



HIGHLAND CITY

HIGHLAND CITY DEVELOPMENT ADMINISTRATION BOARD AGENDA Wednesday, November 19, 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 - October 16, 2025**

2. **ACTION: Final Plat Approval for Tim Clawson Subdivision - Mountain View Acres Plat B Lot 26 Amended**

Land Use (Administrative) – The Development Administration Board will consider a request from Timothy Clawson for approval of a final plat and subdivision improvement plans for a minor subdivision within the R-1-40 zone located generally at 6131 West 10150 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 18th day of November, 2025

THE PUBLIC IS INVITED TO ATTEND THIS DEVELOPMENT ADMINISTRATION
BOARD MEETING

Meeting Minutes

Consent, Final Plat Approval : Walnut Place Minor Subdivision

Date: 10.16.2025

Time: 1:01PM

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

Trent Thayn – Planning Commissioner

Gretchen Homer – Public Works Administration Assistant

Parley Turnbow – Homeowner/Developer

Rob Welker - Neighbor

Purpose

1. Approval of Meeting Minutes – August 28, 2025
2. Approval of the final plat and subdivision improvement plans for Walnut Place Minor Subdivision.

Consent Items:

ACTION TO APPROVE THE MINUTES OF AUGUST 28, 2025

MOTION: Jay Baughman moved to approve the meeting minutes from August 28, 2025; Chris Trusty seconded the motion.

- | | |
|--------|---------------|
| 1. Yes | Rob Patterson |
| 2. Yes | Jay Baughman |
| 3. Yes | Chris Trusty |
| 4. Yes | Trent Thayn |

MOTION PASSES 4:0

ACTION: Final Plat Approval for Walnut Place Minor Subdivision

DISCUSSION: Walnut Plat B is a minor subdivision. More or less a lot split, and a little bit of property adjustment. There were some comments in the staff report, there were some final comments that were our recommended stipulations. The developer gave us updated plans addressing those recommendations. The Subdivision meets the R-1-40 zone. Water has been provided. PI impact fees not needed. There is a little right of way work. The lots meet frontage and lot size. Each lot has 130 feet of frontage. There was a question whether they can quitclaim deed the property back to the neighbor. The city won't let the lot lines be shifted, it will be between the neighbors how they use the land. Building permits will go off recorded plat.

MOTION: Chris Trusty moved to approve the final plat and subdivision as submitted October 15, 2025; Trent Thayn seconded the motion.

- | | |
|--------|---------------|
| 1. Yes | Jay Maughn |
| 2. Yes | Rob Patterson |
| 3. Yes | Chris Trusty |
| 4. Yes | Trent Thayn |

Motion Passes 4-0

- **Meeting Adjourned:** 1:08 PM
Minutes Prepared By: Gretchen Homer



DEVELOPMENT ADMINISTRATION BOARD AGENDA REPORT ITEM #2

DATE: November 19, 2025
TO: Development Administration Board
FROM: Rob Patterson, City Attorney / Planning & Zoning Administrator
SUBJECT: **Final Plat Approval:** Tim Clawson Subdivision – Mountain View Acres Plat B Lot 26 Amended
TYPE: **LAND USE (ADMINISTRATIVE)**

PURPOSE:

The Development Administration Board will consider a request from Timothy Clawson for approval of a final plat and subdivision improvement plans for a 2-lot minor subdivision within the R-1-40 zone located generally at 6131 W 10150 N, in Highland.

SUMMARY OF THE REQUEST:

1. The applicant is requesting final plat approval for the Tim Clawson Subdivision – Mountain View Acres Plat B Lot 26 Amended.
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 Tim Clawson Subdivision – Mountain View Acres Plat B Lot 26 Amended, with the following stipulations:

1. The recorded plat shall be in substantial conformance with the final plat submitted October 13, 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 October 13, 2025 (attachment 2), as approved by City Engineer, except as modified by these stipulations.
3. The final review comments from staff dated November 10, 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 parcel 46:365:0030, lot 26 of the Mountain View Acres Plat B subdivision, and is located at approximately 6131 West 10150 North. The property in total contains +/- 0.9268 acres. Its zoning is R-1-40. The proposed subdivision creates 1 additional lot by splitting the existing lot into two lots. Both lots have a minimum size of 20,000 square feet.

Prior Review:

The original Mountain View Acres Plat B subdivision was approved and recorded in 1994. That subdivision created 26 lots out of 26.894 acres.

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. 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 2, at least 20,000 square foot 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 two lots shown in the final plat each have a minimum of 130 feet of frontage.
- A portion of the original lot 26, the far east, narrow “tail” of the lot, were previously transferred to the adjacent lot owners to the south. That property is not necessary for this subdivision, and this subdivision plat approves the new property boundaries formed by those prior transfers.
- The two lots each have a reasonable buildable area. The western lot has existing homes and structures. The eastern lot is unbuilt, but the applicant has provided the

buildable area for that lot and shown that a single-family home can be constructed within that buildable area in conformance with city regulations related to setbacks and building size. All existing structures (homes and accessory buildings) will continue to meet minimum setback requirements after the subdivision is approved.

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 +/- 0.9268 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 Mountain View Acres Plat B subdivision was approved and recorded in 1994. That subdivision created 26 lots out of a +/- 26.894 acre parcel. The original subdivision was entitled to 29 lots, but only developed 26, allowing for up to 3 additional lots to be created so long as all other requirements (frontage, utilities, etc.) could be met. The original subdivision also was entitled to develop up to 7 smaller lots (20,000 SF to 30,000 SF) with those 29 lots (25% of the lots), but only developed 4 such lots. Even with the 26 developed lots, the subdivision was entitled to up to 6 smaller lots, but still only had 4.
- The current proposed subdivision will increase the total number of lots in the subdivision from 26 to 27 and increase the number of smaller lots from 4 to 6, which both meet the R-1-40 standard.

Sensitive Lands

- The subdivision does not contain sensitive lands

Easements and Dedications

- No new street dedications are required, as 10150 N has already been constructed and improved in this area.
- PUEs and an irrigation easement have already been provided and PUEs and MUEs are being extended or added where appropriate.

Access and Circulation

- Road and utility access to the site will be from 10150 North.
- ROW facilities (street, sidewalk, curb, etc.) already exist along the frontage of the lots, but will be repaired and brought up to city standards as necessary.
- 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.

- 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 original subdivision. 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 Tim Clawson Subdivision – Mountain View Acres Plat B Lot 26 Amended, subject to the **three (3) stipulations** recommended by staff.

Staff recommended stipulations:

1. The recorded plat shall be in substantial conformance with the final plat submitted October 13, 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 October 13, 2025 (attachment 2), as approved by City Engineer, except as modified by these stipulations.
3. The final review comments from staff dated November 10, 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.

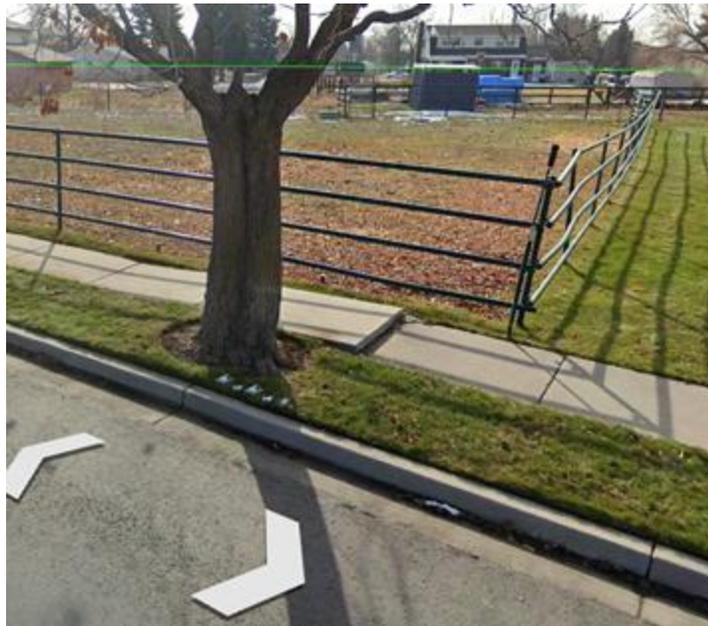
ATTACHMENTS:

1. Staff Review Comments issued November 1, 2025
2. Tim Clawson Subdivision – Mountain View Acres Plat B Lot 26 Amended - Final Plat and Subdivision Improvement Plans, submitted October 13, 2025

FINAL REVIEW COMMENTS Clawson Subdivision

November 10, 2025

1. **Plat:** Label ROW diagram as 10150 N.
2. **Plat:** Provide addresses for each lot. Maintain current property address for western lot/existing home.
3. **C1 – Site Plan:** Curb, gutter and sidewalk along entire frontage must meet current Highland City Standards and be in good working order. Replace any improvement not in working order, no matter the cause (see photo). Please provide callouts to remove tree and damaged sidewalk and replace sidewalk. This comment is typical in any location along the frontage of both properties.



4. **C1 – Site Plan:** Move SS and DW services to be in front of future home to align with building envelope.
5. **C2 (Utility Plan):** PI Service:
 - a. Our notes indicate that the PI main is most likely on the north side of the road out of the asphalt according to the location of the valve on

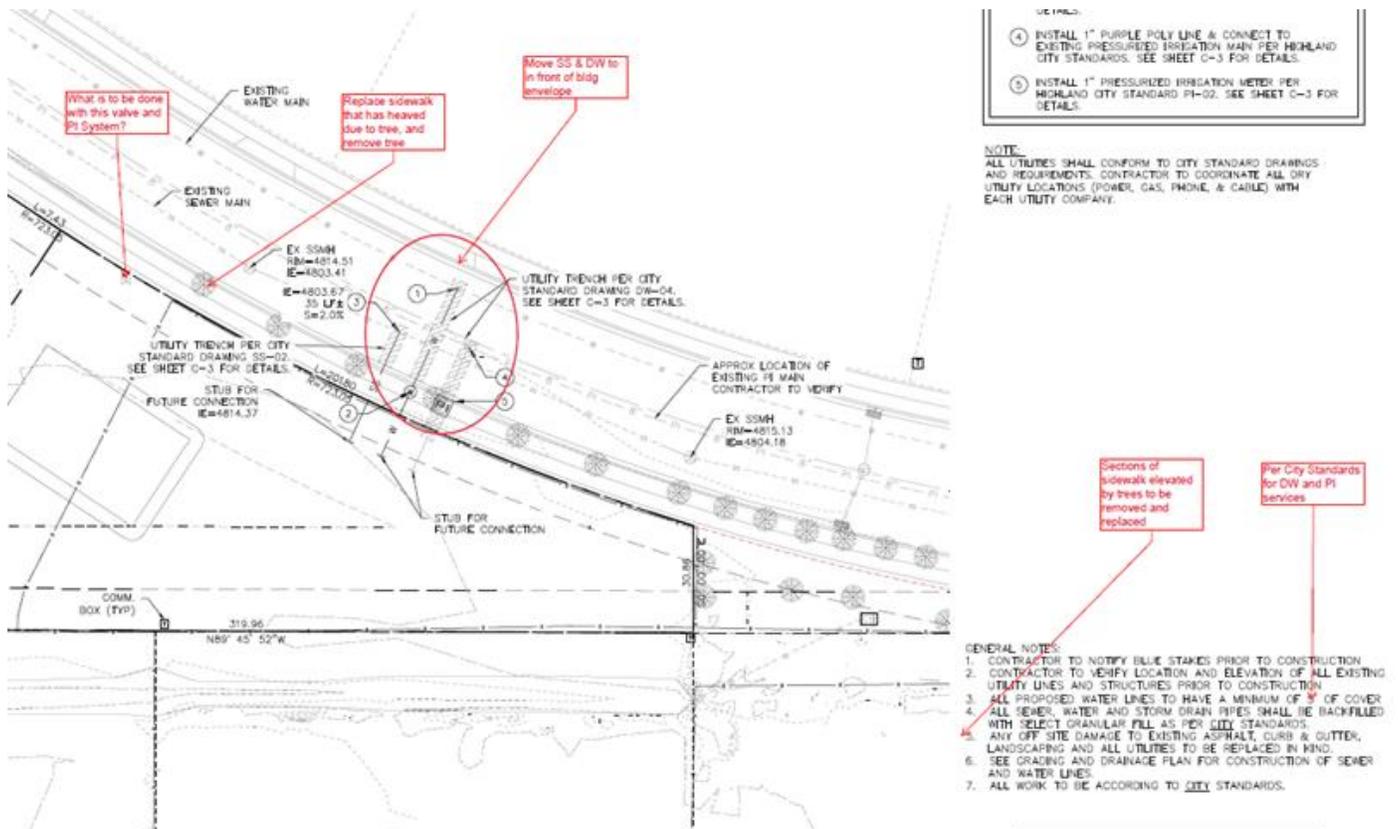
6000 W. Please pothole and verify with our PI superintendent to identify exact location.

- b. There is a valve drawn in the plans on the south side of the road in the park strip area near the lot split. We are not aware of any valves in this location; it does not appear to be connected to anything. Remove or clarify.

6. **C2 (Utility Plan):** Note 3 references to 5' minimum bury depth for water lines, it should refer to the City Standards.

7. **C2 (Utility Plan):** Add a comment to sheet C-2 to protect to protect in place the existing irrigation ditch and any appurtenant structures on the back lot line.

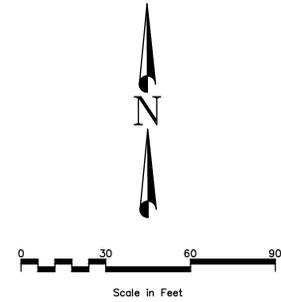
(Redline figure provided for context only – comments are provided above)





VICINITY MAP
(N.T.S.)

**MOUNTAIN VIEW ACRES
PLAT "B" LOT 26 AMENDED**
LOCATED IN THE NORTHWEST QUARTER OF SECTION 2
TOWNSHIP 5 SOUTH, RANGE 1 EAST
SALT LAKE BASE AND MERIDIAN
HIGHLAND CITY, UTAH COUNTY, UTAH



SURVEYOR'S CERTIFICATE
I, CORY B. NEERINGS, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 5183760 AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY THE AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS, AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.

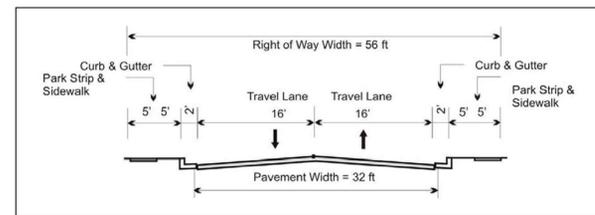
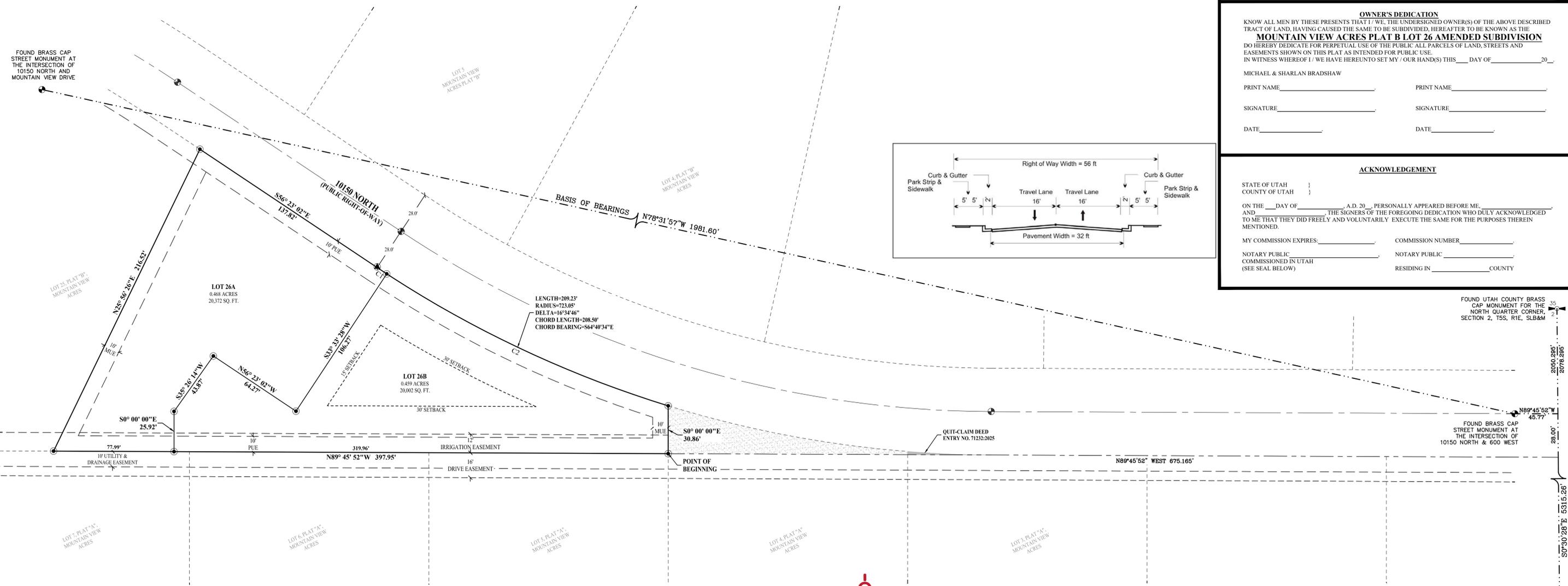
BOUNDARY DESCRIPTION
A PORTION OF MOUNTAIN VIEW ACRES PLAT "B" LOT 26 (ENTRY NO. 45569, MAP NO. 5545), BEING FURTHER DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHWEST CORNER OF WARRANTY DEED ENTRY NO. 91152-1998, SAID POINT BEING SOUTH 0°30'28" EAST 2078.295 FEET ALONG THE SECTION LINE AND NORTH 89°45'52" WEST 675.165 FEET FROM THE NORTH QUARTER CORNER OF SECTION 2, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN;
THENCE NORTH 89°45'52" WEST 397.95 FEET TO THE SOUTHWEST CORNER OF SAID LOT 26;
THENCE NORTH 25°56'26" EAST 216.52 FEET TO THE NORTHWEST CORNER OF SAID LOT 26;
THENCE ALONG THE NORTHERLY LINE OF SAID LOT 26, THE FOLLOWING TWO (2) COURSES:
1) SOUTH 56°25'02" EAST 137.82 FEET;
2) 209.23 FEET ALONG THE ARC OF A 723.05-FOOT RADIUS CURVE TO THE LEFT THRU A CENTRAL ANGLE OF 16°34'46" (CHORD BEARS SOUTH 64°40'34" EAST 208.50 FEET);
THENCE SOUTH 30.86 FEET TO THE POINT OF BEGINNING.
CONTAINS 0.928 ACRES OR 40,410 SQUARE FEET, MORE OR LESS

BASIS OF BEARINGS
THE BASIS OF BEARINGS FOR THIS SURVEY WAS ESTABLISHED AS NORTH 78°31'57" WEST BETWEEN FOUND STREET MONUMENTS AT THE INTERSECTION OF 10150 NORTH STREET WITH 6000 WEST AND THE INTERSECTION OF 10150 NORTH STREET AND THE EAST LINE OF THE MOUNTAIN VIEW ACRES SUBDIVISION PLAT "B".

OWNER'S DEDICATION
KNOW ALL MEN BY THESE PRESENTS THAT I / WE, THE UNDERSIGNED OWNER(S) OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED THE SAME TO BE SUBDIVIDED, HEREAFTER TO BE KNOWN AS THE **MOUNTAIN VIEW ACRES PLAT B LOT 26 AMENDED SUBDIVISION** DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND, STREETS AND EASEMENTS SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE.
IN WITNESS WHEREOF I / WE HAVE HERETO SET MY / OUR HAND(S) THIS ___ DAY OF _____, 20__.

MICHAEL & SHARLAN BRADSHAW
PRINT NAME _____ PRINT NAME _____
SIGNATURE _____ SIGNATURE _____
DATE _____ DATE _____

ACKNOWLEDGEMENT
STATE OF UTAH }
COUNTY OF UTAH }
ON THE ___ DAY OF _____, A.D. 20__ PERSONALLY APPEARED BEFORE ME, _____ AND _____, THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGED TO ME THAT THEY DID FREELY AND VOLUNTARILY EXECUTE THE SAME FOR THE PURPOSES THEREIN MENTIONED.
MY COMMISSION EXPIRES: _____ COMMISSION NUMBER _____
NOTARY PUBLIC _____ NOTARY PUBLIC _____
(SEE SEAL BELOW) RESIDING IN _____ COUNTY



LEGEND

- SET REBAR/CAP MARKED "ELEVATE ENGINEERING PLS 5183760"
- ⊙ FOUND PROPERTY CORNER
- ⊕ FOUND STREET MONUMENT

BOUNDARY LINE

TITLE LINES

PROPERTY PREVIOUSLY TRANSFERRED PURSUANT TO WARRANTY DEED ENTRY NO. 91152-1998

PROPERTY PREVIOUSLY TRANSFERRED PURSUANT TO QUIT-CLAIM DEED ENTRY NO. 71232-2025

SUBDIVISION 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 OR 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-103(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 SIDEWALKS AND OTHER FORMS OF ACTIVE TRANSPORTATION FACILITIES. EASEMENT RIGHTS DEFINED HEREON SHALL INCLUDE REASONABLE ACCESS TO THE GRANTOR'S PROPERTY FOR THE ALLOWABLE PURPOSES.
- BUILDING SETBACKS SHOWN HEREON REPRESENT THE ZONING REGULATIONS AT THE TIME OF PLAT APPROVAL. BUILDING SETBACKS WILL BE ENFORCED BY CITY OFFICIALS AS PER THE CITY ORDINANCES AND CODES IN PLACE AT THE TIME OF BUILDING PERMIT ISSUANCE.
- THE SUBJECT PROPERTY IS ZONED AS RESIDENTIAL ZONE R-1-40.

CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING
C1	7.43'	723.05'	0°35'19"	7.43' S56°40'51"E
C2	201.80'	723.05'	15°59'27"	201.14' S64°58'14"E

ELEVATE ENGINEERING
ELEVATE ENGINEERING
2208 WEST 700 SOUTH
SPRINGVILLE, UT 84663
PHONE: (801) 718-5993
info@elevateeng.com

ACCEPTANCE BY LEGISLATIVE BODY
THE CITY COUNCIL 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 THIS ___ DAY OF _____, A.D. 20__.

HIGHLAND CITY, MAYOR _____ CLERK/RECORDER _____
APPROVED BY ENGINEER _____ CITY ATTORNEY _____

AMERICAN FORK IRRIGATION COMPANY APPROVAL
APPROVED THIS ___ DAY OF _____, 20__
AMERICAN FORK IRRIGATION COMPANY

COMMUNITY DEVELOPMENT APPROVAL
APPROVED THIS ___ DAY OF _____, 20__
DIRECTOR, COMMUNITY DEVELOPMENT

CITY ENGINEER APPROVAL
APPROVED THIS ___ DAY OF _____, 20__
HIGHLAND CITY ENGINEER

SURVEYOR SEAL
NOTARY SEAL
CITY ENGINEER SEAL
CLERK/RECORDER SEAL

Recorder
DATE: 10/9/25
SCALE: 1"=30'
PAGE: 1 OF 1
PROJECT: S25-037

REVIEW COPY

PROJECT ENGINEER:
 LARVIN POLLOCK
 ELEVATE ENGINEERING
 2208 WEST 700 SOUTH
 SPRINGVILLE, UT 84663
 (801) 718-5993
 LARVIN@ELEVATEENG.COM

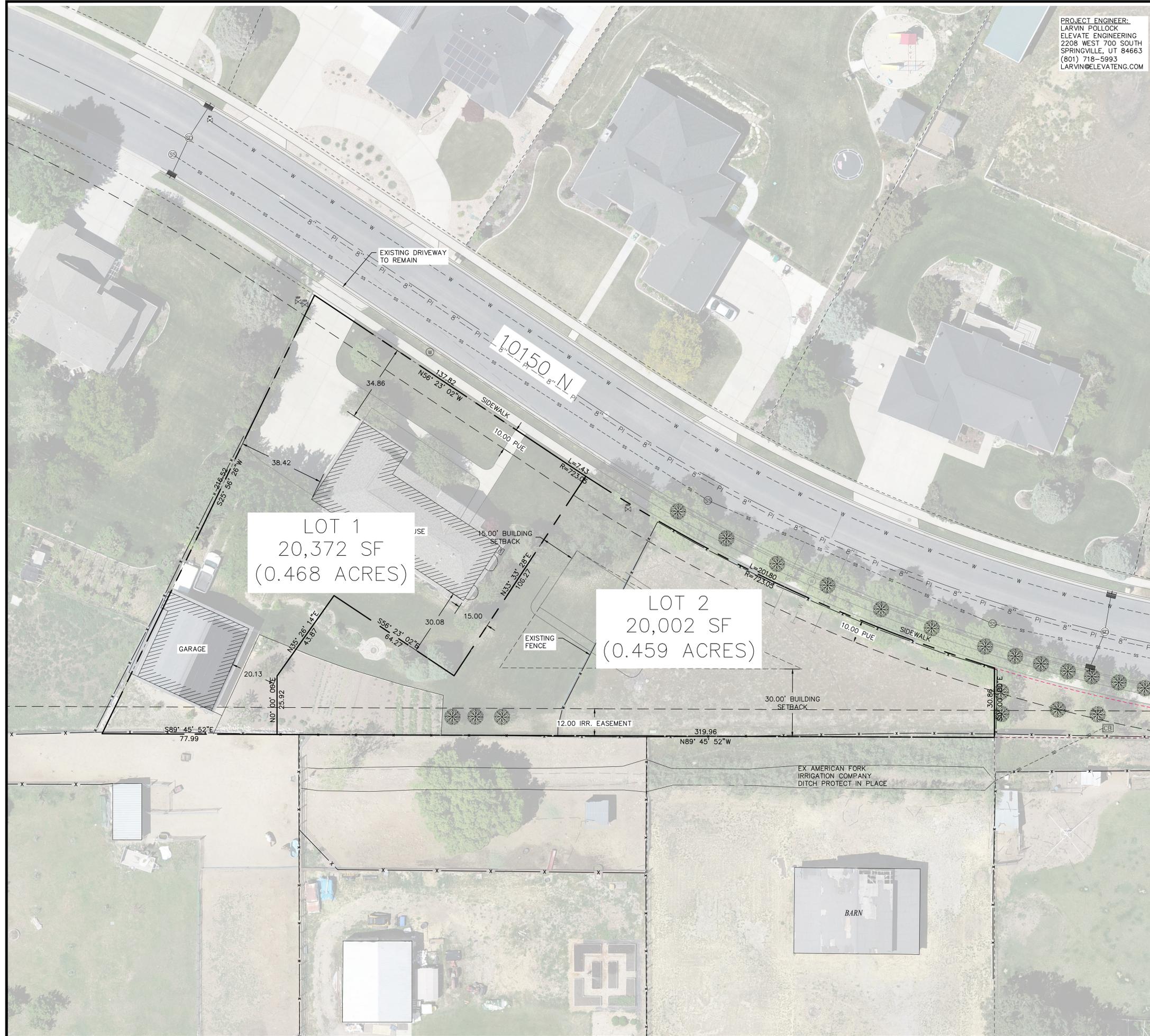
LEGEND

- LOT LINES (PROPERTY)
- EXISTING CURB AND GUTTER
- EASEMENT LINE
- EXISTING BUILDING
- EXISTING FENCE

SITE DATA
 EXISTING LOT AREA: 40,374 SF (0.927 ACRES)
 PROPOSED LOT 1 AREA: 20,372 SF (0.468 ACRES)
 PROPOSED LOT 2 AREA: 20,002 SF (0.459 ACRES)

ZONING: R1-40 (RESIDENTIAL)
 PERMITTED USE
 PARCEL ID#: 463650028

SETBACKS:
 FRONT=30 FEET
 REAR=30 FEET
 SIDE=15 FEET



LOT 1
 20,372 SF
 (0.468 ACRES)

LOT 2
 20,002 SF
 (0.459 ACRES)

NO.	REVISIONS	BY	DATE

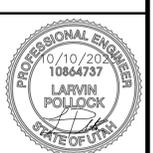
ELEVATE ENGINEERING
 2208 WEST 700 SOUTH
 SPRINGVILLE, UT 84663
 PHONE: (801) 718-5993
 larvin@elevateeng.com



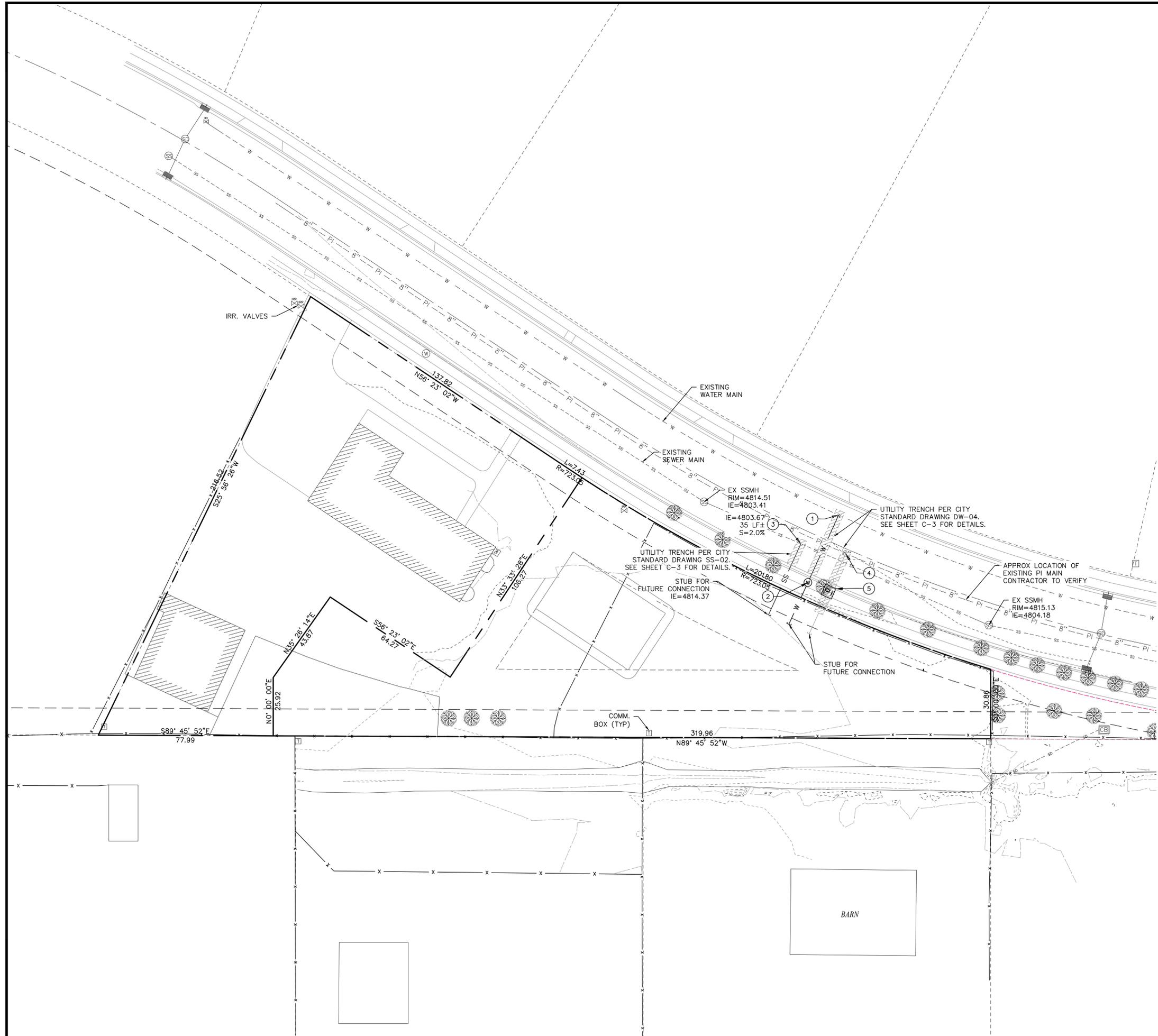
TIM CLAWSON SUBDIVISION
 SITE PLAN
 6131 W 10150 N, HIGHLAND, UT, 84003

SCALE: 1" = 20'

0 10 20 30 40 60



SHEET:
C-1
 DATE: Oct 10, 2025



LEGEND

PROPERTY/ROW LINE	---
EXISTING CURB AND GUTTER	---
EXISTING STORM DRAIN LINE	--SD--SD--SD--
PROPOSED SEWER LINE	-SS--SS--SS--SS-
EXISTING SEWER LINE	-SS--SS--SS--SS-
PROPOSED WATER LINE	-W--W--W--W--
EXISTING WATER LINE	-W--W--W--W--
INVERT ELEVATION	IE

DESIGN NOTES:

1. INSTALL 1" COPPER WATER LINE & CONNECT TO EXISTING WATER MAIN PER HIGHLAND CITY STANDARD DW-01. SEE SHEET C-3 FOR DETAILS.
2. INSTALL 1" WATER METER PER HIGHLAND CITY STANDARD DW-01. SEE SHEET C-3 FOR DETAILS.
3. INSTALL 4" PVC SDR-35 SEWER PIPE AT 2% MIN. SLOPE & CONNECT TO EXISTING SEWER MAIN PER HIGHLAND CITY STANDARD SS-01. SEE SHEET C-3 FOR DETAILS.
4. INSTALL 1" PURPLE POLY LINE & CONNECT TO EXISTING PRESSURIZED IRRIGATION MAIN PER HIGHLAND CITY STANDARDS. SEE SHEET C-3 FOR DETAILS.
5. INSTALL 1" PRESSURIZED IRRIGATION METER PER HIGHLAND CITY STANDARD PI-02. SEE SHEET C-3 FOR DETAILS.

NOTE:
ALL UTILITIES SHALL CONFORM TO CITY STANDARD DRAWINGS AND REQUIREMENTS. CONTRACTOR TO COORDINATE ALL DRY UTILITY LOCATIONS (POWER, GAS, PHONE, & CABLE) WITH EACH UTILITY COMPANY.

GENERAL NOTES:

1. CONTRACTOR TO NOTIFY BLUE STAKES PRIOR TO CONSTRUCTION
2. CONTRACTOR TO VERIFY LOCATION AND ELEVATION OF ALL EXISTING UTILITY LINES AND STRUCTURES PRIOR TO CONSTRUCTION
3. ALL PROPOSED WATER LINES TO HAVE A MINIMUM OF 5' OF COVER
4. ALL SEWER, WATER AND STORM DRAIN PIPES SHALL BE BACKFILLED WITH SELECT GRANULAR FILL AS PER CITY STANDARDS.
5. ANY OFF SITE DAMAGE TO EXISTING ASPHALT, CURB & GUTTER, LANDSCAPING AND ALL UTILITIES TO BE REPLACED IN KIND.
6. SEE GRADING AND DRAINAGE PLAN FOR CONSTRUCTION OF SEWER AND WATER LINES.
7. ALL WORK TO BE ACCORDING TO CITY STANDARDS.

Blue Stakes of UTAH 811
bluestakes.org

NORTH

SCALE: 1" = 20'

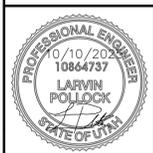
0 10 20 30 40 60

NO.	REVISIONS	BY	DATE

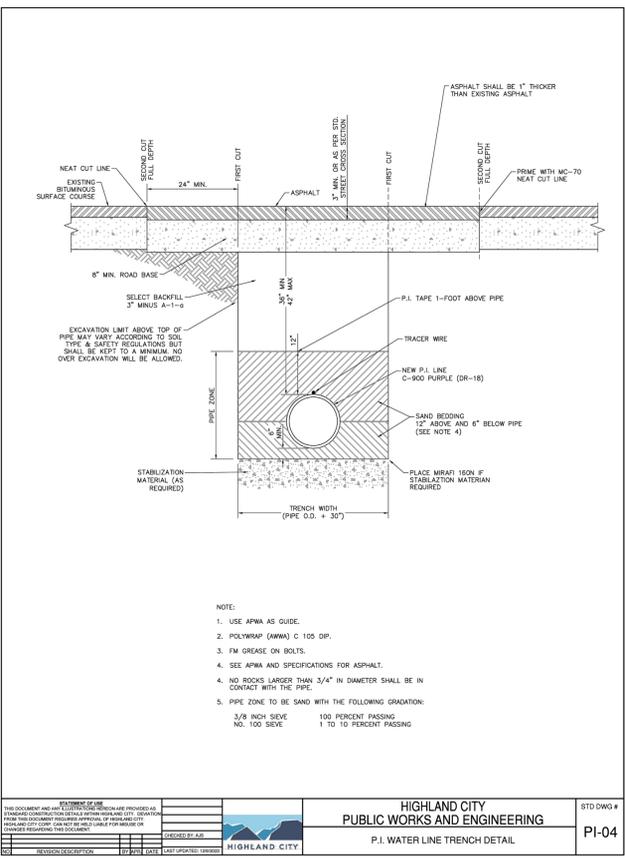
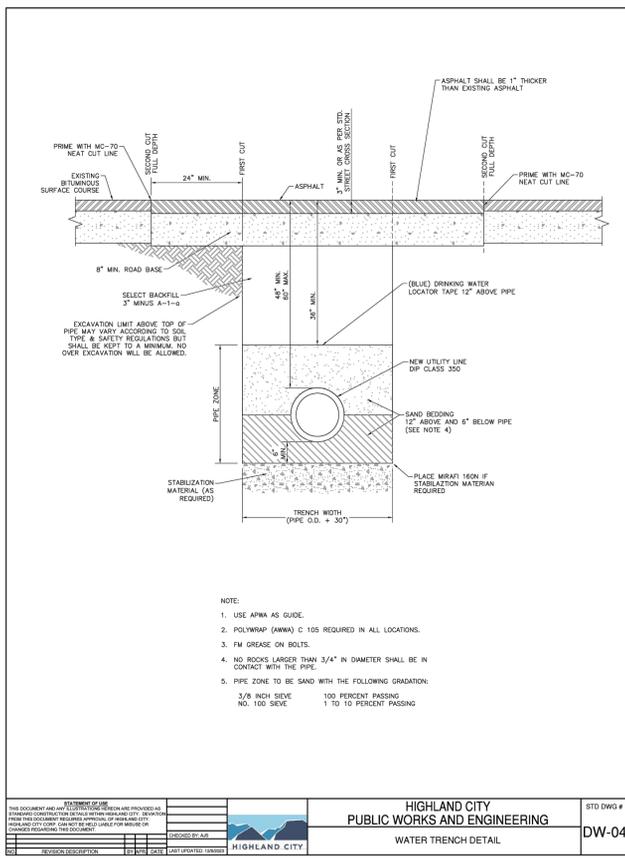
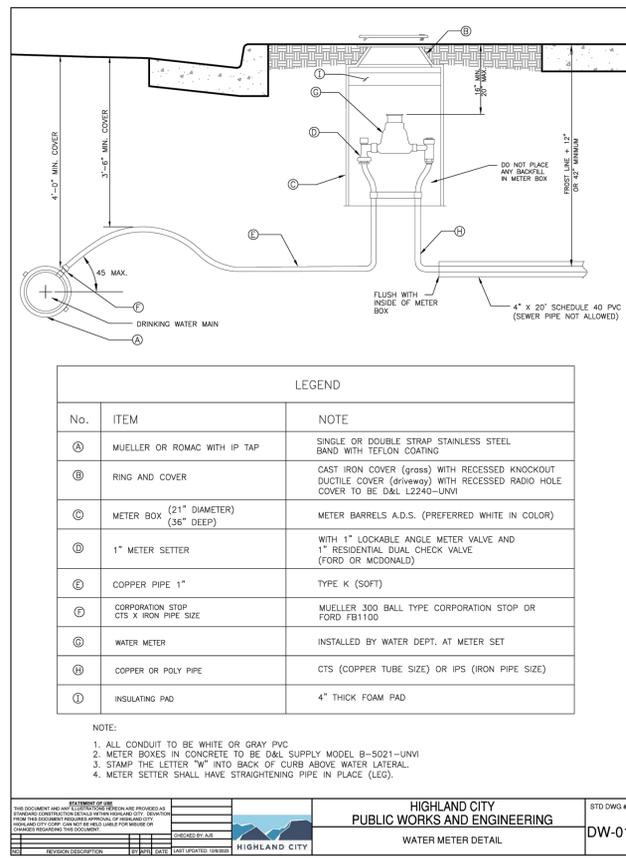
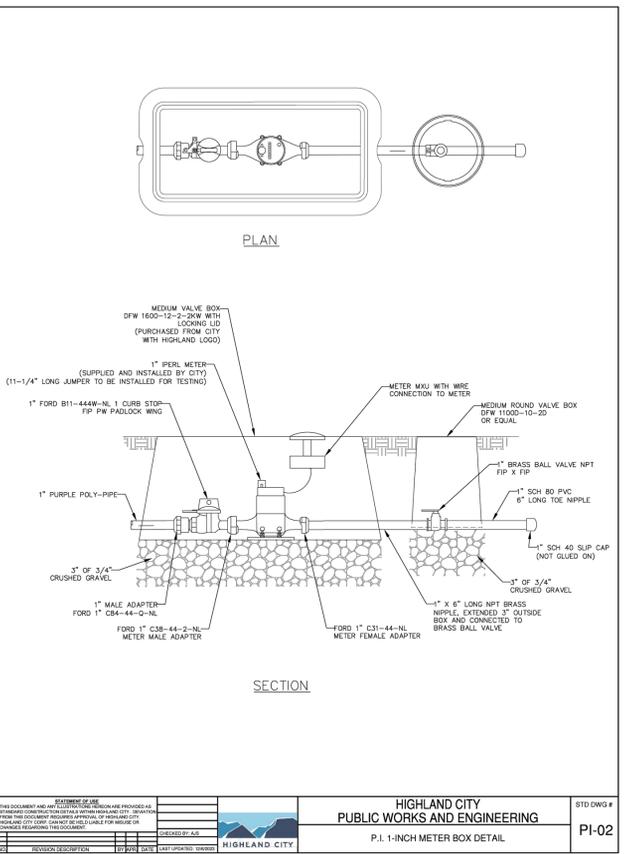
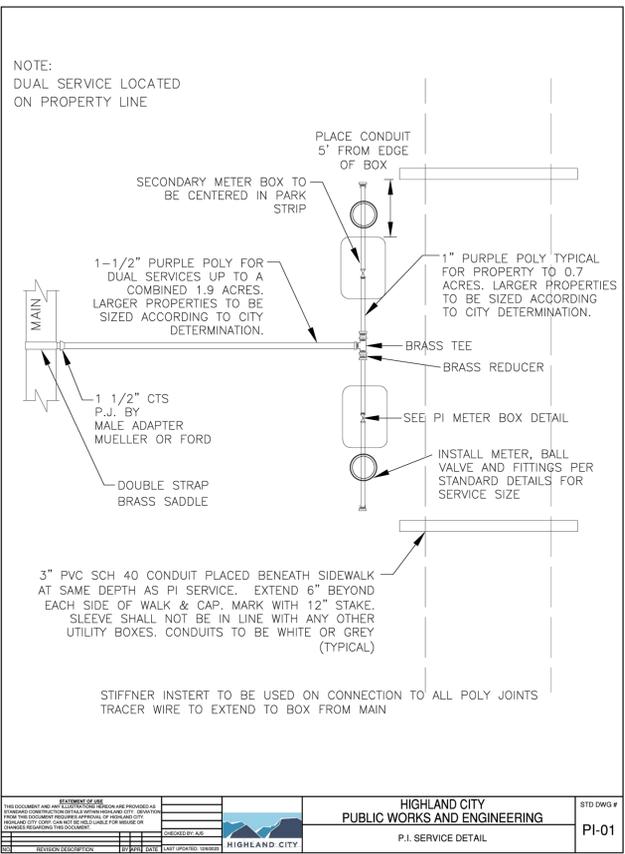
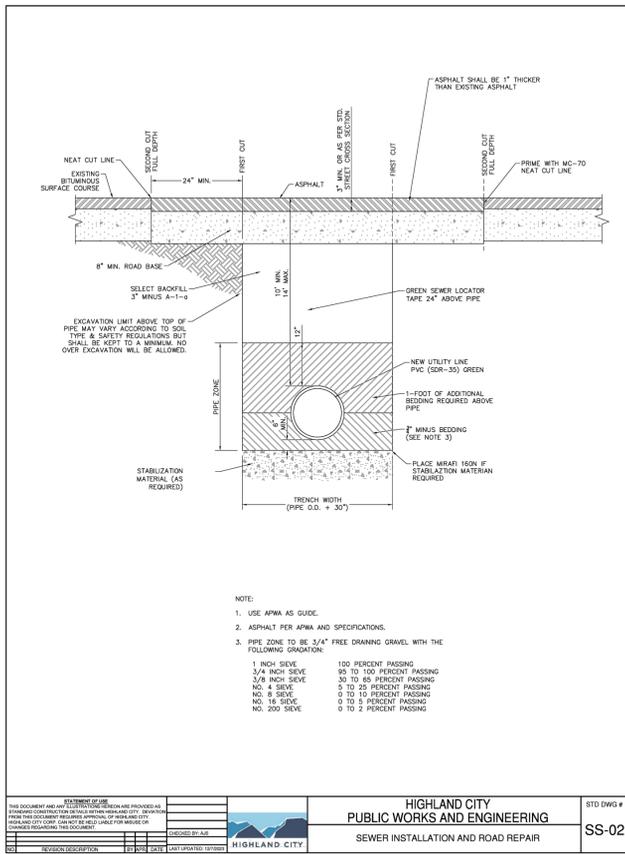
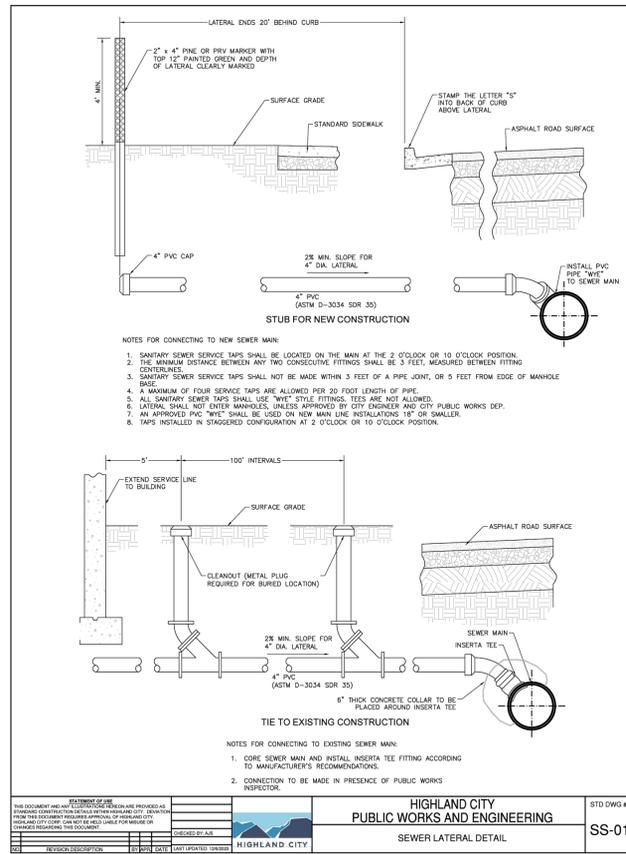
ELEVATE ENGINEERING
2208 WEST 700 SOUTH
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TIM CLAWSON SUBDIVISION
UTILITY PLAN
6131 W 10150 N, HIGHLAND, UT, 84003



SHEET:
C-2
DATE:
Oct 10, 2025



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 (grey) WITH RECESSED RADIO HOLE COVER TO BE D&L L2240-UNV
C	METER BOX (21" DIAMETER) (36" DEEP)	METER BARRELS A.D.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 FB1100
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

NO.	REVISIONS	BY	DATE

DESIGNER: GB
PROJECT ENGINEER: LP

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2208 WEST 700 SOUTH
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levateengineering.com

ELEVATE ENGINEERING

TIM CLAWSON SUBDIVISION
UTILITY DETAILS
6131 W 10150 N, HIGHLAND, UT, 84003

PROFESSIONAL ENGINEER
10/10/2020
10864737
LARVIN POLLOCK
STATE OF UTAH

SHEET: C-3
DATE: Oct 10, 2025

NOTE: PARKING ON-SITE IS PROHIBITED. ONLY DELIVERY VEHICLES AND HEAVY EQUIPMENT VEHICLES ON-SITE. ALL OTHER VEHICLES PARK ON THE STREET.

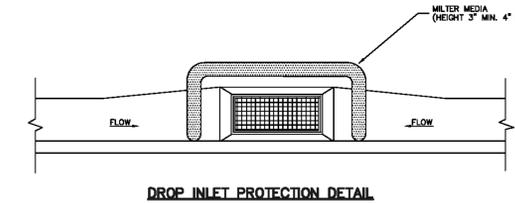
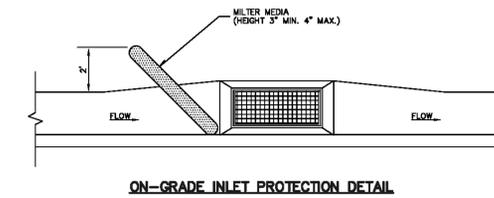
NARRATIVE: THIS PLAN MAY BE USED FOR THE CONSTRUCTION OF A STORM WATER BEST MANAGEMENT PRACTICE (BMP). IT IS NOT INCLUSIVE OF ALL PRACTICES AVAILABLE AND IS ONLY SPECIFIC TO THE CONSTRUCTION OF THIS TYPE. MAINTENANCE OF THIS TYPE OF INSTALLATION IS IMPORTANT AND SHOULD BE CONTINUOUSLY MONITORED BY THE CONTRACTOR AND ENGINEER. DETAILS SHOWN HERE HIGHLIGHT IMPORTANT PARTS OF CONSTRUCTION, AND SHOULD BE MODIFIED AS NEEDED.

LEGEND

PROPERTY/ROW LINE	---
EXISTING CURB AND GUTTER	====
PROPOSED CURB AND GUTTER	====
PROPOSED STORM DRAIN LINE	—SD—SD—SD—
EXISTING STORM DRAIN LINE	--SD--SD--SD--
EXISTING SEWER LINE	--SS--SS--SS--
EXISTING WATER LINE	--W--W--W--
EXISTING CONTOUR LINE	---(-2732)---
FINISHED CONTOUR LINE	---21.00---
EXISTING FENCE	---x---

NOTES

- DURING CONSTRUCTION
- ALL EROSION CONTROL BEST MANAGEMENT PRACTICES SHALL BE INSPECTED AND MAINTAINED REGULARLY (ONCE A WEEK) AND AFTER EVERY STORM EVENT
 - LAND DISTURBANCE SHALL BE KEPT TO MINIMUM TO CONTROL RUNOFF FROM THE SITE
 - LIMIT LAND CLEARING AND RESTORE ALL GRADING AS SOON AS POSSIBLE
 - STAGED SEEDING TO RE-VEGETATE CUT AND FILL SLOPES AS THE WORK IS IN PROGRESS
 - AT ALL TIMES DURING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PREVENTING AND CONTROLLING EROSION DUE TO WIND AND OTHER EROSION
 - MAINTENANCE OF STREET: STREETS TO BE KEPT CLEAN AND FREE FROM DEBRIS.
 - CONTRACTOR SHALL PROVIDE DUST CONTROL MEASURES AT ALL TIMES DURING CONSTRUCTION.
 - A COPY OF THE STORM WATER POLLUTION PREVENTION PLAN SHALL BE KEPT ON THE SITE DURING ALL CONSTRUCTION ACTIVITY



Inlet protection - gravel sock
September 2008 11 Plan No. 124 Drawing 1 of 3

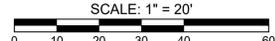
BEST MANAGEMENT PRACTICE LEGEND:

	EB	EARTHEN BERM
	IP	INLET PROTECTION
	CWA	CONCRETE WASHOUT AREA
	WDA	EQUIPMENT AND VEHICLE WASH DOWN AREA
	SCE	STABILIZED CONSTRUCTION ENTRANCE
	SF	SILT FENCE
	CF	CONSTRUCTION FENCE
	SCL	SEDIMENT CONTROL LOG*
	SSA	STAGING AND STORAGE AREA
	D	DUMPSTER LOCATION
	PT	PORTABLE TOILET

* SEDIMENT CONTROL LOG MAY BE ROCK FILLED SOCK OR STRAW WATTLES




SCALE: 1" = 20'



NO.	REVISIONS	BY	DATE

ELEVATE ENGINEERING

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TIM CLAWSON RESIDENCE
SWPPP PLAN
6131 W 10150 N, HIGHLAND, UT, 84003



SHEET: C-4
DATE: Oct 10, 2025

PRESSURIZED IRRIGATION NOTES:

1. ALL LATERALS SHALL BE STAMPED WITH "I" ON THE CURB AT THE LATERAL LOCATION.
2. MAIN PRESSURIZED IRRIGATION (PI) LINES
 - A. THE SUBGRADE AND/OR SUB-BASE SHALL BE AT ITS FINAL DESIGN ELEVATION BEFORE THE INSTALLATION OF THE WATER MAINS.
 - B. ALIGNMENT AND ELEVATION (FROM TBC) STAKING SHALL BE PROVIDED EVERY TWENTY-FIVE (25) FEET BY A SURVEYOR LICENSED IN THE STATE OF UTAH PRIOR TO INSTALLATION OF THE WATER MAIN. ANY EXCEPTIONS MUST BE APPROVED IN WRITING BY THE WATER SUPERINTENDENT.
 - C. PROVIDE PROPER FACILITIES FOR LOWERING PIPE SECTIONS INTO THE TRENCH. DROPPING PIPE WILL NOT BE PERMITTED.
 - D. THE PIPE SHALL BE PLUGGED AT THE END OF EACH WORK DAY, OR PERIOD OF WORK SUSPENSION.
3. VALVES
 - A. ALL VALVES SHALL HAVE MECHANICAL JOINT (MJ) TO THE MAIN.
 - B. VALVE BOXES AND COVERS SHALL BE PROPERLY ALIGNED AND FULLY SERVICEABLE.
 - C. VALVE STANDS SHALL HAVE A CONCRETE COLLAR.
4. THRUST BLOCKS
 - A. THE CAVITY OF THE THRUST BLOCK SHALL BE INSPECTED PRIOR TO THE PLACEMENT OF CONCRETE.
 - B. ENGINEERED THRUST BLOCKS, STAMPED BY A PROFESSIONAL ENGINEER, SHALL BE PROVIDED IN NON TYPICAL SITUATIONS, INCLUDING BEARING AGAINST FILL AND NOT UNDISTURBED SOIL.
 - C. THE INSPECTOR SHALL BE ON SITE FOR THE POUR OF THE THRUST BLOCK.
 - D. A CONCRETE WEIGH TICKET OR BATCH TICKET SHALL BE REQUIRED.
5. LOADING AND TESTING
 - A. PI LINE LOADING SHALL BE DONE UNDER THE DIRECT SUPERVISION OF THE PUBLIC WORKS DEPARTMENT.
 - B. ALL MAINS SHALL BE FLUSHED AND MAINTAIN A FLOW OF 2.5 FPS UNDER THE DIRECT SUPERVISION OF THE PUBLIC WORKS DEPARTMENT.
 - C. ALL PI LINES MUST PASS A HYDROSTATIC PRESSURE TEST AFTER SERVICES ARE CONNECTED OF TWO HUNDRED (200) POUNDS PER SQUARE INCH (PSI), OR ONE-HUNDRED TWENTY-FIVE (125) PERCENT OF THE WORKING PRESSURE, WHICHEVER IS GREATER, FOR A PERIOD OF TWO (2) HOURS.
5. SERVICE TAPS
 - A. IRRIGATION BOXES WILL BE PLACED ONE FOOT BEHIND THE SIDEWALK.
 - B. BEFORE SERVICES ARE TAPPED, CUT STAKES MUST BE INSTALLED WITHIN FIVE (5) FEET OF THE FINAL CAN PLACEMENT. CUT STAKES SHALL SHOW THE TOP BACK OF THE CURB LOCATION AND ELEVATION.
 - C. ALL SERVICE FITTINGS WILL BE BRASS AND INSTALLED BY THE CONTRACTOR.
 - D. ALL SADDLES WILL BE TIGHTENED WITH A TORQUE WRENCH AND MEET THE PIPE MANUFACTURER'S RECOMMENDATIONS.

DRINKING WATER NOTES:

1. ALL SURFACES, COATINGS, PIPES, FITTINGS, PROTECTIVE MATERIALS, SEALING MATERIALS AND MECHANICAL DEVICES THAT MAY COME INTO CONTACT WITH DRINKING WATER SHALL COMPLY WITH ANSI/NSF STANDARD 61 OR OTHER STANDARDS APPROVED BY UTAH DIVISION OF DRINKING WATER.
2. IF ANY DISCREPANCIES EXIST BETWEEN HIGHLAND CITY STANDARDS OR SPECIFICATIONS AND THE UTAH DIVISION OF DRINKING WATER (DDW) RULES, THE DDW RULES SHALL TAKE PRECEDENCE.
3. CONTACT HIGHLAND CITY AT LEAST 72 HOURS IN ADVANCE OF ALL WATER SHUTDOWNS.
4. CONTRACTOR SHALL POT HOLE UTILITIES AT ALL CROSSINGS SUFFICIENTLY IN ADVANCE OF LAYING PIPE TO ALLOW FOR ADJUSTMENTS OF NEW PIPELINE GRADE TO AVOID CONFLICTS.
5. CONTRACTOR TO PROVIDE TEMPORARY BLOW OFF VALVES, HYDRANT & FITTINGS TO FLUSH NEW PIPELINES. PROVIDE PLAN TO CITY FOR APPROVAL BEFORE BEGINNING FLUSHING.
6. DEFLECTIONS IN PIPE JOINTS SHALL NOT EXCEED 5 DEGREES FOR DUCTILE IRON PIPE, 1 DEGREE FOR PVC PIPE OR MANUFACTURER'S PUBLISHED DEFLECTIONS.
7. PROVIDE CONCRETE THRUST BLOCKS AND JOINT RESTRAINTS ON ALL BENDS, FITTINGS & VALVES, UNLESS SPECIFIED OTHERWISE. ALL FITTINGS THAT REQUIRE CONCRETE BLOCKING SHOULD BE COMPLETELY WRAPPED PRIOR TO THE POURING OF THE CONCRETE THRUSTING BLOCK.
8. ELEVATIONS OF EXISTING WATER LINES ARE UNKNOWN. CONTRACTOR SHALL POTHOLE EXISTING WATER LINES AT CONNECTIONS TO VERIFY LOCATION AND ELEVATION. MODIFICATIONS TO CONNECTION DETAILS MAY BE REQUIRED, BASED ON THE INFORMATION OBTAINED.
9. MAIN WATER LINES
 - A. THE SUBGRADE AND/OR SUB-BASE SHALL BE AT ITS FINAL DESIGN ELEVATION BEFORE THE INSTALLATION OF THE WATER MAINS.
 - B. ALIGNMENT AND ELEVATION (FROM TBC) STAKING SHALL BE PROVIDED EVERY TWENTY-FIVE (25) FEET BY A SURVEYOR LICENSED IN THE STATE OF UTAH PRIOR TO THE INSTALLATION OF THE WATER MAIN. ANY EXCEPTIONS MUST BE APPROVED IN WRITING BY THE CITY ENGINEER OR DESIGNEE.
 - C. PROVIDE PROPER FACILITIES FOR LOWERING PIPE SECTIONS INTO THE TRENCH. DROPPING PIPE WILL NOT BE PERMITTED.
 - D. THE PIPE SHALL BE PLUGGED AT THE END OF EACH WORK DAY, OR PERIOD OF WORK SUSPENSION.
 - E. CONTRACTOR TO COMPLY WITH STATE OF UTAH ADMIN CODE R317-3-2 SEWERS. DRINKING WATER MAINS SHALL BE LAID AT LEAST 10 FEET HORIZONTALLY FROM ANY EXISTING SEWER. THE DISTANCE SHALL BE MEASURED EDGE TO EDGE.
10. VALVES
 - A. ALL VALVES SHALL BE FLANGED TO THE MAIN, INCLUDING FIRE HYDRANT BRANCH LINES.
 - B. VALVE BOXES AND COVERS SHALL BE PROPERLY ALIGNED AND FULLY SERVICEABLE.
 - C. VALVE STANDS SHALL BE CONCRETE COLLARED.
 - D. VALVE LIDS SHALL BE LABELED WATER.
11. THRUST BLOCKS
 - A. THE CAVITY OF THE THRUST BLOCK SHALL BE INSPECTED PRIOR TO THE PLACEMENT OF CONCRETE.
 - B. ENGINEERED THRUST BLOCKS, STAMPED BY A PROFESSIONAL ENGINEER, SHALL BE PROVIDED FOR NON-TYPICAL CONDITIONS AND WHEN NOT BEARING AGAINST UNDISTURBED SOILS.
 - C. THE CITY INSPECTOR SHALL BE ON SITE FOR THE POUR OF THE THRUST BLOCK.
 - D. A CONCRETE WEIGH TICKET OR BATCH TICKET SHALL BE REQUIRED.
12. LOADING AND TESTING
 - A. WATER LINE LOADING SHALL BE DONE UNDER THE DIRECT SUPERVISION OF THE PUBLIC WORKS DEPARTMENT.
 - B. ALL WATER LINES MUST PASS A HYDROSTATIC PRESSURE TEST OF TWO HUNDRED (200) POUNDS PER SQUARE INCH (PSI), OR ONE-HUNDRED TWENTY-FIVE (125) PERCENT OF THE WORKING PRESSURE, WHICHEVER IS GREATER, FOR A PERIOD OF TWO (2) HOURS.
 - C. LEAKAGE AND PRESSURE TESTING MUST BE COMPLETED AFTER DISINFECTION PROCEDURES AND TESTING.
 - D. ALL DRINKING WATER PIPING SHALL BE DISINFECTED USING AN APPROVED DISINFECTION METHOD IN ACCORDANCE WITH THE "AMERICAN WATER WORKS ASSOCIATION STANDARD FOR DISINFECTING WATER MAINS" (AWWA C651). DISINFECTING MATERIALS SHALL CONSIST OF LIQUID CHLORINE, SODIUM HYPOCHLORITE SOLUTION, OR CALCIUM HYPOCHLORITE GRANULES OR TABLETS.
 - E. HEAVILY CHLORINATED WATER SHALL NOT BE DISCHARGED ONTO THE GROUND. UPON COMPLETION OF DISINFECTION, SODIUM BISULFATE (NAHSO3) SHALL BE APPLIED TO THE HEAVILY CHLORINATED WATER TO NEUTRALIZE THOROUGHLY THE CHLORINE RESIDUAL REMAINING. WATER SHALL BE NEUTRALIZED TO LESS THAN 1 PPM TOTAL CHLORINE RESIDUAL.
 - F. AFTER APPROVAL OF DISINFECTION, CONTRACTOR SHALL FLUSH THE NEW SYSTEM AND MAINTAIN A FLOW OF 2.5 FPS UNTIL THE CHLORINE RESIDUAL IS A MAXIMUM OF 0.3 PPM UNDER THE DIRECT SUPERVISION OF THE PUBLIC WORKS DEPARTMENT.
 - G. ONE WEEK AFTER FINAL FLUSHING AND BEFORE CONNECTING TO THE DISTRIBUTION SYSTEM, TWO CONSECUTIVE SETS OF ACCEPTABLE SAMPLES, TAKEN AT LEAST 24 HOURS APART, SHALL BE COLLECTED FROM THE PIPELINE EVERY 1200 FEET, MINIMUM, OR AT EACH FIRE HYDRANT. ALL SAMPLES SHALL BE TESTED FOR BACTERIOLOGICAL (CHEMICAL AND PHYSICAL) QUALITY IN ACCORDANCE WITH "STANDARD METHODS FOR EXAMINATION OF WATER AND WASTEWATER" AND SHALL SHOW THE ABSENCE OF COLIFORM ORGANISMS. IF THE INITIAL DISINFECTION FAILS TO PROVIDE SATISFACTORY BACTERIOLOGICAL RESULTS, OR SHOWS THE PRESENCE OF COLIFORM, THEN THE LINE SHALL BE RE-CHLORINATED, FLUSHED, AND RE-TESTED UNTIL SATISFACTORY RESULTS ARE OBTAINED AT THE EXPENSE OF THE CONTRACTOR.
13. METERS AND SERVICE TAPS
 - A. WATER METER SERVICE CANS SHALL BE PLACED IN THE PARK STRIPS.
 - B. BEFORE SERVICES ARE TAPPED, CUT STAKES MUST BE INSTALLED WITHIN FIVE (5) FEET OF THE FINAL CAN PLACEMENT. CUT STAKES SHALL SHOW THE TOP BACK OF THE CURB LOCATION AND ELEVATION. STAKING FOR CUL-DE-SAC AND BULB/KNUCKLE STREETS WILL REQUIRE A RADIUS POINT TO BE STAKED.
 - C. THE CONTRACTOR WILL TAP MAINS AND SET METER BOXES TO ESTABLISHED GRADES.
 - D. SERVICE LATERAL SHALL BE A MINIMUM OF TEN (10) FEET OFFSET FROM SEWER LATERALS.
 - E. PUBLIC WORKS DEPARTMENT - WATER DIVISION WILL SUPPLY AND INSTALL THE WATER METERS.
14. FIRE HYDRANTS
 - A. HYDRANTS SHALL BE PLACED IN THE PARK STRIP AND ON PROPERTY LINES.
 - B. HYDRANTS SHALL BE PLACED A MINIMUM OF 5' FROM OTHER OBJECTS, WITH THRUSH BLOCK PLACED AGAINST NATIVE SOILS.

STATEMENT OF USE THIS DOCUMENT AND ANY ILLUSTRATIONS HEREON ARE PROVIDED AS STANDARD CONSTRUCTION DETAILS WITHIN HIGHLAND CITY. DEVIATION FROM THIS DOCUMENT REQUIRES APPROVAL OF HIGHLAND CITY. HIGHLAND CITY CORP. CAN NOT BE HELD LIABLE FOR MISUSE OR CHANGES REGARDING THIS DOCUMENT.			HIGHLAND CITY PUBLIC WORKS AND ENGINEERING PRESSURIZED IRRIGATION NOTES	STD DWG # PI-00																								
CHECKED BY: AJ5 LAST UPDATED: 12/6/2023																												
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TIM CLAWSON SUBDIVISION
 NOTES
 6131 W 10150 N, HIGHLAND, UT, 84003



SHEET:
C-5
 DATE:
 Oct 10, 2025

THESE NOTES TO BE ADDED TO AND KEPT WITH ALL SUBDIVISION IMPROVEMENT PLAN SETS

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.APWAAUTAH.ORG)
- TWO (2) WORKING DAYS' NOTICE IS REQUIRED FOR ALL INSPECTIONS. INSPECTIONS ARE TO BE SCHEDULED THROUGH THE PUBLIC WORKS SECRETARY EITHER VERBALLY (801-772-4515), OR BY EMAIL (PUBLICWORKS@HIGHLANDCITY.ORG).
- HIGHLAND CITY ENGINEERING INSPECTORS WORK MONDAY THROUGH THURSDAY (7:00 A.M. TO 5:30 P.M.). INSPECTIONS WILL BE SCHEDULED BETWEEN 7:30 A.M. AND 5:00 P.M.
- 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 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 ON 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 TOPSOIL, LEVEL WITH TOP OF CURB. NO ROCKS GREATER THAN THREE (3) INCHES.
- HIGHLAND CITY DEFINES THE TIME FOR COMPLETION OF THE PUNCH LIST ITEMS TO BE THIRTY (30) DAYS.

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 VERIFICATIONS.
- 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.

QUALITY CONTROL AND TESTING:

- 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.
- 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 TESTS 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.
- 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.
- 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 ARE 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.

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 ENCLOSED 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.

SANITARY SEWER NOTES:

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

<p>STATEMENT OF USE THIS DOCUMENT AND ANY ILLUSTRATIONS HEREON ARE PROVIDED AS STANDARD CONSTRUCTION DETAILS WITHIN HIGHLAND CITY. DEVIATION FROM THIS DOCUMENT REQUIRES APPROVAL OF HIGHLAND CITY. HIGHLAND CITY CORP. CAN NOT BE HELD LIABLE FOR MISUSE OR CHANGES REGARDING THIS DOCUMENT.</p>			
NO.	REVISION DESCRIPTION	BY	DATE
<p>CHECKED BY: AJS LAST UPDATED: 12/11/2023</p>			


HIGHLAND CITY
PUBLIC WORKS AND ENGINEERING
 GENERAL NOTES
 STD DWG #
GN-00

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<p>CHECKED BY: AJS LAST UPDATED: 12/6/2023</p>			

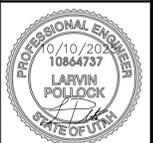

HIGHLAND CITY
PUBLIC WORKS AND ENGINEERING
 SANITARY SEWER NOTES
 STD DWG #
SS-00

NO.	REVISIONS	BY	DATE

ELEVATE ENGINEERING
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 SPRINGVILLE, UT 84663
 PHONE: 801-776-5993
 info@elevateeng.com



TIM CLAWSON SUBDIVISION
NOTES
 6131 W 10150 N, HIGHLAND, UT, 84003



SHEET:
C-6
 DATE:
 Oct 10, 2025

PROJECT ENGINEER:
 STEVEN LORD
 ELEVATE ENGINEERING
 2208 WEST 700 SOUTH
 SPRINGVILLE, UT 84663
 (801) 850-8965
 STEVEN@ELEVATENG.COM

LEGEND

LOT LINES (PROPERTY)	---
EXISTING CURB AND GUTTER	====
EASEMENT LINE	- - - -
EXISTING BUILDING	_____
EXISTING FENCE	— x —
BUILDING SETBACK	- - - -

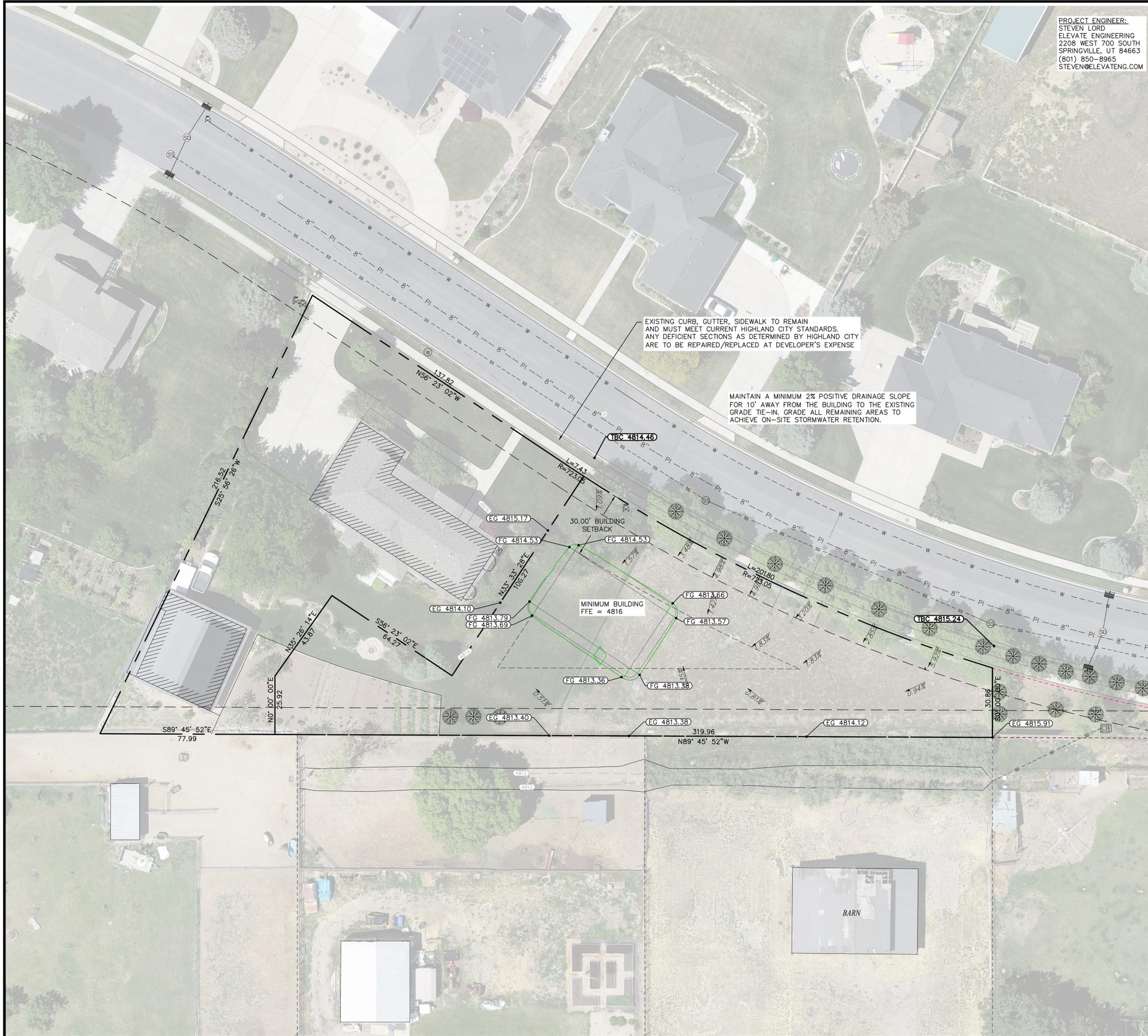
SITE DATA
 EXISTING LOT AREA: 40,374 SF (0.927 ACRES)
 PROPOSED LOT 1 AREA: 20,372 SF (0.468 ACRES)
 PROPOSED LOT 2 AREA: 20,002 SF (0.459 ACRES)

ZONING: R1-40 (RESIDENTIAL)
 PERMITTED USE
 PARCEL ID#: 463650028

SETBACKS:
 FRONT=30 FEET
 REAR=30 FEET
 SIDE=15 FEET

EXISTING CURB, GUTTER, SIDEWALK TO REMAIN
 AND MUST MEET CURRENT HIGHLAND CITY STANDARDS.
 ANY DEFICIENT SECTIONS AS DETERMINED BY HIGHLAND CITY
 ARE TO BE REPAIRED/REPLACED AT DEVELOPER'S EXPENSE

MAINTAIN A MINIMUM 2% POSITIVE DRAINAGE SLOPE
 FOR 10' AWAY FROM THE BUILDING TO THE EXISTING
 GRADE TIE-IN. GRADE ALL REMAINING AREAS TO
 ACHIEVE ON-SITE STORMWATER RETENTION.



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TIM CLAWSON SUBDIVISION
 GRADING PLAN
 6131 W 10150 N, HIGHLAND, UT, 84003



SCALE: 1" = 20'
 0 10 20 30 40 60



SHEET:
C-7

DATE: Oct 10, 2025