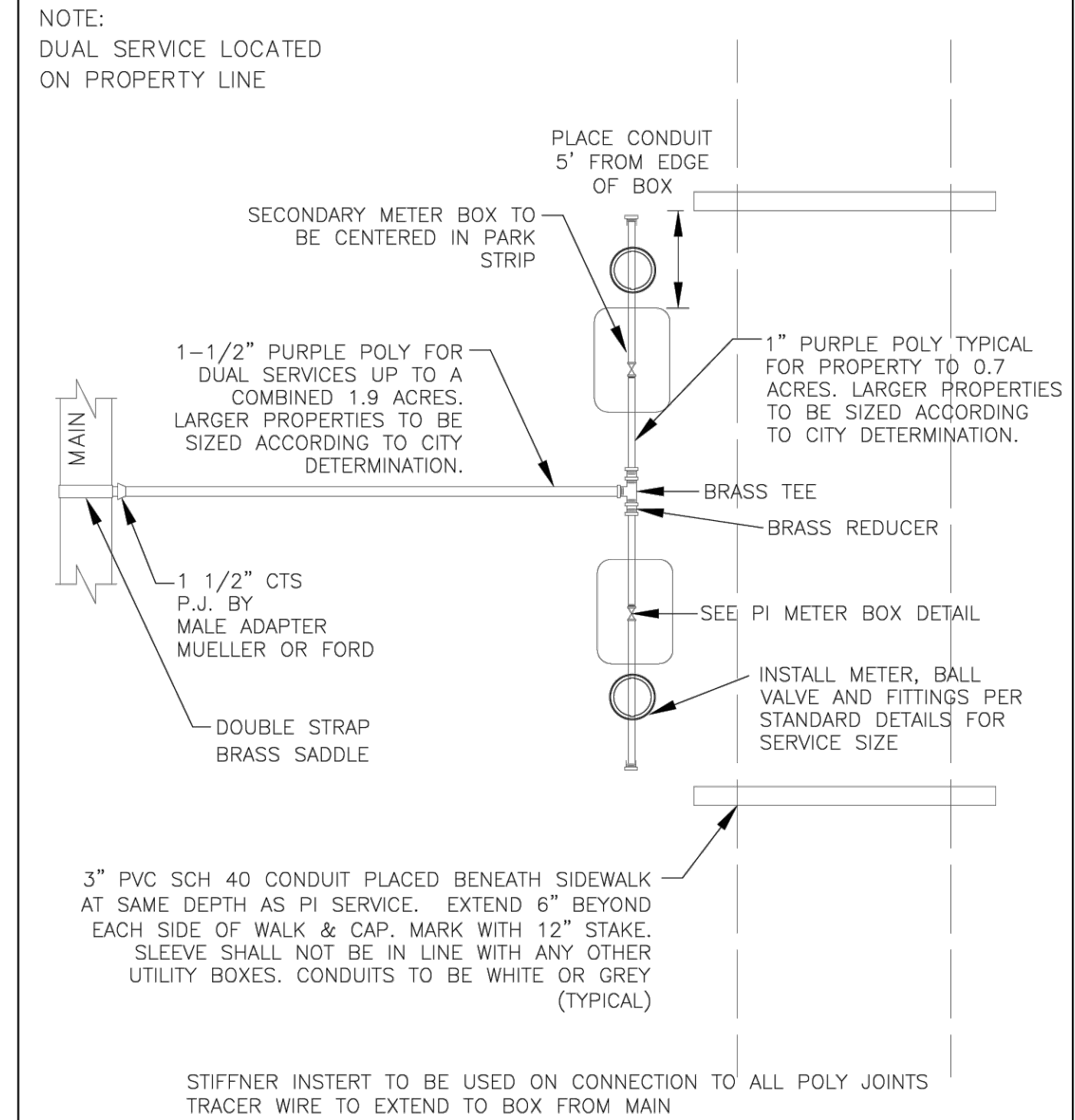
August 2010



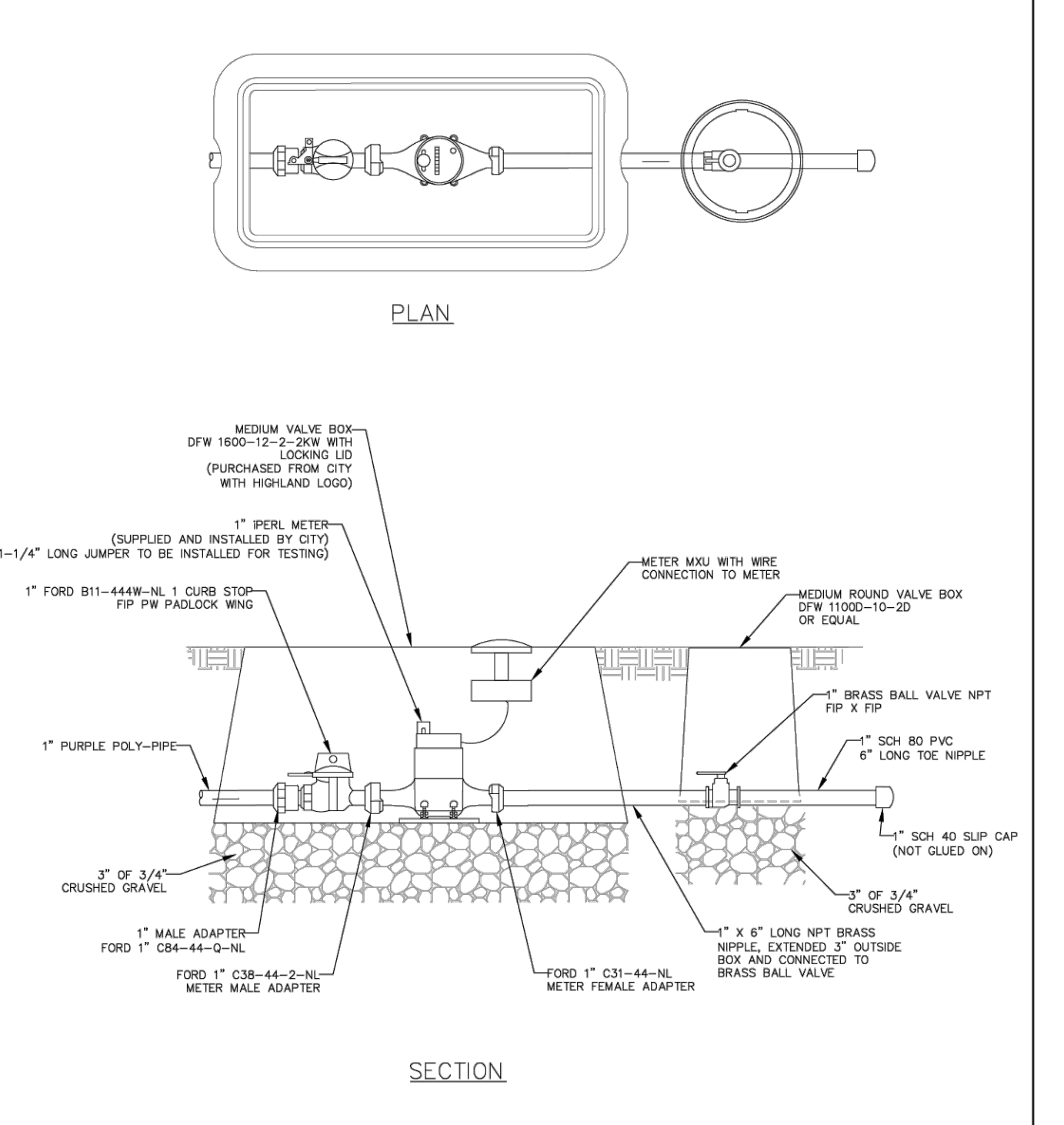
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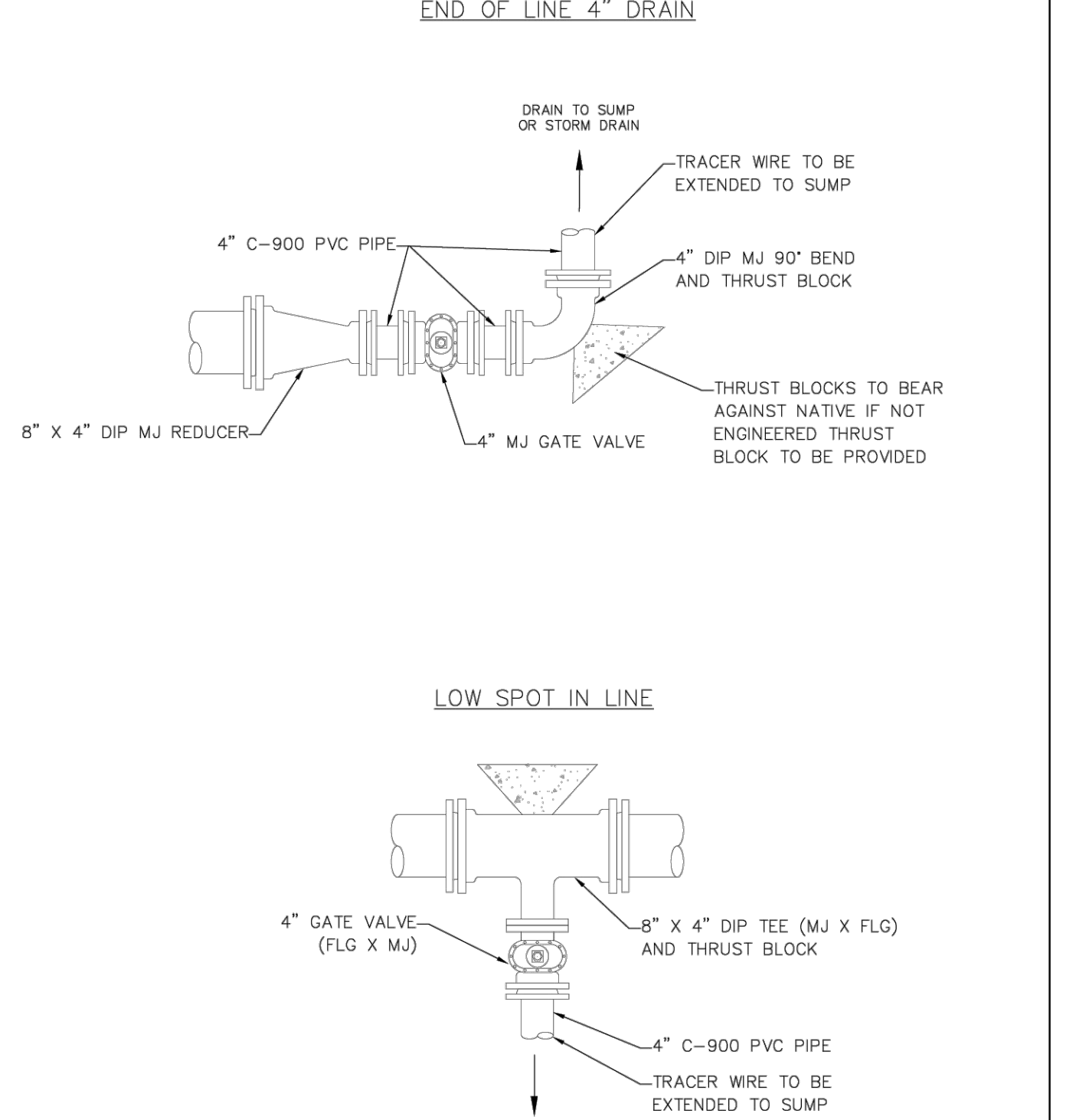
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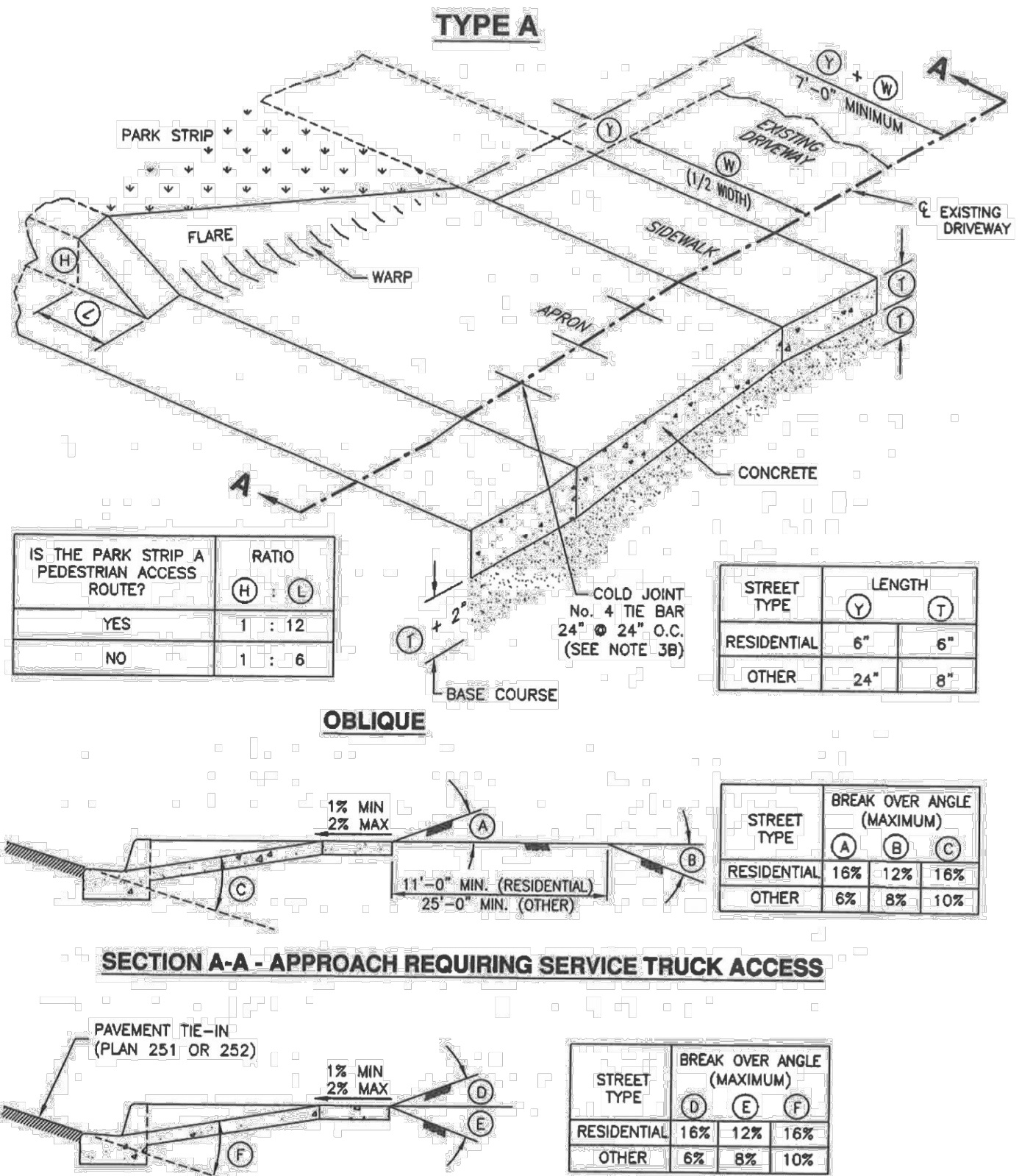
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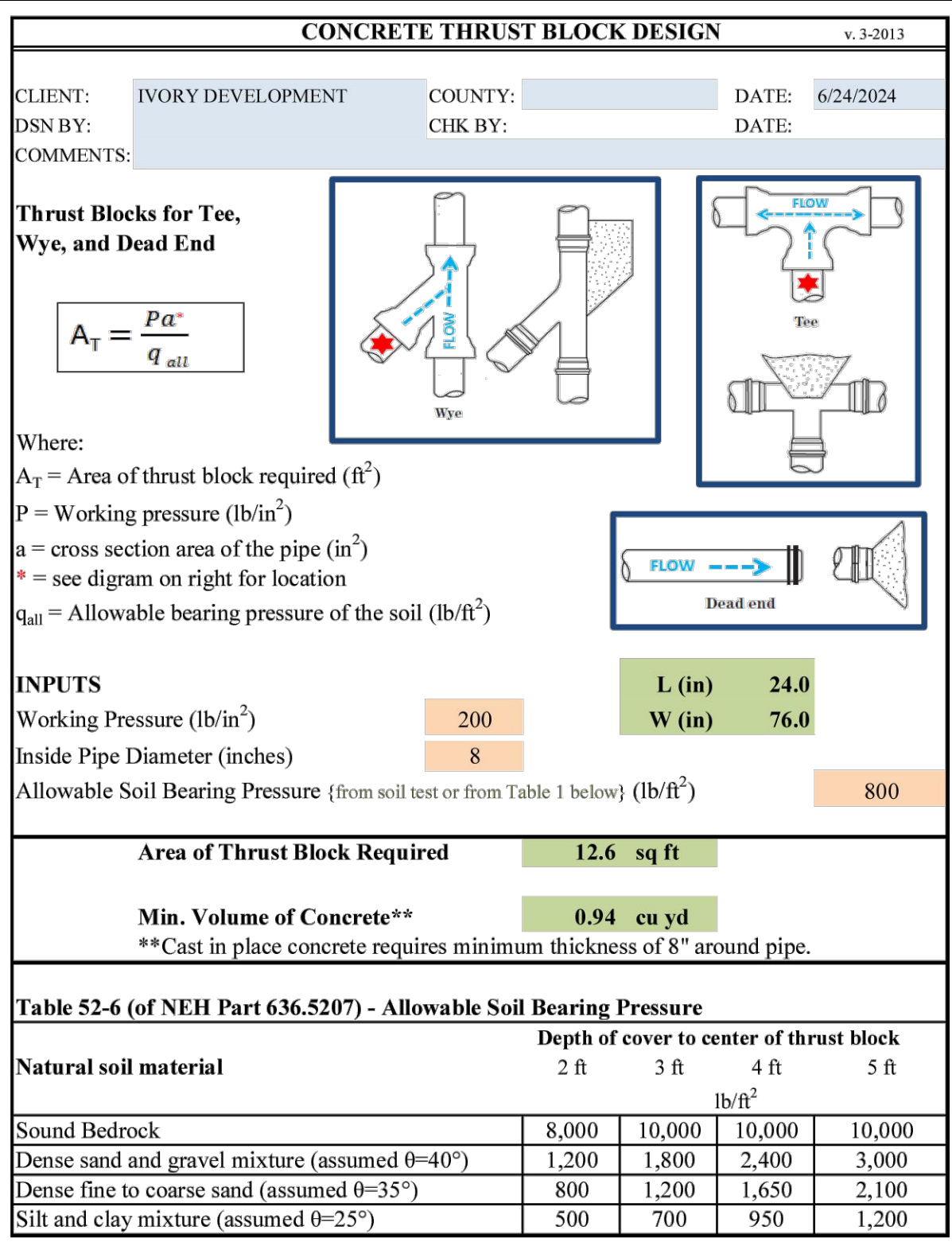
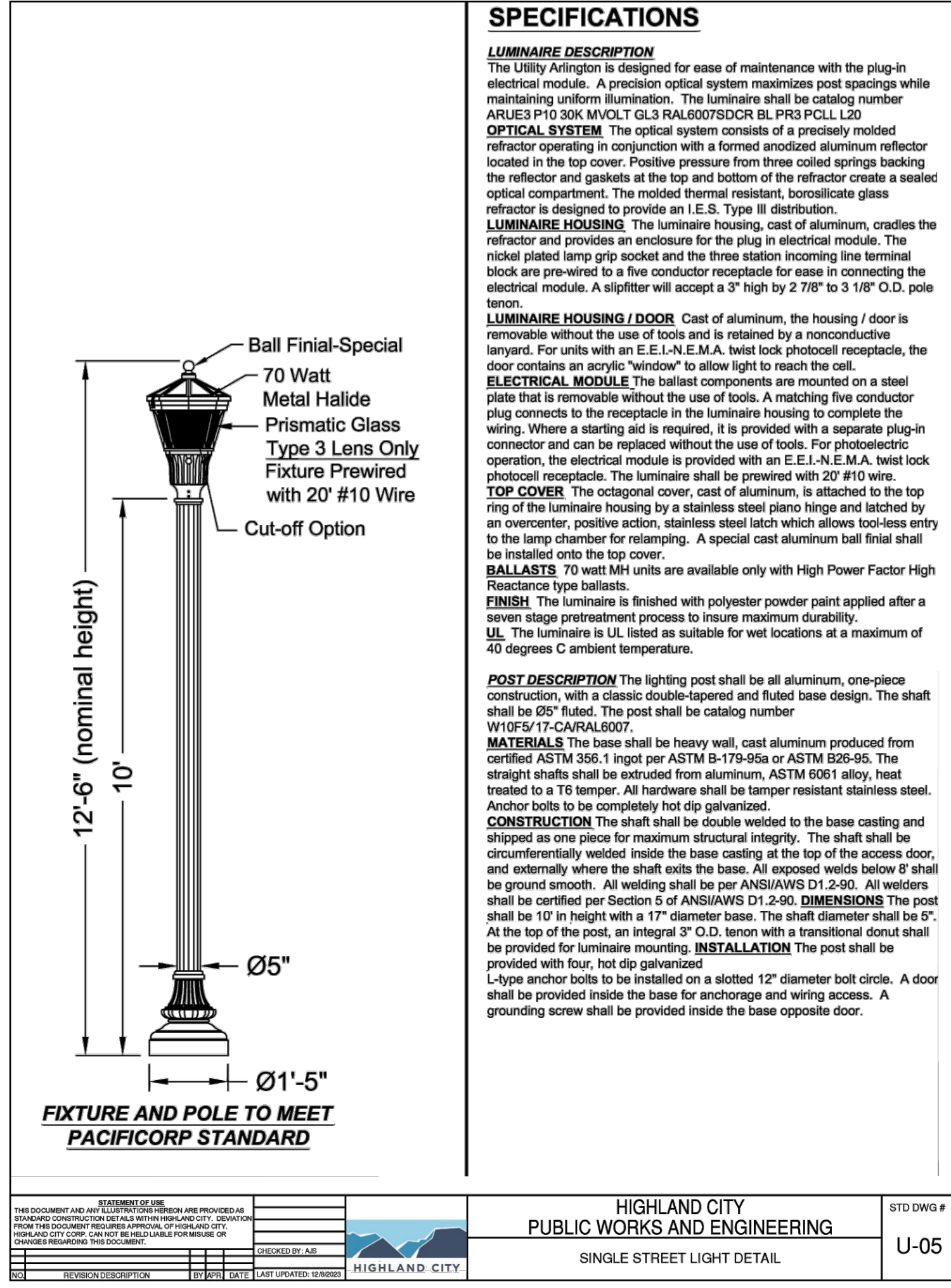
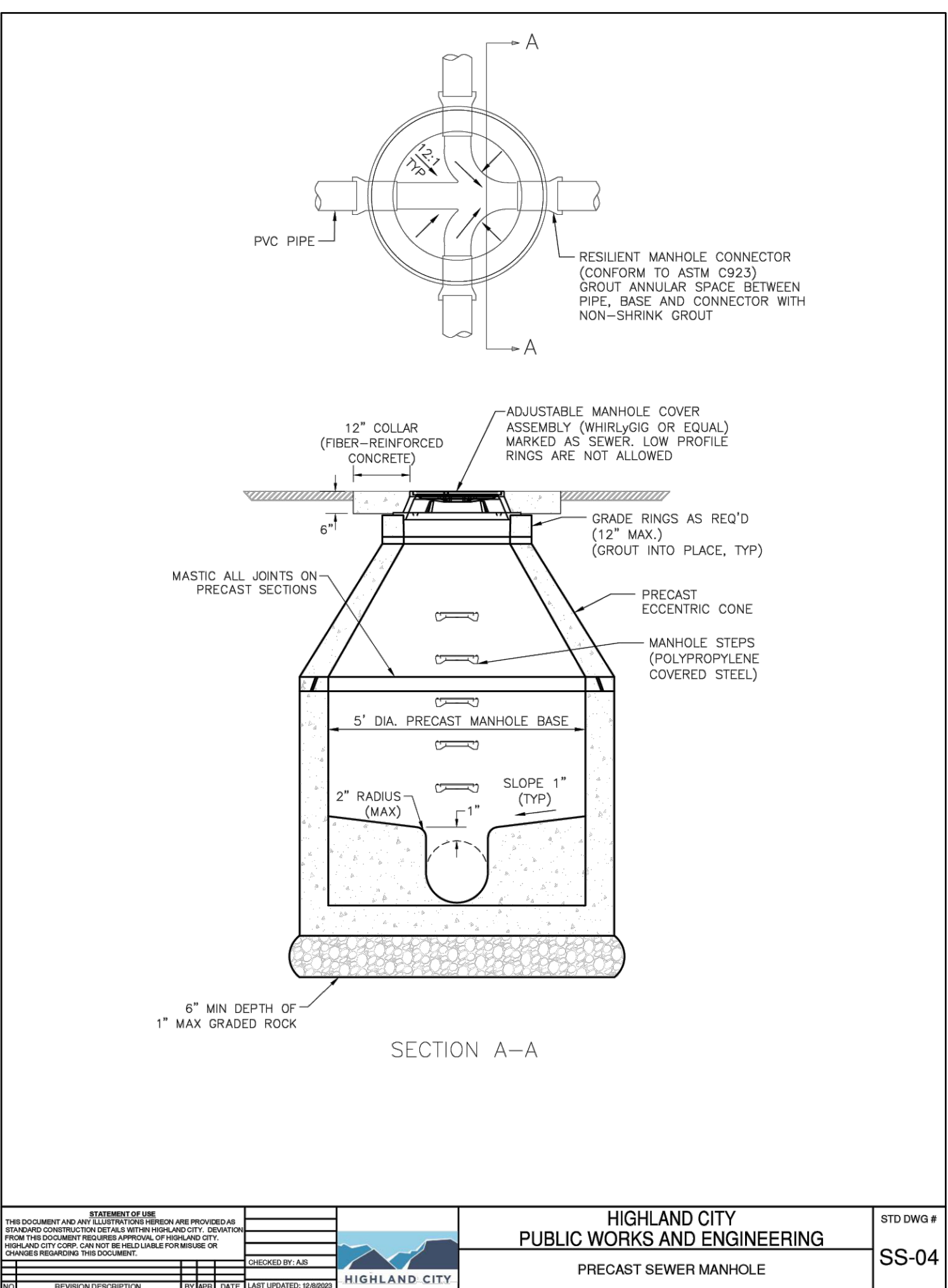
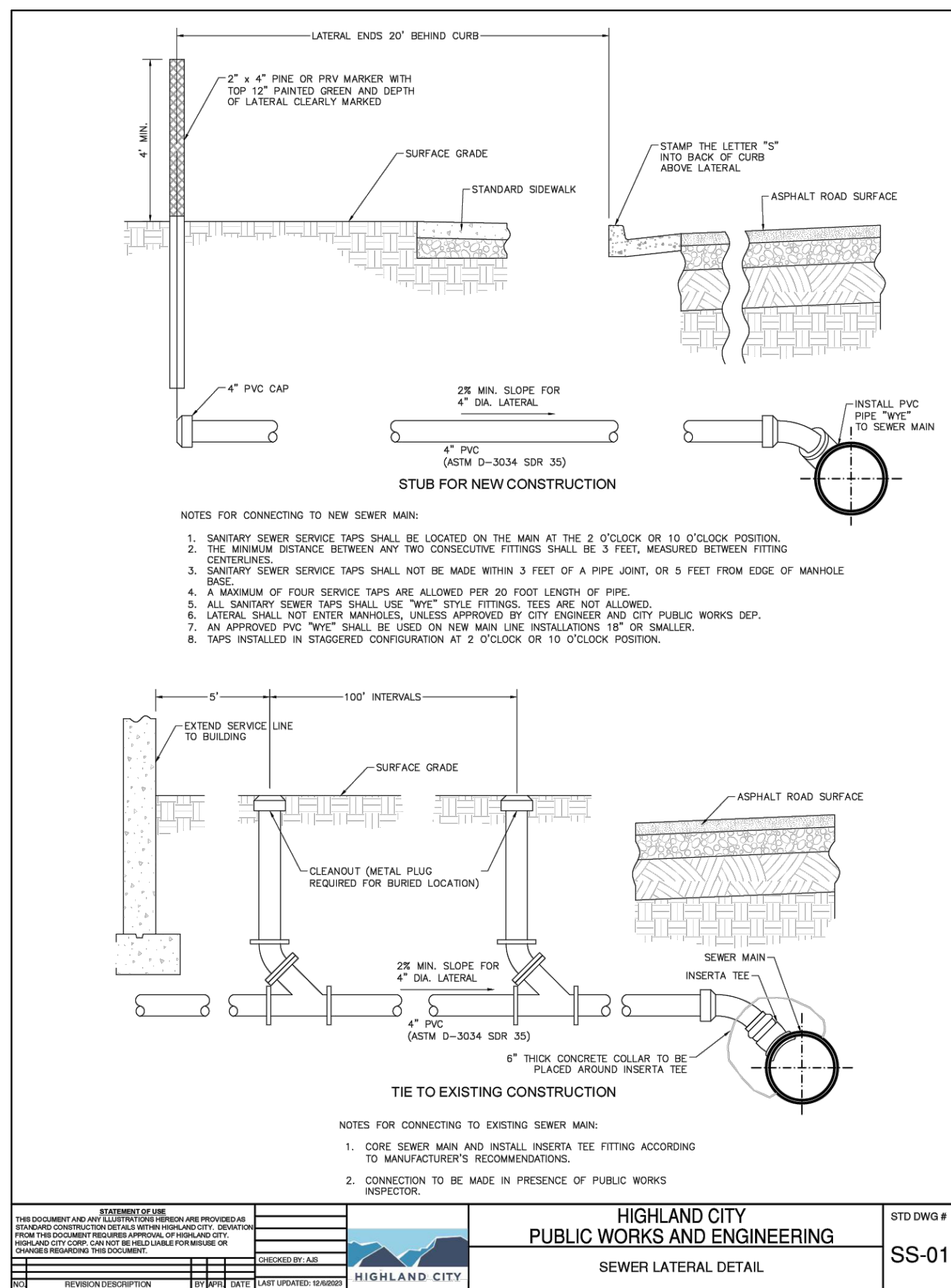
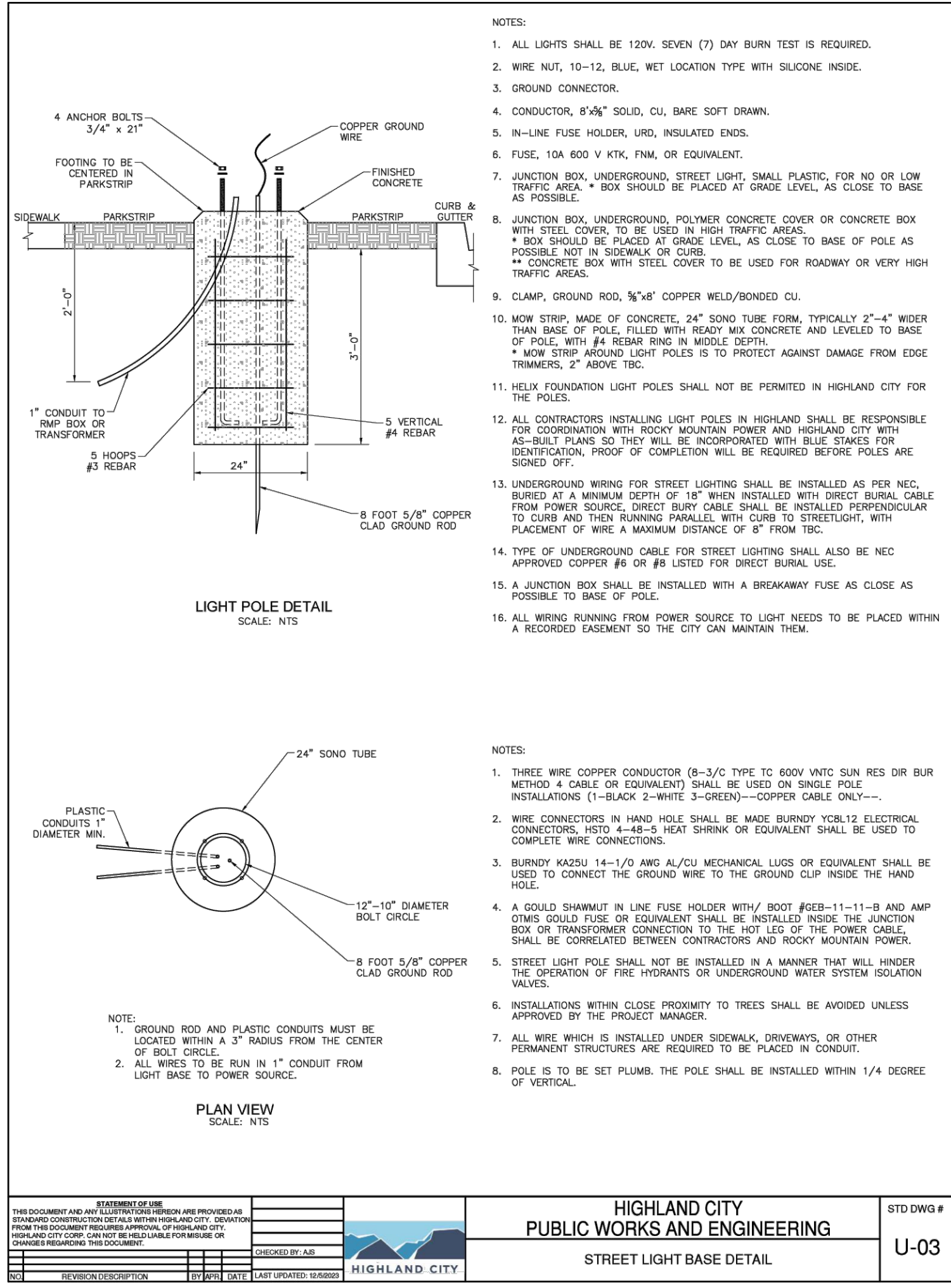
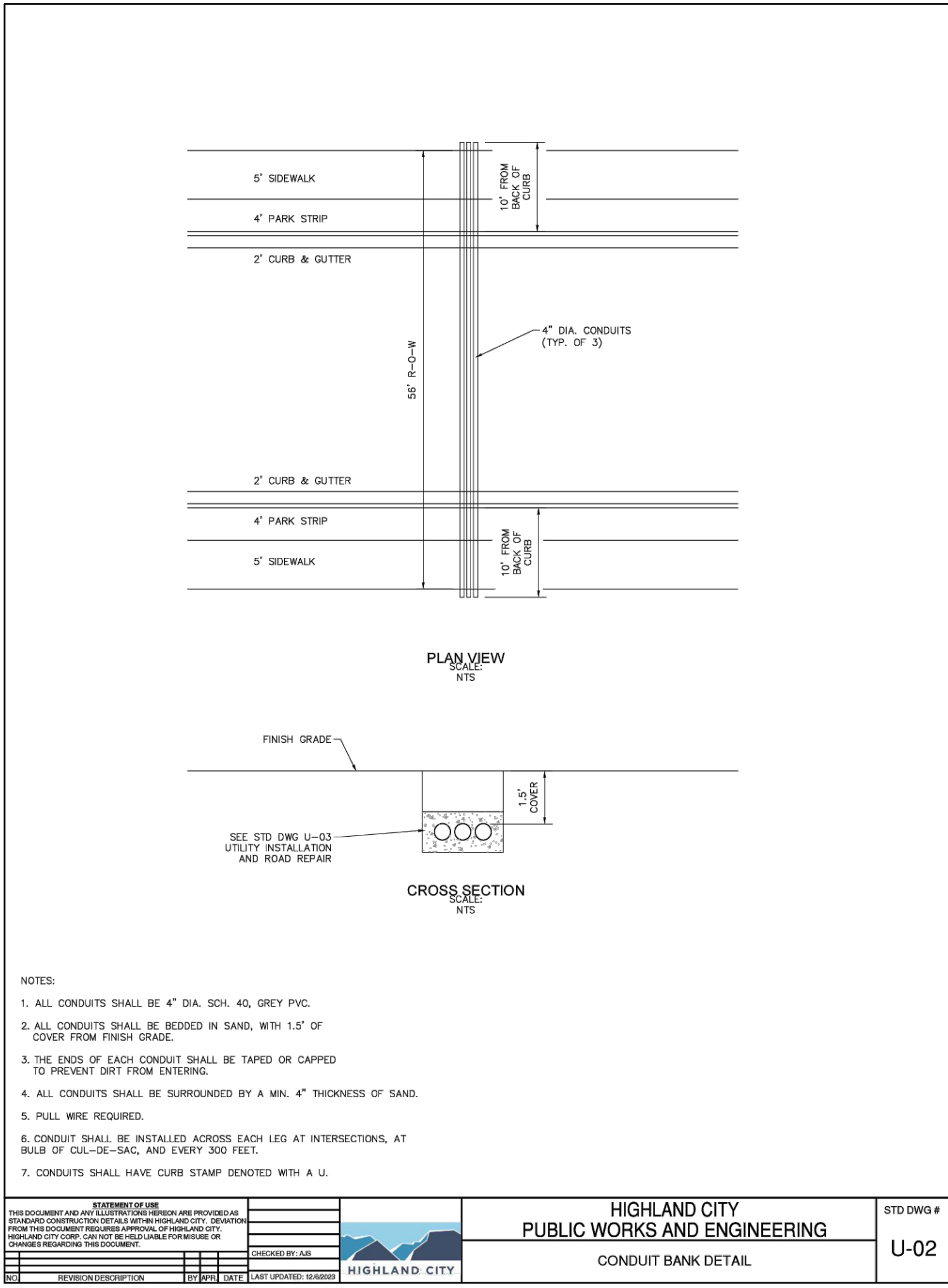
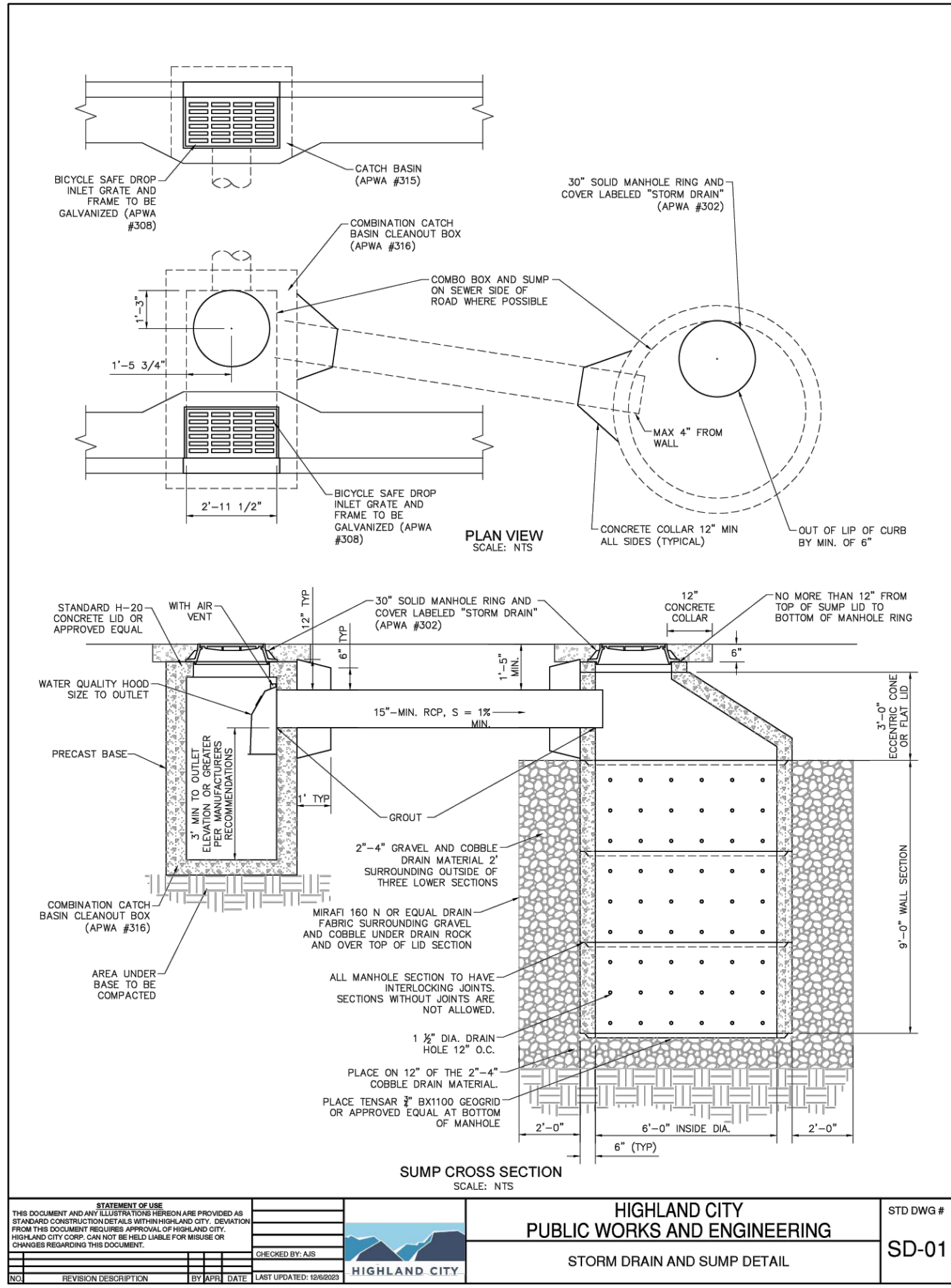


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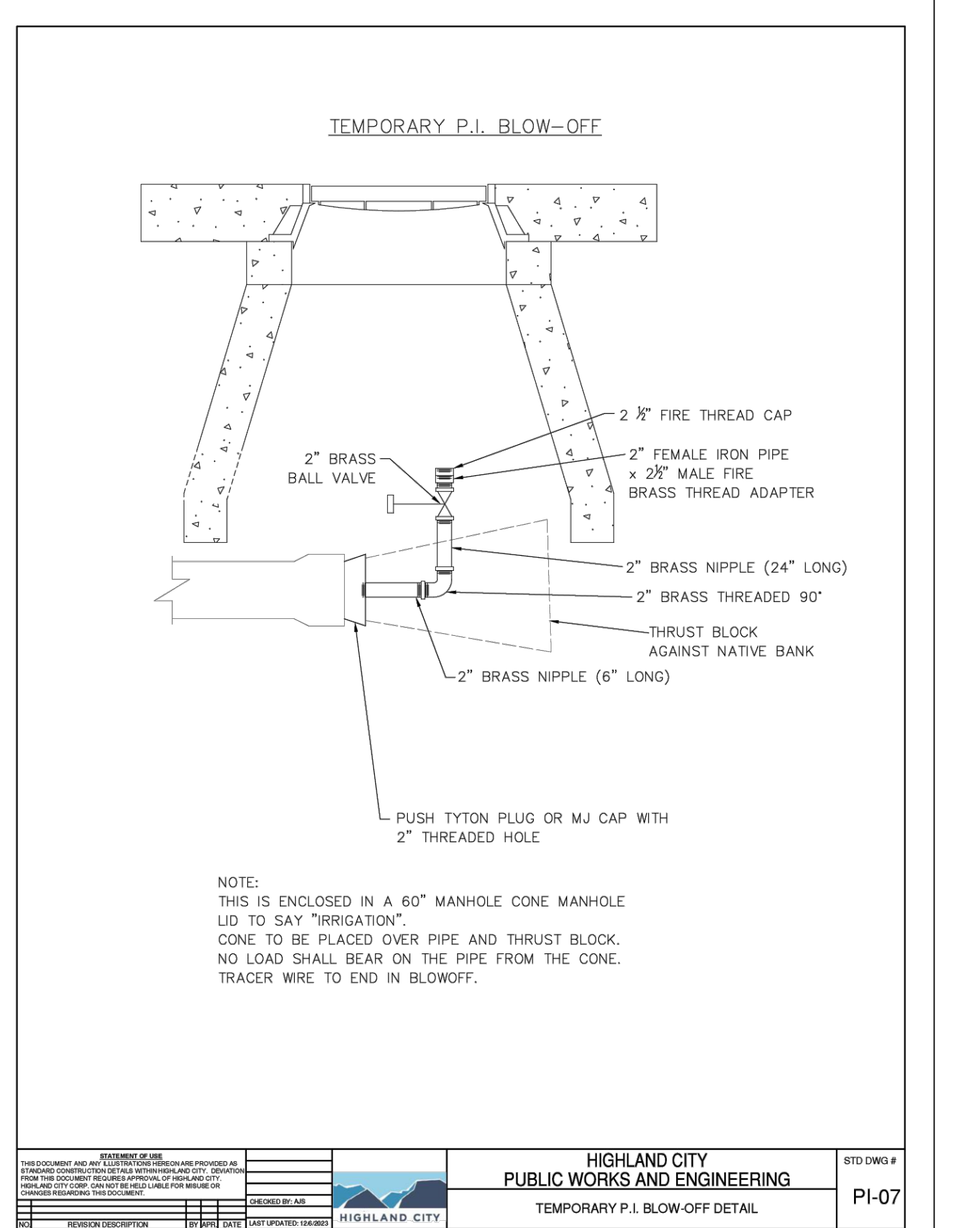
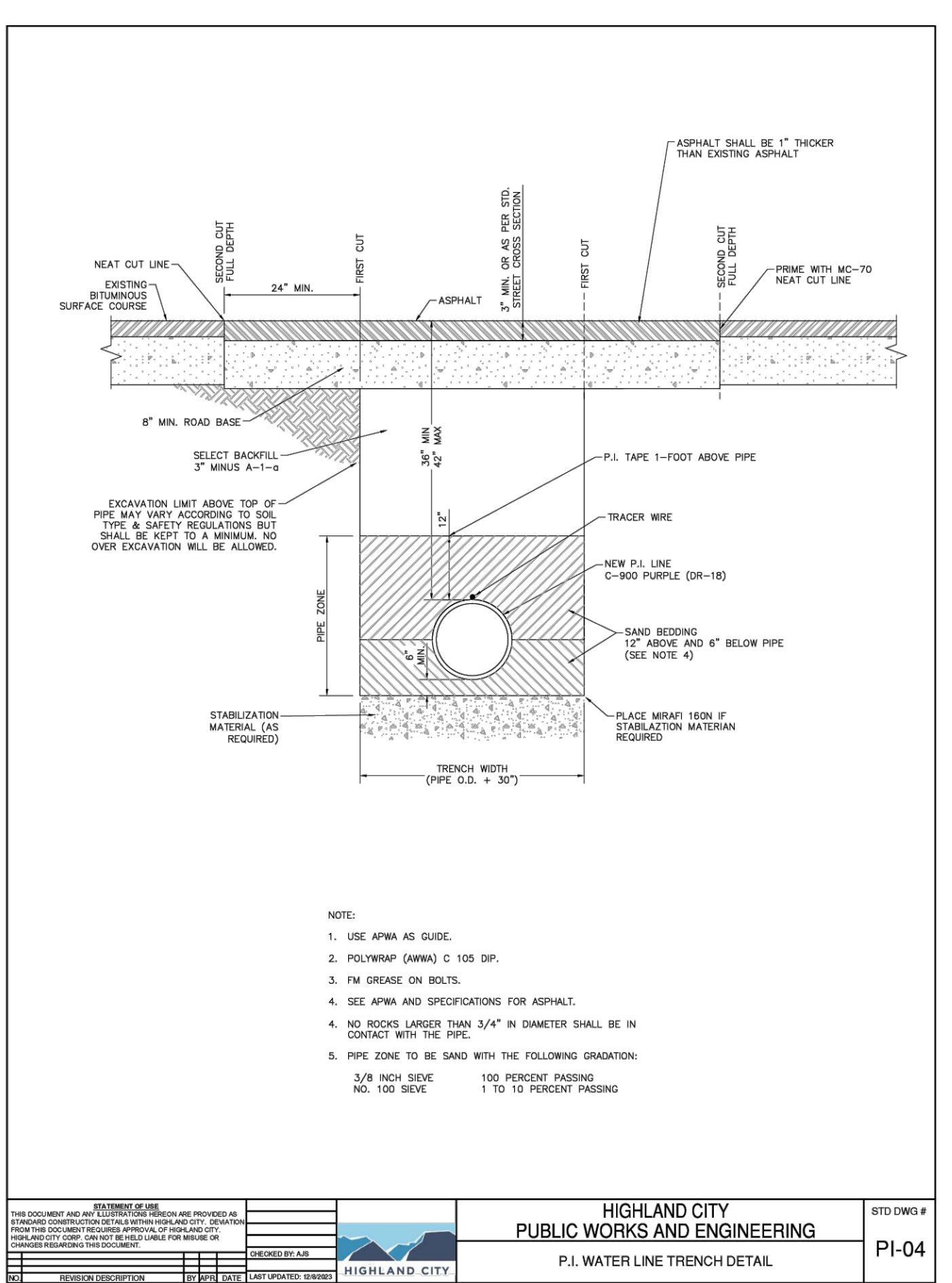
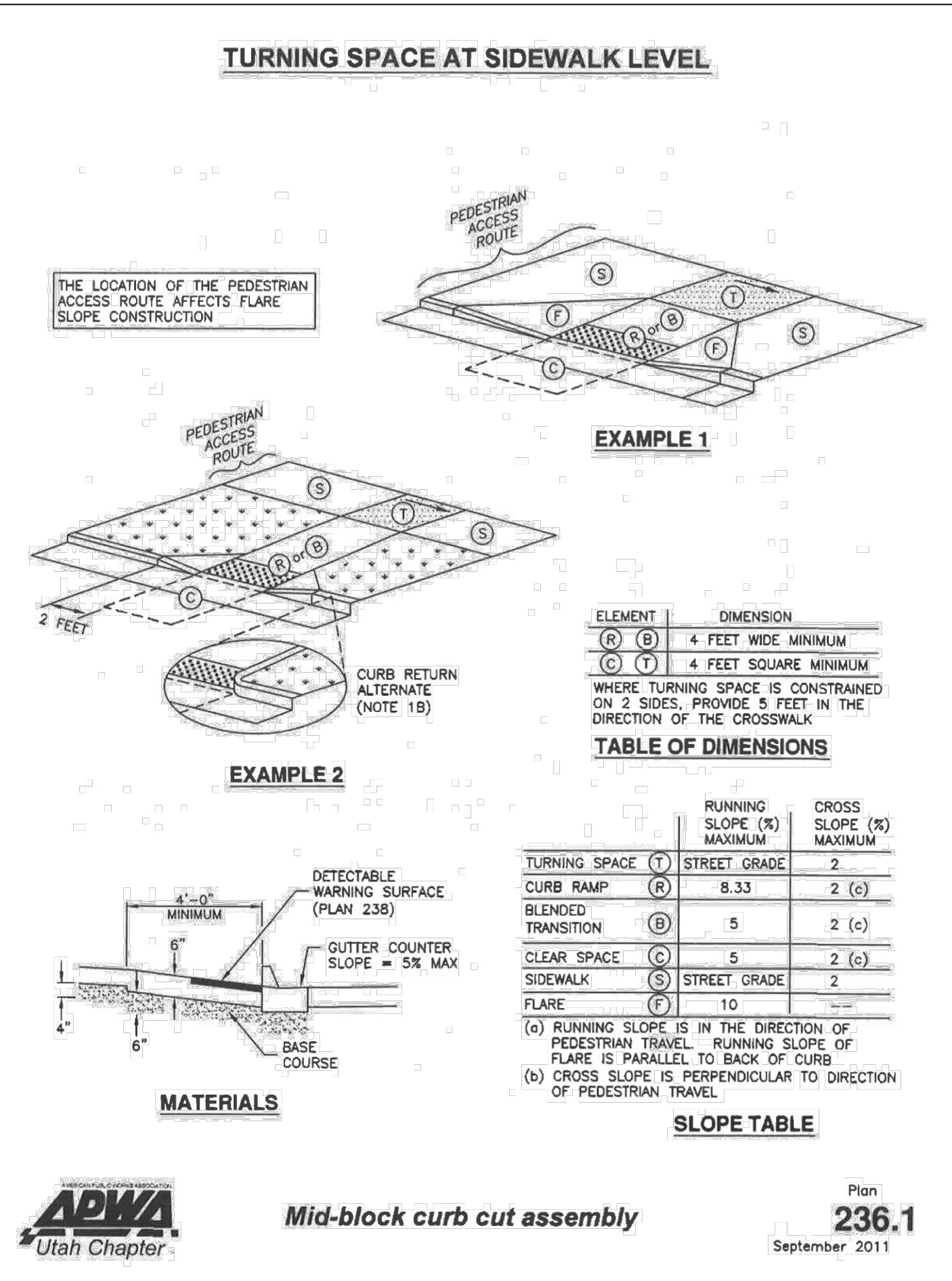
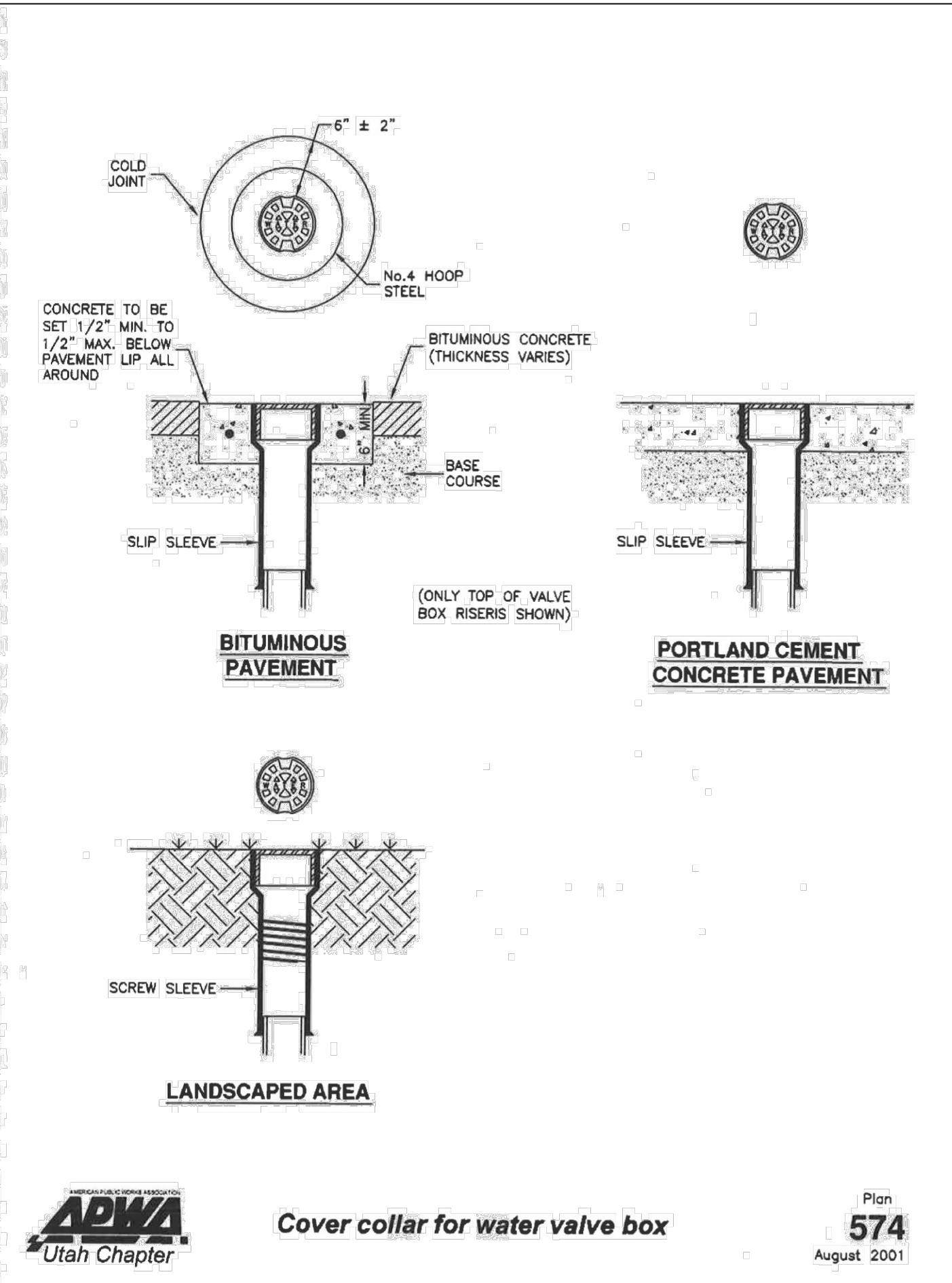
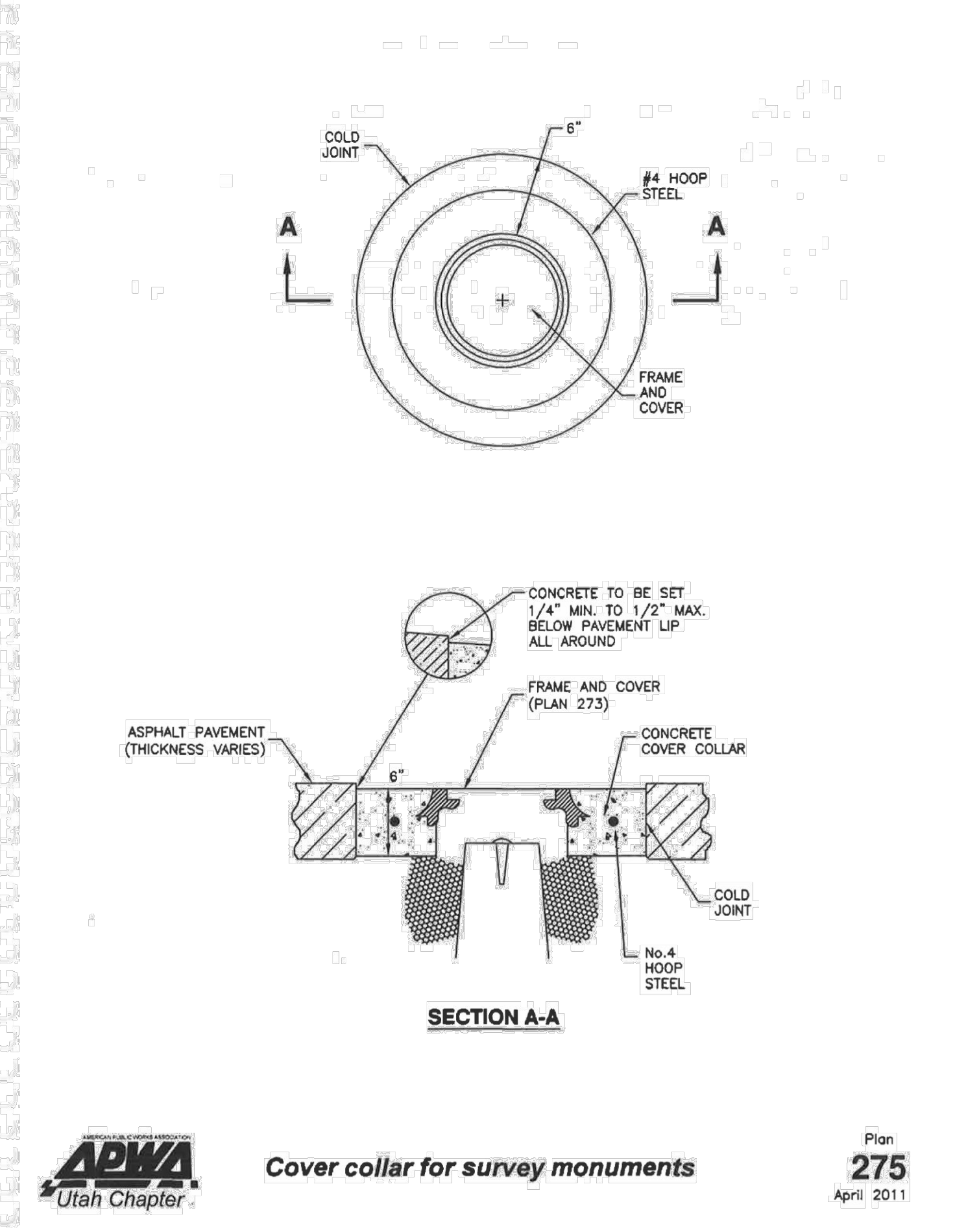
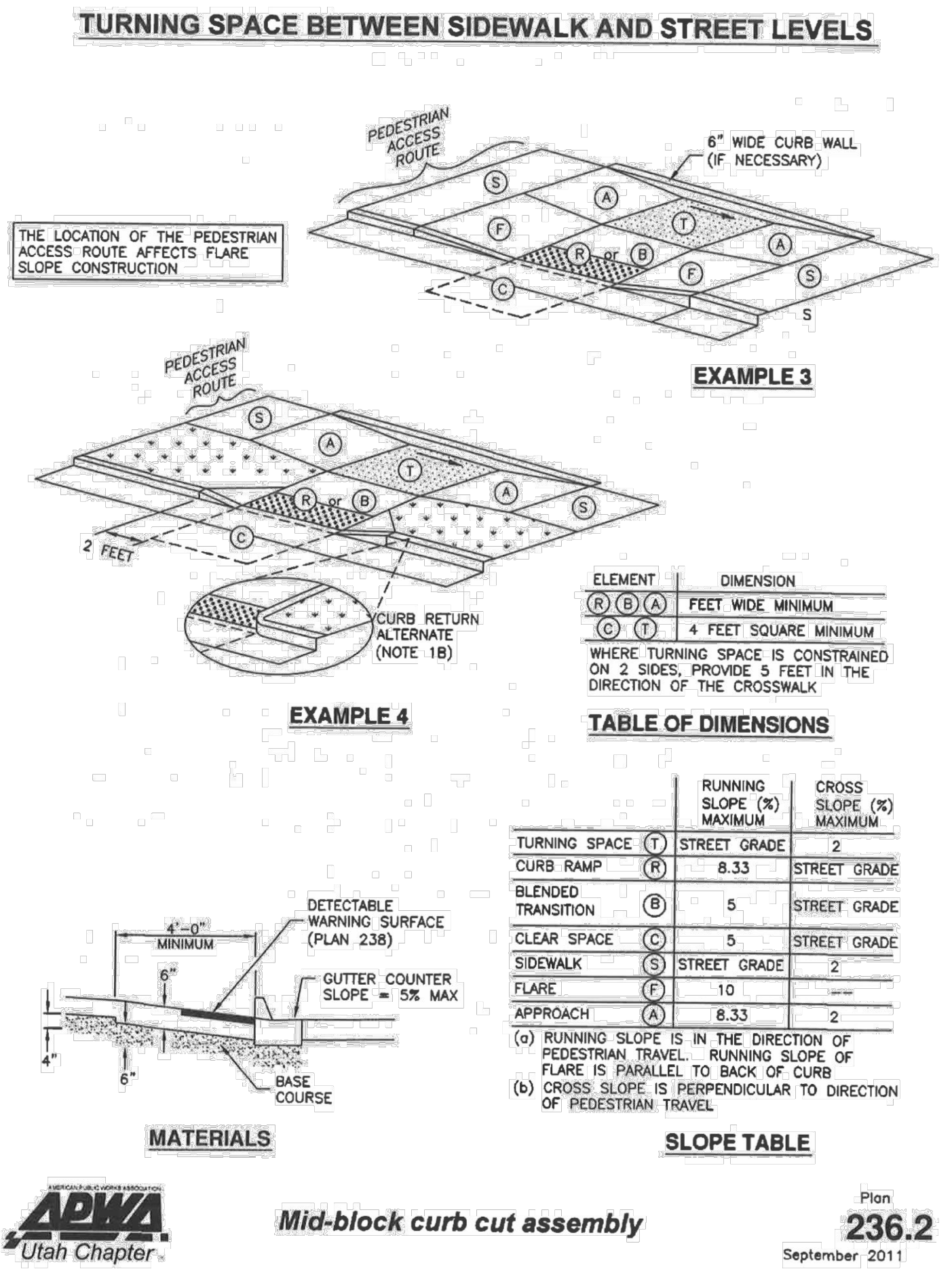
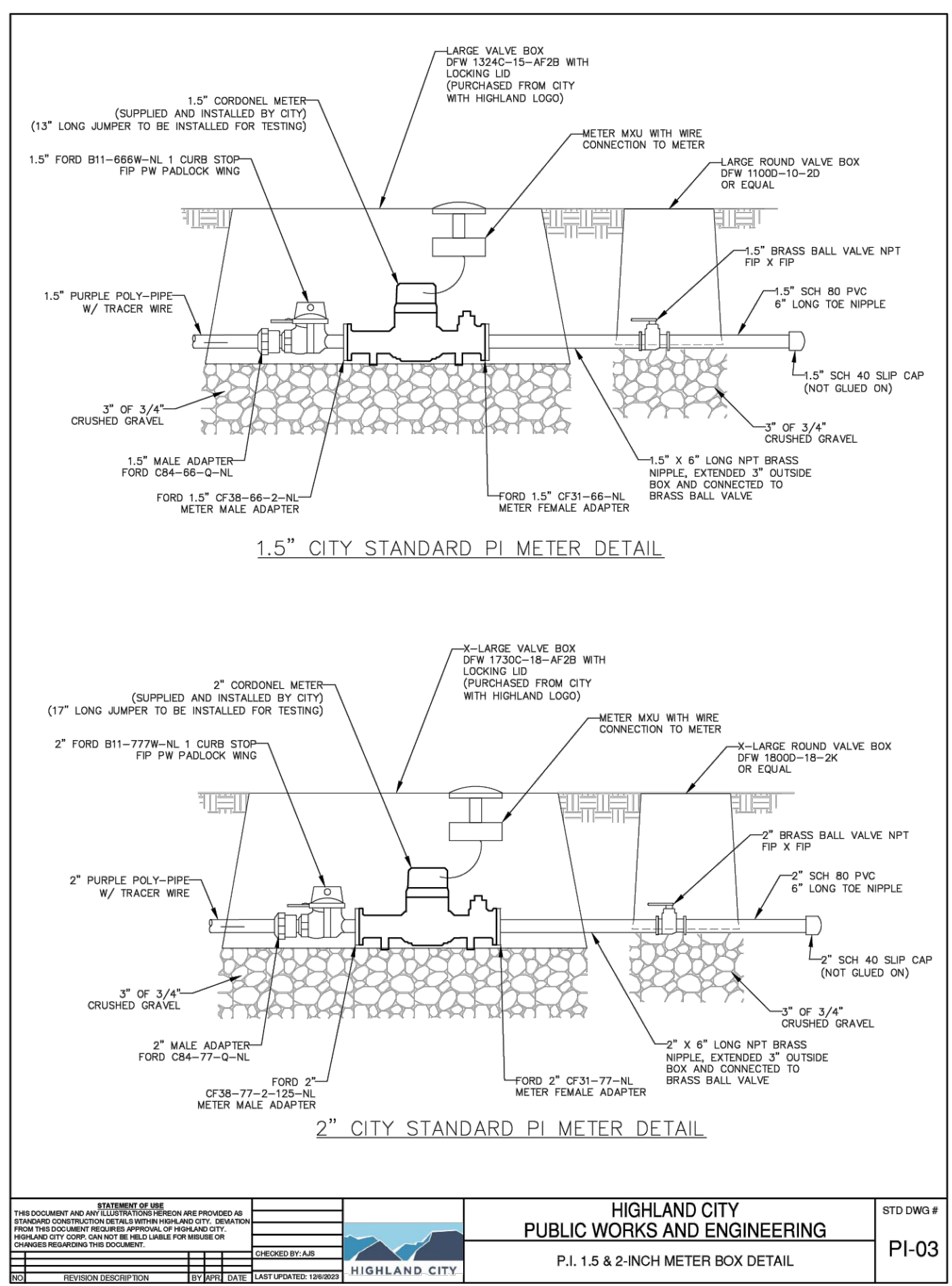
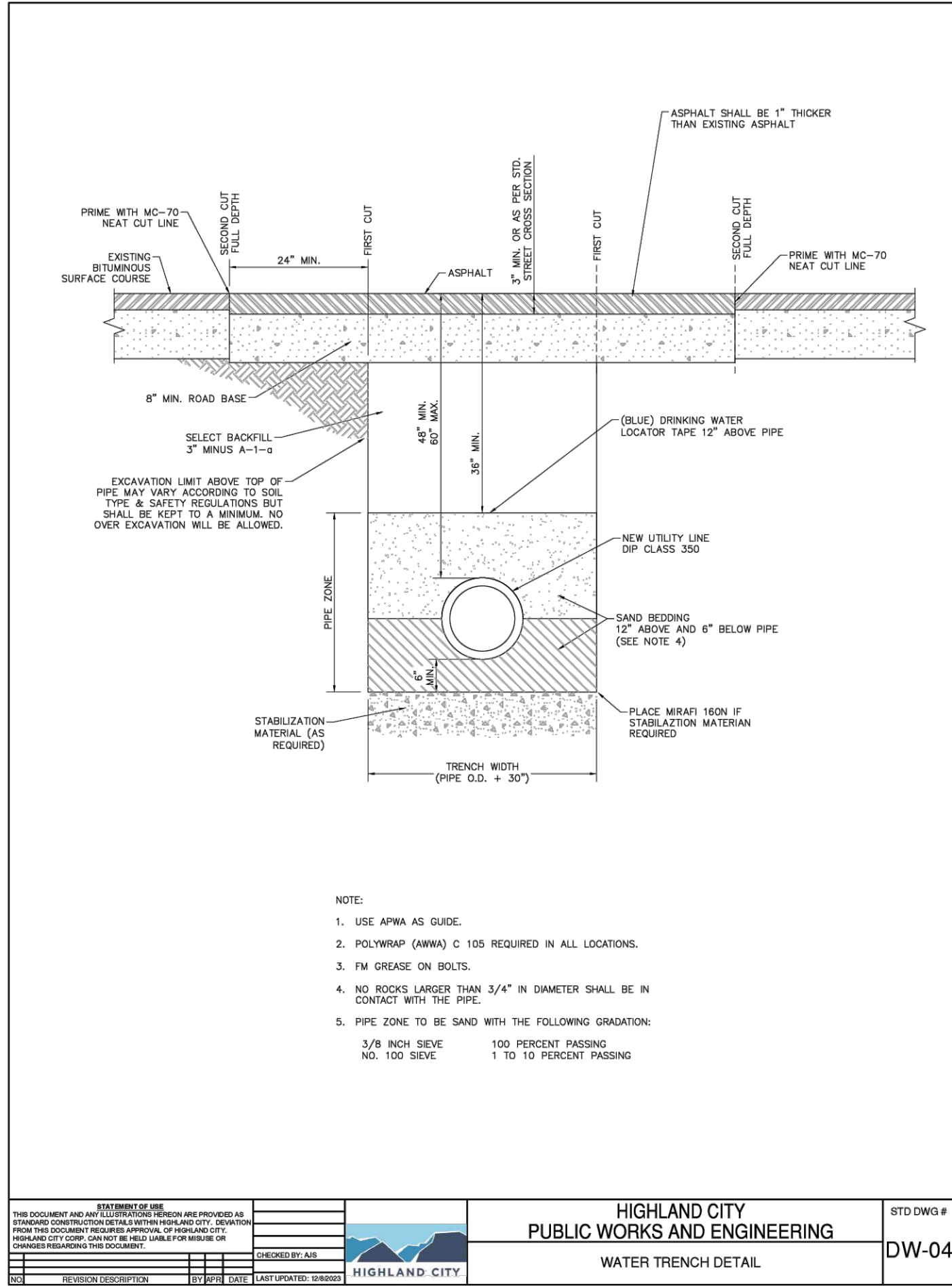


ENGINEERED FILL UNDER ROADWAY

PER GEOTECH REPORT 00145-019. ALL FILL PLACED FOR THE SUPPORT OF STRUCTURES, PLATFORM OR PAVEMENTS, SHOULD CONSIST OF STRUCTURAL FILL. STRUCTURAL FILL MAY CONSIST OF THE ON-SITE NATIVE SOIL OR AN APPROVED IMPORTED MATERIAL. STRUCTURAL FILL SHOULD BE FREE OF VEGETATION AND DEBRIS AND CONTAIN NO ROCKS LARGER THAN 4 INCHES IN NOMINAL SIZE (6 INCHES IN GREATEST DIMENSION). TOPSOIL MAY NOT BE USED AS STRUCTURAL FILL; THIS MATERIAL MUST BE KEPT SEGREGATED FROM OTHER SOILS INTENDED TO BE USED AS STRUCTURAL FILL.

ALL STRUCTURAL FILL SHOULD BE PLACED IN MAXIMUM 6-INCH LOOSE LIFTS IF COMPACTED BY SMALL HAND-OPERATED COMPACTION EQUIPMENT, MAXIMUM 8-INCH LOOSE LIFTS IF COMPACTED BY LIGHT-DUTY ROLLERS, AND MAXIMUM 12-INCH LOOSE LIFTS IF COMPACTED BY HEAVY DUTY COMPACTION EQUIPMENT THAT IS CAPABLE OF EFFICIENTLY COMPACTING THE ENTIRE THICKNESS OF THE LIFT. THESE VALUES ARE MAXIMUMS; THE CONTRACTOR SHOULD BE AWARE THAT ALL STRUCTURAL FILL BE COMPACTED ON A HORIZONTAL PLANE, UNLESS OTHERWISE APPROVED BY IGES. STRUCTURAL FILL PLACED BENEATH FOOTINGS AND PAVEMENTS SHOULD BE COMPACTED TO AT LEAST 95 PERCENT OF THE MAXIMUM DRY DENSITY (MDD) AS DETERMINED BY ASTM D-1557. THE MOISTURE CONTENT SHOULD BE WITHIN 2 PERCENT OF THE OMC FOR ALL STRUCTURAL FILL. COMPACTING OUTSIDE OF THIS RANGE IS DISCOURAGED. ANY IMPORTED FILL MATERIALS SHOULD BE APPROVED BY IGES PRIOR TO IMPORTING. ALSO, PRIOR TO PLACING ANY FILL, THE EXCAVATIONS SHOULD BE OBSERVED BY IGES TO CONFIRM THAT UNSUITABLE MATERIALS HAVE BEEN REMOVED. IN ADDITION, PROPER GRADING SHOULD PRECEDE PLACEMENT OF FILL, AS DESCRIBED IN THE GENERAL SITE PREPARATION AND GRADING SUBSECTION OF THIS REPORT.

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FOCUS[®]
ENGINEERING AND SURVEYING, LLC
6949 S. HIGH TECH DRIVE SUITE 200
MIDVALE, UTAH 84047 PH: (801) 552-0075
WWW.FOCUS-ES.COM

BENJAMIN B. QUETT
44625
STATE OF UTAH

RIDGEVIEW POD B PLAT L

HIGHLAND CITY, UT

DETAILS

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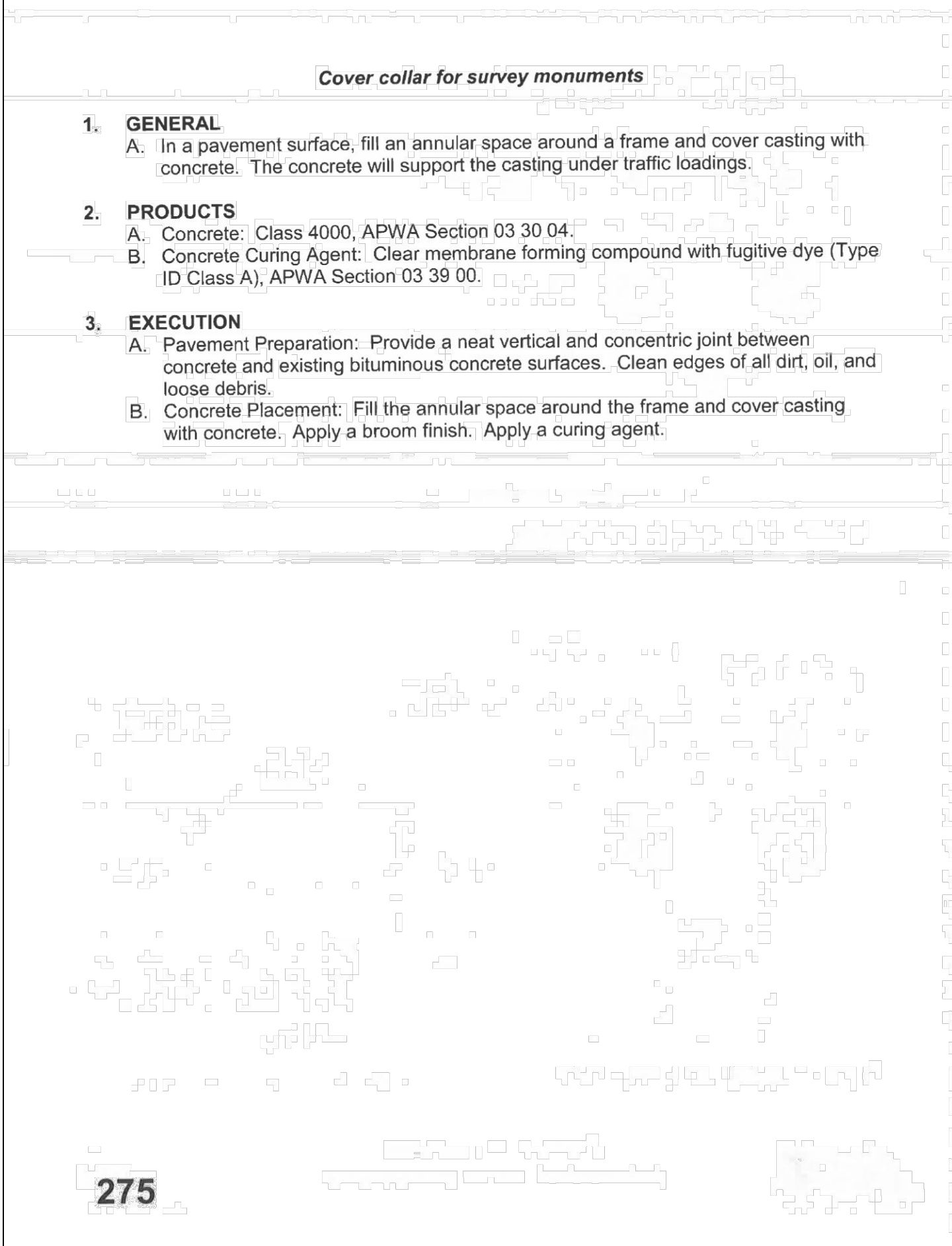
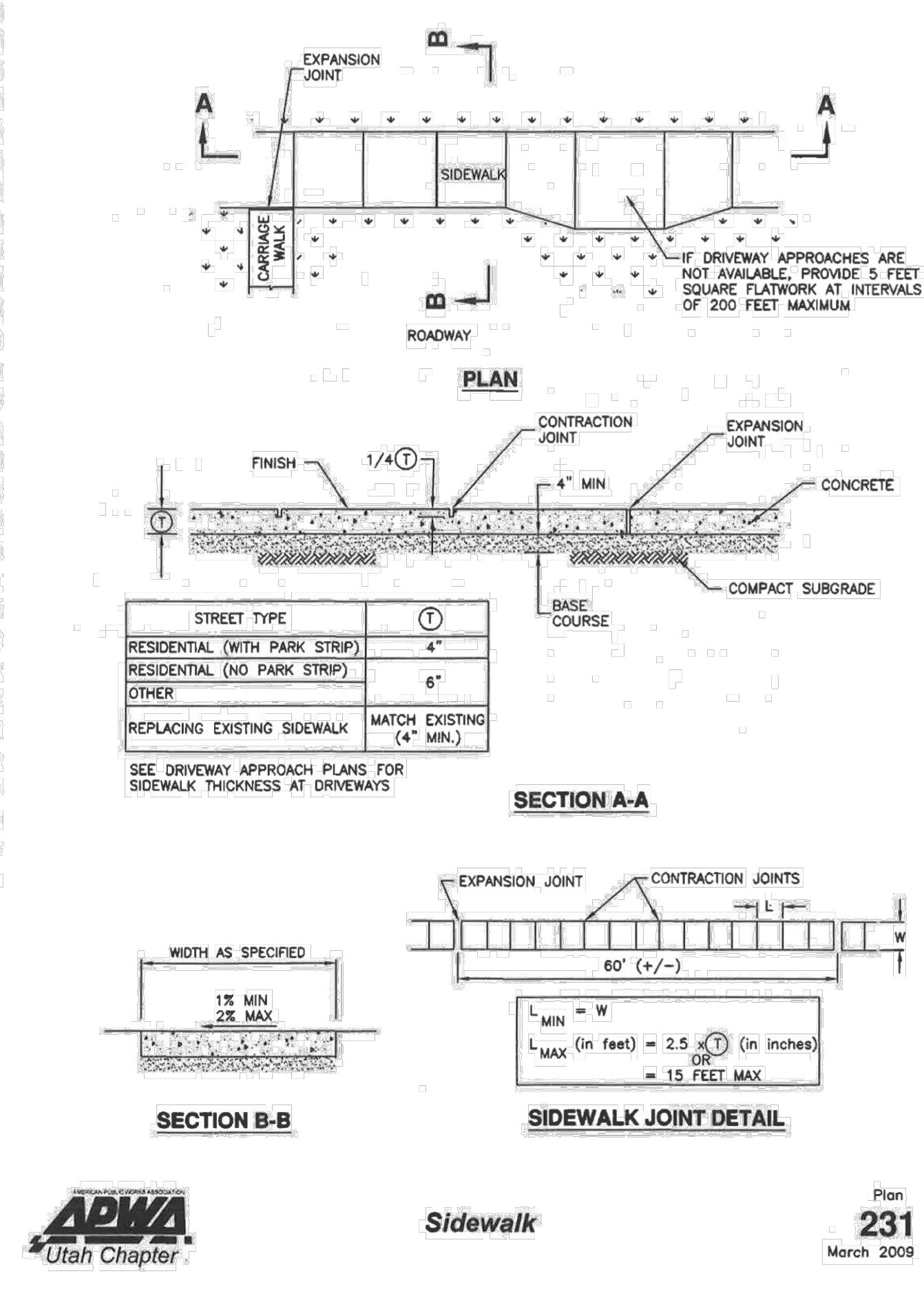
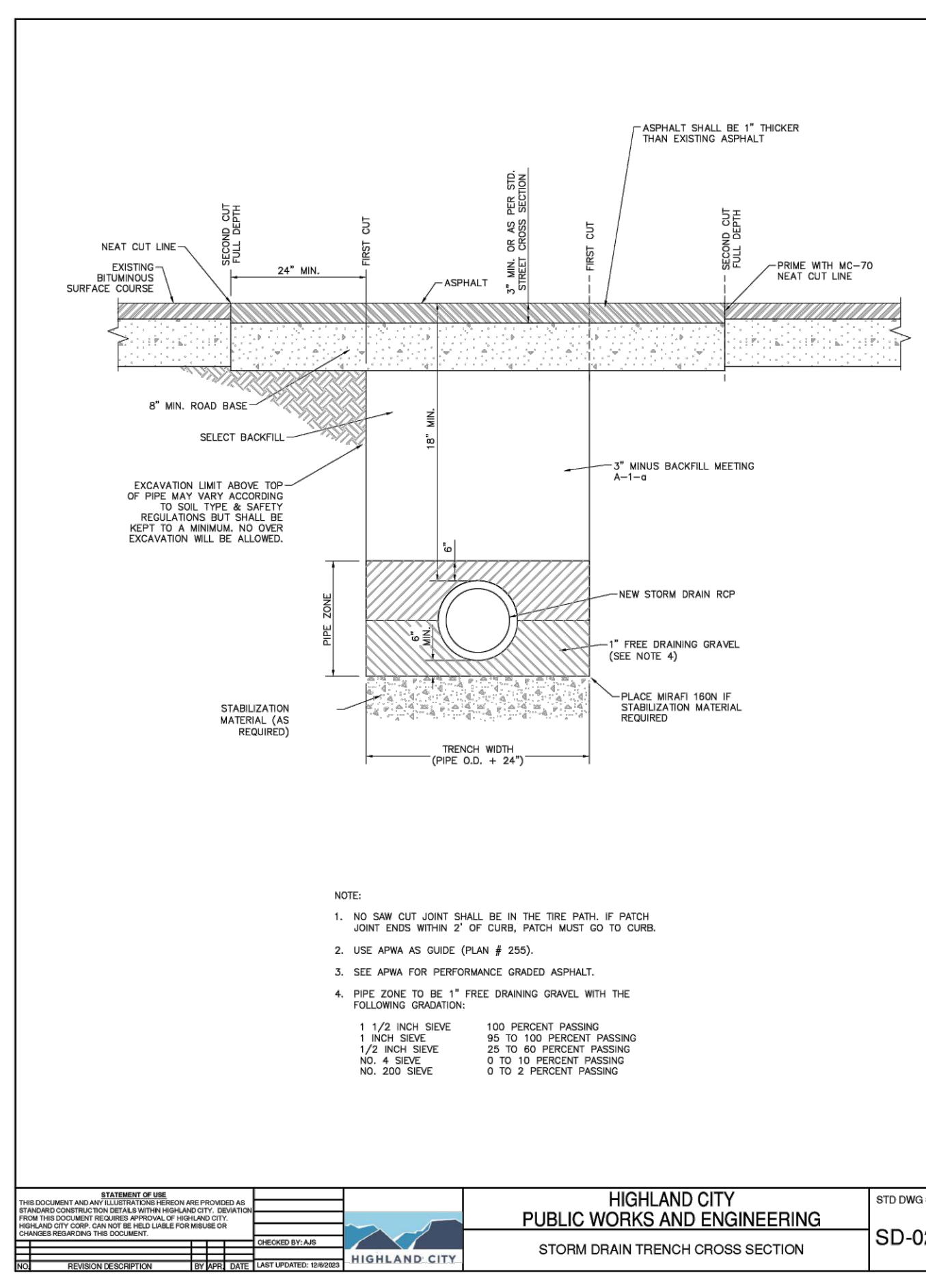
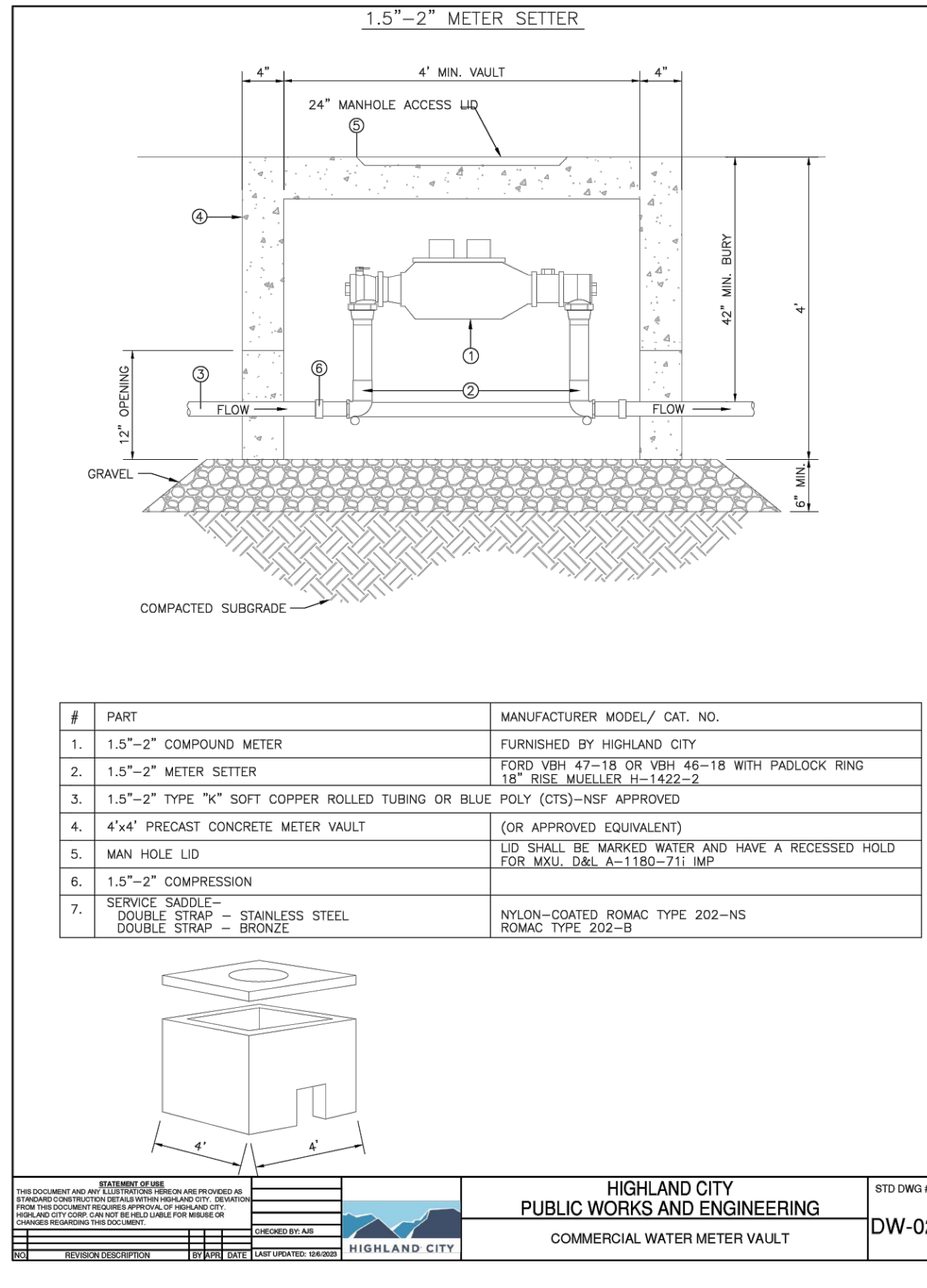
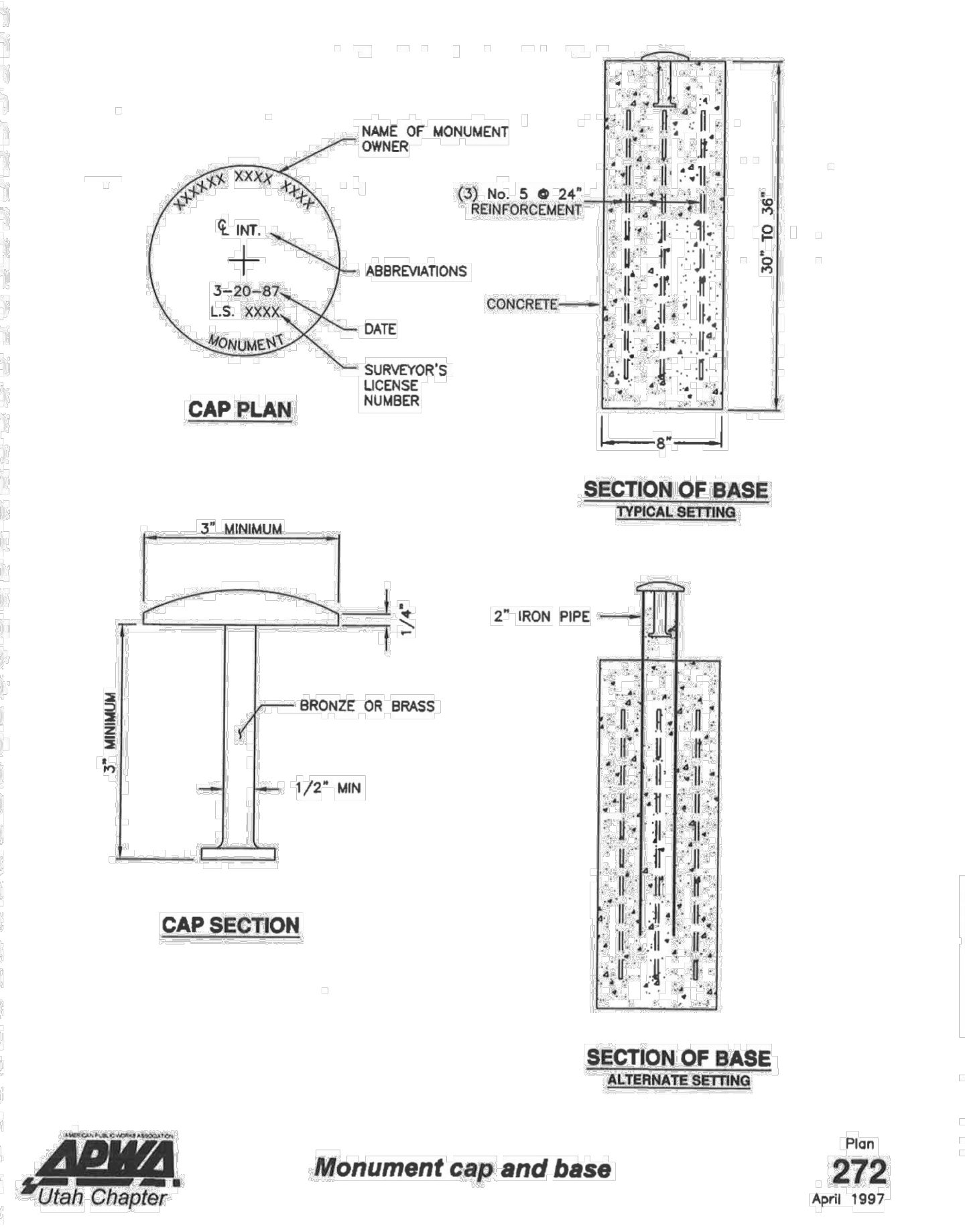
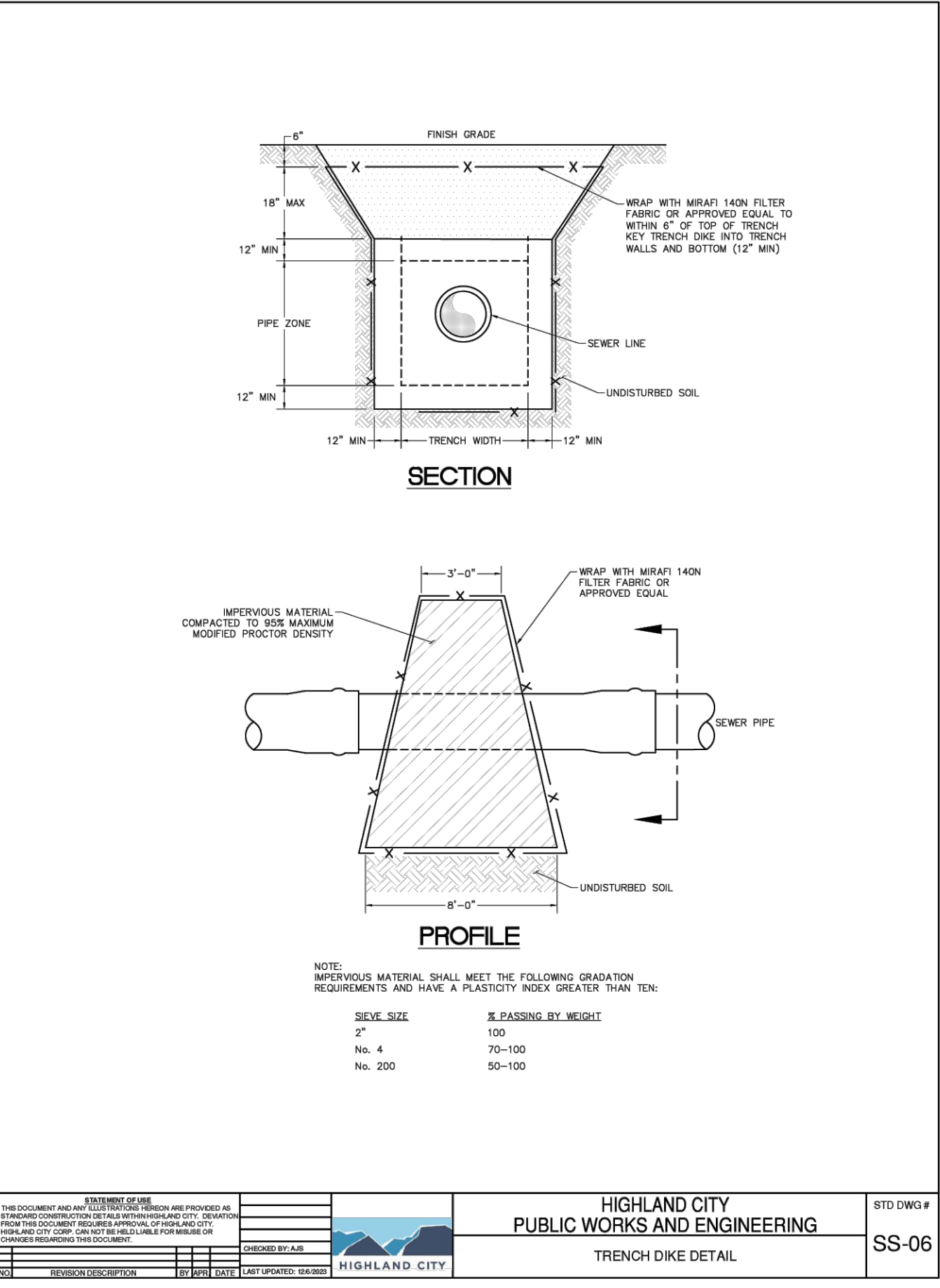
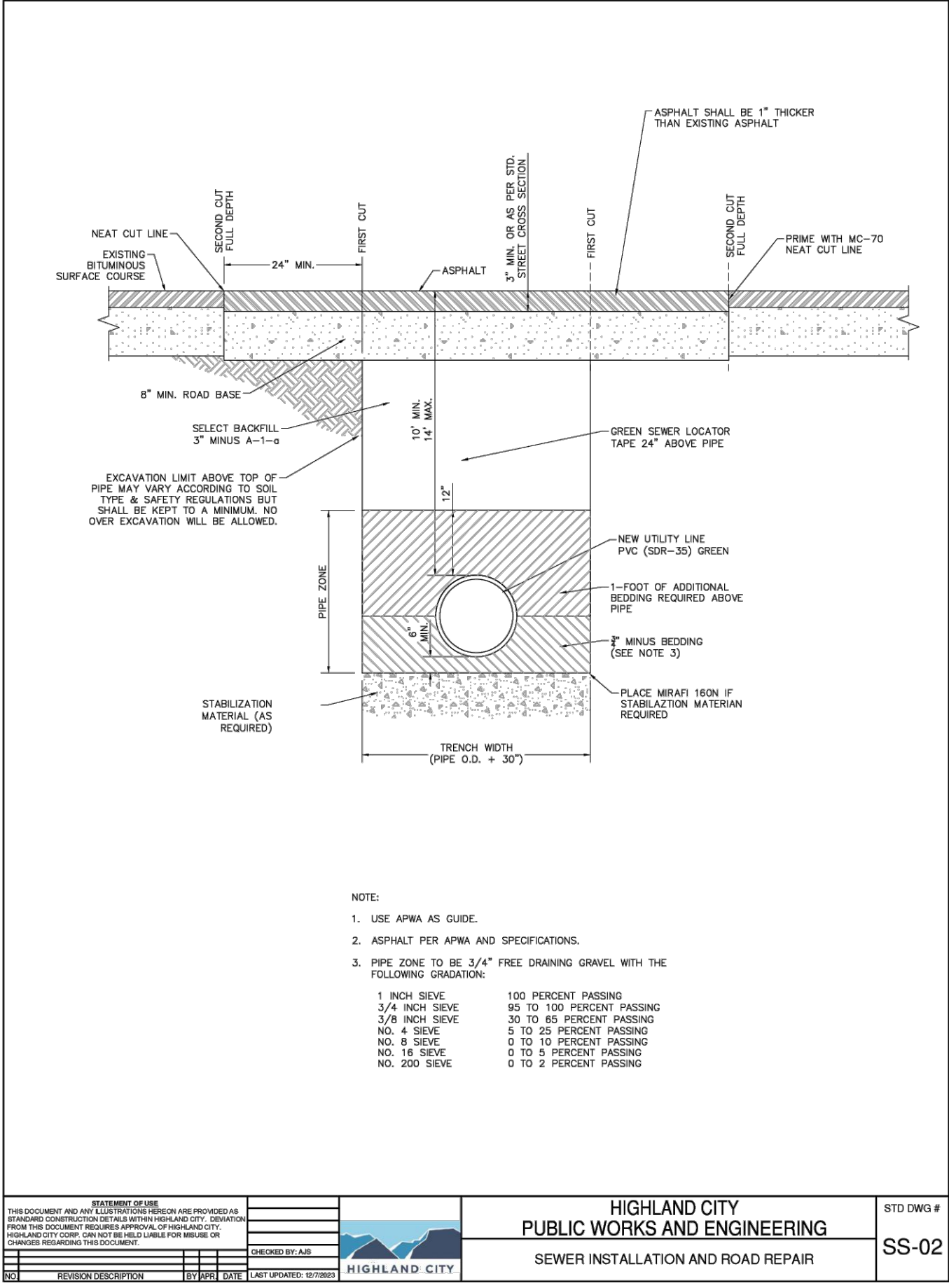
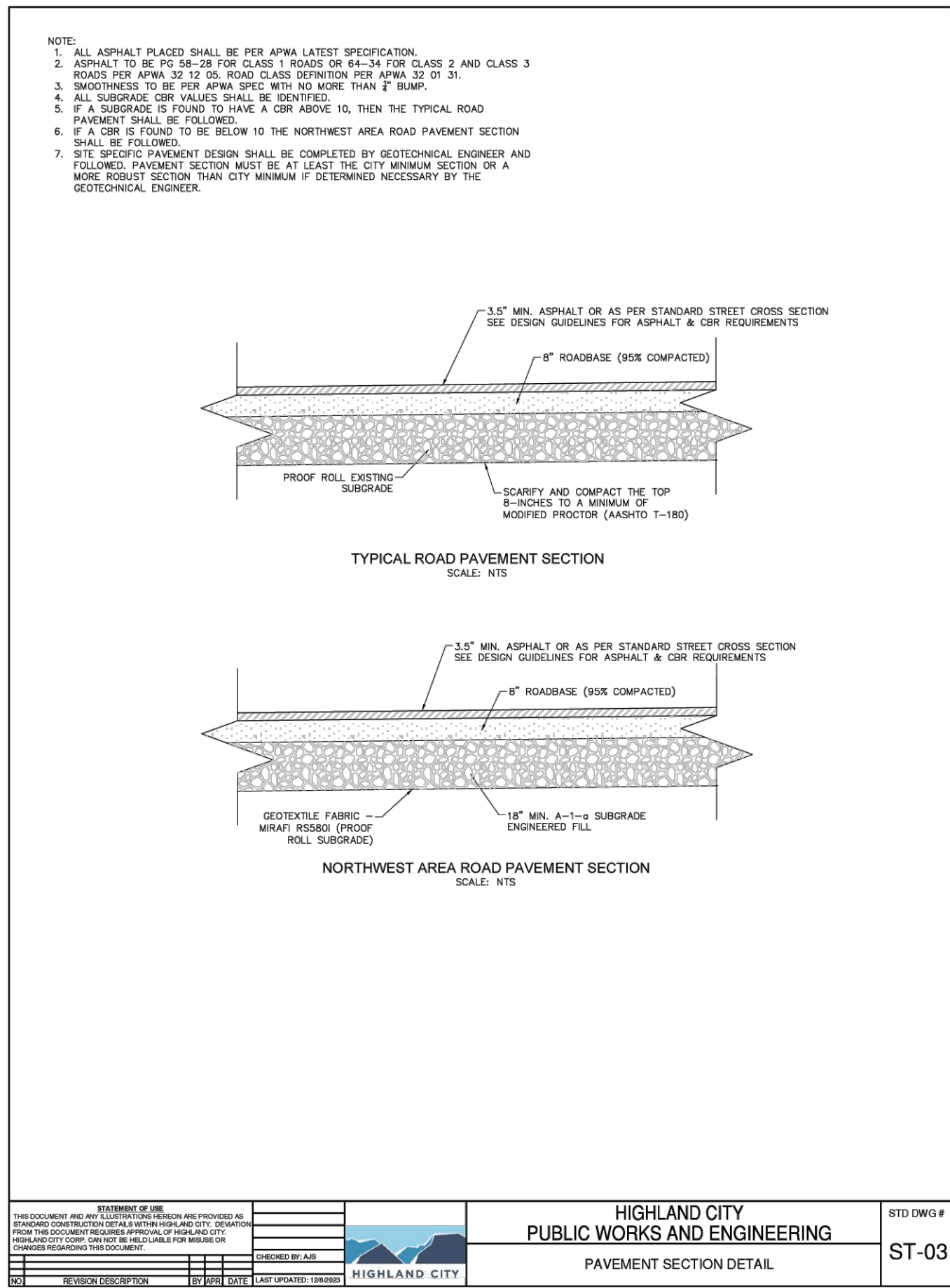
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Sheet:

Drawn: CRP

Job #: 24-0388

D4



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FINAL REVIEW COMMENTS
May 19, 2025

Plat Comments:

1. Plat must receive final review from JUB and Utah County for conformance and recordability.
2. Lot addresses to be added after approval.
3. Add Storm Drain notes for private sumps that were included in Plats L and M.
4. Blue Cedar Lane is misspelled as “Line” on Plat – correct prior to printing.

Sheet C3 (Site Plan):

5. The PUD/Development Agreement requires that fencing along Knight Avenue be constructed, to match previously installed. Please provide a note on the site plan stating that ‘Future Fencing along the back of the lots to be installed consistent with the existing fencing and Ridgeview PUD requirements.’

Sheet C6 (Water Plan):

6. If Plat N finishes before Plat M there will be no existing valve on Blue Cedar Lane to connect to. In this case a blowoff will be needed.
 - Applicant Response: Callout updated to clarify to connect to valve installed with Plat M, on Blue Cedar Lane.
 - CITY RESPONSE COMMENT – It appears there was a misunderstanding of the original comment. A note should be added instead that if Plat M is not completed and the PI main and DW mains not installed in Blue Cedar Lane that the Contractor will need to extend the lines to the plat boundary. A blow off will need to be placed for the PI Line and the hydrant and valve placed for the DW that is shown as existing.
7. There are no existing valves to connect to yet. If Plat N finishes before the other section is complete, you will need to install temporary blow-offs at the end of each PI main.
 - Applicant Response: Callouts updated to clarify to connect to valve installed with Plat M, on Blue Cedar Lane, and Plat L, on Green Ash Lane.
 - CITY RESPONSE COMMENT: See Comment 6, this comment is similar and poses the situation if this Plat is completed before Plat M or Plat L. Provide appropriate notes.