# HIGHLAND CITY PLANNING COMMISSION AGENDA

**Tuesday, July 28, 2020**

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

## PUBLIC PARTICIPATION NOTICE

This meeting will be held as outlined by the State of Utah's guidelines for the Low Risk phase for the COVID-19 pandemic. Individuals, especially those in a high-risk category, are strongly encouraged to participate in the meeting virtually via YouTube live at http://bit.ly/HC-youtube. If individuals participating electronically would like to make a comment during the Unscheduled Public Appearances section of the agenda or during one of the Public Hearings, they may **call 1-346-248-7799** and use the **Meeting ID:858 3259 6312.** Comments may also be emailed to planning@highlandcity.org prior to the meeting.

## 7:00 PM REGULAR SESSION *(CITY COUNCIL CHAMBERS)*

Call to Order – Chris Kemp, Chair
Invocation – Commissioner Mino Morgese
Pledge of Allegiance – Commissioner Claude Jones

## 1. UNSCHEDULED PUBLIC APPEARANCES

Time has been set aside for the public to express their ideas, concerns, and comments. (Please limit comments to three minutes per person. Please state your name and address.)

## 2. PUBLIC HEARING: PRELIMINARY PLAT APPROVAL FOR 4-LOT SUBDIVISION TO BE KNOWN AS SPRUCE SUBDIVISION (PP-20-04)

*Administrative*

The Planning Commission will hold a public hearing to consider a request by Ferran Construction for Preliminary Plat approval of 4-lot subdivision to be known as Spruce Subdivision located approximately at 4562 W 11000 N. The Planning Commission will take appropriate action.

## 3. ACTION: APPROVAL OF MEETING MINUTES *Administrative*

Regular Planning Commission Meeting June 23, 2020.

## 4. PLANNING COMMISSION AND STAFF COMMUNICATION ITEMS

**a. Future Meetings**

5. August 4, City Council Meeting, 7:00 pm, City Hall
6. August 18, City Council Meeting, 7:00 pm, City Hall
7. August 25, Planning Commission Meeting, 7:00 pm, City Hall

*Legislative: An action of a legislative body to adopt laws or polices.*
*Administrative: An action reviewing an application for compliance with adopted laws and policies.*

# ADJOURNMENT

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

### ELECTRONIC PARTICIPATION

Members of the City Council may participate electronically via telephone, Skype, or other electronic means during this meeting.

### CERTIFICATE OF POSTING

The undersigned does hereby certify that the above agenda notice was posted in three public places within Highland City limits on this 23rd day of July, 2020. These public places being bulletin boards located inside the City offices and located in the Highland Justice Center, 5400 W. Civic Center Drive, Highland, UT; and the bulletin board located inside Lone Peak Fire Station, Highland, UT. On this 23rd day of July, 2020 the above agenda notice was posted on the Highland City website at www.highlandcity.org.

Please note the order of agenda items are subject to change in order to accommodate the needs of the City Council, staff and the public.

**Tara Tannahill**
**Planning Coordinator**

**THE PUBLIC IS INVITED TO PARTICIPATE IN ALL PLANNING COMMISSION MEETINGS.**

HIGHLAND CITY

# PLANNING COMMISSION AGENDA REPORT ITEM #1

**DATE:** July 28, 2020
**TO:** Planning Commission
**FROM:** Tara Tannahill
Planner and GIS Analyst
**SUBJECT:** **PUBLIC HEARING** – Ferran Construction is requesting Preliminary Plat Approval for a 4-lot subdivision. The property is approximately 4.1 acres and is located at 4562 W 11000 N. *Administrative*

## PURPOSE:

The Planning Commission will hold a public hearing to consider a request by Ferran Construction for a Preliminary Plat approval for property located approximately at 4562 W 11000 N. The Planning Commission will take appropriate action.

## BACKGROUND:

The property is approximately 4.1 acres and located approximately at 4562 W 11000 N. The applicant is requesting to create a 4-lot subdivision.

The property is designated as Low Density Residential on the General Plan Land Use Map. The current zoning is R-1-40. The R-1-40 District allows for one home per 40,000 square feet of land within the development. The minimum lot width is 130 feet.

Preliminary Plat approval is an *administrative* process.

## SUMMARY OF THE REQUEST:

1. The applicant is requesting approval of a 4 single-family residential building lots located approximately at 4562 W 11000 N.

2. Access to the site will be from Snowflake Drive

3. Lot 4 has a 20' Sanitary sewer and PUE on the west side of the property.

## CITIZEN PARTICIPATION:

Notice of the June 29, 2020 Development Review Committee meeting was mailed to all property owners within 500 feet of the proposed site on June 11, 2020. The meeting was conducted via zoom and no residents attended the meeting.

Notice of the Planning Commission meeting was published in the Daily Herald on July 11, 2020 and posted on the state website July 9, 2020. Notification of the public hearing associated with this meeting was mailed to all property owners within 500 feet of the proposed site on July13, 2020. No written correspondence has been received.

## ANALYSIS:

- The General Plan designation for this property is Low Density Residential. The surrounding properties are zoned R-1-40 and non-conforming R-1-20 on the west side of the property. The current zoning designation is R-1-40. The proposed subdivision is in conformance with the General Plan and compatible with the surrounding uses.

- Access to the site will be from Snowflake Drive.

- The standard ten (10) feet public utility easements have been included on the plat.

- The setbacks for each lot meets the R-1-40 standards for setbacks of 30' for the front, 30' for the rear, and 15' for the sides.

- All four lots are demonstrating 130' of frontage and are 30,000 square feet or more.

- There is a 20' sanitary sewer easement on lot 4. Staff is requesting this be a dedicated parcel to the City to maintain access to the property. This would bring the lot frontage down from 150' to 130', which is still compatible with the R-1-40 zone. A stipulation has been created for this.

- Section 3-612 of the development code requires a fence along open space trails. The city has had issues in the past with residents encroaching on open space. The commission will need to determine if a fence should be installed along the trail corridor by the applicant.

- UDOT has requested that lot 4 not be granted access onto Timpanogos Highway. If they want access in the future, they will need to apply with UDOT through the access permit process. A stipulation has been created for this.

- The road is stubbed to the Peterson property on the west side of this property for future development.

## CONCLUSION:

With the proposed stipulations, the proposed Preliminary Plat appears to meet the required findings for approval.

## RECOMMENDATION AND PROPOSED MOTION:

The Planning Commission should hold a public hearing, accept the findings, and recommend approval of the proposed plat with the following stipulations:

1. The final plat shall be in substantial conformance with the preliminary plat received May 19, 2020
2. All public improvements shall be installed as required by the City Engineer.
3. The civil construction plans shall meet all requirements as determined by the City Engineer.
4. No access to lot 4 shall be provided from SR92 / Timpanogos Highway. A one-foot NVAE easement shall be added to the south lot line and a note shall be placed on the plat
5. The 20' Sanity Sewer and PUE demonstrated on Lot 4 shall be a dedicated open space public utility parcel dedicated to the City or an alternative location approved by the City Engineer that is located within city owned property or right of way.

I move that the Planning Commission accept the findings and recommend approval of the Preliminary Plat subject to the five (5) stipulations recommended by staff.

## FISCAL IMPACT:

This action will not have a financial impact on this fiscal year's budget expenditure.

## ATTACHMENTS:

1. Vicinity Map
2. Proposed Plat

ATTACHMENT 1:




# Utah County Parcel Map

This cadastral map is generated from Utah County Recorder data. It is for reference only and no liability is assumed for any inaccuracies, incorect data or variations with an actual survey

Date: 7/8/2020

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

CALL BLUESTAKES @ 811 AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

**BENCHMARK**

NORTHWEST CORNER OF SECTION 31, TOWNSHIP 4 SOUTH, RANGE 2 EAST SALT LAKE BASE AND MERIDIAN

FOUND UTAH COUNTY MONUMENT

ELEV = 4949.66'

ATTACHMENT 2:

# SPRUCE SUBDIVISION PLAT "B"

## 4562 WEST 11000 NORTH
## HIGHLAND, UTAH 84003

FOR REVIEW
NOT FOR CONSTRUCTION

DATE PRINTED
May 20, 2020

INDEX OF DRAWINGS


| | |
|---|---|
| 1-1 | SUBDIVISION PLAT |
| C-001 | GENERAL NOTES |
| C-100 | DEMOLITION PLAN |
| C-200 | SITE PLAN |
| C-300 | GRADING AND DRAINAGE PLAN |
| C-400 | UTILITY PLAN |
| C-500 | EROSION CONTROL PLAN |
| C-600 | DETAILS |


### NOTICE TO CONTRACTOR

ALL CONTRACTORS AND SUBCONTRACTORS PERFORMING WORK SHOWN ON OR RELATED TO THESE PLANS SHALL CONDUCT THEIR OPERATIONS SO THAT ALL EMPLOYEES ARE PROVIDED A SAFE PLACE TO WORK AND THE PUBLIC IS PROTECTED. ALL CONTRACTORS AND SUBCONTRACTORS SHALL COMPLY WITH THE "OCCUPATIONAL SAFETY AND HEALTH REGULATIONS OF THE U.S. DEPARTMENT OF LABOR AND THE STATE OF UTAH DEPARTMENT OF INDUSTRIAL RELATIONS CONSTRUCTION SAFETY ORDERS." THE CIVIL ENGINEER SHALL NOT BE RESPONSIBLE IN ANY WAY FOR THE CONTRACTORS AND SUBCONTRACTORS COMPLIANCE WITH SAID REGULATIONS AND ORDERS.

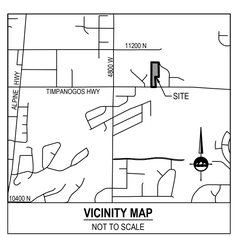
CONTRACTOR FURTHER AGREES TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB-SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE CIVIL 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 ENGINEER.

### NOTICE TO DEVELOPER/ CONTRACTOR

UNAPPROVED DRAWINGS REPRESENT WORK IN PROGRESS, ARE SUBJECT TO CHANGE, AND DO NOT CONSTITUTE A FINISHED ENGINEERING PRODUCT. ANY WORK UNDERTAKEN BY DEVELOPER OR CONTRACTOR BEFORE PLANS ARE APPROVED IS UNDERTAKEN AT THE SOLE RISK OF THE DEVELOPER, INCLUDING BUT NOT LIMITED TO BIDS, ESTIMATION, FINANCING, BONDING, SITE CLEARING, GRADING, INFRASTRUCTURE CONSTRUCTION, ETC.

### UTILITY DISCLAIMER

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND / OR ELEVATIONS 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 ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS 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.




**VICINITY MAP**
NOT TO SCALE

## GENERAL NOTES

1. ALL WORK SHALL CONFORM TO HIGHLAND CITY STANDARDS & SPECIFICATIONS.
2. CALL BLUE STAKES AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES.
3. BENCHMARK ELEVATION = NORTHWEST CORNER SECTION 31, T4S, R2E SALT LAKE BASE & MERIDIAN ELEV. = 4949.66'.


ENSIGN
THE STANDARD IN ENGINEERING

SALT LAKE CITY
45 W. 10000 S., Suite 500
Sandy, UT 84070
Phone: 801.255.0529

LAYTON
Phone: 801.547.1100

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

*FOR:*
FERRAN CONSTRUCTION
9090 SOUTH 300 WEST
SANDY, UTAH 84070
*CONTACT:*
TROY FERRAN
PHONE: 801-259-7533


SPRUCE SUBDIVISION PLAT 'B'
4562 WEST 11000 NORTH
HIGHLAND, UTAH 84003

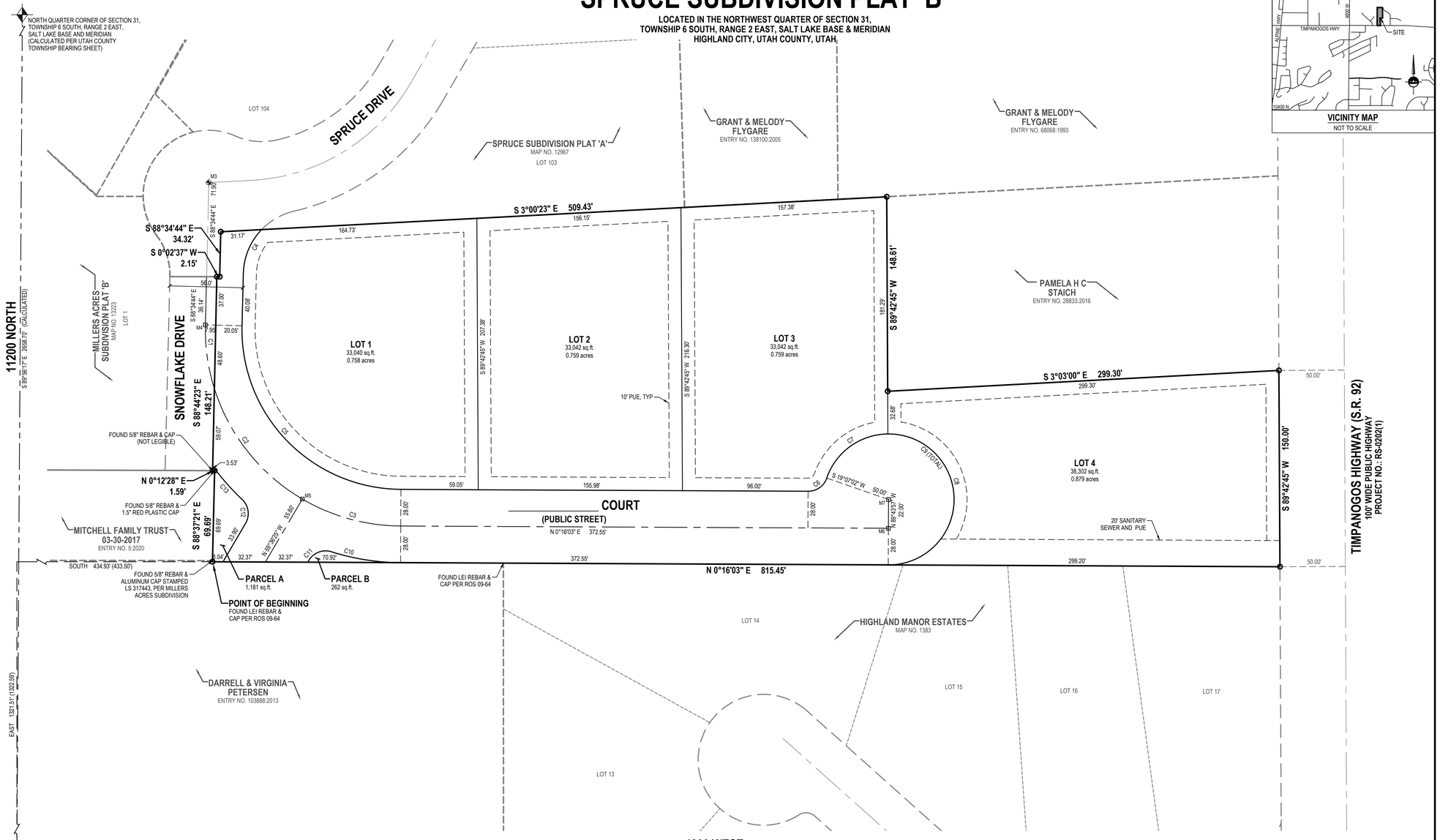
COVER SHEET

PROJECT NUMBER 9823
PRINT DATE 5/20/20
DRAWN BY T. MAZEJY
CHECKED BY T. MAZEJY
PROJECT MANAGER D. JENKINS

C-000

# SPRUCE SUBDIVISION PLAT 'B'

**LOCATED IN THE NORTHWEST QUARTER OF SECTION 31,**
**TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN**
**HIGHLAND CITY, UTAH COUNTY, UTAH**







## LEGEND

- EXISTING STREET MONUMENT
- PROPOSED STREET MONUMENT
- SECTION CORNER
- ENSIGN ENG. LAND SURV. — SET 5/8" REBAR WITH YELLOW PLASTIC CAP, OR NAIL STAMPED "ENSIGN ENG. & LAND SURV." ALL LOT CORNERS
- BOUNDARY LINE
- SECTION LINE
- CENTER LINE
- EASEMENT LINE

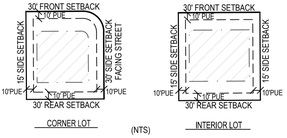
## CURVE TABLE

| CURVE | RADIUS | LENGTH | DELTA | BEARING | CHORD |
|---|---|---|---|---|---|
| C1 | 150.00' | 49.49' | 18°54'12" | S81°58'10"W | 49.26' |
| C2 | 150.00' | 110.28' | 42°07'29" | S51°27'20"W | 107.82' |
| C3 | 150.00' | 78.87' | 30°07'32" | S15°19'49"W | 77.96' |
| C4 | 50.00' | 36.99' | 42°23'34" | N67°22'57"W | 36.16' |
| C5 | 122.00' | 194.09' | 91°09'16" | S45°50'39"W | 174.26' |
| C6 | 15.00' | 18.63' | 71°09'03" | S35°18'29"E | 17.45' |
| C7 | 50.00' | 61.36' | 70°18'30" | N35°43'45"W | 57.58' |
| C8 | 50.00' | 157.81' | 180°50'33" | N89°50'46"E | 100.00' |
| C9 | 50.00' | 157.81' | 180°50'33" | N89°50'46"E | 100.00' |
| C10 | 178.00' | 53.60' | 17°15'08" | S8°53'37"W | 53.39' |
| C11 | 15.00' | 20.19' | 77°07'36" | N21°02'37"W | 18.70' |
| C12 | 15.00' | 20.19' | 77°07'36" | N81°49'47"E | 18.70' |
| C13 | 178.00' | 33.97' | 10°56'04" | S48°44'01"W | 33.92' |

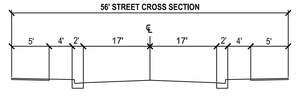
## POINT TABLE

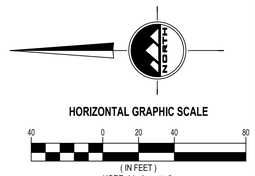
| POINT | NORTHING | EASTING |
|---|---|---|
| M1 | 7327513.37 | 1564297.95 |
| M2 | 7324847.90 | 1564294.20 |
| M3 | 7327081.17 | 1565909.19 |
| M4 | 7327083.86 | 1565800.51 |
| M5 | 7327009.79 | 1565667.40 |
| M6 | 7326562.06 | 1565645.05 |
| M7 | 7326561.96 | 1565667.05 |

## TYPICAL BUILDING SETBACKS




(NTS)




## UTILITIES APPROVAL

Utilities shall have the right to install, maintain and operate their equipment above and below ground and all other related facilities within the Public Utilities Easements identified on this plat map as may be necessary or desirable in providing utility services within and without the lots identified herein, including the right of access to such facilities and the right to require removal of any obstructions including structures at the owner's expense, or the utility may remove such structures at the owner's expense. At no time may any permanent structure be placed within the PUE or any other obstructions which interferes with the use of the PUE without the prior written approval of the utilities with facilities in the PUE.

QWEST — DATE

COMCAST — DATE

## ROCKY MOUNTAIN POWER NOTES

1. PURSUANT TO UTAH CODE ANN. § 54-3-27 THIS PLAT CONVEYS TO THE OWNER(S) OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.
2. PURSUANT TO UTAH CODE ANN. § 17-27A-603(4)(C)(II) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUE AS DESCRIBED IN THIS PLAT AND APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS AND APPROXIMATES THE LOCATION OF THE PUBLIC UTILITY EASEMENTS, BUT DOES NOT WARRANT THEIR PRECISE LOCATION. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT AFFECT ANY RIGHT THAT ROCKY MOUNTAIN POWER HAS UNDER:
   a. A RECORDED EASEMENT OR RIGHT-OF WAY
   b. THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
   c. TITLE 54, CHAPTER 8A, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR
   d. ANY OTHER PROVISION OF LAW.

ROCKY MOUNTAIN POWER — DATE

## DOMINION ENERGY COMPANY

DOMINION ENERGY (QUESTAR CORPORATION) APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION ENERGY (QUESTAR CORPORATION) MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OF ACKNOWLEDGEMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNERS DEDICATION AND THE NOTES AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT DOMINION ENERGY'S (QUESTAR CORPORATION) RIGHT-OF-WAY DEPARTMENT AT 1-800-366-6532.

APPROVED THIS ____ DAY OF _____ 20____

BY _____

TITLE
DOMINION ENERGY COMPANY (QUESTAR CORPORATION)

## SURVEYOR'S CERTIFICATE

I, Patrick M. Harris, do hereby certify that I am a Registered Land Surveyor, and that I hold Certificate No. 286882, as prescribed under the laws of the State of Utah. I further certify that by authority of the Owner(s), 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, blocks, streets and easements, and the same has, or will be, correctly surveyed and staked on the ground as shown on this plat, and that this plat is true and correct.

## BOUNDARY DESCRIPTION

A parcel of land situate within the Northwest Quarter of Section 31, Township 6 South, Range 2 East, Salt Lake Base and Meridian, located in Highland City, County of Utah, State of Utah and being more particularly described as follows:

Beginning at a point East 1321.51 and South 434.93 feet from the Northwest Corner of Section 31,Township 6 South, Range 2 East, Salt Lake Base and Meridian; (Basis of Bearing being South 00°04'50" West along the West line of the Northwest Quarter) and running

thence South 88°37'21" East 69.69 feet along the South Line of Lot 3, Millers Acre Subdivision, Amended Plat "B" to the Southeast Corner thereof;
thence North 00°02'37" West 1.59 feet along the East line of said lot to the Southerly line of Snowflake Drive, as dedicated per Millers Acres Subdivision Plat 'B';
thence South 88°44'23" East 148.21 feet along said Southerly line to the West line of Spruce Subdivision Plat 'A';
thence along the lines of Spruce Subdivision Plat 'A the following three (3) courses:
(1) South 00°02'37" West 2.15 feet
(2) South 88°34'44" East 34.33 feet;
(3) South 03°00'23" East 509.43 feet;
thence South 89°42'45" West 148.61 feet;
thence South 03°00'23" East 299.30 feet to the Northerly line of Timpanogos Highway (S.R.-92);
thence South 89°42'45" West 150.00 feet along said Northerly line to the East line of Highland Manor Estates;
thence North 00°16'03" East 815.45 Feet along said East line to the point of beginning.

Contains 179,231 Square Feet, or 4.115 Acres, in 4 Lots and 2 Parcels

DATE

PATRICK M. HARRIS
CERTIFICATE NO. 286882
(SEE SEAL BELOW)

## OWNER'S DEDICATION

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. The public utility easements to all providers, public or private, and the irrigation easements to all lot owners, and their successors and assigns in perpetuity.

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

## ACKNOWLEDGMENT

STATE OF UTAH )S.S.
County of _____

On the _____ day of _____, A.D. 20____, personally appeared before me the signers of the foregoing dedication who duly acknowledge to me that they did execute the same.

My commission expires: _____

NOTARY PUBLIC
(SEE SEAL BELOW)

## APPROVAL BY 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 PURPOSE FOR THE PERPETUAL USE OF THE PUBLIC THIS _____ DAY OF _____, A.D. 20____

APPROVED BY MAYOR _____

APPROVED _____ ATTEST _____

CITY ENGINEER (SEE SEAL BELOW) — CLERK- RECORDER (SEE SEAL BELOW)

## LEIN HOLDER CONSENT

THE UNDERSIGNED BENEFICIARY HEREBY CONSENTS TO THE RECORDING OF THIS PLAT FOR THE HEREIN DESCRIBED PROPERTY AND THE DEDICATIONS PROVIDED HEREIN.

## HIGHLAND CITY ATTORNEY

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

HIGHLAND CITY ATTORNEY

## PLANNING COMMISSION APPROVAL

APPROVED THIS _____ DAY OF _____, A.D. 20____.

PLANNING COMMISSION CHAIR

COMMUNITY DEVELOPMENT DIRECTOR

## CONDITIONS OF APPROVAL

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

1) 70% of the front yard landscaping shall be installed by the homeowner within one year after receiving a certificate of occupancy.
2) Landscaping and construction materials of any type are not permitted upon or within the street, curb & gutter, park strip or sidewalk (street right-of-way) with the exception of the park strip which requires 75% to be landscaped.
3) A fence that abuts open space or has a trail has additional restrictions of size and opacity. Fences along open space or a trail must comply with Highland City Ordinance. A fence permit is required for all fences.
4) Highland City Ordinance restrict height of foundations 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.

# SPRUCE SUBDIVISION PLAT 'B'

**LOCATED IN THE NORTHWEST QUARTER OF SECTION 31,**
**TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN**
**HIGHLAND CITY, UTAH COUNTY, UTAH**

| SURVEYOR'S SEAL | NOTARY PUBLIC SEAL | CITY-COUNTY ENGINEER SEAL | COUNTY RECORDER SEAL |
|---|---|---|---|
| | | | |

**SHEET 1 OF 1**

PROJECT NUMBER : 9823
MANAGER : DAJ
DRAWN BY : KFW
CHECKED BY : PMH
DATE : 5/19/20


ENSIGN
SALT LAKE CITY
45 W. 10000 S., Suite 500
Sandy, UT. 84070
Phone: 801.255.0529
Fax: 801.255.4449
WWW.ENSIGNENG.COM

LAYTON
Phone:801.547.1100
TOOELE
Phone: 435.843.3590
CEDAR CITY
Phone: 435.865.1453
RICHFIELD
Phone: 435.590.0187
COLORADO SPRINGS
Phone: 719.476.0119

## GENERAL NOTES

1. ALL CONSTRUCTION MUST STRICTLY FOLLOW THE STANDARDS AND SPECIFICATIONS SET FORTH BY: THE DESIGN ENGINEER, LOCAL AGENCY JURISDICTION, APWA (CURRENT EDITION), AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.). THE ORDER LISTED ABOVE IS ARRANGED BY SENIORITY. THE LATEST EDITION OF ALL STANDARDS AND SPECIFICATIONS MUST BE ADHERED TO. IF A CONSTRUCTION PRACTICE IS NOT SPECIFIED BY ANY OF THE LISTED SOURCES, CONTRACTOR MUST CONTACT DESIGN ENGINEER FOR DIRECTION.
2. CONTRACTOR TO STRICTLY FOLLOW THE MOST CURRENT COPY OF THE SOILS REPORT FOR THIS PROJECT. ALL GRADING INCLUDING BUT NOT LIMITED TO CUT, FILL, COMPACTION, ASPHALT SECTION, SUBBASE, TRENCH EXCAVATION/BACKFILL, SITE GRUBBING, AND FOOTINGS MUST BE COORDINATED DIRECTLY WITH SOILS REPORT.
3. CONTRACTOR MUST VERIFY ALL EXISTING CONDITIONS BEFORE BIDDING, AND BRING UP ANY QUESTIONS BEFORE SUBMITTING BID.
4. CONTRACTOR SHALL PROVIDE A CONSTRUCTION SCHEDULE IN ACCORDANCE WITH THE CITY, STATE, OR COUNTY REGULATIONS FOR WORKING IN THE PUBLIC WAY.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR DUST CONTROL ACCORDING TO GOVERNING AGENCY STANDARDS. WET DOWN DRY MATERIALS AND RUBBISH TO PREVENT BLOWING.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO ADJACENT SURFACE IMPROVEMENTS.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING ANY SETTLEMENT OF OR DAMAGE TO EXISTING UTILITIES.
8. THE CONTRACTOR IS RESPONSIBLE TO FURNISH ALL MATERIALS TO COMPLETE THE PROJECT.
9. ALL EXPOSED SURFACES WILL HAVE A TEXTURED FINISH, RUBBED, OR BROOMED. ANY "PLASTERING" OF NEW CONCRETE WILL BE DONE WHILE IT IS STILL "GREEN".
10. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.
11. THE LOCATIONS OF UNDERGROUND FACILITIES SHOWN ON THESE PLANS ARE BASED ON FIELD SURVEYS AND LOCAL UTILITY COMPANY RECORDS. IT SHALL BE THE CONTRACTOR'S FULL RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES TO LOCATE THEIR FACILITIES PRIOR TO PROCEEDING WITH CONSTRUCTION. NO ADDITIONAL COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR DAMAGE AND REPAIR TO THESE FACILITIES CAUSED BY HIS WORK FORCE. CONTRACTOR SHALL START INSTALLATION AT LOW POINT OF ALL NEW GRAVITY UTILITY LINES.
12. ALL DIMENSIONS, GRADES, AND UTILITY DESIGN SHOWN ON THE PLANS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER IF ANY DISCREPANCIES EXIST, PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN OR GRADE CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO THE DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS, IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.
13. NO CHANGE IN DESIGN LOCATION OR GRADE WILL BE MADE BY THE CONTRACTOR WITHOUT THE WRITTEN APPROVAL OF THE PROJECT ENGINEER.
14. NATURAL VEGETATION AND SOIL COVER SHALL NOT BE DISTURBED PRIOR TO ACTUAL CONSTRUCTION OF A REQUIRED FACILITY OR IMPROVEMENT. MASS CLEARING OF THE SITE IN ANTICIPATION OF CONSTRUCTION SHALL BE AVOIDED.
15. CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING, MAINTAINING, OR RESTORING ALL MONUMENTS AND MONUMENT REFERENCE MARKS WITHIN THE PROJECT SITE. CONTACT THE CITY OR COUNTY SURVEYOR FOR MONUMENT LOCATIONS AND CONSTRUCTION DETAILS.
16. EXISTING UTILITY INFORMATION SHOWN IS FOR INFORMATIONAL PURPOSES ONLY. IT IS DERIVED FROM ON-SITE SURVEY AND/OR UTILITY MAPPING PROVIDED TO THE ENGINEER, AND THEREFORE UTILITIES MAY NOT BE LOCATED CORRECTLY, EITHER HORIZONTALLY OR VERTICALLY, AND MAY NOT BE ALL INCLUSIVE. CONTRACTOR IS REQUIRED TO FOLLOW THE PROCEDURE OUTLINED BELOW:
    - 16.1. CONTRACTOR IS REQUIRED TO LOCATE AND POTHOLE ALL EXISTING UTILITY LINES (BOTH HORIZONTALLY AND VERTICALLY) THAT AFFECT THE PROJECT CONSTRUCTION, EITHER ON-SITE OR OFF-SITE, AND DETERMINE IF THERE ARE ANY CONFLICTS WITH THE DESIGN OF THE SITE AS SHOWN ON THE APPROVED PLANS PRIOR TO ANY CONSTRUCTION. IF IT IS DETERMINED THAT CONFLICTS EXIST BETWEEN EXISTING UTILITIES AND DESIGN UTILITIES (OR ANOTHER ASPECT OF PROPOSED CONSTRUCTION) THE ENGINEER MUST BE NOTIFIED IMMEDIATELY TO CORRECT THE CONFLICTS BEFORE ANY WORK CAN BEGIN. IF THE CONTRACTOR FAILS TO FOLLOW THIS ABSOLUTE REQUIREMENT AND CONFLICTS ARISE DURING CONSTRUCTION THE CONTRACTOR WILL BEAR THE SOLE RESPONSIBILITY TO FIX THE CONFLICTS.
    - 16.2. CONTRACTOR IS REQUIRED TO VERIFY THAT PROPER COVER AND PROTECTION OF EXISTING UTILITY LINES IS MAINTAINED OR ATTAINED WITHIN THE DESIGN ONCE VERIFICATION OF THE EXISTING UTILITIES IS COMPLETED AS OUTLINED IN 16.1 ABOVE.
    - 16.3. IN ADDITION TO 16.1 AND 16.2 ABOVE THE CONTRACTOR WILL VERIFY DEPTHS OF UTILITIES IN THE FIELD BY "POTHOLING" A MINIMUM OF 300 FEET AHEAD OF PROPOSED PIPELINE CONSTRUCTION TO AVOID POTENTIAL CONFLICTS WITH DESIGNED PIPELINE ALIGNMENT AND GRADE AND EXISTING UTILITIES.
    - 16.4. IF A CONFLICT ARISES BETWEEN EXISTING UTILITIES AND DESIGN UTILITIES (OR ANOTHER ASPECT OF PROPOSED CONSTRUCTION) AS DETERMINED UNDER 16.1, 16.2 OR 16.3 THE CONTRACTOR WILL NOTIFY THE ENGINEER IMMEDIATELY TO RESOLVE THE CONFLICT.
    - 16.5. IF A CONFLICT ARISES BETWEEN EXISTING UTILITIES AND DESIGN UTILITIES (OR ANOTHER ASPECT OF PROPOSED CONSTRUCTION) RESULTING FROM THE CONTRACTOR'S NEGLIGENCE TO IDENTIFY AND/OR "POTHOLE" EXISTING UTILITIES AS REQUIRED IN 16.1, 16.2 AND 16.3 ABOVE, THE CONTRACTOR WILL BE REQUIRED TO RESOLVE THE CONFLICT WITHOUT ADDITIONAL COST OR CLAIM TO THE OWNER OR ENGINEER.
17. ANY AREA OUTSIDE THE LIMIT OF WORK THAT IS DISTURBED SHALL BE RESTORED TO ITS ORIGINAL CONDITION AT NO COST TO OWNER.
18. CONSULT ALL OF THE DRAWINGS AND SPECIFICATIONS FOR COORDINATION REQUIREMENTS BEFORE COMMENCING CONSTRUCTION.
19. AT ALL LOCATIONS WHERE EXISTING PAVEMENT ABUTS NEW CONSTRUCTION, THE EDGE OF THE EXISTING PAVEMENT SHALL BE SAWCUT TO A CLEAN, SMOOTH EDGE.
20. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE MOST RECENT, ADOPTED EDITION OF ADA ACCESSIBILITY GUIDELINES.
21. CONTRACTOR SHALL, AT THE TIME OF BIDDING AND THROUGHOUT THE PERIOD OF THE CONTRACT, BE LICENSED IN THE STATE OF UTAH AND SHALL BE BONDABLE FOR AN AMOUNT REQUIRED BY THE OWNER.
22. CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE ALL WATER, POWER, SANITARY FACILITIES AND TELEPHONE SERVICES AS REQUIRED FOR THE CONTRACTOR'S USE DURING CONSTRUCTION.
23. CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATELY SCHEDULING INSPECTION AND TESTING OF ALL FACILITIES CONSTRUCTED UNDER THIS CONTRACT. ALL TESTING SHALL CONFORM TO THE REGULATORY AGENCY'S STANDARD SPECIFICATIONS. ALL RE-TESTING AND/OR RE-INSPECTION SHALL BE PAID FOR BY THE CONTRACTOR.
24. IF EXISTING IMPROVEMENTS NEED TO BE DISTURBED AND/OR REMOVED FOR THE PROPER PLACEMENT OF IMPROVEMENTS TO BE CONSTRUCTED BY THESE PLANS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXISTING IMPROVEMENTS FROM DAMAGE. COST OF REPLACING OR REPAIRING EXISTING IMPROVEMENTS SHALL BE INCLUDED IN THE UNIT PRICE BID FOR ITEMS REQUIRING REMOVAL AND/OR REPLACEMENT. THERE WILL BE NO EXTRA COST DUE TO THE CONTRACTOR FOR REPLACING OR REPAIRING EXISTING IMPROVEMENTS.
25. WHENEVER EXISTING FACILITIES ARE REMOVED, DAMAGED, BROKEN, OR CUT IN THE INSTALLATION OF THE WORK COVERED BY THESE PLANS OR SPECIFICATIONS, SAID FACILITIES SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE WITH MATERIALS EQUAL TO OR BETTER THAN THE MATERIALS USED IN THE ORIGINAL EXISTING FACILITIES. THE FINISHED PRODUCT SHALL BE SUBJECT TO THE APPROVAL OF THE OWNER, THE ENGINEER, AND THE RESPECTIVE REGULATORY AGENCY.
26. CONTRACTOR SHALL MAINTAIN A NEATLY MARKED SET OF FULL-SIZE RECORD DRAWINGS SHOWING THE FINAL LOCATION AND LAYOUT OF ALL STRUCTURES AND OTHER FACILITIES. RECORD DRAWINGS SHALL REFLECT CHANGE ORDERS, ACCOMMODATIONS, AND ADJUSTMENTS TO ALL IMPROVEMENTS CONSTRUCTED. WHERE NECESSARY, SUPPLEMENTAL DRAWINGS SHALL BE PREPARED AND SUBMITTED BY THE CONTRACTOR. PRIOR TO ACCEPTANCE OF THE PROJECT, THE CONTRACTOR SHALL DELIVER TO THE ENGINEER ONE SET OF NEATLY MARKED RECORD DRAWINGS SHOWING THE INFORMATION REQUIRED ABOVE. RECORD DRAWINGS SHALL BE REVIEWED AND THE COMPLETE RECORD DRAWING SET SHALL BE CURRENT WITH ALL CHANGES AND DEVIATIONS REDLINED AS A PRECONDITION TO THE FINAL PROGRESS PAYMENT APPROVAL AND/OR FINAL ACCEPTANCE.
27. WHERE THE PLANS OR SPECIFICATIONS DESCRIBE PORTIONS OF THE WORK IN GENERAL TERMS BUT NOT IN COMPLETE DETAIL, IT IS UNDERSTOOD THAT ONLY THE BEST GENERAL PRACTICE IS TO PREVAIL AND THAT ONLY MATERIALS AND WORKMANSHIP OF THE FIRST QUALITY ARE TO BE USED.
28. ALL EXISTING GATES AND FENCES TO REMAIN UNLESS OTHERWISE NOTED ON PLANS. PROTECT ALL GATES AND FENCES FROM DAMAGE.
29. ALL EXISTING TREES ARE TO REMAIN UNLESS OTHERWISE NOTED ON PLANS. PROTECT ALL TREES FROM DAMAGE.
30. ASPHALT MIX DESIGN MUST BE SUBMITTED AND APPROVED BY THE GOVERNING AGENCY PRIOR TO THE PLACEMENT.
31. CONTRACTORS ARE RESPONSIBLE FOR ALL OSHA REQUIREMENTS ON THE PROJECT SITE.
32. A UPDES (UTAH POLLUTANT DISCHARGE ELIMINATION SYSTEM) PERMIT IS REQUIRED FOR ALL CONSTRUCTION ACTIVITIES 1 ACRE OR MORE AS WELL AS A STORM WATER POLLUTION PREVENTION PLAN.

## UTILITY NOTES

1. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THESE CONTRACT DOCUMENTS, CITY AND STATE REQUIREMENTS AND THE MOST RECENT EDITIONS OF THE FOLLOWING: THE INTERNATIONAL PLUMBING CODE, UTAH DRINKING WATER REGULATIONS, APWA MANUAL OF STANDARD PLANS AND SPECIFICATIONS. THE CONTRACTOR IS REQUIRED TO ADHERE TO ALL OF THE ABOVE-MENTIONED DOCUMENTS UNLESS OTHERWISE NOTED AND APPROVED BY THE ENGINEER.
2. CONTRACTOR SHALL COORDINATE LOCATION OF NEW "DRY UTILITIES" WITH THE APPROPRIATE UTILITY COMPANY, INCLUDING BUT NOT LIMITED TO: TELEPHONE & INTERNET SERVICE, GAS SERVICE, CABLE, AND POWER.
3. EXISTING UTILITIES HAVE BEEN SHOWN ON THE PLANS BASED ON ON-SITE SURVEY. PRIOR TO COMMENCING ANY WORK, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO HAVE EACH UTILITY COMPANY LOCATE, IN THE FIELD, THEIR MAIN AND SERVICE LINES. THE CONTRACTOR SHALL NOTIFY BLUE STAKES AT 1-800-662-4111 48 HOURS IN ADVANCE OF PERFORMING ANY EXCAVATION WORK. THE CONTRACTOR SHALL RECORD THE BLUE STAKES ORDER NUMBER AND FURNISH ORDER NUMBER TO OWNER AND ENGINEER PRIOR TO ANY EXCAVATION. IT WILL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO DIRECTLY CONTACT ANY OTHER UTILITY COMPANIES THAT ARE NOT MEMBERS OF BLUE STAKES. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO PROTECT ALL EXISTING UTILITIES SO THAT NO DAMAGE RESULTS TO THEM DURING THE PERFORMANCE OF THIS CONTRACT. ANY REPAIRS NECESSARY TO DAMAGED UTILITIES SHALL BE PAID FOR BY THE CONTRACTOR. THE CONTRACTOR SHALL BE REQUIRED TO COOPERATE WITH OTHER CONTRACTORS AND UTILITY COMPANIES INSTALLING NEW STRUCTURES, UTILITIES AND SERVICE TO THE PROJECT.
4. CARE SHOULD BE TAKEN IN ALL EXCAVATIONS DUE TO POSSIBLE EXISTENCE OF UNRECORDED UTILITY LINES. EXCAVATION REQUIRED WITHIN PROXIMITY OF EXISTING UTILITY LINES SHALL BE DONE BY HAND. CONTRACTOR SHALL REPAIR ANY DAMAGE TO EXISTING UTILITY LINES OR STRUCTURES INCURRED DURING CONSTRUCTION OPERATIONS AT CONTRACTOR'S EXPENSE.
5. TRENCH BACKFILL MATERIAL AND COMPACTION TESTS ARE TO BE TAKEN PER APWA STANDARD SPECIFICATIONS (CURRENT EDITION), SECTION 02320 - BACKFILLING TRENCHES, OR AS REQUIRED BY THE GEOTECHNICAL REPORT IF NATIVE MATERIALS ARE USED. NO NATIVE MATERIALS ARE ALLOWED IN THE PIPE ZONE. THE MAXIMUM LIFT FOR BACKFILLING EXCAVATIONS IS DETERMINED BY THE GEOTECHNICAL RECOMMENDATIONS.
6. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR CONFORMING TO LOCAL AND FEDERAL CODES GOVERNING SHORING AND BRACING OF EXCAVATIONS AND TRENCHES AND FOR THE PROTECTION OF WORKERS.
7. THE CONTRACTOR IS REQUIRED TO KEEP ALL CONSTRUCTION ACTIVITIES WITHIN THE APPROVED PROJECT LIMITS. THIS INCLUDES, BUT IS NOT LIMITED TO VEHICLE AND EQUIPMENT STAGING, MATERIAL STORAGE AND LIMITS OF TRENCH EXCAVATION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN PERMISSION AND/OR EASEMENTS FROM THE APPROPRIATE GOVERNING ENTITY AND/OR INDIVIDUAL PROPERTY OWNER(S) FOR WORK OR STAGING OUTSIDE OF THE PROJECT LIMITS.
8. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE, CAUSED BY ANY CONDITION INCLUDING SETTLEMENT, TO EXISTING UTILITIES FROM WORK PERFORMED AT OR NEAR EXISTING UTILITIES. THE CONTRACTOR SHALL TAKE ALL MEASURES NECESSARY TO PROTECT ALL EXISTING PUBLIC AND PRIVATE ROADWAY AND UTILITY FACILITIES. DAMAGE TO EXISTING FACILITIES CAUSED BY THE CONTRACTOR MUST BE REPAIRED BY THE CONTRACTOR AT HIS/HER EXPENSE TO THE SATISFACTION OF THE OWNER OF SAID FACILITIES.
9. ALL WATER LINE AND SEWER LINE INSTALLATION AND TESTING TO BE IN ACCORDANCE WITH LOCAL GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
10. ALL MANHOLES, HYDRANTS, VALVES, CLEANOUT BOXES, CATCH BASINS, METERS, ETC. MUST BE RAISED OR LOWERED TO FINAL GRADE PER APWA (CURRENT EDITION) STANDARDS AND INSPECTOR REQUIREMENTS. CONCRETE COLLARS MUST BE CONSTRUCTED ON ALL MANHOLES, CLEANOUT BOXES, CATCH BASINS, AND VALVES PER APWA STANDARDS. ALL MANHOLE, CATCH BASIN, OR CLEANOUT BOX CONNECTIONS MUST BE MADE WITH THE PIPE CUT FLUSH WITH THE INSIDE OF THE BOX AND GROUTED OR SEALED.
11. CONTRACTOR SHALL NOT ALLOW ANY GROUNDWATER OR DEBRIS TO ENTER THE NEW OR EXISTING PIPE DURING CONSTRUCTION.
12. SILT AND DEBRIS ARE TO BE CLEANED OUT OF ALL STORM DRAIN BOXES. CATCH BASINS ARE TO BE MAINTAINED IN A CLEANED CONDITION AS NEEDED UNTIL AFTER THE FINAL BOND RELEASE INSPECTION.
13. CONTRACTOR SHALL CLEAN ASPHALT, TAR OR OTHER ADHESIVES OFF OF ALL MANHOLE LIDS AND INLET GRATES TO ALLOW ACCESS.
14. EACH TRENCH SHALL BE EXCAVATED SO THAT THE PIPE CAN BE LAID TO THE ALIGNMENT AND GRADE AS REQUIRED. THE TRENCH WALL SHALL BE SO BRACED THAT THE WORKMEN MAY WORK SAFELY AND EFFICIENTLY. ALL TRENCHES SHALL BE DRAINED SO THE PIPE LAYING MAY TAKE PLACE IN DEWATERED CONDITIONS.
15. CONTRACTOR SHALL PROVIDE AND MAINTAIN AT ALL TIMES AMPLE MEANS AND DEVICES WITH WHICH TO REMOVE PROMPTLY AND TO PROPERLY DISPOSE OF ALL WATER ENTERING THE TRENCH EXCAVATION.
16. ALL SEWER LINES AND SEWER SERVICES SHALL HAVE A MINIMUM SEPARATION OF 10 FEET, EDGE TO EDGE, FROM THE WATER LINES. IF A 10 FOOT SEPARATION CAN NOT BE MAINTAINED, CONSTRUCT PER GOVERNING AGENCY'S MINIMUM SEPARATION STANDARDS.
17. CONTRACTOR SHALL INSTALL THRUST BLOCKING AT ALL WATERLINE ANGLE POINTS AND TEES.
18. ALL UNDERGROUND UTILITIES SHALL BE IN PLACE PRIOR TO INSTALLATION OF CURB, GUTTER, SIDEWALK AND STREET PAVING.
19. CONTRACTOR SHALL INSTALL MAGNETIC LOCATING TAPE CONTINUOUSLY OVER ALL NONMETALLIC PIPE.

## TRAFFIC CONTROL AND SAFETY NOTES

1. TRAFFIC CONTROL AND STRIPING TO CONFORM TO THE CURRENT MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.).
2. BARRICADING AND DETOURING SHALL BE IN CONFORMANCE WITH THE REQUIREMENTS OF THE CURRENT M.U.T.C.D.
3. NO STREET SHALL BE CLOSED TO TRAFFIC WITHOUT WRITTEN PERMISSION FROM THE APPROPRIATE AGENCY, EXCEPT WHEN DIRECTED BY LAW ENFORCEMENT OR FIRE OFFICIALS.
4. THE CONTRACTOR SHALL MAKE EVERY EFFORT TO PROVIDE FOR SMOOTH TRAFFIC FLOW AND SAFETY. ACCESS SHALL BE MAINTAINED FOR ALL PROPERTIES ADJACENT TO THE WORK.
5. DETOURING OPERATIONS FOR A PERIOD OF SIX CONSECUTIVE CALENDAR DAYS, OR MORE, REQUIRE THE INSTALLATION OF TEMPORARY STREET STRIPING AND REMOVAL OF INTERFERING STRIPING BY SANDBLASTING. THE DETOURING STRIPING PLAN OR CONSTRUCTION TRAFFIC CONTROL PLAN MUST BE SUBMITTED TO THE GOVERNING AGENCY FOR REVIEW AND APPROVAL.
6. ALL TRAFFIC CONTROL DEVICES SHALL BE RESTORED TO THEIR ORIGINAL CONDITION AT THE END OF THE WORK TO THE SATISFACTION OF THE GOVERNING AGENCY.
7. TRAFFIC CONTROL DEVICES (TCDs) SHALL REMAIN VISIBLE AND OPERATIONAL AT ALL TIMES.
8. 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 OF PAVING OR OTHER OFF-SITE IMPROVEMENTS CALLED FOR BY THESE PLANS.
9. THE CONTRACTOR SHALL PROVIDE BARRICADES, SIGNS, FLASHERS, OTHER EQUIPMENT AND FLAG PERSONS NECESSARY TO INSURE THE SAFETY OF WORKERS AND VISITORS.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING UTAH TRANSIT AUTHORITY (UTA) IF THE CONSTRUCTION INTERRUPTS OR RELOCATES A BUS STOP OR HAS AN ADVERSE EFFECT ON BUS SERVICE ON THAT STREET TO ARRANGE FOR TEMPORARY RELOCATION OF STOP.

## DEMOLITION NOTES

1. EXISTING UTILITY INFORMATION SHOWN IS FOR INFORMATIONAL PURPOSES ONLY. IT IS DERIVED FROM ON-SITE SURVEY AND MAY NOT BE LOCATED CORRECTLY AND IS NOT ALL INCLUSIVE. CONTRACTOR SHALL FIELD LOCATE ALL UTILITIES WITHIN THE PROJECT LIMITS BEFORE BEGINNING DEMOLITION/CONSTRUCTION.
2. THERE MAY BE BURIED UTILITIES WITHIN THE LIMITS OF DISTURBANCE THAT ARE NOT SHOWN ON THE PLANS DUE TO LACK OF MAPPING OR RECORD INFORMATION. CONTRACTOR SHALL NOTIFY THE ENGINEER WHEN UNEXPECTED UTILITIES ARE DISCOVERED.
3. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR LOCATING AND PROTECTING FROM DAMAGE ALL EXISTING UTILITIES AND IMPROVEMENTS WHETHER OR NOT SHOWN ON THESE PLANS. THE FACILITIES AND IMPROVEMENTS ARE BELIEVED TO BE CORRECTLY SHOWN BUT THE CONTRACTOR IS REQUIRED TO SATISFY HIMSELF AS TO THE COMPLETENESS AND ACCURACY OF THE LOCATIONS. ANY CONTRACTOR PERFORMING WORK ON THIS PROJECT SHALL FAMILIARIZE HIMSELF WITH THE SITE AND SHALL BE HELD SOLELY RESPONSIBLE FOR ANY DAMAGE TO EXISTING FACILITIES RESULTING DIRECTLY, OR INDIRECTLY, FROM HIS OPERATIONS, WHETHER OR NOT SAID FACILITIES ARE SHOWN ON THESE PLANS.

## GRADING AND DRAINAGE NOTES

1. SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE GEOTECHNICAL REPORT AND ALL RELATED ADDENDUMS.
2. THE CONTRACTOR SHALL STRIP AND CLEAR THE TOPSOIL, MAJOR ROOTS AND ORGANIC MATERIAL FROM ALL PROPOSED BUILDING AND PAVEMENT AREAS PRIOR TO SITE GRADING. (THE TOPSOIL MAY BE STOCKPILED FOR LATER USE IN LANDSCAPED AREAS.)
3. THE CONTRACTOR SHALL REMOVE ALL ORGANIC MATERIAL AND OTHER DELETERIOUS MATERIALS PRIOR TO PLACING GRADING FILL OR BASE COURSE. THE AREA SHOULD BE PROOF-ROLLED TO IDENTIFY ANY SOFT AREAS. WHERE SOFT AREAS ARE ENCOUNTERED, THE CONTRACTOR SHALL REMOVE THE SOIL AND REPLACE WITH COMPACTED FILL.
4. ALL DEBRIS PILES AND BERMS SHOULD BE REMOVED AND HAULED AWAY FROM SITE OR USED AS GENERAL FILL IN LANDSCAPED AREAS.
5. THE CONTRACTOR SHALL CONSTRUCT THE BUILDING PAD TO THESE DESIGN PLANS AS PART OF THE SITE GRADING CONTRACT, AND STRICTLY ADHERE TO THE SITE PREPARATION AND GRADING REQUIREMENTS OUTLINED IN THE GEOTECHNICAL REPORT.
6. THE CONTRACTOR SHALL GRADE THE PROJECT SITE TO PROVIDE A SMOOTH TRANSITION BETWEEN NEW AND EXISTING ASPHALT, CURB AND GUTTER, AND ADJOINING SITE IMPROVEMENTS.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE AND DEBRIS ON ADJACENT STREETS WHEN EQUIPMENT IS TRAVELING THOSE STREETS.
8. THE CONTRACTOR SHALL BE FAMILIAR WITH ALL CONDITIONS AND RECOMMENDATIONS OUTLINED IN THE GEOTECHNICAL REPORT AND TAKE ALL NECESSARY PRECAUTIONS AND RECOMMENDED PROCEDURES TO ASSURE SOUND GRADING PRACTICES.
9. THE CONTRACTOR SHALL TAKE APPROPRIATE GRADING MEASURES TO DIRECT STORM SURFACE RUNOFF TOWARDS CATCH BASINS.
10. THE LOCATIONS OF UNDERGROUND FACILITIES SHOWN ON THESE PLANS ARE BASED ON ON-SITE SURVEY. IT SHALL BE THE CONTRACTORS' FULL RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES TO LOCATE THEIR FACILITIES PRIOR TO PROCEEDING WITH CONSTRUCTION. NO ADDITIONAL COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR DAMAGE AND REPAIR TO THESE FACILITIES CAUSED BY HIS WORK FORCE.
11. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PERFORM ALL NECESSARY CUTS AND FILLS WITHIN THE LIMITS OF THIS PROJECT AND THE RELATED OFF-SITE WORK, SO AS TO GENERATE THE DESIRED SUBGRADE, FINISH GRADES, AND SLOPES SHOWN.
12. THE CONTRACTOR IS WARNED THAT AN EARTHWORK BALANCE WAS NOT NECESSARILY THE INTENT OF THIS PROJECT. ANY ADDITIONAL MATERIAL REQUIRED OR LEFTOVER MATERIAL FOLLOWING EARTHWORK OPERATIONS BECOMES THE RESPONSIBILITY OF THE CONTRACTOR.
13. THE GRADING CONTRACTOR IS RESPONSIBLE TO COORDINATE WITH THE OWNER TO PROVIDE FOR THE REQUIREMENTS OF THE PROJECT STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND ASSOCIATED PERMIT. ALL CONTRACTOR ACTIVITIES 1 ACRE OR MORE IN SIZE ARE REQUIRED TO PROVIDE A STORM WATER POLLUTION PREVENTION PLAN.
14. ALL CUT AND FILL SLOPES SHALL BE PROTECTED UNTIL EFFECTIVE EROSION CONTROL HAS BEEN ESTABLISHED.
15. THE USE OF POTABLE WATER WITHOUT A SPECIAL PERMIT FOR BUILDING OR CONSTRUCTION PURPOSES INCLUDING CONSOLIDATION OF BACKFILL OR DUST CONTROL IS PROHIBITED. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FOR CONSTRUCTION WATER FROM GOVERNING AGENCY.
16. THE CONTRACTOR SHALL MAINTAIN THE STREETS, SIDEWALKS, AND ALL OTHER PUBLIC RIGHT-OF-WAYS IN A CLEAN, SAFE AND USABLE CONDITION. ALL SPILLS OF SOIL, ROCK OR CONSTRUCTION DEBRIS SHALL BE PROMPTLY REMOVED FROM THE PUBLICLY-OWNED PROPERTY DURING CONSTRUCTION AND UPON COMPLETION OF THE PROJECT. ALL ADJACENT PROPERTY, PRIVATE OR PUBLIC, SHALL BE MAINTAINED IN A CLEAN, SAFE, AND USABLE CONDITION.

## ABBREVIATIONS

| | |
|---|---|
| APWA | AMERICAN PUBLIC WORKS ASSOCIATION |
| AR | ACCESSIBLE ROUTE |
| ASTM | AMERICAN SOCIETY FOR TESTING AND MATERIALS |
| AWWA | AMERICAN WATER WORKS ASSOCIATION |
| BOS | BOTTOM OF STEP |
| BVC | BEGIN VERTICAL CURVE |
| C | CURVE |
| CB | CATCH BASIN |
| CF | CURB FACE OR CUBIC FEET |
| CL | CENTER LINE |
| CO | CLEAN OUT |
| COMM | COMMUNICATION |
| CONC | CONCRETE |
| CONT | CONTINUOUS |
| DIA | DIAMETER |
| DIP | DUCTILE IRON PIPE |
| ELEC | ELECTRICAL |
| ELEV | ELEVATION |
| EOA | EDGE OF ASPHALT |
| EVC | END OF VERTICAL CURVE |
| EW | EACH WAY |
| EXIST | EXISTING |
| FF | FINISH FLOOR |
| FG | FINISH GRADE |
| FH | FIRE HYDRANT |
| FL | FLOW LINE OR FLANGE |
| GB | GRADE BREAK |
| GF | GARAGE FLOOR |
| GV | GATE VALVE |
| HC | HANDICAP |
| HP | HIGH POINT |
| IRR | IRRIGATION |
| K | RATE OF VERTICAL CURVATURE |
| LD | LAND DRAIN |
| LF | LINEAR FEET |
| LP | LOW POINT |
| MEX | MATCH EXISTING |
| MH | MANHOLE |
| MJ | MECHANICAL JOINT |
| NG | NATURAL GROUND |
| NIC | NOT IN CONTRACT |
| NO | NUMBER |
| OC | ON CENTER |
| OCEW | ON CENTER EACH WAY |
| OHP | OVERHEAD POWER |
| PC | POINT OF CURVATURE OR PRESSURE CLASS |
| PCC | POINT OF COMPOUND CURVATURE |
| PI | POINT OF INTERSECTION |
| PIV | POST INDICATOR VALVE |
| PL | PROPERTY LINE |
| PRC | POINT OF REVERSE CURVATURE |
| PRO | PROPOSED |
| PT | POINT OF TANGENCY |
| PVC | POINT OF VERTICAL CURVATURE |
| PVI | POINT OF VERTICAL INTERSECTION |
| PVT | POINT OF VERTICAL TANGENCY |
| R | RADIUS |
| RD | ROOF DRAIN |
| ROW | RIGHT OF WAY |
| S | SLOPE |
| SAN SWR | SANITARY SEWER |
| SD | STORM DRAIN |
| SEC | SECONDARY |
| SS | SANITARY SEWER |
| STA | STATION |
| SW | SECONDARY WATER LINE |
| TBC | TOP BACK OF CURB |
| TOG | TOP OF GRATE |
| TOA | TOP OF ASPHALT |
| TOC | TOP OF CONCRETE |
| TOF | TOP OF FOUNDATION |
| TOW | TOP OF WALL |
| TOS | TOP OF STEP |
| TYP | TYPICAL |
| VC | VERTICAL CURVE |
| WIV | WALL INDICATOR VALVE |
| W | WATER LINE |

NOTE: MAY CONTAIN ABBREVIATIONS THAT ARE NOT USED IN THIS PLAN SET.

## LEGEND

| | |
|---|---|
| SECTION CORNER | EXISTING EDGE OF ASPHALT |
| EXISTING MONUMENT | PROPOSED EDGE OF ASPHALT |
| PROPOSED MONUMENT | EXISTING STRIPING |
| EXISTING REBAR AND CAP | PROPOSED STRIPING |
| SET ENSIGN REBAR AND CAP | EXISTING FENCE |
| EXISTING WATER METER | PROPOSED FENCE |
| PROPOSED WATER METER | EXISTING FLOW LINE |
| EXISTING WATER MANHOLE | PROPOSED FLOW LINE |
| PROPOSED WATER MANHOLE | GRADE BREAK |
| EXISTING WATER BOX | EXISTING STORM DRAIN LINE |
| EXISTING WATER VALVE | PROPOSED STORM DRAIN LINE |
| PROPOSED WATER VALVE | ROOF DRAIN LINE |
| EXISTING FIRE HYDRANT | CATCHMENTS |
| PROPOSED FIRE HYDRANT | HIGHWATER LINE |
| PROPOSED FIRE DEPARTMENT CONNECTION | EXISTING SANITARY SEWER |
| EXISTING SECONDARY WATER VALVE | PROPOSED SANITARY SEWER LINE |
| PROPOSED SECONDARY WATER VALVE | PROPOSED SAN. SWR. SERVICE LINE |
| EXISTING IRRIGATION BOX | EXISTING LAND DRAIN LINE |
| EXISTING IRRIGATION VALVE | PROPOSED LAND DRAIN LINE |
| PROPOSED IRRIGATION V

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

CALL BLUESTAKES @ 811 AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

## BENCHMARK

NORTHWEST CORNER OF SECTION 31, TOWNSHIP 4 SOUTH, RANGE 2 EAST SALT LAKE BASE AND MERIDIAN

FOUND UTAH COUNTY MONUMENT

ELEV = 4949.66'

## SCOPE OF WORK:

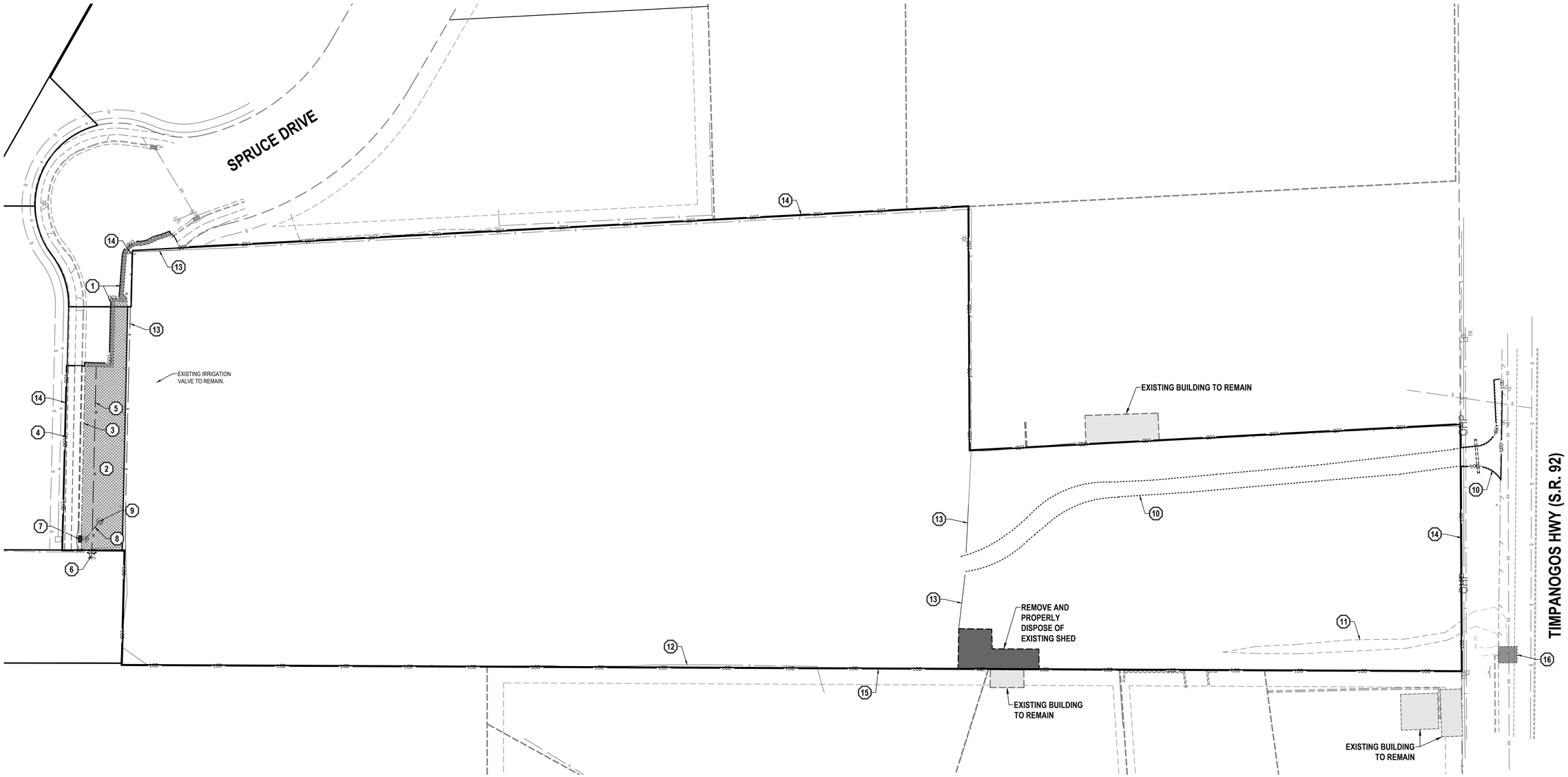
PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:

1. SAWCUT EXISTING ASPHALT PAVEMENT TO PROVIDE A CLEAN EDGE FOR THE TRANSITION BETWEEN EXISTING AND PROPOSED ASPHALT PAVEMENT.
2. REMOVE AND PROPERLY DISPOSE OF EXISTING ASPHALT PAVEMENT.
3. SAWCUT, REMOVE, AND PROPERLY DISPOSE OF EXISTING CONCRETE CURB AND GUTTER.
4. SAWCUT, REMOVE, AND PROPERLY DISPOSE OF EXISTING CONCRETE SIDEWALK.
5. REMOVE AND PROPERLY DISPOSE OF EXISTING WATER LINE.
6. REMOVE AND RELOCATE EXISTING FIRE HYDRANT.
7. REMOVE AND PROPERLY DISPOSE OF EXISTING STORM DRAIN COMBO BOX.
8. REMOVE AND PROPERLY DISPOSE OF EXISTING STORM DRAIN PIPE.
9. REMOVE AND PROPERLY DISPOSE OF EXISTING SUMP.
10. REMOVE AND PROPERLY DISPOSE OF EXISTING GRAVEL DRIVEWAY.
11. EXISTING BERM TO BE RE-GRADED.
12. REMOVE AND RELOCATE EXISTING FENCE AS REQUIRED FOR SIDEWALK CONSTRUCTION.
13. REMOVE AND PROPERLY DISPOSE OF EXISTING FENCE.
14. REMOVE AND RELOCATE EXISTING STREET SIGN.
15. LIMIT OF DISTURBANCE.
16. SAWCUT AND PATCH EXISTING ASPHALT PAVEMENT FOR UTILITY INSTALLATION. MATCH EXISTING PAVEMENT SECTION.

* PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, SIGNS, ETC. (TYPICAL UNLESS OTHERWISE NOTED).

## GENERAL NOTES

1. ALL WORK TO COMPLY WITH THE GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
2. EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF THE CONTRACTOR'S FAILURE TO VERIFY THE LOCATIONS OF EXISTING UTILITIES PRIOR TO THE BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT. THE CONTRACTOR IS TO VERIFY ALL CONNECTION POINTS WITH THE EXISTING UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO THE EXISTING UTILITIES AND UTILITY STRUCTURES THAT ARE TO REMAIN. IF CONFLICTS WITH EXISTING UTILITIES OCCUR, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION TO DETERMINE IF ANY FIELD ADJUSTMENTS SHOULD BE MADE.
3. ALL SURFACE IMPROVEMENTS DISTURBED BY CONSTRUCTION SHALL BE RESTORED OR REPLACED, INCLUDING TREES AND DECORATIVE SHRUBS, SOD, FENCES, WALLS AND STRUCTURES, WHETHER OR NOT THEY ARE SPECIFICALLY SHOWN ON THE CONTRACT DOCUMENTS.
4. ALL CONSTRUCTION SIGNAGE, BARRICADES, TRAFFIC CONTROL DEVICES, ETC. SHALL CONFORM TO THE LATEST EDITION OF THE M.U.T.C.D. THE CONTRACTOR WILL MAINTAIN SUCH SO THAT THEY ARE PROPERLY PLACED AND VISIBLE AT ALL TIMES.
5. SIDEWALKS AND CURBS DESIGNATED TO BE DEMOLISHED SHALL BE DEMOLISHED TO THE NEAREST EXPANSION JOINT, MATCHING THESE PLANS AS CLOSELY AS POSSIBLE.
6. THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.





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TROY FERRAN
PHONE: 801-259-7533


# SPRUCE SUBDIVISION PLAT 'B'

4562 WEST 11000 NORTH
HIGHLAND, UTAH 84003

## DEMOLITION PLAN

PROJECT NUMBER 9823
PRINT DATE 5/20/20
DRAWN BY T. MAZEJY
CHECKED BY T. MAZEJY
PROJECT MANAGER D. JENKINS

**C-100**

CALL BLUESTAKES @ 811 AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

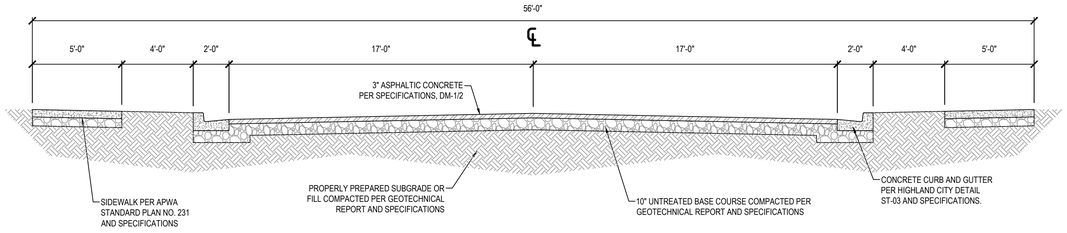
811 Know what's below. Call before you dig.

## BENCHMARK

NORTHWEST CORNER OF SECTION 31, TOWNSHIP 4 SOUTH, RANGE 2 EAST SALT LAKE BASE AND MERIDIAN

FOUND UTAH COUNTY MONUMENT

ELEV = 4949.66'




1 56' ROAD CROSS SECTION

SCALE: NONE

## SCOPE OF WORK:

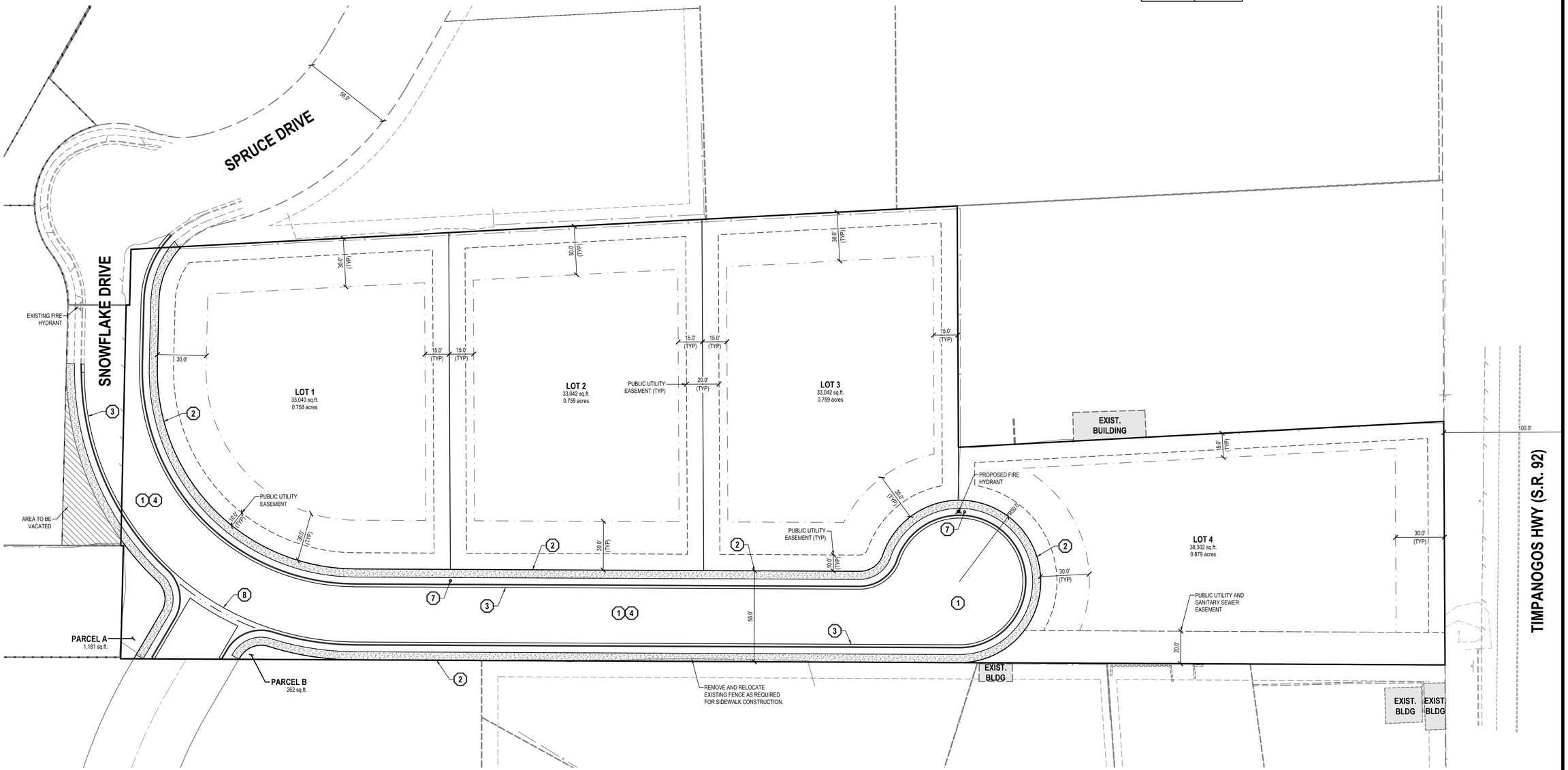
PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:

1. ASPHALT PAVEMENT PER GEOTECHNICAL REPORT AND DETAIL 1/C-600.
2. 4" THICK CONCRETE SIDEWALK PER APWA STANDARD PLAN NO. 231.
3. 24" CONCRETE CURB AND GUTTER PER HIGHLAND CITY DETAIL ST-03 AND SPECIFICATIONS.
4. 56' ROAD CROSS SECTION PER DETAIL 1/C-200.
5. PARCEL TO BE DEDICATED TO HIGHLAND CITY.
6. SAWCUT AND PATCH EXISTING ASPHALT PAVEMENT FOR UTILITY INSTALLATION. MATCH EXISTING PAVEMENT SECTION.
7. STREET LIGHT PER HIGHLAND CITY STANDARDS AND SPECIFICATIONS.
8. 6' WATERWAY PER APWA STANDARD PLAN NO. 211.

## GENERAL NOTES

1. ALL WORK TO COMPLY WITH THE GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
2. ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.
3. SEE LANDSCAPE/ARCHITECTURAL PLANS FOR CONCRETE MATERIAL, COLOR, FINISH, AND SCORE PATTERNS THROUGHOUT SITE.
4. ALL PAVEMENT MARKINGS SHALL CONFORM TO THE LATEST EDITION OF THE M.U.T.C.D. (MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES).
5. ALL SURFACE IMPROVEMENTS DISTURBED BY CONSTRUCTION SHALL BE RESTORED OR REPLACED, INCLUDING TREES AND DECORATIVE SHRUBS, SOD, FENCES, WALLS AND STRUCTURES, WHETHER OR NOT THEY ARE SPECIFICALLY SHOWN ON THE CONTRACT DOCUMENTS.
6. NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING CONCRETE OR ASPHALT.
7. THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.

| TABLE OF FRONTAGES | |
|---|---|
| LOT # | FRONTAGE @ 30' SETBACK |
| 1 | 280' |
| 2 | 156' |
| 3 | 174' |
| 4 | 181' |




NORTH

HORIZONTAL GRAPHIC SCALE

30 0 15 30 60

( IN FEET )

HORZ: 1 inch = 30 ft.


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*CONTACT:*
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# SPRUCE SUBDIVISION PLAT 'B'

4562 WEST 11000 NORTH
HIGHLAND, UTAH 84003

SITE PLAN

PROJECT NUMBER 9823
PRINT DATE 5/20/20
DRAWN BY T. MAZEJY
CHECKED BY T. MAZEJY
PROJECT MANAGER D. JENKINS

C-100

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## BENCHMARK

NORTHWEST CORNER OF SECTION 31, TOWNSHIP 4 SOUTH, RANGE 2 EAST SALT LAKE BASE AND MERIDIAN

FOUND UTAH COUNTY MONUMENT

ELEV = 4949.66'

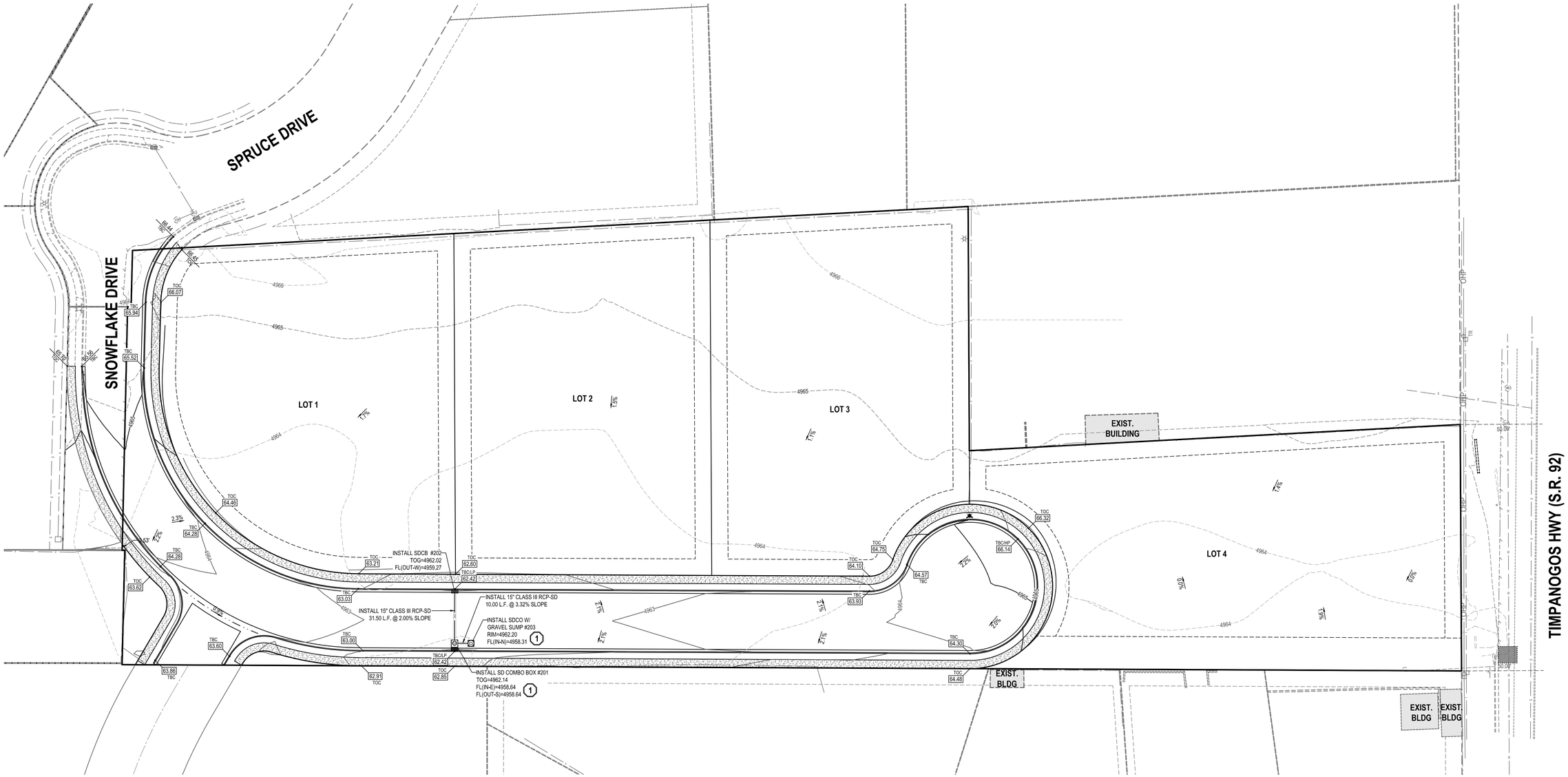
## SCOPE OF WORK:

PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:

(1) INSTALL CATCH BASIN AND SUMP PER HIGHLAND CITY STANDARD DRAWING SD-1 AND SPECIFICATIONS.

## GENERAL NOTES

1. ALL WORK TO COMPLY WITH THE GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
2. ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.
3. ALL WORK SHALL COMPLY WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER POSSIBLY INCLUDING, BUT NOT LIMITED TO, REMOVAL OF UNCONSOLIDATED FILL, ORGANICS, AND DEBRIS, PLACEMENT OF SUBSURFACE DRAIN LINES AND GEOTEXTILE, AND OVEREXCAVATION OF UNSUITABLE BEARING MATERIALS AND PLACEMENT OF ACCEPTABLE FILL MATERIAL.
4. THE CONTRACTOR SHALL BECOME FAMILIAR WITH THE EXISTING SOIL CONDITIONS.
5. ELEVATIONS HAVE BEEN TRUNCATED FOR CLARITY. 67.25 REPRESENTS AN ELEVATION OF 4967.25 ON THESE PLANS.
6. LANDSCAPED AREAS REQUIRE SUBGRADE TO BE MAINTAINED AT A SPECIFIC ELEVATION BELOW FINISHED GRADE AND REQUIRE SUBGRADE TO BE PROPERLY PREPARED AND SCARIFIED. SEE LANDSCAPE PLANS FOR ADDITIONAL INFORMATION.
7. SLOPE ALL LANDSCAPED AREAS AWAY FROM BUILDING FOUNDATIONS TOWARD CURB AND GUTTER OR STORM DRAIN INLETS.
8. EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF THE CONTRACTOR'S FAILURE TO VERIFY THE LOCATIONS OF EXISTING UTILITIES PRIOR TO THE BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT. THE CONTRACTOR IS TO VERIFY ALL CONNECTION POINTS WITH THE EXISTING UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO THE EXISTING UTILITIES AND UTILITY STRUCTURES THAT ARE TO REMAIN. IF CONFLICTS WITH EXISTING UTILITIES OCCUR, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION TO DETERMINE IF ANY FIELD ADJUSTMENTS SHOULD BE MADE.
9. ALL STORM DRAIN INFRASTRUCTURE TO BE INSTALLED PER GOVERNING AGENCY OR APWA STANDARD PLANS AND SPECIFICATIONS.
10. ENSURE MINIMUM COVER OVER ALL STORM DRAIN PIPES PER MANUFACTURER'S RECOMMENDATIONS. NOTIFY ENGINEER IF MINIMUM COVER CANNOT BE ATTAINED.
11. ALL FACILITIES WITH DOWNSPOUTS/ROOF DRAINS SHALL BE CONNECTED TO THE STORM DRAIN SYSTEM. SEE PLUMBING PLANS FOR DOWNSPOUT/ROOF DRAIN LOCATIONS AND SIZES. ALL ROOF DRAINS TO HAVE MINIMUM 1% SLOPE.
12. THE CONTRACTOR SHALL ADJUST TO GRADE ALL EXISTING UTILITIES AS NEEDED PER LOCAL GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
13. NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING CONCRETE, ASPHALT, OR STORM DRAIN STRUCTURES OR PIPES.
14. THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.




HORIZONTAL GRAPHIC SCALE

30 0 15 30 60

( IN FEET )
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*CONTACT:*
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# SPRUCE SUBDIVISION PLAT 'B'

4562 WEST 11000 NORTH
HIGHLAND, UTAH 84003

## GRADING AND DRAINAGE PLAN

PROJECT NUMBER 9823
PRINT DATE 5/20/20
DRAWN BY T. MAZEJY
CHECKED BY T. MAZEJY
PROJECT MANAGER D. JENKINS

**C-300**

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

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## BENCHMARK

NORTHWEST CORNER OF SECTION 31, TOWNSHIP 4 SOUTH, RANGE 2 EAST SALT LAKE BASE AND MERIDIAN

FOUND UTAH COUNTY MONUMENT

ELEV = 4949.66'

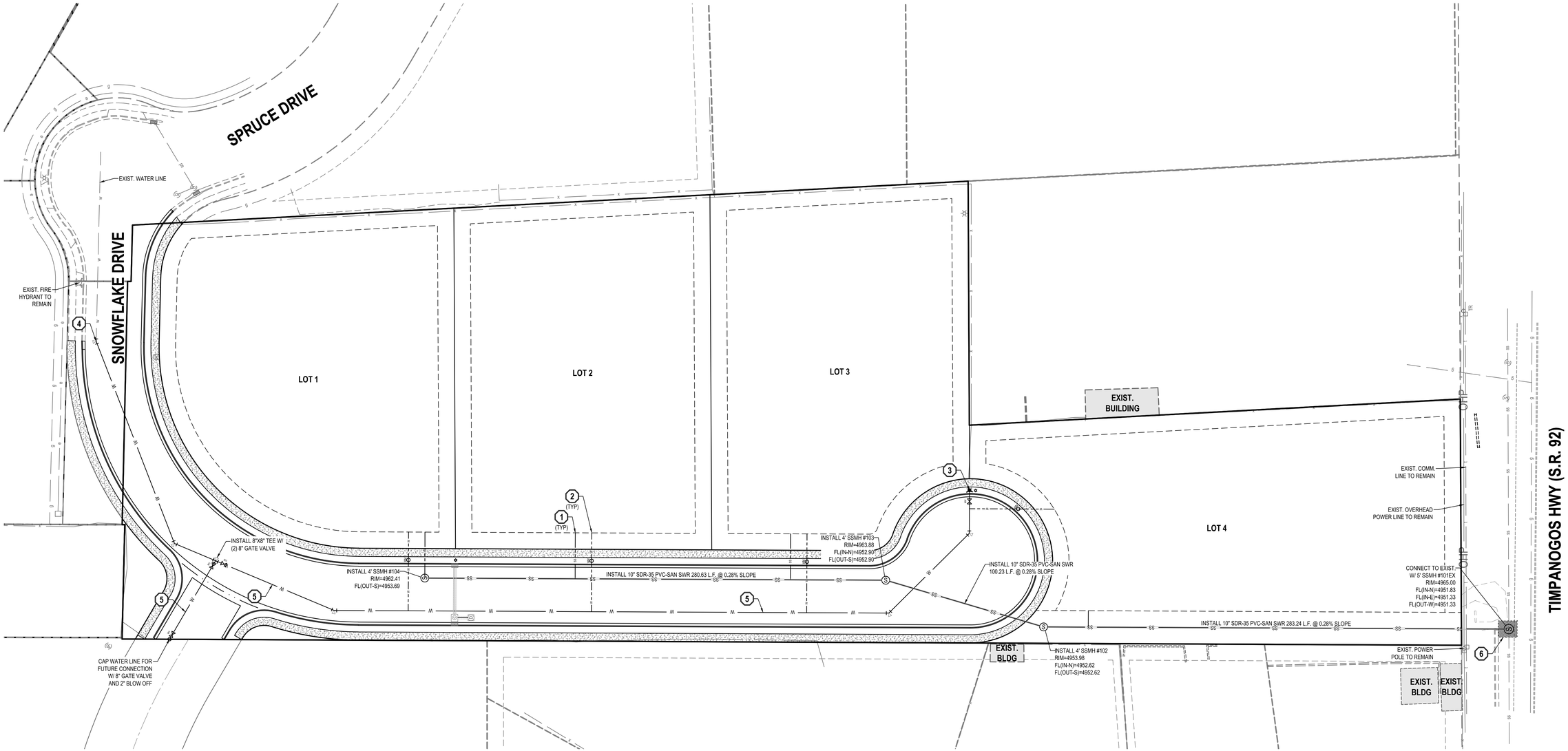
## SCOPE OF WORK:

PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:

1. 4" SDR-35 PVC SANITARY SEWER LATERAL, INCLUDING CLEANOUTS AT MAXIMUM 100-FOOT SPACING, PER HIGHLAND CITY STANDARDS AND SPECIFICATIONS.
2. 1" CULINARY WATER METER AND 1" TYPE K COPPER SERVICE PER HIGHLAND CITY STANDARDS AND SPECIFICATIONS.
3. FIRE HYDRANT (COMPLETE) PER HIGHLAND CITY STANDARDS.
4. CONNECT TO EXIST WATER LINE. CONTRACTOR TO VERIFY DEPTH AND LOCATION.
5. 8" POLY WRAPPED CLASS 52 DI WATER LINE PER HIGHLAND CITY STANDARDS AND SPECIFICATIONS.
6. SAWCUT AND PATCH EXISTING ASPHALT PAVEMENT FOR UTILITY INSTALLATION. MATCH EXISTING PAVEMENT SECTION.

## GENERAL NOTES

1. ALL WORK TO COMPLY WITH THE GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
2. EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF THE CONTRACTOR'S FAILURE TO VERIFY THE LOCATIONS OF EXISTING UTILITIES PRIOR TO THE BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT. THE CONTRACTOR IS TO VERIFY ALL CONNECTION POINTS WITH THE EXISTING UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO THE EXISTING UTILITIES AND UTILITY STRUCTURES THAT ARE TO REMAIN. IF CONFLICTS WITH EXISTING UTILITIES OCCUR, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION TO DETERMINE IF ANY FIELD ADJUSTMENTS SHOULD BE MADE.
3. ALL SANITARY SEWER INFRASTRUCTURE TO BE INSTALLED PER GOVERNING AGENCY STANDARD PLANS AND SPECIFICATIONS.
4. ALL WATER INFRASTRUCTURE TO BE INSTALLED PER GOVERNING AGENCY OR APWA STANDARD PLANS AND SPECIFICATIONS.
6. DEFLECT OR LOOP ALL WATERLINES TO AVOID CONFLICTS WITH OTHER UTILITIES PER GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
7. PROJECT SHALL COMPLY WITH ALL UTAH DIVISION OF DRINKING WATER RULES AND REGULATIONS INCLUDING, BUT NOT LIMITED TO, THOSE PERTAINING TO BACKFLOW PROTECTION AND CROSS CONNECTION PREVENTION.
8. NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING UTILITY STRUCTURES OR PIPES.
9. THE CONTRACTOR SHALL ADJUST TO GRADE ALL EXISTING UTILITIES AS NEEDED PER LOCAL GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
10. THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.




NORTH

HORIZONTAL GRAPHIC SCALE

30 0 15 30 60

( IN FEET )
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*CONTACT:*
TROY FERRAN
PHONE: 801-259-7533

# SPRUCE SUBDIVISION PLAT 'B'

4562 WEST 11000 NORTH
HIGHLAND, UTAH 84003

## UTILITY PLAN

PROJECT NUMBER 9823
PRINT DATE 5/20/20
DRAWN BY T. MAZEJY
CHECKED BY T. MAZEJY
PROJECT MANAGER D. JENKINS

C-400

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

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**BENCHMARK**

NORTHWEST CORNER OF SECTION 31, TOWNSHIP 4 SOUTH, RANGE 2 EAST SALT LAKE BASE AND MERIDIAN

FOUND UTAH COUNTY MONUMENT

ELEV = 4949.66'

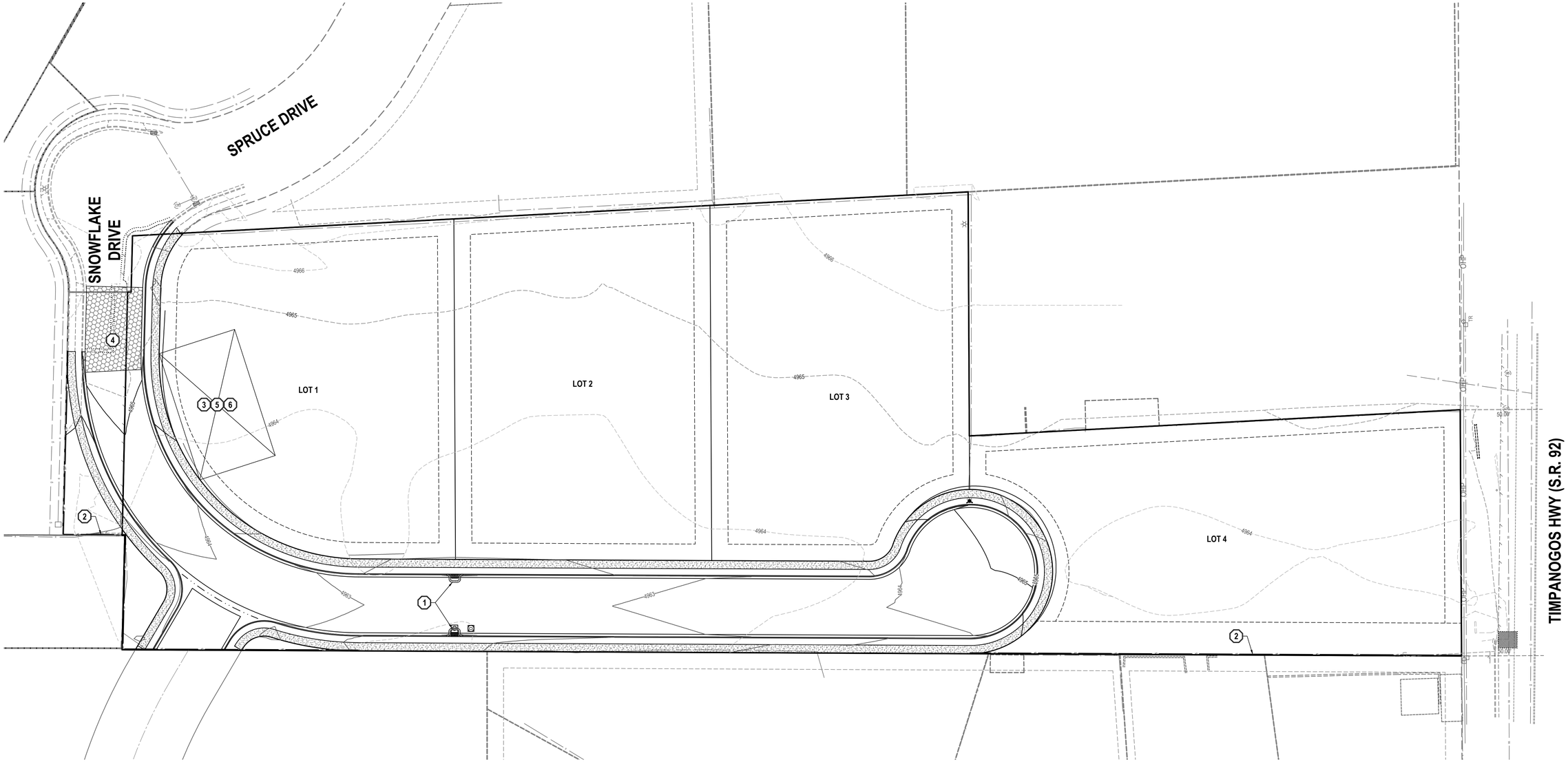
**SCOPE OF WORK:**

PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:

1. INLET PROTECTION PER DETAIL 1/C-600.
2. SILT FENCE PER DETAIL 2/C-600.
3. PORTABLE TOILET PER DETAIL 3/C-600.
4. VEHICLE WASHDOWN AND STABILIZED CONSTRUCTION ENTRANCE PER DETAIL 4/C-600.
5. SUGGESTED TEMPORARY CONSTRUCTION SITE PARKING, STAGING, DUMPSTER, AND MATERIAL STORAGE AREA.
6. SUGGESTED STOCKPILE AREA.

**GENERAL NOTES**

1. THIS PLAN IS DESIGNED AS A FIRST APPRAISAL OF NECESSARY MEANS TO PROTECT THE WATERS OF THE STATE FROM POTENTIAL POLLUTION. IT IS THE RESPONSIBILITY OF THE OWNER/OPERATOR TO ADD WARRANTED BEST MANAGEMENT PRACTICES (BMP'S) AS NECESSARY, MODIFY THOSE SHOWN AS APPROPRIATE, AND DELETE FROM THE PROJECT THOSE FOUND TO BE UNNECESSARY. FEDERAL AND STATE LAW ALLOWS THESE UPDATES TO BE MADE BY THE OWNER/OPERATOR ONSITE AND RECORDED BY THE OWNER/OPERATOR ON THE COPY OF THE SWPPP KEPT ONSITE.
2. DISTURBED LAND SHALL BE KEPT TO A MINIMUM. STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, BUT IN NO CASE MORE THAN 14 DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED. HOWEVER, WHERE CONSTRUCTION ACTIVITY ON A PORTION OF THE SITE IS TEMPORARILY CEASED, AND EARTH DISTURBING ACTIVITIES WILL BE RESUMED WITHIN 21 DAYS, TEMPORARY STABILIZATION MEASURES DO NOT HAVE TO BE INITIATED ON THAT PORTION OF THE SITE.
3. RESEED DISTURBED LAND WITH NATIVE GRASS MIXTURE WITHIN 14 CALENDAR DAYS OF ACHIEVEMENT OF FINISH GRADE TO STABILIZE SOILS IF LAND IS NOT TO BE RE-WORKED WITHIN 14 CALENDAR DAYS OF THE CESSATION OF CONSTRUCTION ACTIVITIES AT THAT LOCATION.
4. DETAILS SHOWN ARE TO BE EMPLOYED TO PROTECT RUNOFF AS APPROPRIATE DURING CONSTRUCTION. NOT ALL DETAILS ARE NECESSARY AT ALL PHASES OF THE PROJECT. IT SHALL BE THE RESPONSIBILITY OF THE OWNER/OPERATOR TO USE APPROPRIATE BEST MANAGEMENT PRACTICES AT THE APPROPRIATE PHASE OF CONSTRUCTION. SEE SWPPP FOR BMP IMPLEMENTATION SCHEDULE.
5. VARIOUS BEST MANAGEMENT PRACTICES HAVE BEEN SHOWN ON THE PLANS AT SUGGESTED LOCATIONS. THE CONTRACTOR MAY MOVE AND RECONFIGURE THESE BMP'S TO OTHER LOCATIONS IF PREFERRED, PROVIDED THE INTENT OF THE DESIGN IS PRESERVED.
6. NOT ALL POSSIBLE BMP'S HAVE BEEN SHOWN. THE CONTRACTOR IS RESPONSIBLE TO APPLY CORRECT MEASURES TO PREVENT THE POLLUTION OF STORM WATER PER PROJECT SWPPP.
7. A UPDES (UTAH POLLUTANT DISCHARGE ELIMINATION SYSTEM) PERMIT IS REQUIRED FOR ALL CONSTRUCTION ACTIVITIES 1 ACRE OR MORE.




NORTH

HORIZONTAL GRAPHIC SCALE

30 0 15 30 60

( IN FEET )
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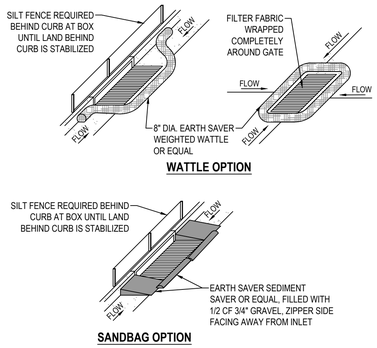
# SPRUCE SUBDIVISION PLAT 'B'

4562 WEST 11000 NORTH
HIGHLAND, UTAH 84003

## EROSION CONTROL PLAN

PROJECT NUMBER 9823
PRINT DATE 5/20/20
DRAWN BY T. MAZEJY
CHECKED BY T. MAZEJY
PROJECT MANAGER D. JENKINS

**C-500**

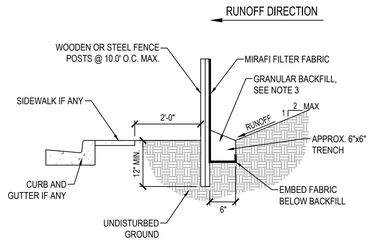



NOTES:

1. PLACE WATTLES OR GRAVEL BAGS TIGHT AGAINST CURB TO PREVENT SEDIMENT-LADEN WATER FROM GETTING BETWEEN CURB AND WATTLE/BAG.
2. PLACE WATTLES OR GRAVEL BAGS SUCH THAT FLOW DOES NOT OVERTOP CURB OR ROAD CENTERLINE.
3. INSPECT INLET PROTECTION AFTER EVERY LARGE STORM EVENT AND AT LEAST BI-WEEKLY, OR PER SWPPP REQUIREMENTS, WHICHEVER IS MORE STRINGENT, TO ENSURE THAT SEDIMENT CONTROL IS MEETING ITS DESIGN INTENT. MAINTAIN AND/OR REPLACE AS NEEDED.
4. REMOVE SEDIMENT ACCUMULATED WHEN IT REACHES 50% OF GRAVEL BAG OR WATTLE HEIGHT.
5. CONTRACTOR MAY SUBMIT AN ALTERNATIVE METHOD OF INLET PROTECTION. THE ALTERNATIVE METHOD SHALL BE APPROVED BY THE CITY INSPECTOR AND THE ENGINEER OF RECORD.
6. BEFORE PLACEMENT OF CURB, STABILIZATION OF LAND BEHIND CURB, AND/OR PAVING, MAINTAIN TOP OF INLET AT 6" ABOVE GRADE, AND SURROUND WITH SILT FENCE FOR SEDIMENTATION AROUND BOX. MAINTAIN SILT FENCE BEHIND BOX UNTIL LAND BEHIND CURB IS STABILIZED.

## 1 SAG INLET PROTECTION

SCALE: NONE

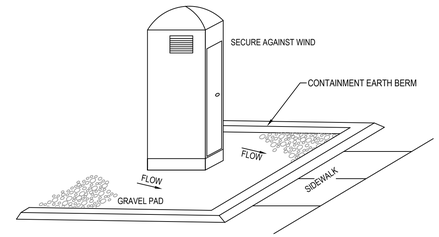



**NOTES:**

1. EXCAVATE 6"x6" TRENCH ALONG LIMITS OF DISTURBANCE AS SHOWN ON CONSTRUCTION DRAWINGS.
2. POSTS SHALL BE POSITIONED ON DOWNSTREAM SIDE OF FENCE.
3. LAY TOE-IN FABRIC FLAP IN BOTTOM OF TRENCH. BACKFILL TRENCH WITH FREE DRAINING GRANULAR MATERIAL. COMPACT TRENCH TO SATISFACTION OF THE ENGINEER OF RECORD.
4. SILT FENCE GEOTEXTILE SHALL MEET AASHTO M288-92 REQUIREMENTS.
5. REMOVE & DISPOSE OF SEDIMENT WHEN ACCUMULATION IS 50% OF EXPOSED FENCE HEIGHT.
6. 10' MAX. SPACING BETWEEN STAKES.
7. SILT FENCES SHALL BE INSTALLED ALONG CONTOURS, NOT UP AND DOWN SLOPES, WITH 10' OVERLAP AT BREAKS.

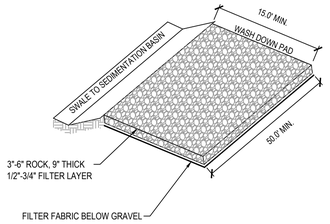
## 2 TEMPORARY SILT FENCE

SCALE: NONE




## 3 PORTABLE TOILET

SCALE: NONE




**NOTE:**

1. PLACE SIGN ADJACENT TO ENTRANCE " CONSTRUCTION TRAFFIC ONLY - ALL CONSTRUCTION TRAFFIC SHALL ENTER AND EXIT SITE AT THIS LOCATION"

## 4 STABILIZED CONSTRUCTION ENTRANCE

SCALE: NONE

ENSIGN
THE STANDARD IN ENGINEERING

SALT LAKE CITY
45 W. 10000 S., Suite 500
Sandy, UT 84070
Phone: 801.255.0529

LAYTON
Phone: 801.547.1100

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
FERRAN CONSTRUCTION
9090 SOUTH 300 WEST
SANDY, UTAH 84070
CONTACT:
TROY FERRAN
PHONE: 801-259-7533

# SPRUCE SUBDIVISION PLAT 'B'

4562 WEST 11000 NORTH
HIGHLAND, UTAH 84003

CIVIL DETAILS

PROJECT NUMBER 9823
PRINT DATE 5/20/20
DRAWN BY T. MAZEJY
CHECKED BY T. MAZEJY
PROJECT MANAGER D. JENKINS

C-600

AGENDA

# Highland City Planning Commission
# June 23, 2020

*Waiting Formal Approval*

The regular meeting of the Highland City Planning Commission was called to order by Planning Commission Chair, Christopher Kemp at 7:02 PM on June 23, 2020. An invocation was offered by Commissioner Howden and those assembled were led in the Pledge of Allegiance by Commissioner Morgese.

| | |
|---|---|
| **PRESENT**: | Commissioner: Christopher Kemp *(electronically)*<br>Commissioner: Sherry Carruth *(electronically)*<br>Commissioner: Chris Howden *(electronically)*<br>Commissioner: Claude Jones *(electronically)*<br>Commissioner: Mino Morgese *(electronically)* |
| **EXCUSED:** | Commissioner: Jerry Abbott<br>Commissioner: Ron Campbell<br>Commission Alternate: Audrey Wright |
| **STAFF PRESENT:** | Community Development Director: Nathan Crane<br>Planner: Tara Tannahill<br>Planning Commission Secretary: Heather White |
| **OTHERS**: | Dalton Beck, Tyrell Grey, Scott Blackburn *(electronically),* David Lind *(electronically),* Blackburn Guest *(electronically),* Adele and Don *(electronically),* Jon Fatheringham *(electronically)* |

**PUBLIC APPEARANCES**

Commissioner Kemp asked for public comment. None was offered.

**PUBLIC HEARING ITEMS**

2. *Preliminary Plat Approval for 10-lot subdivision to be known as Evergreen Subdivision (PP-20-01)*

Commissioner Kemp opened the public hearing at 7:05 PM. Ms. Tannahill reviewed the location of the proposed subdivision and said the property was 10.2 acres in the R-1-40 zoning district. She explained that staff requested the 20-foot public utility and trail property be dedicated to the city, rather than having an easement, because of needed access to utility lines. She explained that all lots met the frontage requirements in the zoning district except Lot 5 because of the city dedication. She mentioned that 2 written correspondence were received expressing concern about

trees and fencing. She said the developer would try to keep as many trees as they could but pointed out that it was the property owners' rights to do what they want.

Commissioner Morgese asked for clarification with the trail location. Ms. Tannahill said it would be on the west side of the property and would connect to 11350 North.

Commissioner Jones asked about the trees on the property. Ms. Tannahill explained that the property had been used as a tree farm and that the trees were throughout. She said some surrounding property owners wanted the trees gone but others wanted them to stay.

Mr. Dalton Beck, neighboring property owner to the west, was concerned about a proposed roadway that would cut through his property that was not deemed a public right of way. Mr. Crane explained that the developer would put in their portion of the road to the property line. In the future, if the decision was made to extend the road, the city would talk to Mr. Beck about purchasing the property for the road extension. Mr. Beck wondered if the property would have access to utilities once the road was extended. Mr. Crane said the property within Highland City boundaries would likely have access to Highland utilities.

Commissioner Kemp wondered what the developer thought about the residents' requests. Ms. Tannahill explained that the developer intended to keep as many trees as possible. Trees on the dedicated city property would be kept as much as possible but would be determined by access to utilities. She talked about fencing along the property by the trail. She said there were concerns about sidewalk tie-in, however, the developer would only be required to install a sidewalk to the Alpine border. She said the developer would not be required to repair sidewalk outside of the development. Referring to a resident request, she mentioned that the city did not like to install speed bumps because of snowplows and emergency vehicles. Commissioner Morgese asked about a "Children at Play" sign. Ms. Tannahill said the sign would need to be reviewed by the city engineer. Commissioner Morgese asked about a neighbor's request for the developer to allow excess water run-off onto the developer's property. Mr. Crane explained that it was an agreement between the owner and the developer. City requirements were that property owners needed to retain water on their own site.

Commissioner Kemp closed the public hearing at 7:22 PM.

***MOTION:*** *Commissioner Jones MOVED to accept the findings and recommend approval for the Preliminary Plat subject to the five stipulations recommended by staff:*

1. *The recorded plat conforms to the final plat date stamped February 27, 2020 except as modified by these stipulations.*
2. *All public improvements shall be installed as required by the City Engineer.*
3. *The civil construction plans shall meet all requirements as determined by the City Engineer.*
4. *A six-foot (6') fencing along the trail shall be installed on the boundary of the property and fencing shall comply with all of Highland City fencing standards.*
5. *The 20' public utility and trail will need to be a dedicated parcel to Highland City.*

*Commissioner Howden SECONDED the motion. The vote was recorded as follows:*

*Commissioner Kemp* *Yes*
*Commissioner Abbott* *Absent*
*Commissioner Campbell* *Absent*
*Commissioner Carruth* *Yes*
*Commissioner Howden* *Yes*
*Commissioner Jones* *Yes*
*Commissioner Morgese* *Yes*

*The motion carried 5-0 with 2 absent.*

## APPROVAL OF MINUTES

***MOTION:*** *Commissioner Morgese moved to approve the May 26, 2020 minutes. Commissioner Carruth seconded the motion. All present were in favor. The motion carried unanimously.*

## PLANNING STAFF REPORT

Mr. Crane asked the commissioners to let city staff know their thoughts about in-person meetings. He explained that the governor's executive order allowing electronic meetings without an anchor location ended soon. The commissioners asked how many individuals in Highland tested positive for COVID-19. Mr. Crane suggested that they look on the Utah County Health Department's website for the most updated information.

## ADJOURNMENT

**MOTION**: Commissioner Jones moved to adjourn the meeting. Commissioner Carruth seconded the motion. All present were in favor. The motion carried.

The meeting was adjourned at 7:28 PM.