



HIGHLAND CITY

HIGHLAND CITY DEVELOPMENT ADMINISTRATION BOARD AGENDA Thursday, October 16, 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 – August 28, 2025**

2. ACTION: Final Plat Approval for Walnut Place Minor Subdivision

Land Use (Administrative) – The Development Administration Board will consider a request from Parley Turnbow for approval of a final plat and subdivision improvement plans for a minor subdivision within the R-1-40 zone located generally at 5221 W 11200 North, in Highland.

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 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.highlandut.gov), on the 25th day of August, 2025

THE PUBLIC IS INVITED TO ATTEND THIS DEVELOPMENT ADMINISTRATION
BOARD MEETING

Meeting Minutes

Consent, Final Plat Approval : Sloan Estates, Final Plat Approval : Inverness-Highland Blvd

Date: 8.28.2025

Time: 2:02 PM

Location: Highland City Council Chambers

Meeting Type: Development Administration Board

Attendees:

Jay Baughman – City Community Development Administrator

Rob Patterson – City Attorney/Planning and Zoning Administrator

Barbara Maughn – Planning Commissioner

Chris Howden – Planning Commissioner

Gretchen Homer – Public Works Administration Assistant

Scott Dunn – Patterson Homes

Ben Tuckett – LEI Engineering

Purpose

1. Approval of Meeting Minutes – May 22, 2025
2. Approval of the final plat and subdivision improvement plans for Sloan Estates, a 7 lot subdivision within the R-1-40 zone located generally at 6150 West 10400 North, in Highland
3. Approval of the final plat and subdivision improvement plans for a roadway dedication plat for Highland Boulevard, located generally at 12000 North Highland Blvd, in Highland.

Consent Items:

ACTION TO APPROVE THE MINUTES OF MAY 22, 2025

MOTION: Chris Howden moved to approve the meeting minutes from May 22, 2025; Barbara Maughan seconded the motion.

- | | |
|--------|---------------|
| 1. Yes | Rob Patterson |
| 2. Yes | Jay Baughman |
| 3. Yes | Chris Howden |
| 4. Yes | Debra Maughn |

MOTION PASSES 4:0

ACTION: FINAL PLAT APPROVAL FOR SLOAN ESTATES

DISCUSSION:

Rob: The preliminary plat for this development was passed February 25, 2025, by the planning commission at this time it was then known as the Pantos Subdivision. This is R-1-40, standard subdivision one road, utilities connections. They are extending 6150 West to 10400 North. They have the parkway detail on 1040 North. All the comments tie into the parkway detail. Other comment is for Scott, there was supposed to be a property swap between you and park family. Is it happening.

Scott: It is happening, it is not shown on the current plat. Scott showed what the swap will be, it will be sq ft for sq ft. Scott believes everything is signed but the square footage will stay the same.

Rob: You don't have extra sq footage to give, so it is important to have sq ft for sq ft. It would be nice to have it done before we record so we don't have to do a plat amendment.

Scott: We will bring in the new mylar and the quit claim deeds.

Stipulations:

1. The recorded plat shall be in substantial conformance with the final plat submitted July 23, 2025 (attachment 2), as approved by Zoning Administrator and City Engineer, except as modified by these stipulations.
2. Development and improvement of the subdivision shall be in substantial conformance with the subdivision improvement plans submitted July 23, 2025 (attachment 2), as approved by City Engineer, except as modified by these stipulations.
3. The final review comments from staff dated August 19, 2025 (attachment 3), 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.

Open comment:

There were no comments.

MOTION: Jay Baughman **MOVED** that the Development Administration Board accept the findings and **APPROVE** the final plat and subdivision improvement plans for the Sloan Estates subdivision subject to the three (3) stipulations recommended by staff. **Seconded by Chris Howden**

Staff recommendations:

1. The recorded plat shall be in substantial conformance with the final plat submitted July 23, 2025 (attachment 2), as approved by Zoning Administrator and City Engineer, except as modified by these stipulations.

2. Development and improvement of the subdivision shall be in substantial conformance with the subdivision improvement plans submitted July 23, 2025 (attachment 2), as approved by City Engineer, except as modified by these stipulations.
3. The final review comments from staff dated August 19, 2025 (attachment 3), 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.

- | | |
|--------|---------------|
| 1. Yes | Jay Baughman |
| 2. Yes | Rob Patterson |
| 3. Yes | Debra Maughn |
| 4. Yes | Chris Howden |

Motion Passes 4-0

ACTION: FINAL PLAT APPROVAL FOR INVERNESS-HIGHLAND BLVD

DISCUSSION:

Rob: This not a normal plat, this is a roadway dedication plat and associated construction. The city council has entered into a tri-party agreement with Lehi City and D.R. Horton. D.R. Horton is required to

1. Install a traffic light or other traffic control measure at the Highland Blvd – 11800 N intersection, with Lehi, Highland, and D.R. Horton sharing the costs. (Round About)
2. Install medians in Highland Blvd. if requested by the City, with Highland and D.R. Horton sharing the costs equally.
3. Incorporate the parkway detail on the west side of Highland Blvd.
4. Address stormwater runoff generated by its development.
5. Incorporate certain engineering recommendations from Horrocks Engineers.
6. Include a trail connection.
7. Install signage identifying the Inverness development and the jurisdiction.

This has been a long review, Highland hired a 3rd party consultant to help with this and last month has been working out the drainage concerns.

In addition to this formal agreement, D.R. Horton discussed the development with the City Council on February 6, 2024, during which it was agreed as follows:

1. D.R. Horton would be entitled to a third street access point from Highland Blvd into their development, if it were right-in/right-out access.
2. The traffic control measure at the Highland Blvd – 11800 N intersection would be a roundabout
3. D.R. Horton must plan for a second roundabout at Grant Blvd by dedicating right-of-way property, though the roundabout would be installed by the City at a future date

when warranted.

4. The medians would be installed as per the tri-party agreement.

We are also taking Brunswick and making it a limited movement subdivision. No vehicle will be able to turn left into Brunswick coming South bound. Grant Blvd. will be the main access to Skye Estates and Sterling point. Garden Drive is a right in right out on the D.R. Horton side. The trail will be built connecting 11800 North into the powerline trail. The roundabout is being built as a 1 lane roundabout but can be expanded to 2 in the future if needed. It chokes down a lot and bends and curves going into the roundabout, that is a design we came up with to slow down the traffic coming off the mountain. Emergency vehicles will be able to make the circle; it is a mountable curb. Crosswalks will cross 11800, and one on the South with a hawk's signal with flashing lights. The only utilities being used is they are moving things into our storm drain. There are several ways we are trying to slow people down. About 600 units are going into the D.R. Horton project. They will put larger homes abutting Highland Blvd, and high density more in. There are impacts on us, but we are excited to have this road improvement.

Stipulations:

1. The recorded plat shall be in substantial conformance with the final plat submitted June 9, 2025 (attachment 2), as approved by Zoning Administrator and City Engineer, except as modified by these stipulations.
2. Development and improvement shall be in substantial conformance with the civil and right-of-way improvement plans, landscape plans, and irrigation plans submitted June 9, 2025 (attachments 2, 3, 4), as approved by City Engineer, except as modified by these stipulations.
3. The final review comments from staff dated August 25, 2025 (attachment 5), 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.

Open comment:

There were no comments.

MOTION: Chris Howden MOVED that the Development Administration Board accept the findings and APPROVE the final plat and civil and right-of-way improvement plans for the Inverness-Highland Boulevard subdivision, subject to the three (3) stipulations recommended by staff. Seconded by Debra Maughn.

Staff recommendations:

1. The recorded plat shall be in substantial conformance with the final plat submitted June 9, 2025 (attachment 2), as approved by Zoning Administrator and City Engineer, except as modified by these stipulations.
2. Development and improvement shall be in substantial conformance with the civil and right-of-way improvement plans, landscape plans, and irrigation plans

submitted June 9, 2025 (attachments 2, 3, 4), as approved by City Engineer, except as modified by these stipulations.

3. The final review comments from staff dated August 25, 2025 (attachment 5), 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.

- | | |
|--------|---------------|
| 5. Yes | Jay Maughn |
| 6. Yes | Rob Patterson |
| 7. Yes | Debra Maughn |
| 8. Yes | Chris Howden |

Motion Passes 4-0

- **Meeting Adjourned:** 2:20 PM
Minutes Prepared By: Gretchen Homer



DEVELOPMENT ADMINISTRATION BOARD AGENDA REPORT ITEM #2

DATE: October 16, 2025
TO: Development Administration Board
FROM: Rob Patterson, City Attorney / Planning & Zoning Administrator
SUBJECT: **Final Plat Approval:** Walnut Place Plat B
TYPE: **LAND USE (ADMINISTRATIVE)**

PURPOSE:

The Development Administration Board will consider a request from Parley Turnbow for approval of a final plat and subdivision improvement plans for a 3-lot subdivision (1 new lot) within the R-1-40 zone located generally at 5221 W 11200 N, in Highland.

SUMMARY OF THE REQUEST:

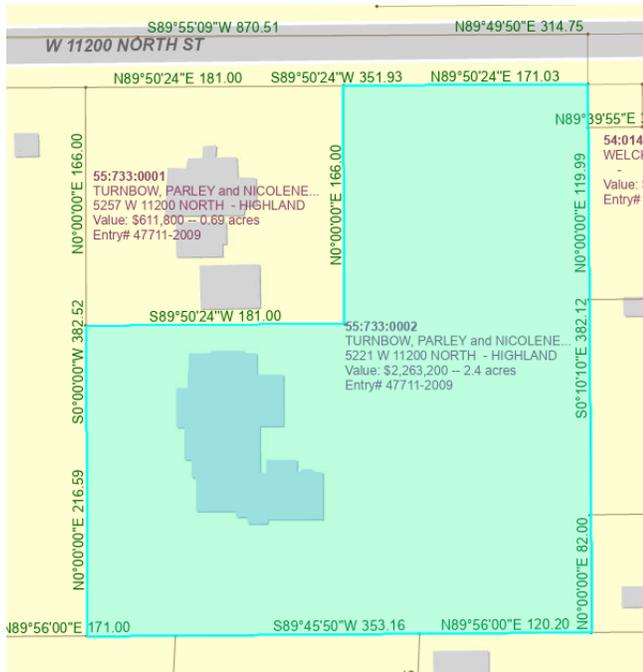
1. The applicant is requesting final plat approval for the Walnut Place Plat B subdivision, a 3-lot subdivision within the R-1-40 zone.
2. Per HDC 5-4-103, if the plat and subdivision improvement plans comply with and conform to governing law and City standards, approval of the plat and plans is required. 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 Sloan Estates subdivision, with the following stipulations:

1. The recorded plat shall be in substantial conformance with the final plat submitted September 17, 2025 (attachment 2), as approved by Zoning Administrator and City Engineer, except as modified by these stipulations.
2. Development and improvement of the subdivision shall be in substantial conformance with the subdivision improvement plans submitted September 17, 2025 (attachment 2), as approved by City Engineer, except as modified by these stipulations.
3. The final review comments from staff dated October 14, 2025 (attachment 1), 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. Development and use of the subdivision to conform to the review comments and notes.

BACKGROUND:



The subject property is Utah County parcels 55:733:0001, 55:733:0002, and 54:014:0034 located at approximately 5221 W 11200 N, 6150 West 10400 North. The property in total contains +/- 3.12 acres. Its zoning is R-1-40. The proposed subdivision creates 1 additional lot. All lots are over 30,000 square feet in size.

Prior Review:

The original Walnut Place subdivision was approved and recorded in 2009. That subdivision created two lots out of +/- 3.09 acre parcel. The original subdivision was entitled to up to 3 R-1-40 lots, but only developed 2. One of the lots was 30,046 SF, and the other 104,655 SF.

STAFF REVIEW:

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

Minor Subdivision

- A minor subdivision—one that does not create more than 2 lots and does not require construction of a new right-of-way—does not require a preliminary plat to be reviewed and approved.
- The proposed subdivision is a re-subdivision of an existing lot, together with a small boundary adjustment to the original two lots. It does not create more than 2 lots—it creates only 1 new lot out of the 2 previously existing lots. No new roads are being constructed. It therefore meets the requirements to be processed as a minor subdivision.

Plat Review

- The final plat conforms in major respect to City standards. The final plat shows sufficient square footage to allow for 3 lots.
- The City does not have standards specifically regarding lot/property shapes. The City only requires that the lot have frontage and be buildable after setbacks are taken into account.
- City standards require each R-1-40 lot to have a minimum of 130 feet of frontage on a public street measured at the 30-foot front setback line. The three lots shown in the final plat each have a minimum of 130 feet of frontage. Additional property was acquired by the property owner on the east side from Lot 10 of Vantage Acres to ensure sufficient frontage was provided.
- The three lots each have a reasonable buildable area. Two lots already have homes. All existing structures (homes and accessory buildings) will continue to meet

minimum setback requirements after the subdivision is approved.

- Approval of the plat will also approve minor property line adjustments between Lot 1 and Lot 2 and from Vantage Acres Lot 10 to the Walnut Place Subdivision. Because these boundary adjustments will not affect a public ROW, affect existing easements or internal lot restrictions, or result in lots out of conformance with City land use regulations, the boundary adjustments could be approved by staff as a simple boundary adjustment. In the interest of expediency, staff is comfortable consolidating that approval into the final plat approval, so only one document needs to be recorded, which will provide clarity as to the revised property boundaries.

Zoning

- The property is designated as Low-Density Residential in the General Plan Land Use Map. It is zoned R-1-40.
- The properties adjacent to the property within Highland are also zoned R-1-40. The proposed subdivision is compatible with the surrounding uses.

Density

- The subdivision consists of +/- 3.12 acres. R-1-40 zoning determines allowable density by dividing the total property, less any property used for rights-of-way, by 40,000, and then rounding down. However, when existing lots are re-subdivided, R-1-40 zoning requires the density calculation to use the number of lots that would have been permitted under the original subdivision plat.
- The original Walnut Place subdivision was approved and recorded in 2009. That subdivision created two lots out of +/- 3.09 acre parcel. The original subdivision was entitled to 3 lots, but only developed 2, allowing for one additional lot to be created so long as all other requirements (frontage, utilities, etc.) could be met. That is what is being proposed now, which meets the R-1-40 standard.
- Under R-1-40 zoning, up to 25% of all lots may be between 20,000 and 30,000 square feet. Because there are only three lots involved, all lots must be a minimum of 30,000 square feet. All lots are over 30,000 square feet.

Sensitive Lands

- The subdivision does not contain sensitive lands

Easements and Dedications

- No new street dedications are required, as 11200 N has already been constructed and improved in this area. PUEs have already been provided and are being extended where appropriate.
- The previous access and utility easements for Lot 2 are maintained, and the City is requiring a new private utility easement be granted to ensure the owner of Lot 2 can access and maintain their PI lateral, which crosses Lot 3.

Access and Circulation

- Road and utility access to the site will be from 11200 North.
- New sidewalk is being extended to the east along the frontage of the property the applicant acquired from Lot 9 of Vantage Acres Plat A. The subdivision improvement plans for the sidewalk and all utilities and right-of-way improvements conform in major respect to City standards.

Utilities and Water

- No new utility mains need to be extended. New utility laterals will be extended for the new lot and to ensure Lot 2 has its own utility services separate from Lot 1.
- The subdivision improvement plans for utilities conform in major respect to City standards and the stipulations of approval of the preliminary plat. Staff's Review Comments issued October 14, 2025, address and correct the remaining issues.
- Water has already been dedicated for the property in connection with the approval of the Walnut Place and Vantage Acres subdivisions. No new water dedication required.

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 conform to the zoning and density requirements of the R-1-40 zone.
- 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 Sloan Estates subdivision, subject to the **three (3) stipulations** recommended by staff.

Staff recommended stipulations:

4. The recorded plat shall be in substantial conformance with the final plat submitted September 17, 2025 (attachment 2), as approved by Zoning Administrator and City Engineer, except as modified by these stipulations.
5. Development and improvement of the subdivision shall be in substantial conformance with the subdivision improvement plans submitted September 17, 2025 (attachment 2), as approved by City Engineer, except as modified by these stipulations.
6. The final review comments from staff dated October 14, 2025 (attachment 1), 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. Development and use of the subdivision to conform to the review comments and notes.

ATTACHMENTS:

1. Staff Review Comments issued October 14, 2025
2. Walnut Place Plat B - Final Plat and Subdivision Improvement Plans, submitted September 17, 2025



REVIEW COMMENTS Walnut Place (Turnbow Split)

October 14, 2025

General:

1. All City services and utilities stop at the meters in the park strip. Laterals are solely the responsibility of the property owner. Laterals for a lot that cross another lot will be privately owned and require agreement between property owners for access, liability, and maintenance.
2. General notes and details need to be legible for reproduction on an 11 x 17 plan sheet. City preference is to have the relevant Highland City general notes to be on the corresponding sheets.
3. Street frontage and associated ROW facilities for these lots must be in good working order. Any repairs or upkeep related to the street frontage is the responsibility of the lot owners.
4. Provide a drainage plan for the lots shown in this plat. Show the pre-development contours vs. proposed post-development. How much stormwater is going to the street vs. retained on the lot?

Plat:

5. Provide addresses for each lot.
6. Add private easement for PI lateral serving Lot 2 across Lot 3 (and Lot 1 if needed for access/maintenance) and also show easement on utility sheets. Add note to plat, "PI Easement in favor of lot 2 is inferior to PUE. Owner of lateral shall bear all risk of loss or damage to lateral due to use of PUE."
7. Remove duplicate notes (PUE/MUE and setback notes are on plat twice).

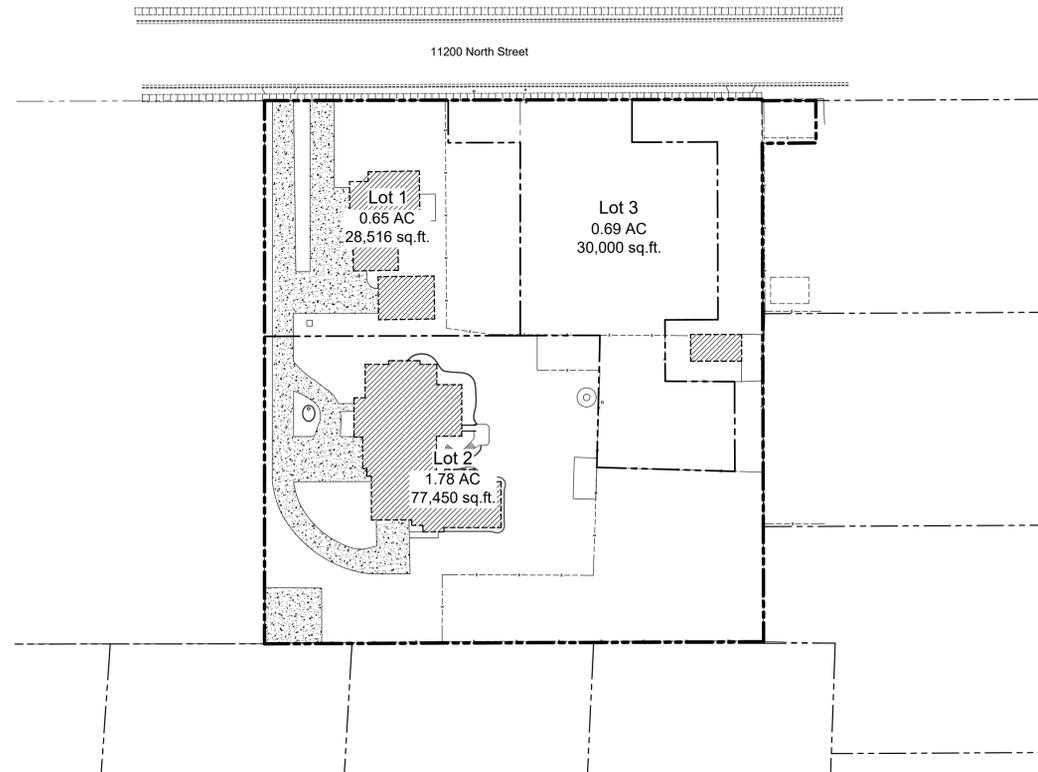
Utilities

8. Label existing PI services sizes. Lot 1 is 1 ¼", and Lot 2 is 2".
9. New 4" sewer lateral to be laid at 2% min slope.
10. Show sawcuts for utility services being constructed for lot 3. Surface restoration per Highland Standard details for each utility being added.
11. Discrepancy in size and property boundaries of Lot 1 and Lot 2 on plat vs utility sheets. Plat appears to be correct. Update utility sheets accordingly.
12. Utility sheets missing updated PUE designation for 30' private easement on Lot 1.

Walnut Place Plat B

Highland, Utah

Symbol	Description
	Proposed 8" Sanitary Sewer Main
	Existing Sanitary Sewer Main (size noted on plan)
	Proposed Cullinary Water Main (size noted on plan)
	Existing Cullinary Water Main (size noted on plan)
	Existing Storm Drain pipe (size noted on plan)
	Proposed Storm Drain pipe (size noted on plan)
	Cable TV utility lines
	Existing Power Lines
	New underground Power Lines
	Outside Boundary line
	Existing surface improvements
	Existing Sidewalk
	Proposed Sidewalk
	Existing Contour Elevation
	Finish Contour Elevation
	Finish Spot Elevation
	Drainage Flow Direction
	Water Meter (size noted on plan)
	Cullinary Water Valve
	Fire Hydrant
	Sanitary Sewer Manhole
	Storm Drain Manhole
	Storm Drain Box
	top of asphalt
	top of sidewalk
	back of top of curb
	back of top of sidewalk
	Sanitary Sewer Manhole
	Storm Drain Manhole
	Water Valve
	Gas valve
	Water Meter
	edge of existing asphalt
	Public Utility Easement



NOTES

"The fire protection items (fire hydrants, water mains, access roads, etc.) shown on this site plan are preliminary only. Detailed fire protection plans shall be submitted with the building plans. Plan reviews by the City of Highland Fire Prevention Bureau shall be completed prior to the issuance of a building permit. The plan reviews by the City of Highland Fire Prevention Bureau may identify additional fire protection requirements mandated by the International Fire Code. Fire hydrant foot valves shall be installed at the connection point with the main water lines."

- "All landscaped areas shall have an automatic, underground sprinkler system which includes a backflow assembly to the building. Backflow assemblies shall be installed and tested in accordance with the Highland City Code. Water meter sizes shall be determined by the City of Highland Building Division at the time of building permit approval or when there is a request to change the water meter size. Water meters shall be located at the back of sidewalk or curb in an area that is accessible for reading and servicing. Water meters shall not be located within areas enclosed with fences or within ten feet (10') of any existing or proposed structure."
- "If required by the Highland City Code or by the applicant's Permit for Industrial Wastewater Discharge, "A sampling manhole and fat and oil separator/grease trap shall be installed in accordance with the City of Highland Standards and Specifications."
- "All utilities shall comply with the requirements of the Highland City Code."
- "All utilities, including water and sewer laterals, water and sewer mains, storm water drains, stormwater sumps, sewer manholes, water valves, etc., shall not be located under covered parking areas and shall be installed according to the Highland City Code."
- "All drainage from rooftop and dumpster areas are required to drain to vegetated landscape areas unless otherwise approved by the City Engineer." Highland City Code.
- "At the time of construction, the City of Highland may determine based on professional experience and judgment and at its sole discretion, the need for the Owner/Developer to pay for, remove, and replace any existing substandard improvements such as curbs, gutters, sidewalks, drive approaches, driveways, decorative concrete, wheelchair ramps, etc., or any unused drive approaches."
- "All construction shall conform to the City of Highland construction standards and specifications unless the improvement is within the UDOT right-of-way, in which case the construction shall conform to UDOT construction standards and specifications."
- "All damage to City owned roads are the responsibility of the contractor to repair. Each cut in the roadway (including cores) is subject to road cut fees. Install asphalt according to the City Standard Details."
- "All damage to City owned sidewalks/concrete (lifting, cracking, cores, etc.) are the responsibility of the contractor to replace. Any concrete repair in lieu of replacement must be approved by the City. Install concrete according to the City Standard Details."

Planning Department

5400 W Civic Center Drive
Highland, UT 84003
phone (801)772-4506
fax (801)756-6903

Public Works Department

5400 W Civic Center Drive
Highland, UT 84003
phone (801)772-4515
fax (801)756-6903

Public Safety

5582 West Parkway West Drive
Non-emergency (801)763-5365
Emergency 911

Utah County Animal Shelter 801-785-3442

Engineering

Engineer: Andy Spencer
5400 W Civic Center Drive
Highland, UT 84003
Phone (801) 772-4508
Fax (801) 756-6903
aspencer@highlandcity.org

Building Inspection

5400 W Civic Center Drive
Highland, UT 84003
Phone (801) 772-4516
Fax (801) 756-6903
Building Official - Jason Nelson
jnelson@highlandcity.org

Gas

Dominion Energy
1640 North Mountain Springs Parkway
Springville, Utah 84663
Phone (801) 853-6585

Electricity

Rocky Mountain Power
70 North 200 East
American Fork, Utah 84003
Phone (801) 756-1220
Fax (801) 756-1274
Mark Steele

Telephone

Centurylink
75 East 100 North
Provo, Utah 84606
Phone (801) 356-7050
Cell (801) 473-3385
Kasey Lunt

Cable T.V.

Comcast Cable Communications, Inc.
1350 East Miller Avenue
Salt Lake City, Utah 84106
Phone (801) 485-0500
Fax (801) 487-1887

Developer:

Parley Turnbow
5221 West 11200 North
Highland, Utah 84003
801-450-5549
pturnbow1@hotmail.com

Engineer:

Dudley and Associates, Inc.
353 East 1200 South
Orem, Utah 84058
801-224-1252

Site Data:

Zone = R1-40
(All surrounding properties lie within a R1-40 Zone).

Total Area = 135,956 sq.ft. or 3.12 Acres
Total number of Lots = 3

Sheet Index

- 1.0 Cover Sheet
- 1.1 General Notes
- S - 1 ALTA Survey
- 2 Preliminary Plat
- 3 Utility Plan
- P - 1 11200 North street profile
- 4.0 Grading and Drainage Plan
- D-1 Detail Sheet

Said described property is located within an area having a Zone Designation "X" (Areas of Minimal Flood Hazard) by the Secretary of Housing and Urban Development, on Flood Insurance Rate Map 490490162F, with a date of identification of 6-19-2020, in Utah County, State of Utah, which is the current Flood Insurance Rate Map for the community in which said property is situated. A small portion of the westerly side of Lot 12 is located within a Zone AE floodmap boundary. The AE boundary does not affect any of the proposed lots.



UTILITY GENERAL NOTES

1. All installation and materials shall, at a minimum, conform to the current City standards, specifications, and drawings.
2. The contractor shall obtain a permit for utility construction at least 48 hours prior to construction.
3. Contractor shall coordinate with all utility companies for installation requirements and specifications.
4. All necessary inspections and/or certifications required by codes and/or utility service companies shall be performed prior to announced building possession and the final connection of service.
5. The contractor is specifically cautioned that the location and/or elevation of existing utilities as shown on these plans are based on records of the various utility companies, and where possible, measurements taken in the field. The information is not to be relied on as being exact or complete. The contractor must call the appropriate utility companies at least 48 hours before any excavation to request exact field location of utilities. It shall be the responsibility of the contractor to relocate all existing utilities which conflict with the proposed improvements shown on the plans.
6. Underground utilities shall be installed, inspected and approved before backfilling.
7. Contractor shall notify the necessary City inspectors 72 hours before connecting to any existing utility.
8. All fill material is to be in place and compacted before installation of proposed utilities.
9. Existing utilities shall be verified in field prior to installation of any new lines, any discrepancies found are to be communicated to the design engineer prior to installation.
10. All ductile and gray iron fittings shall be manufactured in accordance with the following AWWA standards: C-104 cement mortar lining, C-110 gray-iron and ductile iron joints. All fittings shall be seal coated with bituminous material. All fitting shall be 250 PSI minimum pressure rating.
11. Manholes shall be precast conforming to ASTM C-478. Concrete bases shall be poured in place or precast.
12. All utility pipes shall be bedded and backfilled in accordance with the detail drawings and site work specifications.
13. Tops of existing manholes shall be raised as necessary to be flush with proposed pavement elevations. Any existing manholes in unpaved areas shall be 6 inches above finished ground elevations with water tight lids.
14. All concrete for encasements shall have a minimum 28 day compression strength at 4000 PSI.
15. Site work contractor shall be responsible for all improvements to with 5 ft. of proposed building unless specified otherwise. Site work contractor shall coordinate with building contractor on all utility building entrance locations.
16. In the event of a vertical conflict between waterlines, sanitary lines, storm lines and gas lines (existing and proposed), the sanitary line shall be ductile iron pipe with mechanical joints at least 10 feet on both sides of crossing, the waterline shall have mechanical joints with appropriate thrust blocking as required to provide a minimum of 18-inch clearance meeting requirements of ANSI A21.10 or ANSI 21.11 (AWWA C-151) (CLASS 50).
17. Drawings do not purport to show all existing utilities. It is the responsibility of the contractor to verify all existing utilities by means of 'blue stakes', 'pot-holing', and/or excavation.
18. Contractor shall verify utility locations prior to subsurface work for light poles (boring etc.) and similar structures.
19. See notice requirement under general project notes.
20. The general contractor shall ensure that all sub-contractors have installed utilities in accordance with the specifications and design (line, grade, no sags, etc.) prior to scheduling close-out meetings with the city.
21. All utilities shall be pre-tested prior to the city witnessing the test to ensure that said utilities will pass during city witness of testing.

SURVEY CONTROL NOTE:

The contractor or surveyor shall be responsible for following the National Society of Professional Surveyors (NSPS) model standards for any surveying or construction layout to be completed using Dudley & Associates ALTA Survey or Dudley & Associates construction improvement plans. Prior to proceeding with construction staking, the surveyor shall be responsible for verifying horizontal and vertical control from the survey monuments and for verifying any additional control points shown provided by Dudley & Associates. The surveyor shall also use the benchmarks as shown on the plan, and verify them against no less than three existing hard improvement elevations included on these plans or on electronic data provided by Dudley & Associates. If any discrepancies are encountered, the surveyor shall immediately notify the engineer and resolve the discrepancies before proceeding with any construction staking.

PRIVATE ENGINEER'S NOTICE TO CONTRACTORS

The 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 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.

SANITARY SEWER GENERAL NOTES

1. See this sheet for general project notes.
2. All sanitary sewer construction shall be in conformance with the standards and specifications.
3. All gravity sanitary sewer lines shall be in conformance with the standards and specifications.
4. Sanitary sewer lines shall be SDR-35 PVC. Sewer line construction and materials shall conform to ASTM standards and specifications.
5. Rim elevations shown are approximate only and are not to be taken as final elevation. Pipeline contractor shall use precast concrete adjustments rings, grout, and steel shims to adjust the manhole frame to the required final grade in conformance with the standard specifications. All frames shall be adjusted to final grade prior to the final lift of asphalt.
6. All sanitary sewer main testing shall be accordance with the city standards and specifications. Copies of all test results shall provided to the engineer, the owner, and the governing authority prior to the start of the warranty period.
7. Compaction of all trenches within the project site must be attained and compaction results submitted to the Public Works Department.
8. The contractor is responsible for protecting all existing structures and improvements during installation of sanitary sewer line.
9. The contractor is responsible for the following:
 - (A) Obtaining all required permits from the city or regulatory authorities at the contractors cost including permits required for work within the public right-of-way.
 - (B) Restoration of any existing improvements including (but not limited to) fences, sod, landscaping, pavement, sprinkler systems.
 - (C) Verification and protection of all existing utilities within the limits of construction.
 - (D) Providing as-built drawings to the City and engineer.
 - (E) All permitting, development, location, connecting and inspection.
 - (F) Verifying all standard details conform to the current standards and specifications.
 - (G) For obtaining and understanding all city, county, and state standards and specifications pertaining to the construction of sanitary sewer improvements.
 - (H) Reference architectural plans for all connections to building services and verify locations as shown.
10. The contractor shall provide all materials necessary for construction or installation of all proposed improvements shown.
11. The contractor shall pothole the existing sewer main and provide an as-built elevation of the main to the engineer prior to any new construction.
12. Sanitary sewer pipes shall be bedded in accordance with standards.

STORM DRAIN GENERAL NOTES

1. The contractor shall be responsible for the following:
 - (A) Obtaining all required permits from the city or regulatory authorities at the contractor's cost including permits required for work within the public right-of-way.
 - (B) Restoration of any existing improvements including (but not limited to) fences, sod, landscaping, pavement, sprinklers systems.
 - (C) Verification and protection of all existing utilities within the limits of construction.
 - (D) Providing as-built drawings to the city and engineer.
 - (E) All permitting, development, location, connection and inspection.
 - (F) Scheduling all required inspections.
2. All storm drain construction shall be in conformance with standards, specifications, and plans.
3. Distances for storm drains are the horizontal distances from center of manhole or inlet to center of manhole or inlet. Therefore, distances shown on plans are approximate and could vary due to vertical alignment.
4. Rim elevations shown are approximate only and are not to be taken as final elevation. Pipeline contractor shall use precast concrete adjustments rings, grout, and steel shims to adjust the manhole frame to the required final grade in conformance with standards, specifications and plans. All frames shall be adjusted to final grade prior to the final lift of asphalt.
5. Compaction of all trenches within the project site must be attained and compaction results submitted to the engineer prior to final acceptance.
6. Storm drain pipes entering structures shall be grouted to assure connection at structure is watertight.
7. All storm drain manholes in paved areas shall be flush with pavement and shall have traffic bearing lids. Manholes in unpaved areas shall be 6" above finished grade. All storm drain lids shall be labeled "storm drain".
8. Contractors shall verify horizontal and vertical location of all existing storm drain structures, pipes, and all utilities prior to construction. Any discrepancies are to be reported to the design engineer prior to construction.
9. Storm drains shall be bedded in accordance with the City standards.

GRADING PLAN GENERAL NOTES

1. Contours shown are for finished surface paving, sidewalk, slab, or ground adjustment to sub-grade is the contractor's responsibility.
2. All disturbed areas that are un-surfaced or are not designated as landscape areas are to be seeded, fertilized, and watered until a healthy stand of grass is obtained.
3. If during the overall grading process, conditions are encountered which could indicate an unidentified situation is present, the soils engineer shall be contacted for recommendations.
4. Unless otherwise shown, no proposed slope shall exceed three (3) horizontal to one (1) vertical. All sloped areas must be protected from erosion.
5. If stripped materials consisting of vegetation and organic materials are stockpiled on the site, topsoil may be placed to a height of five feet. Silt fence shall be placed around the base of the stockpile and the stockpile shall be seeded with native seed mix immediately after stripping operations are complete.
6. On-site materials suitable for fill beneath drives and asphalt areas beyond 5' (five) of the building shall be compacted in accordance with guidelines presented in the soils report.
7. Spot elevations shall take precedence over contours and slopes shown. The contractor shall notify the engineer of the spot elevations that do not appear to be consistent with the contours and slopes. Spot elevations and specific profile design shall be used for setting elevations of curb, gutter and utilities.
8. Benchmark verification: Contractor shall use benchmarks and datums shown hereon to set project benchmark(s), by running level loop between at least two benchmarks, and shall provide survey notes of such to project engineer prior to commencing construction.
9. All utilities (manholes, valve covers, cleanouts, vaults, boxes, etc.) shall be adjusted to final grade prior to the final lift of asphalt.
10. All earth moving and placement operations shall be in conformance with the recommendations identified in the soils report. The contractor shall have a signed and sealed copy of the soils report on the site at all times.
11. The contours shown in the detention/retention pond area represent final grade. The top 6 inches of material in the detention/retention pond and berm areas shall be top soil as specified in the project standards.
12. Grades within asphalt areas shall be constructed to within 0.10 feet of the design grade. However, the contractor shall maintain positive drainage in all pavement areas and along all curbs. All curbs shall be built in accordance to the plan. Curbs or pavement areas which do not provide proper drainage must be removed and replaced at the contractor's expense.
13. Spot elevations represent flow line or top of asphalt unless otherwise noted.
14. The contractor is responsible for providing his own estimate of earthwork quantities.
15. All landscaped islands shall have a crown of topsoil prior to landscaping. Refer to landscape plan for specifications.
16. Where new curb and gutter is being constructed adjacent to existing asphalt or concrete pavement, the following shall apply: Prior to placement of any concrete, the contractor shall have a licensed surveyor verify the grade and cross slope of the curb and gutter forms. The contractor shall submit the slopes and grades to the engineer immediately of any section which does not conform to the design or typical cross section. The contractor shall be solely responsible for curb and gutter pours without the approval of the engineer.
17. The earthwork for all building foundations and slabs shall be in accordance with architectural building plans and specifications.
18. Pre-cast structures may be used at contractor's option.
19. Existing drainage structures to be inspected and repaired as needed, and existing pipes to be cleaned out to remove dirt and debris.
20. Existing grade contour intervals shown at 1 foot intervals unless otherwise noted on the plan.
21. Proposed grade contour intervals shown at 1 foot intervals unless otherwise noted on the plan.
22. If any existing structures to remain are damaged during construction, it shall be the contractor's responsibility to repair and/or replace the existing structure as necessary to return it to existing conditions or better.
23. The contractor shall adhere to all terms & conditions as outlined in the general permit for storm water discharge associated with construction activities.
24. Contractor shall adjust and/or cut existing pavement as necessary to assure a smooth fit and continuous grade.
25. Contractor shall assure positive drainage away from buildings for all natural and paved areas.
26. Topographical information taken from a topographic survey by (Dudley & Associates). If contractor does not accept existing topography as shown on the plans, without exception, he shall have made, at his expense, a topographic survey by a registered land surveyor and submit it to the owner for review.
27. All unsurfaced areas disturbed by grading operation shall receive 4 inches of topsoil. Contractor shall apply stabilization fabric to all slopes 3H:1V or steeper. Contractor shall place sod or hydroseed to disturbed areas in accordance with city/county specifications and maintain until a healthy stand of grass is obtained.
28. Construction shall comply with all applicable governing codes and be constructed to same.
29. Contractor is responsible for verifying all utilities and notifying the appropriate utility company prior to beginning construction.
30. Site work shall meet or exceed site specifications.
31. All concrete to have a minimum 28 day compression strength of 4000 PSI.
32. All drainage from the subject site is to be contained on-site. No water shall be allowed to flow onto adjacent properties without drainage easements in place.
33. The Landscape contractor is to refer to the grading and drainage plan for the placement of drainage swales and LID facilities and ensure the design is maintained.

GENERAL NOTES

1. All materials, workmanship, and construction of site improvements shall meet or exceed specifications set forth in the City Public Works Department, Regulations and applicable state and federal regulations (including ADA guidelines). Where there is a conflict between these plans and the specifications, or any applicable standards, the higher quality standard shall apply. All work with public R.O.W. or easements shall be inspected and approved by the City Public Works Inspector and/or UDOT where applicable. Inspection services and construction certification to be provided by engineer of record.
2. The contractor is specifically cautioned that the location and/or elevation of existing utilities, as shown on these plans, is based on records of the various utility companies and where possible, measurements taken in the field, the information is not to be relied upon as being exact or complete. The contractor must call the local utility location center at least 48 hours before any excavation to requested exact field locations of the utilities. Prior to construction, the contractor shall verify pertinent locations and elevations, especially at the connection points and at potential utility conflicts. It shall be the responsibility of the contractor to relocate all existing utilities that conflict with the proposed improvements shown on these plans.
3. The contractor shall be responsible for obtaining all necessary permits from all applicable agencies. The contractor shall notify the City Public Works Inspector at least 48 hours prior to the start of any earth disturbing activity, or construction on any and all public improvements.
4. The contractor shall coordinate with City and all utility companies involved with regard to relocations or adjustments of existing utilities during construction and to assure that the work is accomplished in a timely fashion and with a minimum disruption of service. The contractor shall be responsible for contacting all parties affected by any disruption of any utility service.
5. The contractor shall have one (1) signed copy of the approved plans, one (1) copy of the appropriated standards and specifications, and a copy of any permits and extension agreements needed for the job, on-site at all times.
6. The contractor shall be responsible for all aspects of safety including, but not limited to, excavation, trenching, shoring, traffic control and security.
7. If during the construction process, conditions are encountered by the contractor, his subcontractors, or other affected parties which could indicate a situation that is not identified in the plans or specifications, the contractor shall contact the engineer immediately.
8. All references to any published standards shall refer to the latest revision of said standard, unless specifically stated otherwise.
9. The contractor shall submit a traffic control plan in accordance with the manual on uniform traffic control devices to the appropriate right-of-way authority (city, county or state) for approval, prior to any construction activities within, or affecting the right-of-way. The contractor shall be responsible for providing any and all traffic control devices as may be required by the construction activities.
10. The contractor is responsible for providing all labor and materials necessary for the completion of the intended improvements shown on these drawings or designated to be provided, installed, constructed, removed and relocated unless specifically noted otherwise.
11. The contractor shall be responsible for keeping roadways free and clear of all construction debris and dirt tracked from the site.
12. The contractor shall be responsible for recording as-built information on a set of record drawings kept at the construction site, and available to the City Public Works Inspector at all times.
13. Dimensions for layout and construction are not to be scaled from any drawing. If pertinent dimensions are not shown, contact the consultant engineer for clarification and annotate the dimension on the as-built record drawings.
14. All structural erosion control measures shall be installed, at the limits of construction, prior to any other ground-disturbing activity. All erosion control measures shall be maintained in good repair by the contractor, until such time as the entire disturbed areas are stabilized with hard surface or landscaping.
15. The contractor shall sequence installation of utilities in such a manner as to minimize potential utility conflicts, in general, storm sewer and sanitary sewer should be constructed prior to installation of water lines and dry utilities.
16. All work within the public right-of-way is subject to the jurisdiction of the City Engineering Department Standard Details Specifications and Utah Department of Transportation Standard Details and Specifications.
17. The contractor shall submit a phasing plan for all work in all public roads and R.O.W.'s to the City before beginning any work on these streets. Contractor shall begin work only after City approves the phasing plan, and a preconstruction meeting is held between the city, the engineer and the contractor.
18. All operations conducted on the premises, including the warming up, repair, arrival, departure, or running of trucks, earthmoving equipment, construction equipment and any other associated equipment shall be limited to the period between 7:00 a.m. and 10:00 p.m. everyday, unless otherwise approved by the city.
19. It is the responsibility of the contractor to coordinate all utility relocations consistent with the contractor's schedule for this project. Whether shown or not shown as it relates to the construction activities contemplated in these plans.
20. Contractor shall be responsible for obtaining all temporary power and water to the site, paying all fees excluding tap fees and system development fees, referring to the geotechnical report prepared by (EarthTec Testing and Engineering P.C.)
21. In general, limits of site work are up to (and excluding) constructing sidewalks.

Walnut Place Plat "B"

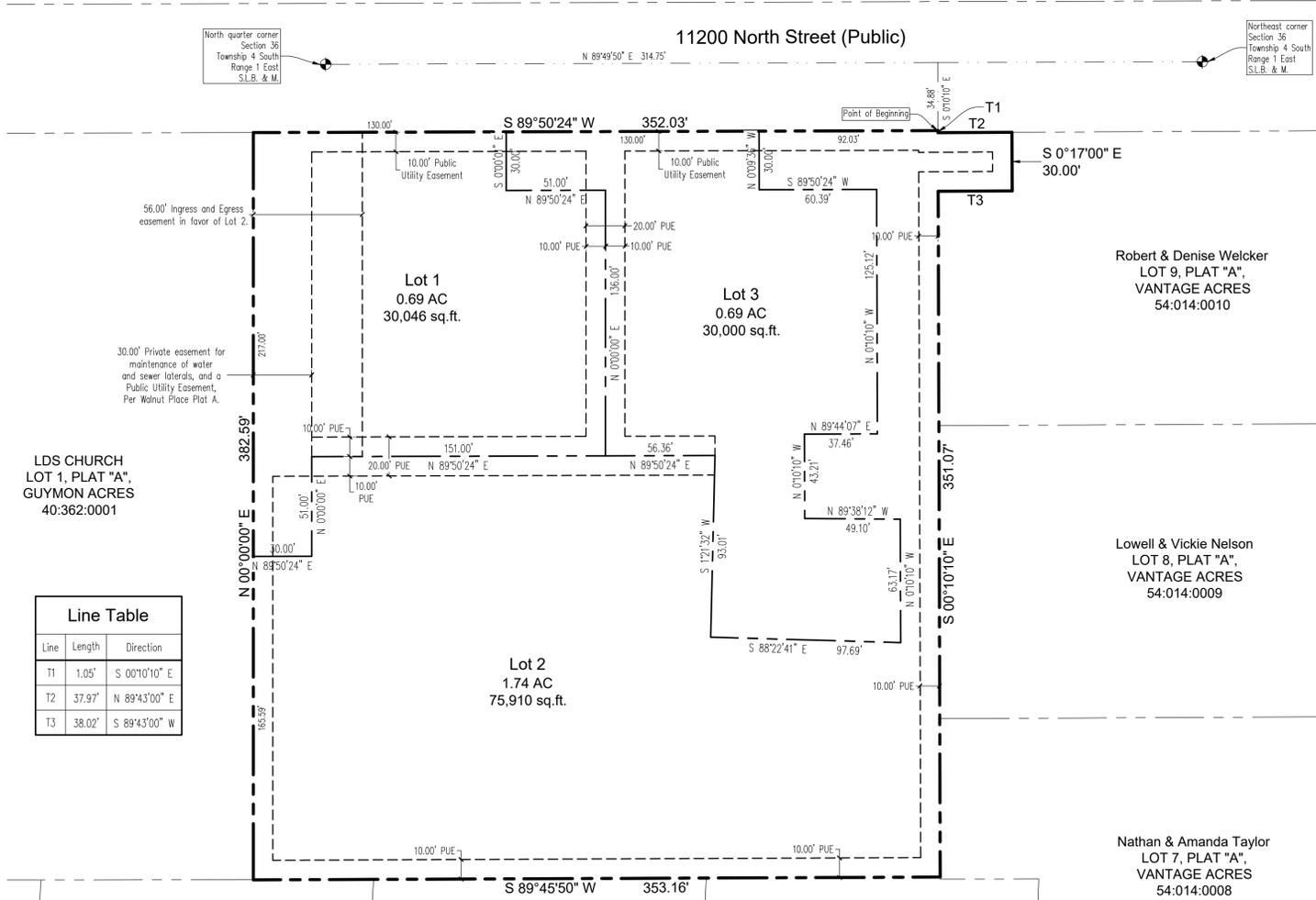
Including a Amendment of Plat "A", Walnut Place Subdivision
 Located in the North quarter of Section 36, Township 4 South
 Range 1 East, Salt Lake Base and Meridian



NORTH
1" = 40'



Vicinity Map



LDS CHURCH
 LOT 1, PLAT "A",
 GUYMON ACRES
 40:362:0001

Line Table		
Line	Length	Direction
T1	1.05'	S 00°10'10" E
T2	37.97'	N 89°43'00" E
T3	38.02'	S 89°43'00" W

Charlene & John Holman
 LOT 3, PLAT "A",
 VANTAGE ACRES
 54:014:0004

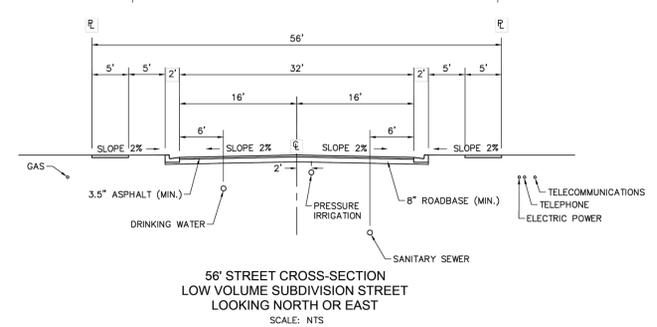
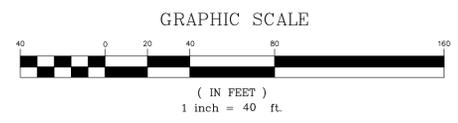
Emily & Cory Harker
 LOT 4, PLAT "A",
 VANTAGE ACRES
 54:014:0005

Thomas & JoAnn Bates
 LOT 5, PLAT "A",
 VANTAGE ACRES
 54:014:0006

Nathan & Amanda Taylor
 LOT 7, PLAT "A",
 VANTAGE ACRES
 54:014:0008

Lowell & Vickie Nelson
 LOT 8, PLAT "A",
 VANTAGE ACRES
 54:014:0009

Robert & Denise Welcker
 LOT 9, PLAT "A",
 VANTAGE ACRES
 54:014:0010



RIGHT TO FARM NOTICE:
 Property owners adjacent to this subdivision have existing large animal rights which may include horses, cows and goats. These rights are protected by both the municipal and development codes of Highland City.
 There are noises, smell and other events associated with these animals that can occur all hours throughout the day and night, and prospective buyers should be aware of this situation prior to purchasing this property.

- Notes:
- Municipal utility easements (M.U.E.) are dedicated to Highland City and include permitted uses as per Utah Code annotated 10-9a-10(3)(4) and Highland City Development Code.
 - The Public Utility Easement (P.U.E.), Municipal Utility Easement (M.U.E.), and sidewalk easement corridor as hereon shown shall include the right of utility placement in conformance with Highland City Utility Franchise Agreements and State of Utah Code governing Public Utility Easements. Highland City is granted the right for construction, placement, maintenance, replacement, and other incidental appurtenant parts thereto for city utility and active transportation facilities including street signage, street lights, placement of sidewalk and other forms of active transportation facilities. Easement rights defined hereon shall include reasonable access to the grantor's property for the allowable purposes.
 - Building setbacks shown hereon represent the zoning regulations at the time of Plat approval. Building setbacks will be enforced by City officials as per the City ordinances and Codes in place at the time of building permit issuance.

- Plat Notes:
- 70% of the front yard landscaping shall be installed by the homeowner within one year after receiving a certificate of occupancy.
 - Landscaping and construction materials of any type are not permitted upon or within the street, curb and gutter, or sidewalk (street right of way) with the exception of the park strip which requires 75% to be landscaped with xeriscape more water-wise methods lawn is not permitted within park strips.
 - A fence that abuts open space or a trail has additional restrictions of size and opacity. Fences along open space or a trail must comply with Highland City ordinances. All fences require a fence permit prior to installation. In addition, retaining walls are regulated by ordinance and may require a permit prior to construction.
 - Highland City ordinances restrict height of foundation above curb. It is the responsibility of the buyer to contact the city prior to purchasing any lot. This restriction applies to all lots in this subdivision.
 - Municipal Utility Easements (M.U.E.) are dedicated to Highland City and include permitted uses as per Utah Code Annotated 10-9a-10(3)(4) and Highland City Development Code.
 - The Public Utility Easement (P.U.E.), Municipal Utility Easement (M.U.E.) and sidewalk easement corridor as hereon shown shall include the right of utility placement in conformance with Highland City Utility franchise agreements and the state of Utah Code governing Public Utility Easements. Highland City is granted the right for construction, placement, maintenance, replacement, and other incidental appurtenant parts that are two for city utility and active transportation facilities including street signage, street lights, placement of sidewalks and other forms of active transportation facilities. Easement rights defined hereon shall include reasonable access to the grantor's property for the allowable purposes.
 - Building setbacks as shown hereon represent the zoning regulations at the time of plat approval. Building setbacks will be enforced by city officials as per the city ordinances and codes in place at the time of building permit issuance.

Surveyor's Certificate
 I, ROGER D. DUDLEY, do hereby certify that I am a Professional Land Surveyor and that I hold a license, Certificate No. 147089, in accordance with the Professional Engineers and Land Surveyors Licensing Act found in Title 58, Chapter 22 of the Utah Code. I further certify that by authority of the owners, I have made a survey of the tract of land shown on this plat and described below, have subdivided said tract of land into lots, streets, and easements, have completed a survey of the property described on this plat in accordance with Utah Code Section 17-23-17, have verified all measurements, and have placed monuments as represented on the plat. I further certify that every existing right-of-way and easement grant of record for underground facilities, as defined in Utah Code Section 54-8a-2, and for other utility facilities, is accurately described on this plat, and that this plat is true and correct to the best of my knowledge.

Boundary Description
 Commencing at the Northeast corner of Plat "A", Walnut Place Subdivision as shown on file in the office of the Utah County Recorder, said point also being located North 89°49'50" East 314.75 feet and South 00°10'10" East 34.88 feet from the North quarter corner of Section 36, Township 4 South, Range 1 East, Salt Lake Base and Meridian; thence South 00°10'10" East 1.05 feet to the Northwest corner of Lot 9, Plat "A", Vantage Acres; thence North 89°43'00" East along said Vantage Acres Subdivision 37.97 feet; thence South 00°10'10" East 30.00 feet; thence South 89°43'00" West 38.02 feet more or less to the easterly boundary line of Plat "A", Walnut Place Subdivision; thence along Plat "A", Walnut Place Subdivision the following four (4) courses: South 00°10'10" East 351.07 feet, South 89°45'50" West 353.16 feet, North 382.59 feet, thence North 89°50'24" East 352.03 feet to the point of beginning.

Area = 135,956 sq.ft. or 3.12 Acres
 Basis of Bearing is Plat "A", Walnut Place Subdivision

9-17-2025
 Date
 Surveyor (See Seal Below)

Owner's Dedication
 Know all men by these presents that we, all of the undersigned owners of all the property described in the Surveyor's Certificate hereon and shown on this map, have caused the same to be subdivided into Lots, Blocks, Streets, and Easements and do hereby dedicate the streets and other public areas as indicated hereon for perpetual use of the public.

In witness hereof we have hereunto set our hands this ____ day of _____, A.D. 20____

Parley and Nicolene Turnbow Revocable Trust, dated August 9, 2007.
 Parley Turnbow - Trustee Nicolene Turnbow - Trustee

Owner's Acknowledgement
 STATE OF UTAH } S.S.
 COUNTY OF UTAH }

The foregoing instrument was acknowledged before me this ____ day of _____, 20____, by _____ who personally appeared before me, who being duly sworn or affirmed, did say that he/she is the _____ of _____ Corporation, and that the within and foregoing instrument was signed in behalf of said Corporation by authority of a resolution of its Board of Directors and said _____ acknowledged to me that the said Corporation executed the same.

My Commission Number _____

 Signed (a Notary Public Commissioned in Utah)
 My Commission Expires _____

 Print name of Notary

Acceptance by the Legislative Body
 The department of Public Works and Engineering of Highland City, County of Utah, approves this subdivision and hereby accepts the dedication of all Streets, Easements, and other parcels of land intended for public purposes for the perpetual use of the public. Signed this ____ day of _____, A.D. 20____.

Approved: _____ Mayor Attest: _____ City Clerk - Recorder

Approved: _____ City Engineer

Highland City Attorney
 Approved this ____ day of _____, 20____, by the Highland City Attorney.

 City Attorney

Planning Commission Approval
 Approved this ____ day of _____, 20____, by the Highland City Planning Commission.

 Chairperson - Planning Commission Community Development Director

County Recorder

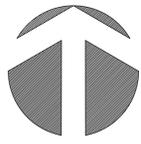
Plat "B"

Walnut Place
 Including a Amendment of Plat "A", Walnut Place Subdivision
 Located in the North quarter of Section 36, Township 4 South
 Range 1 East, Salt Lake Base and Meridian
 Subdivision
 Orem City, Utah County, Utah
 Scale: 1" = 40 Feet

NOTARY PUBLIC SEAL CITY-COUNTY ENGINEER SEAL CLERK-RECORDER SEAL



Prepared by:
 Dudley and Associates, Inc.
 353 East 1200 South
 Orem, Utah 84058
 office 801-224-1252
 fax 801-224-1264



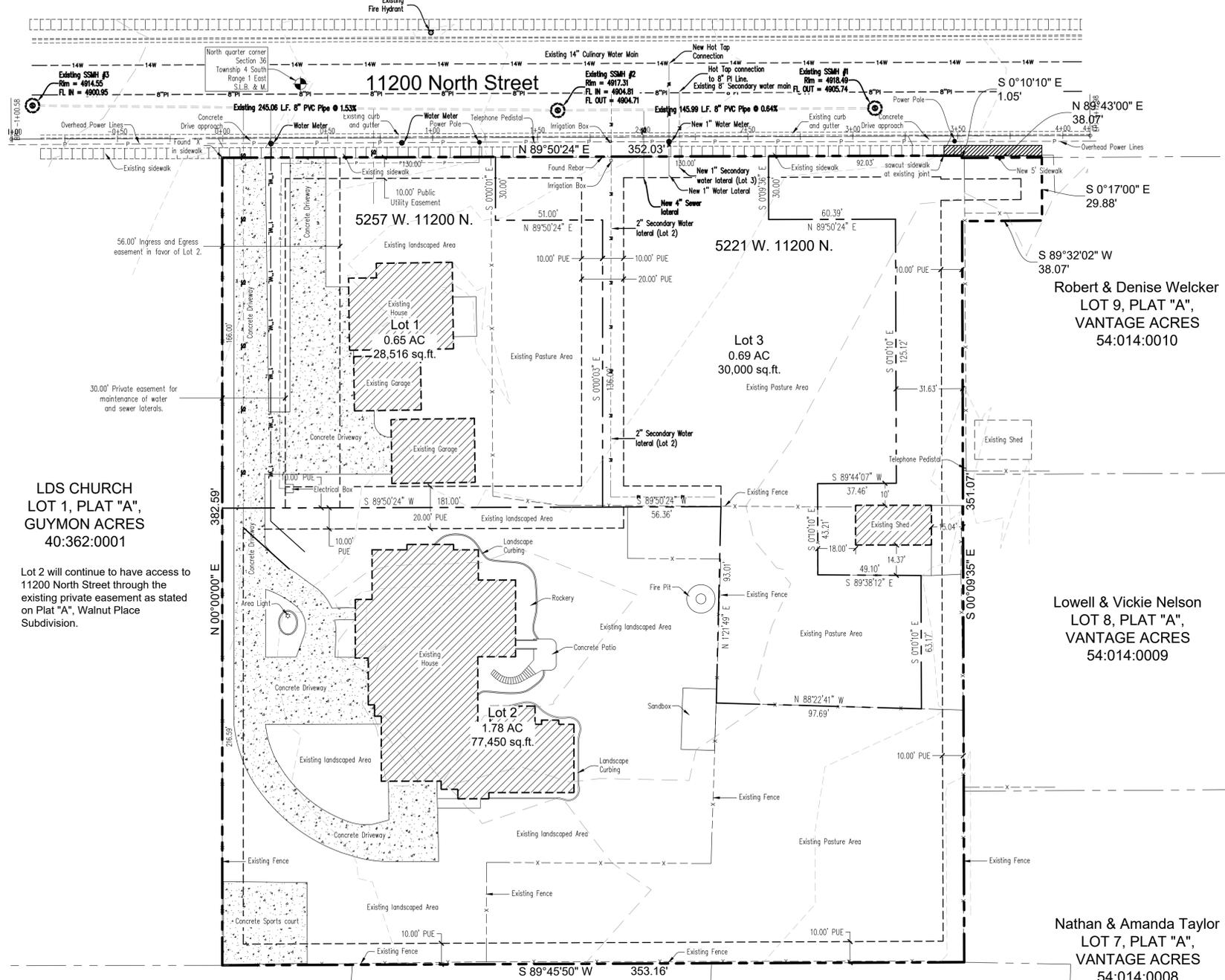
NORTH
1" = 30'

Legend

Symbol	Description
—	Parcel Boundary Line
- - -	Street Boundary Line
- · - · -	Existing Improvements
- - - - -	Existing Sanitary Sewer Main (size noted on plan)
- - - - -	Existing Culinary Water Main (size noted on plan)
- - - - -	Existing Storm Drain pipe (size noted on plan)
- · - · -	Cable TV utility lines
- · - · -	Existing Telephone lines
- · - · -	Existing Power Lines
- · - · -	Existing Underground gas lines
- · - · -	Existing Sidewalk
- · - · -	Existing Asphalt Paving
- · - · -	Existing Concrete Paving
- · - · -	Existing fence line (type noted on drawing)
- · - · -	Existing Contour Elevation
←	Drainage Flow Direction
⊙	Water Meter (size noted on plan)
⊕	Culinary Water Valve
⊕	Fire Hydrant
⊕	Sanitary Sewer Manhole
⊕	Storm Drain Manhole
⊕	Storm Drain Box
TA	top of asphalt
TC	top of concrete
TW	top of sidewalk
boc	back of top of curb
bow	back of top of sidewalk
SSMH	Sanitary Sewer Manhole
SDMH	Storm Drain Manhole
WV	Water Valve
CV	Gas valve
WM	Water Meter
eo	edge of existing asphalt
PUE	Public Utility Easement

Note:

Source information from plans and markings has been combined with observed evidence of existing utilities to develop a view of those underground utilities. However lacking excavation, Blue Staking, etc. the exact location of underground features cannot be accurately, completely and reliably depicted. Where additional or more detailed information is required, the client is advised that excavation may be necessary.



LDS CHURCH
LOT 1, PLAT "A",
GUYMON ACRES
40:362:0001

Lot 2 will continue to have access to
11200 North Street through the
existing private easement as stated
on Plat "A", Walnut Place
Subdivision.

Charlene & John Holman
LOT 3, PLAT "A",
VANTAGE ACRES
54:014:0004

Emily & Cory Harker
LOT 4, PLAT "A",
VANTAGE ACRES
54:014:0005

Thomas & JoAnn Bates
LOT 5, PLAT "A",
VANTAGE ACRES
54:014:0006

Lowell & Vickie Nelson
LOT 8, PLAT "A",
VANTAGE ACRES
54:014:0009

Nathan & Amanda Taylor
LOT 7, PLAT "A",
VANTAGE ACRES
54:014:0008



Vicinity Map

PROPERTY DESCRIPTION

Parcel 1

Part of Lot 9, Plat "A", Vantage Acres Subdivision, Highland, Utah according to the official plat thereof on file in the office of the Utah County Recorder, State of Utah, more particularly described as follows:

Commencing at the Northwest corner of Lot 9, Plat "A" Vantage Acres Subdivision as shown on file in the office of the Utah County Recorder, said point being located East along the Section line 314.75 feet and South 35.00 feet from the North quarter corner of Section 36, Township 4 South, Range 1 East, Salt Lake Base and Meridian; thence North 89°43'00" East along 11200 North Street 38.07 feet; thence South 0°17'00" East 30.00 feet; thence South 89°43'00" West 38.07 feet to the westerly boundary line of said Lot 9; thence North 0°17'00" West along the westerly boundary of said Lot 9, 30.00 feet to the point of beginning.

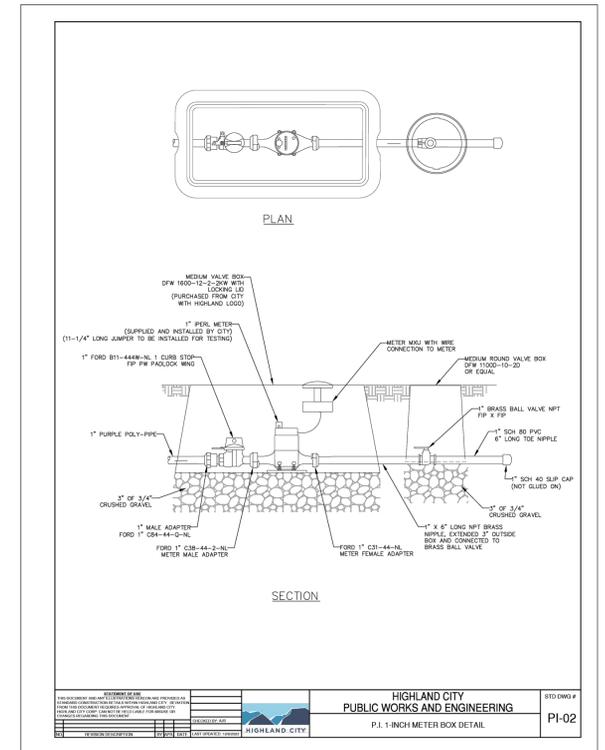
Area = 1,142 sq. ft. or 0.03 Acre

Parcel 2

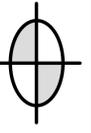
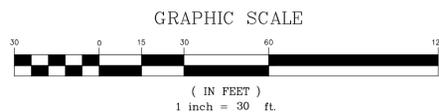
Lot 1, Walnut Place Subdivision Plat A, as recorded in the Utah County Recorder's office on September 28, 2009 as Entry No. 103409:2009 as Map #13112.

Parcel 3

Lot 2, Walnut Place Subdivision Plat A, as recorded in the Utah County Recorder's office on September 28, 2009 as Entry No. 103409:2009 as Map #13112.



HIGHLAND CITY
PUBLIC WORKS AND ENGINEERING
P.I. 1-INCH METER BOX DETAIL
PI-02



DUDLEY AND ASSOCIATES
ENGINEERS PLANNERS SURVEYORS
353 EAST 1200 SOUTH, OREM, UTAH
801-224-1252

Utah

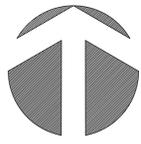
Preliminary Plat
Parley Turnbow
5221 West 11200 North

Highland

Revisions

Date
9-16-2025
Scale
1" = 30'
By
TD
Tracing No.
L - 14938

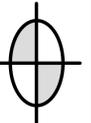
Sheet No.
C - 2



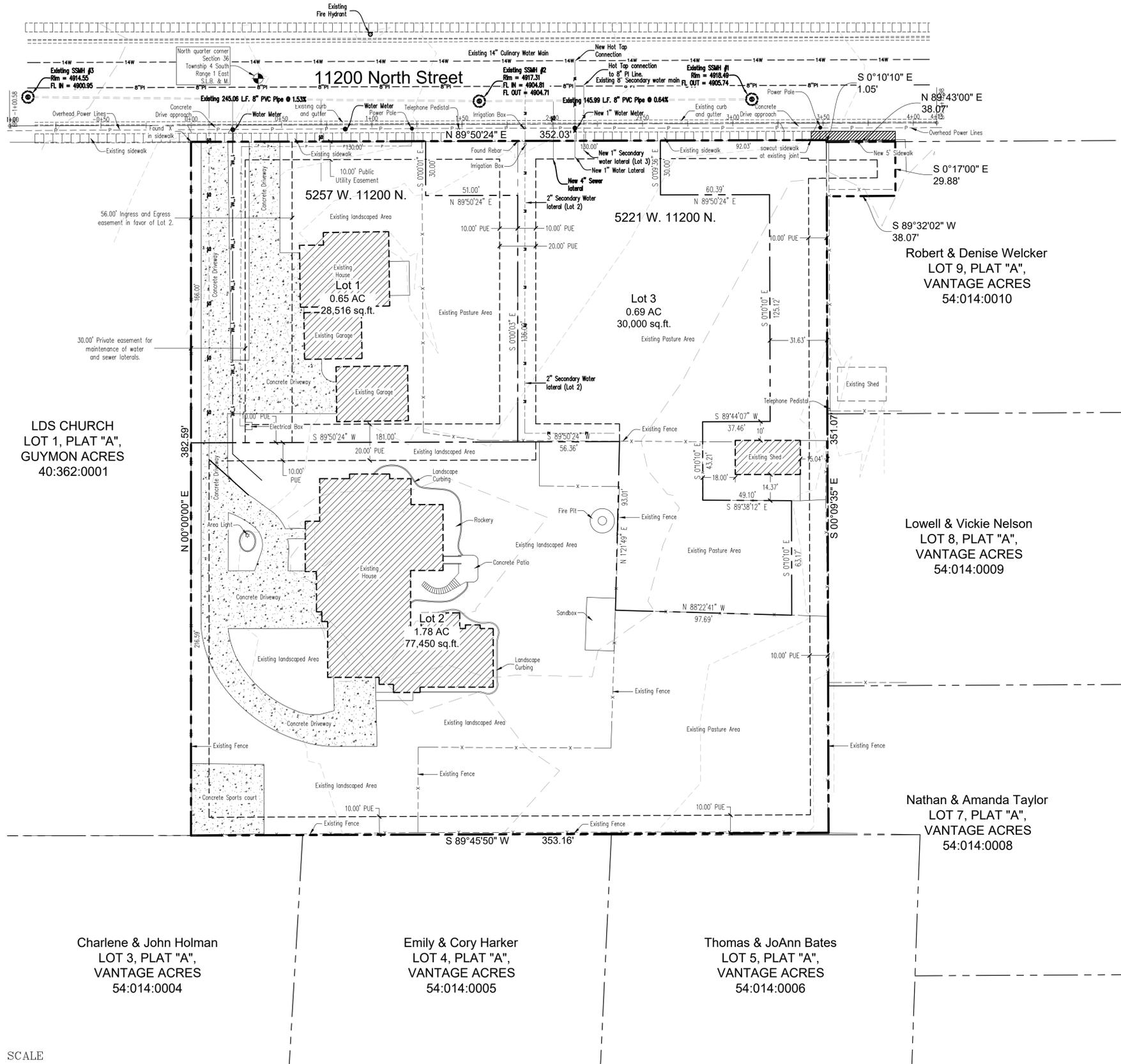
NORTH
1" = 30'



Vicinity Map



DUDLEY AND ASSOCIATES
ENGINEERS PLANNERS SURVEYORS
353 EAST 1200 SOUTH, OREM, UTAH
801-224-1252



LDS CHURCH
LOT 1, PLAT "A",
GUYMON ACRES
40:362:0001

Charlene & John Holman
LOT 3, PLAT "A",
VANTAGE ACRES
54:014:0004

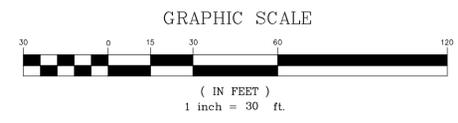
Emily & Cory Harker
LOT 4, PLAT "A",
VANTAGE ACRES
54:014:0005

Thomas & JoAnn Bates
LOT 5, PLAT "A",
VANTAGE ACRES
54:014:0006

Lowell & Vickie Nelson
LOT 8, PLAT "A",
VANTAGE ACRES
54:014:0009

Nathan & Amanda Taylor
LOT 7, PLAT "A",
VANTAGE ACRES
54:014:0008

Robert & Denise Welcker
LOT 9, PLAT "A",
VANTAGE ACRES
54:014:0010



Note:
Source information from plans and markings has been combined with observed evidence of existing utilities to develop a view of those underground utilities. However lacking excavation, Blue Staking, etc. the exact location of underground features cannot be accurately, completely and reliably depicted. Where additional or more detailed information is required, the client is advised that excavation may be necessary.

Parley Turbow
5221 West 11200 North
Utility Plan
Utah
Highland

Revisions table with columns for description and date.

Table with columns for Date, Scale, By, and Tracing No.

Table with columns for Date, Scale, By, and Tracing No.

Sheet No.
S - 1

