HIGHLAND CITY

Development Review Checklist: February 2024

Number	Code Reference	Utility	Comment List
B-1		Building	All commercial site plans must include an accessibility plan
B-2	5-5-104	Building	All buildings must meet the placement requirements as set forth in HCC 5-5-104.
F-1		Fire	Single family subdivisions over 30 lots must provide no less than two fire accesses. All other access requirements as shown in IFC appendix D must be met.
F-2		Fire	Fire Hydrant placement in private streets must meet IFC appendix C.
G-1	5-5-101	General	Subdivision Layout shall conform to the official general plan and all applicable zoning regulations.
G-2	5-5-101	General	Subdivision Layout must comply with HCC 5-5-101
G-3	5-5-112	General	Subdivision approval requires water rights to be dedicated to the HC. These must comply with HCC 5-5-112.
LL-1	5-5-101	Lot Layout	Subdivision Layout must comply with HCC 5-5-101
LL-2	5-5-103	Lot Layout	No double frontage lots, except as noted in HCC 5-5-103.
LL-3	5-5-103	Lot Layout	Blocks shall not exceed 1,320 feet in length.
LL-4	5-5-103	Lot Layout	In any block over 660 feet in length, a crosswalk or pedestrian way shall be included in conformance with the adopted Traffic Calming and Pedestrian Safety Manual
LL-5	5-5-104	Lot Layout	Lot layout must comply with 5-5-104.
LL-6	5-5-111.2	Lot Layout	No open ditches are allowed. All Irrigation Ditches must comply with HCC 5-5-11.2
S-1	5-5-105	Streets	Street design must comply with HCC 5-5-105
S-2	5-5-105	Streets	Street design must comply with HC Design Criteria Division 2.04 and 2.05

S-2.a	5-5-105	Streets	Minimum centerline slope is 0.5%.
S-2.b	5-5-105	Streets	Minimum centerline radius (local streets) is 150'-0, and collector streets is 370'-0.
S-3	5-5-105.1	Streets	Streets must meet the classification put forth in the Master Transportation Plan, as adopted with the General Plan.
S-4	5-6-103	Streets	Streetlights must comply with HC Design Criteria Section 2.08 and HC Standard Detail U-04, including UDOT-Controlled Roads.
S-5	5-5-105.3	Streets	Street names must comply with HCC 5-5-105.3.
S-6	5-5-105.2	Streets	Traffic impact study shall be required for all new commercial projects, developments of 20 lots or more, or where deemed necessary by the City Engineer.
S-7	5-5-105.2	Streets	Traffic impact study to be performed by licensed professional traffic engineer. City reserve's ability to have studies reviewed by another consultant.
S-8	5-5-105.4.h	Streets	The maximum length of a cul-de-sac is 600 feet. Downhill cul-de-sacs are strongly discouraged and can only be approved with a dedicated drainage easement.
S-8.a	5-5-105.4.h	Streets	Minimum cul-de-sac radius is 50'-0.
SS-1	5-6-108	Sewer	Sewer design must comply with HCC 5-6-108 and HC Design Criteria Division 3.
SS-2	5-6-108	Sewer	Sewer pipe material must comply with HC Design Criteria, Section 3.02A.
SS-3	5-6-108	Sewer	Sewer sizing and slope must comply with HC Design Criteria Section 3.02B.
SS-3.a	5-6-108	Sewer	Minimum sewer pipe diameter is 8". Minimum sewer slope is 0.5%, and max sewer slope is 12% unless otherwise approved by the City Engineer.
SS-4	5-6-108	Sewer	Sewer manhole sizing must comply with HC Design Criteria Section 3.03A.
SS-5	5-6-108	Sewer	Sewer manhole spacing and locations must comply with HC Design Criteria Section 3.03B.
SS-5.a	5-6-108	Sewer	Minimum sewer manhole inside diameter is 5'-0 and spaced no more than 400'-0.
SS-6	5-6-108.4	Sewer	All sewer laterals are considered private.
SS-6.a	5-6-108.4	Sewer	No sewer laterals can be connected to a SSMH.
SS-7	5-6-108	Sewer	Gravity sewer laterals must comply with HC Design Criteria Section 3.04 and 3.04A.
SS-8	5-6-108	Sewer	Pressure sewer laterals must comply with HC Design Criteria Section 3.04 and 3.04B. No pressurized discharge connections are allowed to the city main.
SS-9	5-6-108	Sewer	Private Sewer Lift Stations must comply with HC Design Criteria Section 3.05 and HCC 5-6-108.3.
SS-10	5-6-108.5	Sewer	Sewer pre-treatment program requirements are as outlined by TSSD and must be met by the applicant.
SS-11	5-6-108.6	Sewer	All gravity piping must be shown in profile view on the approved drawings.
W-1	5-6-109	Water	Drinking Water pipe design must comply with HCC 5-6-109 and HC Design Criteria Division 4.
W-1.a	5-6-109	Water	Water line sizes must be labeled, including existing. 8" minimum diameter for main lines.
W-1.b	5-6-109	Water	Water system must be looped.
W-1.c	5-6-109	Water	Water valves are installed on all legs of an intersection, flanged to tee, or cross.
W-1.d	5-6-109	Water	Connections to all existing water mains are shown.
W-1.e	5-6-109	Water	Dedicated utility easement required for waterlines installed outside of ROW.
W-2	5-6-109.2	Water	A Water Demand Report must be provided to HC for review (commercial projects & 10 lots or more).

W-2.a	5-6-109.2	Water	The Water Demand Report must include all anticipated demands and existing hydrant flow tests as part of the basis of design.
W-3	5-6-109	Water	Drinking Water piping installation must comply with HC Standard Drawings DW-01 thru DW-05.
W-4	5-6-109	Water	Drinking Water piping material must comply with HC Design Criteria Section 4.02A.
W-5	5-6-109	Water	Drinking Water fire hydrant spacing must comply with HC Design Criteria Section 4.02B.
W-5.a	5-6-109	Water	Fire Hydrants must be located no more than 250' from the most remote point of any structure; no greater than 500'-0 spacing.
W-6	5-6-109	Water	Drinking Water blow-off locations must comply with HC Design Criteria Section 4.02C.
W-7	5-6-109	Water	Drinking Water isolation valve locations must comply with HC Design Criteria Section 4.02.D.
W-8	5-6-109.3	Water	All Drinking Water piping 8" diameter and larger shall be shown in profile on the approved drawings.
PI-1	5-6-109.1	PI	Pressurized Irrigation pipe design must comply with HCC 5-6-109 and HC Design Criteria Section 4.03.
PI-1.a	5-6-109.1	PI	PI line sizes must be labeled, including existing. 8" minimum diameter for main lines.
PI-1.b	5-6-109.1	PI	PI system must be looped.
PI-1.c	5-6-109.1	PI	PI valves are installed on all legs of an intersection, located at PC's.
PI-1.d	5-6-109.1	PI	Connections to all existing PI mains are shown.
PI-1.e	5-6-109.1	PI	Dedicated utility easement required for PI lines installed outside of ROW.
PI-2	5-6-109.1	PI	Pressurized Irrigation pipe material must comply with HC Design Criteria Section 4.03A.
PI-3	5-6-109.1	PI	Pressurized Irrigation piping and related appurtenances must comply with HC Standard Details PI-01 thru PI-06.
PI-4	5-6-109.1	PI	Pressurized Irrigation blow-off configuration and locations must comply with HC Design Criteria Section 4.0-3B, and PI-05.
PI-4.a	5-6-109.1	PI	PI blow off valves must be located at system high points, end of cul-de-sacs and at temporary dead ends.
PI-5	5-6-109.1	PI	Pressurized Irrigation pipe drainage facilities must comply with HC Design Criteria Section 4.03C.
PI-5.a	5-6-109.1	PI	PI system must include a drain at low points.
PI-6	5-6-109.3	PI	Pressurized Irrigation piping must be shown in profile on the approved drawings, including all drains.
SD-1	5-6-105	Storm	Storm Drain design must comply with HCC 5-6-105 and HC Design Criteria Division 5.
SD-1.a	5-6-105	Storm	SD pipes must be RCP and no smaller than 15" diameter.
SD-1.b	5-6-105	Storm	SD sumps must include inlet combo box with snout. Sump must have 6'-0 inside diameter with a 9'-0 minimum wall section.
SD-1.c	5-6-105	Storm	SD manholes must be spaced no farther than 400' apart, and be 4'-0 diameter minimum.
SD-1.d	5-6-105	Storm	SD spread and velocity criteria must be met.
SD-1.e	5-6-105	Storm	SD pipe velocity must be no less than 2 fps.
SD-2	5-6-105.9	Storm	Storm Drain design must include a percolation test which will be used to determine the appropriate disposal rates for the subdivision storm drain system. (5.02E)
SD-3	5-6-105.9	Storm	As noted in the Stormwater Master Plan, the design infiltration rate is equal to the measured infiltration rate divided by 4 (5.02.E)
SD-4		Storm	Finished floor elevations must meet or exceed the latest building code as adopted by HC.
SD-5	5-6-105	Storm	Storm Drain facilities must be constructed in accordance with HC Standard Details SD-01 and SD-02.
SD-6	5-6-105	Storm	Storm Drain inlet boxes and manholes must comply with HC Design Criteria Section 5.02.

SD-6.a	5-6-105	Storm	Storm Drain inlet capacity must assume 50% blockage of inlet for design values.
SD-7	5-6-105	Storm	Multiple Lot Storm Drain calculations must comply with HC Design Criteria Section 5.03.
SD-8	5-6-105	Storm	Commercial Site Storm Drain calculations must comply with HC Design Criteria Section 5.04.
SD-9	5-6-105	Storm	Landscaped Storm Drainage Detention Basin requirements must comply with HC Design Criteria Section 5.05. No HC basins allowed on private lots.
SD-10	5-6-105	Storm	Hard Surface Storm Drainage Detention Basin storage requirements must comply with HC Design Criteria Section 5.06.
SD-11	5-6-105	Storm	Storm Water Volume and Design Guidelines must comply with HC Design Criteria Section 5.07.
SD-11.a	5-6-105	Storm	Grading and drainage plans must show all contributing areas and their estimated volumes. Gutter capacity must comply with SD-1.d