



HIGHLAND CITY

HIGHLAND CITY DEVELOPMENT ADMINISTRATION BOARD AGENDA

Thursday, October 10, 2024

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

2:00 PM REGULAR SESSION

1. [ACTION: Final Plat Approval for Ridgeview Plat L](#)

Land Use (Administrative) – The Development Administration Board will consider a request from Ivory Homes for approval of a final plat and subdivision improvement plans for a 29-lot subdivision in the Ridgeview Planned Development located generally at 10000 North 5000 West, in Highland. The Development Administration Board will take appropriate action.

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

CERTIFICATE OF POSTING

I, Rob Patterson, the City Planning & Zoning Administrator, certify that the foregoing agenda was posted at the principal office of the public body, on the Utah State website (<http://pmn.utah.gov>), and on Highland City's website (www.highlandcity.org), on the 9th day of October, 2024

**THE PUBLIC IS INVITED TO ATTEND THIS DEVELOPMENT ADMINISTRATION BOARD
MEETING**



DEVELOPMENT ADMINISTRATION BOARD AGENDA REPORT ITEM #1

DATE: October 10, 2024
TO: Development Administration Board
FROM: Rob Patterson, City Attorney / Planning & Zoning Administrator
SUBJECT: **Final Plat Approval:** Foxwood Estates
TYPE: **LAND USE (ADMINISTRATIVE)**

PURPOSE:

The Development Administration Board will hold a public meeting to consider a request from Ivory Development for approval of a final plat and subdivision improvement plans for a 29-lot subdivision in the Ridgeview Planned Development located generally at 10000 North 5000 West, in Highland. The Development Administration Board will take appropriate action.

SUMMARY OF THE REQUEST:

1. The applicant is requesting final plat approval for the Ridgeview Plat L subdivision, a 29-lot subdivision within the Ridgeview Planned Development.
2. Per HDC 5-4-103, if the plat and subdivision improvement plans comply with and conform to governing law and City standards, approval of the plat and plans is required. Conditions may be imposed on approval to ensure compliance and conformity.

STAFF RECOMMENDATION:

Staff recommends that the Development Administration Board **APPROVE** the final plat and subdivision improvement plans for the Ridgeview Plat L subdivision, with the following stipulations:

1. The recorded plat shall be in substantial conformance with the final plat dated September 10, 2024, as approved by Zoning Administrator and City Engineer, except as modified by these stipulations. (attachment 4).
2. Development and improvement of the subdivision shall be in substantial conformance with the subdivision improvement plans dated September 10, 2024, as approved by City Engineer, except as modified by these stipulations. (attachment 5).
3. The final review comments from staff dated September 30, 2024, shall be addressed and corrected to the Zoning Administrator's and City Engineer's satisfaction prior to recordation of the plat and approval of the improvement plans for construction. (attachment 6)

BACKGROUND:

Foxwood Estates is a proposed subdivision of the Workman Farms property located along on the west side of 6400 West, north of Canterbury, at approximately 10630 North 600 West. The property consists of approximately 21.5 acres and is zoned R-1-40. The applicant is proposing a 20-lot subdivision.

Prior Review:

On October 26, 2021, the Planning Commission recommended approval with stipulations of the preliminary plat for “Pod B” of the Ridgeview Planned Development, which includes Plat L. On November 9, 2021, the City Council approved the preliminary plat for “Pod B” subject to 9 stipulations:

1. The recorded plat conforms to the preliminary plat dated October 20, 2021 except as modified by these stipulations.
2. All public improvements shall be installed as required by the City Engineer.
3. The civil construction plans shall meet all requirements as determined by the City Engineer.
4. The sewer line along the backs of lots 101 to 118 be resolved. The back lot lines will either adjust to be off of the sewer line, or the sewer line is to be rerouted. This will need to be addressed before final plat approval.
5. The developer will also be responsible for construction of the improvements on the south side of Cedar Hills Drive and to provide curb and gutter on the east side of extension of Knight Avenue as determined by the City Engineer.
6. The 4.8-acre community park shall be completed before 35% of the homes within the development have been issued a certificate of occupancy.
7. Trash and recycling containers are to be stored behind a side yard screen wall. They shall be placed behind curb lines in a designated location for each unit. The location shall be a concrete pad. The location where the containers are to be stored shall be shown on the site plan.
8. The home builder shall be responsible for the front yard landscaping on the flex residential and carriage lots.
9. Because of a strong affinity for xeriscaping, the Planning Commission recommends that City Council and Staff work with Boyer to explore xeriscaping options for the parkway detail along North County Blvd.

Only stipulations 1-3 apply to Plat L, as the other items are not applicable or have been resolved prior to now.

STAFF REVIEW:

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

Plat Review

- The final plat is in substantial compliance with the approved November 2021 preliminary plat.
- The final plat conforms in major respect to City standards and the stipulations of approval of the preliminary plat. Staff’s Review Comments issued September 30, 2024, address and correct the remaining issues.

Zoning

- The property is designated as Mixed-Use in the General Plan Land Use Map. It is zoned Ridgeview Planned Development.
- The properties adjacent to Plat L are also part of the Ridgeview Planned Development. The proposed subdivision is compatible with the surrounding uses.

Density

- The subdivision consists of +/- 7 acres. The Ridgeview Planned Development allows for 689 units overall, with this area being reserved for a mix of cottage and estate lots (the larger, single-family lots) at an average of 4.8 units per acre.
- The developer is seeking approval of 29 total lots, with 20 estate (large) lots and 9 cottage (smaller) lots, in accordance with the approved preliminary plat and Ridgeview Planned Development. This aligns with the allowed density for this area (7 acres x 4.8 units = 33 units).
- The lots meet the requirements of the Ridgeview Planned Development:
 - Cottage lots (9): 3,500 sqft minimum, 35' frontage width
 - Estate lots (20): 7,000 sqft minimum, 60' frontage width

Sensitive Lands

- The subdivision does not contain sensitive lands

Easements and Dedications

- The applicant will provide an easement and improvements for a temporary turnaround for fire access purposes on the west end of Green Ash Lane.
- There are otherwise no easements or dedications beyond normal street and PUE easements.

Access and Circulation

- Road and utility access to the site will be from Dorado Way (public street) and Crimson Oak Lane (public street), in accordance with the approved circulation plan shown in the preliminary plat.
- All roads and right-of-way, including the temporary turnaround, are to be improved to City standards. The subdivision improvement plans for all road and right-of-way improvements conform in major respect to City standards and the stipulations of approval of the preliminary plat. Staff's Review Comments issued September 30, 2024, address and correct the remaining issues.
- A trail is being provided continuing the internal, Ridgeview-owned, trail network through Parcel A, between lots 492 and 493. The trail and parcel will be HOA owned and maintained.

Utilities and Water

- The subdivision improvement plans for utilities and drainage conform in major respect to City standards and the stipulations of approval of the preliminary plat. Staff's Review Comments issued September 30, 2024, address and correct the remaining issues.
- Developer has provided water shares for the property within the development that will remain private property.

Landscaping

- Trail areas and park strips adjacent will be xeriscaped and improved by the developer, private lot owner, or HOA (trail).
- Fences that meet City code will be provided along trail corridors, to be maintained by the private lot owners/HOA.

FINDINGS:

Based on the facts described in the staff review, and if the stipulations proposed by staff are accepted, the final plat and subdivision improvement plans meet the following findings:

- The final plat and subdivision improvement plans are in substantial conformance with the preliminary plat and stipulations of approval thereof.
- The final plat and subdivision improvement plans are in substantial conformance with the zoning and density requirements of the Ridgeview Planned Development.
- The final plat and subdivision comply with and conform to the requirements of the Utah State Code, Highland City Development Code, and Highland City standards and specifications.

MOTION TO APPROVE:

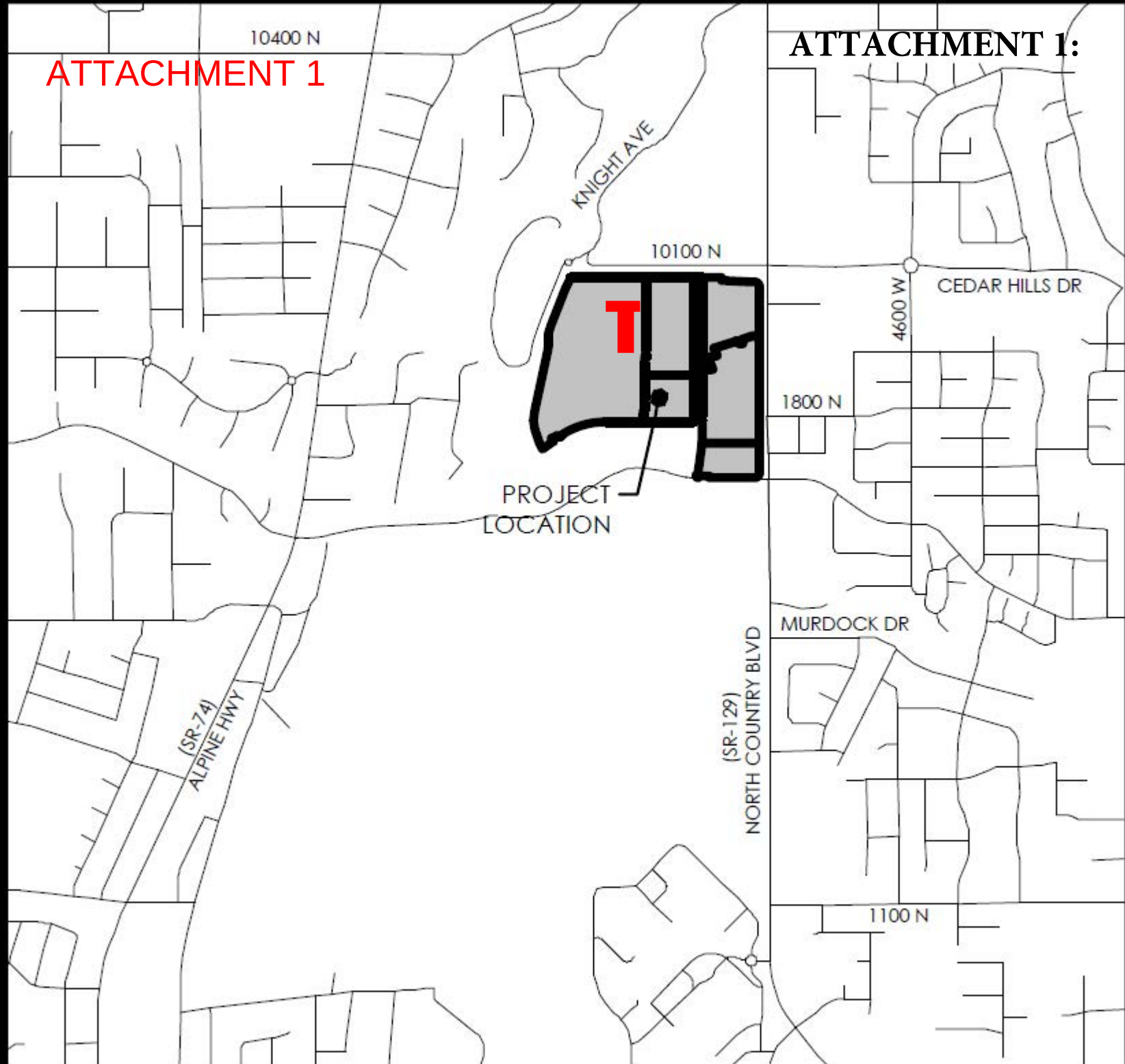
I move that the Development Administration Board accept the findings and **APPROVE** the final plat and subdivision improvement plans for the Foxwood Estates subdivision, subject to the **three (3) stipulations** recommended by staff.

ATTACHMENTS:

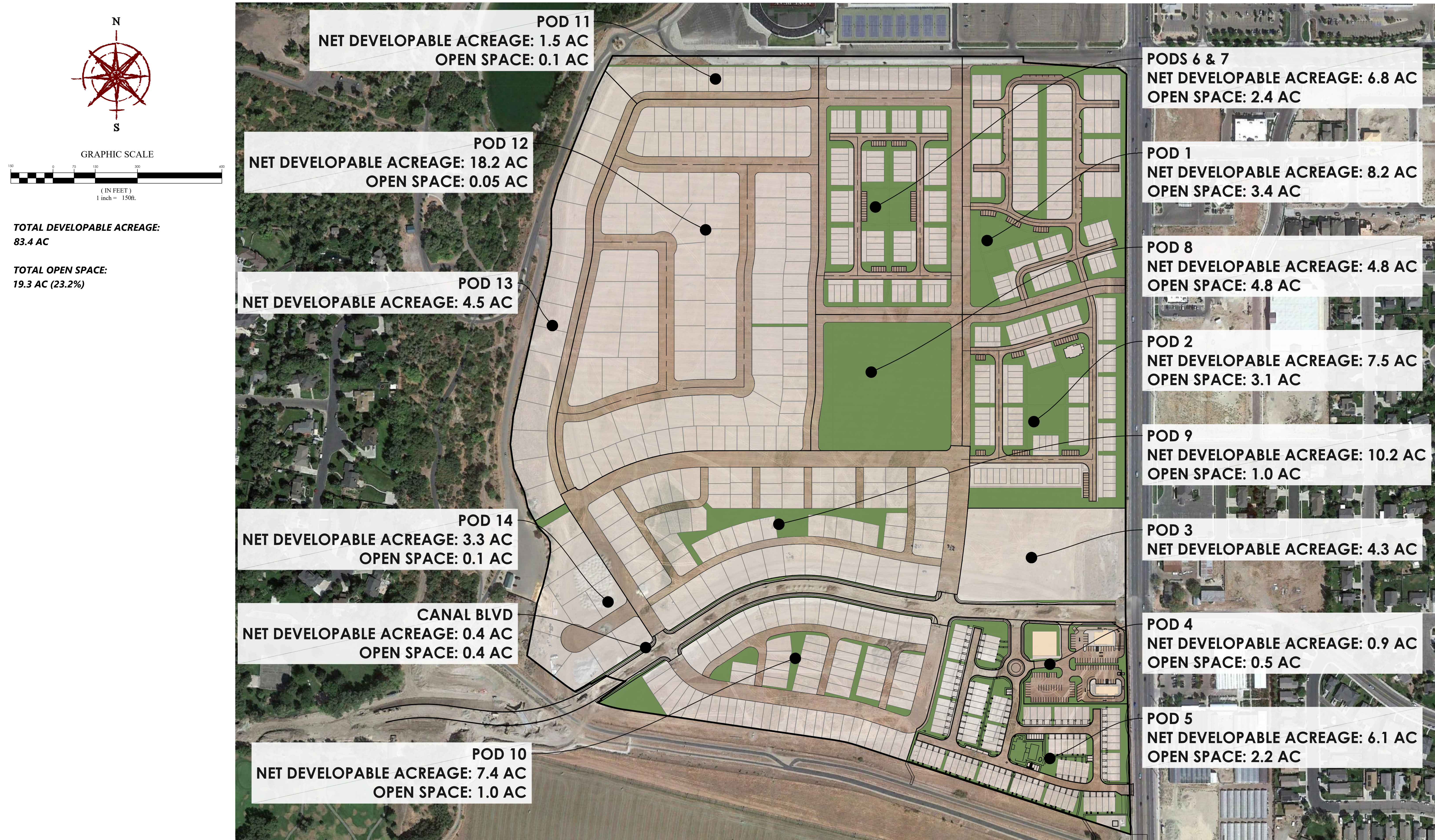
1. Vicinity Map
2. Applicable Ridgeview PD Zoning Requirements
3. Ridgeview Pod B Preliminary Plat
4. Final Plat – September 10, 2024
5. Subdivision Improvement Plans – September 10, 2024
6. Staff Review Comments issued September 30, 2024

ATTACHMENT 1

ATTACHMENT 1:



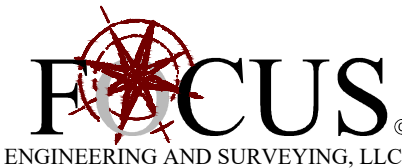
VICINITY MAP



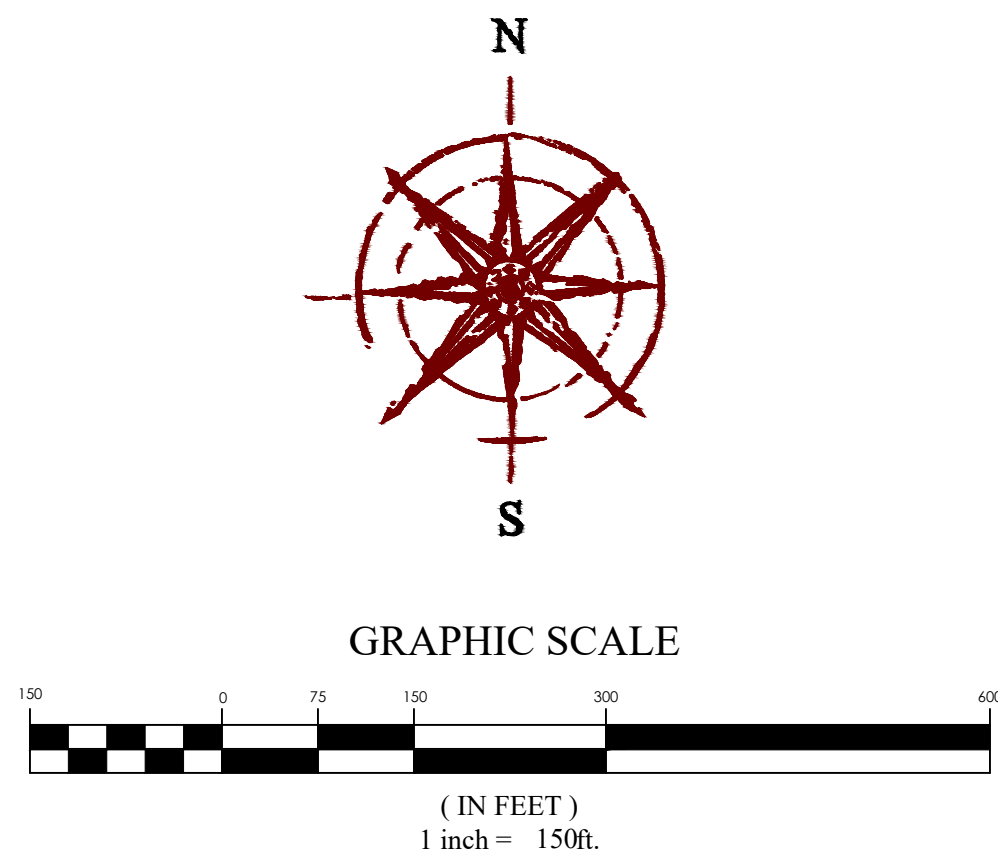
RIDGEVIEW open space exhibit

HIGHLAND CITY, UTAH COUNTY
8/26/2021
19-0084

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



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



PROPERTY OVERVIEW

TOTAL ACREAGE	±116.78 ACRES
NET DEVELOPABLE ACREAGE	81.94 ACRES
OPEN SPACE	19.67 ACRES (24.0%)

UNIT SUMMARY

TOTAL RESIDENTIAL UNITS	689
-PLATTED UNITS	265
-PROPOSED UNITS	424

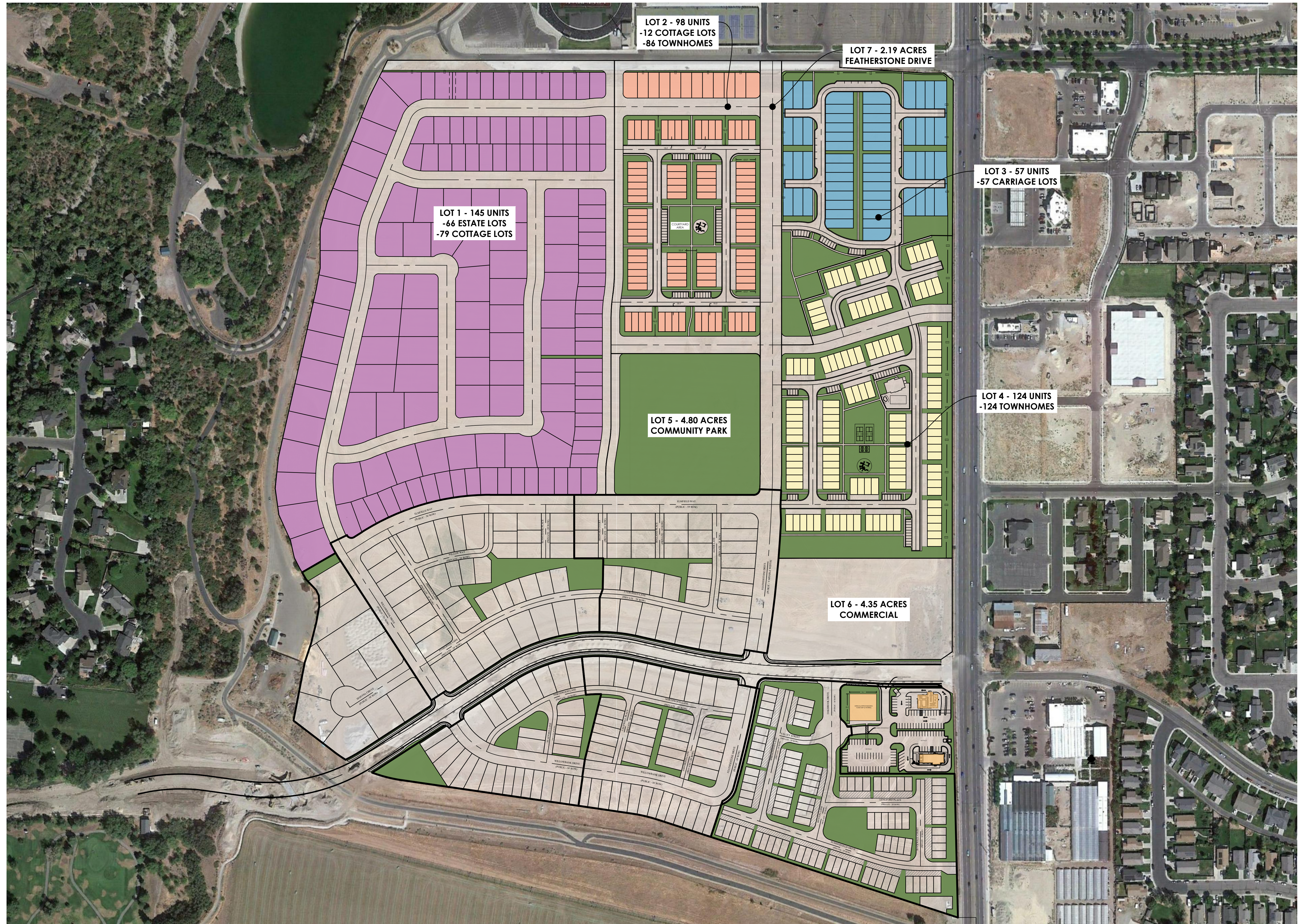
ESTATE LOTS	76
-PLATTED LOTS	10
-PROPOSED LOTS	66

COTTAGE LOTS	139
-PLATTED LOTS	48
-PROPOSED LOTS	91

CARRIAGE LOTS	88
-PLATTED LOTS	31
-PROPOSED LOTS	57

AGE TARGETED LOTS	80
-PLATTED LOTS	80

TOWNHOME UNITS	306
-PLATTED UNITS	96
-PROPOSED UNITS	210



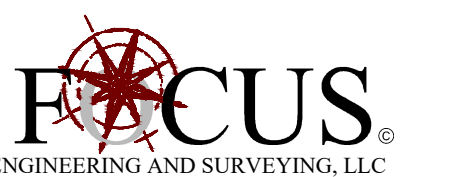
RIDGEVIEW master plan

HIGHLAND CITY, UTAH COUNTY

8/16/2021

19-0084

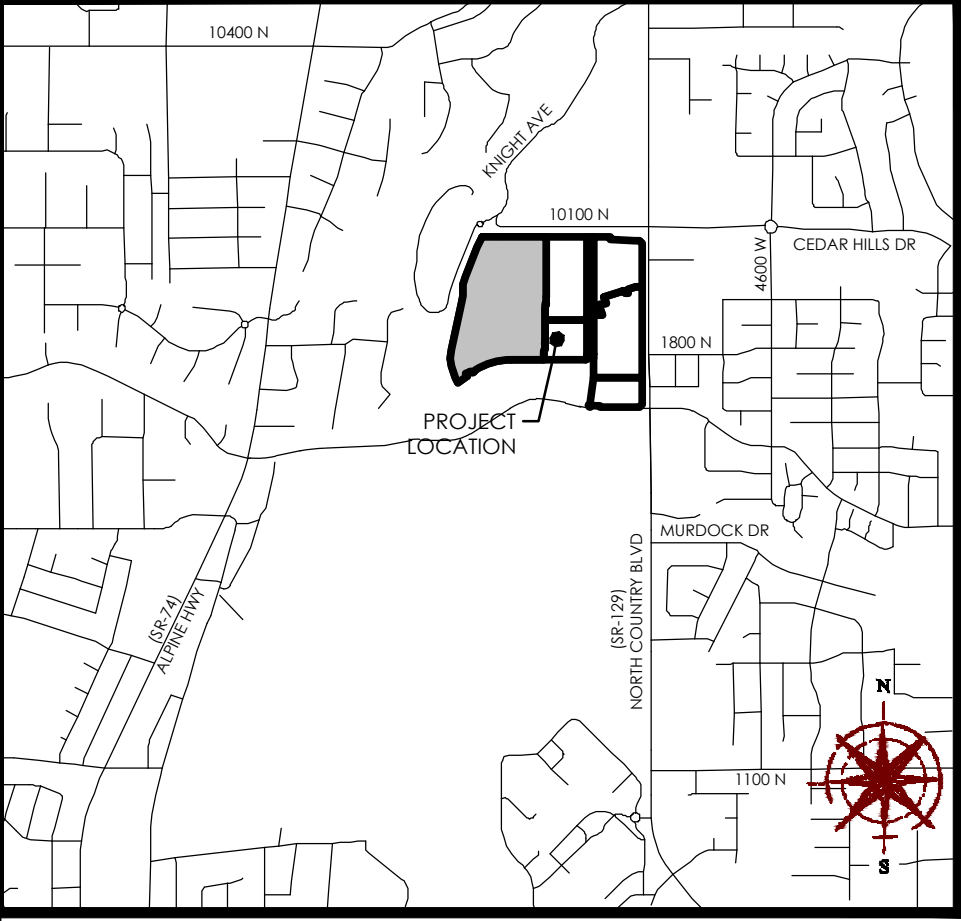
Note: This plan is for illustrative purposes only. Boundaries may be based on parcels obtained through public GIS data. It is recommended that a survey be performed to determine actual boundary size and dimensions as well as other potential boundary conflicts.



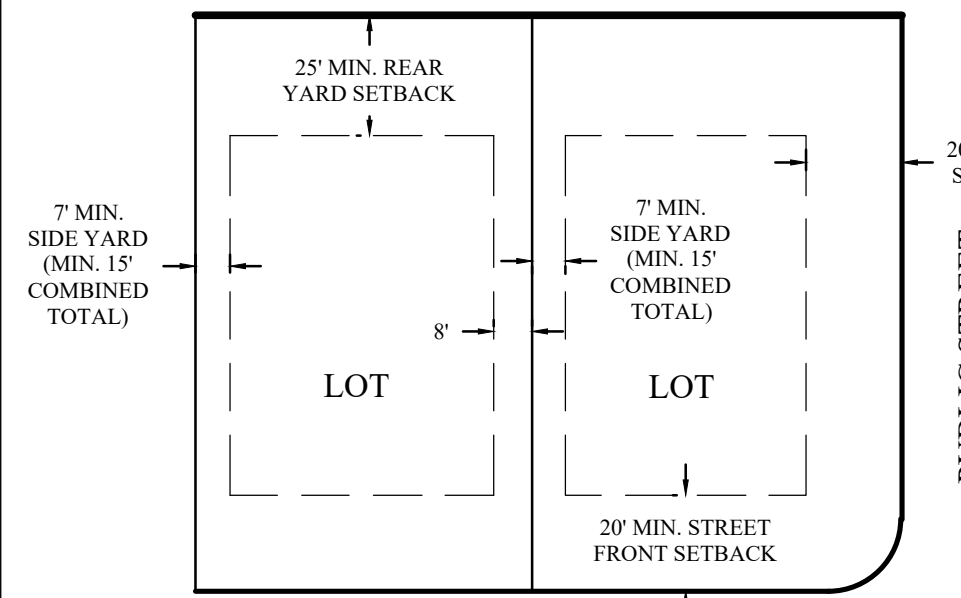
Residential Bulk & Intensity Requirements

	Townhomes Pods (Pods 2, 5)	Carriage (Pods 1, 2, 5, 6, 9)			Cottage (Pods 2, 5, 10)	Estate (Pods 11, 12)
		Cluster/Age Targeted	Front Load	Rear Load		
Min. Lot Size	Attached, Stacked, or Clustered Units with Density Controlling Number of Units	Attached, Stacked, or Clustered Units with Density Controlling Number of Units	Attached, Stacked, or Clustered Units with Density Controlling Number of Units	Attached, Stacked, or Clustered Units with Density Controlling Number of Units	3,500 sq ft.	7,000 sq ft.
Max Units/ Acre	12	12	12	12	10	4
Min. Lot Width	NA	NA	30'	30'	35'	60'
Min. Front Yard	12'	12' to any public ROW, 5' to adjacent homes, 2' to adjacent shared driveways or private ROWs	15'	10'	15' to home, 18' to garage	20'
Min. Rear Yard (Interior Lots)	NA	12' to any public ROW, 5' to adjacent homes, 2' to adjacent shared driveways or private ROWs	10'	5'	15'	25'
Min. Rear Yard (Corner Lots)	NA	12' to any public ROW, 5' to adjacent homes, 2' to adjacent shared driveways or private ROWs	10'	10'	15'	25'
Min. Side Yard (Interior Lots)	Residential Uses 0 ft. Total Side Yards Not Less than 5' All buildings to be a minimum of 5 ft between homes	Residential Uses 0 ft. Total Side Yards Not Less than 5' All buildings to be a minimum of 5 ft between homes	Residential Uses 0 ft. Total Side Yards Not Less than 5' All buildings to be a minimum of 5 ft between homes	Residential Uses 0 ft. Total Side Yards Not Less than 5' All buildings to be a minimum of 5 ft between homes	5'	7' on one side, 8' on the opposite side (Total of 15' combined)
Min. Side Yard (Corner Lots)	10'	10'	10'	10'	15'	20'
Height*	Shall not exceed 40'	Shall not exceed 40'	Shall not exceed 40'	Shall not exceed 40'	Shall not exceed 40'	Shall not exceed 35'
Max. Lot Coverage	NA	NA	70%	70%	65%	50%

* As measured from the highest point on the top back of curb along the lot frontage



VICINITY MAP
N.T.S.



TYPICAL BUILDING SETBACKS
(ESTATE LOTS - 7,000 S.F. MIN)
N.T.S.

NOTES

1. ALL PUBLIC UTILITY EASEMENTS PLATTED HEREON ARE IN PERPETUITY FOR INSTALLATION, MAINTENANCE, REPAIR AND REPLACEMENT OF PUBLIC UTILITIES, SIDEWALKS AND APPURTENANT PARTS THEREOF AND THE RIGHT TO REASONABLE ACCESS TO GRANTOR'S PROPERTY FOR THE ABOVE DESCRIBED PURPOSES. THE EASEMENTS SHALL RUN WITH THE REAL PROPERTY AND SHALL BE BINDING UPON THE GRANTOR AND THE GRANTOR'S SUCCESSORS, HEIRS, AND ASSIGNS.
2. PRIVATE STREETS OR DRIVES TO SERVE AS PUBLIC UTILITY EASEMENTS.
3. ALL PARCELS ARE COMMON AREAS EXCEPT AS OTHERWISE SPECIFICALLY DESIGNATED.
4. THE INSTALLATION OF IMPROVEMENTS SHALL CONFORM TO ALL CITY STANDARDS, RESOLUTIONS AND ORDINANCES.
5. THIS AREA IS SUBJECT TO THE NORMAL, EVERYDAY SOUNDS, ODORS, SIGHTS, EQUIPMENT, FACILITIES, AND ANY OTHER ASPECTS ASSOCIATED WITH AGRICULTURAL LIFESTYLES. FUTURE RESIDENTS SHOULD ALSO RECOGNIZE THE RISK INHERENT WITH LIVESTOCK.
6. ANY LOTS THAT WILL BE DOUBLE FRONTING NEEDS TO HAVE A 1' NONE VEHICLE ACCESS EASEMENT ALONG THE PUBLIC ROAD IT DOUBLE FRONTS.
7. ALL RESIDENTIAL CONSTRUCTION WILL NEED TO MEET THE INTERNATIONAL BUILDING CODE REQUIREMENTS.
8. PRIOR TO FINAL APPROVAL OF INDIVIDUAL PHASES A WATER MODEL WILL BE REQUIRED TO VERIFY THAT THE WATER LINE SIZES ARE SUFFICIENT FOR THIS PRELIMINARY LAYOUT.
9. PRIVATE ROADS WILL BE OWNED AND MAINTAINED BY THE APPROPRIATE HOMEOWNERS ASSOCIATION BY PHASE
10. PARCEL B TO BE OWNED AND MAINTAINED BY HOA

LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF UTAH
S.S.
COUNTY OF _____

ON THE _____ DAY OF _____ A.D. 20 _____ PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF _____, IN SAID STATE OF UTAH, _____, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE/SHE IS THE _____ OF _____ L.L.C., A UTAH L.L.C. AND THAT HE/SHE SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.

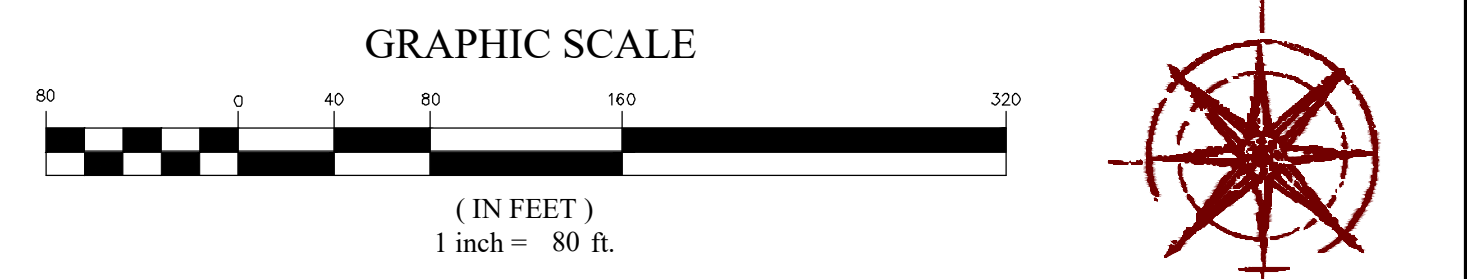
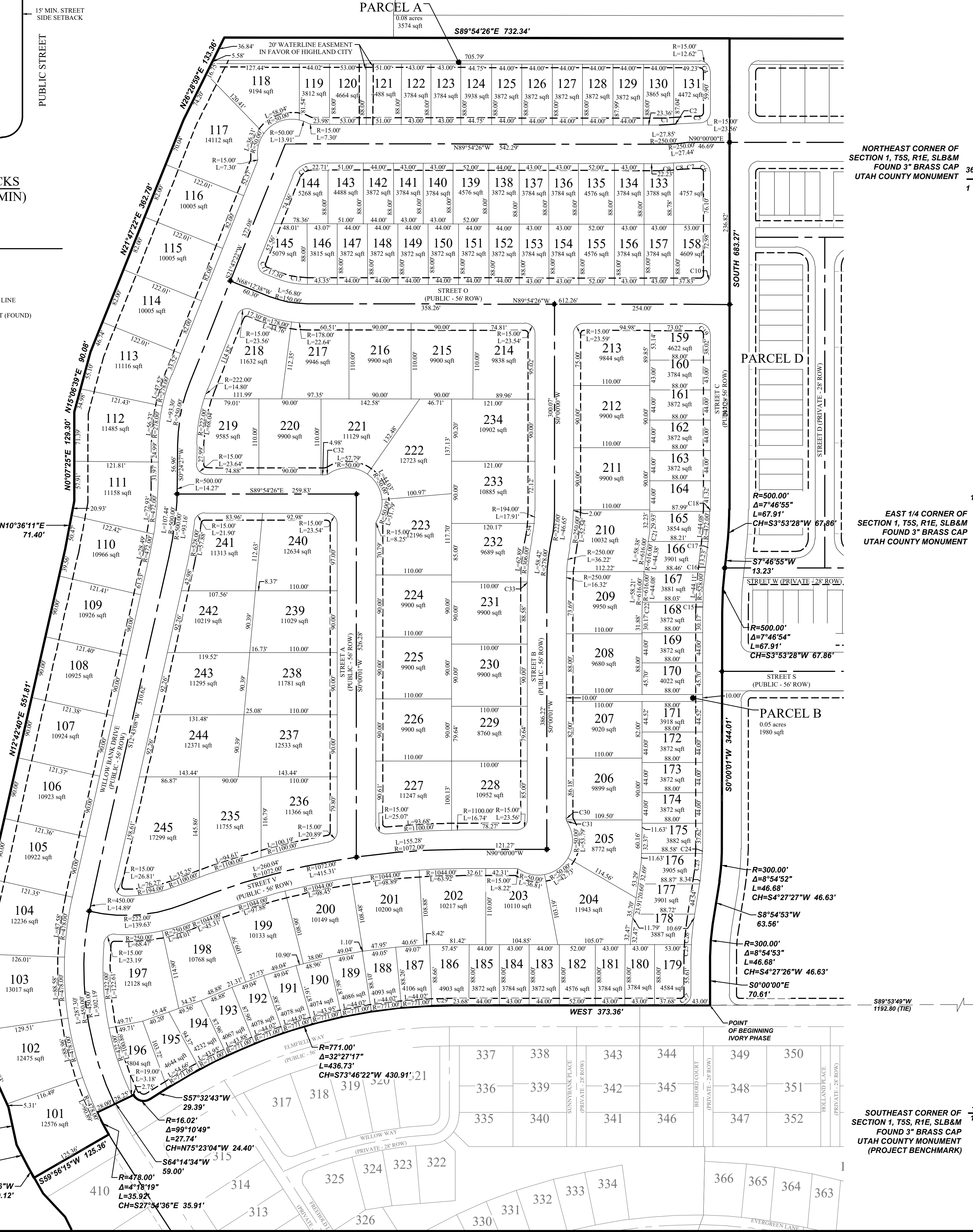
MY COMMISSION EXPIRES: _____ A NOTARY PUBLIC COMMISSIONED IN _____ COUNTY UTAH RESIDING IN _____

MY COMMISSION No. _____ PRINTED FULL NAME OF NOTARY _____

OWNER/DEVELOPER
IVORY
3340 NORTH, CENTER STREET
LEHI, UTAH 84043
(801) 407-0841
CONTACT: BRAD MACKAY

PREPARED BY
FOCUS
ENGINEERING AND SURVEYING, L.L.C.
6949 S. HIGH TECH DRIVE, #200
MIDVALE, UTAH 84047 P.E. (801) 352-0075
www.focususurvey.com

ATTACHMENT 3



BOUNDARY DESCRIPTION

A tract of land located in the Southeast Quarter and the Northeast Quarter of Section 1, Township 5 South, Range 1 East, Salt Lake Base & Meridian, more particularly described as follows:

Beginning at a point on the northerly line of a Special Warranty Deed recorded as Entry No. 174194:2020 in the office of the Utah County Recorder, said point located N00°06'11"W 1,927.66 feet along the Section line and S89°53'49"W 1,192.80 feet from the Southeast Corner of Section 1, T5S, R1E, SLB&M; running thence along said northerly line the following seven (7) courses: (1) West 373.36 feet; thence (2) along the arc of a curve to the left with a radius of 711.00 feet a distance of 436.73 feet through a central angle of 32°27'17" Chord: S73°46'22"W 430.91 feet; thence (3) S57°32'43"W 30.12 feet; thence (4) along the arc of a curve to the right with a radius of 16.00 feet a distance of 27.00 feet through a central angle of 96°41'51" Chord: N74°06'22"W 23.91 feet; thence (5) S64°14'34"W 59.00 feet; thence (6) southeasterly along the arc of a non-tangent curve to the left having a radius of 478.00 feet (radius bears: N64°14'34"E) a distance of 35.92 feet through a central angle of 04°18'19" Chord: S27°54'36"E 35.91 feet; thence (7) S59°56'15"W 125.36 feet to the easterly line of a Special Warranty Deed recorded as Entry No. 113623:1998 in the Utah County Recorder; thence along said easterly line the following twelve (12) courses: (1) N29°37'46"W 19.12 feet; thence (2) N26°57'08"W 35.30 feet; thence (3) N12°11'36"W 55.38 feet; thence (4) N24°15'03"W 92.14 feet; thence (5) N07°54'49"W 86.61 feet; thence (6) N06°00'20"E 101.15 feet; thence (7) N12°42'40"E 551.81 feet; thence (8) N10°36'11"E 71.40 feet; thence (9) N00°07'25"E 129.30 feet; thence (10) N15°06'39"E 90.08 feet; thence (11) N21°54'72"E 362.78 feet; thence (12) N26°28'59"E 133.36 feet; thence to and along the southerly line of a Corrected Special Warranty Deed recorded as Entry No. 79132:1998 in the office of the Utah County Recorder, S89°54'26"E 732.34 feet; thence South 683.27 feet; thence along the arc of a curve to the right with a radius of 500.00 feet a distance of 67.91 feet through a central angle of 07°46'55" Chord: S03°53'28"W 67.86 feet; thence S07°46'55"W 13.23 feet; thence along the arc of a curve to the left with a radius of 500.00 feet a distance of 67.91 feet through a central angle of 07°46'54" Chord: S03°53'28"W 67.86 feet; thence S00°00'01"W 344.01 feet; thence along the arc of a curve to the right with a radius of 300.00 feet a distance of 46.68 feet through a central angle of 08°54'52" Chord: S04°27'26"W 46.63 feet; thence S08°54'53"W 53.56 feet; thence along the arc of a curve to the left with a radius of 300.00 feet a distance of 46.68 feet through a central angle of 08°54'53" Chord: S04°27'26"W 46.63 feet; thence South 70.61 feet to the point of beginning.

Contains: 31.90 acres +/-

Curve Table				
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION
C1	151.72	7°48'30"	20.68	S87°25'32"W
C2	2425.02	0°05'45"	4.06	S84°14'05"W
C3	250.75	7°48'58"	34.21	S87°11'40"W
C4	15.00	41°43'03"	10.92	S20°51'31"E
C6	15.00	88°58'47"	23.29	S44°29'23"E
C7	207.58	7°49'05"	28.32	N87°21'56"E
C8	353.53	1°39'00"	10.18	N84°45'36"E
C9	190.46	6°15'13"	20.79	N87°57'04"E
C10	15.00	90°05'34"	23.59	S45°02'47"W
C11	15.00	90°00'00"	23.56	N23°12'38"W
C12	30.00	68°18'12"	35.76	N55°46'28"E
C13	122.00	21°41'48"	46.20	N79°03'32"W
C15	528.00	1°30'02"	13.83	S00°45'02"W
C16	528.00	1°29'38"	13.77	S07°02'06"W
C17	472.00	2°06'22"	17.35	S06°43'44"W
C18	472.00	0°19'31"	2.68	S00°09'46"W
C19	15.00	89°54'26"	23.54	S44°57'13"E
C21	616.00	1°19'45"	14.29	N10°10'47"E
C22	616.00	1°17'10"	13.83	N00°38'36"E
C23	272.00	7°34'10"	35.93	S05°07'48"W
C24	272.00	1°20'42"	6.39	S00°40'22"W
C25	328.00	3°02'18"	17.39	S01°31'09"W
C26	328.00	5°52'35"	33.64	S05°58'36"W
C27	15.00	90°00'00"	23.56	S45°00'00"W
C29	771.00	2°14'29"	30.16	S88°52'46"W
C30	15.00	14°45'59"	3.87	N07°22'59"W
C31	15.00	16°37'49"	4.35	N23°04'53"W
C32	15.00	31°40'57"	8.29	S74°15'05"W
C33	306.00	0°15'57"	1.42	S00°07'59"W
C34	194.00	6°45'07"	22.86	S08°39'53"W

BASE OF BEARING: N00°06'11"W
(SECTION LINE) MEASURED: 2,664.16'
(U.C.S.: 2,664.14')

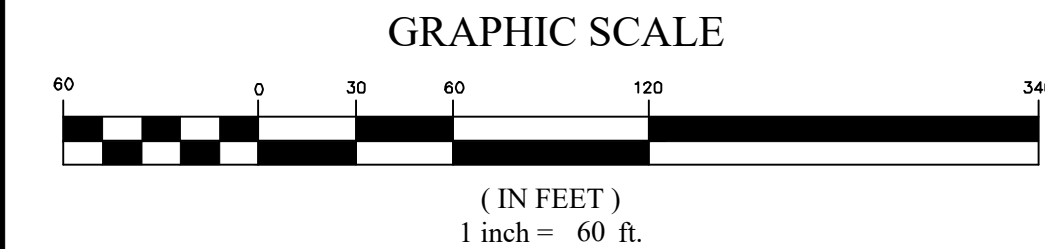
1227.66 (TIE)
R1E
R2E

PRELIMINARY PLAT
RIDGEVIEW POD "B"
SUBDIVISION
LOCATED IN THE SE1/4 AND NE1/4 OF SECTION 1, T5S, R1E,
SALT LAKE BASE & MERIDIAN
HIGHLAND CITY, UTAH COUNTY, UTAH

FOR REVIEW ONLY



	BOUNDARY
	SECTION LINE
	EASEMENT
	RIGHT-OF-WAY LINE
	BUILDING SETBACK
	EXISTING PROPERTY LINE
	SECTION MONUMENT (FOUND)
	SECTION MONUMENT (NOT FOUND)
	STREET MONUMENT
	BOUNDARY MARKERS
	PUBLIC UTILITY EASEMENT



Point Table		
Point #	Northing	Easting
1	10000.000	10000.000
2	12664.157	9995.208
3	15329.368	9993.059

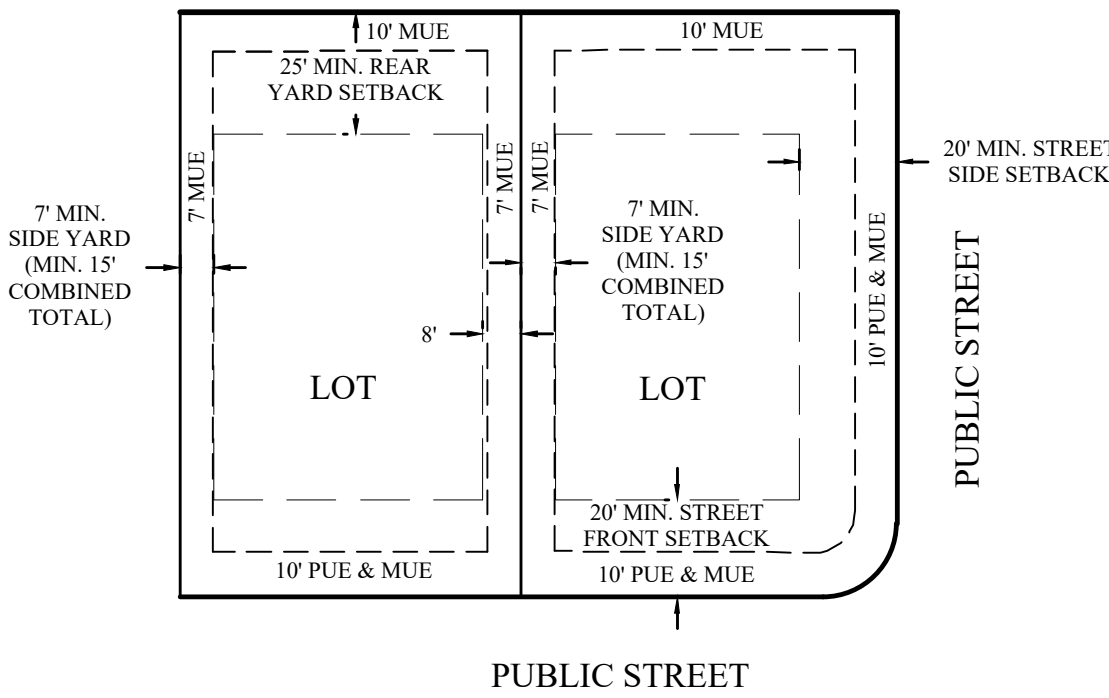
Line Table		
LINE	DIRECTION	LENGTH
L1	S45°00'00"E	17.65

Curve Table					
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	222.00	11°56'52"	46.29	N06°04'00"E	46.21
C2	278.00	12°02'25"	58.42	S06°01'13"W	58.31
C3	15.00	90°00'00"	23.56	N44°54'26"W	21.21
C4	194.00	5°11'45"	17.59	N02°41'26"E	17.59
C5	194.00	6°45'07"	22.86	N08°39'52"E	22.85
C6	306.00	11°46'28"	62.88	N06°09'12"E	62.77
C7	306.00	0°15'57"	1.42	N00°07'59"E	1.42
C8	15.00	89°59'59"	23.56	N45°00'00"E	21.21
C9	15.00	31°23'48"	8.22	N74°18'06"W	8.12
C10	50.00	42°11'10"	36.81	N79°41'47"W	35.99
C11	50.00	50°46'03"	44.30	S53°49'37"W	42.87
C12	50.00	59°50'23"	52.22	S01°28'36"E	49.88
C13	15.00	16°37'49"	4.35	S23°04'53"E	4.34
C14	15.00	14°45'59"	3.87	S07°22'59"E	3.86
C15	250.00	3°44'22"	16.32	S01°52'12"W	16.31
C16	250.00	8°18'03"	36.22	S07°53'25"W	36.19
C17	250.00	11°56'52"	52.13	S06°04'00"W	52.04
C18	15.00	90°00'00"	23.56	S45°05'34"W	21.21
C19	616.00	5°25'47"	58.38	N08°07'46"E	58.36
C20	616.00	5°24'51"	58.21	N02°42'26"E	58.19
C21	306.00	12°02'25"	64.30	S06°01'13"W	64.19
C22	194.00	11°56'52"	40.45	N06°04'00"E	40.38
C23	50.00	152°47'36"	133.34	N45°00'00"E	97.19
C24	250.00	12°02'25"	52.54	S06°01'13"W	52.44
C25	15.00	31°23'48"	8.22	S15°41'53"E	8.12

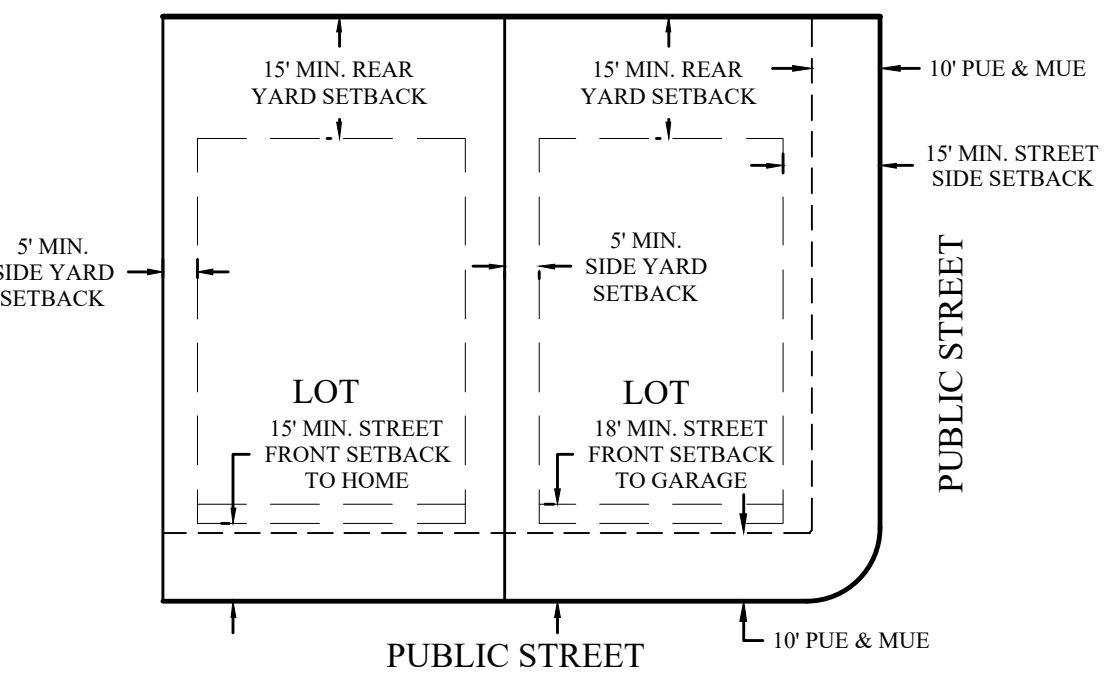
PREPARED BY
FOCUS[®]
ENGINEERING AND SURVEYING, LLC
6949 S. HIGH TECH DRIVE SUITE 200
MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focusutah.com

RIDGEVIEW POD B PLAT L

PLANNED UNIT DEVELOPMENT
LOCATED IN THE SE1/4 & NE1/4 OF SECTION 1, T5S, R1E,
DATUM: NAD83
SALT LAKE BASE & MERIDIAN
HIGHLAND CITY, UTAH COUNTY, UTAH



TYPICAL BUILDING SETBACKS
(LOTS 468-477 & 487-496)



TYPICAL BUILDING SETBACKS
(LOTS 478-486)
NOT TO SCALE.

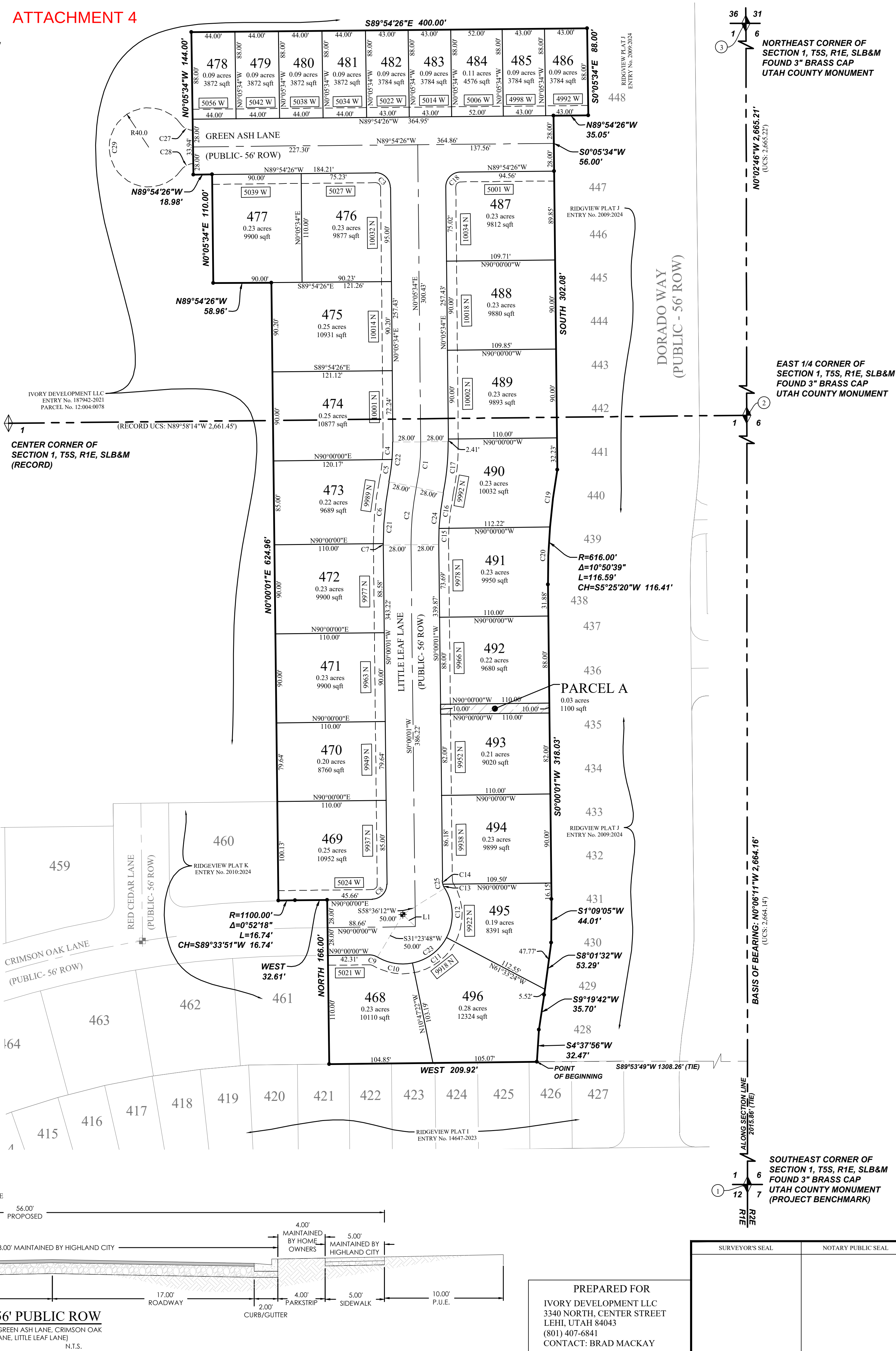
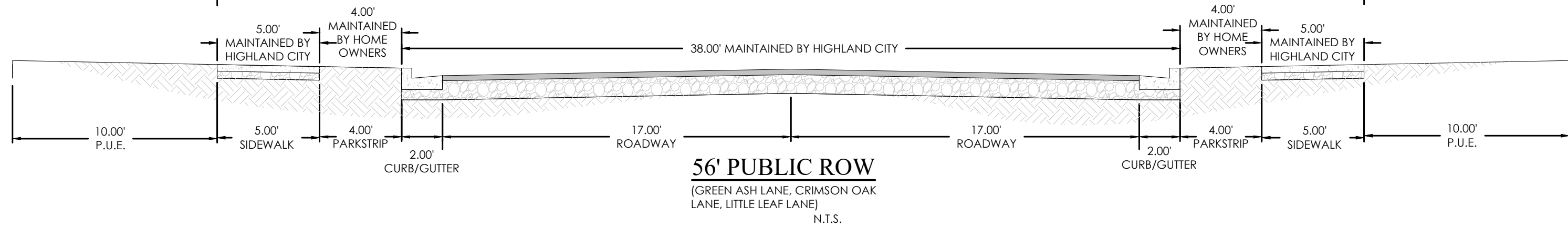
1. ALL PUBLIC UTILITY EASEMENTS PLATTED HEREON ARE IN PERPETUITY FOR INSTALLATION, MAINTENANCE, REPAIR, AND REPLACEMENT OF PUBLIC UTILITIES, SIDEWALKS AND APPURTENANT PARTS THEREOF AND THE RIGHT TO BE CONSIDERED AS ACCESS TO GRANTOR'S PROPERTY FOR THE ABOVE DESCRIBED PURPOSES. THE EASEMENTS SHALL RUN WITH THE REAL PROPERTY AND SHALL BE BINDING UPON THE GRANTOR AND THE GRANTOR'S SUCCESSORS, HEIRS, AND ASSIGNS.
2. THE INSTALLATION OF IMPROVEMENTS SHALL CONFORM TO ALL CITY STANDARDS, RESOLUTIONS AND ORDINANCES.
3. THIS AREA IS SUBJECT TO THE NORMAL, EVERYDAY SOUNDS, ODORS, SIGHTS, EQUIPMENT, FACILITIES, AND ANY OTHER ASPECTS ASSOCIATED WITH AGRICULTURAL LIFESTYLES. FUTURE RESIDENTS SHOULD ALSO RECOGNIZE THE RISK INHERENT WITH LIVESTOCK.
4. A REBAR CATCH BASIN IS TO BE SITED AT ALL REAR LOT CORNERS, NAILS OR PLUGS TO BE SET IN TOP BACK OF CURB AT EXTENSION OF SIDE LOT LINES, IN LIEU OF REBAR AND CATCH AT FRONT LOT CORNERS.
5. HOMEOWNERS ASSOCIATION; THE RIDGEVIEW MASTER ASSOCIATION, A UTAH NONPROFIT CORPORATION, WITH A REGISTERED ADDRESS OF 101 S 200 E, Suite 200, SALT LAKE CITY, UT. 84111.
6. ALL RESIDENTIAL CONSTRUCTION WILL NEED TO MEET THE INTERNATIONAL FIRE CODE REQUIREMENTS AS ADOPTED BY HIGHLAND CITY.
7. ALL RESIDENTIAL CONSTRUCTION WILL NEED TO MEET THE INTERNATIONAL BUILDING CODE REQUIREMENTS AS ADOPTED BY HIGHLAND CITY.
8. ALL COMMON AREAS AND PUBLIC RIGHT-OF-WAY TO SERVE AS MUNICIPAL UTILITY EASEMENTS IN FAVOR OF HIGHLAND CITY.
9. PARCEL A IS COMMON AREA AND IS TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
10. LOTS 468 & 496 CONTAIN PRIVATE STORM WATER SUMP DRAINAGE FACILITIES. THE OWNERS OF THESE LOTS SHALL BE RESPONSIBLE FOR ALL DAMAGE THAT OCCURS FROM THE USE, OPERATION, MAINTENANCE, OR ABUSE OF ANY OF THE SUMP DRAINAGE FACILITIES AND SLUMPS, REGARDLESS OF WHETHER SUCH DAMAGE OR LOSS IS WITHIN THE LOTS SHOWN HEREIN. HIGHLAND CITY SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE THAT MAY OCCUR FROM THE STORM DRAINAGE ON THESE LOTS.

There are conditions of approval added to this subdivision which are indicated on this plat. These conditions have also 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. Some of the Significant Ordinances and Conditions of Approval conveyed on this property by the legislative body of Highland City 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 and gutter, 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 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 require a retaining wall permit prior to construction.
4. 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.

CITY REQUIRED PLAT NOTES:

1. MUNICIPAL UTILITY EASEMENTS (PUE) ARE DEDICATED TO HIGHLAND CITY AND INCLUDE PERMITTED USES AS PER UTILITY CODE ANNOTATED 10-9A-103(40) AND HIGHLAND CITY DEVELOPMENT CODE.
2. THE PUBLIC UTILITY EASEMENT (PUE), MUNICIPAL UTILITY EASEMENT (PUE), AND SIDEWALK EASEMENT CORRIDOR AS HERON SHOWN SHALL INCLUDE THE RIGHT OF UTILITY PLACEMENT IN CONFORMANCE WITH HIGHLAND CITY UTILITY CODE. THE RIGHT OF UTILITY PLACEMENT INCLUDING THE RIGHT OF UTILITY PLACEMENT, REPLACEMENT, AND OTHER INCIDENTAL APPROPRIATE PARTS THEREOF TO UTILITY UTILITY AND ACTIVE TRANSPORTATION FACILITIES. EASEMENT RIGHTS DEFINED HEREOF SHALL INCLUDE REASONABLE ACCESS TO THE GRANTOR'S PROPERTY FOR THE ALLOWABLE PURPOSES.
3. BUILDING SETBACKS SHOWN HEREON REPRESENT THE ZONING REGULATIONS AT THE TIME OF PLAT APPROVAL. BUILDING SETBACKS SHALL BE SUBJECT TO ANY CITY ORDINANCES AS PER THE CITY ORDINANCES AND CODES IN PLACE AT THE TIME OF BUILDING PERMIT ISSUANCE.



I, Justin Lundberg, do hereby certify that I am a Professional Land Surveyor, and that I hold License No. 12554439 in accordance with Title 58, Chapter 22 of the Professional Engineers and Land Surveyors Act; I further certify that by authority of the owners I have completed a survey of the property described on this subdivision plat in accordance with Section 17-23-17, have verified all measurements, and have subdivided said tract of land into lots and streets, together with easements, to be hereafter known as RIDGEVIEW POD B PLAT L, and the same has, or will be correctly surveyed and monumented on the ground as shown on this Plat.

JUSTIN LUNDBERG
PROFESSIONAL LAND SURVEYOR
LICENSE NO. 12554439

DATE _____

A part of the Southeast Quarter and Northeast Quarter of Section 1, Township 5 South, Range 1 East, Salt Lake Base & Meridian, located in Highland City, Utah County, Utah, being more particularly described as follows:

Beginning at a point located on the northerly subdivision line of Ridgeview plat 1, recorded as E#1644/2025 on March 9, 2023 on and with the Utah County Recorder's Office, said point also being located N00°01'11" W 1015.00' E 37.50' to the intersection of the Southeast corner of Section 1, Township 5 South, Range 1 East, Salt Lake Base and Meridian; thence along said subdivision West 209.92' to an easterly subdivision line of Ridgeview plat K, recorded as E#2102/2024 on January 11, 2024 of official records; thence along said subdivision the following four (4) courses: (1) North 166.66' feet; (2) West 32.61' feet; (3) Westerly along the arc of a curve to the left having a radius of 1,100.00' feet a distance of 16.74' through a central angle of 00°52'11" North; S89°33'51" W 16.74' feet; thence (4) N00°00'01" E 62.94' feet; thence N89°54'26" W 58.96' feet; thence N00°05'34" E 110.00' feet; thence N89°54'26" W 108.00' feet; thence N00°05'34" W 144.00' feet; thence S89°54'26" W 40.00' feet; thence a westerly subdivision line of Ridgeview plat 1, recorded as E# 2609/2024 on January 11, 2024 of official records; thence along said subdivision the following four (4) courses: (1) North 166.66' feet; (2) West 32.61' feet; (3) Westerly along the arc of a non-tangent curve to the left having a radius of 616.00' feet (radius bears: S79°09'21" E) a distance of 116.59' feet through a central angle of 10°50'39" North; S05°25'20" W 116.41' feet; (4) S00°00'01" W 318.03' feet; thence (5) N01°09'05" W 44.01' feet; (6) S08°01'32" W 53.29' feet; (7) S09°19'42" W 35.70' feet; (8) S04°37'56" W 32.47' feet to the point of beginning.

Contains: 7.00 acres±

KNOW ALL MEN BY THESE PRESENT THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, STREETS AND EASEMENTS AND DO HEREBY DEDICATE ANY PUBLIC STREETS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC. PURSUANT TO UTAH CODE 10-9A-604(1)(D) THE OWNER HEREBY CONVEYS THE COMMON AREA AS INDICATED HEREON, TO THE RIDGEVIEW MASTER ASSOCIATION INC., A UTAH NONPROFIT CORPORATION, WITH A REGISTERED ADDRESS OF 12371 SOUTH 900 EAST, SUITE 200, DRAPER, UTAH 84020.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS ____ DAY OF _____
A.D. 20__

BY: _____
(PRINTED NAME)

ITS:

STATE OF UTAH
S.S.
COUNTY OF _____

ON THE ____ DAY OF _____ A.D. 20____ PERSONALLY APPEARED BEFORE ME, THE
UNDERSIGNED NOTARY PUBLIC, IN AN FOR THE COUNTY OF SALT LAKE, IN SAID STATE OF UTAH,
CHRISTOPHER P. GAMVROULAS, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE IS THE
PRESIDENT OF IVORY DEVELOPMENT LLC, A UTAH LLC AND THAT HE SIGNED THE OWNERS DEDICATION
FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES
THEREIN MENTIONED.

MY COMMISSION EXPIRES: _____

A NOTARY PUBLIC COMMISSIONED IN
UTAH RESIDING IN _____ COUNTY

MY COMMISSION No. _____

PRINTED FULL NAME OF NOTARY _____

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__.

APPROVED BY MAYOR _____ APPROVED BY COMMUNITY DEVELOPMENT DIRECTOR _____

APPROVED BY ENGINEER (SEE SEAL BELOW) CLERK-RECORDER (SEE SEAL BELOW)

HIGHLAND CITY ATTORNEY

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

HIGHLAND CITY ATTORNEY

RIDGEVIEW POD B PLAT L

PLANNED UNIT DEVELOPMENT
LOCATED IN THE SE1/4 & NE1/4 OF SECTION 1, T5S, R1E,
DATUM: NAD83
SALT LAKE BASE & MERIDIAN
HIGHLAND CITY, UTAH COUNTY, UTAH

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	HIGHLAND CITY ENGINEER SEAL	HIGHLAND CITY RECORDER SEAL	UTAH COUNTY RECORDER STAMP

PREPARED FOR
IVORY DEVELOPMENT LLC
3340 NORTH, CENTER STREET
LEHI, UTAH 84043
(801) 407-6841
CONTACT: BRAD MACKAY

HIGHLAND CITY GENERAL NOTES

1. THESE NOTES SHALL BE DEEMED AN ADDENDUM TO THE AMERICAN PUBLIC WORKS ASSOCIATION (APWA) MANUAL STANDARD SPECIFICATIONS. HIGHLAND CITY FOLLOWS THE MOST CURRENT APWA SPECIFICATIONS AND STANDARD PLANS (AVAILABLE AT WWW.APWAUTAH.ORG)
2. TWO (2) WORKING DAYS' NOTICE IS REQUIRED FOR ALL INSPECTIONS. INSPECTIONS ARE TO BE SCHEDULED THROUGH THE PUBLIC WORKS SECRETARY EITHER VERBALLY (801-722-4515), OR BY EMAIL (PUBLIC.WORKS@HIGHLANDCITY.ORG)
3. HIGHLAND CITY ENGINEERING INSPECTORS WORK MONDAY THROUGH THURSDAY (7:00 A.M. TO 5:30 PM). INSPECTIONS WILL BE SCHEDULED BETWEEN 7:30 A.M. AND 5:00 P.M.
4. 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.
5. ALL CONSTRUCTION SHALL BE SHOWN ON THE APPROVED CONSTRUCTION DRAWINGS STAMPED "APPROVED FOR CONSTRUCTION, HIGHLAND PUBLIC WORKS" WITH A DATE AND SIGNATURE. THESE PLANS ARE TO BE ON-SITE AT ALL TIMES AND AVAILABLE TO THE CITY INSPECTOR FOR REVIEW. IF THE PLANS ARE NOT ON SITE, A STOPPAGE OF WORK WILL BE ISSUED UNTIL THE PLANS ARE AVAILABLE.
6. ANY CHANGES TO THE APPROVED CONSTRUCTION DRAWINGS MUST BE APPROVED BY THE CITY ENGINEER AND DESIGN ENGINEER. THIS APPROVAL WILL BE GIVEN IN WRITING BY THE CITY ENGINEER TO THE CONTRACTOR AND THE DEVELOPER. UNTIL SUCH WRITTEN AUTHORIZATION IS RECEIVED, THERE HAS BEEN NO APPROVAL GRANTED TO CHANGE THE PLANS.
7. THE CONTRACTOR IS RESPONSIBLE FOR REPORTING ANY ERRORS FOUND ON THE APPROVED DRAWINGS, AS SOON AS THEY ARE DISCOVERED, TO THE CITY ENGINEER AND THE DESIGN ENGINEER. A WRITTEN ADDENDUM, WRITTEN BY THE CITY ENGINEER, WILL BE ISSUED TO THE CONTRACTOR AND THE DEVELOPER NOTIFYING THEM OF THE CHANGE TO THE PLANS. THERE WILL BE NO COST TO THE CITY FOR THESE CHANGES.
8. THE CONTRACTOR SHALL TAKE ALL NECESSARY AND PROPER PRECAUTIONS TO PROTECT ADJACENT PROPERTIES FROM ANY DAMAGE THAT MAY OCCUR FROM THE PROJECT. THE CONTRACTOR SHALL ENSURE THAT ALL NECESSARY APPROVALS FOR WORK THAT IMPACTS OR IS LOCATED ON ADJACENT PROPERTIES OR WATER CONVEYANCE FACILITIES ARE OBTAINED IN WRITING AND PROVIDED TO THE CITY PRIOR TO BEGINNING WORK.
9. THE CONTRACTOR IS RESPONSIBLE FOR ALL SAFETY REQUIREMENTS O THE JOB SITE AND WILL ENSURE ENFORCEMENT OF THE NECESSARY AND GOVERNING REGULATIONS.
10. ALL CONSTRUCTION DEBRIS SHALL BE REMOVED (IE NO CONCRETE)
11. THE PARK STRIP SHALL BE FILLED WITH NATIVE TOP SOIL, LEVEL WITH TOP OF CURB, NO ROCKS GREATER THAN (3) INCHES.
12. HIGHLAND CITY DEFINES THE TIME FOR COMPLETION OF THE PUNCH LIST ITEMS TO BE THIRTY (30) DAYS.

HIGHLAND CITY UTILITY NOTES

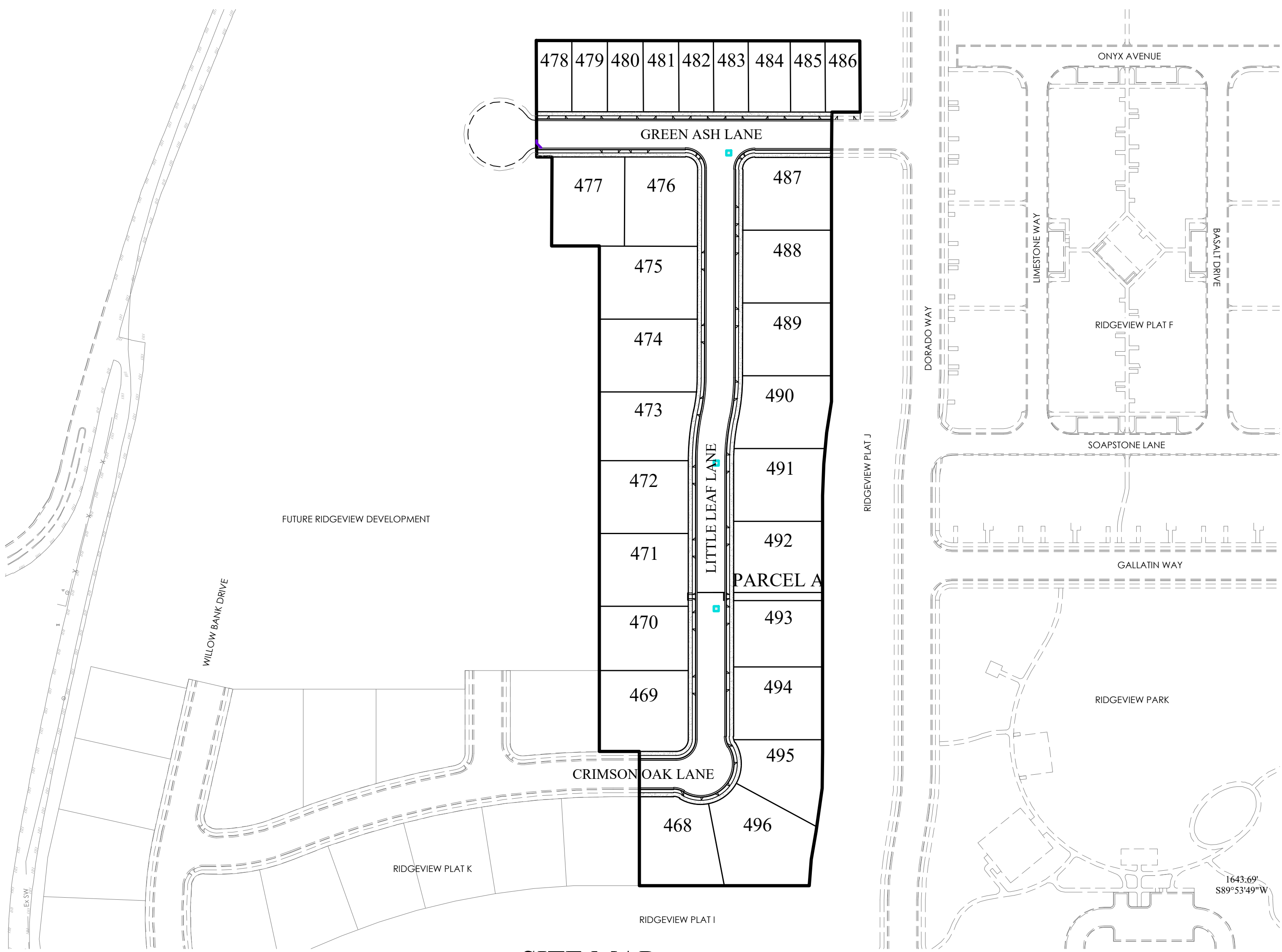
1. UNLESS OTHERWISE NOTED ON THE PLANS, THE EXISTING UTILITIES AND THEIR LOCATIONS ARE TAKEN FROM RESEARCH DATA OF AVAILABLE RECORDS AND NOT ACTUAL FIELD VERIFICATION.
2. THE EXISTING UTILITIES LOCATED ON THE PLANS ARE FOR THE CONVENIENCE OF THE CONTRACTOR. NEITHER THE CITY ENGINEER, DESIGN ENGINEER, 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.
3. THE CONTRACTOR IS RESPONSIBLE FOR FOLLOWING ALL LAWS AND REGULATIONS REGARDING UTILITY LOCATIONS AND EXCAVATING AROUND THESE UTILITIES, INCLUDING THE REQUIRED ROAD CUTRIGHT OF WAY PERMIT.
4. THE CONTRACTOR SHALL TAKE ALL PRECAUTIONARY MEASURES TO PROTECT EXISTING UTILITIES THAT ARE TO REMAIN IN PLACE. ANY DAMAGE DONE BY THE CONTRACTOR'S OPERATION SHALL BE REPAIRED AND/OR REPLACED SATISFACTORILY BY THE CITY ENGINEER AND OWNING UTILITY COMPANY AT THE EXPENSE OF THE CONTRACTOR.

HIGHLAND CITY QUALITY CONTROL NOTES

- A. BASE
 1. ALL TESTING PERFORMED WILL BE AT NO COST TO THE CITY.
 2. ALL COMPACTION TESTING SHALL BE SUBMITTED TO THE PUBLIC WORKS DEPARTMENT FOR REVIEW AND APPROVAL BEFORE MOVING TO THE NEXT PHASE OF CONSTRUCTION, INCLUDING BUT NOT LIMITED TO ASPHALT, SIDEWALK, CURB, GUTTER, ETC.
 3. ALL TESTING WILL BE PERFORMED BY A CERTIFIED TESTING LABORATORY AND A CERTIFIED TESTER
 4. COMPACTION SHALL MEET THE 95% MODIFIED PROCTOR REQUIREMENTS.
 5. THE CITY INSPECTOR HAS THE AUTHORITY TO DIRECT THE LOCATION OF TESTING OR TO CALL FOR ADDITIONAL TESTS IF DEEMED NECESSARY.
- B. SUBBASE
 1. ALL TESTING PERFORMED WILL BE AT NO COST TO THE CITY.
 2. ALL SUBBASES (OR SUBGRADE IF NO SUBBASE IS USED) WILL HAVE A PROOF ROLLING TEST WITH A CITY INSPECTOR ON SITE.
 3. PROOF ROLLING TESTES WILL CONSIST OF DRIVING OVER THE SUBBASE/SUBGRADE WITH A FULLY LOADED FOUR THOUSAND (4000) GALLON WATER TRUCK TO CHECK FOR ANY TYPE OF DEFLECTION IN THE MATERIAL.
 4. THE CITY INSPECTOR SHALL HAVE THE DISCRETION TO REQUEST THE REMOVAL OF MATERIAL AND THE AMOUNT AT LOCATIONS OF FAILURES.
 5. THE FAILED MATERIAL SHALL BE REMOVED AND REPLACED AT THE EXPENSE OF THE CONTRACTOR AND RETESTED.
- C. TRENCH COMPACTION
 1. ALL TESTING PERFORMED WILL BE AT NO COST TO THE CITY.
 2. TESTING RESULTS ARE REQUIRED TO BE SUBMITTED TO THE PUBLIC WORKS DEPARTMENT FOR REVIEW AND APPROVAL BEFORE THE NEXT PHASE OF CONSTRUCTION CAN BEGIN.
 3. COMPACTION TESTS ARE REQUIRED EVERY TWO HUNDRED (200) LINEAR FEET OF EACH UTILITY AND EVERY TWO (2) FEET OF VERTICAL LIFT.
 4. MAXIMUM LIFT THICKNESS IS EIGHT (8) INCHES
- D. SIDEWALKS AND CURB & GUTTER
 1. ALL TESTING PERFORMED WILL BE AT NO COST TO THE CITY.
 2. TESTING RESULTS ARE REQUIRED TO BE SUBMITTED TO THE PUBLIC WORKS DEPARTMENT FOR REVIEW AND APPROVAL BEFORE THE NEXT PHASE OF CONSTRUCTION CAN BEGIN.
 3. SIDEWALKS - COMPACTION TESTS AREA REQUIRED EVERY FOUR HUNDRED (400) LINEAR FEET PER LIFT.
 4. CURB AND GUTTER - COMPACTION TESTS ARE REQUIRED EVERY TWO HUNDRED (200) LINEAR FEET PER LIFT.
 5. MAXIMUM LIFT THICKNESS IS EIGHT (8) INCHES.

HIGHLAND CITY TRAFFIC NOTES

1. ALL CONSTRUCTION SIGNAGE, BARRICADING, AND TRAFFIC DELINEATION SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), LATEST EDITION.
2. BEFORE ANY WORK IS STARTED IN THE RIGHT-OF-WAY, THE CONTRACTOR SHALL INSTALL ALL ADVANCE WARNING SIGNS FOR THE CONSTRUCTION ZONE.
3. THE CONRACTOR 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.
4. IF IT IS DETERMINED BY THE PUBLIC WORKS DEPARTMENT THAT A SCHOOL ZONE IS ENCROACHED UPON BY A CONSTRUCTION WORK ZONE, AND IT IS DETERMINED THAT THERE IS A NEED FOR STUDENTS TO BE ASSISTED IN THE SAFE CROSSING THROUGH THAT WORK ZONE, THE SCHOOL SHALL BE NOTIFIED, AND THE CONTRACTOR SHALL BE REQUIRED TO PROVIDE A QUALIFIED CROSSING GUARD. THE GUARD SHALL BE PRESENT FOR THE FULL DURATION OF TIME THOSE CHILDREN ARE LIKELY TO BE PRESENT AND/OR AS REQUESTED BY THE SCHOOL.
5. 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.
6. 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.
7. 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.
8. THE CONTRACTOR SHALL PROVIDE BARRICADES, SIGNS, FLASHERS, OTHER EQUIPMENT, AND FLAG PERSONS NECESSARY TO ENSURE THE SAFETY OF WORKERS AND VISITORS.



SITE MAP

GENERAL NOTES

1. CONTRACTOR TO FIELD VERIFY HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF CONSTRUCTION, AND REPORT ANY DISCREPANCIES TO THE ENGINEER.
2. ANY AND ALL DISCREPANCIES IN THESE PLANS ARE TO BE BROUGHT TO THE ENGINEER'S ATTENTION PRIOR TO COMMENCEMENT OF CONSTRUCTION.
3. ALL CONSTRUCTION SHALL ADHERE TO HIGHLAND CITY STANDARD PLANS AND SPECIFICATIONS.
4. ALL UTILITIES AND ROAD IMPROVEMENTS SHOWN ON THE PLANS HEREIN SHALL BE CONSTRUCTED USING REFERENCE TO SURVEY CONSTRUCTION STAKES PLACED UNDER THE SUPERVISION OF A PROFESSIONAL LICENSED SURVEYOR WITH A CURRENT LICENSE ISSUED BY THE STATE OF UTAH. ANY IMPROVEMENTS INSTALLED BY ANY OTHER VERTICAL OR HORIZONTAL REFERENCE WILL NOT BE ACCEPTED OR CERTIFIED BY THE ENGINEER OF RECORD.
5. THIS DRAWING SET IS SCALED TO BE PRINTED ON A 24" X 36" SIZE OF PAPER (ARCH D). IF PRINTED ON A SMALLER PAPER SIZE, THE DRAWING WILL NOT BE TO SCALE AND SHOULD NOT BE USED TO SCALE MEASUREMENTS FROM THE PAPER DRAWING. ALSO USE CAUTION, AS THERE MAY BE TEXT OR DETAIL THAT MAY BE OVERLOOKED DUE TO THE SMALL SIZE OF THE DRAWING.

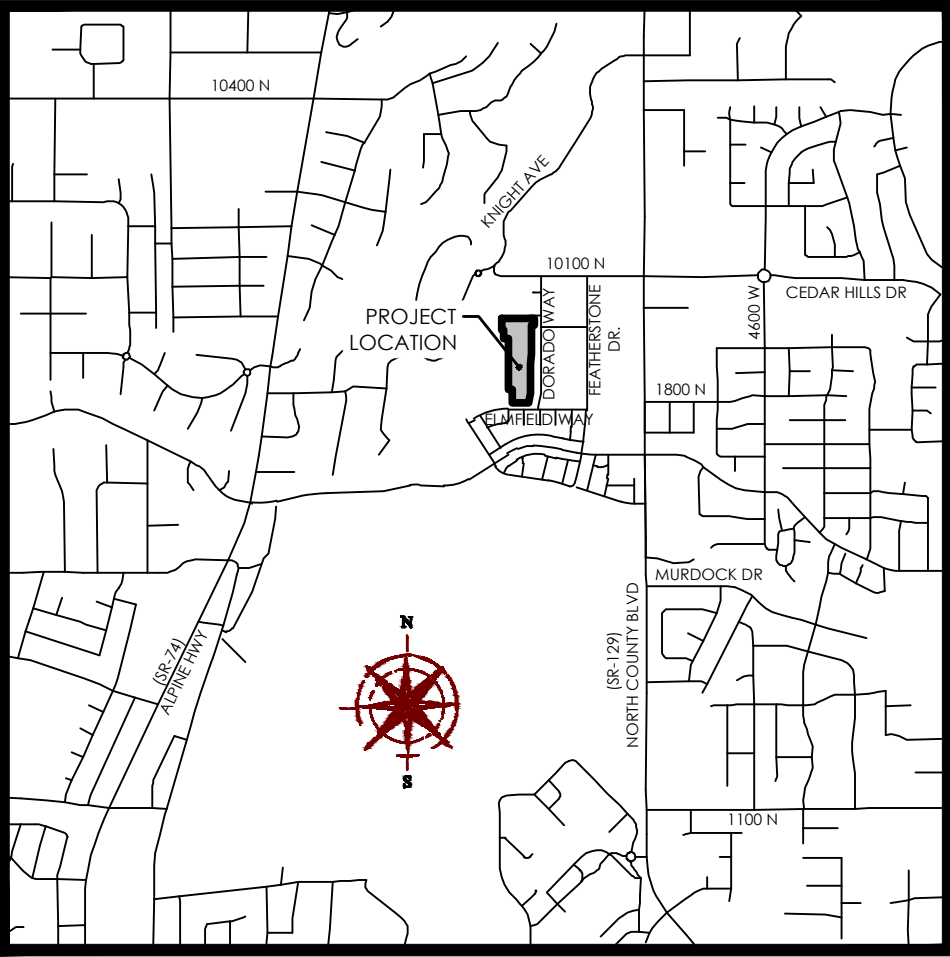
NOTICE

BEFORE PROCEEDING WITH THIS WORK, THE CONTRACTOR SHALL CAREFULLY CHECK AND VERIFY ALL CONDITIONS, QUANTITIES, DIMENSIONS, AND GRADE ELEVATIONS, AND SHALL REPORT ALL DISCREPANCIES TO THE ENGINEER.

RIDGEVIEW POD B PLAT L

PREPARED FOR:
IVORY DEVELOPMENT
LOCATED IN:
HIGHLAND CITY, UTAH COUNTY, UTAH

ATTACHMENT 5



VICINITY MAP

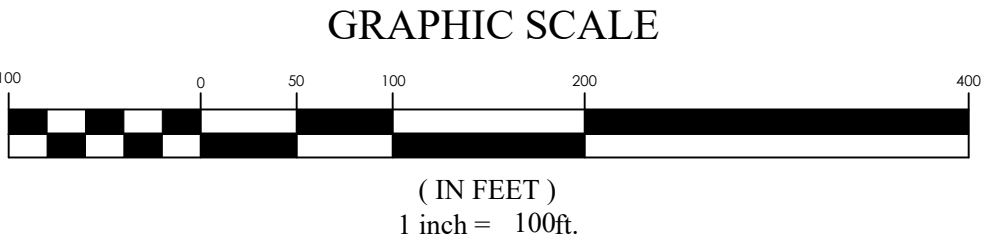
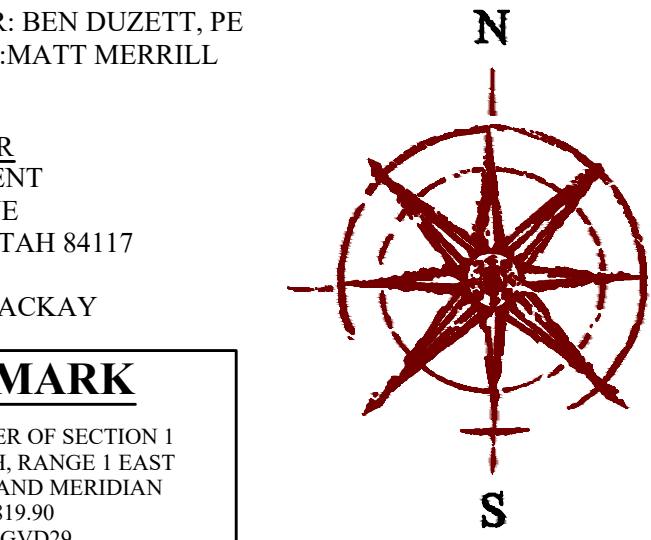
NTS

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

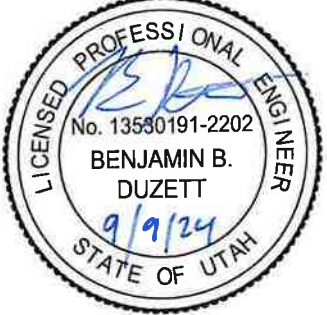
ENGINEER & SURVEYOR
FOCUS ENGINEERING & SURVEYING, LLC
6949 S. HIGH TECH DRIVE SUITE 200
MIDVALE, UTAH 84047
(801) 352-0075
PROJECT MANAGER: BEN DUZETT, PE
SURVEY MANAGER: MATT MERRILL

OWNER/DEVELOPER
IVORY DEVELOPMENT
978 WOODOAK LANE
SALT LAKE CITY, UTAH 84117
(801) 747-7440
CONTACT: BRAD MACKAY

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



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



RIDGEVIEW POD B PLAT L
HIGHLAND CITY, UTAH COUNTY, UTAH
COVER SHEET

REVISION BLOCK		DESCRIPTION
#	DATE	
1	----	----
2	----	----
3	----	----
4	----	----
5	----	----
6	----	----

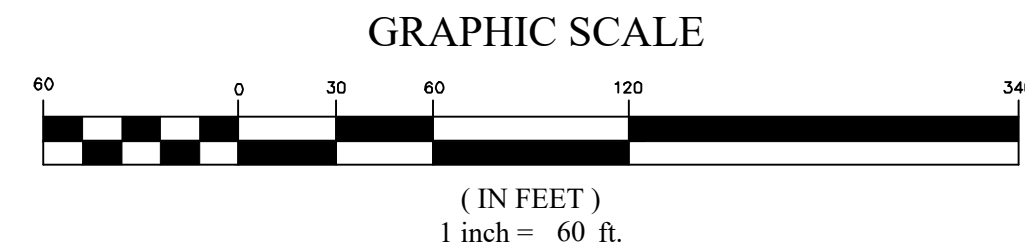
COVER SHEET

Scale: 1"=100'	Drawn: GIM
Date: 09/09/24	Job #: 24-0002
Sheet:	

C1



	BOUNDARY
	SECTION LINE
	EASEMENT
	RIGHT-OF-WAY LINE
	BUILDING SETBACK
	EXISTING PROPERTY LINE
	SECTION MONUMENT (FOUND)
	SECTION MONUMENT (NOT FOUND)
	STREET MONUMENT
	BOUNDARY MARKERS
	PUBLIC UTILITY EASEMENT



Point Table		
Point #	Northing	Easting
1	10000.000	10000.000
2	12664.157	9995.208
3	15329.368	9993.059

Line Table		
LINE	DIRECTION	LENGTH
L1	S45°00'00"E	17.65

Curve Table					
CURVE	RADIUS	DELTA	LENGTH	CORR DIRECTION	CHORD LENGTH
C1	222.00	11°56'52"	46.29	N06°04'00"E	46.21
C2	278.00	12°02'25"	58.42	S06°01'13"W	58.31
C3	15.00	90°00'00"	23.56	N44°54'26"W	21.21
C4	194.00	5°11'45"	17.59	N02°41'26"E	17.59
C5	194.00	6°45'07"	22.86	N08°39'52"E	22.85
C6	306.00	11°46'28"	62.88	N06°09'12"E	62.77
C7	306.00	0°15'57"	1.42	N00°07'59"E	1.42
C8	15.00	89°59'59"	23.56	N45°00'00"E	21.21
C9	15.00	31°21'10"	8.22	N74°18'06"W	8.12
C10	50.00	42°11'10"	36.81	N79°41'47"W	35.99
C11	50.00	50°46'03"	44.30	S53°49'37"W	42.87
C12	50.00	59°50'23"	52.22	S01°28'36"E	49.88
C13	15.00	16°37'49"	4.35	S23°04'53"E	4.34
C14	15.00	14°45'59"	3.87	S07°22'59"E	3.86
C15	250.00	3°44'22"	16.32	S01°52'12"W	16.31
C16	250.00	8°18'03"	36.22	S07°53'25"W	36.19
C17	250.00	11°56'52"	52.13	S06°04'00"W	52.04
C18	15.00	90°00'00"	23.56	S45°05'34"W	21.21
C19	616.00	5°25'47"	58.38	N08°07'46"E	58.36
C20	616.00	5°24'51"	58.21	N02°42'26"E	58.19
C21	306.00	12°02'25"	64.30	S06°01'13"W	64.19
C22	194.00	11°56'52"	40.45	N06°04'00"E	40.38
C23	50.00	152°47'36"	133.34	N45°00'00"E	97.19
C24	250.00	12°02'25"	52.54	S06°01'13"W	52.44
C25	15.00	31°23'48"	8.22	S15°41'53"E	8.12

PREPARED BY
FOCUS®
ENGINEERING AND SURVEYING, LLC
6949 S. HIGH TECH DRIVE SUITE 200
MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focusutah.com

PLANNED UNIT DEVELOPMENT
LOCATED IN THE SE1/4 & NE1/4 OF SECTION 1, T5S, R1E,
DATUM: NAD83
SALT LAKE BASE & MERIDIAN
HIGHLAND CITY, UTAH COUNTY, UTAH

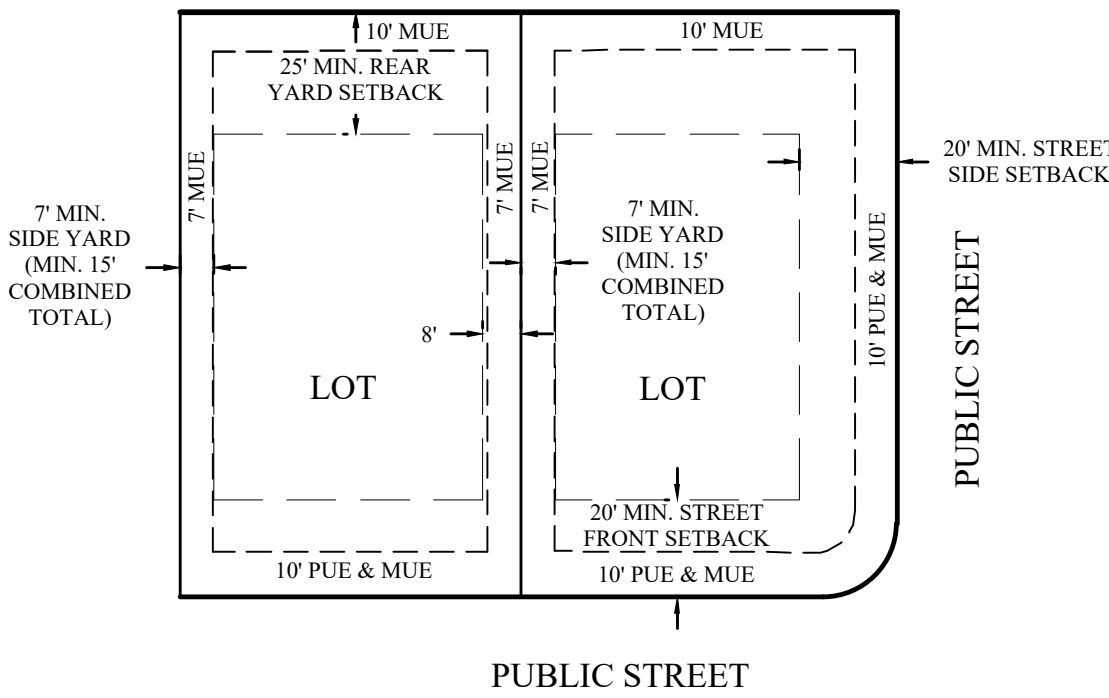


Diagram illustrating a two-lot residential lot split. The diagram shows two lots separated by a dashed line, with a public street to the right. Key setbacks and easements are indicated:

- 15' MIN. REAR YARD SETBACK**: Indicated for both the left and right lots.
- 15' MIN. STREET SIDE SETBACK**: Indicated for both the left and right lots.
- 5' MIN. SIDE YARD SETBACK**: Indicated between the two lots.
- 10' PUE & MUE**: Indicated along the street frontage.
- LOT 15' MIN. STREET FRONT SETBACK TO HOME**: Indicated for the left lot.
- LOT 18' MIN. STREET FRONT SETBACK TO GARAGE**: Indicated for the right lot.
- PUBLIC STREET**: Labeled on the right side of the diagram.

NOT TO SCALE.

EASEMENTS PLATTED HEREON ARE IN PERPETUITY FOR INSTALLATION, MAINTENANCE OF PUBLIC UTILITIES, SIDEWALKS AND APPURTENANT PARTS THEREOF AND FREE ACCESS TO GRANTOR'S PROPERTY FOR THE ABOVE DESCRIBED PURPOSES. THE RUN WITH THE REAL PROPERTY AND SHALL BE BINDING UPON THE GRANTOR AND HIS SUCCESSORS, HEIRS, AND ASSIGNS.

ALL IMPROVEMENTS SHALL CONFORM TO ALL CITY STANDARDS, RESOLUTIONS AND ORDINANCES.

SUBJECT TO THE NORMAL, EVERYDAY SOUNDS, ODORS, SIGHTS, EQUIPMENT, FACILITIES ASSOCIATED WITH AGRICULTURAL LIFESTYLES. FUTURE RESIDENTS SHALL ENJOY A K INHERENT WITH LIVESTOCK.

(FOCUS ENG) TO BE SET AT ALL REAR LOT CORNERS, NAILS OR PLUGS TO BE SET IN EXTENSION OF SIDE LOT LINES, IN LIEU OF REBAR AND CAPS AT FRONT LOT CORNER.

ASSOCIATION: THE RIDGEVIEW MASTER ASSOCIATION, A UTAH NONPROFIT CORPORATION, 101 S. 200 E., Suite 200, SALT LAKE CITY, UT. 84111.

AND CITY.

CONSTRUCTION WILL NEED TO MEET THE INTERNATIONAL BUILDING CODE REQUIREMENTS AND PUBLIC RIGHT-OF-WAY TO SERVE AS MUNICIPAL UTILITY EASEMENTS IN FAIR AND IS TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

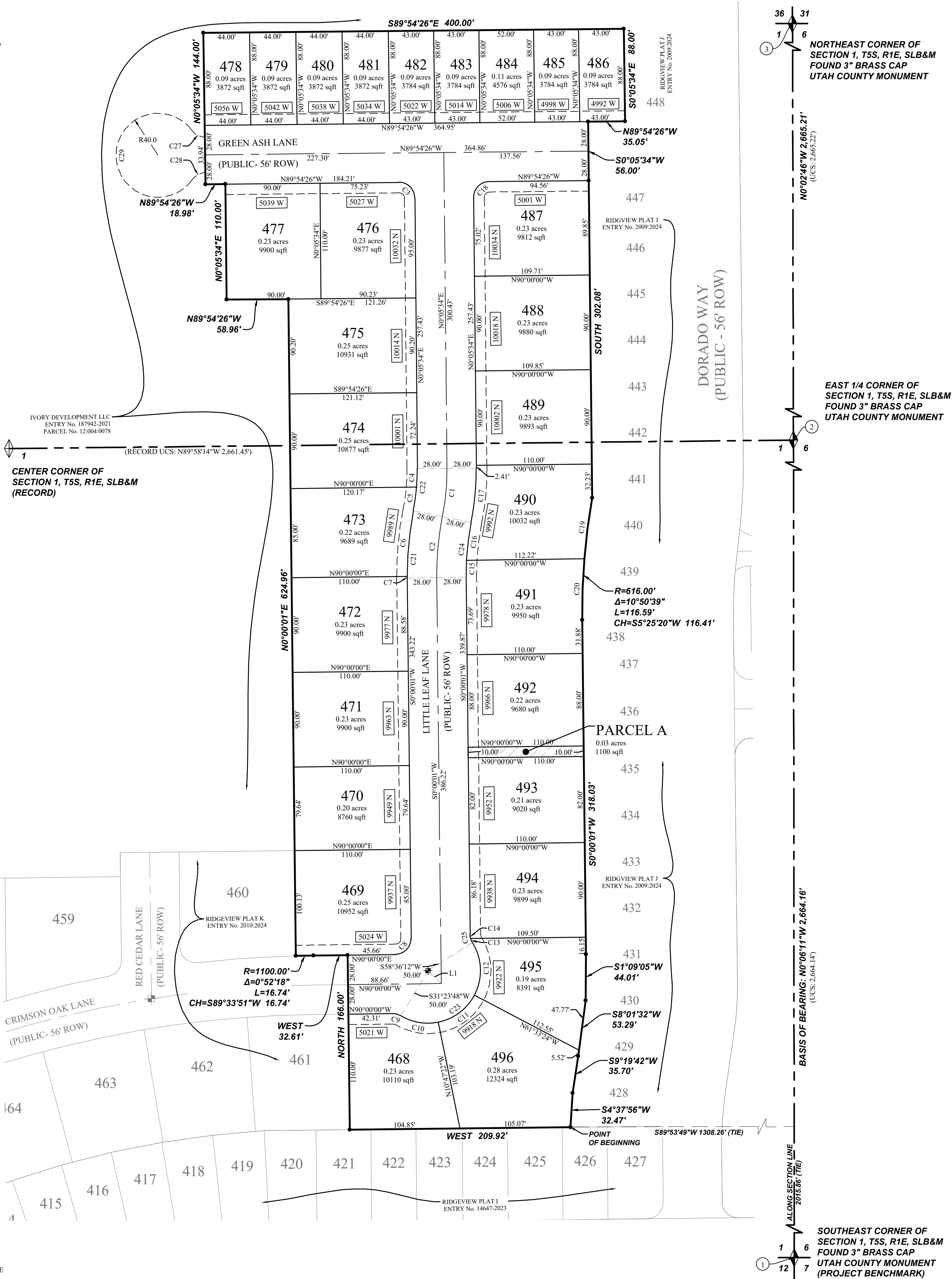
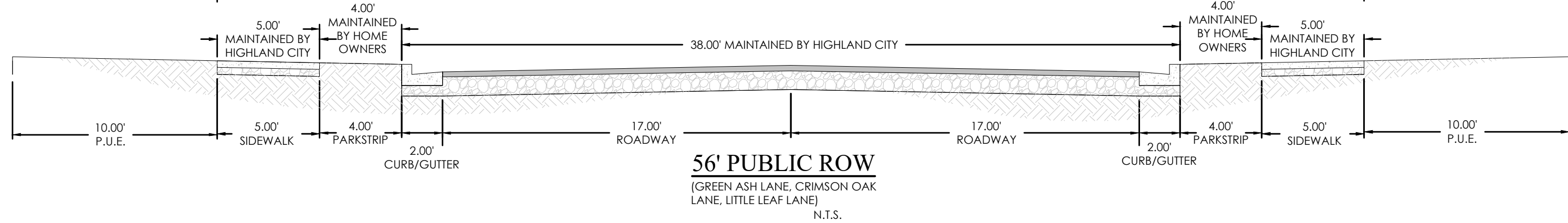
1. ALL PUBLIC UTILITY EASEMENTS PLATTED HEREON ARE IN PERPETUITY FOR INSTALLATION, MAINTENANCE, REPAIR, AND REPLACEMENT OF PUBLIC UTILITIES, SIDEWALKS AND APPURTENANT PARTS THEREOF AND THE RIGHT TO BE CONSIDERED AS ACCESS TO GRANTOR'S PROPERTY FOR THE ABOVE DESCRIBED PURPOSES. THE EASEMENTS SHALL RUN WITH THE REAL PROPERTY AND SHALL BE BINDING UPON THE GRANTOR AND THE GRANTOR'S SUCCESSORS, HEIRS, AND ASSIGNS.
2. THE INSTALLATION OF IMPROVEMENTS SHALL CONFORM TO ALL CITY STANDARDS, RESOLUTIONS AND ORDINANCES.
3. THIS AREA IS SUBJECT TO THE NORMAL, EVERYDAY SOUNDS, ODORS, SIGHTS, EQUIPMENT, FACILITIES, AND ANY OTHER ASPECTS ASSOCIATED WITH AGRICULTURAL LIFESTYLES. FUTURE RESIDENTS SHOULD ALSO RECOGNIZE THE RISK INHERENT WITH LIVESTOCK.
4. A REBAR SHALL BE LOCATED TO SET AT ALL REAR LOT CORNERS, NAILS OR PLUGS TO BE SET IN TOP BACK OF CURB AT EXTENSION OF SIDE LOT LINES, IN LINE OF REBAR AND CAPS AT FRONT LOT CORNERS.
5. HOMEOWNERS ASSOCIATION; THE RIDGEVIEW MASTER ASSOCIATION, A UTAH NONPROFIT CORPORATION, WITH A REGISTERED ADDRESS OF 101 S 200 E, Suite 200, SALT LAKE CITY, UT. 84111.
6. ALL RESIDENTIAL CONSTRUCTION WILL NEED TO MEET THE INTERNATIONAL FIRE CODE REQUIREMENTS AS ADOPTED BY HIGHLAND CITY.
7. ALL RESIDENTIAL CONSTRUCTION WILL NEED TO MEET THE INTERNATIONAL BUILDING CODE REQUIREMENTS AS ADOPTED BY HIGHLAND CITY.
8. ALL COMMON AREAS AND PUBLIC RIGHT-OF-WAY TO SERVE AS MUNICIPAL UTILITY EASEMENTS IN FAVOR OF HIGHLAND CITY.
9. PARCEL A IS COMMON AREA AND IS TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
10. LOTS 468 & 496 CONTAIN PRIVATE STORM WATER SUMP DRAINAGE FACILITIES. THE OWNERS OF THESE LOTS SHALL BE RESPONSIBLE FOR ALL DAMAGE THAT OCCURS FROM THE USE, OPERATION, MAINTENANCE, OR ABUSE OF ANY OF THE SUMP DRAINAGE FACILITIES AND SLUMPS, REGARDLESS OF WHETHER SUCH DAMAGE OR LOSS IS WITHIN THE LOTS SHOWN HEREIN. HIGHLAND CITY SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE THAT MAY OCCUR FROM THE STORM DRAINAGE ON THESE LOTS.

There are conditions of approval added to this subdivision which are indicated on this plat. These conditions have also 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. Some of the Significant Ordinances and Conditions of Approval conveyed on this property by the legislative body of Highland City are as follows:

1. 70% of the front yard landscape 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 and gutter, 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 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 require a retaining wall permit prior to construction.
4. 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.

CITY REQUIRED PLAT NOTES:

1. MUNICIPAL UTILITY EASEMENTS (P.U.E.) ARE DEDICATED TO HIGHLAND CITY AND INCLUDE PERMITTED USES AS PER UTILITY CODE ANNOTATED 10-9A-103(40) AND HIGHLAND CITY DEVELOPMENT CODE.
2. THE PUBLIC UTILITY EASEMENT (P.U.E), MUNICIPAL UTILITY EASEMENT (P.U.E), AND SIDEWALK EASEMENT CORRIDOR AS HEREON SHOWN SHALL INCLUDE THE RIGHT OF UTILITY PLACEMENT IN CONFORMANCE WITH THE CITY OF HIGHLAND CITY ZONING ORDINANCES. THE RIGHT OF PLACING MUNICIPAL 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 PURPOSES. THE RIGHT OF 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.
3. BUILDING SETBACKS SHOWN HEREON REPRESENT THE ZONING REGULATIONS AT THE TIME OF PLAT APPROVAL. THE CITY OF HIGHLAND CITY OFFICIALS AS PER THE CITY ORDINANCES AND CODES IN PLACE AT THE TIME OF BUILDING PERMIT ISSUANCE.



PREPARED FOR
IVORY DEVELOPMENT LLC
3340 NORTH, CENTER STREET
LEHI, UTAH 84043
(801) 407-6841
CONTACT: BRAD MACKAY

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	HIGHLAND CITY ENGINEER SEAL	HIGHLAND CITY RECORDER SEAL	UTAH COUNTY RECORDER STAMP

I, Justin Lundberg, do hereby certify that I am a Professional Land Surveyor, and that I hold License No. 12554439 in accordance with Title 58, Chapter 22 of the Professional Engineers and Land Surveyors Act; I further certify that by authority of the owners I have completed a survey of the property described on this subdivision plat in accordance with Section 17-23-17, have verified all measurements, and have subdivided said tract of land into a lots and streets, together with easements, to be hereafter known as RIDGEVIEW POD B PLAT L, and the same has, or will be correctly surveyed and monumented on the ground as shown on this Plat.

JUSTIN LUNDBERG
PROFESSIONAL LAND SURVEYOR
LICENSE NO. 12554439

DATE _____

A part of the Southeast Quarter and Northeast Quarter of Section 1, Township 5 South, Range 1 East, Salt Lake Base & Meridian, located in Highland City, Utah County, Utah, being more particularly described as follows:

Beginning at a point located on the northerly subdivision line of Ridgeview Plant I, recorded as Entry #14647/2023 on March 9, 2023 on file with the State of Maryland, Recorder's Office, said point also being located NE60°11'W 201.86 feet to the intersection of the S89°45'26"W 1308.75 feet distance to the Southeast Corner of Section 1, Township 18S, Range 1 East, Salt Lake Base and Meridian; thence along said subdivision West 209.92 feet to an easterly subdivision line of Ridgeview Plant K, recorded as Entry #2010/2024 on January 11, 2024 of official records; thence along said subdivision the following four (4) courses: (1) North 166.00 feet; thence (2) West 32.61 feet; thence (3) Westerly along the arc of a curve to the left having a radius of 1,100.00 feet a distance of 16.74 feet through a central angle of 00°52'18" (Curve: S89°33'51"W 16.74 feet; thence (4) N00°00'01"E 62.94 feet; thence N89°54'26"W 58.96 feet; thence N00°05'34"E 110.00 feet; thence N89°54'26"W 18.98 feet; thence N00°05'34"W 144.00 feet; thence S89°54'26"E 144.00 feet to the westerly subdivision line of Ridgeview Plant J, recorded as Entry #2009/2024 on January 11, 2024 of official records; thence along said subdivision the following three (3) courses: (1) North 302.08 feet; thence (2) N00°05'34"W 35.05 feet; thence (3) S00°33'34"W 116.41 feet to the intersection of the South 302.08 feet; thence (5) Southerly along the arc of a non-tangent curve to the left having a radius of 616.00 feet (radius bears: S79°09'21"E) a distance of 116.59 feet through a central angle of 10°50'39" (Curve: S05°25'20"W 116.41 feet; thence (6) S00°00'01"W 318.03 feet; thence (7) S01°09'05"W 44.01 feet; thence (8) S08°01'32"W 53.29 feet; thence (9) S09°19'42"W 35.70 feet; thence (10) S74°56'16"W 32.47 feet to the point of beginning.

Contains: 7.00 acres±

KNOW ALL MEN BY THESE PRESENT THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, STREETS AND EASEMENTS AND DO HEREBY DEDICATE ANY PUBLIC STREETS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC. PURSUANT TO UTAH CODE 10-9A-604(1)(D) THE OWNER HEREBY CONVEYS THE COMMON AREA AS INDICATED HEREON, TO THE RIDGEVIEW MASTER ASSOCIATION INC., A UTAH NONPROFIT CORPORATION, WITH A REGISTERED ADDRESS OF 12371 SOUTH 900 EAST, SUITE 200, DRAPER, UTAH 84020.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS _____ DAY OF _____ A.D. 20____

BY: _____
(PRINTED NAME)

ITS:

STATE OF UTAH
S.S.
COUNTY OF _____

ON THE _____ DAY OF _____ A.D. 20____ PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AN FOR THE COUNTY OF SALT LAKE, IN SAID STATE OF UTAH, CHRISTOPHER P. GAMVROULAS, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE IS THE PRESIDENT OF IVORY DEVELOPMENT LLC, A UTAH LLC AND THAT HE SIGNED THE OWNERS DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES: _____

A NOTARY PUBLIC COMMISSIONED IN
UTAH RESIDING IN _____ COUNTY

MY COMMISSION No. _____

PRINTED FULL NAME OF NOTARY _____

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 ____.

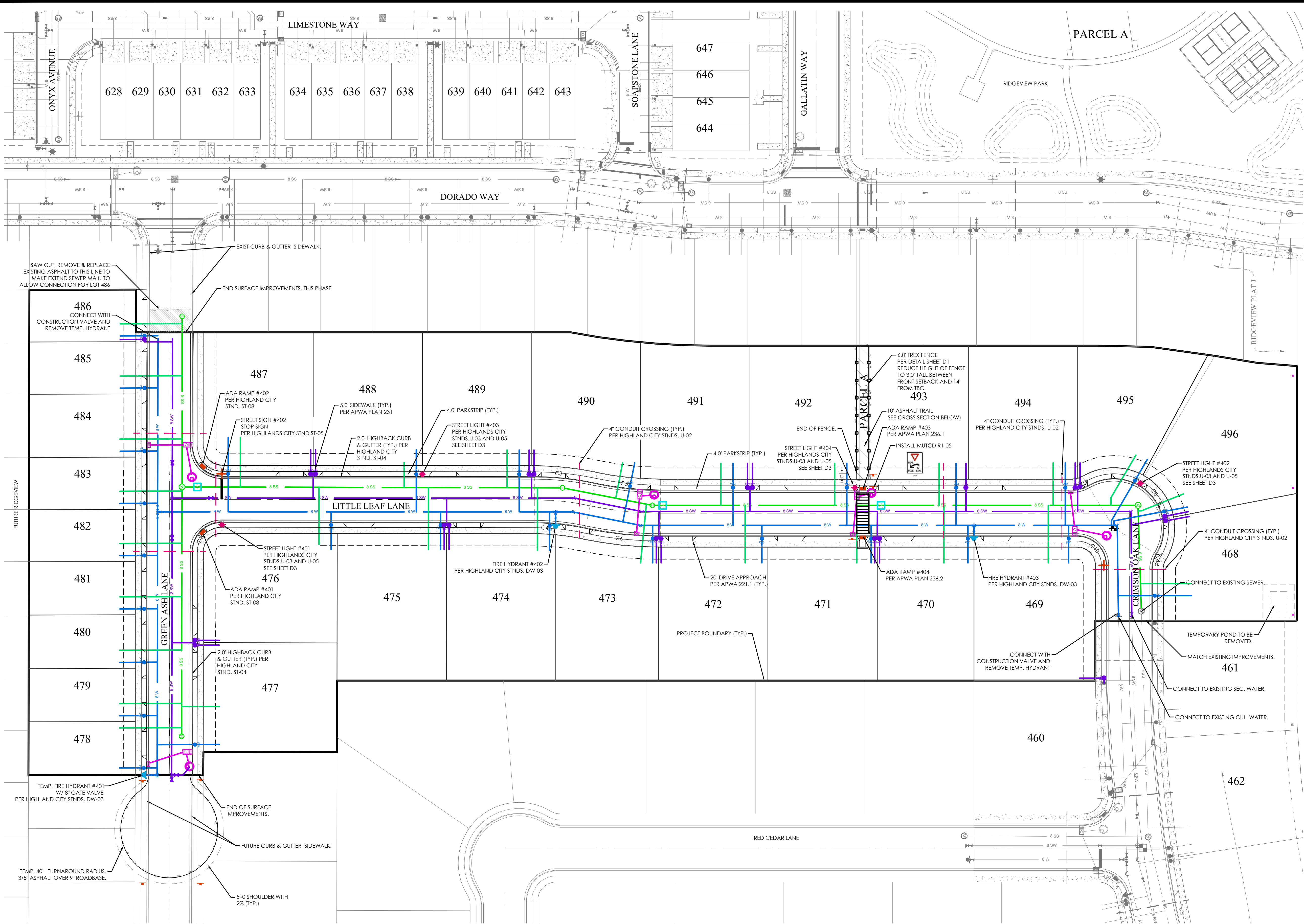
APPROVED BY MAYOR _____ APPROVED BY COMMUNITY DEVELOPMENT DIRECTOR _____

APPROVED BY ENGINEER (SEE SEAL BELOW) CLERK-RECORDER (SEE SEAL BELOW)

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

HIGHLAND CITY ATTORNEY

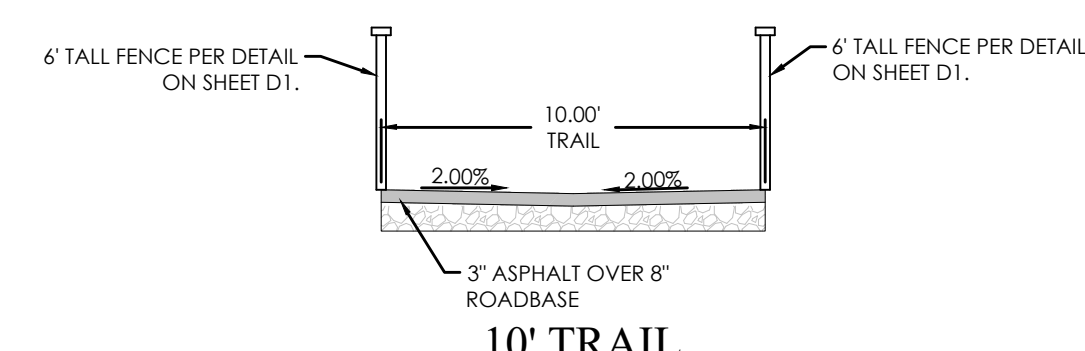
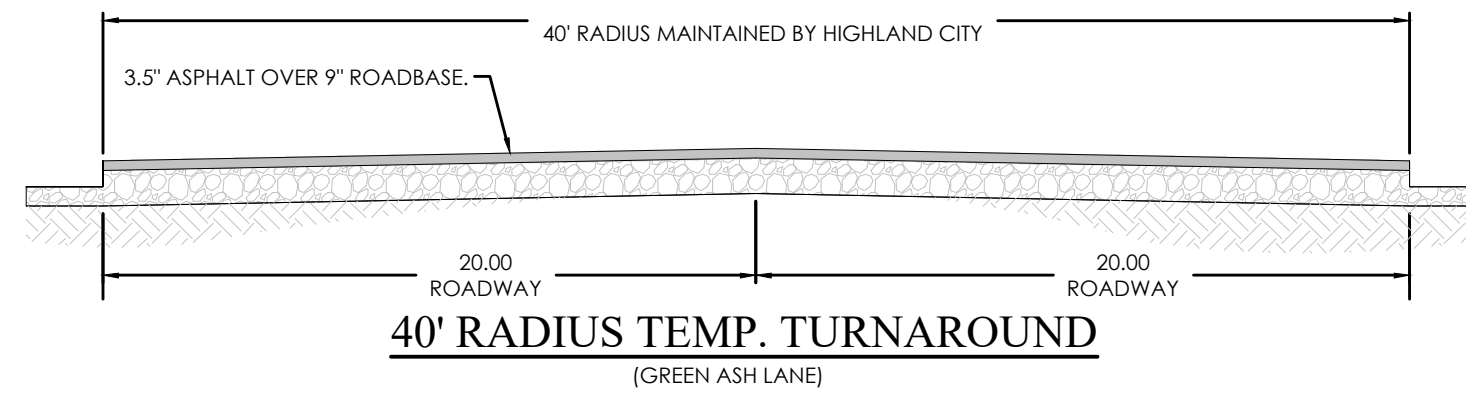
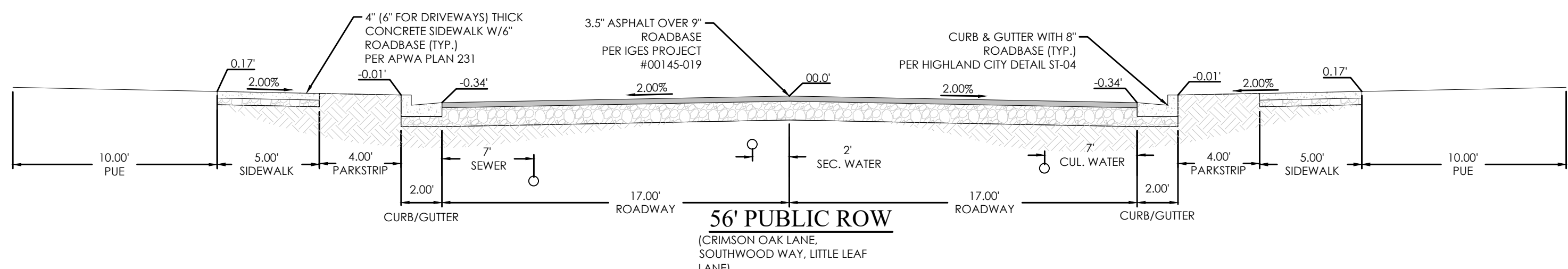
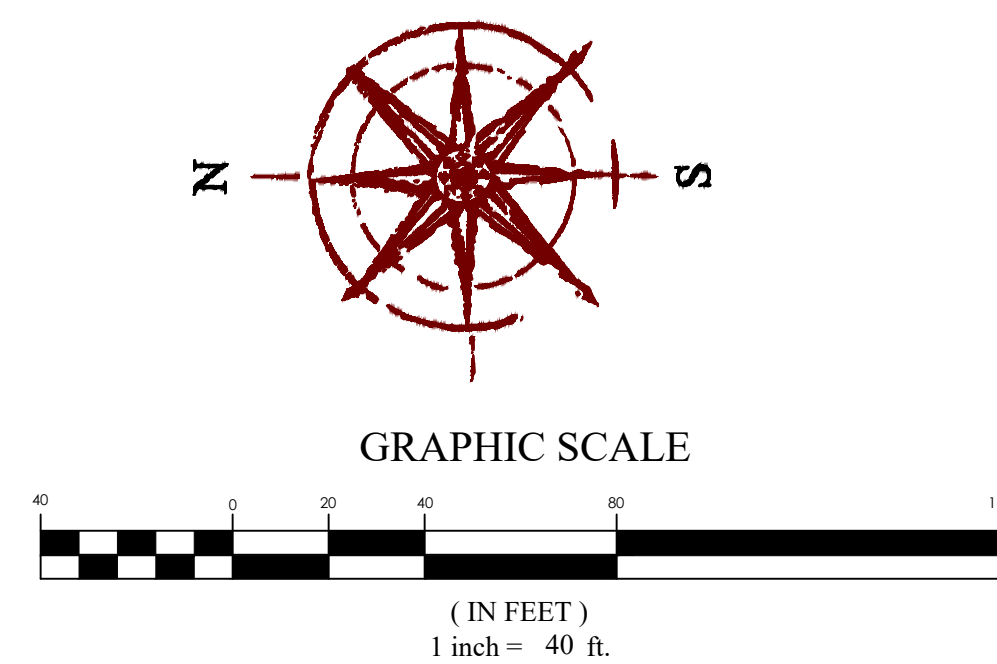
PLANNED UNIT DEVELOPMENT
LOCATED IN THE SE1/4 & NE1/4 OF SECTION 1, T5S, R1E,
DATUM: NAD83
SALT LAKE BASE & MERIDIAN
HIGHLAND CITY, UTAH COUNTY, UTAH



LEGEND

BOUNDARY	BOUNDARY
ROW	ROW
CENTERLINE	CENTERLINE
LOT LINE	LOT LINE
EASEMENT	EASEMENT
15" STORM DRAIN	15" STORM DRAIN
8" SANITARY SEWER	8" SANITARY SEWER
8" CULINARY WATER	8" CULINARY WATER
8" SECONDARY WATER	8" SECONDARY WATER
SWALE	SWALE
CONTOUR MAJOR	CONTOUR MAJOR
CONTOUR MINOR	CONTOUR MINOR
EXIST. STORM DRAIN	EXIST. STORM DRAIN
EXIST. SANITARY SEWER	EXIST. SANITARY SEWER
EXIST. CULINARY WATER	EXIST. CULINARY WATER
EXIST. FENCE	EXIST. FENCE
EXIST. CONTOUR MAJOR	EXIST. CONTOUR MAJOR
EXIST. CONTOUR MINOR	EXIST. CONTOUR MINOR
SIGN	SIGN
STREET LIGHT	STREET LIGHT
SD MH, INLET, COMBO & SUMP	SD MH, INLET, COMBO & SUMP
SEWER MANHOLE	SEWER MANHOLE
CULINARY VALVE, TEE & BEND	CULINARY VALVE, TEE & BEND
SECONDARY VALVE, TEE & BEND	SECONDARY VALVE, TEE & BEND
SEC. AND CUL. WATER METER	SEC. AND CUL. WATER METER
WATER BLOW-OFF	WATER BLOW-OFF
FIRE HYDRANT	FIRE HYDRANT
STREET MONUMENT (TO BE SET)	STREET MONUMENT (TO BE SET)
EXIST. STREET MONUMENT	EXIST. STREET MONUMENT
EXIST. SD INLET & MH	EXIST. SD INLET & MH
EXIST. SEWER MH	EXIST. SEWER MH
EXIST. VALVE, TEE, & BEND	EXIST. VALVE, TEE, & BEND
EXIST. FIRE HYDRANT	EXIST. FIRE HYDRANT
SPOT ELEVATION	SPOT ELEVATION
HIGHLAND CITY CONDUIT	HIGHLAND CITY CONDUIT

NOTES:
ALL FENCES MUST BE LOCATED ENTIRELY ON PRIVATE PROPERTY, INCLUDING FOOTERS.



FOCUS
ENGINEERING AND SURVEYING, LLC
6949 S. HIGH TECH DRIVE, SUITE 200
MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focus-es.com

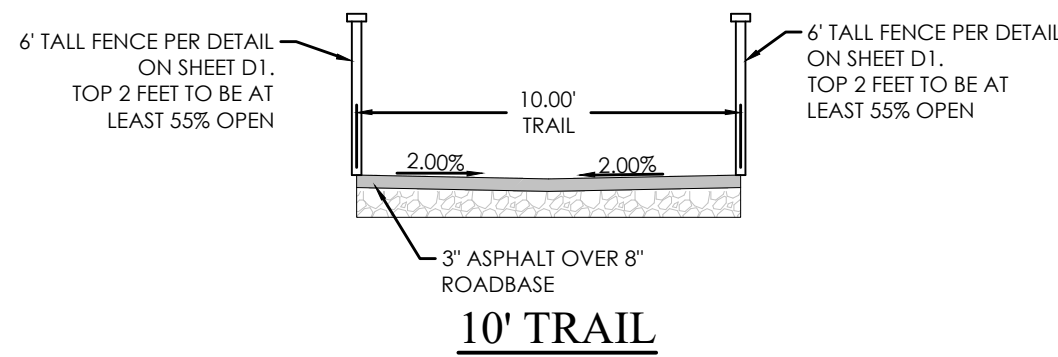
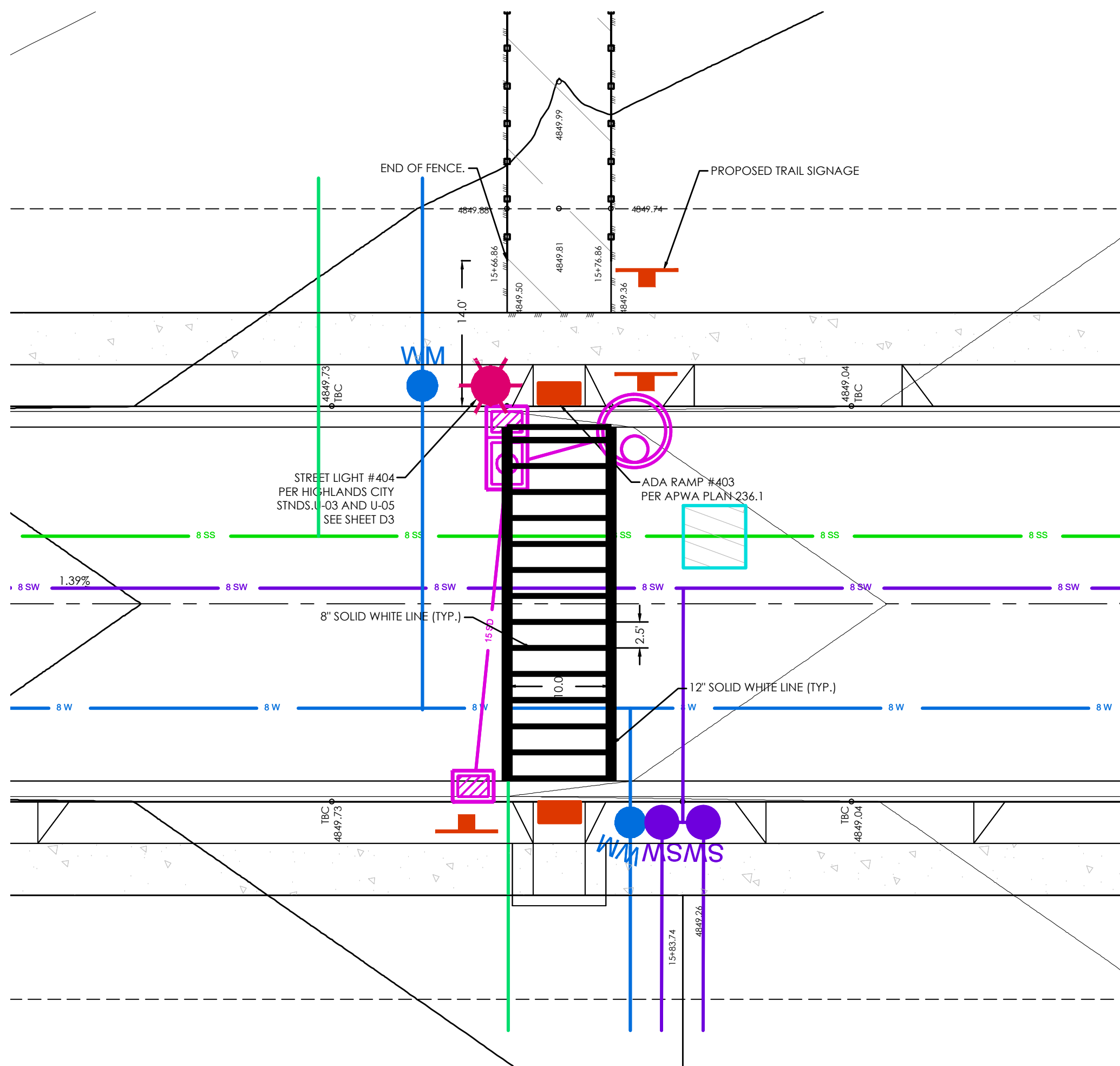
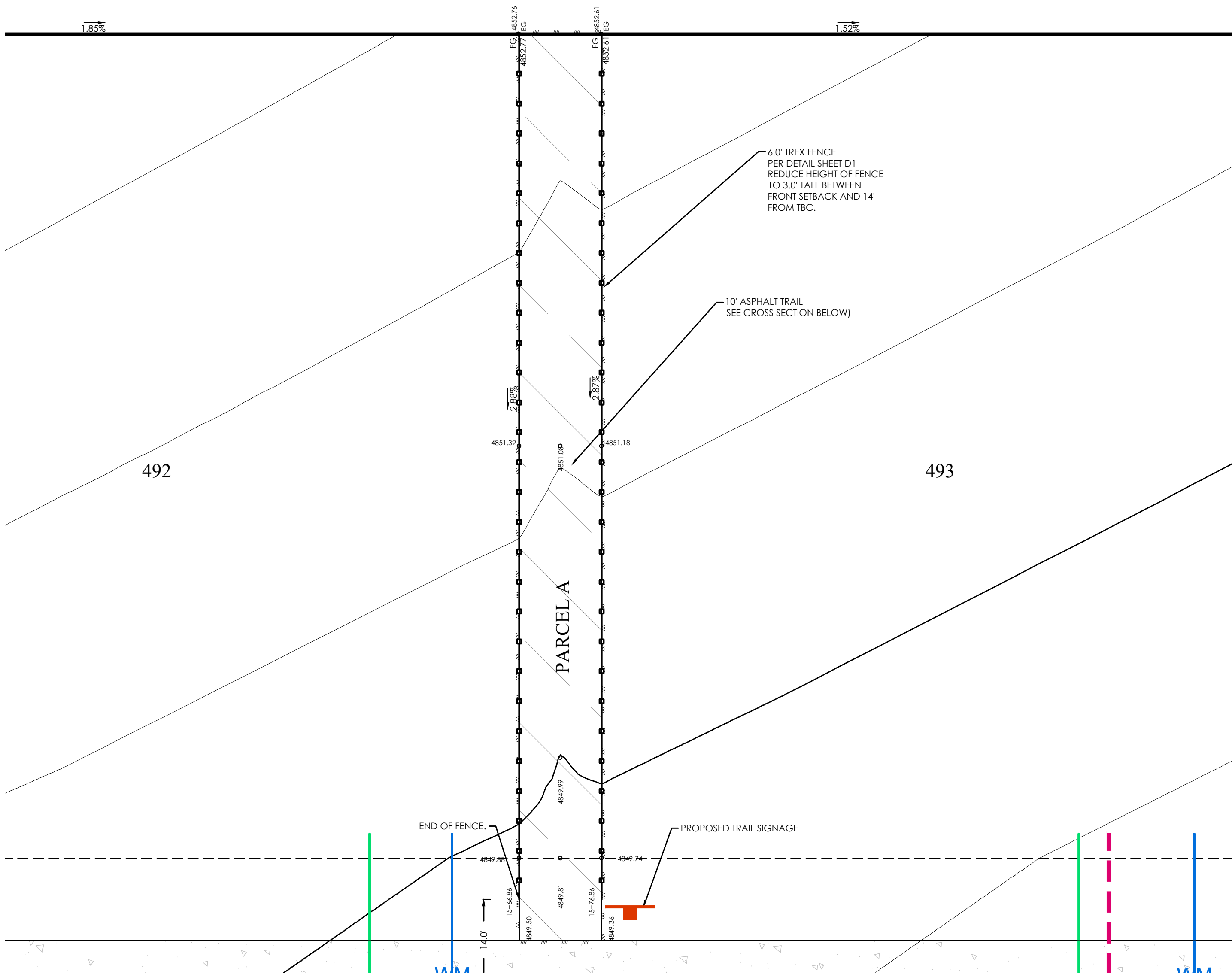


RIDGEVIEW POD B PLAT L
HIGHLAND CITY, UTAH COUNTY, UTAH
SITE PLAN

REVISION BLOCK	
NO.	DESCRIPTION
1	
2	
3	
4	
5	
6	

SITE PLAN

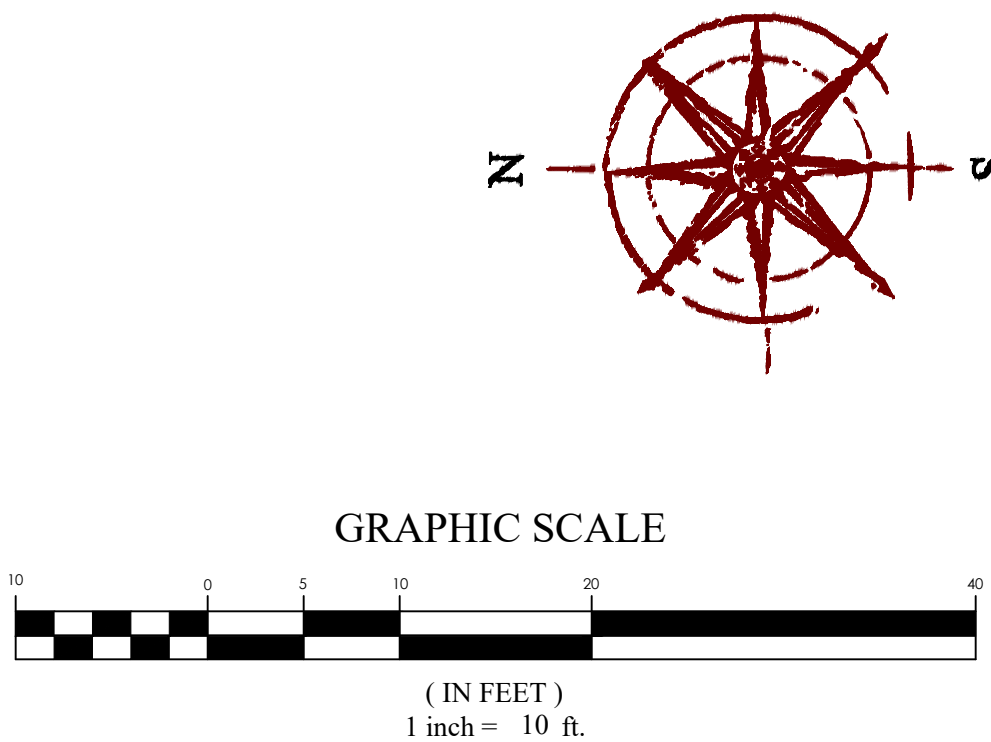
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Date: 09/09/24 Job #: 24-0002
Sheet: **C3**



LEGEND	
	BOUNDARY
	ROW
	CENTERLINE
	LOT LINE
	EASEMENT
	15" STORM DRAIN
	8" SANITARY SEWER
	8" CULINARY WATER
	8" SECONDARY WATER
	SWALE
	CONTOUR MAJOR
	CONTOUR MINOR
	EXIST. STORM DRAIN
	EXIST. SANITARY SEWER
	EXIST. CULINARY WATER
	EXIST. FENCE
	EXIST. CONTOUR MAJOR
	EXIST. CONTOUR MINOR
	SIGN
	STREET LIGHT
	SD MH, INLET, COMBO & SUMP
	SEWER MANHOLE
	CULINARY VALVE, TEE & BEND
	SECONDARY VALVE, TEE & BEND
	SEC. AND CUL. WATER METER
	WATER BLOW-OFF
	FIRE HYDRANT
	STREET MONUMENT (TO BE SET)
	EXIST. STREET MONUMENT
	EXIST. SD INLET & MH
	EXIST. SEWER MH
	EXIST. VALVE, TEE, & BEND
	EXIST. FIRE HYDRANT
	SPOT ELEVATION
	HIGHLAND CITY CONDUIT



TRAIL SIGN

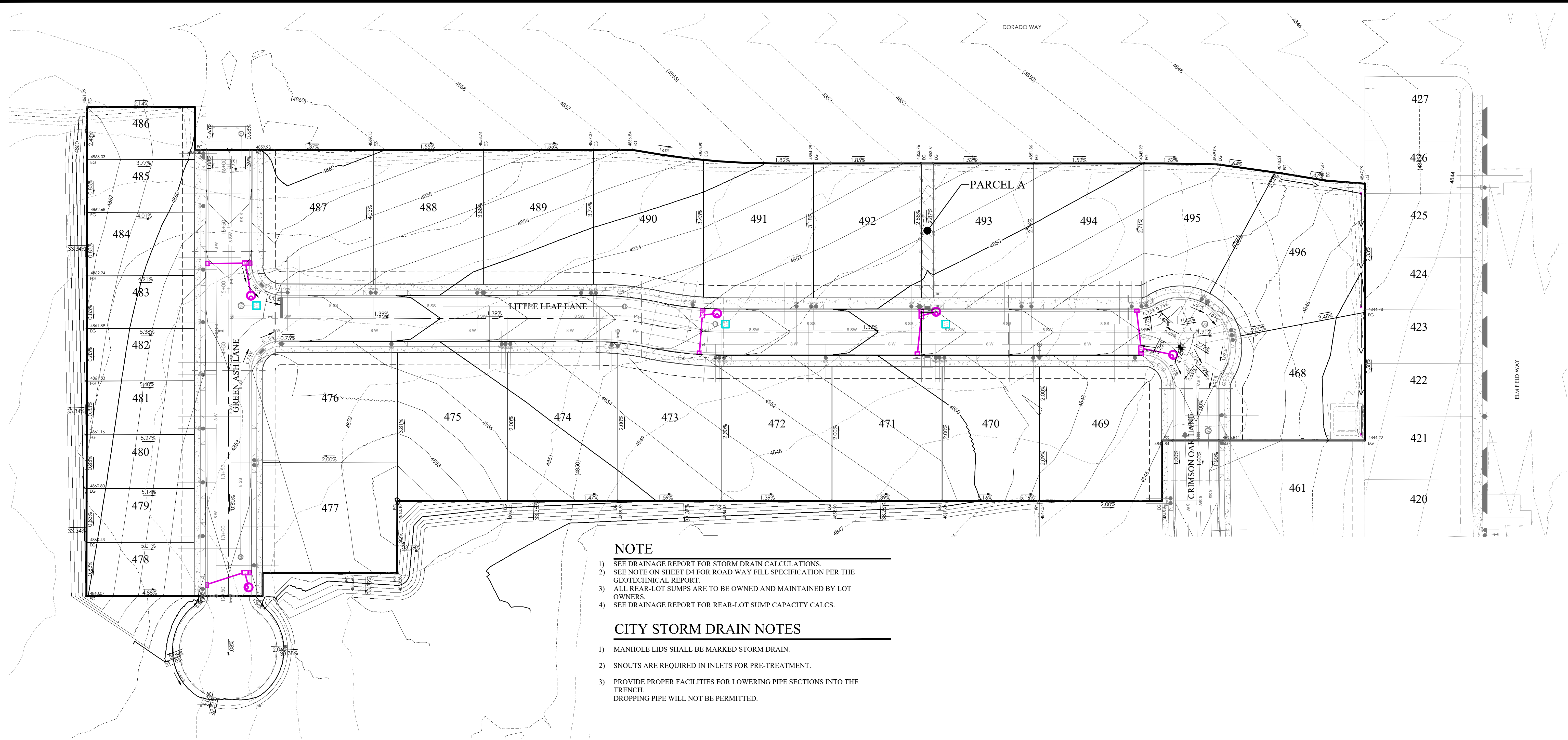


RIDGEVIEW POD B PLAT L
HIGHLAND CITY, UTAH COUNTY, UTAH
TRAIL PLAN

REVISION BLOCK	
#	DESCRIPTION
1	
2	
3	
4	
5	
6	

TRAIL PLAN

Scale: 1"=10'	Drawn: GIM
Date: 09/09/24	Job #: 24-0002
Sheet:	C3.1



NOTE

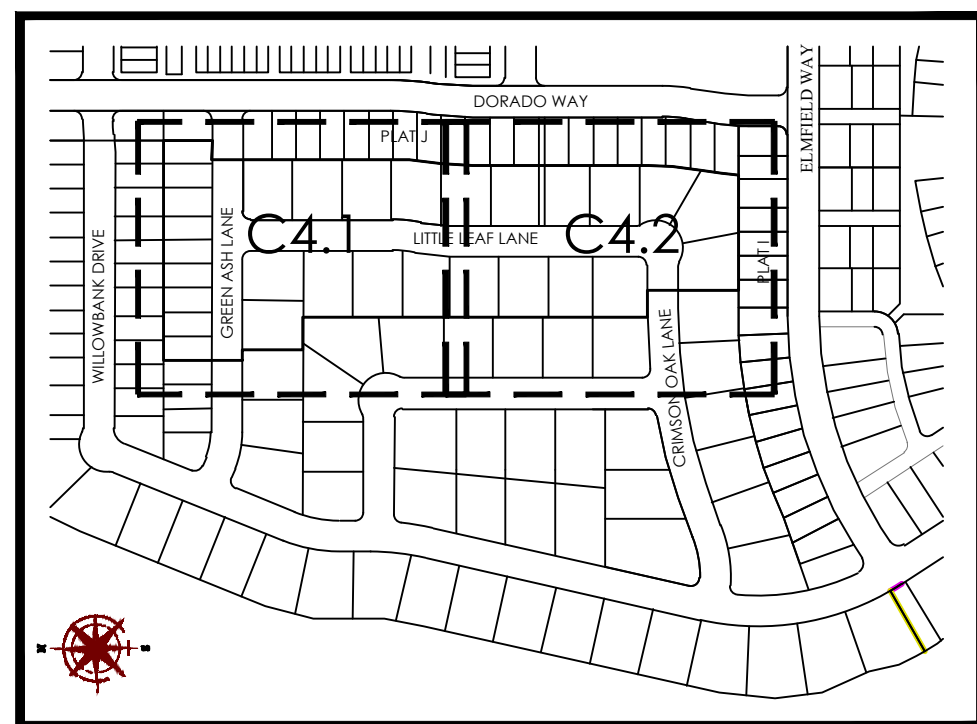
- 1) SEE DRAINAGE REPORT FOR STORM DRAIN CALCULATIONS.
- 2) SEE NOTE ON SHEET D4 FOR ROAD WAY FILL SPECIFICATION PER THE GEOTECHNICAL REPORT.
- 3) ALL REAR LOT SUMPS ARE TO BE OWNED AND MAINTAINED BY LOT OWNERS.
- 4) SEE DRAINAGE REPORT FOR REAR-LOT SUMP CAPACITY CALCS.

CITY STORM DRAIN NOTES

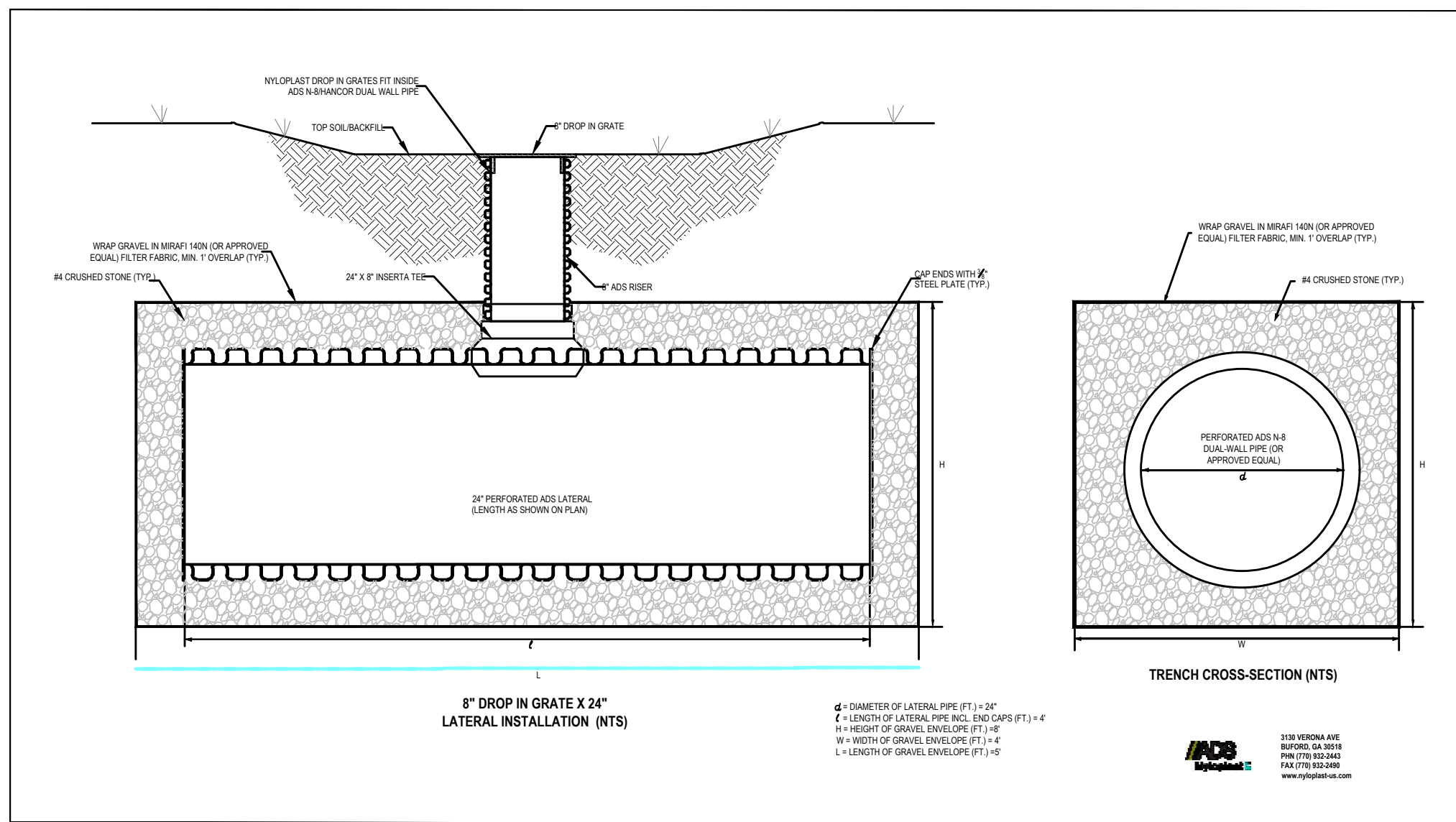
- 1) MANHOLE LIDS SHALL BE MARKED STORM DRAIN.
- 2) SNOTS ARE REQUIRED IN INLETS FOR PRE-TREATMENT.
- 3) PROVIDE PROPER FACILITIES FOR LOWERING PIPE SECTIONS INTO THE TRENCH. DROPPING PIPE WILL NOT BE PERMITTED.

LEGEND

	BOUNDARY
	ROW
	CENTERLINE
	LOT LINE
	EASEMENT
	15" SD
	8" SS
	8" CW
	8" SW
	SWALE
	CONTOUR MAJOR
	CONTOUR MINOR
	EXIST. STORM DRAIN
	EXIST. SANITARY SEWER
	EXIST. CULINARY WATER
	EXIST. FENCE
	EXIST. CONTOUR MAJOR
	EXIST. CONTOUR MINOR
	SIGN
	STREET LIGHT
	SD MH, INLET, COMBO & SUMP
	SEWER MANHOLE
	CULINARY VALVE, TEE & BEND
	SEC. AND CUL. WATER METER
	WATER BLOW-OFF
	FIRE HYDRANT
	STREET MONUMENT (TO BE SET)
	EXIST. STREET MONUMENT
	EXIST. SD INLET & MH
	EXIST. SEWER MH
	EXIST. VALVE, TEE, & BEND
	EXIST. FIRE HYDRANT
	SPOT ELEVATION
	HIGHLAND CITY CONDUIT



KEY MAP
N.T.S.



SUMP DRAIN DETAIL (REAR-LOT) - PROFILE VIEW LOT 468 & 496



GRAPHIC SCALE



(IN FEET)
1 inch = 40 ft.



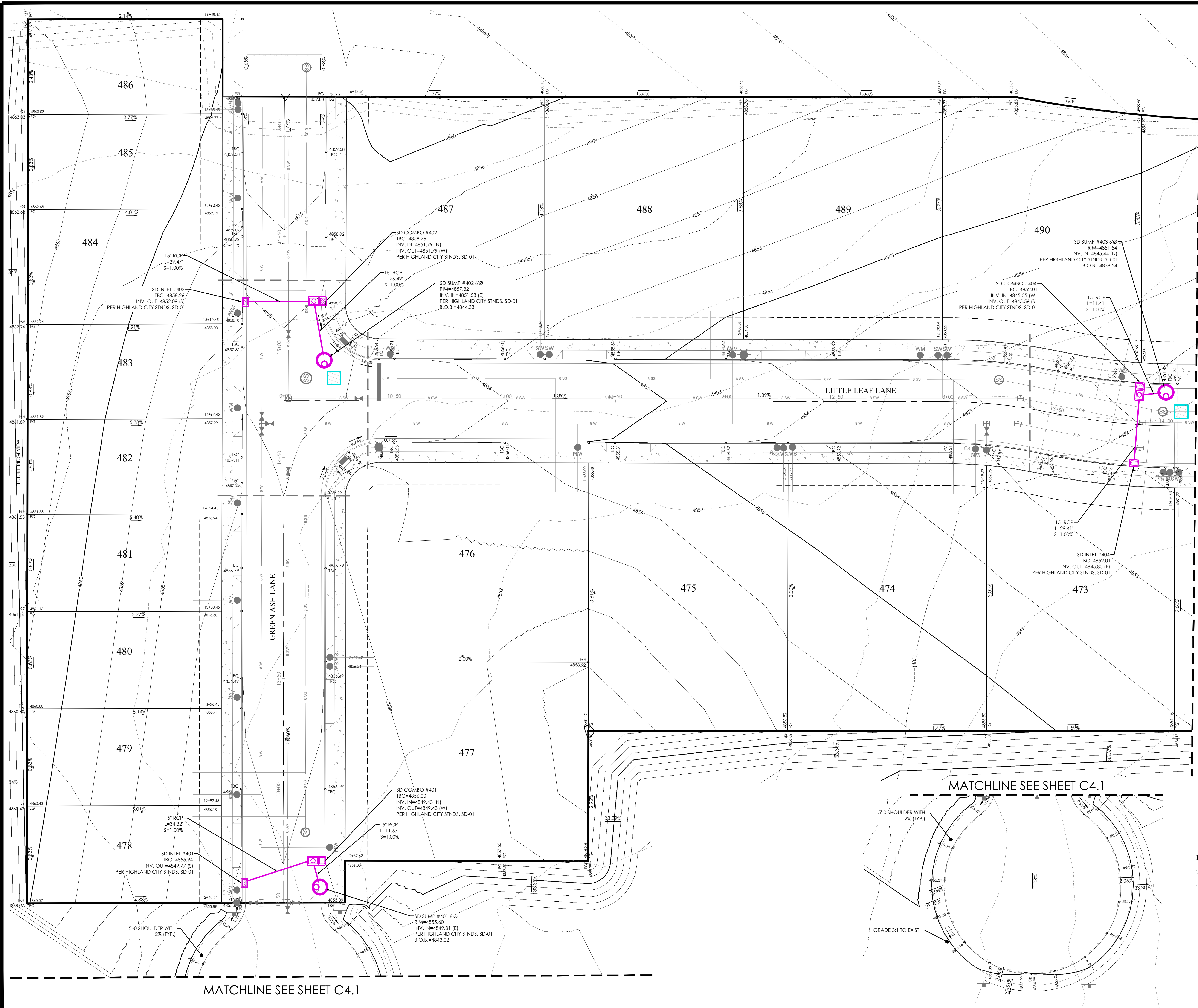
RIDGEVIEW POD B PLAT L
HIGHLAND CITY, UTAH COUNTY, UTAH
OVERALL GRADING & DRAINAGE PLAN

REVISION BLOCK	
#	DESCRIPTION
1	
2	
3	
4	
5	
6	

OVERALL
GRADING &
DRAINAGE
PLAN

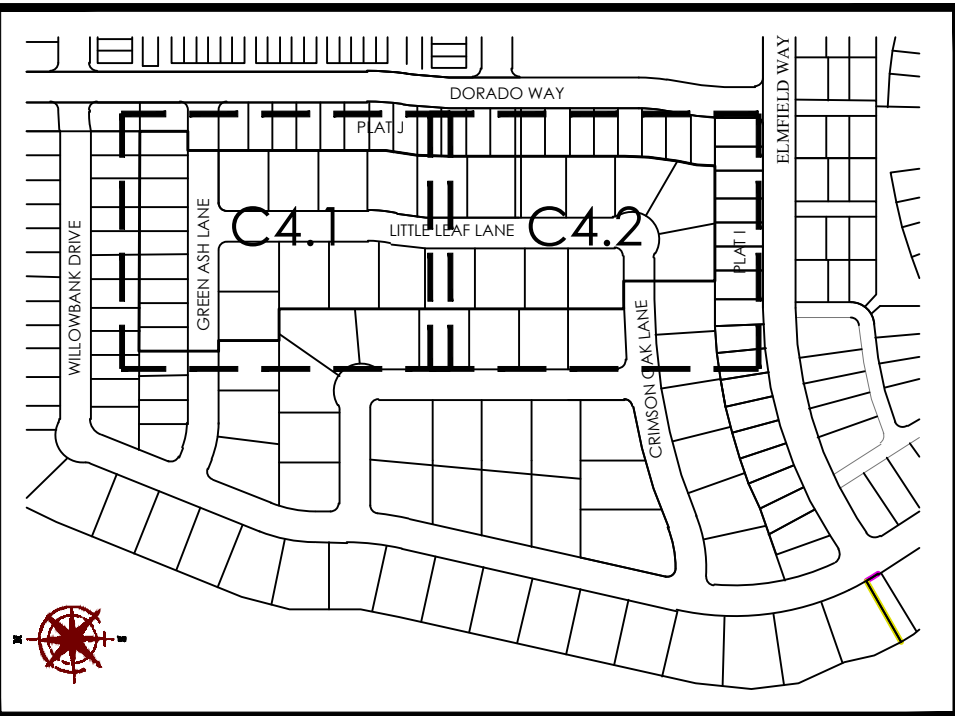
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Date: 09/09/24	Job #: 24-0002
Sheet:	

C4



LEGEND

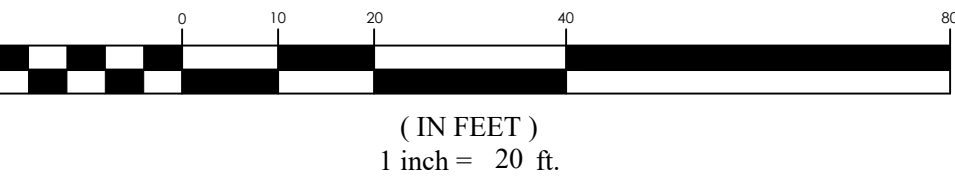
- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- 15" STORM DRAIN
- 8" SANITARY SEWER
- 8" CULINARY WATER
- 8" SECONDARY WATER
- SWALE
- CONTOUR MAJOR
- CONTOUR MINOR
- EXIST. STORM DRAIN
- EXIST. SANITARY SEWER
- EXIST. CULINARY WATER
- EXIST. FENCE
- EXIST. CONTOUR MAJOR
- EXIST. CONTOUR MINOR
- SIGN
- STREET LIGHT
- SD MH, INLET, COMBO & SUMP
- SEWER MANHOLE
- CULINARY VALVE, TEE & BEND
- SECONDARY VALVE, TEE & BEND
- SEC. AND CUL. WATER METER
- WATER BLOW-OFF
- FIRE HYDRANT
- STREET MONUMENT (TO BE SET)
- EXIST. STREET MONUMENT
- EXIST. SD INLET & MH
- EXIST. SEWER MH
- EXIST. VALVE, TEE, & BEND
- EXIST. FIRE HYDRANT
- SPOT ELEVATION
- HIGHLAND CITY CONDUIT



KEY MAP
N.T.S.



GRAPHIC SCALE



NOTE

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

CITY STORM DRAIN NOTES

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



RIDGEVIEW POD B PLAT L
HIGHLAND CITY, UTAH COUNTY, UTAH
GRADING AND DRAINAGE PLAN

REVISION BLOCK		DESCRIPTION
#	DATE	
1		
2		
3		
4		
5		
6		

**GRADING
AND
DRAINAGE
PLAN**

Scale: 1"=20'
Date: 09/09/24
Sheet: C4.1

Drawn: GIM
Job #: 24-0002



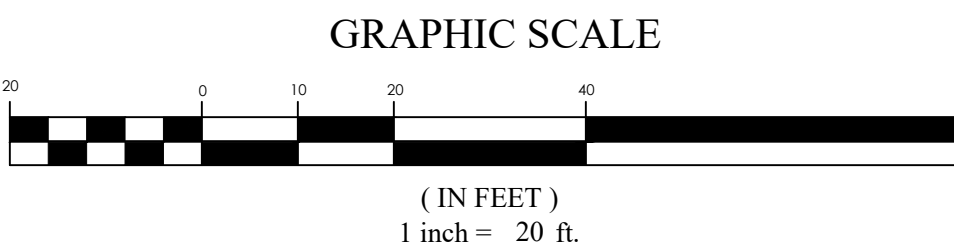


The map illustrates the layout of the Dorado Way area. Key streets shown are Willowdale Drive to the west, Greenleaf Lane running north-south, Dorado Way running east-west, Little Leaf Lane running north-south, and Elmfield Way to the east. A central area is divided into two lots, G4.1 and C4.2, which are the subject of the planning application. The map also shows various other lots, some labeled 'PLAT 1' and 'PLAT 2', and a compass rose in the bottom left corner indicating North.

NOTE

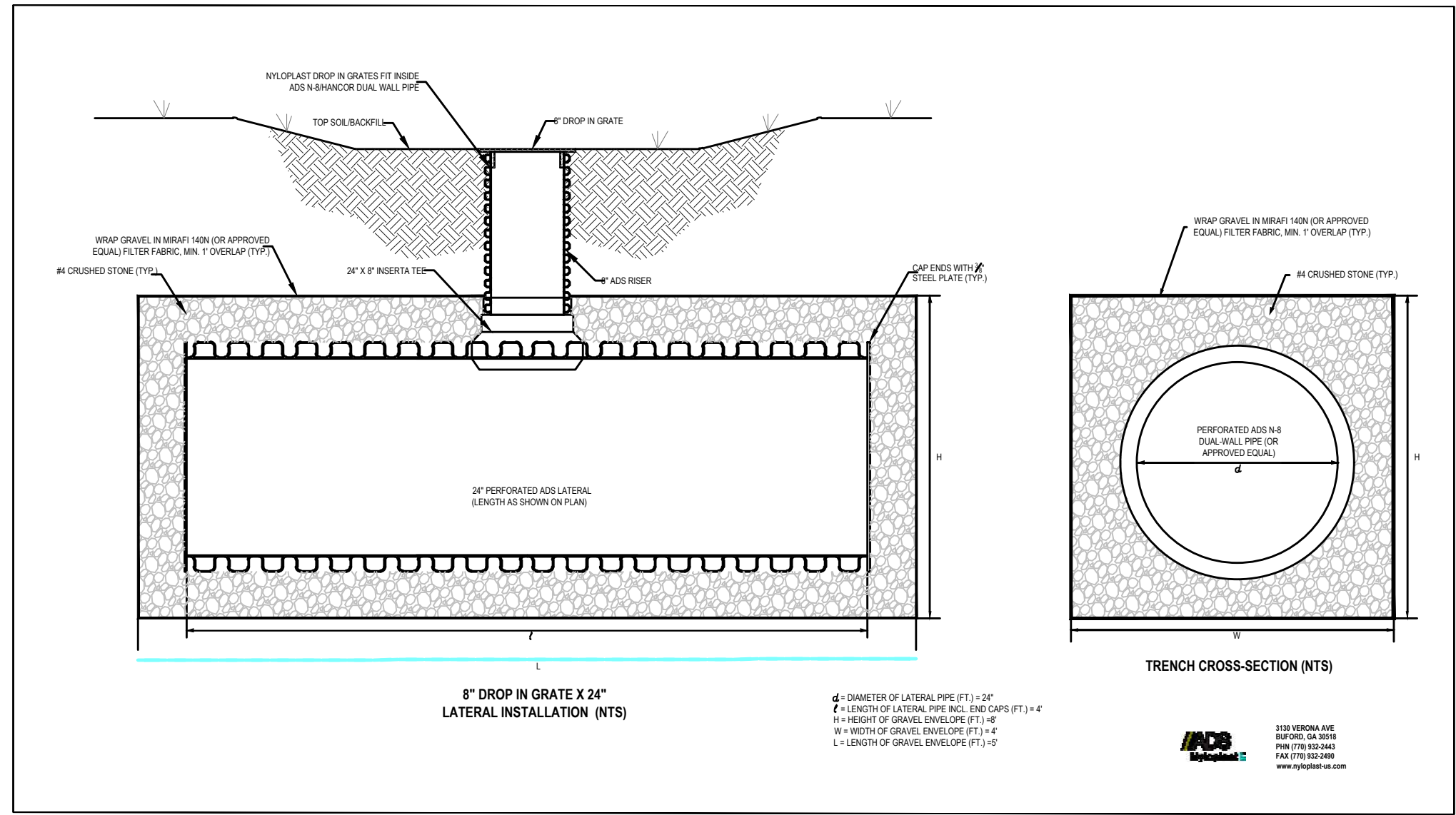
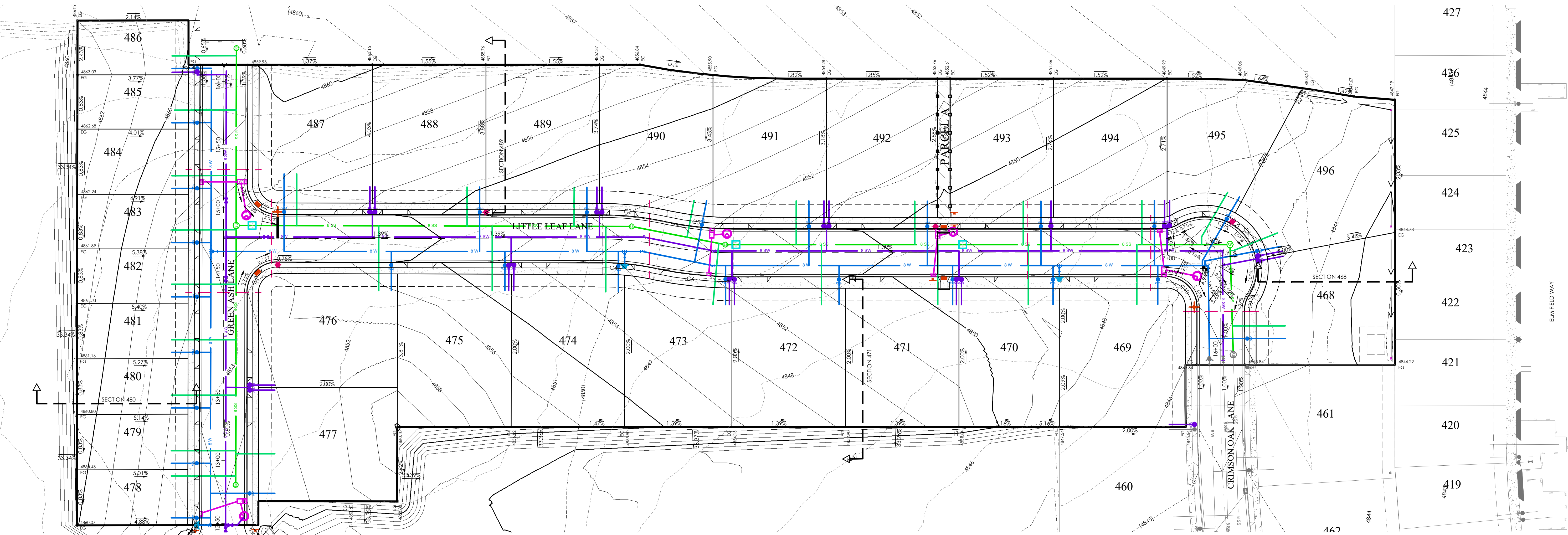
- 1) SEE DRAINAGE REPORT FOR STORM DRAIN CALCULATIONS.
- 2) SEE NOTE ON SHEET D4 FOR ROAD WAY FILL SPECIFICATION PER THE GEOTECHNICAL REPORT.
- 3) ALL REAR-LOT SUMPS ARE TO BE OWNED AND MAINTAINED BY LOT OWNERS.
- 4) SEE DRAINAGE REPORT FOR REAR-LOT SUMP CAPACITY CALCS.

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



GRADING AND DRAINAGE PLAN

Scale: 1"=20'	Drawn: GIM
Date: 09/09/24	Job #: 24-0002
Sheet:	
C4.2	



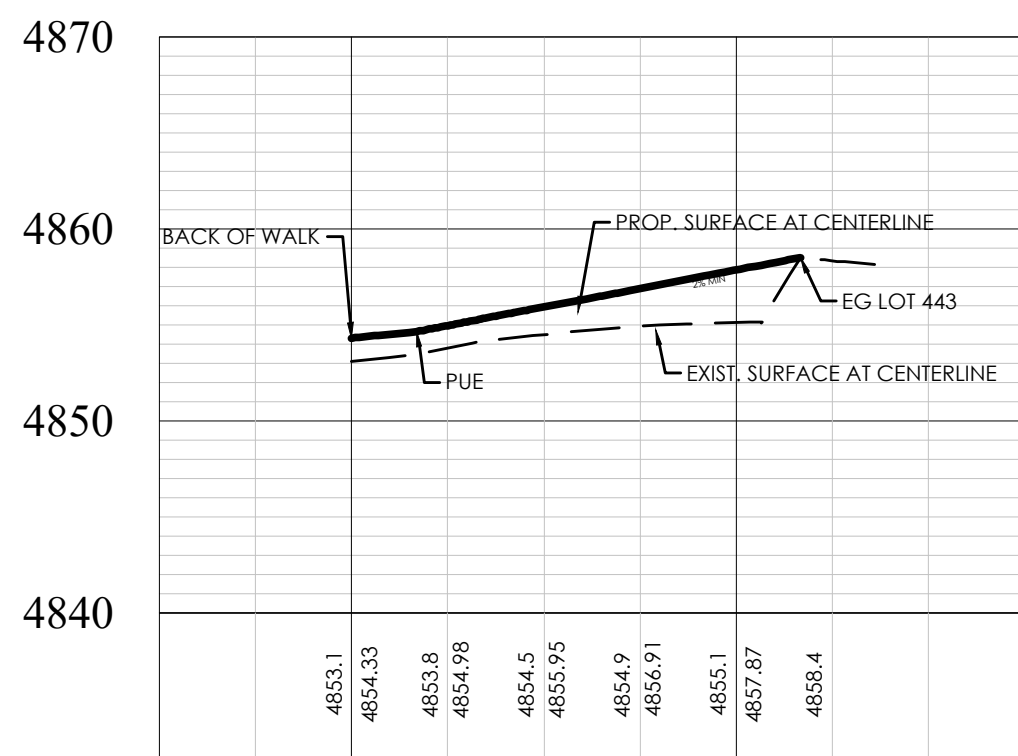
SUMP DRAIN DETAIL (REAR-LOT) - PROFILE VIEW LOT 468 & 496

NOTE

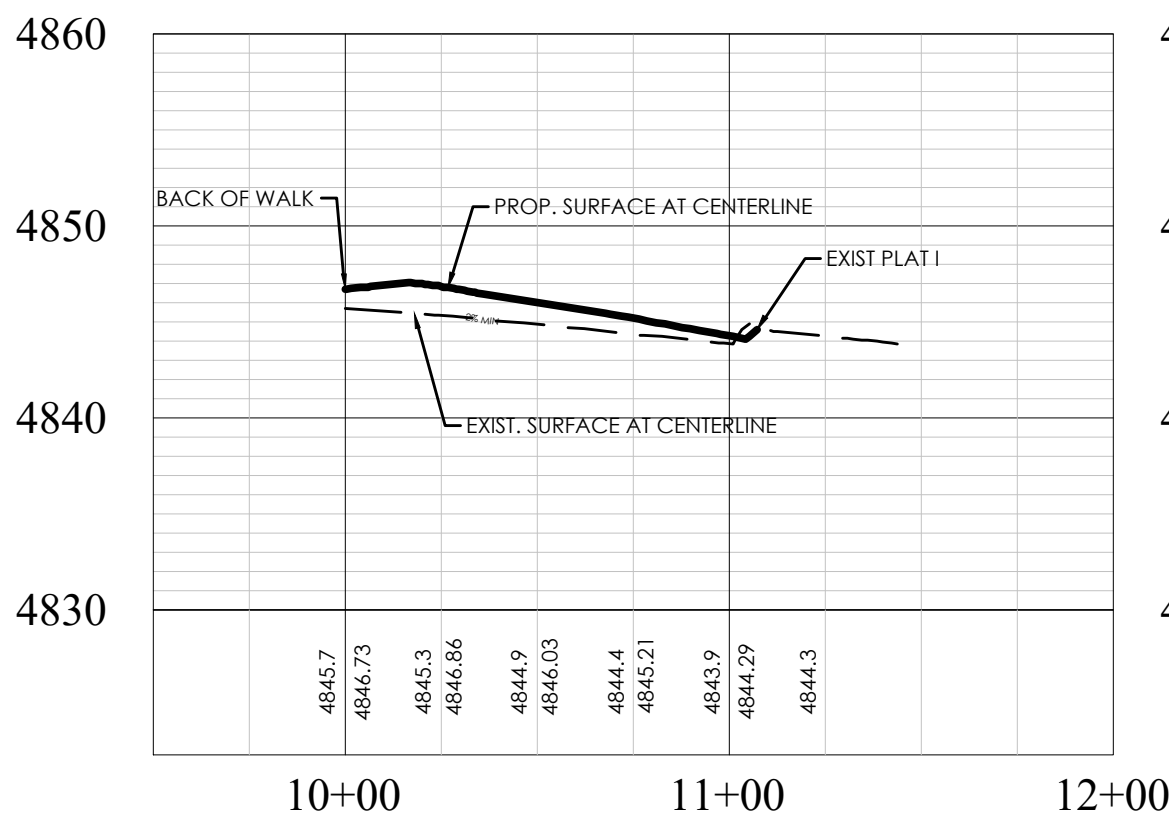
- 1) SEE DRAINAGE REPORT FOR STORM DRAIN CALCULATIONS.
- 2) SEE NOTE ON SHEET D4 FOR ROAD WAY FILL SPECIFICATION PER THE GEOTECHNICAL REPORT.
- 3) ALL REAR-LOT SUMPS ARE TO BE OWNED AND MAINTAINED BY LOT OWNERS.
- 4) SEE DRAINAGE REPORT FOR REAR-LOT SUMP CAPACITY CALCS.

CITY STORM DRAIN NOTES

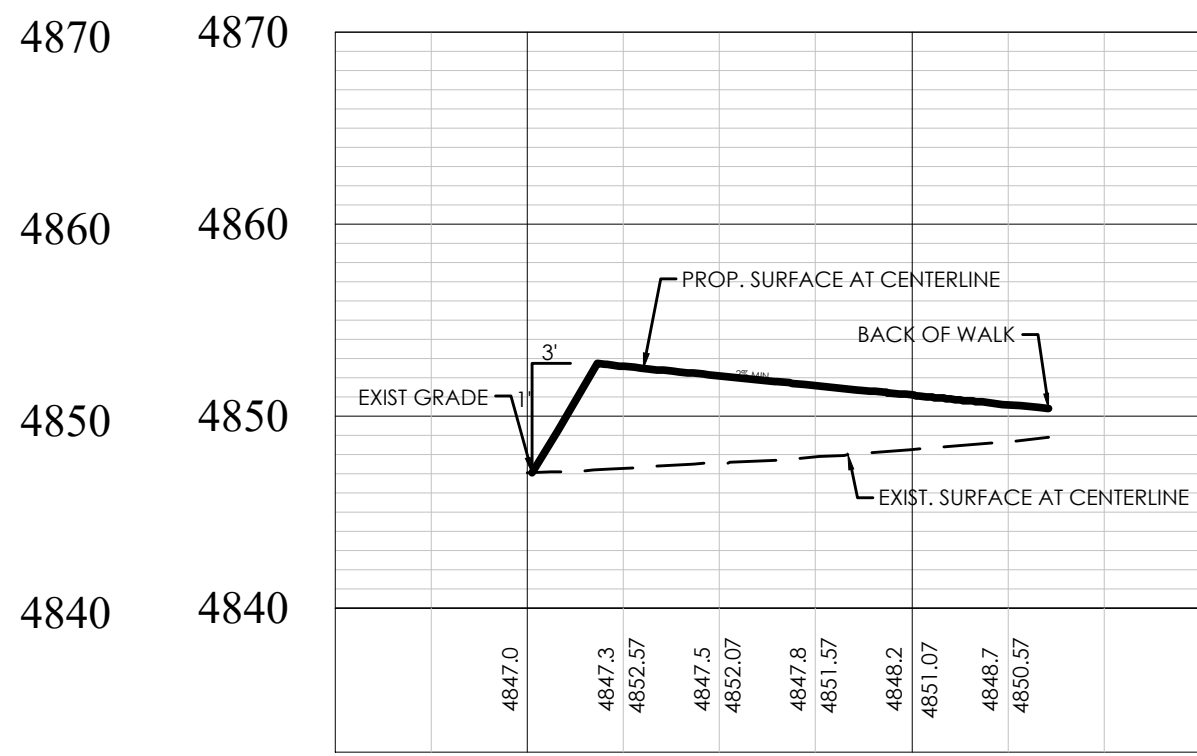
- 1) MANHOLE LIDS SHALL BE MARKED STORM DRAIN.
- 2) SNOTS ARE REQUIRED IN INLETS FOR PRE-TREATMENT.
- 3) PROVIDE PROPER FACILITIES FOR LOWERING PIPE SECTIONS INTO THE TRENCH. DROPPING PIPE WILL NOT BE PERMITTED.



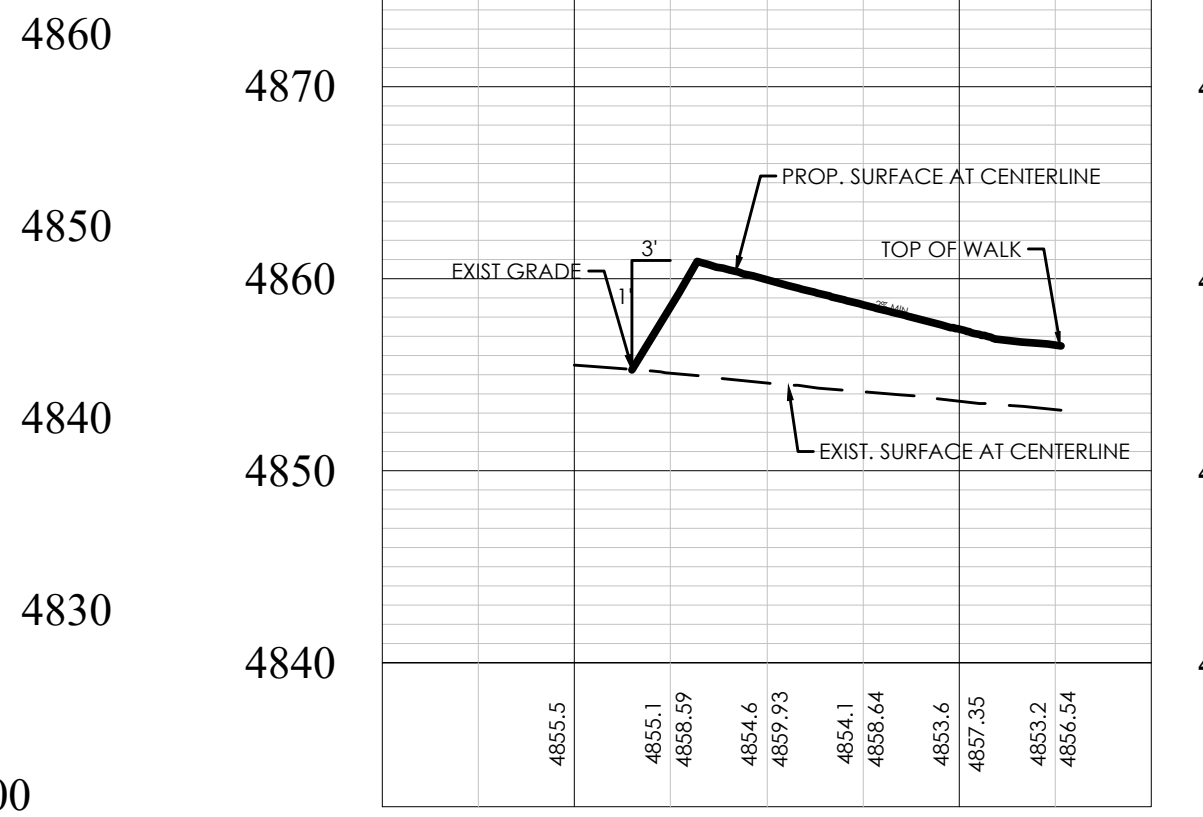
SECTION 489 PROFILE



SECTION 468 PROFILE



SECTION 471 PROFILE



SECTION 480 PROFILE

LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- 15" STORM DRAIN
- 8" SS
- 8" W
- 8" SW
- 8" CULINARY WATER
- 8" SECONDARY WATER
- SWALE
- CONTOUR MAJOR
- CONTOUR MINOR
- EXIST. STORM DRAIN
- EXIST. SANITARY SEWER
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- EXIST. FIRE HYDRANT
- SPOT ELEVATION
- HIGHLAND CITY CONDUIT



GRAPHIC SCALE



(IN FEET)
1 inch = 40 ft.

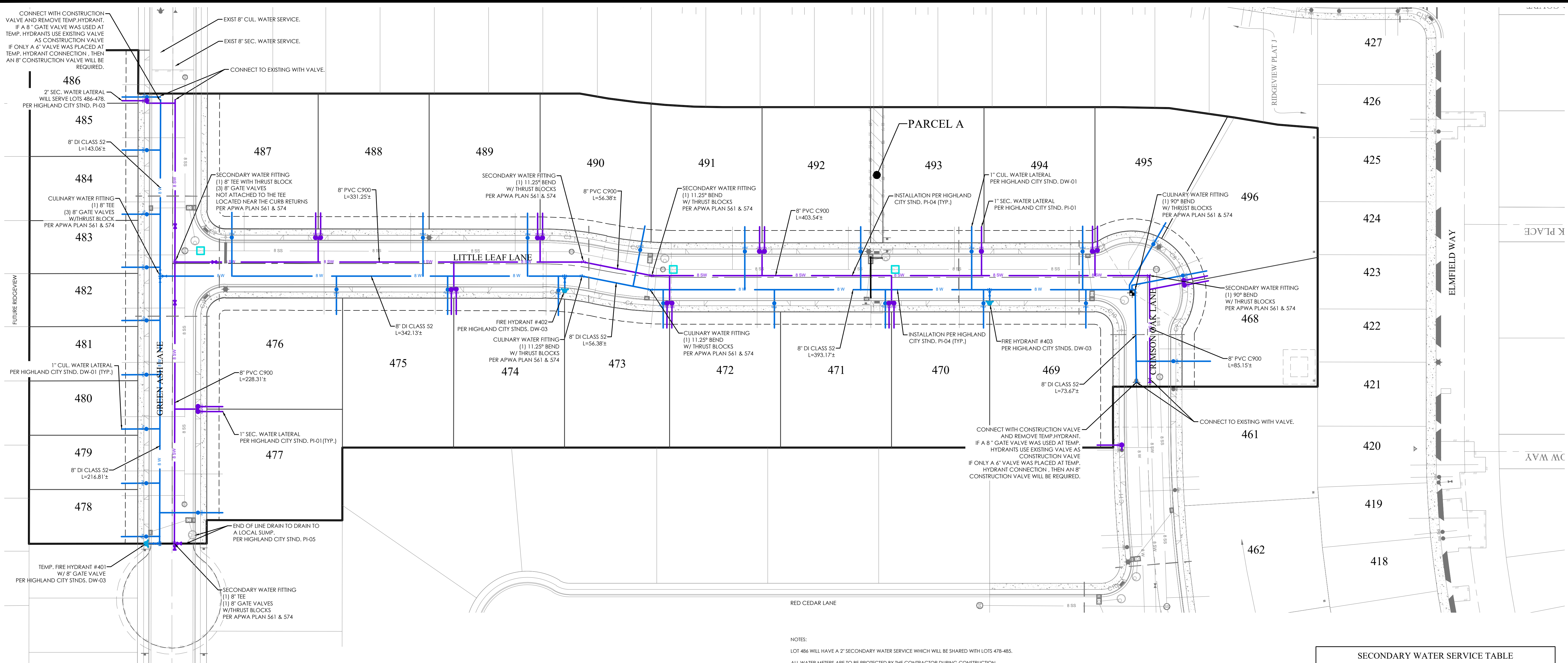


RIDGEVIEW POD B PLAT L
HIGHLAND CITY, UTAH COUNTY, UTAH
SECTION PLAN

REVISION BLOCK	
#	DESCRIPTION
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SECTION PLAN

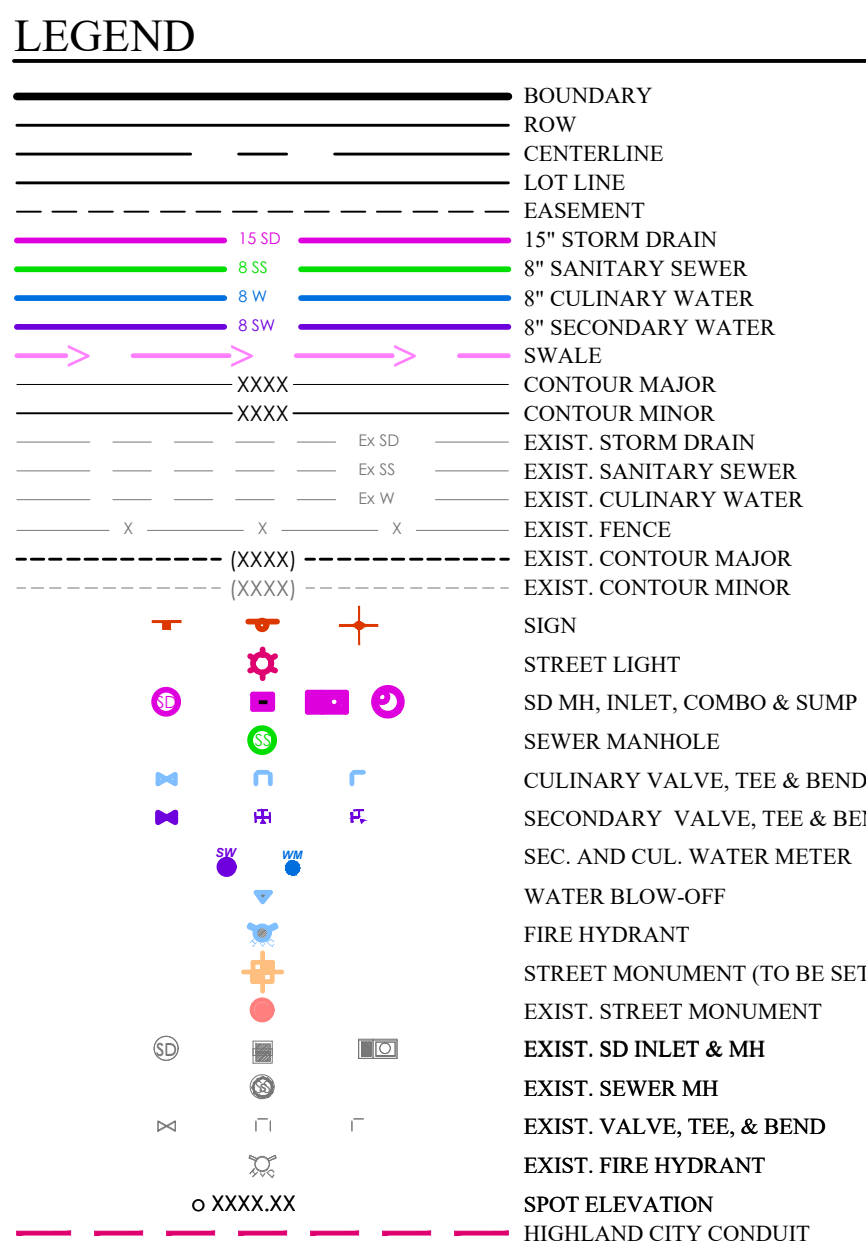
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Date: 09/09/24 Job #: 24-0002
Sheet: **C4.3**



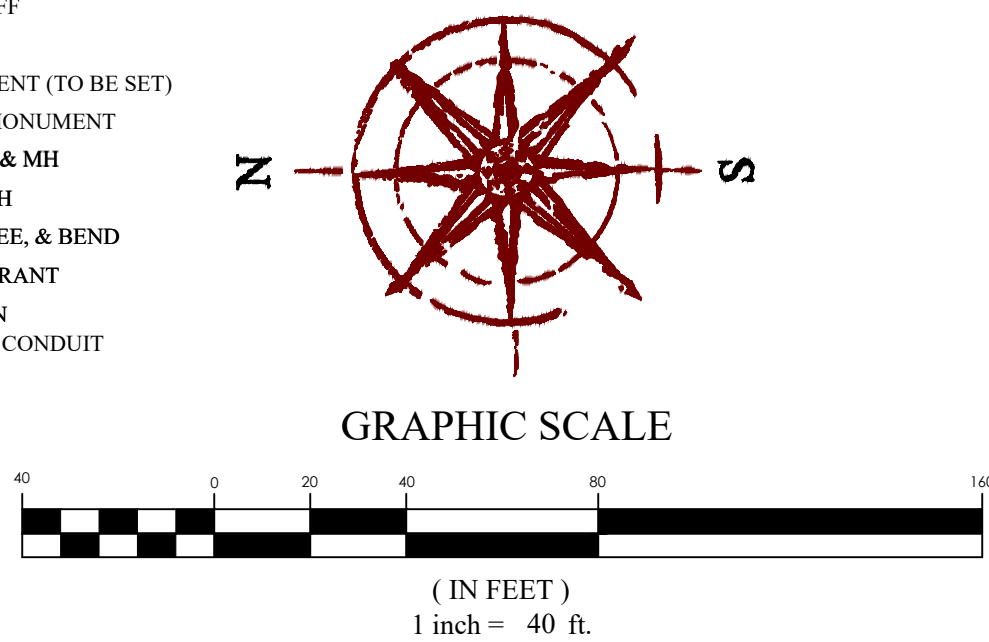
- DRINKING WATER NOTES:
1. ALL SURFACES, COATINGS, PIPES, FITTINGS, PROTECTIVE MATERIALS, SEALING MATERIALS AND MECHANICAL DEVICES THAT MAY COME INTO CONTACT WITH DRINKING WATER SHALL COMPLY WITH ANSI/NSF STANDARD #1 OR OTHER STANDARDS APPROVED BY UTAH DIVISION OF DRINKING WATER.
 2. IF ANY DISCREPANCIES 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 SHUTDOWN.
 4. CONTRACTOR SHALL NOT HOLE UTILITIES AT ALL CROSSING 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 & FITTING TO FLUSH NEW PIPELINES. PROVIDE PLAN TO CITY FOR APPROVAL BEFORE BEGINNING FLUSHING.
 6. DEFLECTIONS IN THE 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 FITTING 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 POITHOLE 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 EXCEPTION MUST BE APPROVED IN WRITING BY THE CITY ENGINEER OR DESIGNER.
 - 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, OR PERIOD OF WORK SUSPENSION.
 - E. CONTRACTOR TO COMPLY WITH THE 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. VALVE SHALL BE FLAGGED 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 CAPACITY OF THE THRUST BLOCK SHALL BE INSPECTED PRIOR TO THE PLACEMENT OF CONCRETE.
 - B. ENGINEERED THRUST BLOCKS, STAMPS 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 OR 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 HYPOCHLORIDE SOLUTION, OR CALCIUM HYPOCHLORIDE 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 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 FORE HYDRANT. AT SAMPLES SHALL BE TESTED FOR BACTERIOLOGICAL, (CHEMICAL AND PHYSICAL) QUALITY IN ACCORDANCE WITH "STANDARD METHODS FOR EXAMINATIONS OF WATER AND WASTEWATER" AND SHALL SHOW THE ABSENCE OF COLOURITY. THEN THE LINE SHALL BE RE-CHLORINATED, FLUSHED, AND RE-TESTED UNTIL SATISFACTORY ARE OBTAINED AT THE EXPENSE OF THE CONTRACTOR.
 13. METERS AND SERVICE TAPS
 - A. WATER METER CANS SHALL BE PLACED IN THE PARK STRIPS.
 - B. BEFORE SERVICES ARE TAPPED, CUT STAKES MUST BE INSTALLED WITH 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 BULKY/NUCKLE 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 THE PROPERTY LINES.
 - B. HYDRANTS SHALL BE PLACED A MINIMUM OF 5' FROM OTHER OBJECTS, WITH THRUST BLOCK PLACED AGAINST NATIVE SOILS.

- PRESSURIZED IRRIGATION NOTES:
1. ALL LATERALS SHALL BE STAMPED WITH "1" 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 THE 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 VALVE SHALL HAVE MECHANICAL JOINT (MJ) TO THE MAIN.
 - B. VALVES 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 ON 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. PIPE 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.
 6. 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 RECOMMENDATION.

WATER METER TABLE				
LOT #	STREET NAME	STATION	OFFSET	ELEVATION
468	CRIMSON OAK LANE	16+08.25	21.00 R	4846.08
469	LITTLE LEAF LANE	17+41.44	20.98 R	4847.10
470	LITTLE LEAF LANE	16+58.36	21.00 R	4848.26
471	LITTLE LEAF LANE	15+78.71	21.00 R	4849.37
472	LITTLE LEAF LANE	14+88.73	21.00 R	4850.63
473	LITTLE LEAF LANE	13+99.16	21.00 R	4851.88
474	LITTLE LEAF LANE	13+14.31	21.00 R	4853.06
475	LITTLE LEAF LANE	12+23.16	21.00 R	4854.33
476	LITTLE LEAF LANE	11+32.99	21.00 R	4855.59
477	GREEN ASH LANE	12+73.70	21.00 R	4856.08
478	GREEN ASH LANE	12+54.31	21.00 L	4855.96
479	GREEN ASH LANE	12+97.48	21.00 L	4856.22
480	GREEN ASH LANE	13+41.48	21.00 L	4856.48
481	GREEN ASH LANE	13+65.48	21.00 L	4856.75
482	GREEN ASH LANE	14+29.48	21.00 L	4857.01
483	GREEN ASH LANE	14+72.48	21.00 L	4857.40
484	GREEN ASH LANE	15+15.48	21.00 L	4858.18
485	GREEN ASH LANE	15+67.48	21.00 L	4859.32
486	GREEN ASH LANE	16+10.48	21.00 L	4859.84
487	LITTLE LEAF LANE	10+48.03	21.00 L	4856.78
488	LITTLE LEAF LANE	12+03.04	21.00 L	4854.61
489	LITTLE LEAF LANE	12+87.92	21.00 L	4853.43
490	LITTLE LEAF LANE	13+77.90	21.00 L	4852.17
491	LITTLE LEAF LANE	14+64.84	21.00 L	4850.96
492	LITTLE LEAF LANE	15+58.71	21.00 L	4849.65
493	LITTLE LEAF LANE	16+48.73	21.00 L	4848.40
494	LITTLE LEAF LANE	17+38.73	21.00 L	4847.14
495	CRIMSON OAK LANE	16+75.01	41.66 R	4847.19
496	CRIMSON OAK LANE	16+57.09	41.32 R	4846.83



SECONDARY WATER SERVICE TABLE				
LOT #	STREET NAME	STATION	OFFSET	ELEVATION
468	CRIMSON OAK LANE	16+53.17	38.73 R	4846.74
470	LITTLE LEAF LANE	15+85.74	21.00 R	4849.28
471	LITTLE LEAF LANE	15+81.74	21.00 R	4849.33
472	LITTLE LEAF LANE	14+05.74	21.00 R	4851.79
473	LITTLE LEAF LANE	14+01.98	21.00 R	4851.84
474	LITTLE LEAF LANE	12+30.20	20.78 R	4854.23
475	LITTLE LEAF LANE	12+26.20	21.00 R	4854.29
476	GREEN ASH LANE	13+59.62	21.00 R	4856.59
477	GREEN ASH LANE	13+55.62	21.00 R	4856.57
486	GREEN ASH LANE	16+07.48	21.00 L	4859.81
487	LITTLE LEAF LANE	11+16.03	21.00 L	4855.83
488	LITTLE LEAF LANE	11+20.03	21.00 L	4855.77
489	LITTLE LEAF LANE	12+96.04	21.00 L	4853.32
490	LITTLE LEAF LANE	13+00.04	21.00 L	4853.26
491	LITTLE LEAF LANE	14+76.84	21.00 L	4850.79
492	LITTLE LEAF LANE	14+80.84	21.00 L	4850.74
493	LITTLE LEAF LANE	16+56.84	21.00 L	4848.28
494	LITTLE LEAF LANE	17+46.84	21.08 L	4847.07
495	CRIMSON OAK LANE	16+99.11	21.83 R	4847.10
496	CRIMSON OAK LANE	16+55.17	39.91 R	4846.78



RIDGEVIEW POD B PLAT L

HIGHLAND CITY, UTAH COUNTY, UTAH

WATER PLAN

REVISION BLOCK		DATE	DESCRIPTION
1			
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Scale: 1"=40'

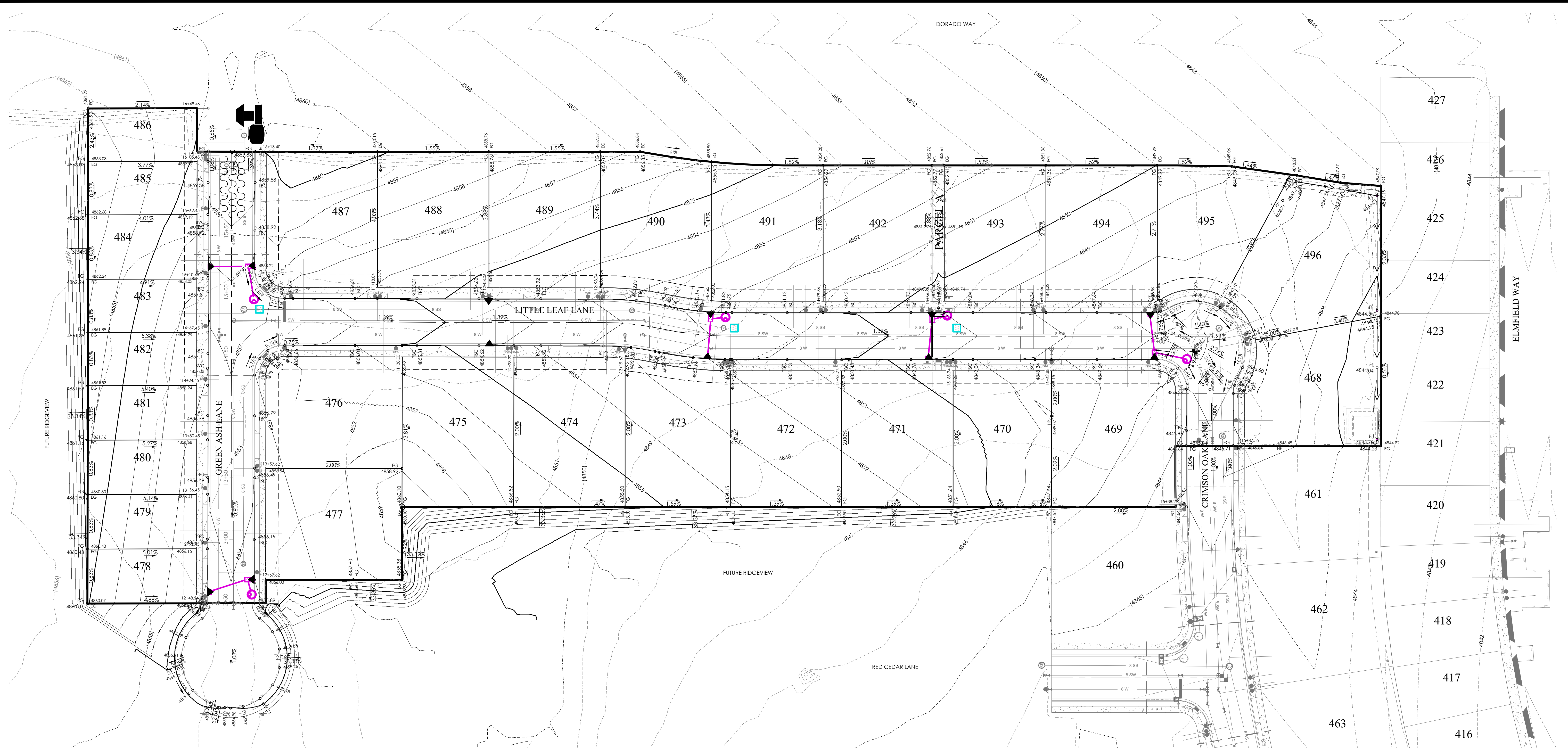
Date: 09/09/24

Sheet: C6

Drawn: GIM

Job #: 24-0002





EROSION CONTROL LEGEND

- CONSTRUCTION ENTRANCE
- MATERIALS STORAGE
- FUEL TANKS
- CONCRETE WASHOUT
- TRASH BIN
- PORTABLE TOILET
- CONSTRUCTION TRAILER
- INLET PROTECTION
- SURFACE WATERS
- OUTFALL
- SILT FENCE OR BERM
- CUTBACK CURB
- FIBER ROLL

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



GRAPHIC SCALE



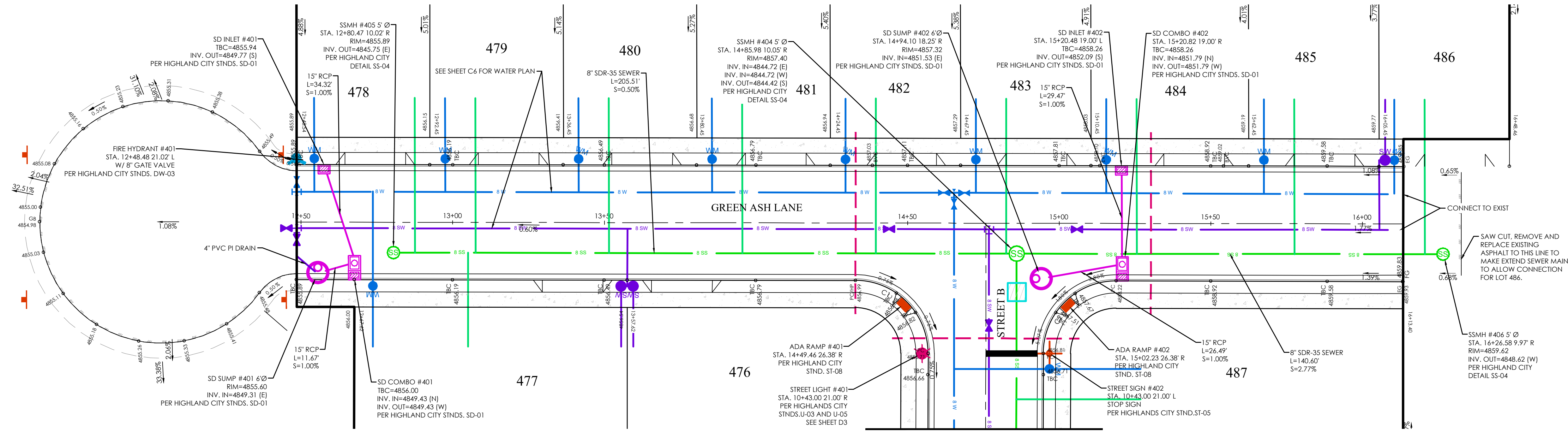
(IN FEET)
1 inch = 40 ft.



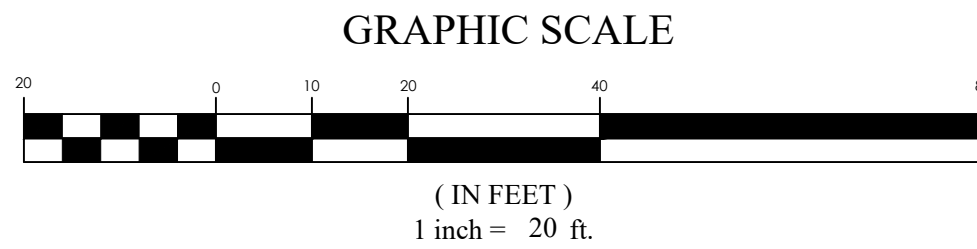
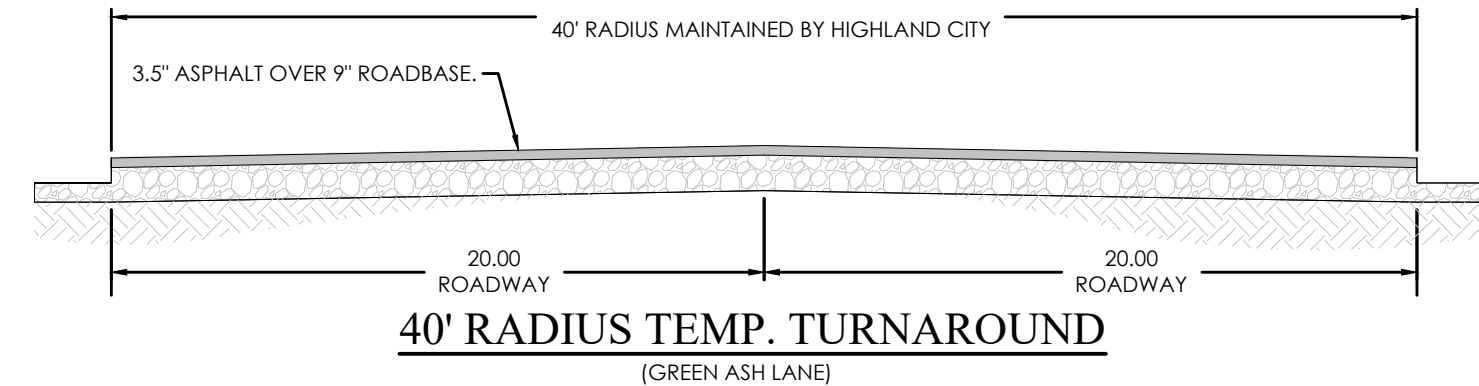
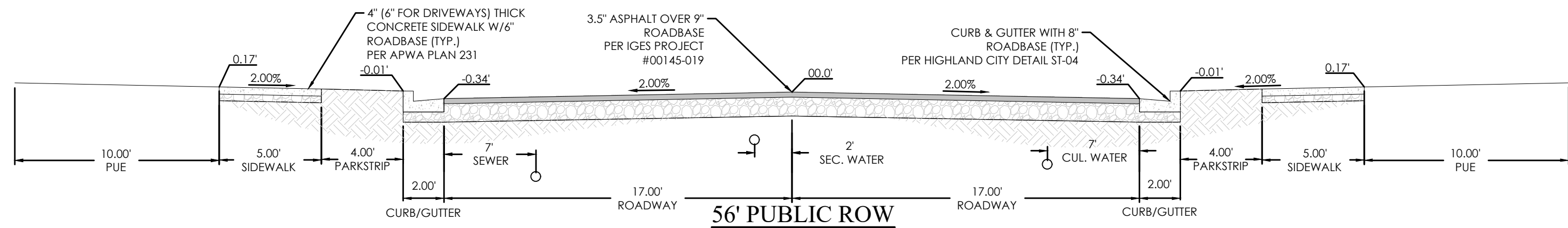
RIDGEVIEW POD B PLAT L HIGHLAND CITY, UTAH COUNTY, UTAH EROSION CONTROL PLAN

REVISION BLOCK	
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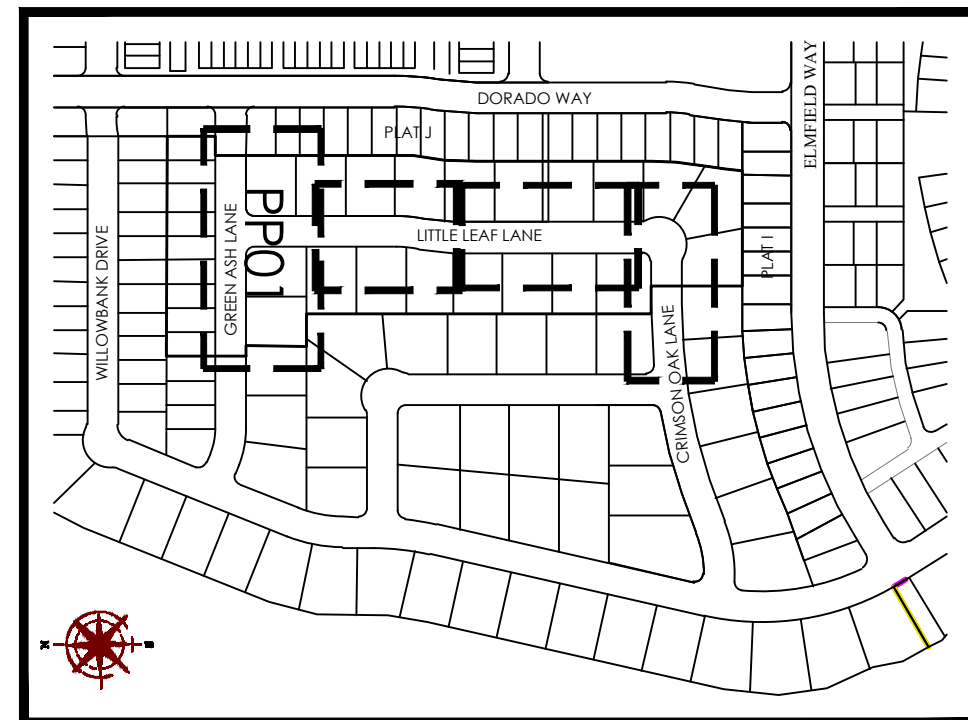
EROSION CONTROL PLAN	
Scale: 1"=40'	Drawn: GIM
Date: 09/09/24	Job #: 24-0002
Sheet:	C7



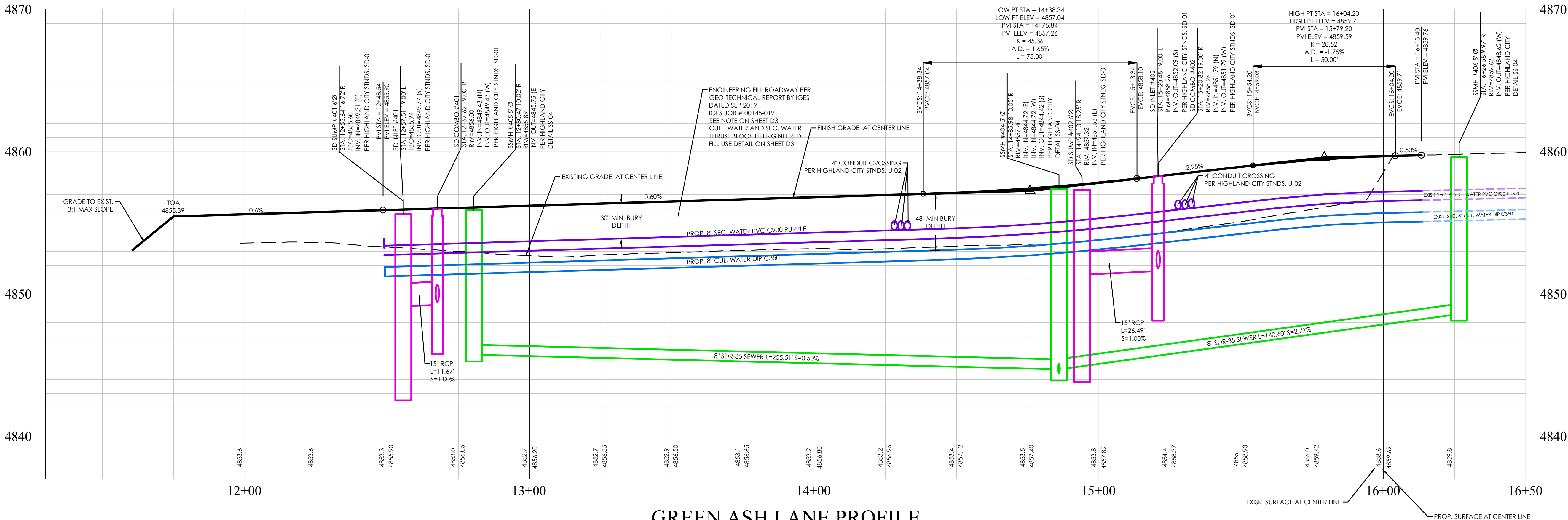
GREEN ASH LANE PLAN



- LEGEND**
- BOUNDARY
 - ROW
 - CENTERLINE
 - LOT LINE
 - EASEMENT
 - 15" STORM DRAIN
 - 8" SANITARY SEWER
 - 8" CULINARY WATER
 - 8" SECONDARY WATER
 - SWALL
 - CONTOUR MAJOR
 - CONTOUR MINOR
 - EXIST. STORM DRAIN
 - EXIST. SANITARY SEWER
 - EXIST. CULINARY WATER
 - EXIST. FENCE
 - EXIST. CONTOUR MAJOR
 - EXIST. CONTOUR MINOR
 - SIGN
 - STREET LIGHT
 - SD MH, INLET, COMBO & SUMP
 - SEWER MANHOLE
 - CULINARY VALVE, TEE & BEND
 - SECONDARY VALVE, TEE & BEND
 - SEC. AND CUL. WATER METER
 - WATER BLOW-OFF
 - FIRE HYDRANT
 - STREET MONUMENT (TO BE SET)
 - EXIST. STREET MONUMENT
 - EXIST. SD INLET & MH
 - EXIST. SEWER MH
 - EXIST. VALVE, TEE, & BEND
 - EXIST. FIRE HYDRANT
 - SPOT ELEVATION
 - HIGHLAND CITY CONDUIT



KEY MAP
N.T.S



GREEN ASH LANE PROFILE

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



RIDGEVIEW POD B PLAT L
HIGHLAND CITY, UTAH COUNTY, UTAH
GREEN ASH LANE

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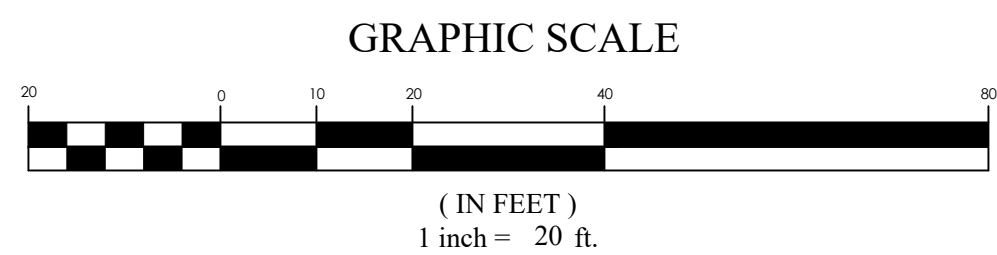
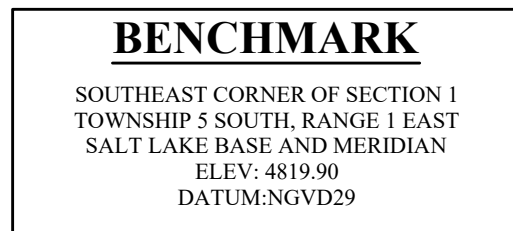
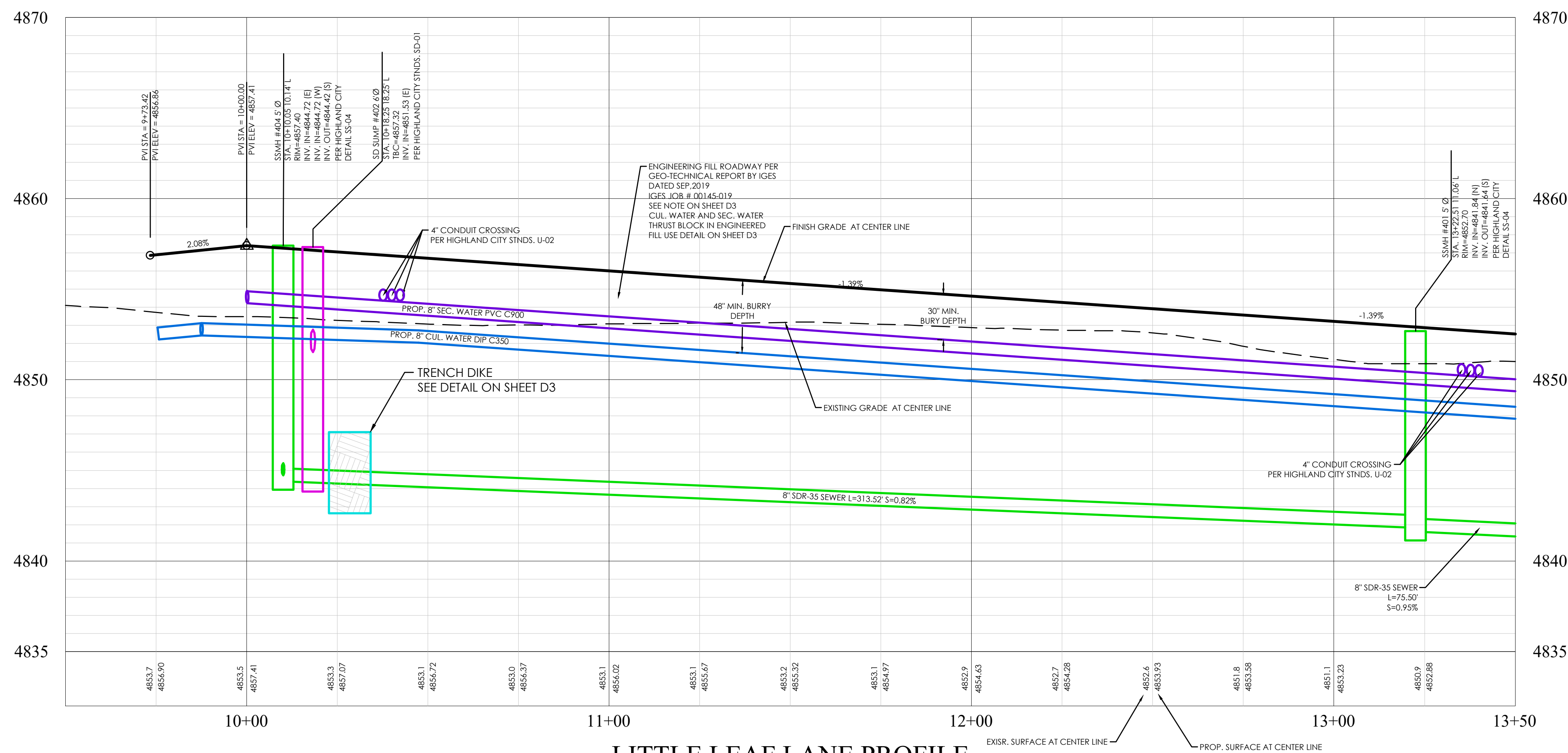
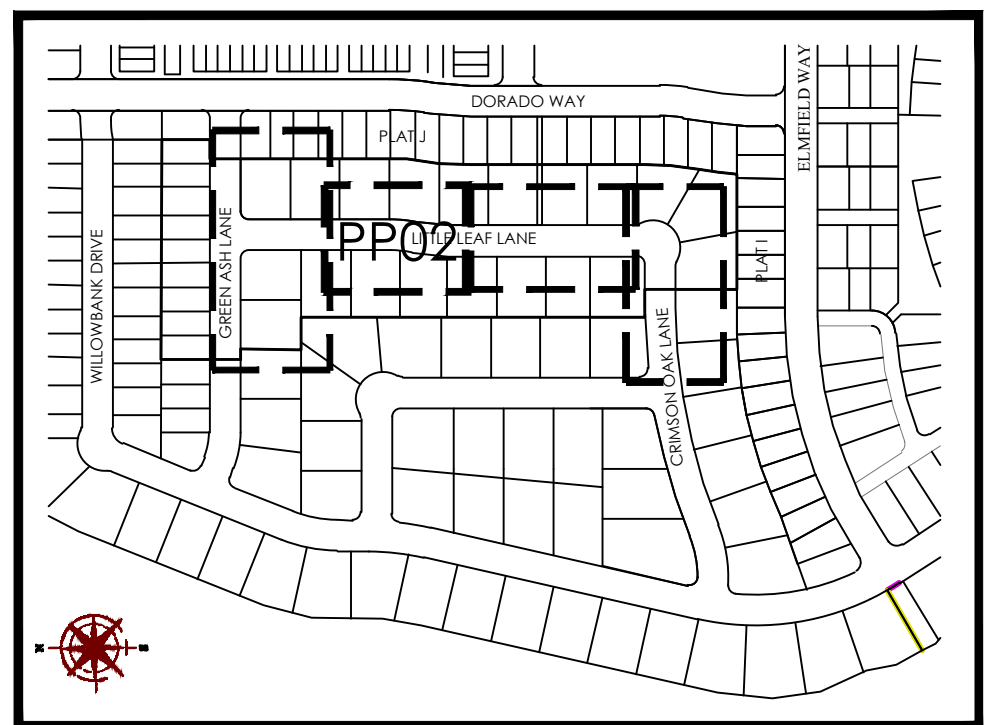
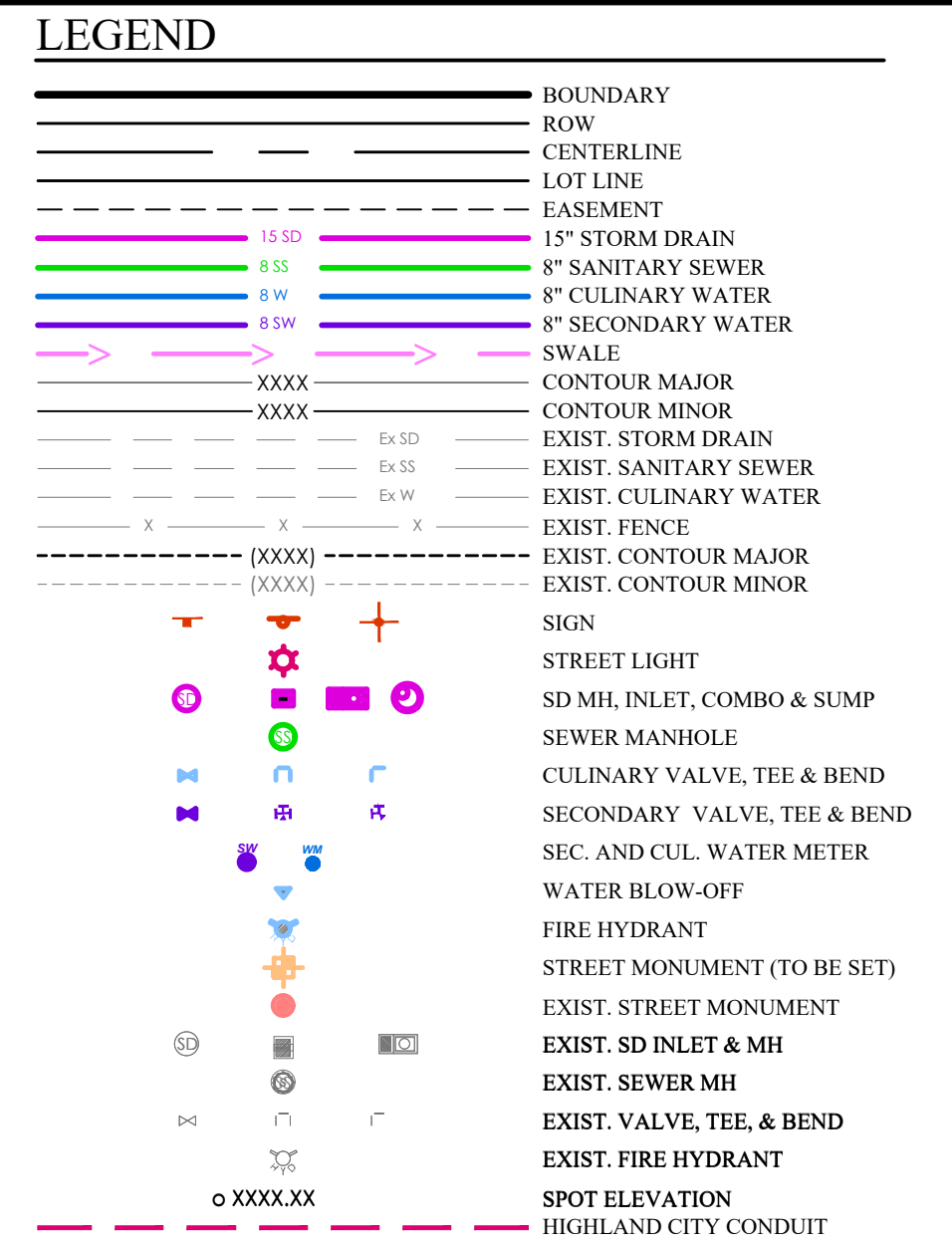
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Scale: 1"=20'
Date: 09/09/24
Sheet: PP01

Drawn: GIM
Job #: 24-0002

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



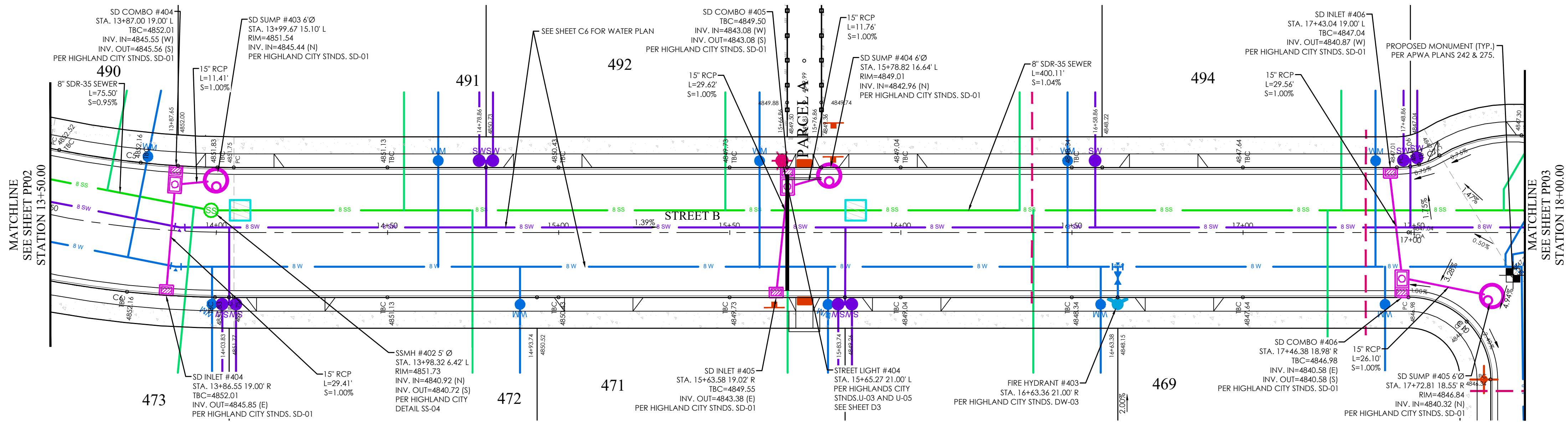


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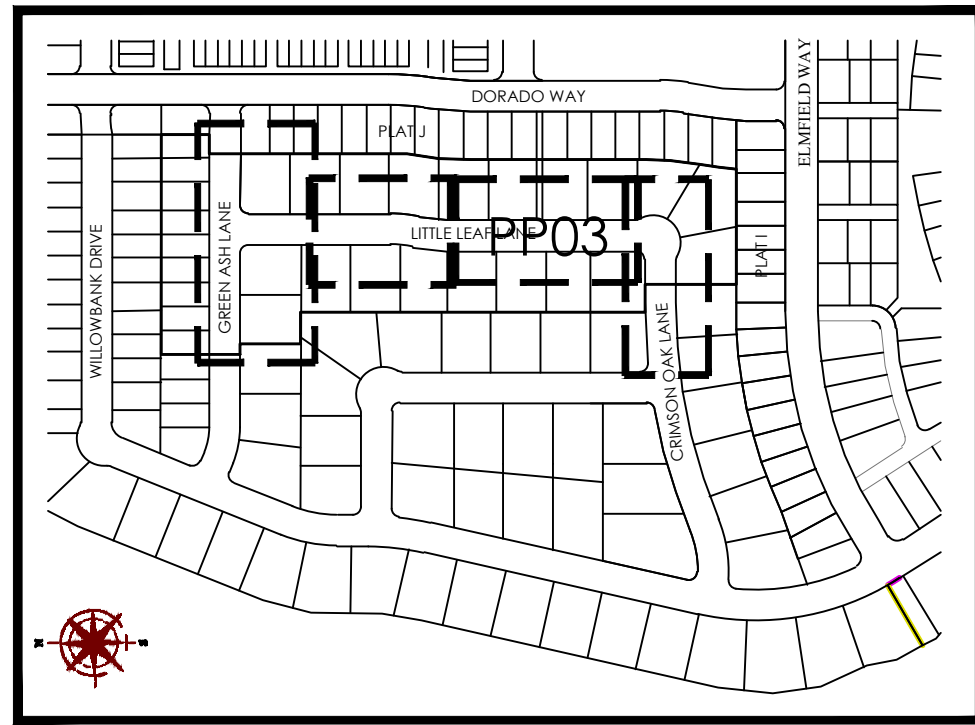
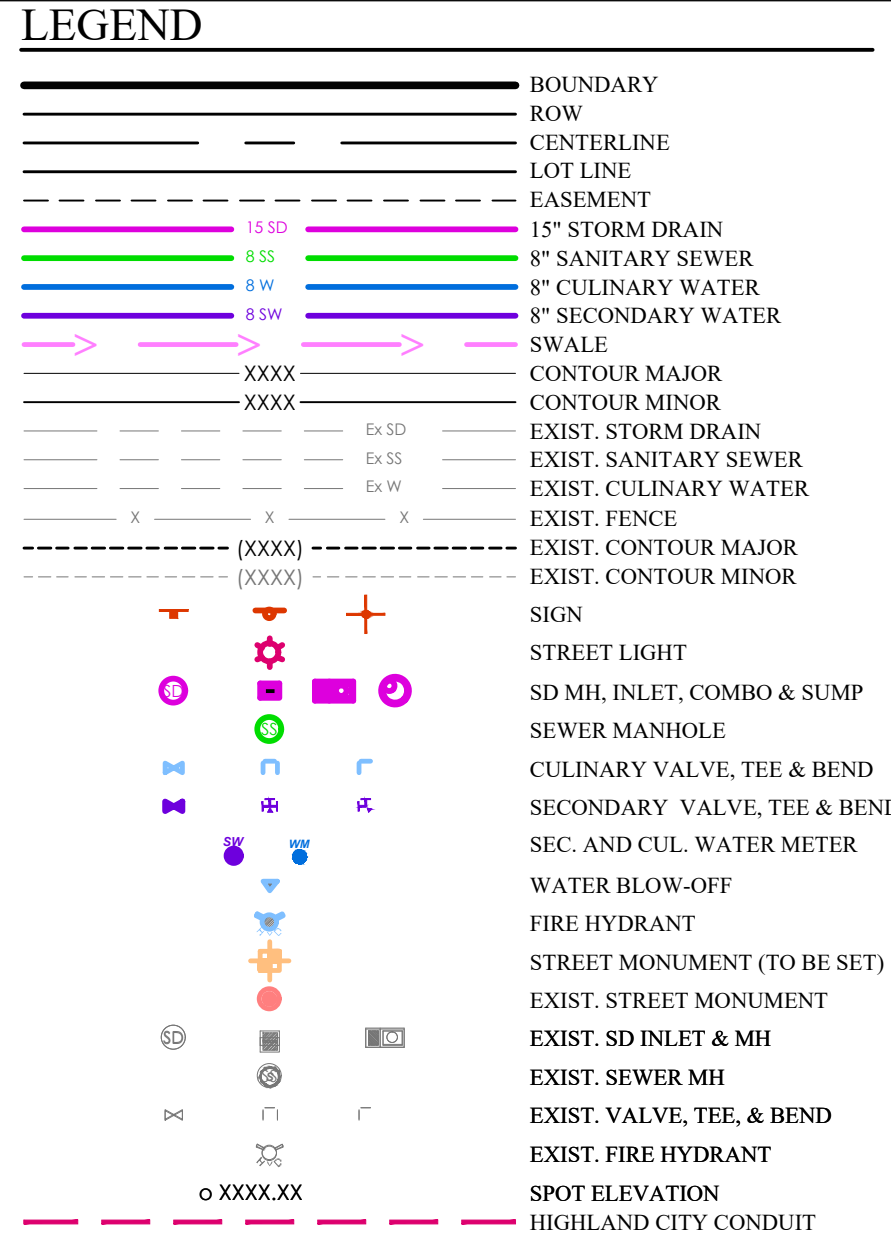
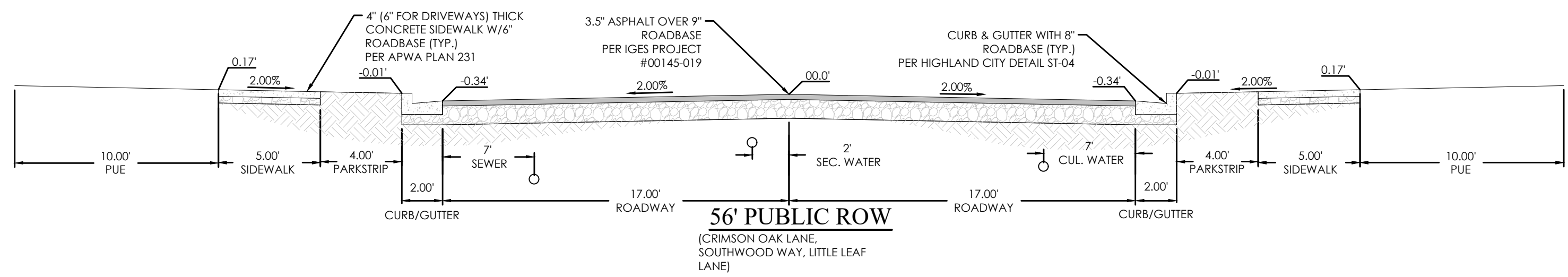
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LANE

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Date: 09/09/24	Job #: 24-0002
Sheet:	

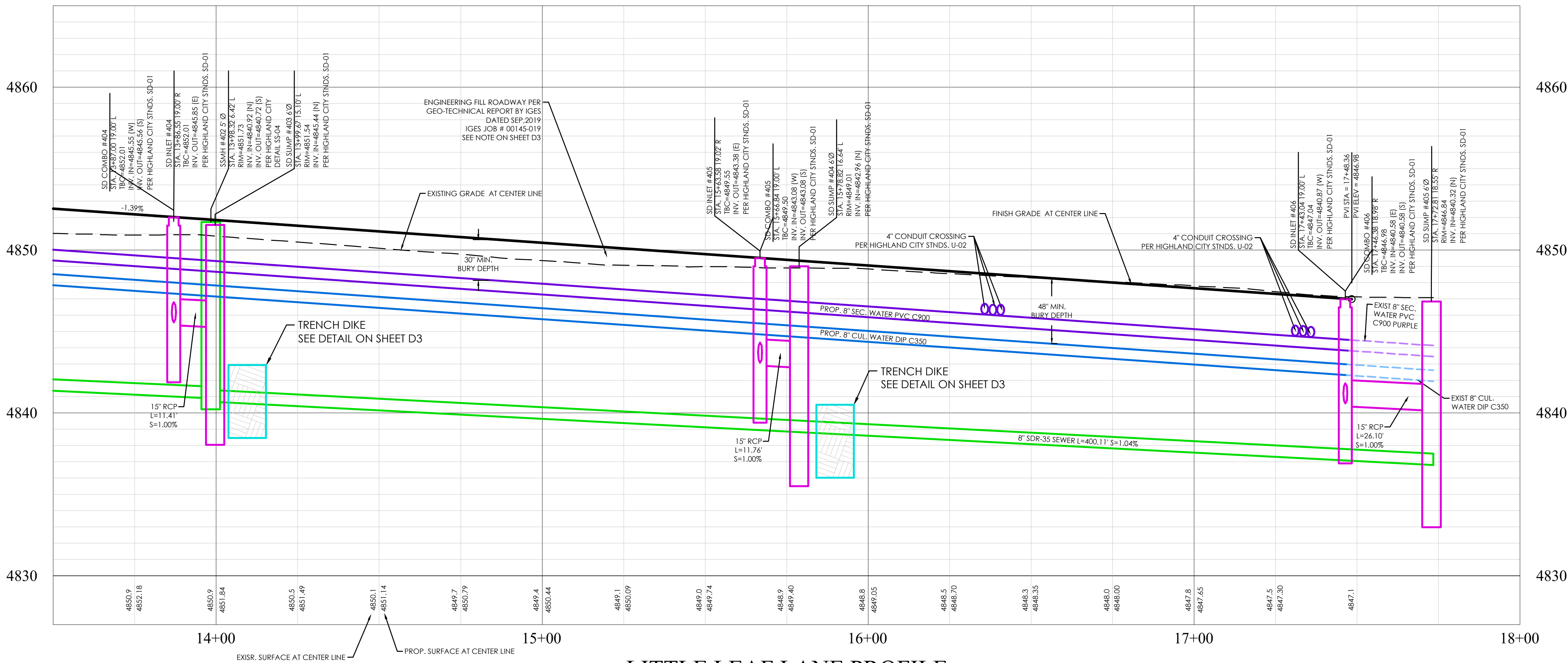
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LITTLE LEAF LANE PLAN

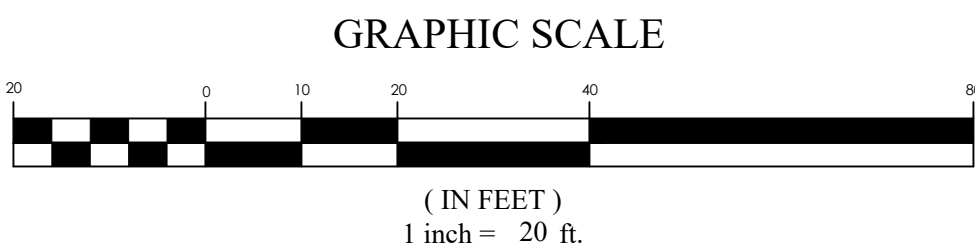


KEY MAP
N.T.S.



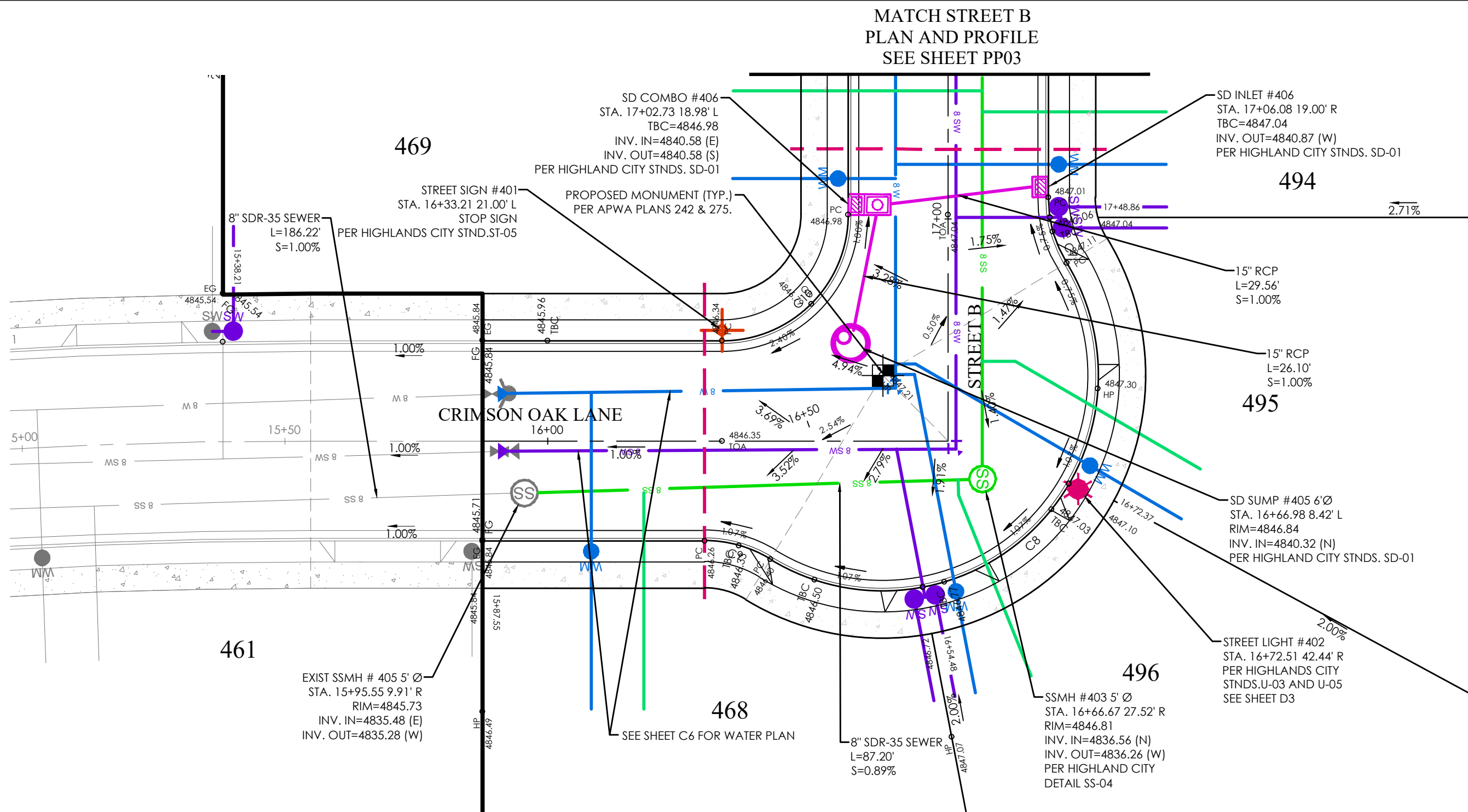
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BENCHMARK
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TOWNSHIP 5 SOUTH RANGE 1 EAST
SALT LAKE BASE AND MERIDIAN
ELEV: 4819.90
DATUM: NGVD29

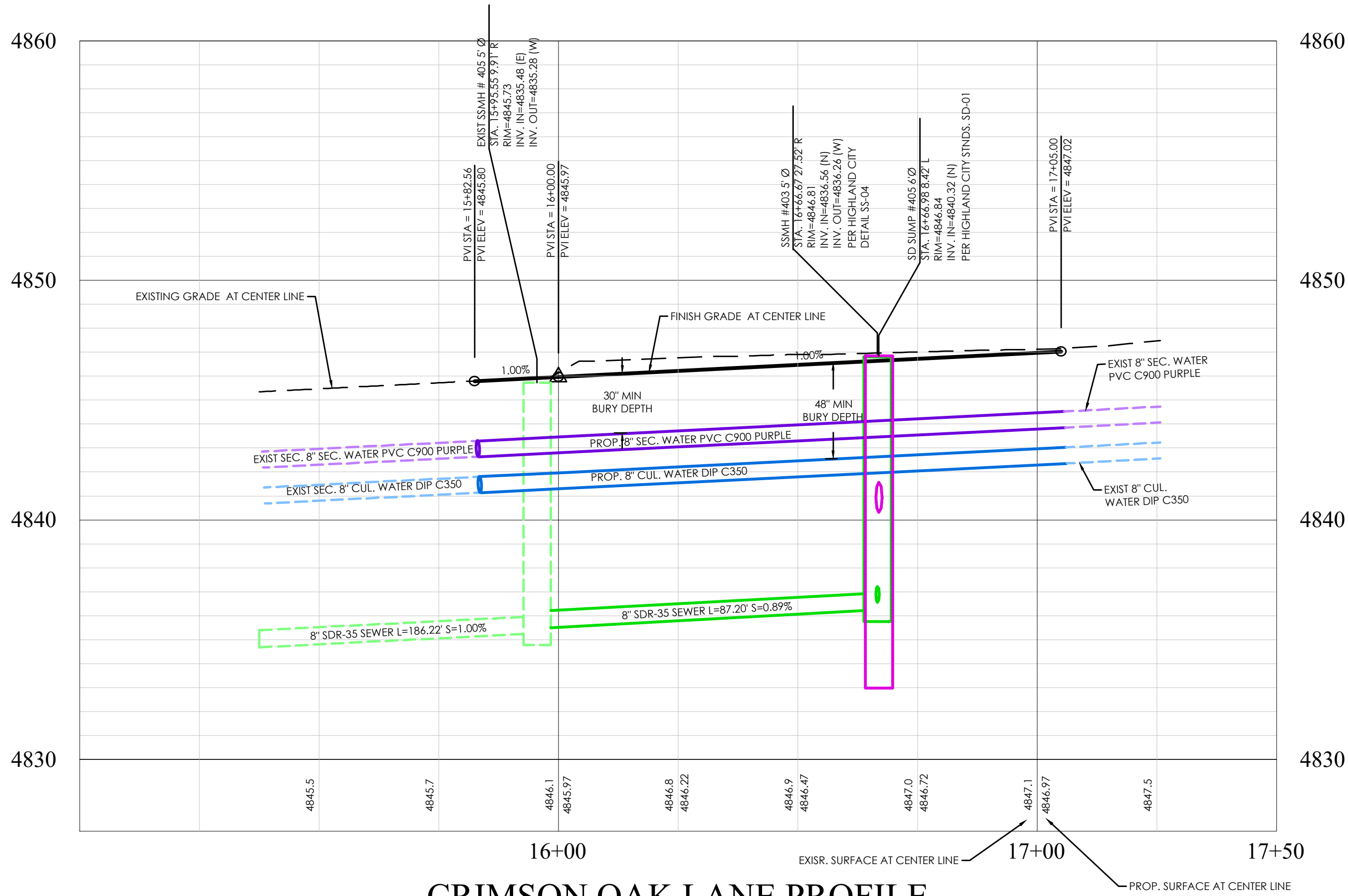
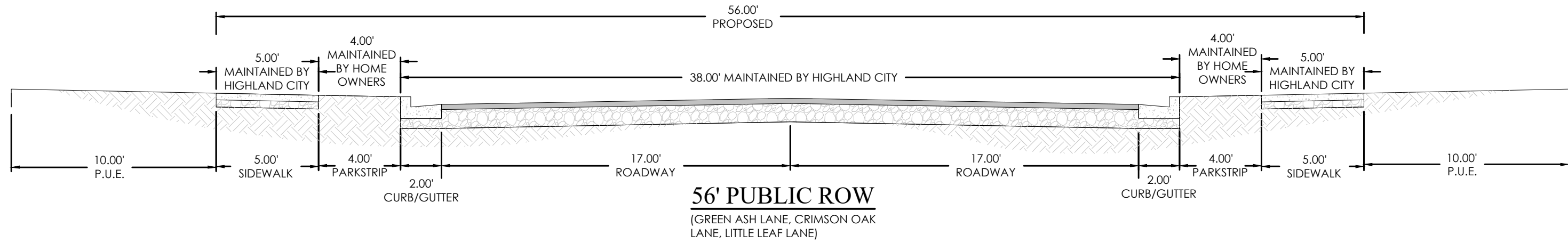


RIDGEVIEW POD B PLAT L
HIGHLAND CITY, UTAH COUNTY, UTAH
LITTLE LEAF LANE

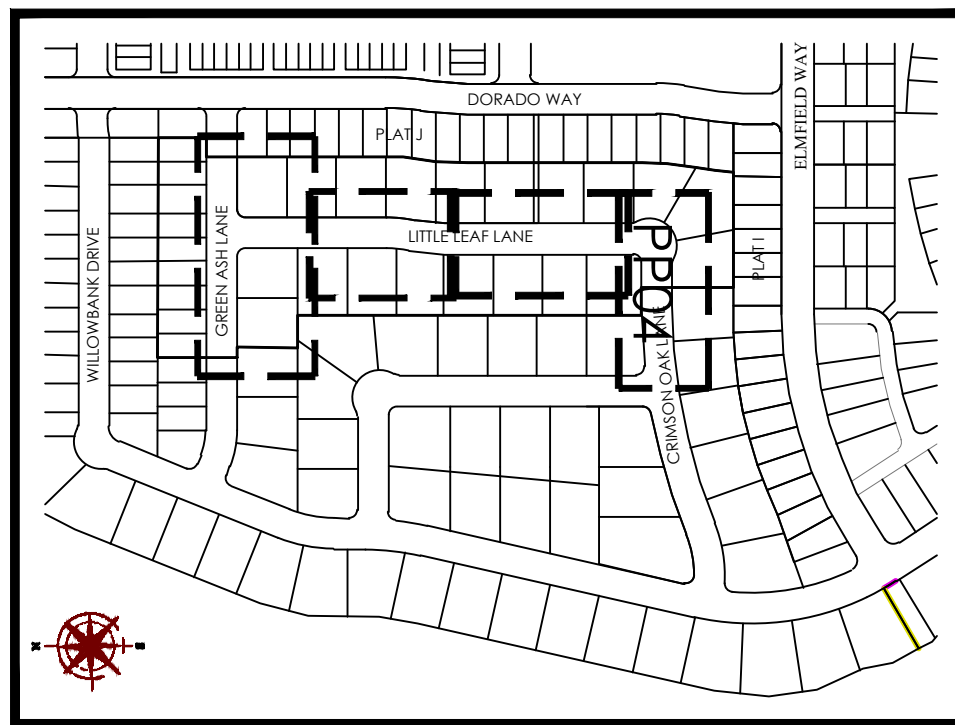
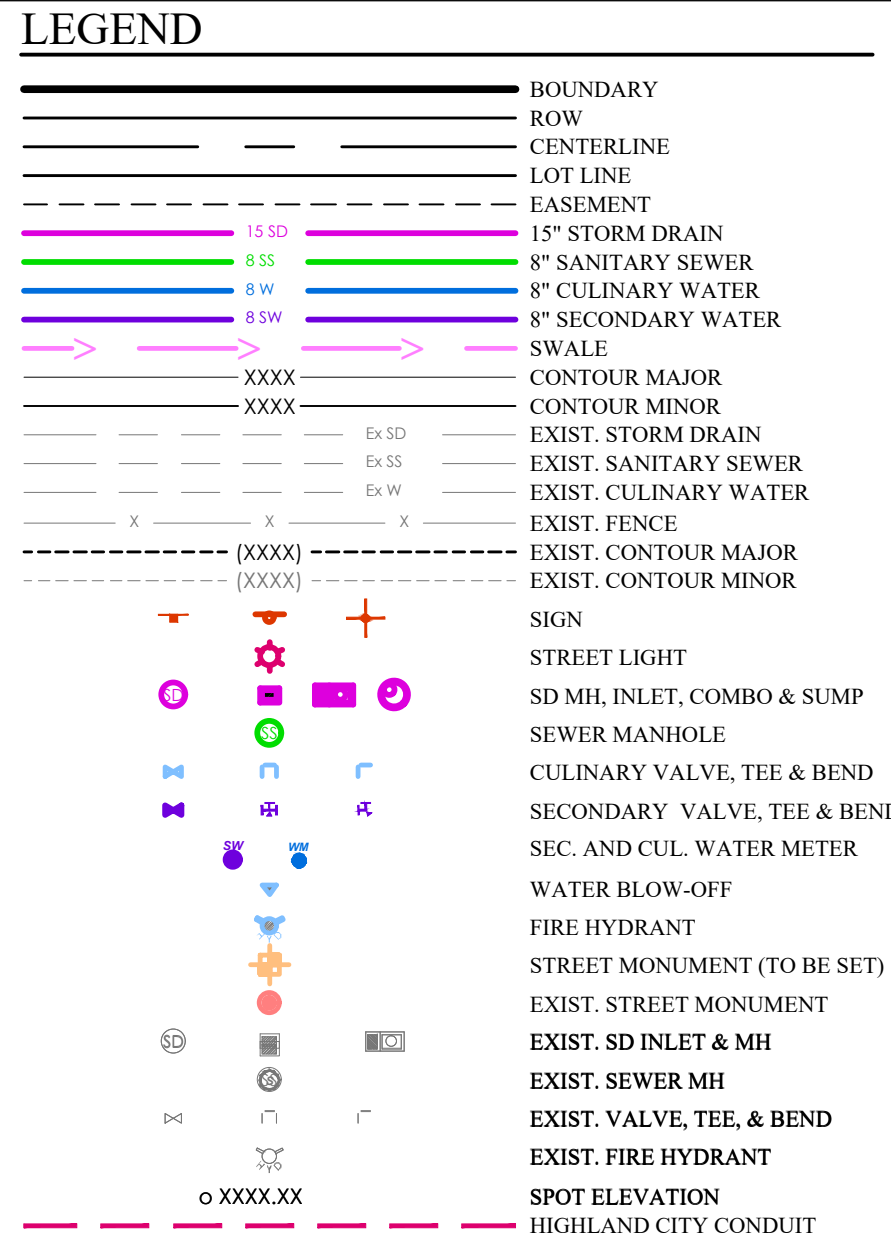
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CRIMSON OAK LANE PLAN



CRIMSON OAK LANE PROFILE



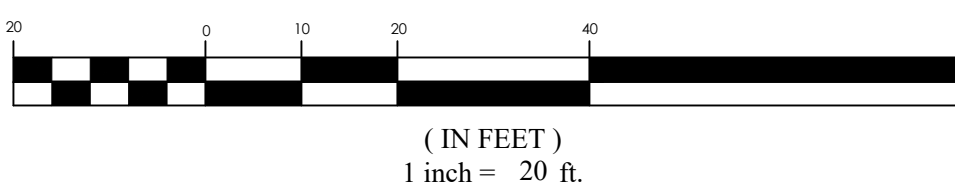
KEY MAP
N.T.S.

BENCHMARK

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



GRAPHIC SCALE



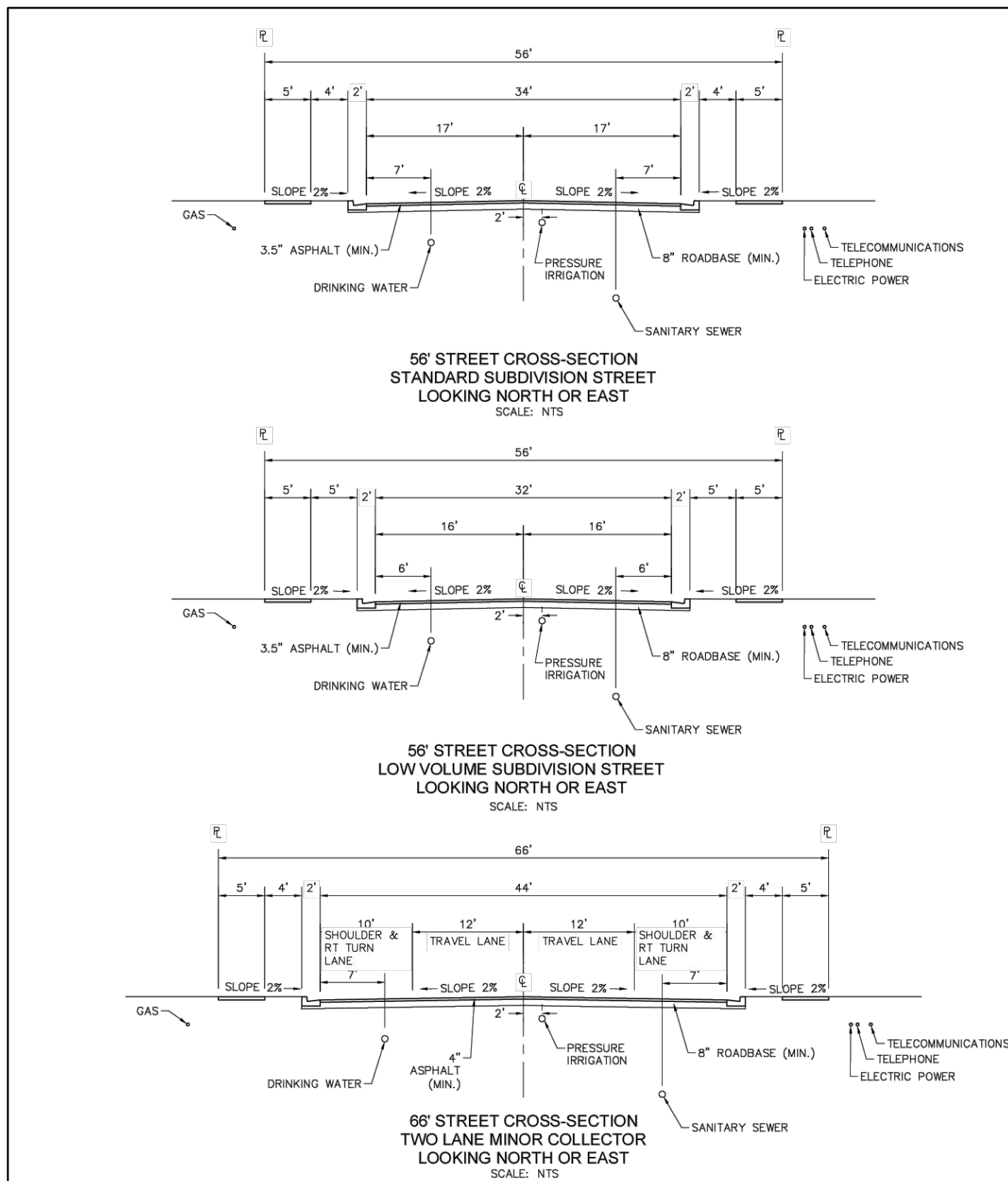
RIDGEVIEW POD B PLAT L
HIGHLAND CITY, UTAH COUNTY, UTAH
CRIMSON OAK LANE

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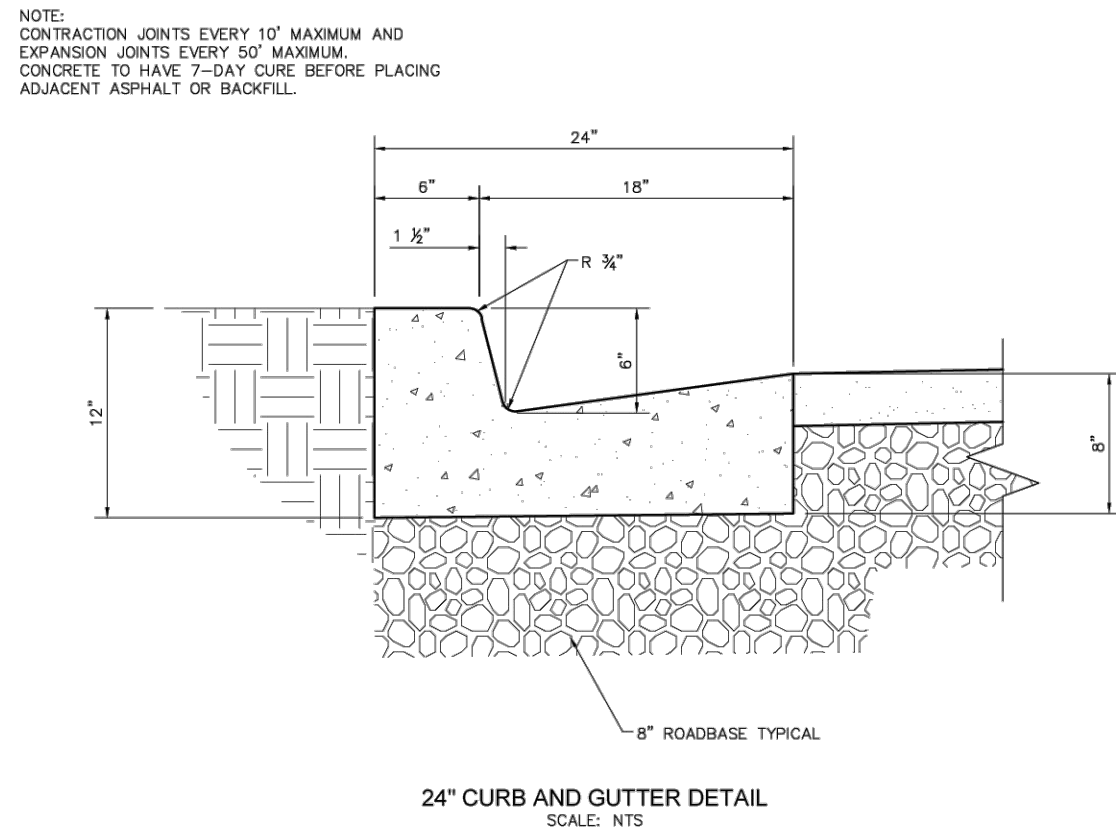
CRIMSON OAK LANE

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Date: 09/09/24
Sheet: PP04

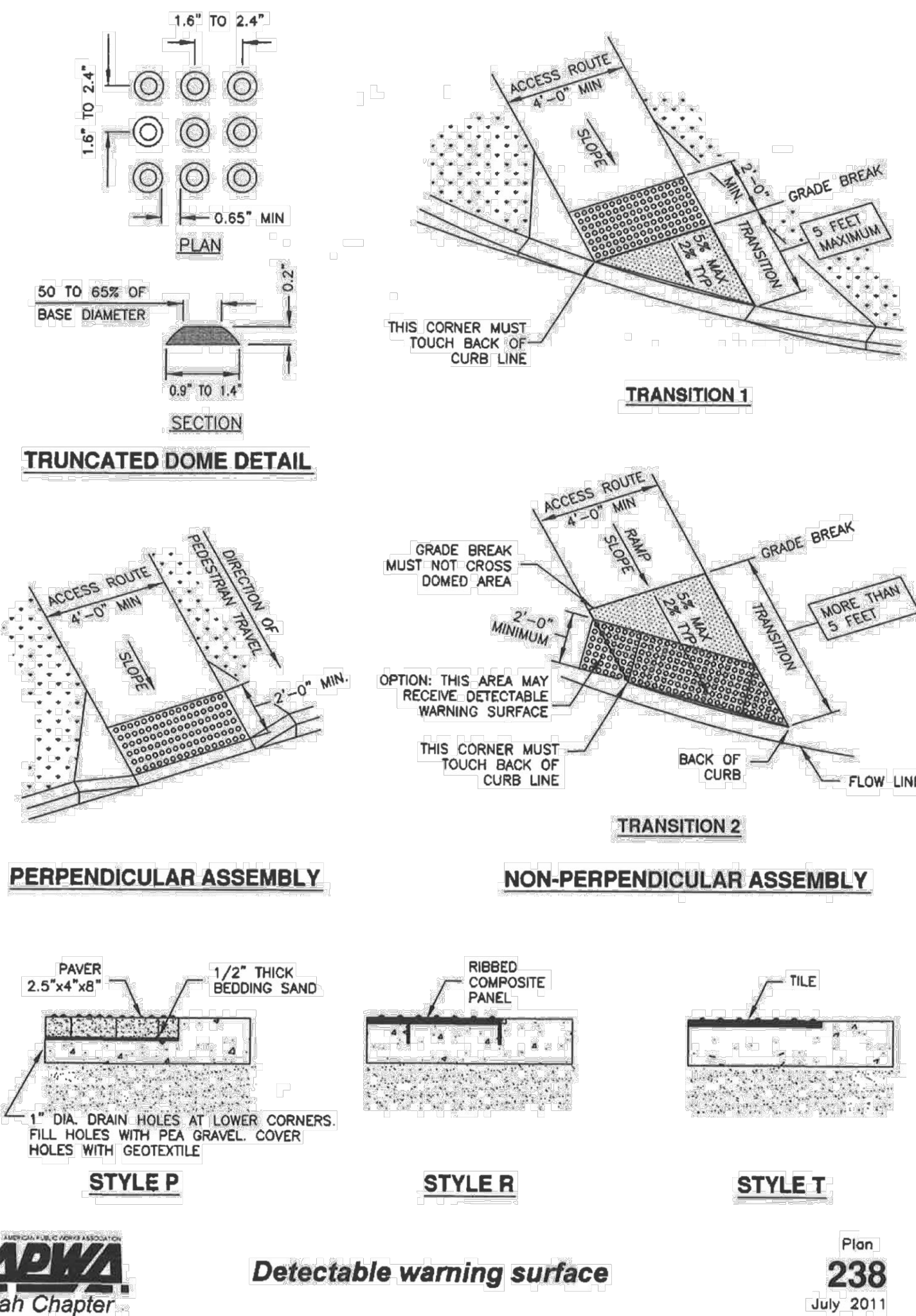
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Job #: 24-0002



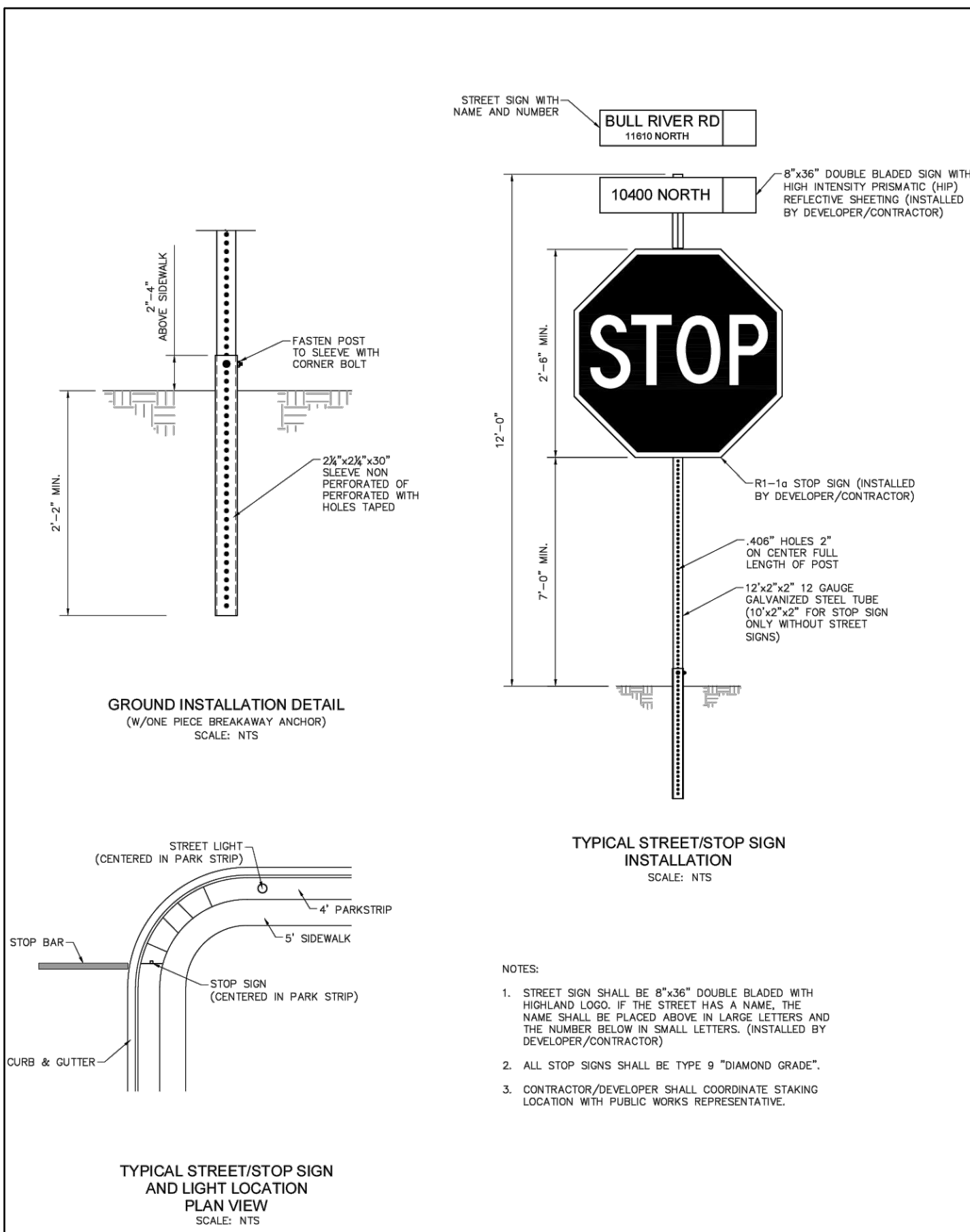
NOTES:			
1. WHENEVER POSSIBLE, DRINKING WATER LINES SHALL BE INSTALLED ON THE NORTH AND WEST SIDE OF THE STREET.			
2. MANHOLES AND VALVES SHALL BE ADJUSTED OUT OF THE TRAVEL LANE.			
3. FIRE HYDRANTS SHALL BE LOCATED EVERY 400 FEET AND ON THE SAME SIDE AS THE DRINKING WATER LINES OR AS APPROVED BY THE CITY.			
4. REQUIRED UTILITY MINIMUM PIPE SIZES AS FOLLOWS: DRINKING WATER - 8" MIN PRESSURE IRRIGATION - 8" MIN SANITARY SEWER - 8" MIN STORM DRAIN - 15" MIN			
5. REQUIRED COVER OVER UTILITY LINES AS FOLLOWS: DRINKING WATER - 48" TO 60" PRESSURE IRRIGATION - 36" SANITARY SEWER - 19" TO 14" STORM DRAIN - PER DESIGN ALL OTHERS - PER UTILITY			
THIS DOCUMENT AND ALL ATTACHED SHEETS ARE PROVIDED AS STANDARD CONSTRUCTION DETAILS WITHIN HIGHLAND CITY. DEVIATION FROM THIS DOCUMENT REQUIRES APPROVAL OF HIGHLAND CITY. HIGHLAND CITY CANNOT BE HELD RESPONSIBLE FOR ERRORS OR OMISSIONS REGARDING THIS DOCUMENT.			
REVISION DESCRIPTION	BY	DATE	LAST UPDATED: 10/20/20
1	AS		
HIGHLAND CITY			
HIGHLAND CITY PUBLIC WORKS AND ENGINEERING			
MINOR STREET CROSS SECTIONS			
STD DWG #			
ST-01			



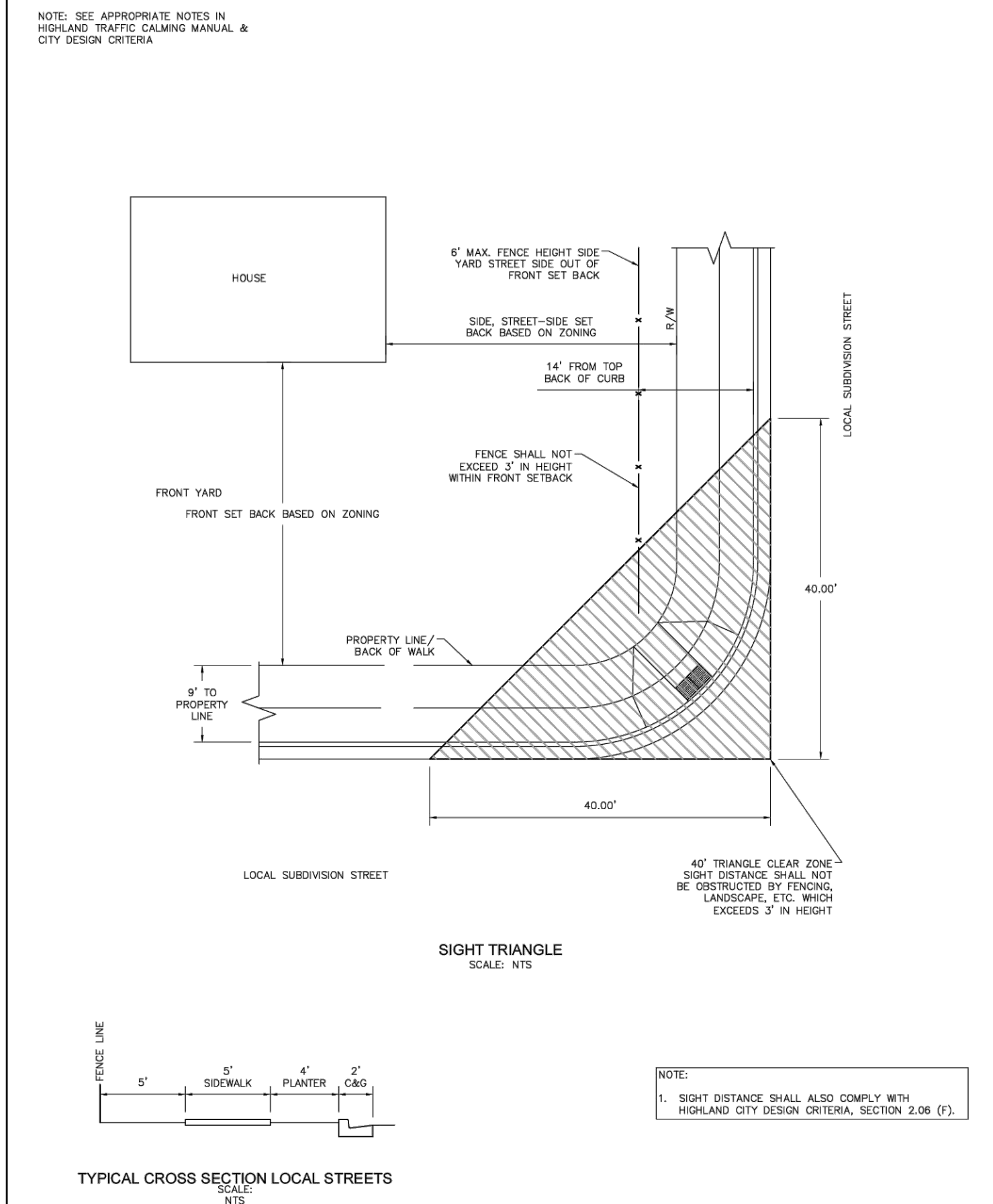
*CURB STAMPS FOR ALL UTILITIES AT LATERAL LOCATION "S" - SEWER "W" - DRINKING WATER "PI" - PRESSURIZED IRRIGATION "U" - UTILITIES CONDUIT			
THIS DOCUMENT AND ALL ATTACHED SHEETS ARE PROVIDED AS STANDARD CONSTRUCTION DETAILS WITHIN HIGHLAND CITY. DEVIATION FROM THIS DOCUMENT REQUIRES APPROVAL OF HIGHLAND CITY. HIGHLAND CITY CANNOT BE HELD RESPONSIBLE FOR ERRORS OR OMISSIONS REGARDING THIS DOCUMENT.			
REVISION DESCRIPTION	BY	DATE	LAST UPDATED: 10/20/20
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HIGHLAND CITY			
HIGHLAND CITY PUBLIC WORKS AND ENGINEERING			
CURB AND GUTTER DETAIL			
STD DWG #			
ST-04			



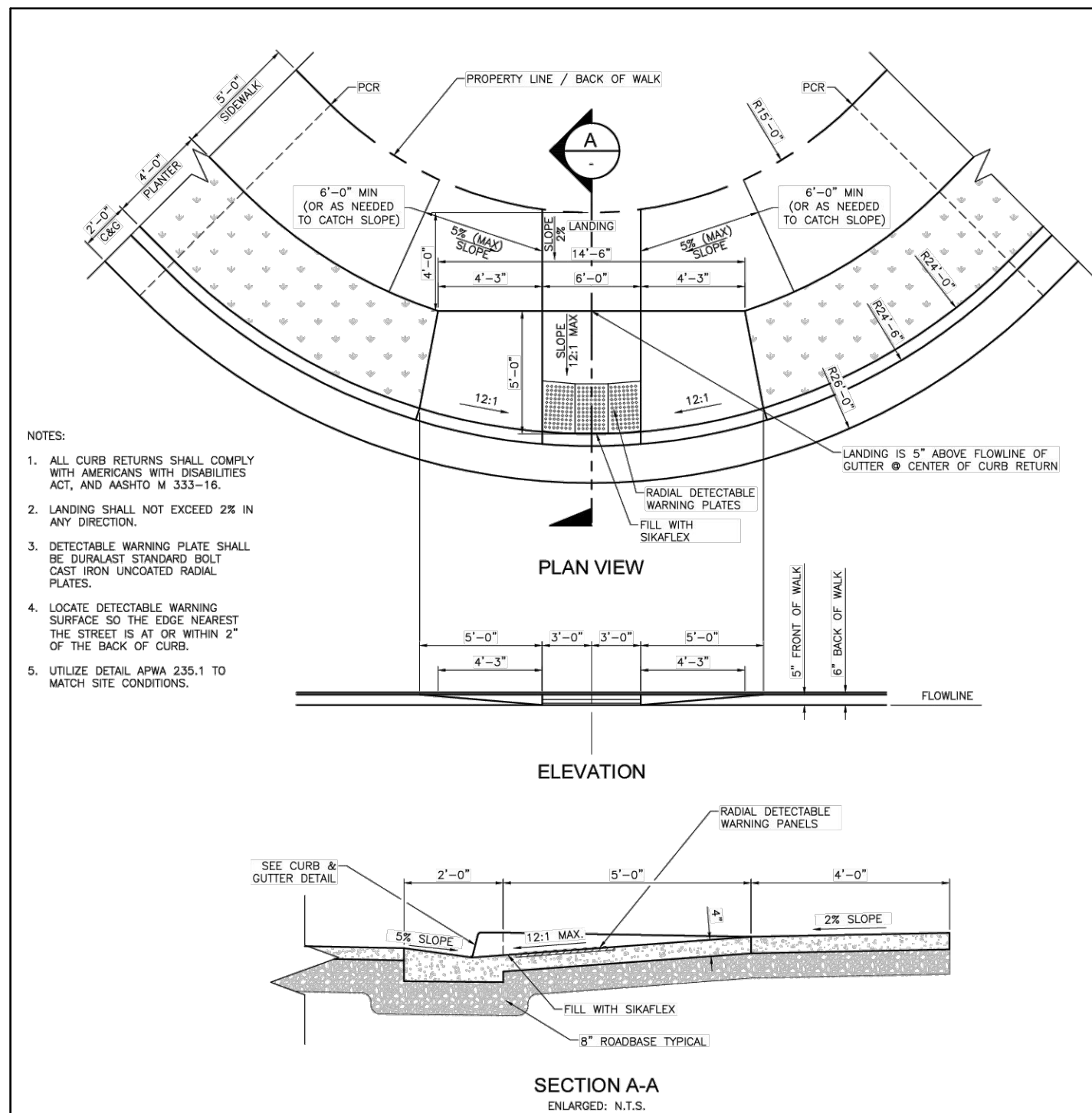
TRAIL SIGN



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REVISION DESCRIPTION	BY	DATE	LAST UPDATED: 10/20/20
1	AS		
HIGHLAND CITY			
HIGHLAND CITY PUBLIC WORKS AND ENGINEERING			
STOP SIGN DETAIL			
STD DWG #			
ST-05			



THIS DOCUMENT AND ALL ATTACHED SHEETS ARE PROVIDED AS STANDARD CONSTRUCTION DETAILS WITHIN HIGHLAND CITY. DEVIATION FROM THIS DOCUMENT REQUIRES APPROVAL OF HIGHLAND CITY. HIGHLAND CITY CANNOT BE HELD RESPONSIBLE FOR ERRORS OR OMISSIONS REGARDING THIS DOCUMENT.			
REVISION DESCRIPTION	BY	DATE	LAST UPDATED: 10/20/20
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HIGHLAND CITY			
HIGHLAND CITY PUBLIC WORKS AND ENGINEERING			
SITE TRIANGLE DETAIL			
STD DWG #			
ST-06			



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REVISION DESCRIPTION	BY	DATE	LAST UPDATED: 10/20/20
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HIGHLAND CITY			
HIGHLAND CITY PUBLIC WORKS AND ENGINEERING			
CURB RETURN AT INTERSECTION			
STD DWG #			
ST-08			



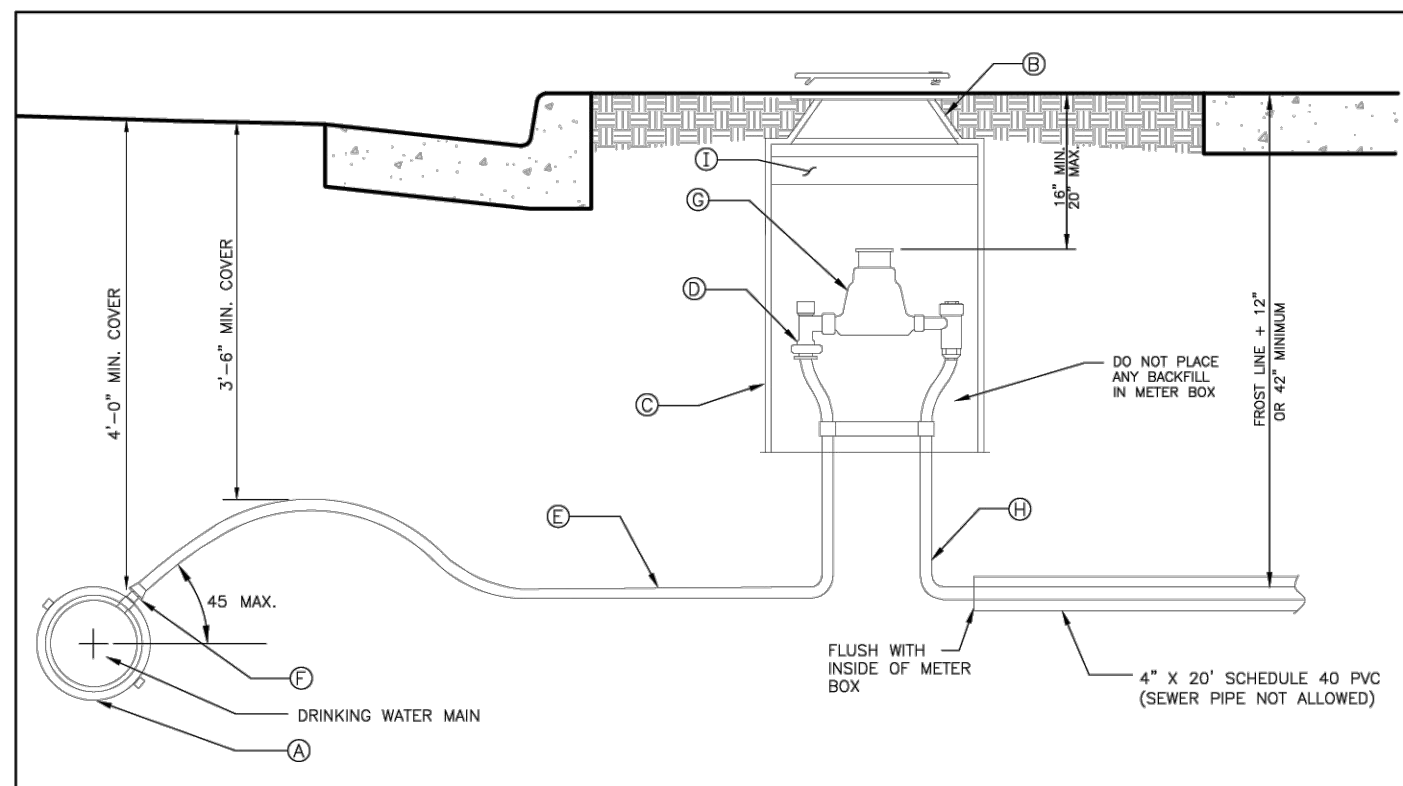
6.0 FOOT TALL TREX FENCE (COLOR AND STYLE TO BE SELECTED BY DEVELOPER)



RIDGEVIEW POD B PLAT L
HIGHLAND CITY, UTAH COUNTY, UTAH
DETAILS

REVISION BLOCK	DATE	DESCRIPTION
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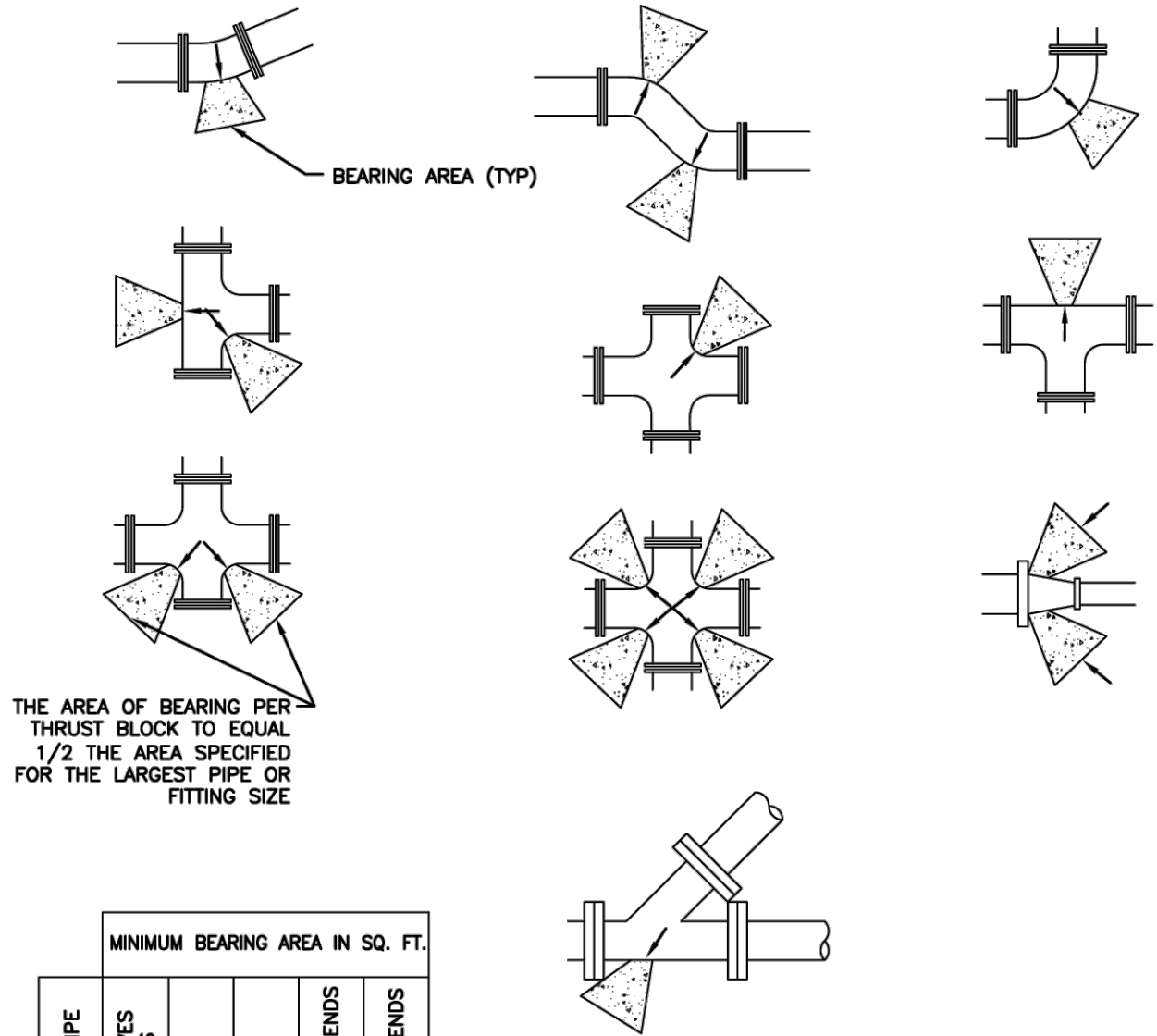
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Date: 09/09/24		Job #: 24-0002	
Sheet:		D1	



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

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

REVISIONS			HIGHLAND CITY PUBLIC WORKS AND ENGINEERING		STD DWG #
NO.	REVISION DESCRIPTION	DATE	BY	CHKD	
1	ISSUED FOR BIDDING	08/01/10	AS	AS	DW-01

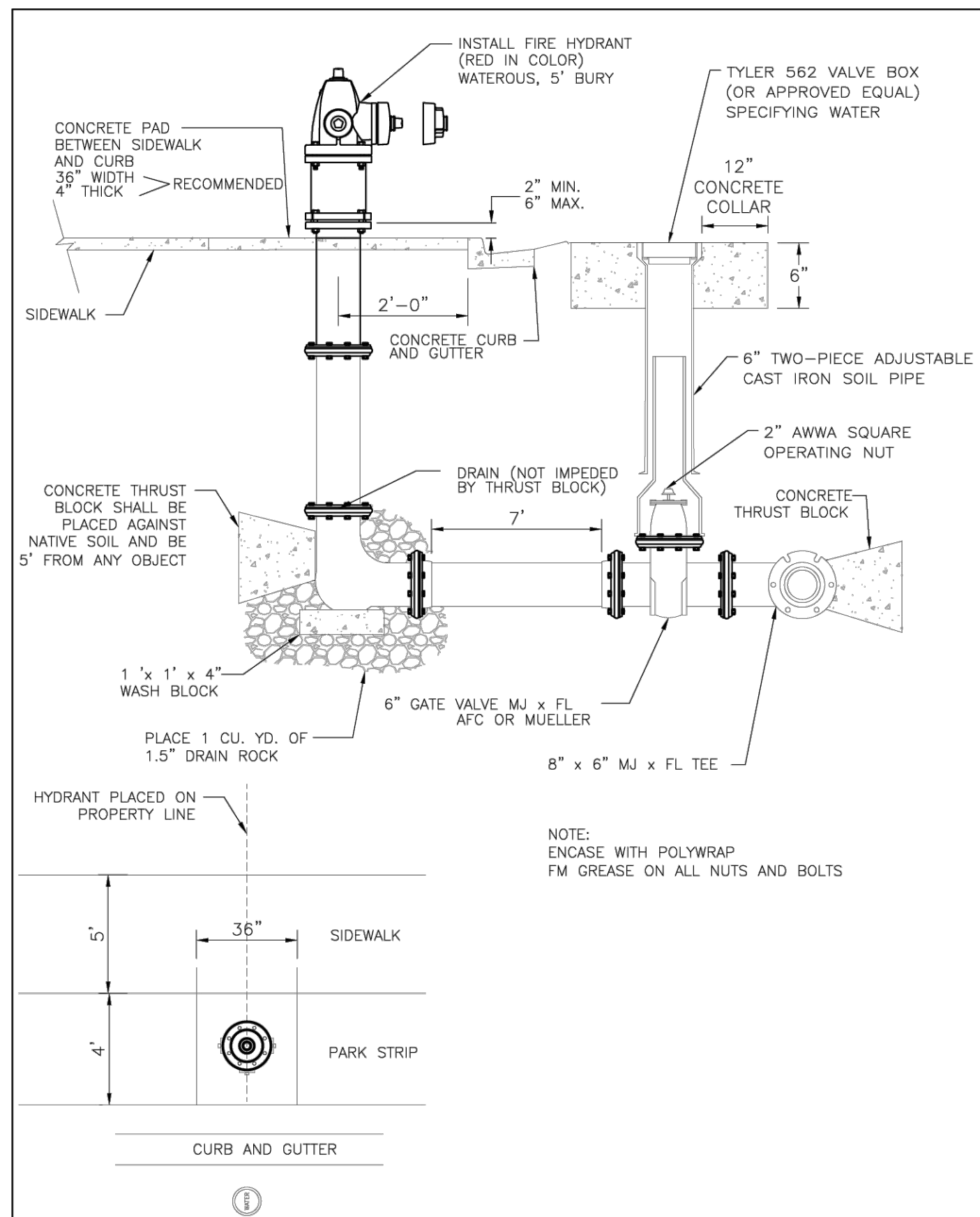


Direct bearing thrust block

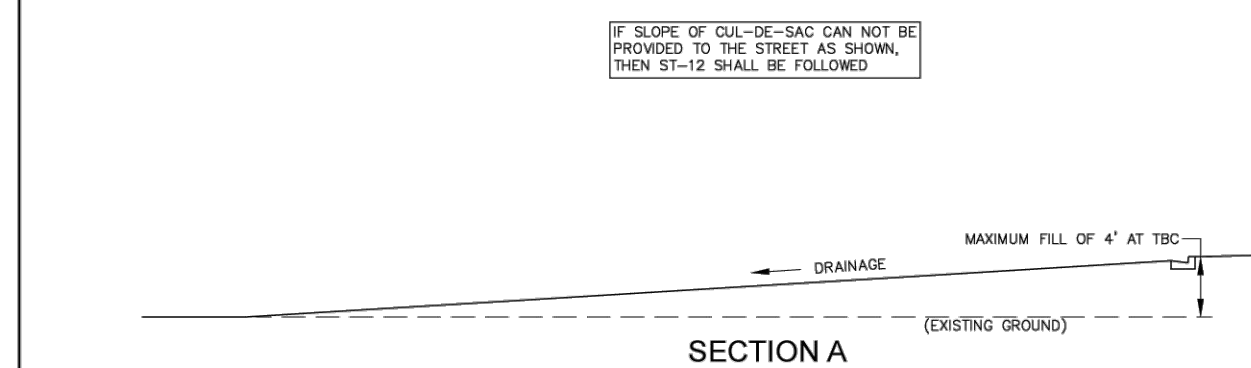
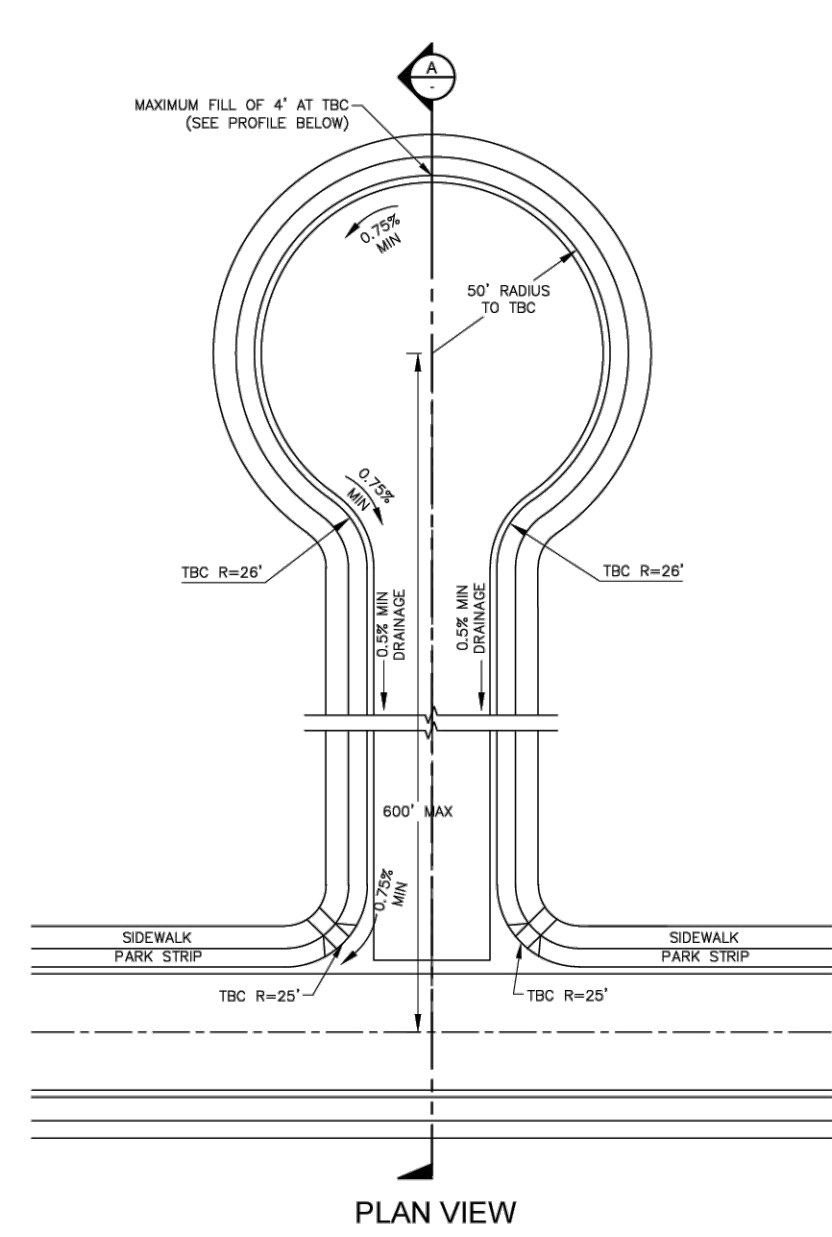
August 2010

267

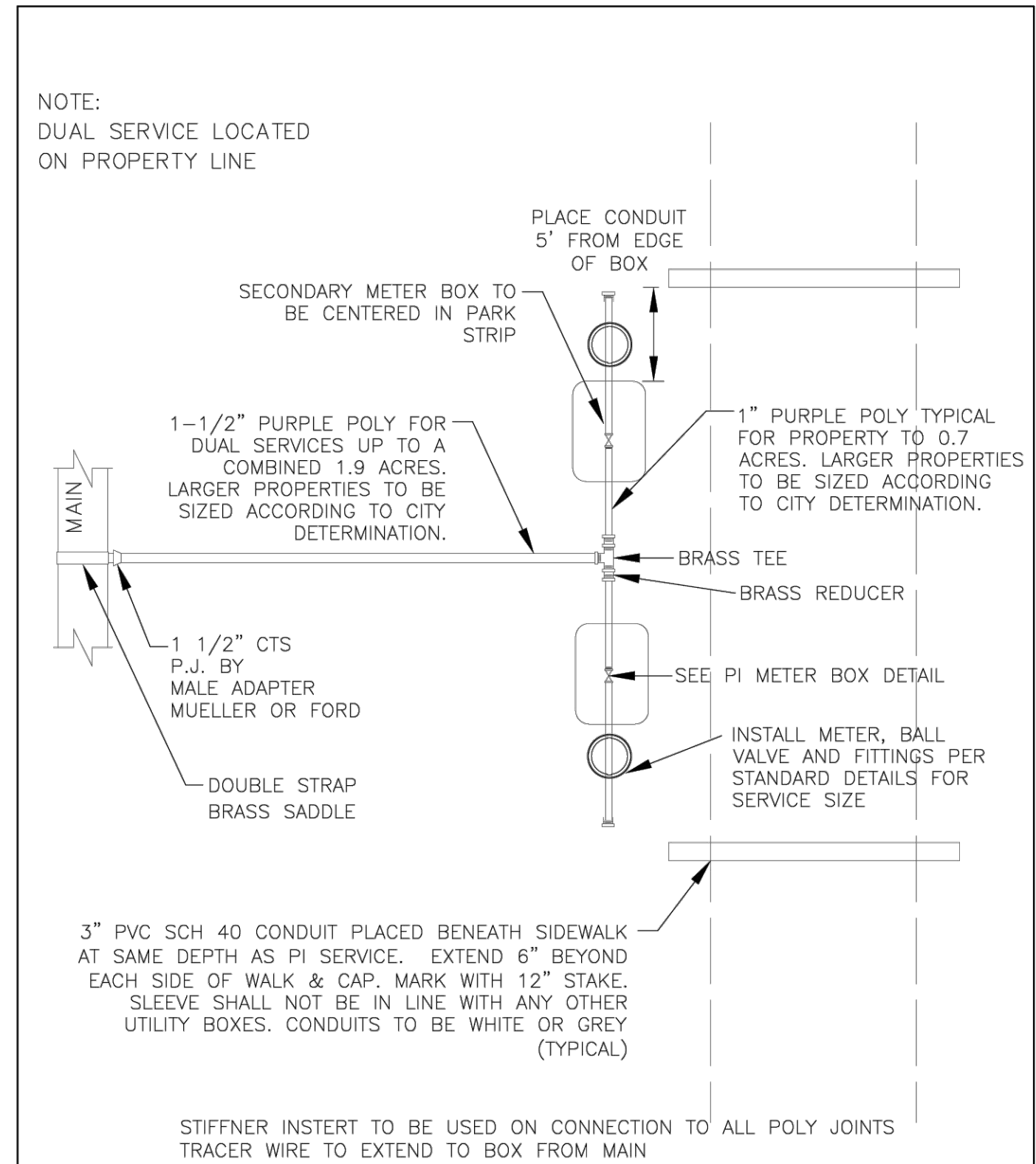
Plan 561



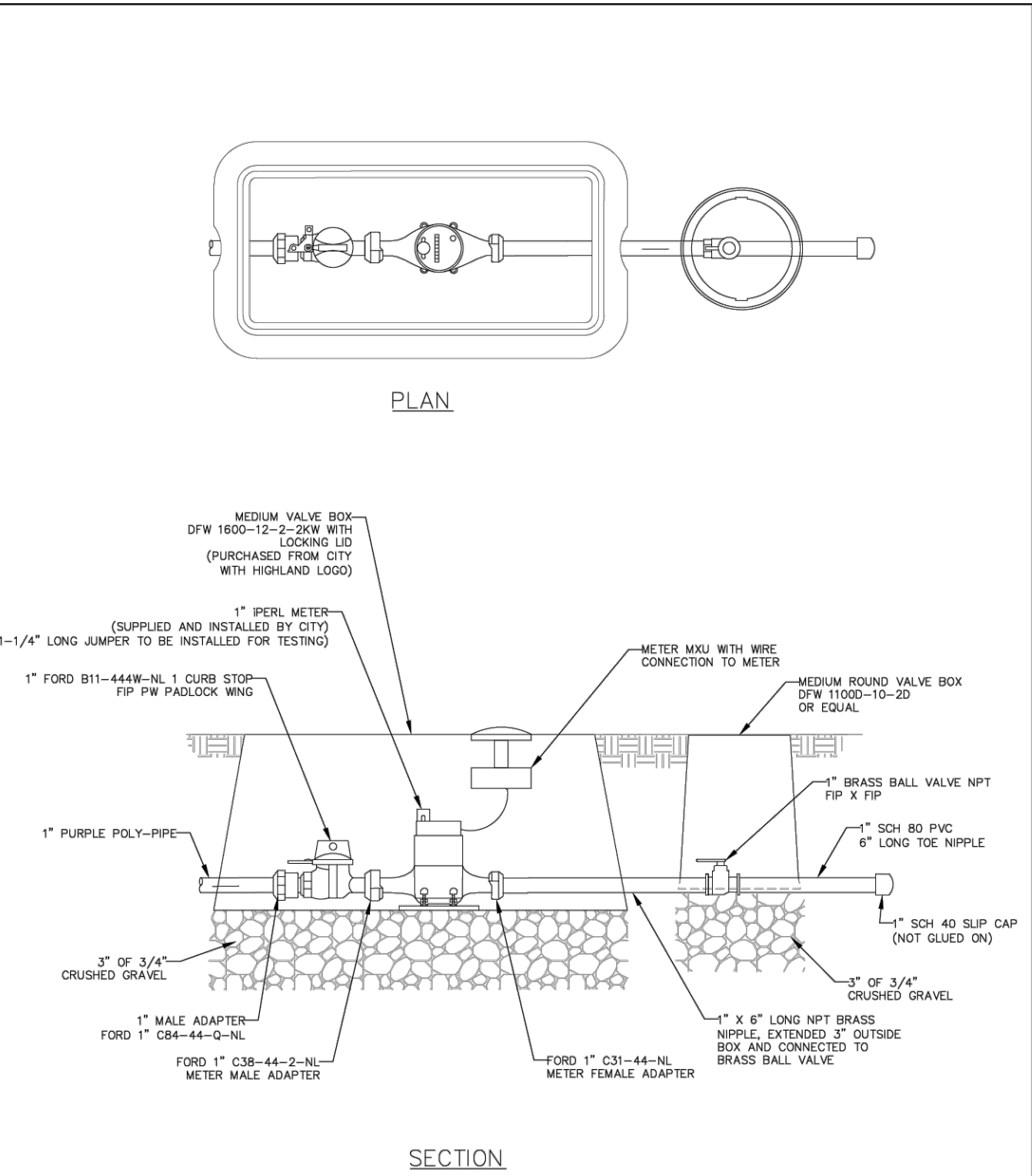
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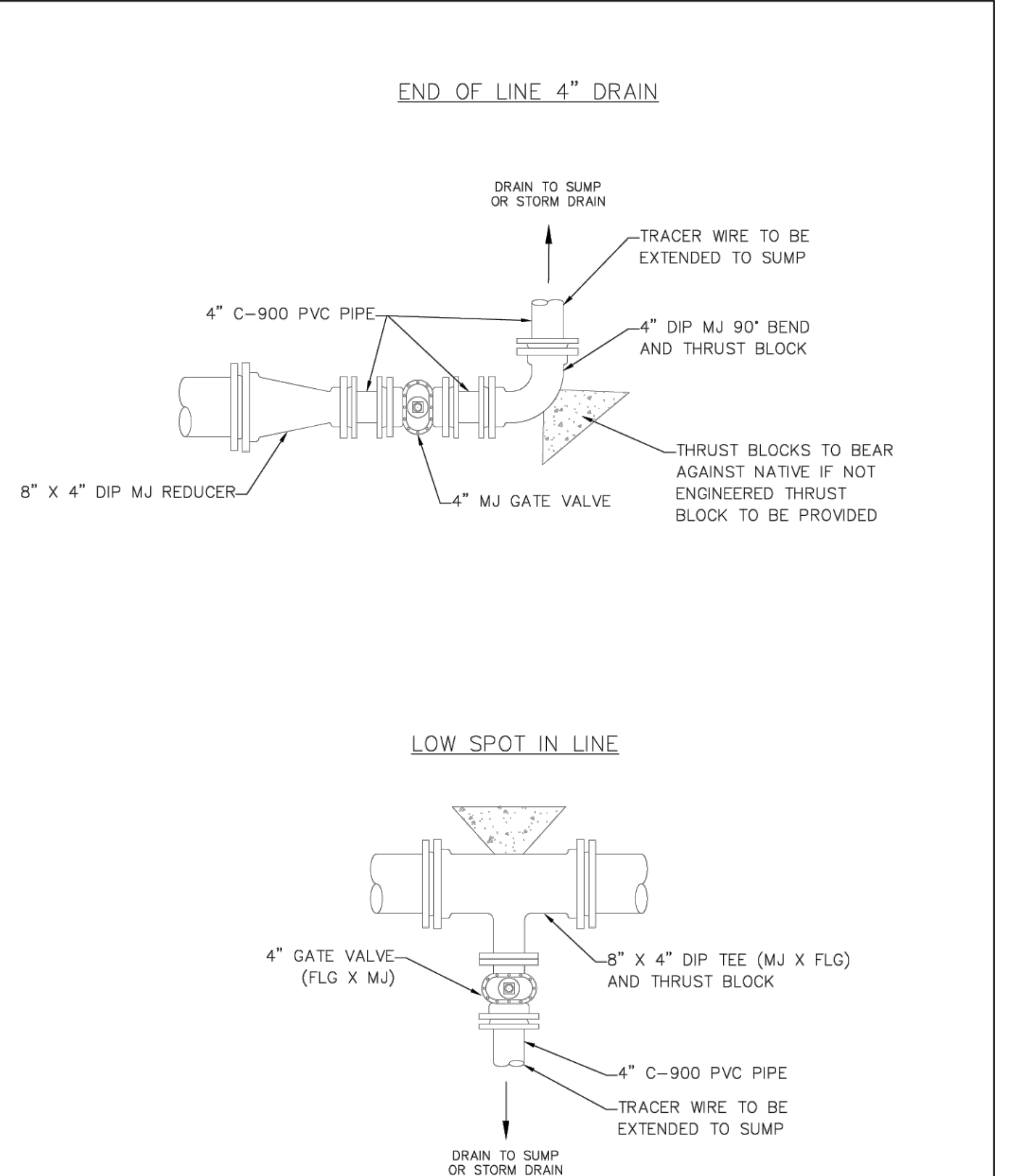
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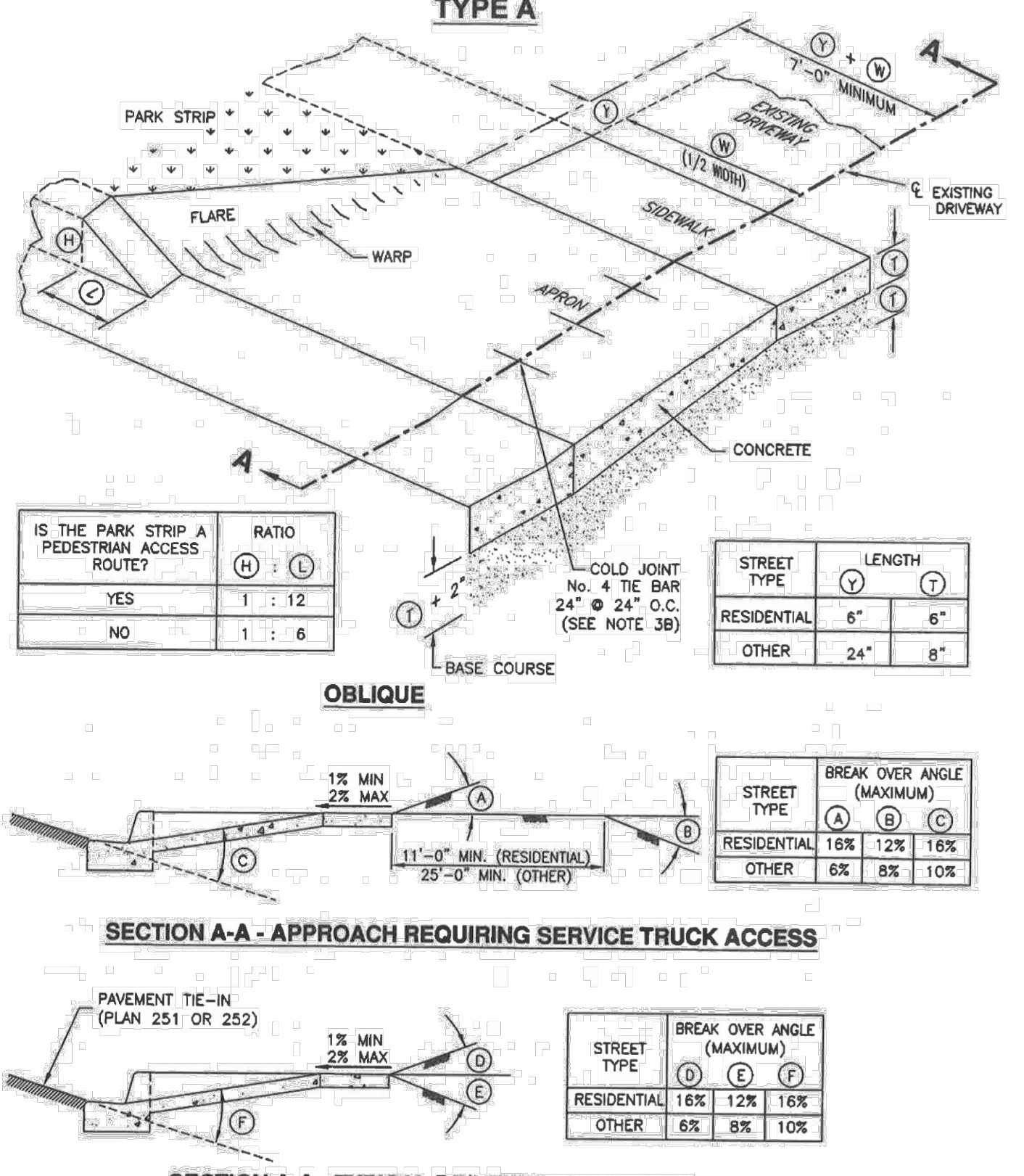
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REVISIONS			HIGHLAND CITY PUBLIC WORKS AND ENGINEERING		STD DWG #
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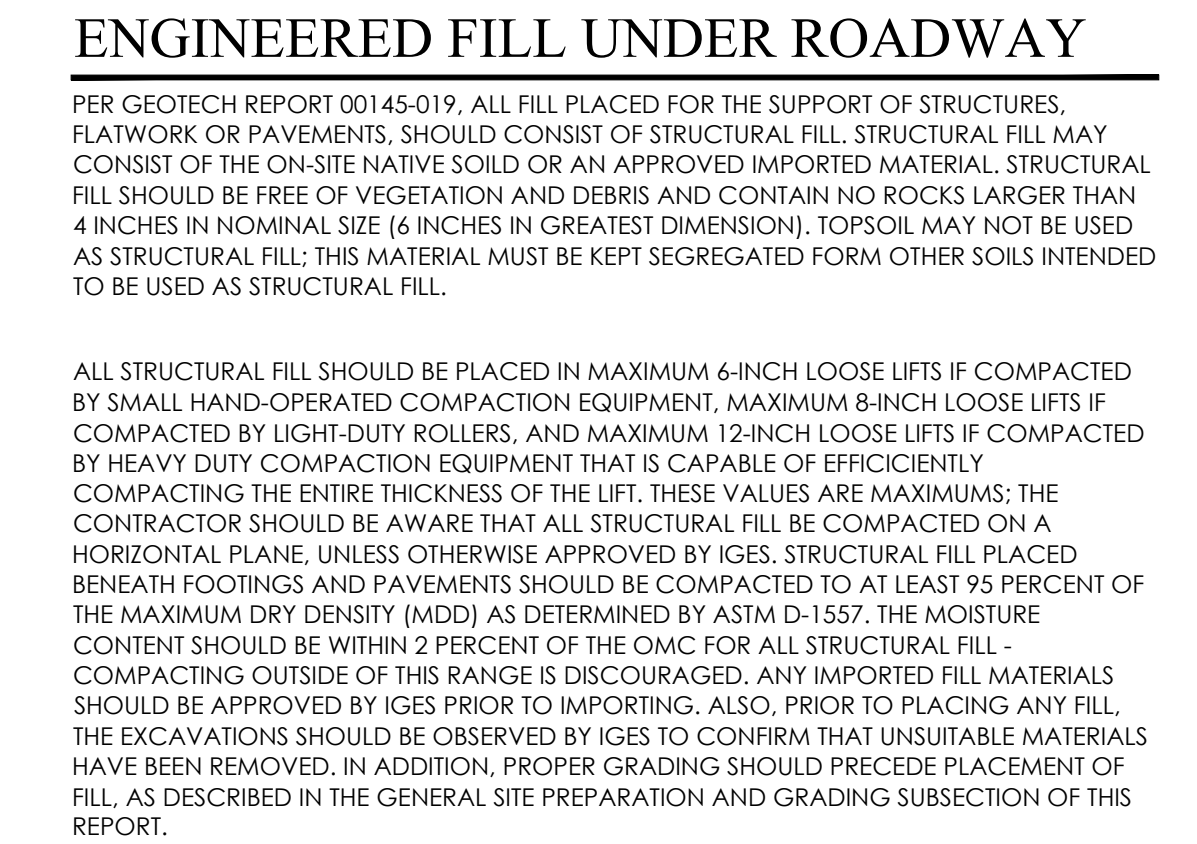
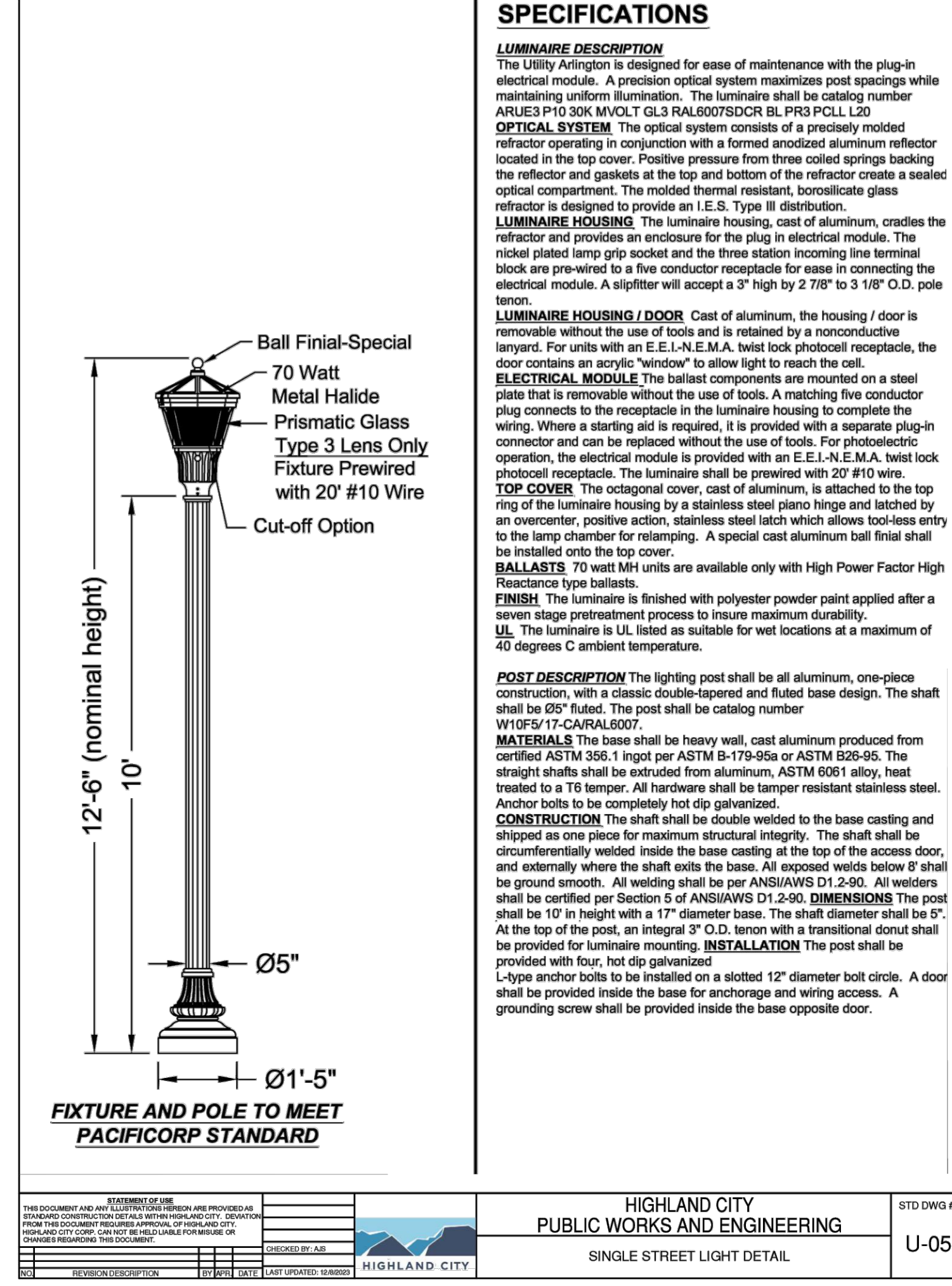
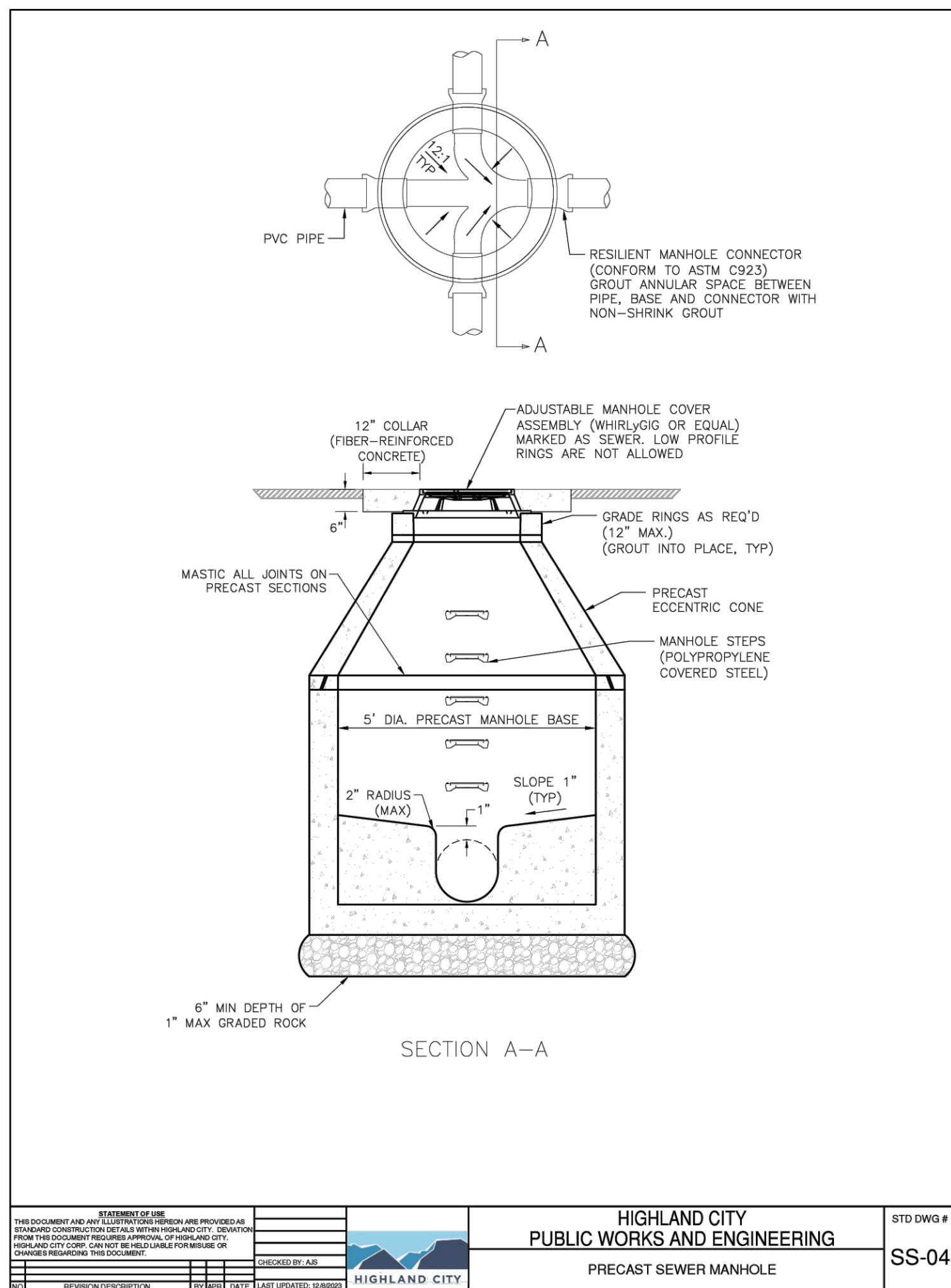
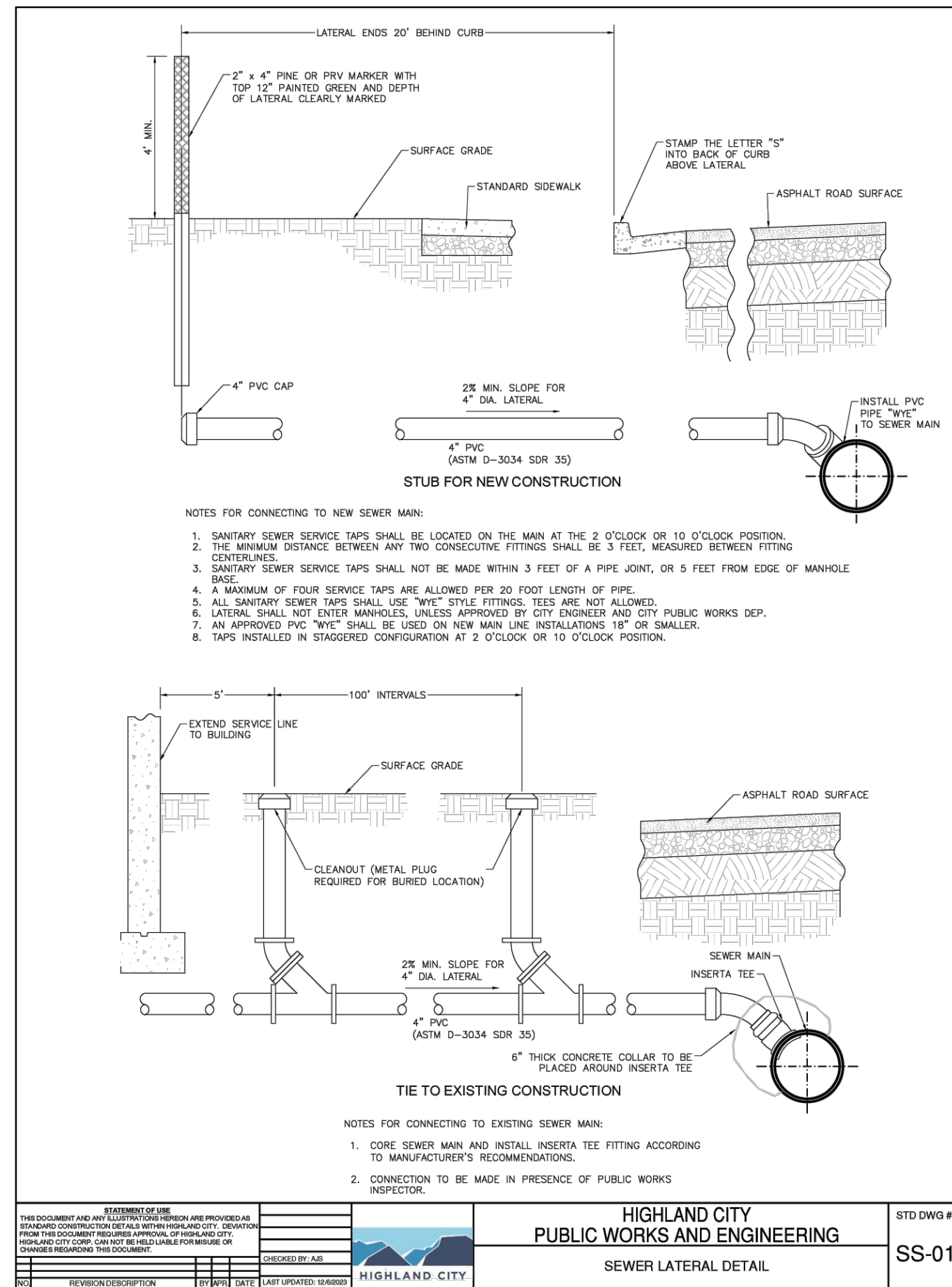


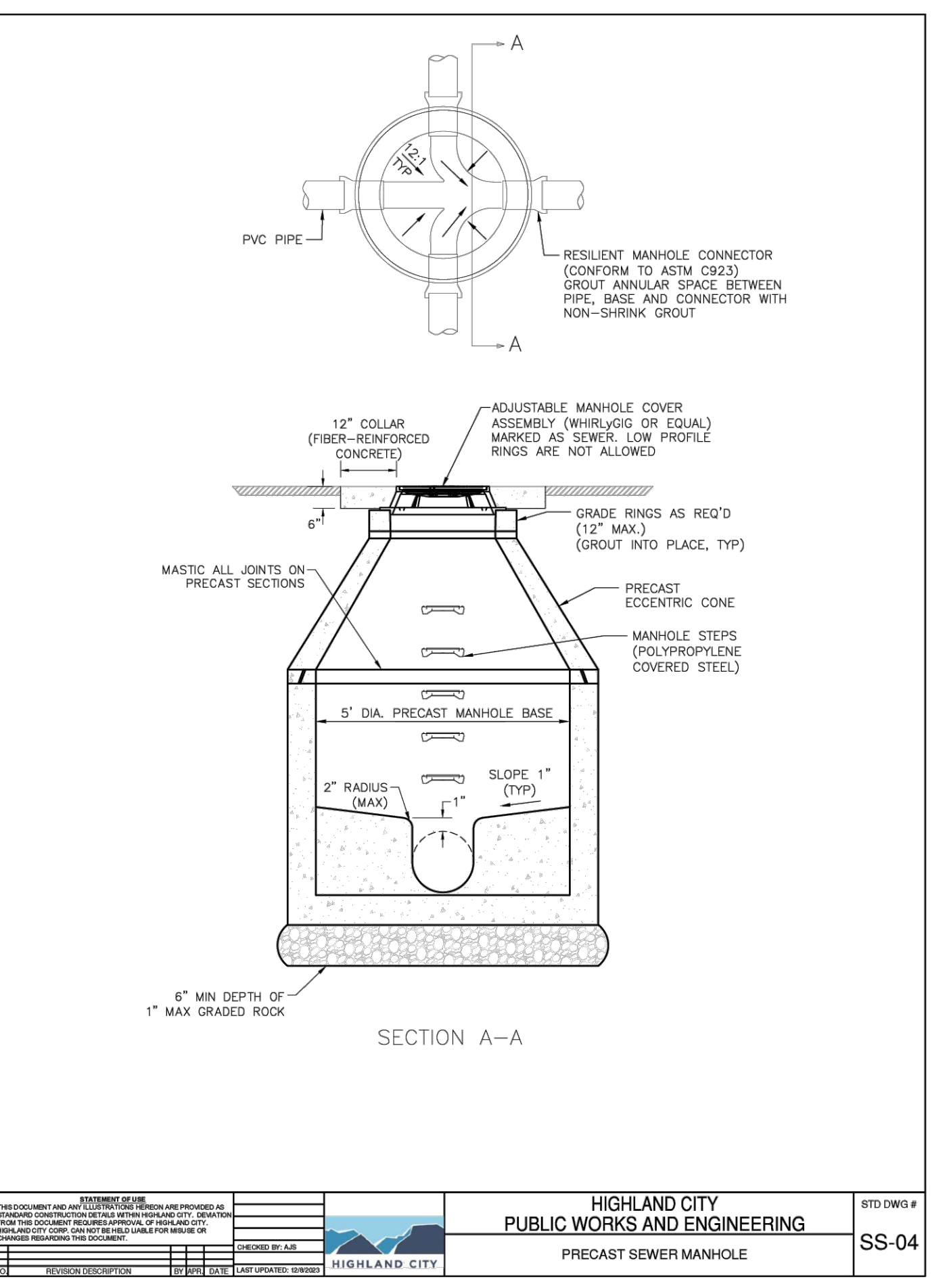
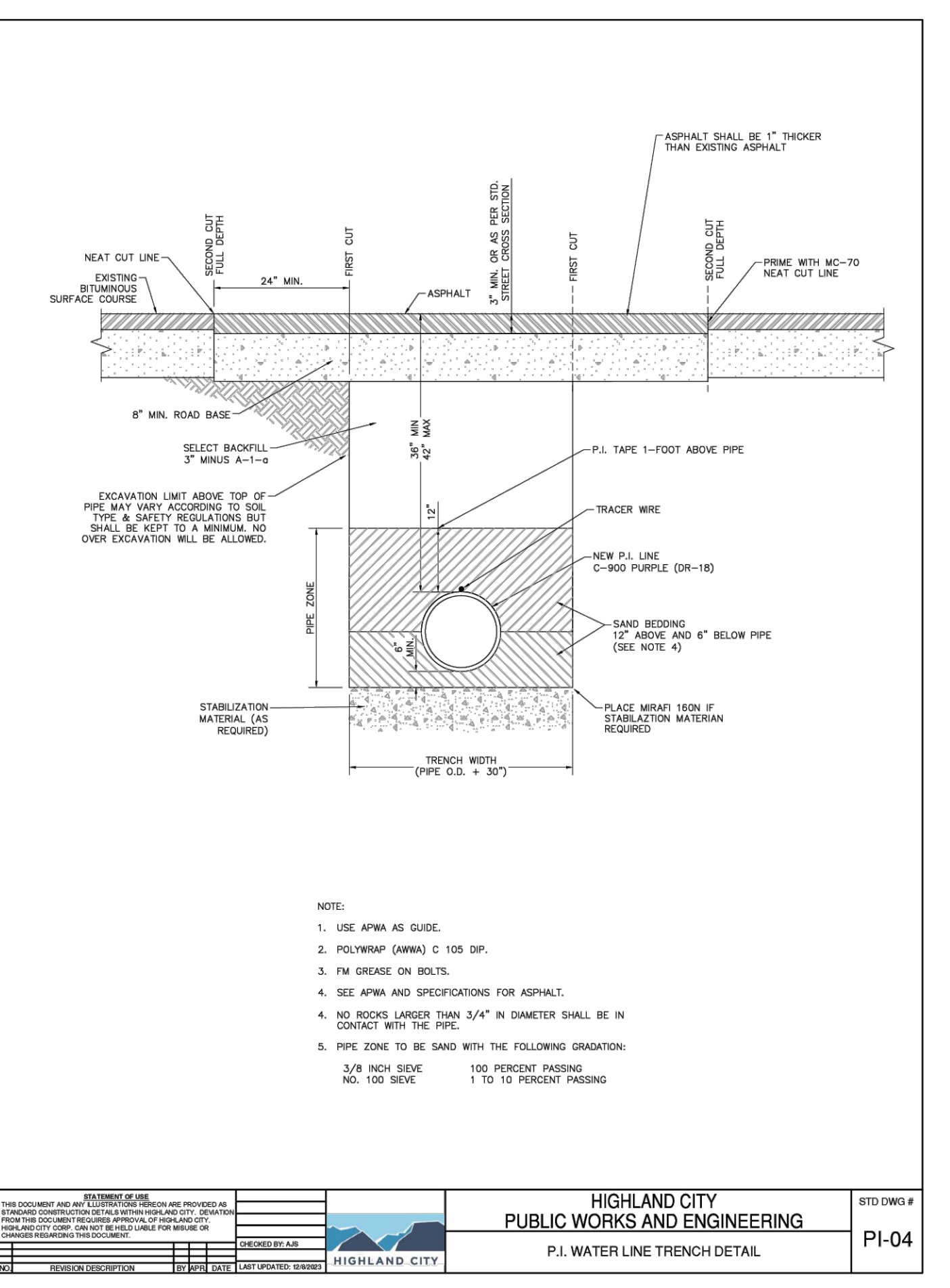
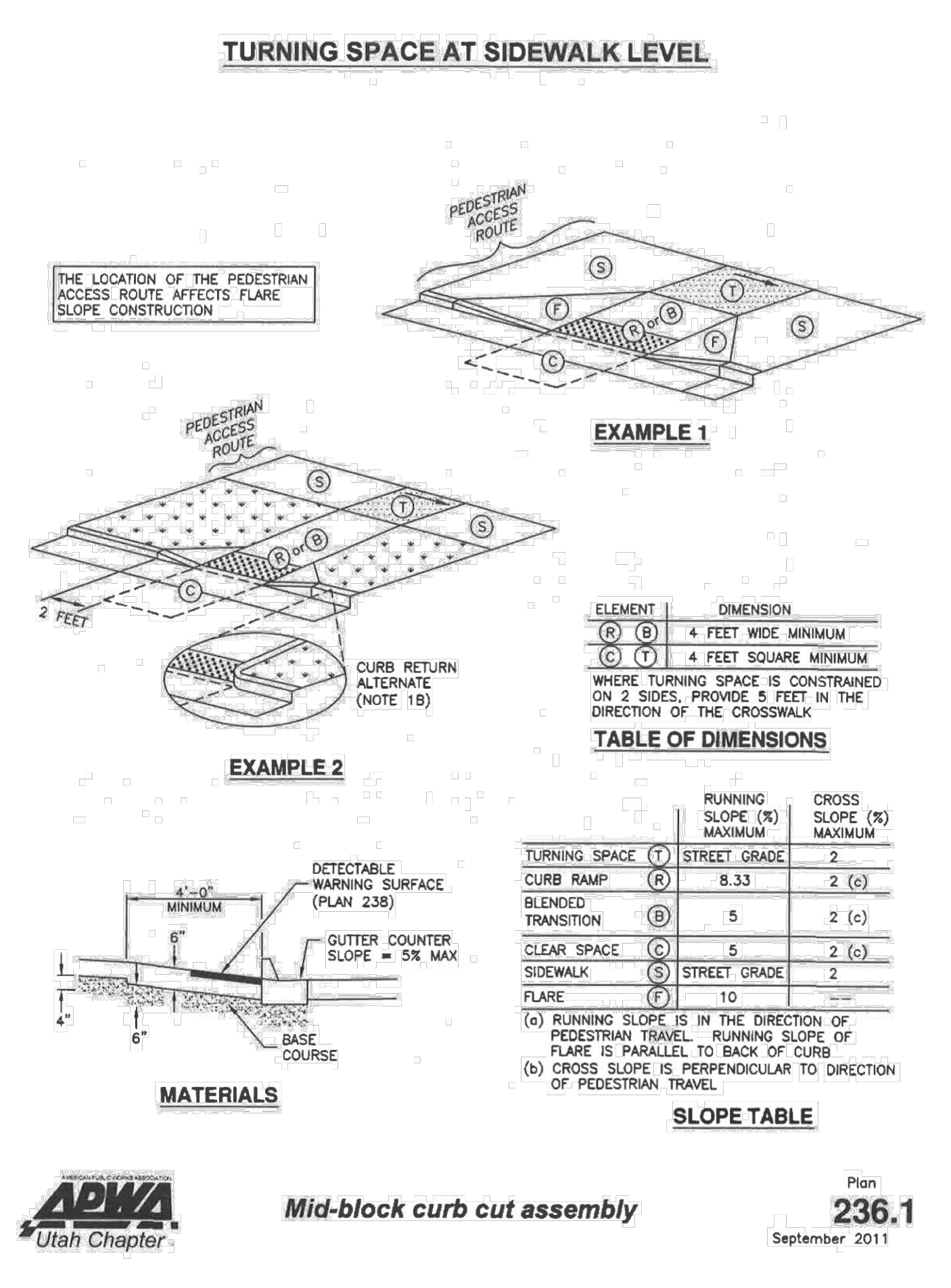
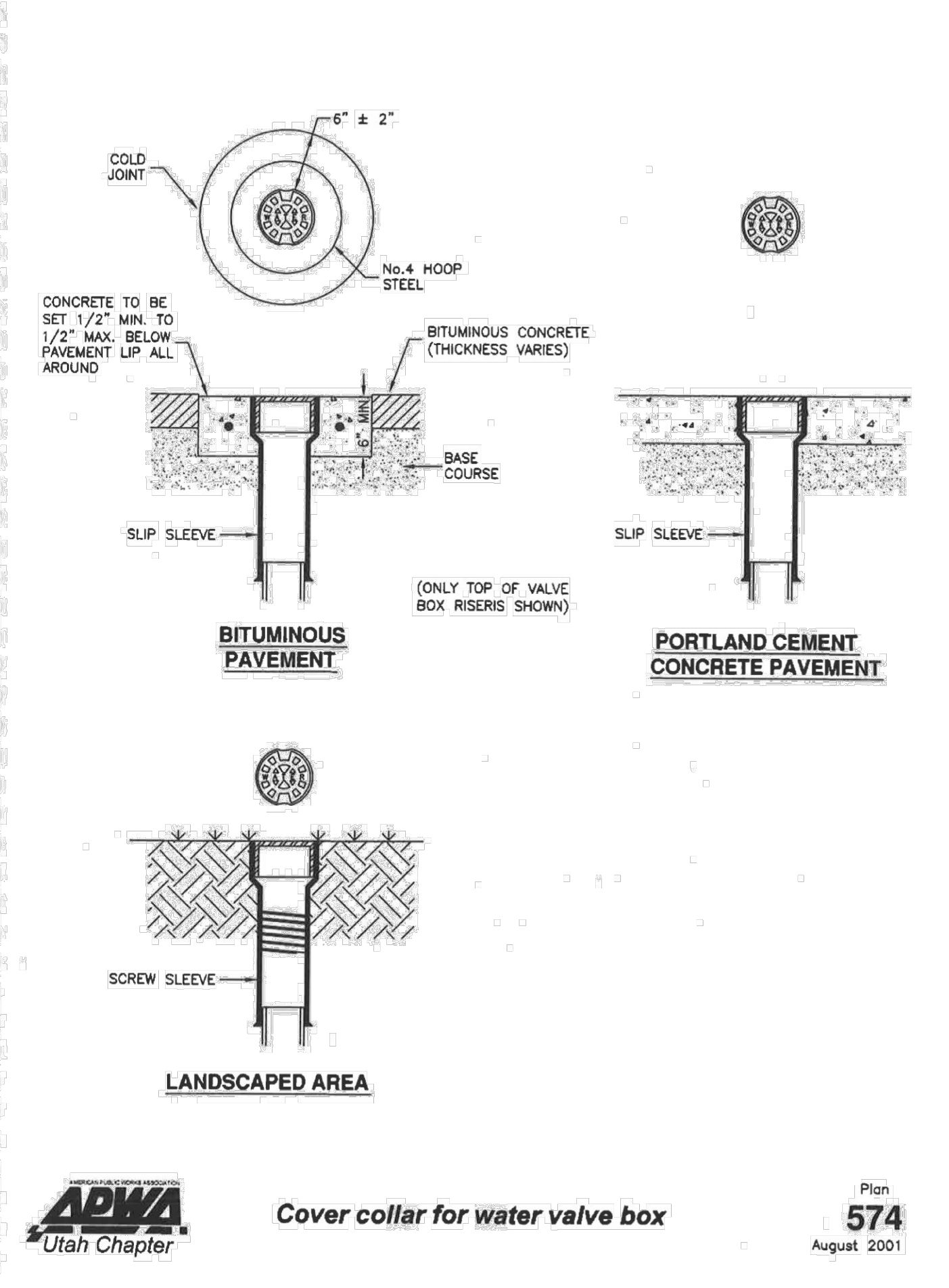
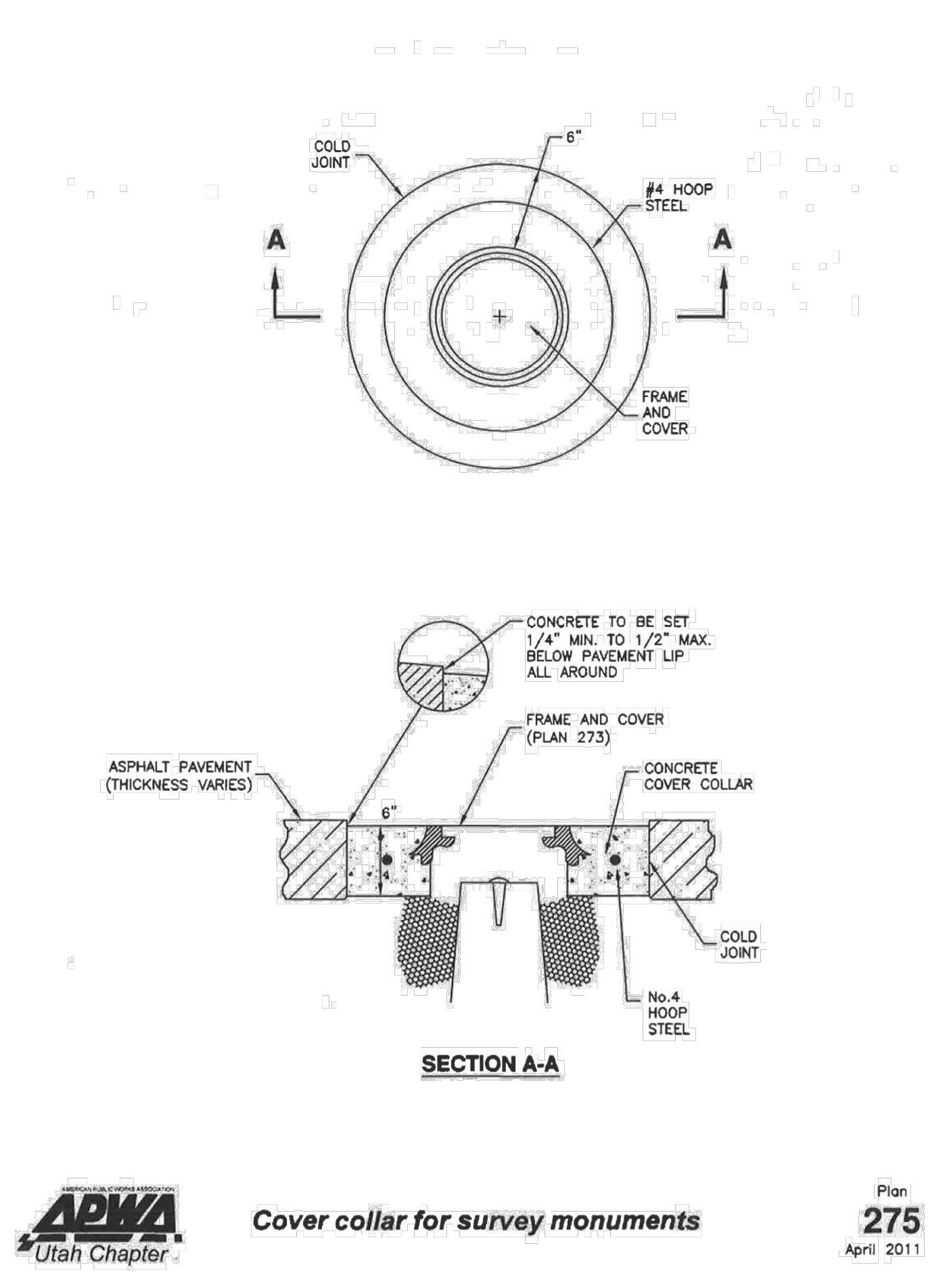
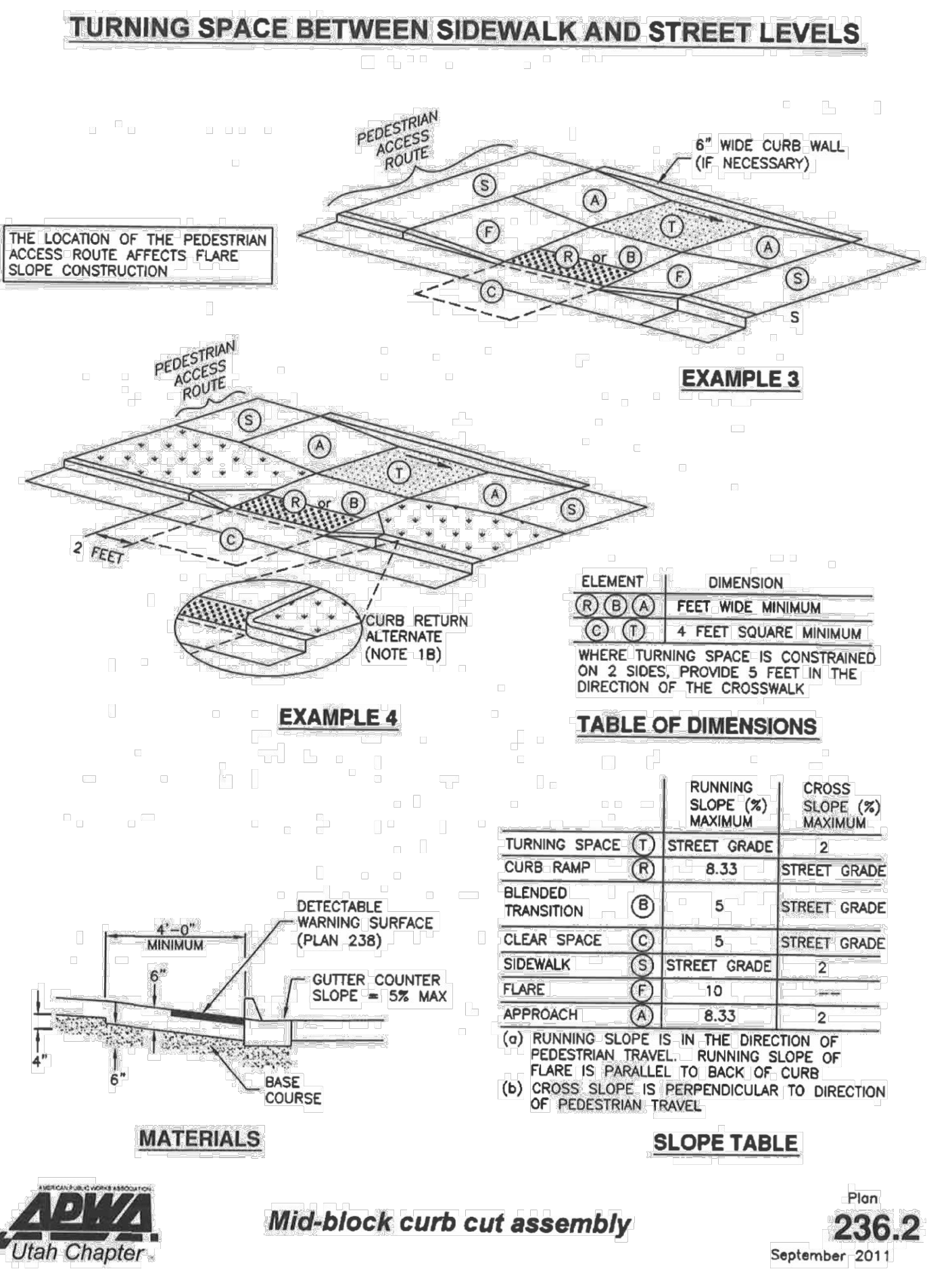
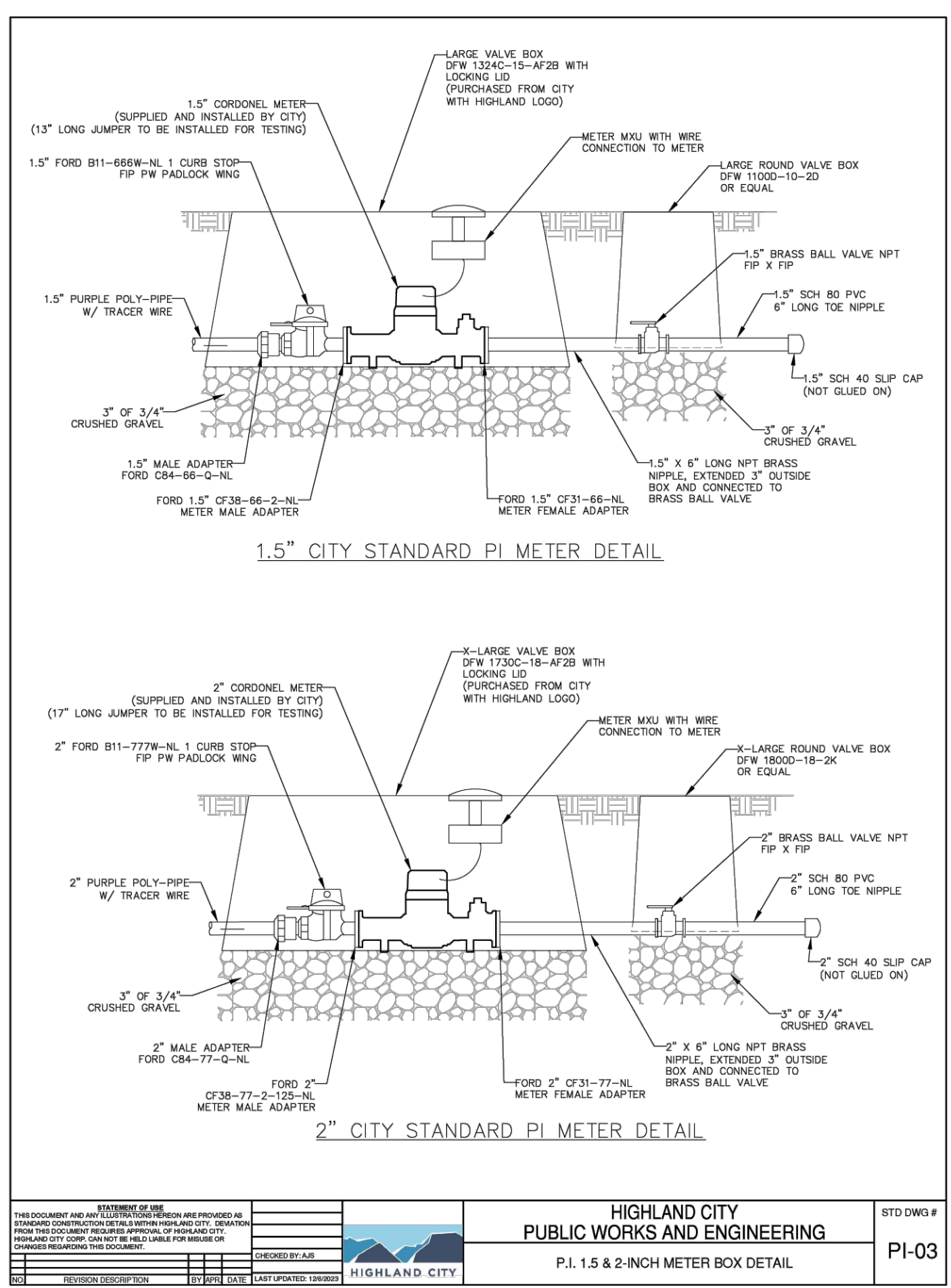
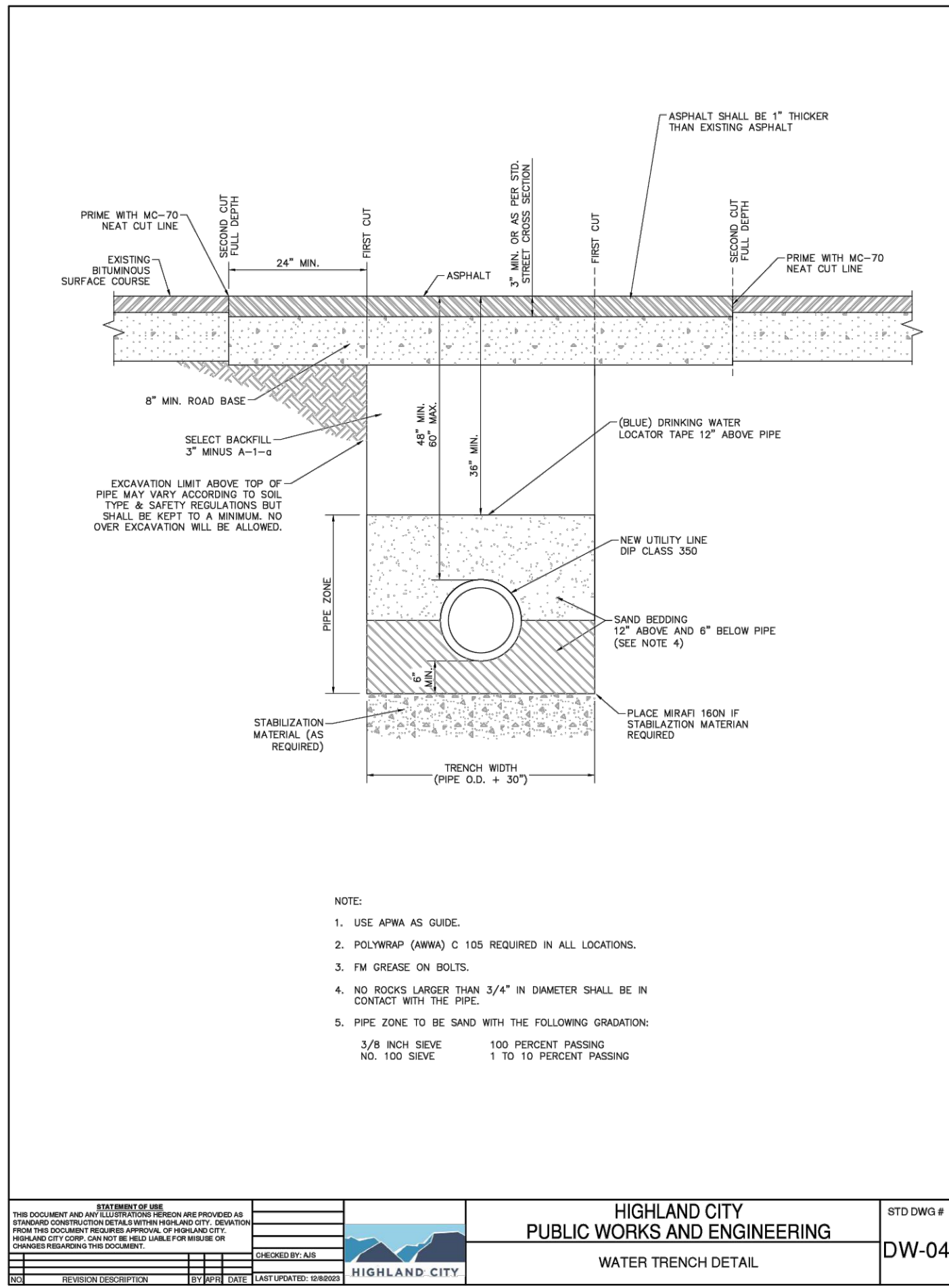
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REVISIONS			HIGHLAND CITY PUBLIC WORKS AND ENGINEERING		STD DWG #
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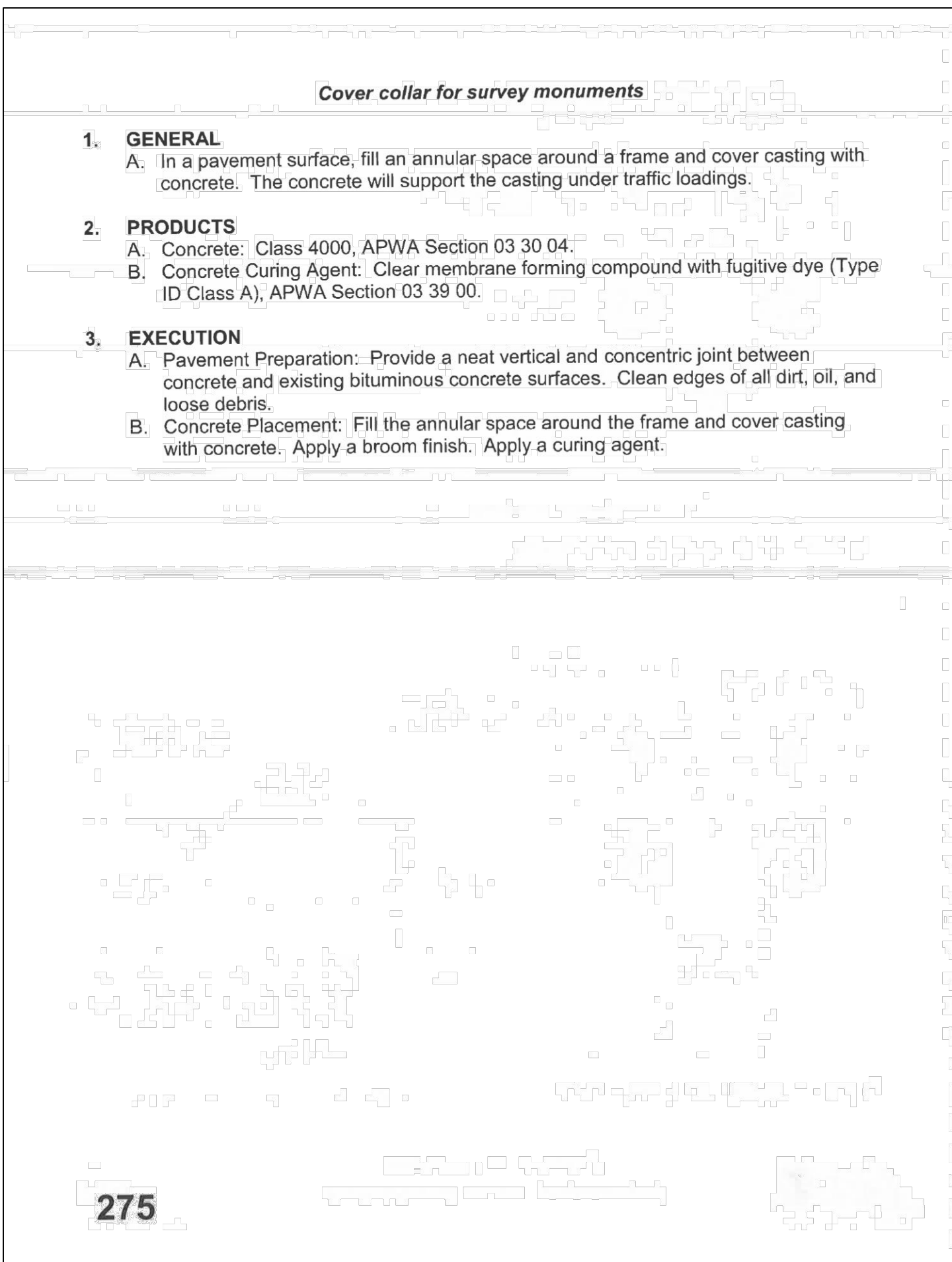
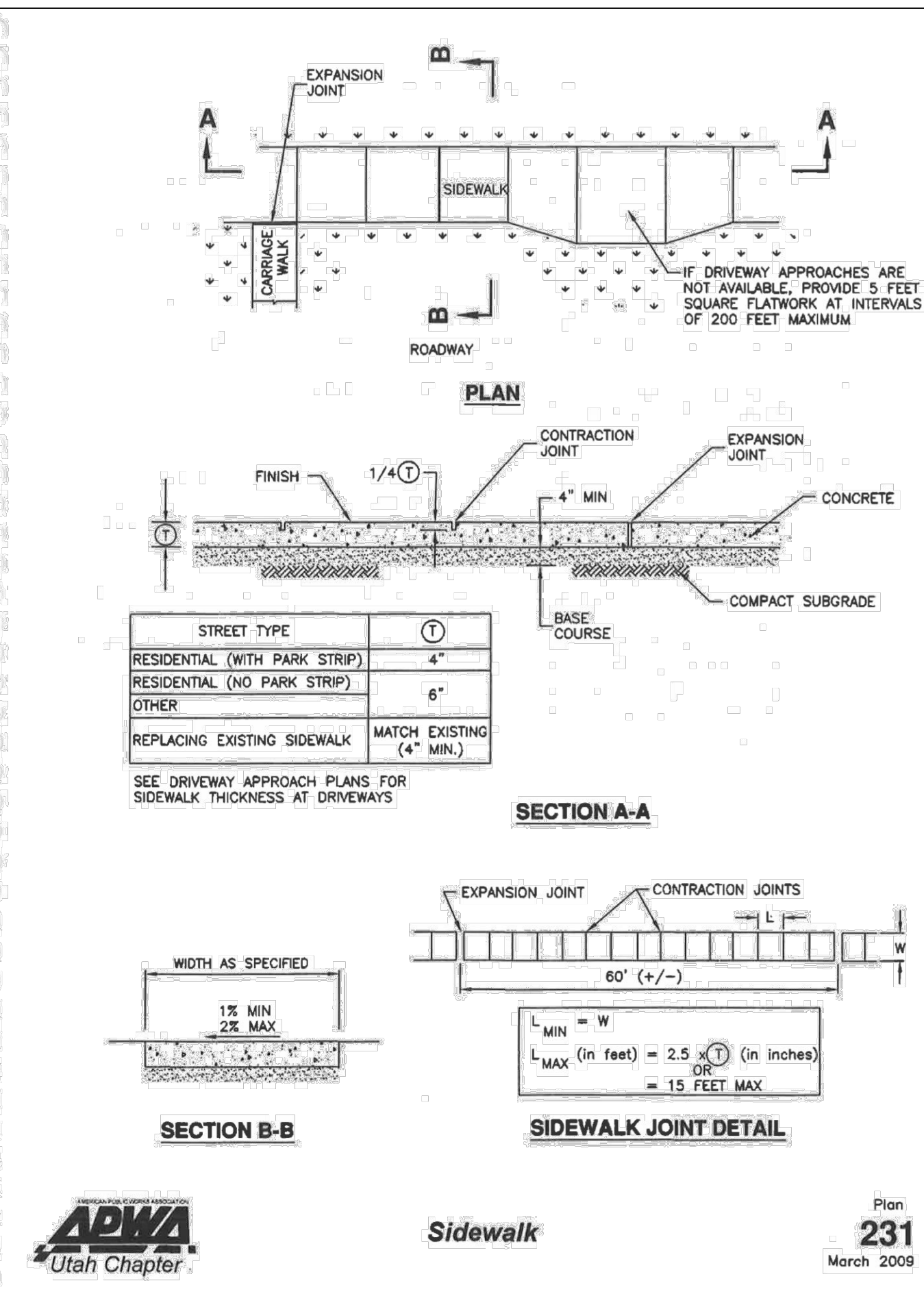
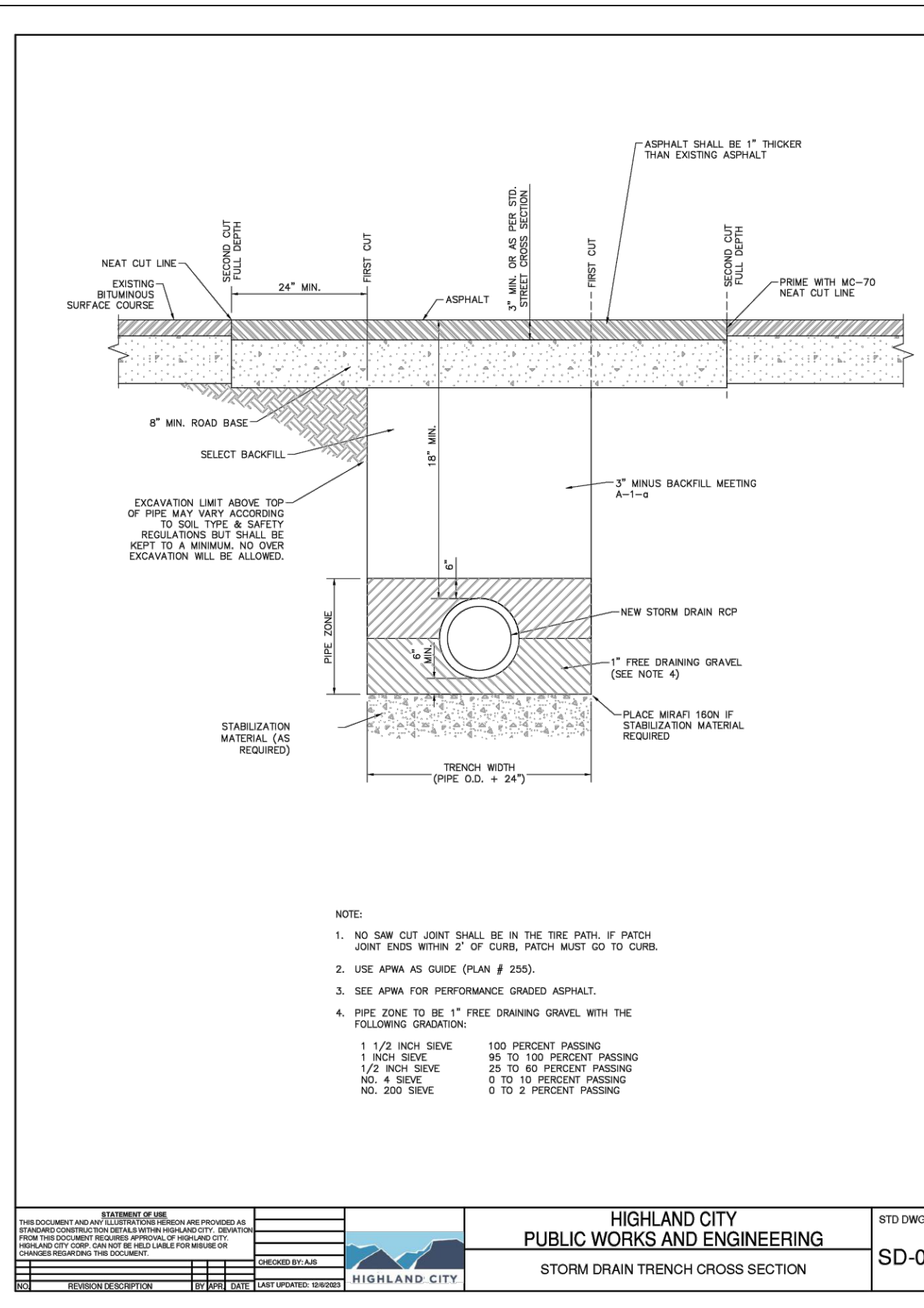
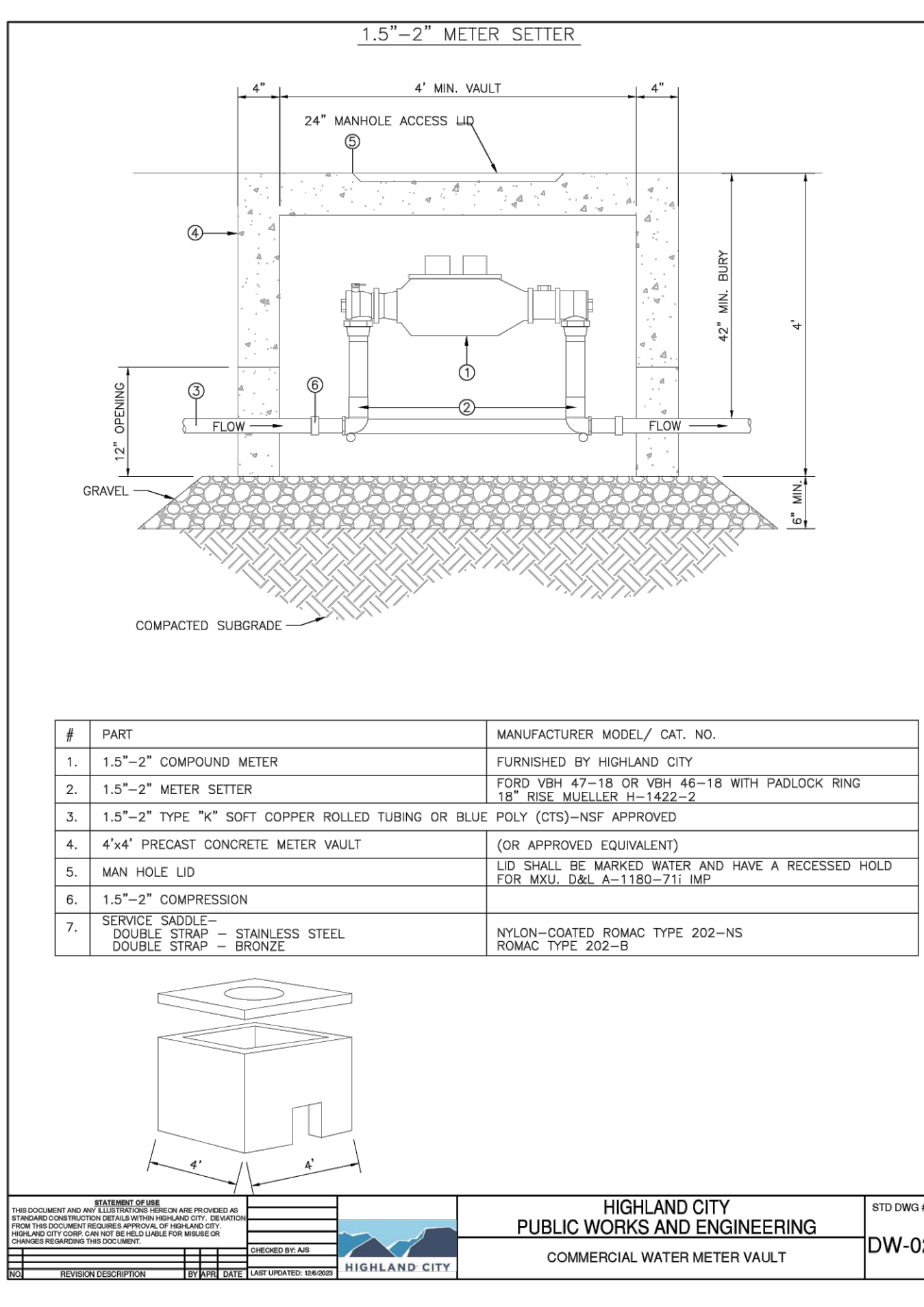
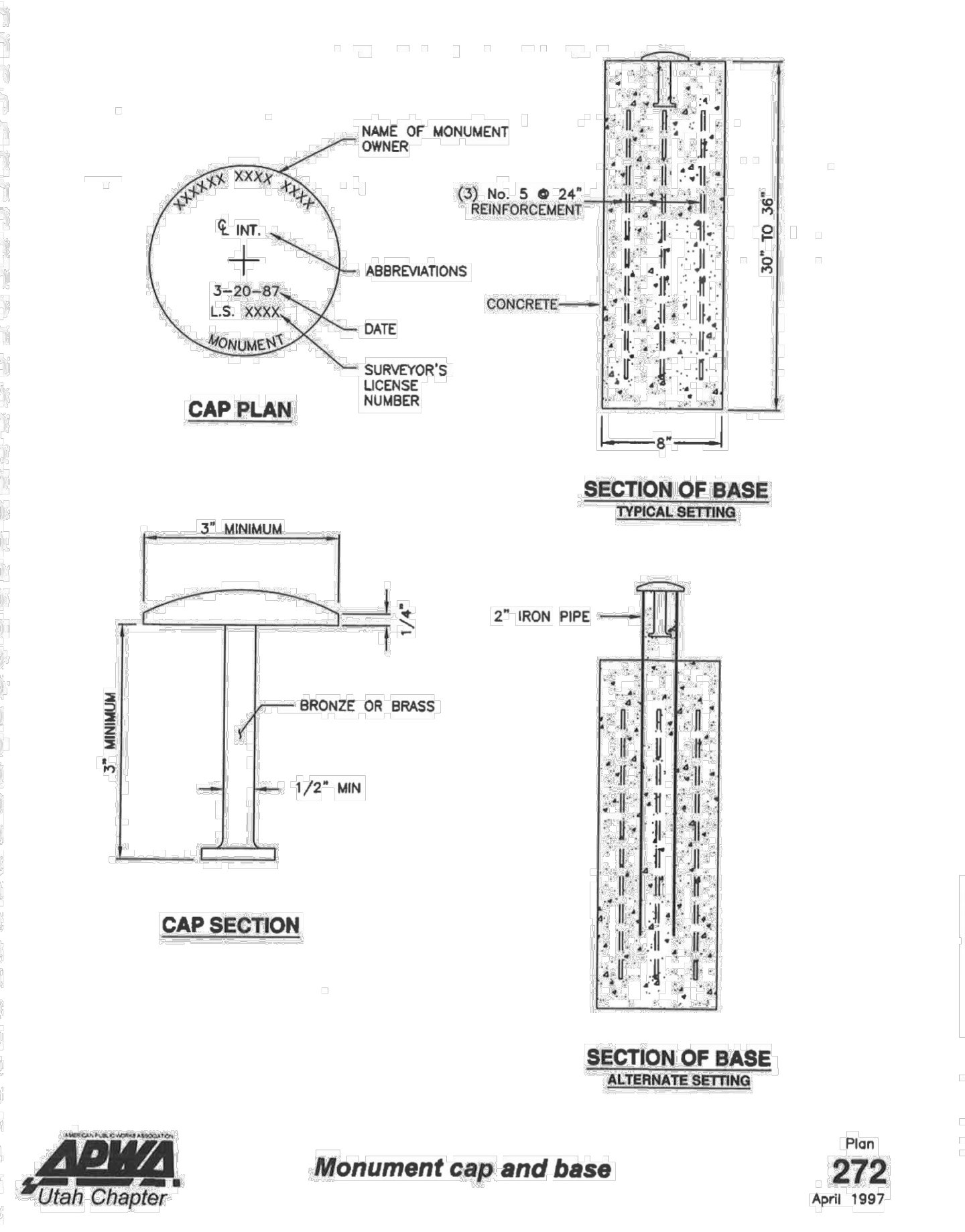
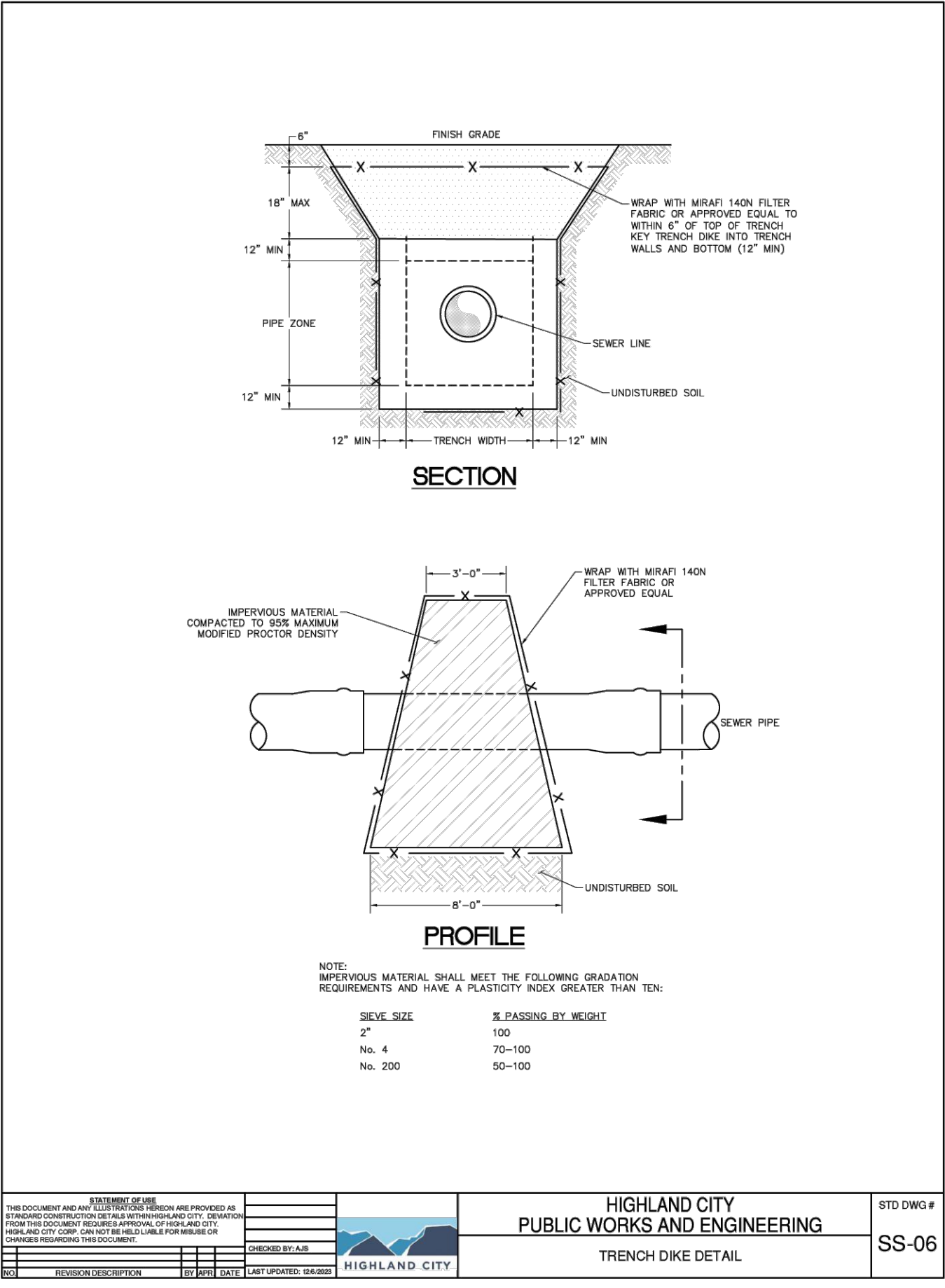
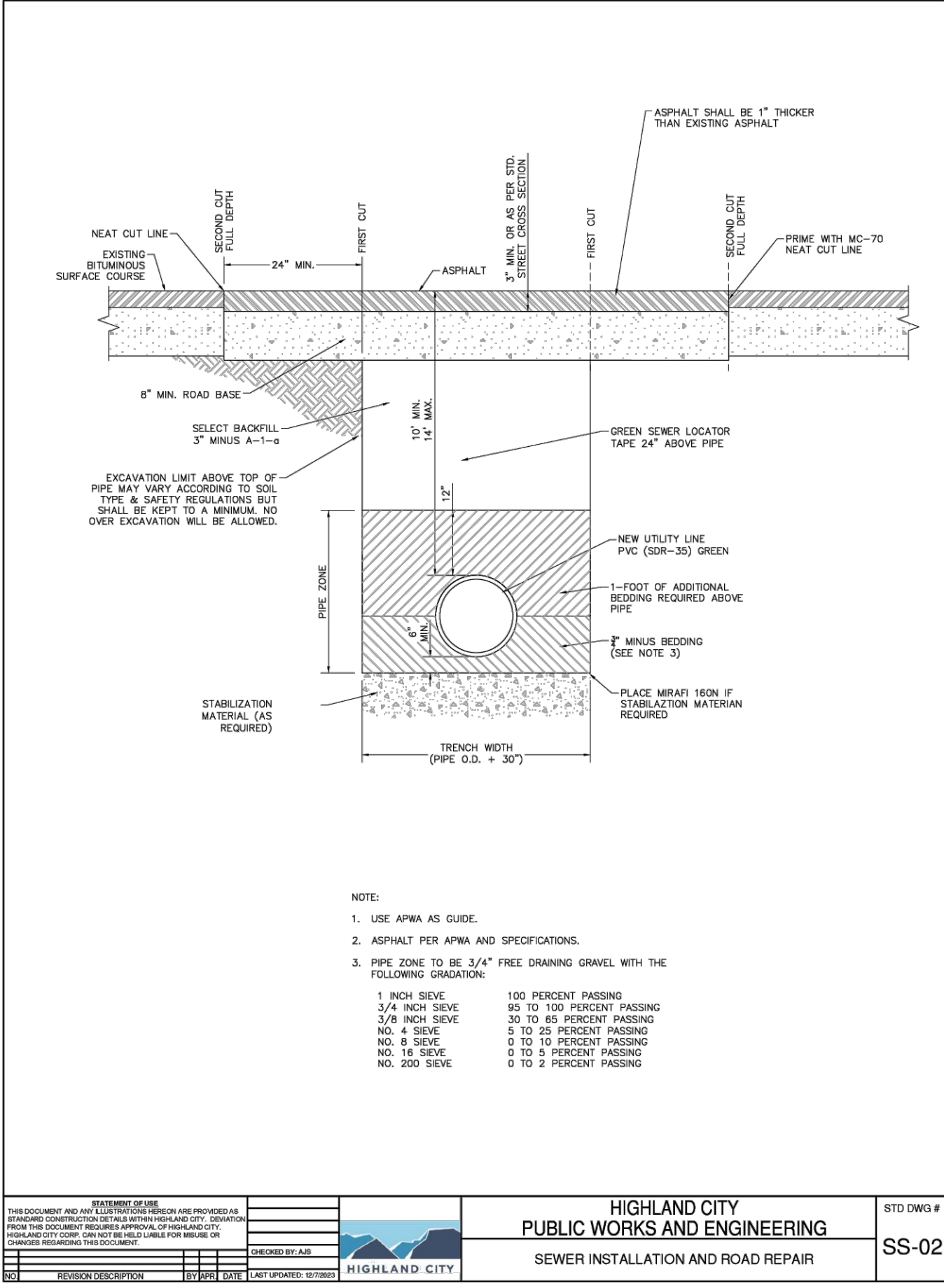
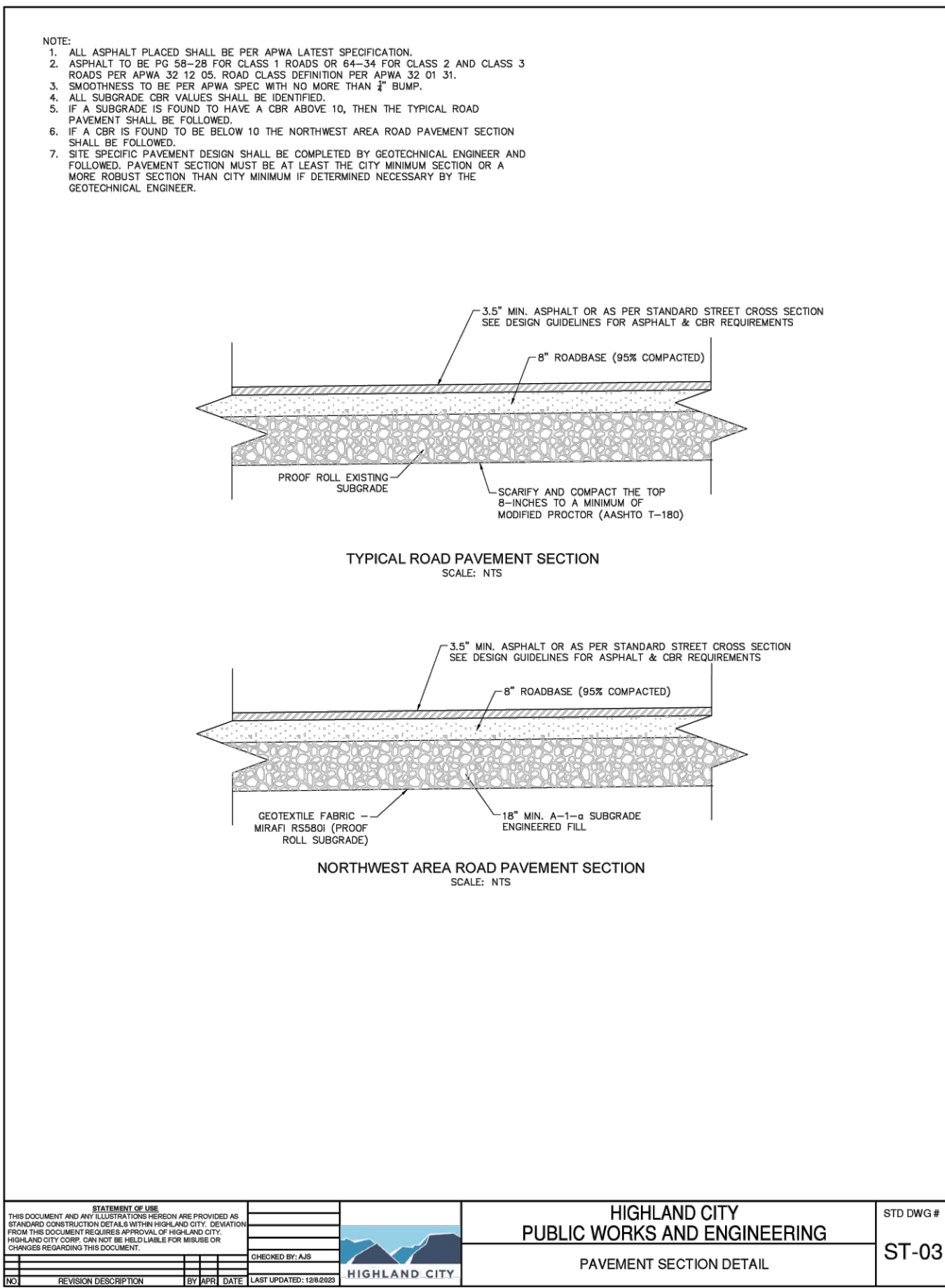
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REVISION BLOCK		DESCRIPTION
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6	DATE	6

Scale:	N/A	Drawn:	GIM
Date:	09/09/24	Job #:	24-0002
Sheet:	D4		



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ATTACHMENT 6



FINAL REVIEW COMMENTS – SUMMARY September 30, 2024

1. Temporary Turnaround: Symbol for 'No Parking Signs' added to sheet, but no details/spec/instructions provided. Provide enough detailed information so item can be approved by staff and built by contractor.
2. Crosswalk: Crosswalk shown, but no details/spec/instructions provided. Provide enough detailed information so item can be approved by staff and built by contractor.
3. Sumps: Storm drain report, Sheets C4-C4.2 (Grading and Drainage Plan):
APPLICANT RESPONSE IN GREEN (review comment #22):

-New response: The sump detail in the drainage report was revised and does match the detail included in the plan set.

-New response: There are two different sumps which are street sump and rear lot sumps. We added both to the drainage report and the rear lot sumps are shown on sheet C4.3.

-Based on the 8' deep gravel section for the rear yard sumps. The soil is comparable to the 12' deep soil and therefore the same discharge rate can be used.

- a. This sump configuration is not the same as a storm drain sump. What is the proposed overall depth below ground surface for the rear-lot sump? Are you proposing 8'-0 of gravel envelope? What is the depth of bury to get to the 8'-0 gravel envelope? If the overall depth is 12'-0, then this assumption can be considered. How are these sumps to be maintained by the HOA or property owners to make sure they function properly?
 - b. Revise the detail so it is readable, legible, and show what is to be built. Also, the calculations provided in the appendix of the drainage report for the rear yard sump do not share the same dimensions as the detail. Please revise.
4. Green Ash Lane/Street B, Sheets PP01, PP02, PP03: Remove "Street B" from match lines and from plan views.
5. Crimson Oak Lane, Street Monument, Sheet PP04: Please provide reasoning for the location of the street monument. It does not mark the intersection of the two streets.
6. Utility Conflicts:
 - a. Throughout: Shift inlet to relocate out of crosswalk/ADA ramp in Little Leaf Lane near lot 492.

