ENT 38771:2023 PG 1 of 54
ANDREA ALLEN
UTAH COUNTY RECORDER
2023 Jun 15 11:05 am FEE 0.00 BY MG
RECORDED FOR HIGHLAND CITY

STATE OF UTAH **HIGHLAND CITY**

Stormwater Controls Maintenance Agreement

WHEREAS, the Property Owner RIDGEVIEW TOMNHOMES HOMEOWNERS ASSOCIATION recognizes that the post construction storm water controls (hereinafter referred to as "The Controls")must be maintained for Utah County Parcel Number 51:686:0202, 51:686:0200, 51:686:0197, 51:686:0198, 51:686:0199

WHEREAS, the Property Owner is the owner of real property more particularly described on the attached Exhibit A; and,

WHEREAS, Highland City (hereinafter referred to as "the City") and the Property Owner, or its administrators, executors, successors, heirs, or assigns, agree that the health, safety and welfare of the citizens of the City require that The Controls be constructed and maintained on the property; and,

WHEREAS, the City requires that The Controls as shown on the approved development plans and specifications, which are more specifically described in Exhibit B hereto, be constructed and maintained by the Property Owner, its administrators; executors, successors, heirs, or assigns.

NOW, THEREFORE, in consideration of the foregoing premises, the mutual covenants contained herein, and the following terms and conditions, the parties hereto agree as follows:

SECTION 1.
The Controls shall be constructed by the Property Owner in accordance with the plans and specifications for the development and in accordance with Highland City specifications.

SECTION 2.
The Property Owner, its administrators, executors, successors, heirs or assigns shall maintain the Controls in good working condition acceptable to the City and in accordance with the Private Stormwater Management Operation and Maintenance Manual (hereinafter referred to as the "O&M Manual") as adopted by Highland City. In the event that an O&M Manual does not cover site specific requirements, those requirements shall be added as Special Provisions, attached as Exhibit D. The Owner agrees to cause inspection of the Controls, at the Owner's expense, by a person experienced in the inspection of stormwater facilities. Inspections shall occur as required in the O&M Manual. An annual report shall be submitted in writing to the City prior to July15th of each year for the Controls. The annual report shall be in accordance with the requirements set forth the O&M Manual. The Owner agrees to perform promptly all needed maintenance and report maintenance activities in accordance with the requirements set forth in the O&M Manual.

SECTION 3.
The Property Owner, its administrators, executors, successors, heirs or assigns hereby grants permission to the City, its authorized agents and employees, to enter upon the property and to inspect the Controls whenever the City deems necessary. Whenever possible, the City shall provide

notice prior to entry. The Property Owner shall execute a public access easement(s) in favor of the City of Highland to allow the City to inspect, observe, maintain, and repair the Controls as deemed necessary. It is expressly understood and agreed that Highland City is under no obligation to maintain or repair the Controls and in no event shall this Agreement be considered to impose any such obligation on the City. A fully executed original easement(s) is attached to this Agreement as Exhibit C and by reference made a part hereof.

SECTION 4.
In the event the Property Owner, its administrators, executors, successors, heirs or assigns fails to maintain the Controls as shown on the approved plans and specifications in good working order acceptable to the City and in accordance with the maintenance schedule incorporated in this Agreement, the City, with due notice, may enter the property and take whatever steps it deems necessary to return the Controls to good working order. This provision shall not be construed to allow the City to erect any structure of a permanent nature on the property. It is expressly understood and agreed that the City is under no obligation to maintain or repair the Controls and in no event shall this Agreement be construed to impose any such obligation on the City.

SECTION 5.
In the event the City, pursuant to Section 4 above, performs work of any nature, or expends any funds in the performance of said work for labor, use of equipment, supplies, materials, and the like, for the maintenance of The Controls, the Property Owner shall reimburse the City upon demand within thirty (30) days of receipt thereof for all the costs incurred by the City for this work. The Property Owner hereby specifically agrees that If the City is not paid for this work within 30 days from the demand by the City, that , the City may file a lien against the real property in the office of the County Recorder in the amount of such costs. The actions described in this section are in addition to and not in lieu of any and all legal remedies available to the City as a result of the Property Owner's failure to maintain the Controls.

SECTION 6.
It is the intent of this agreement to ensure the proper maintenance of the Controls by the Property Owner; provided, however, that this Agreement shall not be deemed to create or effect any additional liability of any party for damage alleged to result from or caused by stormwater runoff.

SECTION 7.
The Property Owner will make accommodation for the sediment accumulation resulting from the normal operation of the Controls via removal and disposal of all accumulated sediments. Disposal will be provided onsite in a reserved area(s) or will be removed from the site to a licensed land fill. Reserved area(s) shall be sufficient to accommodate for a minimum of two dredging cycles. The annual report shall provide documentation on disposal of sediment.

SECTION 8.
The Property Owner shall inspect the property and Controls by a qualified inspector in accordance with the O&M Manual.

SECTION 9.
The Property Owner, its administrators, executors, successors, heirs and assigns hereby indemnifies and holds harmless the City and its authorized agents and employees for any and all damages, accidents, casualties, occurrences or claims which might arise or be asserted against the City from the construction, presence, existence or maintenance of The Controls by the Property Owner or the City. In the event a claim is asserted against the City, its authorized agents or employees, the City shall promptly notify the Property Owner and the Property Owner shall defend at its own expense any suit based on such claim. If any judgment or claims against the City, its authorized agents or employees shall be allowed, the Property Owner shall pay for all costs and expenses in connection herewith.

SECTION 10.
The Owner, its successors and assigns shall indemnify and hold harmless Highland City, its agents and employees for any and all damages, accidents, casualties, occurrences or claims which might arise or be asserted against the City arising out of or resulting from the construction, presence, existence maintenance or use of the Controls.

SECTION 11.
The Owner agrees that it will not at any time dedicate the Controls to the public, to public use or to the City without the City's written consent, nor will it subdivide or convey the property without covenant providing that a proportionate share of the cost of maintenance and other costs associated with other of the obligations and duties contained herein runs with each subdivided part of the original tract or parcel of land.

SECTION 12.
The City shall not pay any compensation at any time for its use of the Property in any way necessary for the inspections and maintenance of the Controls, including access to the Controls.

SECTION 13.
This Agreement shall be recorded in the Utah County Clerk and Recorder's Office and shall constitute a covenant running with the land and shall be binding on the Property Owner, its administrators, executors, heirs, assigns and any other successors in interest.

SECTION 14.
This Agreement may be enforced by proceedings at law or in equity by or against the parties hereto and their respective successors in interest.

SECTION 15.
Invalidation of any one of the provisions of this Agreement shall in no way effect any other provisions and all other provisions shall remain in full force and effect.

MAINTENANCE AGREEMENT

SO AGREED this 12 day of JANUARY 2022

PROPERTY OWNER

BY: SPENCER MOFFAT Attest:

Title: BOARD MEMBER Title:

AVRY BYINGTON
Notary Public State of Utah
My Commission Expires on:
August 28, 2025
Comm. Number: 719523

Approved as to form:

By: City Attorney Date: MAY 9, 2023

HIGHLAND, UTAH

Attest: City Recorder

CORPORATE SEAL HIGHLAND CITY STATE OF UTAH (SEAL)

Attachments:
Exhibit A (Plat, Legal Description,)
Exhibit B (Facilities Site Plan)
Exhibit C (Access Easement)
Exhibit D (Special Provisions)

EXHIBIT A

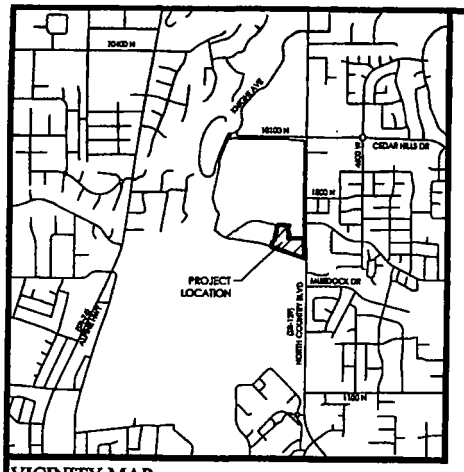
(Plat, Legal Description)

RIDGEVIEW

PLAT E

PLANNED UNIT DEVELO

LOCATED IN THE SE1/4 OF SECTION
DATUM: NAD83
SALT LAKE BASE & MERIDI
HIGHLAND CITY, UTAH COUNTY



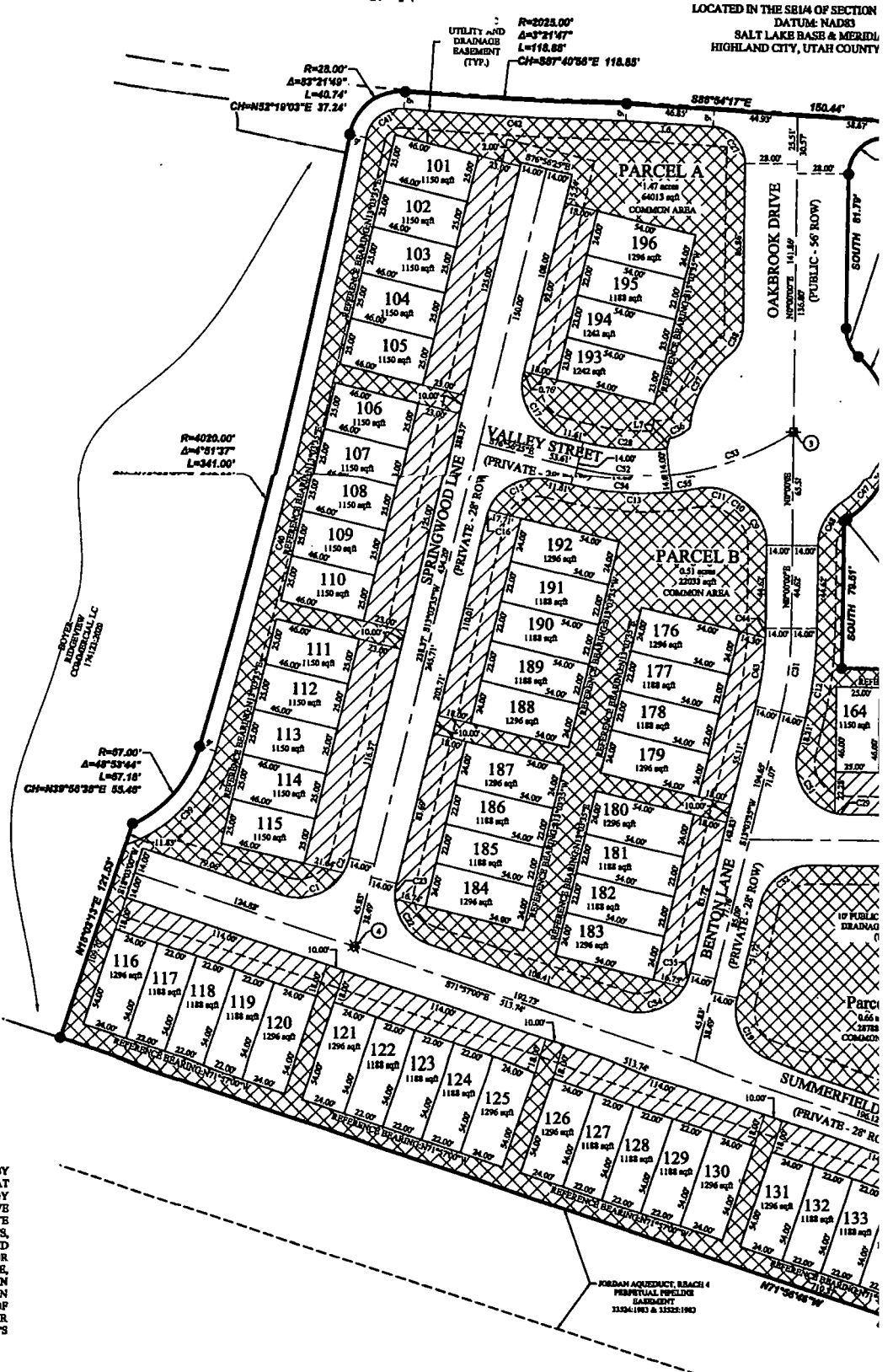
VICINITY MAP

LEGEND

- BOUNDARY
- SECTION LINE
- EASEMENT
- RIGHT-OF-WAY LINE
- CENTERLINE
- BUILDING SETBACK
- EXISTING PROPERTY LINE
- SECTION MONUMENT (FOUND)
- BOUNDARY MARKERS
- COMMON AREA/OPEN SPACE
- LIMITED COMMON AREA

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. ALL COMMON AREAS AND STREETS OR DRIVES TO SERVE AS PUBLIC UTILITY EASEMENTS.
3. ALL AREAS ARE COMMON AREAS AND FACILITIES 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. PARCELS A,B,C, & D ARE HEREBY DEDICATED TO AND MAINTAINED BY THE RIDGEVIEW TOWNHOMES ASSOCIATION, INC..
7. PARCEL E TO BE DEEDED TO HIGHLAND CITY WHEN PLAT IS RECORDED. PARCEL E TO BE MAINTAINED BY HIGHLAND CITY.
8. ALL RESIDENTIAL CONSTRUCTION WILL NEED TO MEET THE INTERNATIONAL FIRE CODE REQUIREMENTS.
9. PRIVATE ROADS WILL BE OWNED AND MAINTAINED BY THE RIDGEVIEW TOWNHOMES HOMEOWNERS ASSOCIATION, INC..
10. ALL BUILDING WALLS ARE PARALLEL WITH, PERPENDICULAR TO, OR AT 45° ANGLE TO REFERENCE BEARING SHOWN ON BUILDING



DOMINION ENERGY UTAH

QUESTAR GAS COMPANY dba DOMINION ENERGY UTAH, HEREBY APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION ENERGY UTAH MAY REQUIRE ADDITIONAL EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES INCLUDING PRESCRIPTIVE RIGHTS AND OTHER RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGEMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNERS DEDICATION OR THE NOTES, AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OR CONDITIONS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT DOMINION ENERGY UTAH'S RIGHT-OF-WAY DEPARTMENT AT 800-366-8532.

QUESTAR GAS COMPANY
dba DOMINION ENERGY UTAH

APPROVED THIS 20 DAY OF April A.D. 2021

BY _____

TITLE Pre-Const

LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF UTAH
S.S.
COUNTY OF Salt Lake

ON THE 19 DAY OF April A.D. 2021 PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF Salt Lake, IN SAID STATE OF UTAH, Brian Gochnour, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE/SHE IS THE Manager OF Ridgeview Town Investment 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: 8/28/2021

A NOTARY PUBLIC COMMISSIONED IN UTAH RESIDING IN Davis COUNTY

MY COMMISSION No. 691606

Avry Bunnion
PRINTED FULL NAME OF NOTARY

UTILITIES APPROV

"UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN, A ABOVE AND BELOW GROUND AND ALL OTHER RELATED UTILITY EASEMENTS IDENTIFIED ON THIS PLAT MAP AS MAY PROVIDING UTILITY SERVICES WITHIN AND WITHOUT INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES REMOVAL OF ANY OBSTRUCTIONS INCLUDING STRUCTURES MAY BE PLACED WITHIN THE PUE. THE UTILITY MAY REQUI ALL STRUCTURES WITHIN THIS PUE AT THE LOT OWNER'S E PERMANENT STRUCTURES BE PLACED WITHIN THE PUE OR A INTERFERES WITH THE USE OF THE PUE WITHOUT THE PRI UTILITIES FACILITIES IN THE PUE"

Nathan Scow — 4-2
ROCKY MOUNTAIN POWER — DATE

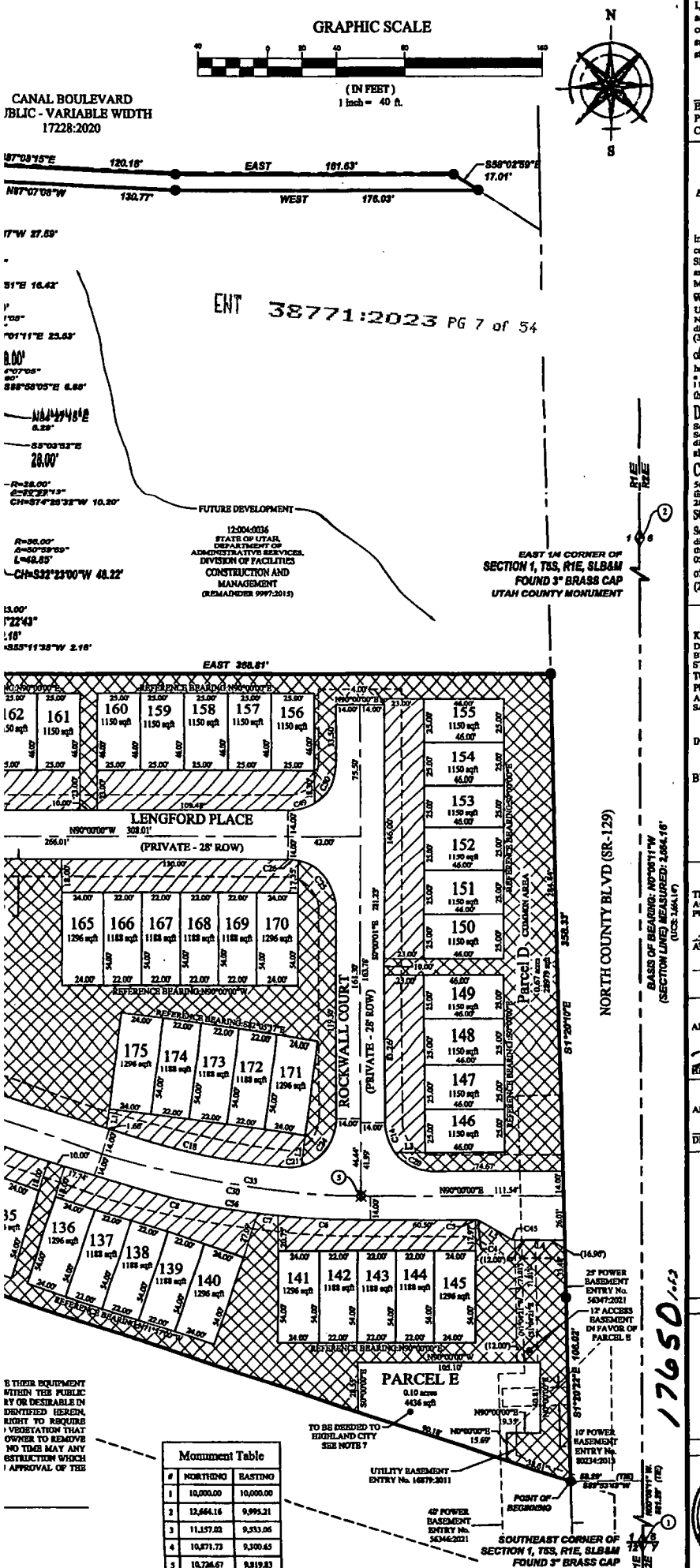
PREPARED BY

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

1 OF 2

12/29/2020

OWNER/DEVELOPER
RIDGEVIEW TOWN INVESTMENT, L.C.
101 SOUTH 200 EAST, SUITE 200
SALT LAKE CITY, UTAH 84111
(801) 521-4781
CONTACT: SPENCER MOFFAT



SURVEYOR'S CERTIFICATE

I, Evan J. Wood, do hereby certify that I am a Professional Land Surveyor, and that I hold Certificate No. 183395 in accordance with Title 58, Chapter 22 of Utah State Code. I further certify by authority of the owners(s) that I have completed a Survey of the property described on this Plat in accordance with Section 17-23-17 of said Code, and have subdivided said tract of land into lots, parcels, streets, and easements, and the same has, or will be correctly surveyed, staked and monumented on the ground as shown on this Plat, and that this Plat is true and correct.

Evan J. Wood
Professional Land Surveyor
Certificate No. 183395

04/11/2021
Date

BOUNDARY DESCRIPTION

A Tract of Land, located in the SE1/4 of Section 1 of Township 5 South, Range 1 East, Salt Lake Base and Meridian. Entire Tract Comprised of, all of that Parcel identified by Utah County Tax Id. Number 12:004:0035, and a part of Utah County Tax Id. Number 12:004:0036, being more particularly described as follows:

Beginning at a point at the intersection of the northerly line of a perpetual easement for the Jordan Aqueduct, Reach 4 in favor of The United States of America, Department of the Interior, Bureau of Reclamation as defined in a land purchase contract, recorded at Entry No. 33524:1983 in the Utah County Recorder's Office and the westerly right of way line of SR-129 as established by a UDOT Project, Pin No. 16779, said point being N00°06'11"W 561.29 feet along the section line and S89°53'49"W 58.29 feet from the Southeast Corner of Section 1, Township 5 South, Range 1 East, Salt Lake Base and Meridian, and running thence along said perpetual easement line N71°56'46"W 839.16 feet to a Southeasterly boundary corner of that certain Special Warranty Deed recorded November 2, 2002 as Entry No. 174123-2020 in the Office of the Utah County Recorder; thence along said boundary the following eight (8) courses: (1) N18°03'13"E 121.53 feet; thence (2) Northeasterly along the arc of a non-tangent curve to the left having a radius of 67.00 feet (radius bears: N25°36'30"W) a distance of 57.18 feet through a central angle of 48°53'44" Chord: N39°56'38"E 55.46 feet to a point of compound curvature; (3) thence along the arc of a curve to the left with a radius of 4,020.00 feet a distance of 341.00 feet through a central angle of 04°51'37" Chord: N13°03'57"E 340.90 feet to a point of reverse curvature; thence (4) along the arc of a curve to the right having a radius of 28.00 feet a distance of 40.74 feet through a central angle of 83°21'45" Chord: N52°19'03"E 37.24 feet to a point of reverse curvature; thence (5) along the arc of a curve to the left having a radius of 2,025.00 feet a distance of 118.86 feet through a central angle of 03°21'47" Chord: S87°40'36"E 118.85 feet; thence (6) S86°54'17"E 150.44 feet; thence (7) S87°08'15"E 120.18 feet; thence (8) East 161.63 feet to a Southwesterly boundary line of that certain Quit Claim Deed recorded February 3, 2020 as Entry No. 17228-2020 in the office of the Utah County Recorder, thence along said Southwesterly boundary line S58°02'59"E 17.01 feet; thence West 176.03 feet; thence N87°07'08"W 130.77 feet; thence Southwesterly along the arc of a non-tangent curve to the left having a radius of 19.00 feet (radius bears: S03°05'34"W) a distance of 30.87 feet through a central angle of 93°05'34" Chord: S46°32'47"W 27.59 feet; thence South 81.79 feet; thence along the arc of a curve to the left with a radius of 19.00 feet a distance of 16.98 feet through a central angle of 51°11'43" Chord: S25°35'51"E 16.42 feet to a point of reverse curvature; thence along the arc of a curve to the right having a radius of 56.00 feet a distance of 25.76 feet through a central angle of 26°21'05" Chord: S38°01'11"E 25.53 feet; thence Easterly along through a central angle of 14°07'05" Chord: S58°38'05"E 6.88 feet; thence N64°27'13"E 3.28 feet; thence S05°03'52"E 28.00 feet; thence Westerly along the arc of a non-tangent curve to the left having a radius of 28.00 feet (radius bears: S05°03'52"E) a distance of 10.26 feet through a central angle of 20°59'13" Chord: S74°26'32"W 10.20 feet; thence Southwesterly along the arc of a non-tangent curve to the right having a radius of 56.00 feet (radius bears: N83°06'59"W) a distance of 49.83 feet through a central angle of 50°59'59" Chord: S32°23'00"W 48.22 feet to a point of reverse curvature; thence along the arc of a curve to the left having a radius of 23.00 feet a distance of 2.16 feet through a central angle of 05°22'43" Chord: S55°11'38"W 2.16 feet; thence South 79.51 feet; thence East 368.81 feet to said westerly right of way line of SR-129; thence along said westerly right of way line the following two (2) courses: (1) S01°20'10"E 358.33 feet; thence (2) S01°20'22"E 106.02 feet to the point of beginning.

Contains: 8.05 acres+/- (96 Units and 5 Parcels)

OWNER'S DEDICATION

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, PARCELS, 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(D) THE OWNER HEREBY CONVEYS THE COMMON AREA/PRIVATE OPEN SPACE, PRIVATE DRIVEWAYS AND ROADS AS INDICATED HEREON, TO THE RIDGEVIEW TOWNHOMES HOMEOWNERS ASSOCIATION, INC. A UTAH NONPROFIT CORPORATION, WITH A REGISTERED ADDRESS OF 101 S. 200 E., Suite 200, SALT LAKE CITY, UT. 84111.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS 19th DAY OF March A.D. 2021

BY: _____

ITS: MANAGER

Brian Gochnour
(PRINTED NAME)

ACCEPTANCE BY LEGISLATIVE BODY

THE CITY COUNCIL OF HIGHLAND CITY, COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS 12th DAY OF June, A.D. 2022.

APPROVED BY MAYOR

ATTEST: CLERK-RECORDER
(SEE SEAL BELOW)

APPROVED BY ENGINEER
(SEE SEAL BELOW)

HIGHLAND CITY ATTORNEY

APPROVED AS TO FORM THIS 22 DAY OF April, A.D. 2021.

HIGHLAND CITY ATTORNEY

PLANNING COMMISSION APPROVAL

APPROVED THIS 19th DAY OF November, A.D. 2019 BY THE HIGHLAND CITY PLANNING COMMISSION.

DIRECTOR, COMMUNITY DEVELOPMENT

CHAIRMAN, PLANNING COMMISSION

RIDGEVIEW

PLAT E

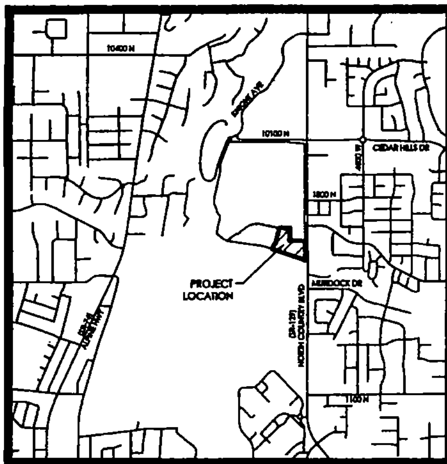
PLANNED UNIT DEVELOPMENT
LOCATED IN THE SE1/4 OF SECTION 1, T5S, R1E,
DATUM: NAD83
SALT LAKE BASE & MERIDIAN
HIGHLAND CITY, UTAH COUNTY, UTAH

UTAH COUNTY RECORDER STAMP

ENT 78323:2021 Bk 0 17650
ANDREA ALLEN
UTAH COUNTY RECORDER
2021 Apr 26 2:44 pm FEE 302.00 BY JR
RECORDED FOR HIGHLAND CITY

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	HIGHLAND CITY ENGINEER SEAL	HIGHLAND CITY RECORDER SEAL
PROFESSIONAL LAND SURVEYOR No. 183395 EVAN J. WOOD STATE OF UTAH		HIGHLAND CITY CITY ENGINEER STATE OF UTAH	CORPORATE SEAL HIGHLAND CITY SOUTH OF UTAH

TU045
Sec. 1 T5S R1E SLB&M
JS
_2019\19-0472 Ridgeview Vista\p 19-0472 (dm)\sheets\C2.0 FINAL PLAT TOWNHOMES.dwg



VICINITY MAP

RIDGEVIE

PLAT E

PLANNED UNIT DEVEI
LOCATED IN THE SE1/4 OF SECT
DATUM: NAD83
SALT LAKE BASE & ME
HIGHLAND CITY, UTAH COU

LEGEND

- BOUNDARY
- SECTION LINE
- EASEMENT
- RIGHT-OF-WAY LINE
- CENTERLINE
- BUILDING SETBACK
- EXISTING PROPERTY LINE
- BOUNDARY MARKERS
- STREET MONUMENT (TO BE SET)
- COMMON AREA/OPEN SPACE
- LIMITED COMMON AREA

Curve Table

CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	28.00	77°02'28"	37.65	N69°31'46"E	34.88
C2	28.00	17°56'57"	8.77	N22°02'04"E	8.74
C3	150.00	46°13'34"	121.02	N79°56'48"E	117.76
C4	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C5	5.00	2°19'22"	0.20	N83°50'19"W	0.20
C6	514.00	5°57'08"	53.40	N87°01'26"W	53.37
C7	514.00	1°18'13"	11.69	N83°23'45"W	11.69
C8	514.00	10°47'39"	96.83	N77°20'49"W	96.69
C9	28.00	55°56'39"	27.34	N27°58'20"W	26.27
C10	47.00	3°26'04"	2.82	N54°13'37"W	2.82
C11	28.00	48°25'22"	23.66	N76°43'16"W	22.97
C12	214.00	13°03'35"	48.78	N06°31'48"E	48.67
C13	164.00	23°59'33"	68.67	N88°58'11"W	68.17
C14	28.00	36°42'36"	17.94	S18°21'18"E	17.63
C15	28.00	81°48'52"	39.98	S62°09'09"W	36.67
C16	28.00	8°11'08"	4.00	S17°09'09"W	4.00
C17	28.00	90°00'00"	43.98	S31°56'25"E	39.60
C18	486.00	12°06'07"	102.65	S78°00'04"E	102.46
C19	28.00	85°00'35"	41.54	S29°26'42"E	37.84
C20	28.00	53°17'24"	26.04	S63°21'18"E	25.11
C21	28.00	21°26'52"	10.48	N85°13'27"E	10.42
C22	28.00	67°45'09"	33.11	S38°04'26"E	31.21
C23	28.00	17°15'26"	8.43	S04°25'52"W	8.40
C24	28.00	74°30'01"	36.41	N37°15'01"E	33.90
C25	28.00	77°56'56"	37.93	N38°48'28"W	35.10
C26	28.00	12°23'04"	6.05	N83°48'28"W	6.04
C27	19.00	85°04'32"	28.21	N42°28'55"W	25.69
C28	136.00	19°02'53"	45.21	S86°27'51"E	45.01
C29	28.00	13°03'34"	6.38	S83°28'13"E	6.37
C30	500.00	18°03'00"	157.52	S80°58'30"E	156.87
C31	200.00	13°03'35"	45.59	N06°31'48"E	45.49
C32	28.00	76°56'25"	37.60	S51°31'48"W	34.84
C33	500.00	17°25'28"	152.06	S80°38'51"E	151.47
C34	28.00	77°46'50"	38.01	N69°09'35"E	35.16
C35	28.00	17°12'35"	8.41	N21°39'53"E	8.38
C36	23.00	31°14'45"	12.54	N61°15'13"E	12.39
C37	56.00	46°00'58"	44.98	N28°10'47"E	43.78
C38	19.00	51°11'26"	16.98	N25°35'33"E	16.42
C39	76.00	55°03'58"	73.04	N43°01'44"E	70.26
C40	4029.00	4°51'37"	341.76	N13°03'57"E	341.66
C41	19.00	83°21'49"	27.64	N52°19'03"E	25.27
C42	2034.00	3°21'28"	119.20	S87°40'46"E	119.18
C43	186.00	11°26'23"	37.14	N07°20'24"E	37.07
C44	186.00	1°37'13"	5.26	N00°48'36"E	5.26
C45	5.00	31°22'16"	2.74	S74°18'32"E	2.70
C46	28.00	38°48'17"	18.96	S44°32'47"W	18.60
C47	47.00	30°48'01"	25.27	S40°32'39"W	24.96
C48	28.00	55°56'39"	27.34	S27°58'20"W	26.27
C49	28.00	33°40'00"	16.45	N73°10'00"E	16.22
C50	28.00	56°20'00"	27.53	N28°10'00"E	26.43
C51	28.00	90°00'01"	43.98	S31°56'25"E	39.60
C52	150.00	19°02'53"	49.87	S86°27'51"E	49.64
C53	150.00	27°10'41"	71.15	N70°25'22"E	70.49
C54	164.00	19°02'53"	54.52	S86°27'51"E	54.27
C55	164.00	4°56'40"	14.15	N81°32'22"E	14.15
C56	514.00	18°03'00"	161.93	S80°58'30"E	161.26

Line Tab

LINE	DIRECTION
L1	N07°54'23"E
L2	S07°54'23"W
L3	N90°00'00"W
[illegible]	[illegible]
L5	N58°37'44"W
L6	S86°54'17"E
L7	N13°03'35"E

OWNER/DEVELOPER
RIDGEVIEW TOWN INVESTMENT, L.C.
101 SOUTH 200 EAST, SUITE 200
SALT LAKE CITY, UTAH 84111
(801) 521-4781
CONTACT: SPENCER MOFFAT

PREPARED BY
FOCUS
ENGINEERING AND SURVEYING, LLC
6949 S. HIGH TECH DRIVE, #200
MIDVALE, UTAH 84047 PH: (801) 352-0075
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2 OF 2

12/29/2020

NT
, R1E,
H

GRAPHIC SCALE

(IN FEET)
1 inch = 40 ft.

ADDRESS TABLE			
LOT	ADDRESS	LOT	ADDRESS
101	9783 N SPRINGWOOD LANE	149	9708 N ROCKWALL COURT
102	9779 N SPRINGWOOD LANE	150	9714 N ROCKWALL COURT
103	9775 N SPRINGWOOD LANE	151	9716 N ROCKWALL COURT
104	9771 N SPRINGWOOD LANE	152	9722 N ROCKWALL COURT
105	9767 N SPRINGWOOD LANE	153	9726 N ROCKWALL COURT
106	9761 N SPRINGWOOD LANE	154	9734 N ROCKWALL COURT
107	9757 N SPRINGWOOD LANE	155	9736 N ROCKWALL COURT
108	9753 N SPRINGWOOD LANE	156	4828 W LENGFORD PLACE
109	9749 N SPRINGWOOD LANE	157	4832 W LENGFORD PLACE
110	9745 N SPRINGWOOD LANE	158	4836 W LENGFORD PLACE
111	9739 N SPRINGWOOD LANE	159	4840 W LENGFORD PLACE
112	9735 N SPRINGWOOD LANE	160	4846 W LENGFORD PLACE
113	9731 N SPRINGWOOD LANE	161	4852 W LENGFORD PLACE
114	9727 N SPRINGWOOD LANE	162	4854 W LENGFORD PLACE
115	9723 N SPRINGWOOD LANE	163	4858 W LENGFORD PLACE
116	4921 W SUMMERFIELD DRIVE	164	4862 W LENGFORD PLACE
117	4919 W SUMMERFIELD DRIVE	165	4847 W LENGFORD PLACE
118	4915 W SUMMERFIELD DRIVE	166	4843 W LENGFORD PLACE
119	4911 W SUMMERFIELD DRIVE	167	4839 W LENGFORD PLACE
120	4909 W SUMMERFIELD DRIVE	168	4835 W LENGFORD PLACE
121	4903 W SUMMERFIELD DRIVE	169	4831 W LENGFORD PLACE
122	4901 W SUMMERFIELD DRIVE	170	4827 W LENGFORD PLACE
123	4897 W SUMMERFIELD DRIVE	171	4830 W SUMMERFIELD DRIVE
124	4893 W SUMMERFIELD DRIVE	172	4834 W SUMMERFIELD DRIVE
125	4891 W SUMMERFIELD DRIVE	173	4838 W SUMMERFIELD DRIVE
126	4885 W SUMMERFIELD DRIVE	174	4842 W SUMMERFIELD DRIVE
127	4883 W SUMMERFIELD DRIVE	175	4844 W SUMMERFIELD DRIVE
128	4879 W SUMMERFIELD DRIVE	176	9741 N BENTON LANE
129	4875 W SUMMERFIELD DRIVE	177	9737 N BENTON LANE
130	4873 W SUMMERFIELD DRIVE	178	9733 N BENTON LANE
131	4867 W SUMMERFIELD DRIVE	179	9729 N BENTON LANE
132	4865 W SUMMERFIELD DRIVE	180	9725 N BENTON LANE
133	4861 W SUMMERFIELD DRIVE	181	9721 N BENTON LANE
134	4857 W SUMMERFIELD DRIVE	182	9717 N BENTON LANE
135	4855 W SUMMERFIELD DRIVE	183	9713 N BENTON LANE
136	4849 W SUMMERFIELD DRIVE	184	9718 N SPRINGWOOD LANE
137	4845 W SUMMERFIELD DRIVE	185	9724 N SPRINGWOOD LANE
138	4841 W SUMMERFIELD DRIVE	186	9728 N SPRINGWOOD LANE
139	4837 W SUMMERFIELD DRIVE	187	9732 N SPRINGWOOD LANE
140	4833 W SUMMERFIELD DRIVE	188	9738 N SPRINGWOOD LANE
141	4829 W SUMMERFIELD DRIVE	189	9740 N SPRINGWOOD LANE
142	4825 W SUMMERFIELD DRIVE	190	9744 N SPRINGWOOD LANE
143	4823 W SUMMERFIELD DRIVE	191	9746 N SPRINGWOOD LANE
144	4819 W SUMMERFIELD DRIVE	192	9752 N SPRINGWOOD LANE
145	4815 W SUMMERFIELD DRIVE	193	9768 N SPRINGWOOD LANE
146	9696 N ROCKWALL COURT	194	9772 N SPRINGWOOD LANE
147	9698 N ROCKWALL COURT	195	9776 N SPRINGWOOD LANE
148	9704 N ROCKWALL COURT	196	9782 N SPRINGWOOD LANE

ENT 38771:2023 PG 9 of 54

17650 ...

RIDGEVIEW

PLAT E

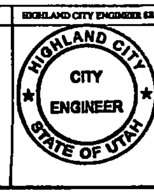
PLANNED UNIT DEVELOPMENT

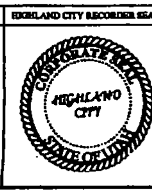
LOCATED IN THE SE1/4 OF SECTION 1, T5S, R1E,
DATUM: NAD83
SALT LAKE BASE & MERIDIAN
HIGHLAND CITY, UTAH COUNTY, UTAH

UTAH COUNTY RECORDER STAMP

ENT 78325:2021 Map # 17650
ANDREA ALLEN
UTAH COUNTY RECORDER
2021 Apr 26 3:44 pm FEE 502.00 BY JR
RECORDED FOR HIGHLAND CITY

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	HIGHLAND CITY ENGINEER SEAL	HIGHLAND CITY RECORDER SEAL

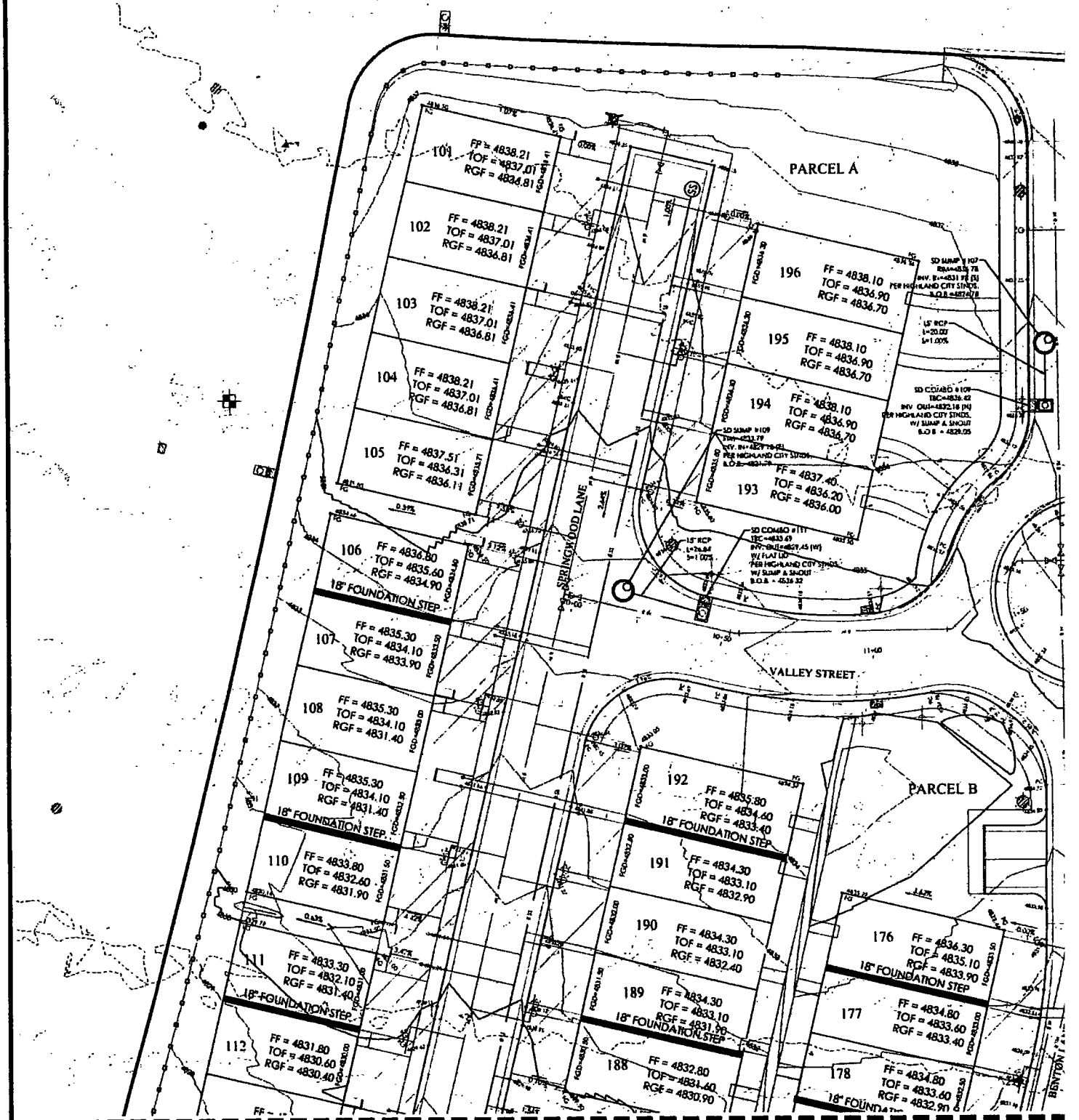




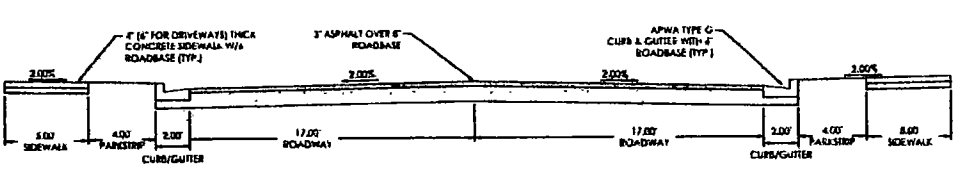
2019\19-0472 Ridgeview POD A Townhomes\design 19-0472\dwg\sheets\C2.1 FINAL PLAT TOWNHOMES.dwg

EXHIBIT B

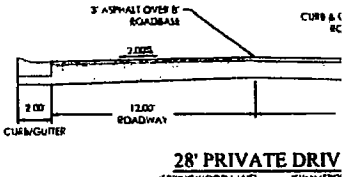
(Facilities Site Plan)



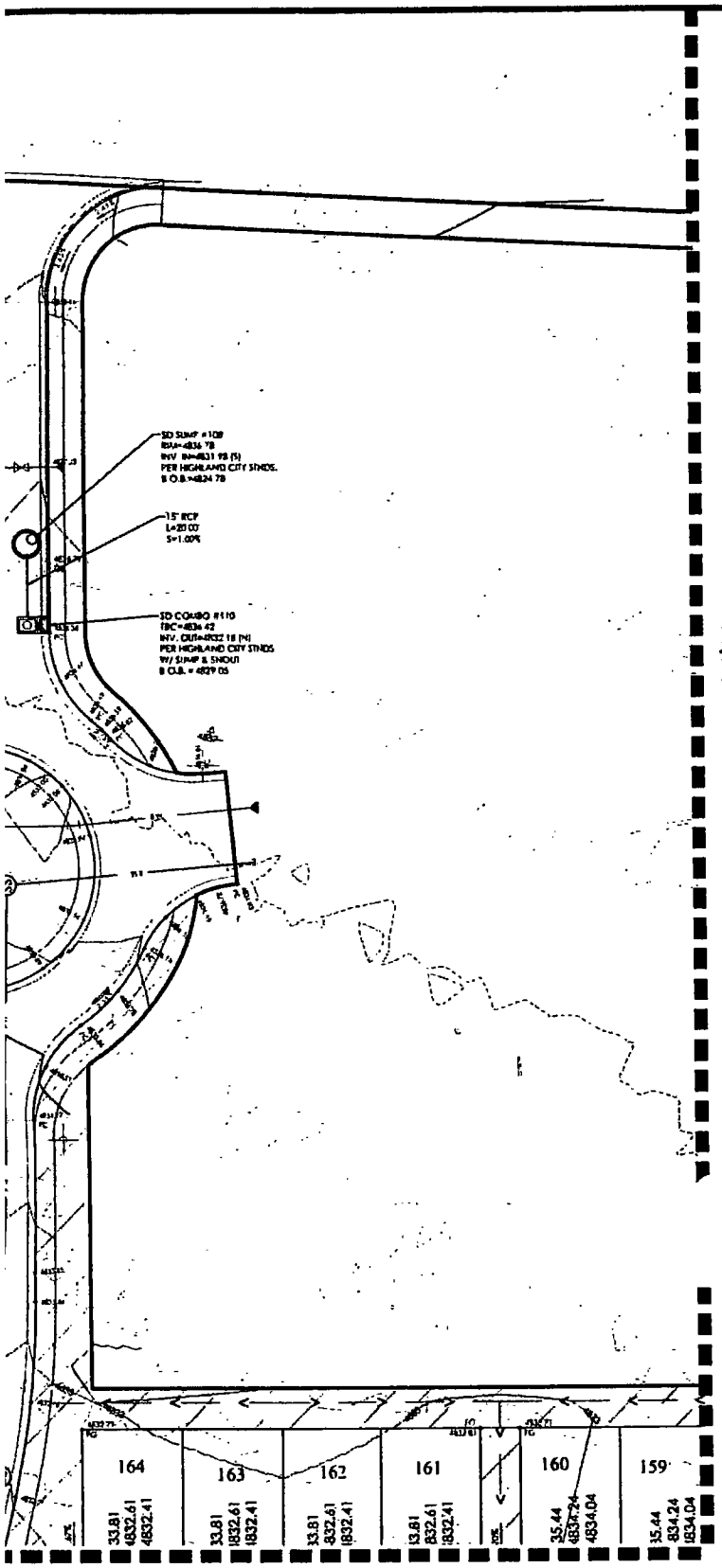
SEE SHEET C4.1

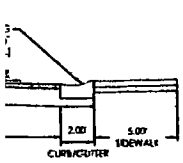


56' PUBLIC ROW
(OAKBROOK DRIVE)



28' PRIVATE DRIV
(SPRINGWOOD LANE)
(VALLEY STREET)
(BENTON LANE)





LEGEND

BOUNDARY
R/W
CENTERLINE
LOT LINE
EASEMENT
15" STORM DRAIN
8" SANITARY SEWER
8" CULINARY WATER
8" SECONDARY WATER
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, AND COMBO
SEWER MANHOLE
VALVE, TEE & BEND
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

NOTE

1. MINIMUM OF 18" OF HORIZONTAL SEPARATION BETWEEN UTILITIES AND STORM DRAIN COMBO BOXES

SEE SHEET C4.3

ENT 38771:2023 PG 12 of 54

GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.

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No. 7777934
MATHEW WANGSGAARD
01/13/21
STATE OF UTAH

RIDGEVIEW PHASE E

HIGHLAND, UT

GRADING & DRAINAGE PLAN

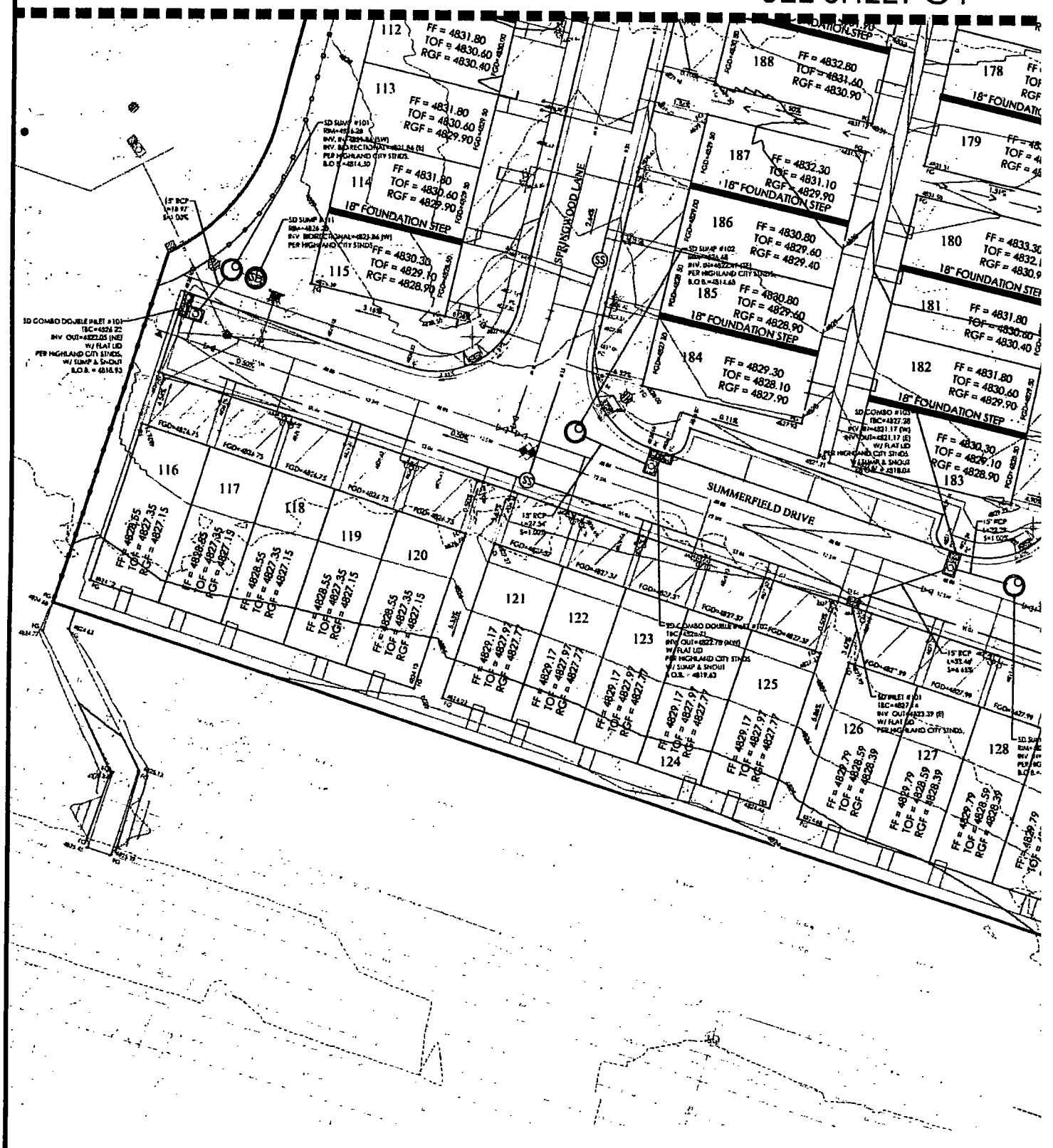
REVISION BLOCK		
#	DATE	DESCRIPTION
1	---	---
2	---	---
3	---	---
4	---	---
5	---	---
6	---	---

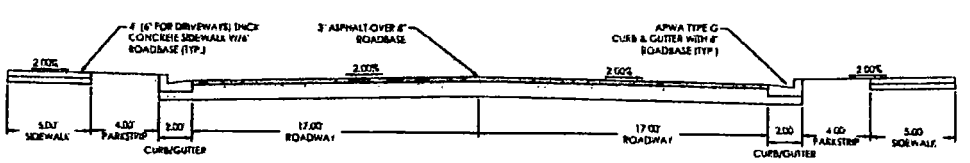
GRADING & DRAINAGE PLAN

Scale: 1"=20'	Drawn: MDC
Date: 01/13/21	Job #: 19-0472
Sheet: C4	

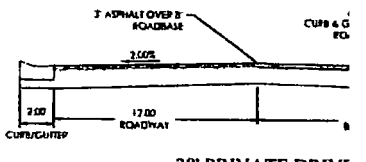
J:_2019\19-0472 Ridgeview PUD A Downtown\Design\19-0472-dwg\Landdev\C4 GRADING & DRAINAGE PLAN.dwg

SEE SHEET C4

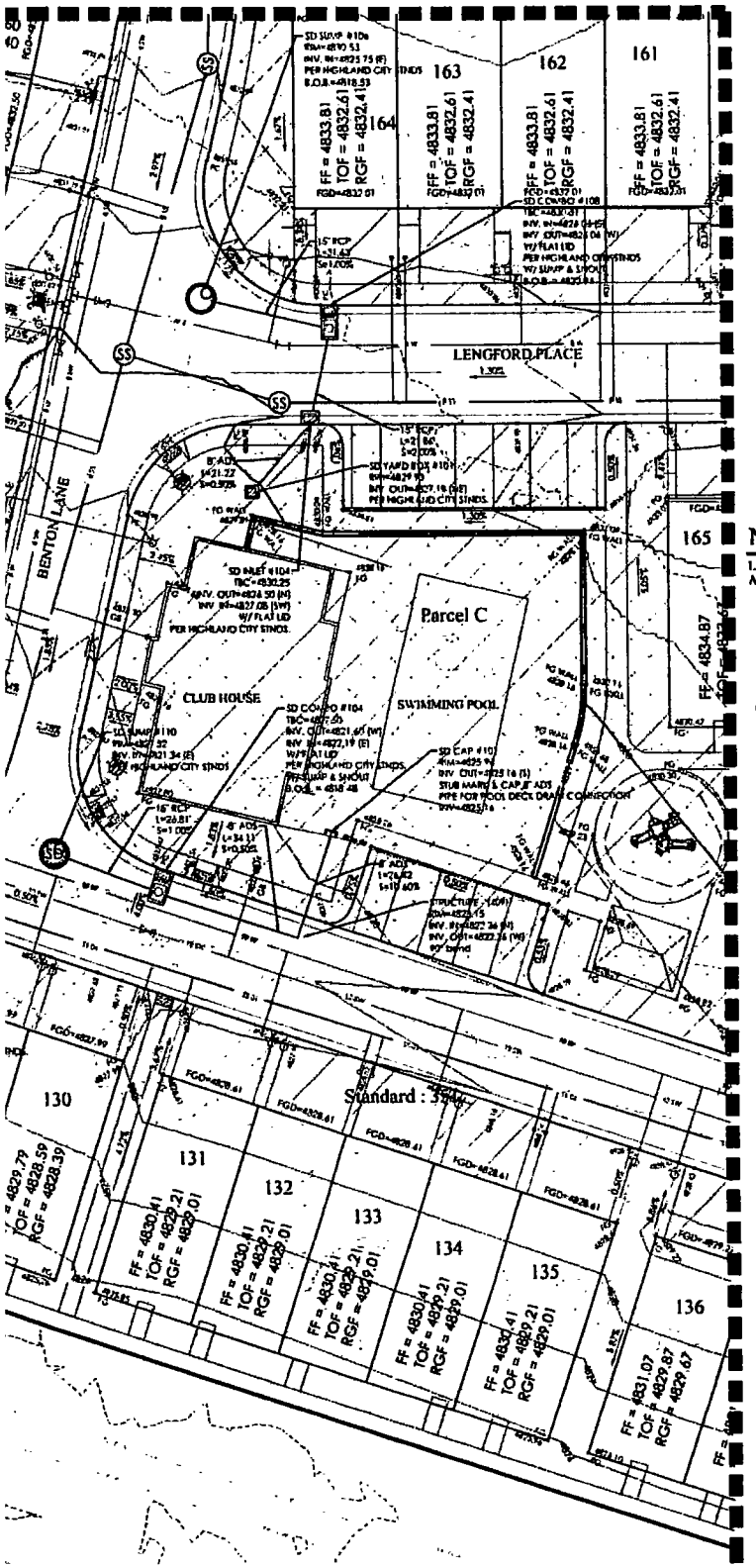




56' PUBLIC ROW
(OAKBROOK DRIVE)



28' PRIVATE DRIVE
(SPRINGWOOD LANE)
(VALLEY STREET)
(BENTON LANE)



LEGEND

BOUNDARY
ROW
CENTERLINE
LOT LINE
EASEMENT
15" STORM DRAIN
8" SANITARY SEWER
8" CULINARY WATER
8" SECONDARY WATER
CONTOUR MAJOR
CONTOUR MINOR
EXIST. STORM DRAIN
EXIST. SANITARY SEWER
EXIST. CULINARY WATER
EXIST. FENCE
EXIST. CONTOUR MAJOR
EXIST. CONTOUR MINOR
SMH
STREET LIGHT
SD MH, INLET, AND COMBO
SEWER MANHOLE
VALVE, TEE & BEND
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

NOTE

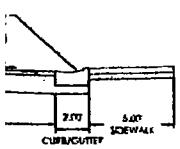
1. MINIMUM OF 18" OF HORIZONTAL SEPARATION BETWEEN UTILITIES AND STORM DRAIN COMBO BOXES.

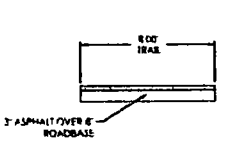
N

S

GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.





8' CONNECTOR TRAIL

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LICENSED PROFESSIONAL ENGINEER
No. 11197824
MATHEW WANGSGAARD
01/13/21
STATE OF UTAH

RIDGEVIEW PHASE E

HIGHLAND, UT

GRADING & DRAINAGE PLAN

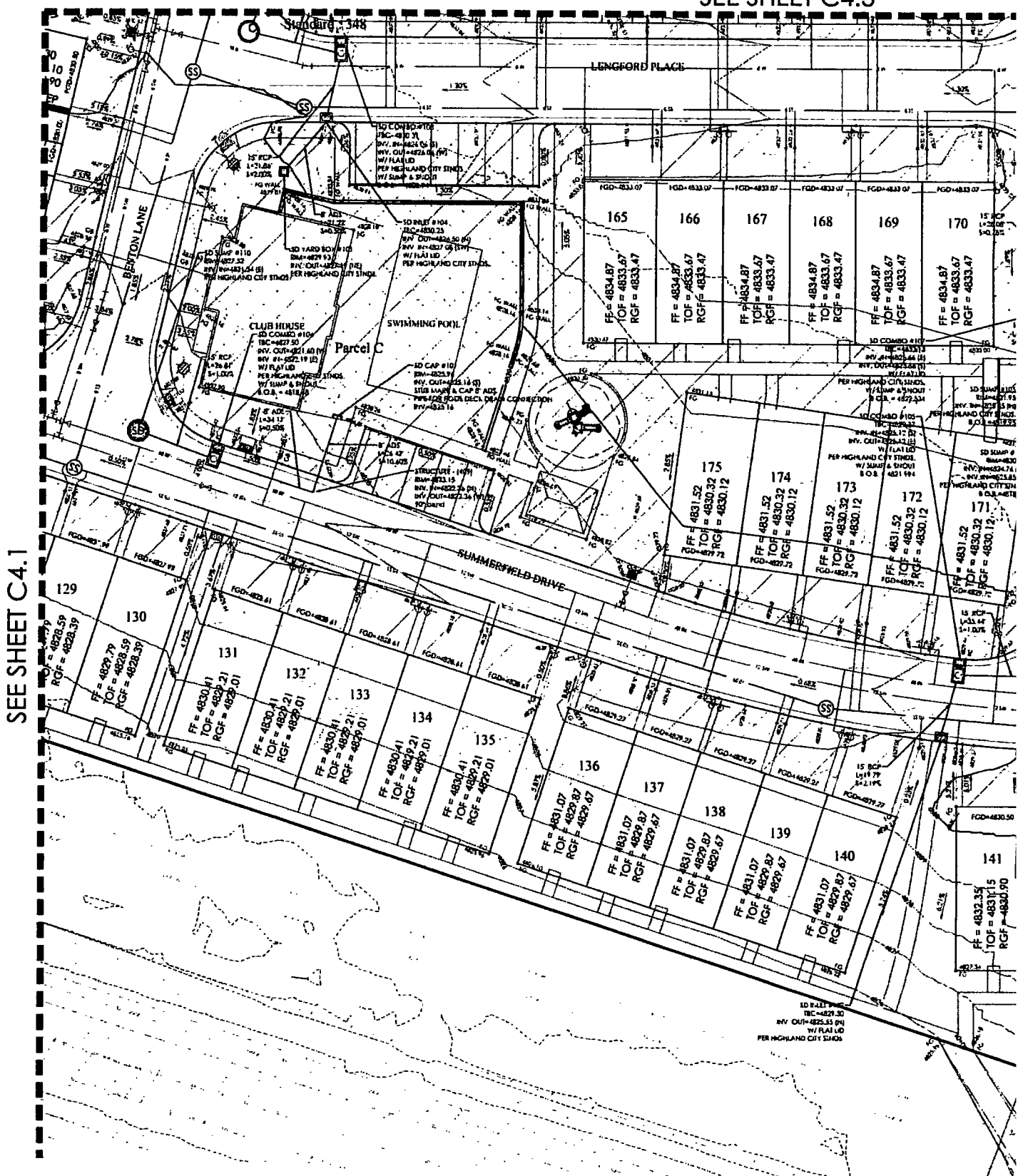
REVISION BLOCK			
	#	DATE	DESCRIPTION
	0	---	---
	1	---	---
	2	---	---
	3	---	---
	4	---	ADD
	5	---	---
	6	---	---

GRADING & DRAINAGE PLAN

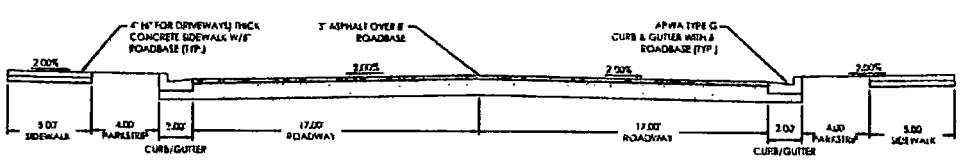
Scale:	1"=20'	Drawn:	MDC
Date:	01/13/21	Job #:	19-0472
Sheet:	C4.1		

J:\2019\19-0472 Ridgeview PUD 4 Townhomes\design\19-0472design\sheets\C4.1 GRADING & DRAINAGE PLAN.dwg

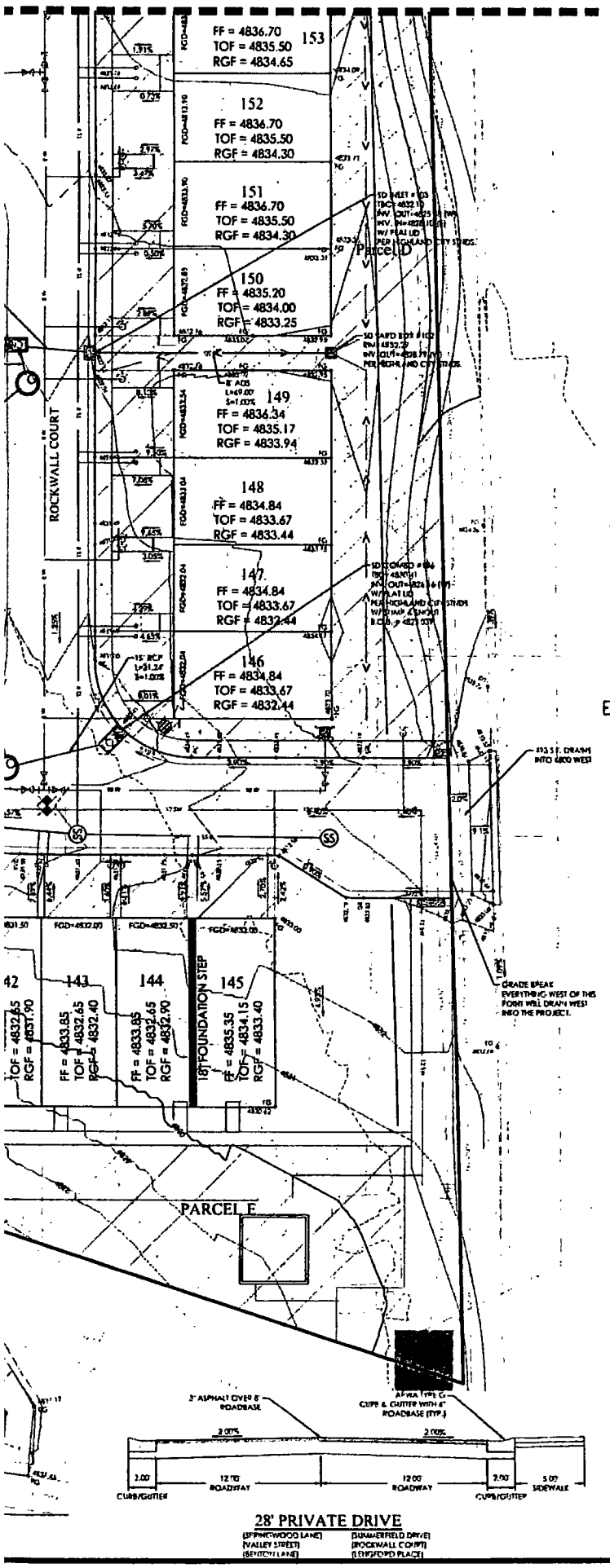
SEE SHEET C4.3



SEE SHEET C4.1



56' PUBLIC ROW
(Oakbrook Drive)



28' PRIVATE DRIVE

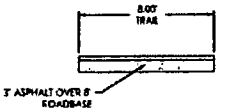
(SPRINGWOOD LANE) (SUMMERFIELD DRIVE)
(VALLEY STREET) (ROCKWALL COURT)
(BENTON LANE) (LEHI FORD PLACE)

LEGEND

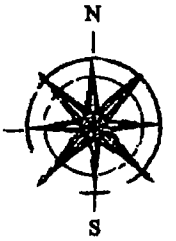
BOUNDARY
ROW
CENTERLINE
LOT LINE
EASEMENT
18" STORM DRAIN
8" SANITARY SEWER
8" CULINARY WATER
8" SECONDARY WATER
CONTOUR MAJOR
CONTOUR MINOR
EXIST. STORM DRAIN
EXIST. SANITARY SEWER
EXIST. CULINARY WATER
EXIST. FENCE
EXIST. CONTOUR MAJOR
EXIST. CONTOUR MINOR
SIGN
STREET LIGHT
SD MH, INLET, AND COMBO
SEWER MANHOLE
VALVE, TEE & BEND
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

NOTE

1. MINIMUM OF 18" OF HORIZONTAL SEPARATION BETWEEN UTILITIES AND STORM DRAIN COMBO BOXES.



8' CONNECTOR TRAIL



GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft

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MATHEW WANGSGAARD
04/13/21
STATE OF UTAH

RIDGEVIEW PHASE E

HIGHLAND, UT

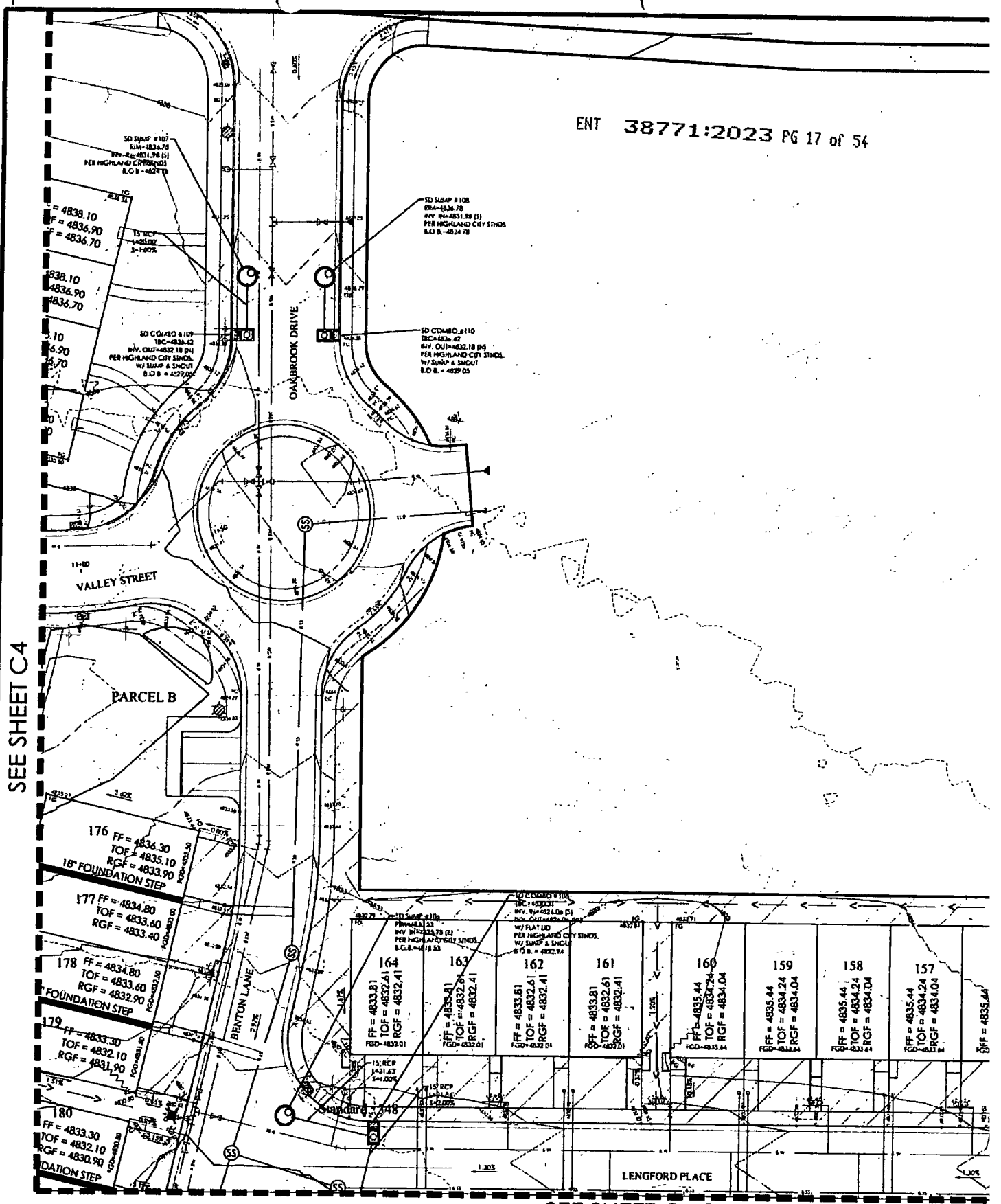
GRADING & DRAINAGE PLAN

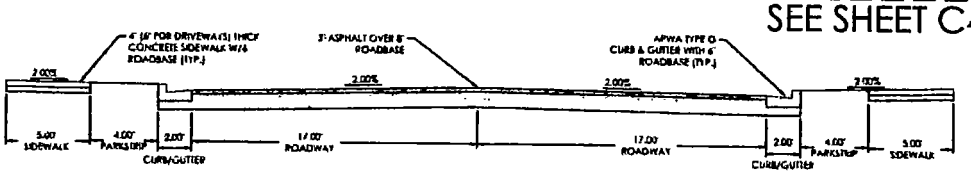
REVISION BLOCK		
#	DATE	DESCRIPTION
4	---	---
3	---	---
2	---	---
1	---	---
4	---	---
5	---	---
6	---	---

GRADING & DRAINAGE PLAN

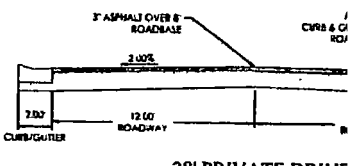
Scale:	1"=20'	Drawn:	MDC
Date:	01/13/21	Job #:	19-0472
Sheet:	C4.2		

P:\2019\19-0472 Ridgeview PUD A Townhomes\Landdesign 19-0472-dwg\Sheets\C4.2 GRADING & DRAINAGE PLAN.dwg





56' PUBLIC ROW
(OAKBROOK DRIVE)



28' PRIVATE DRIVE
(SPRINGWOOD LANE)
(VALLEY STREET)
(EDISON LANE)

LEGEND

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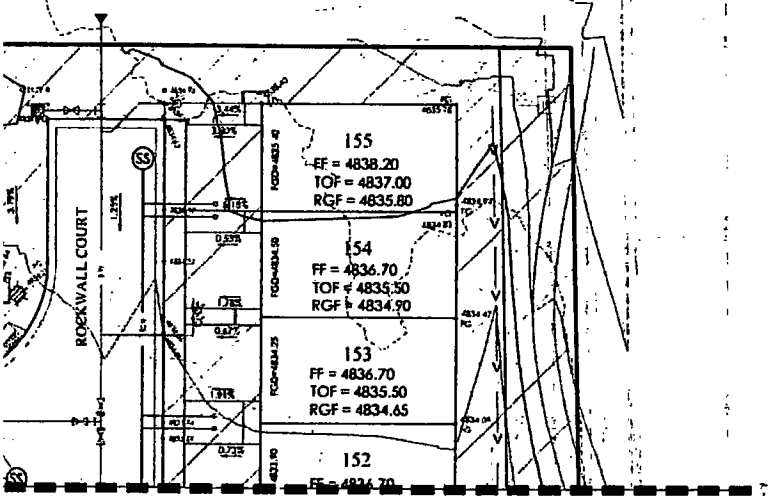
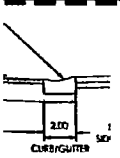
STREET LIGHT
SD MH, INLET, AND COMBO
SEWER MANHOLE
VALVE, TEE & BEND
WATER BLOW-OFF
FIRE HYDRANT
STREET MONUMENT (TO BE SET)
EXIST STREET MONUMENT
EXIST SD INLET & MH
EXIST SEWER MH
EXIST. VALVE, TEE, & BEND
EXIST FIRE HYDRANT
SPOT ELEVATION

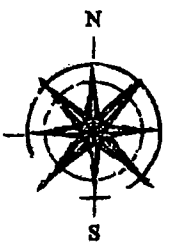
NOTE

1. MINIMUM OF 18" OF HORIZONTAL SEPARATION BETWEEN UTILITIES AND STORM DRAIN COMBO BOXES.

ENT 38771:2023 PG 18 of 54







GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.

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No. 7717724
MATHEW WANGSGAARD
01/13/21
STATE OF UTAH

RIDGEVIEW PHASE E

HIGHLAND, UT

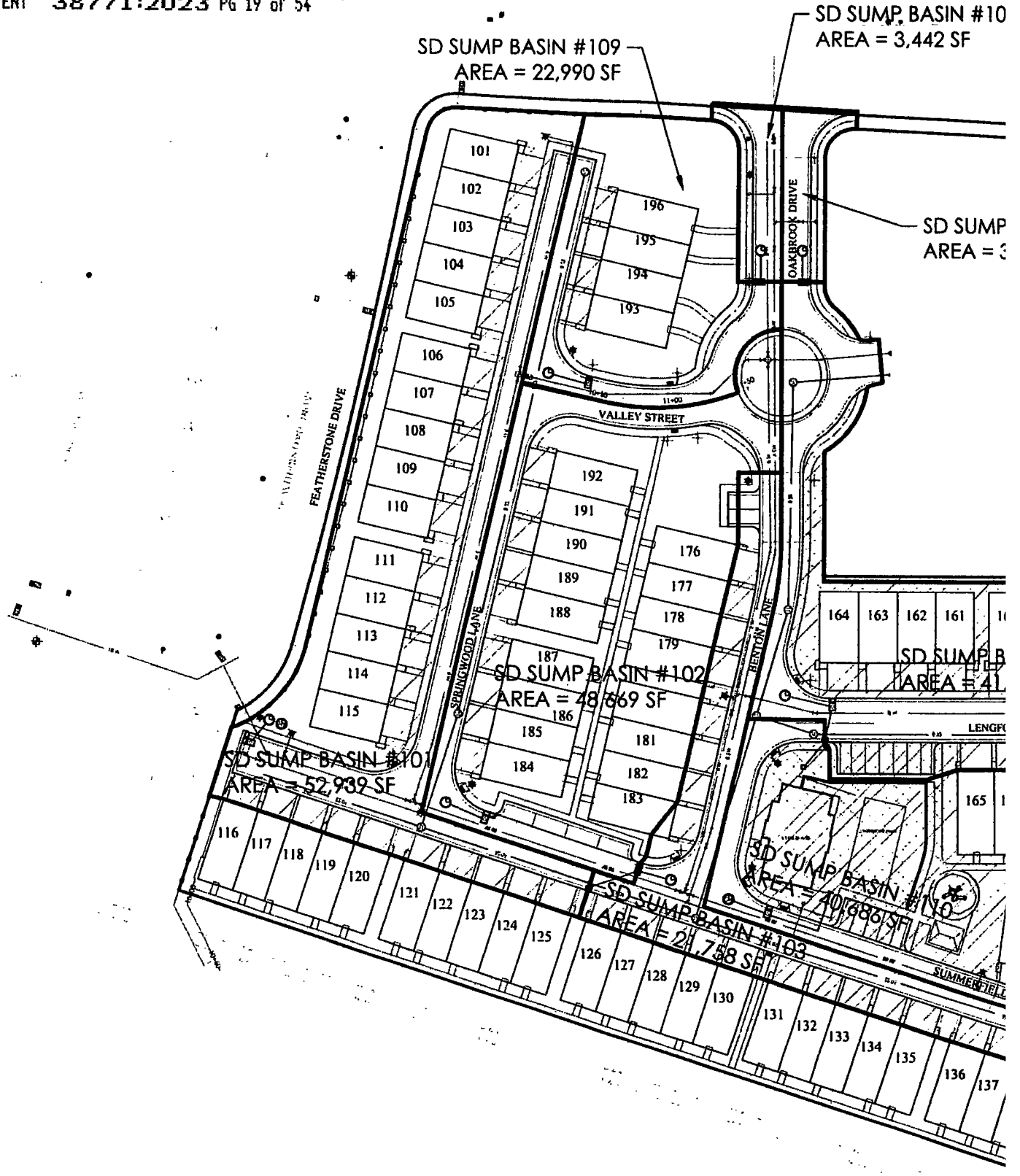
GRADING & DRAINAGE PLAN

REVISION BLOCK		
#	DATE	DESCRIPTION
0	---	---
1	---	---
2	---	---
3	---	---
4	---	---
5	---	---
6	---	---

GRADING & DRAINAGE PLAN

Scale:	1"=20'	Drawn:	MDC
Date:	01/13/21	Job #:	19-0472
Sheet:	C4.3		

P:\2019\19-0472 Ridgeview PUD A (townhomes)\design\19-0472\dwg\sheet\C4.3 GRADING & DRAINAGE PLAN.dwg


SD SUMP BASIN #109
AREA = 22,990 SF
SD SUMP, BASIN #10
AREA = 3,442 SF
SD SUMP
AREA = 3
OAKBROOK DRIVE
VALLEY STREET
FEATHERSTONE DRIVE
SPRINGWOOD LANE
BENTON LANE
SD SUMP BASIN #102
AREA = 48,869 SF
SD SUMP BASIN #101
AREA = 52,939 SF
SD SUMP BASIN #103
AREA = 21,758 SF
SD SUMP BASIN #110
AREA = 10,986 SF
SD SUMP B
AREA = 41
LENGF
SUMMERFIELD
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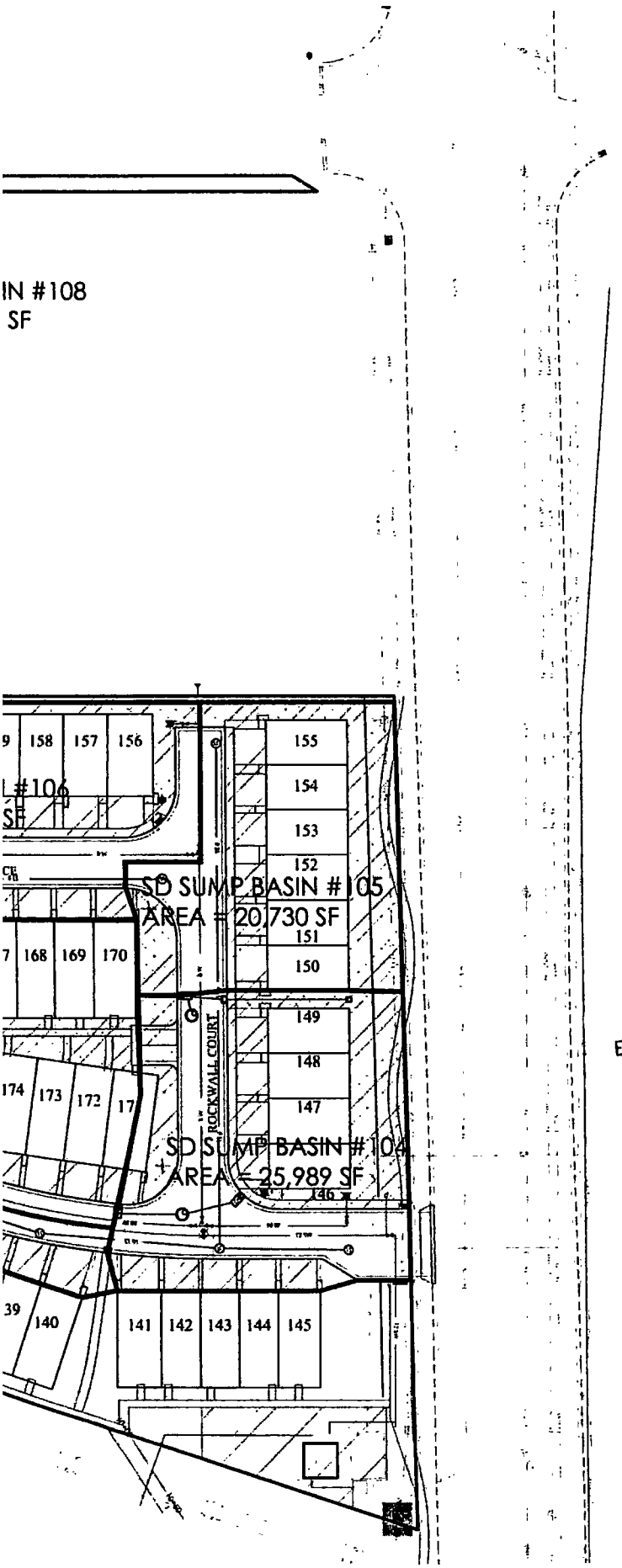

LEGEND

BOUNDARY
ROW
CENTERLINE
LOT LINE
EASEMENT
15" STORM DRAIN
8" SANITARY SEWER
8" CULINARY WATER
8" SECONDARY WATER
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, AND COMBO
SEWER MANHOLE
VALVE, TEE & BEND
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

NOTE

1. MINIMUM OF 18" OF HORIZONTAL SEPARATION BETWEEN UTILITIES AND STORM DRAIN COMBO BOXES.

N

S

GRAPHIC SCALE

(IN FEET)
1 inch = 40 ft.

Know what's below.
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MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focusutah.com

LICENSED PROFESSIONAL ENGINEER
No. 7979924
MATHEW WANGSGAARD
01/13/21
STATE OF UTAH

RIDGEVIEW PHASE E

HIGHLAND, UT

GRADING & DRAINAGE PLAN

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

GRADING & DRAINAGE PLAN

Scale: 1"=40'	Drawn: MDC
Date: 01/13/21	Job #: 19-0472
Sheet: C4.4	

F:\2019\19-0472\Engineering\Design\C4.4 GRADING & DRAINAGE PLAN.dwg

Detention Sumps

Project: Ridgeview Townhomes
Location Highland City, Utah
Date: 4/29/2020
Designer: Cody Adair

FOCUS ENGINEERING & SURVEYING

100-Year Detention Sizing

Design Criteria

Intensity Table:	Per NOAA Atlas 14	
Return Period:	100 year	
Allowable Discharge:	0.00 cfs/acre	Per Highland City Standards

Allowable Discharges

Storm Drain Discharge:	17.67 cfs	calculated using 300 in/hr or 0.00691 ft/sec applied on the
Other Discharge.	0.00 cfs	surface area of the number of sumps provided below
Total Discharge:	17.671 cfs	

Weighted "C" Value

Surface Type	Area sq	"C" Value	C*A
Building	107,040	0.90	96,336
Drives	34,560	0.90	31,104
Roadway and Sidewalk	96,793	0.85	82,274
Landscape	92,325	0.15	13,849
Totals	330,718		223,563
Weighted "C" Value		0.68	

Drainage Calculations

Duration	Intensity	Runoff C	Area	Rainfall	Accumulated Flow	Allowable Discharge	Discharge	Required Storage
min	in/hr		Ac	cb	cf	cfs	cf	cf
15.0	4.09	0.68	7.59	20.99	18,892	17.67	15,904	2,988
30.0	2.75	0.68	7.59	14.11	25,405	17.67	31,809	-6,404
60.0	1.70	0.68	7.59	8.72	31,410	17.67	63,617	-32,208
120.0	0.94	0.68	7.59	4.81	34,624	17.67	127,235	-92,610
180.0	0.64	0.68	7.59	3.27	35,308	17.67	190,852	-155,544
360.0	0.35	0.68	7.59	1.78	38,357	17.67	381,704	-343,347
720.0	0.20	0.68	7.59	1.04	45,008	17.67	763,407	-718,399
1440.0	0.10	0.68	7.59	0.53	46,117	17.67	1,526,814	-1,480,697

Maximum Storage Requirement: 2,988
Maximum Storage Requirement (ac-ft): 0.07

Detention Basin Design

Storage Requirement:	2,988 cf	
Single Sump Storage:	669 cf	339(sump manhole) + 271(sump gravel) + 48(Combo) + 10(pipe)
Number of Sumps Required:	4.5	
Number of Sumps Provided:	9	49
Total Storage in Sumps	6,017	*DETENTION ADEQUATE*

Storm Drain Discharge Rate

percolation rate =	0.0069 ft/sec
surface area of one sump =	282.74 ft^2
total area of praided sumps =	2544.69 ft^2
flow of percolation in all sumps =	17.67 cfs

http://hdsc.nws.noaa.gov/hdsc/pfds/pfds_map_cont.html?bkmrk=ut

300 in/hr 0.00694 ft/sec

SUMP #101 & #111 DRAINAGE CALCULATIONS

Sump Storage:	882.2	cf
Combo Box Storage:	110.8	cf
Pipe Storage:	24.9	cf
Storage Requirement:	827.5	cf
Sump & Combo Storage Provided:	1017.9	cf
ADEQUATE STORAGE?	YES	

SUMP #102 DRAINAGE CALCULATIONS

Sump Storage:	610.7	cf
Combo Box Storage:	55.5	cf
Pipe Storage:	33.8	cf
Storage Requirement:	618.2	cf
Sump & Combo Storage Provided:	700.0	cf
ADEQUATE STORAGE?	YES	

SUMP #103 DRAINAGE CALCULATIONS

Sump Storage:	610.7	cf
Combo Box Storage:	221.6	cf
Pipe Storage:	149.5	cf
Storage Requirement:	-700.7	cf
Sump & Combo Storage Provided:	981.9	cf
ADEQUATE STORAGE?	YES	

SUMP #104 DRAINAGE CALCULATIONS

Sump Storage:	610.7	cf
Combo Box Storage:	54.0	cf
Pipe Storage:	136.6	cf
Storage Requirement:	-493.4	cf
Sump & Combo Storage Provided:	801.3	cf
ADEQUATE STORAGE?	YES	

SUMP #105 DRAINAGE CALCULATIONS

Sump Storage:	610.7	cf
Combo Box Storage:	54.0	cf
Pipe Storage:	48.5	cf
Storage Requirement:	-751.1	cf
Sump & Combo Storage Provided:	713.2	cf
ADEQUATE STORAGE?	YES	

SUMP #106 DRAINAGE CALCULATIONS

Sump Storage:	610.7	cf
Combo Box Storage:	56.8	cf
Pipe Storage:	66.3	cf
Storage Requirement:	267.3	cf
Sump & Combo Storage Provided:	733.8	cf
ADEQUATE STORAGE?	YES	

SUMP #107 DRAINAGE CALCULATIONS

Sump Storage:	610.7	cf
Combo Box Storage:	54.0	cf
Pipe Storage:	18.7	cf
Storage Requirement:	-1598.4	cf
Sump & Combo Storage Provided:	1417.3	cf
ADEQUATE STORAGE?	YES	

SUMP #108 DRAINAGE CALCULATIONS

Sump Storage:	610.7	cf
Combo Box Storage:	54.0	cf
Pipe Storage:	19.8	cf
Storage Requirement:	-1598.3	cf
Sump & Combo Storage Provided:	684.6	cf
ADEQUATE STORAGE?	YES	

SUMP #109 DRAINAGE CALCULATIONS

Sump Storage:	610.7	cf
Combo Box Storage:	54.0	cf
Pipe Storage:	35.8	cf
Storage Requirement:	-640.4	cf
Sump & Combo Storage Provided:	700.5	cf
ADEQUATE STORAGE?	YES	

SUMP #110 DRAINAGE CALCULATIONS

Sump Storage:	610.7	cf
Combo Box Storage:	54.0	cf
Pipe Storage:	35.8	cf
Storage Requirement:	227.0	cf
Sump & Combo Storage Provided:	700.5	cf
ADEQUATE STORAGE?	YES	

Volume in Each Sump			surface area of cylinder			
area of sump	28.3 s.f.	PI*3^2	282.743			
depth	12 ft					
volume	339 c.f.					
gravel volume					Pipe	
inside diameter	7	38.48451			area	1.23 s.f.
outside diameter	11	95.033178	Combo Box		length	20.297 ft
		56.548668	area	12 s.f.	volume	25 c.f.
		22.619467	depth	9.235 ft.		
	543		volume	110.82 c.f.	Grand total per sump	1018 c.f.

Volume in Each Sump			surface area of cylinder			
area of sump	28.3 s.f.	PI*3^2	282.743			
depth	12 ft					
volume	339 c.f.					
gravel volume					Pipe	
inside diameter	7	38.48451			area	1.23 s.f.
outside diameter	11	95.033178	Combo Box		length	27.542 ft
		56.548668	area	12 s.f.	volume	34 c.f.
		22.619467	depth	4.623 ft.		
	271		volume	55.476 c.f.	Grand total per sump	700 c.f.

Volume in Each Sump			surface area of cylinder			
area of sump	28.3 s.f.	PI*3^2	282.743			
depth	12 ft					
volume	339 c.f.					
gravel volume					Pipe	
inside diameter	7	38.48451			area	1.23 s.f.
outside diameter	11	95.033178	Combo Box		length	121.811 ft
		56.548668	area	12 s.f.	volume	149 c.f.
		22.619467	depth	9.235 ft.		
	271		volume	221.64 c.f.	Grand total per sump	982 c.f.

Volume in Each Sump			surface area of cylinder			
area of sump	28.3 s.f.	PI*3^2	282.743			
depth	12 ft					
volume	339 c.f.					
gravel volume					Pipe	
inside diameter	7	38.48451			area	1.23 s.f.
outside diameter	11	95.033178	Combo Box		length	111.293 ft
		56.548668	area	12 s.f.	volume	137 c.f.
		22.619467	depth	4.5 ft.		
	271		volume	54 c.f.	Grand total per sump	801 c.f.

Volume in Each Sump			surface area of cylinder			
area of sump	28.3 s.f.	PI*3^2	282.743			
depth	12 ft					
volume	339 c.f.					
gravel volume					Pipe	
inside diameter	7	38.48451			area	1.23 s.f.
outside diameter	11	95.033178	Combo Box		length	39.534 ft
		56.548668	area	12 s.f.	volume	49 c.f.
		22.619467	depth	4.5 ft		
	271		volume	54 c.f.	Grand total per sump	713 c.f.

Volume in Each Sump			surface area of cylinder			
area of sump	28.3 s.f.	PI*3^2	282.743			
depth	12 ft					
volume	339 c.f.					
gravel volume					Pipe	
inside diameter	7	38.48451			area	1.23 s.f.
outside diameter	11	95.033178	Combo Box		length	54.017 ft
		56.548668	area	12 s.f.	volume	64 c.f.
		22.619467	depth	4.736 ft		
	271		volume	56.832 c.f.	Grand total per sump	734 c.f.

Volume in Each Sump			surface area of cylinder			
area of sump	28.3 s.f.	PI*3^2	282.743			
depth	12 ft					
volume	339 c.f.					
gravel volume					Pipe	
inside diameter	7	38.48451			area	1.23 s.f.
outside diameter	11	95.033178	Combo Box		length	15.275 ft
		56.548668	area	12 s.f.	volume	19 c.f.
		22.619467	depth	4.5 ft.		
	271		volume	54 c.f.	Grand total per sump	683 c.f.

Volume in Each Sump			surface area of cylinder			
area of sump	28.3 s.f.	PI*3^2	282.743			
depth	12 ft					
volume	339 c.f.					
gravel volume					Pipe	
inside diameter	7	38.48451			area	1.23 s.f.
outside diameter	11	95.033178	Combo Box		length	16.168 ft
		56.548668	area	12 s.f.	volume	20 c.f.
		22.619467	depth	4.5 ft.		
	271		volume	54 c.f.	Grand total per sump	685 c.f.

Volume in Each Sump			surface area of cylinder			
area of sump	28.3 s.f.	PI*3^2	282.743			
depth	12 ft					
volume	339 c.f.					
gravel volume					Pipe	
inside diameter	7	38.48451			area	1.23 s.f.
outside diameter	11	95.033178	Combo Box		length	29.155 ft
		56.548668	area	12 s.f.	volume	36 c.f.
		22.619467	depth	4.5 ft.		
	271		volume	54 c.f.	Grand total per sump	701 c.f.

Volume in Each Sump			surface area of cylinder			
area of sump	28.3 s.f.	PI*3^2	282.743			
depth	12 ft					
volume	339 c.f.					
gravel volume					Pipe	
inside diameter	7	38.48451			area	1.23 s.f.
outside diameter	11	95.033178	Combo Box		length	29.155 ft
		56.548668	area	12 s.f.	volume	36 c.f.
		22.619467	depth	4.5 ft.		
	271		volume	54 c.f.	Grand total per sump	701 c.f.

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LICENSED PROFESSIONAL ENGINEER
No. 11197824
MATHEW WANGSGAARD
04/13/21
STATE OF UTAH

RIDGEVIEW PHASE E

HIGHLAND, UT

STORM DRAIN CALCULATIONS

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

STORM DRAIN CALCULATIONS

Scale:	1"=40'	Drawn:	MBC
Date:	01/13/21	Job #:	19-0472
Sheet:	C4.5		

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

EXHIBIT C

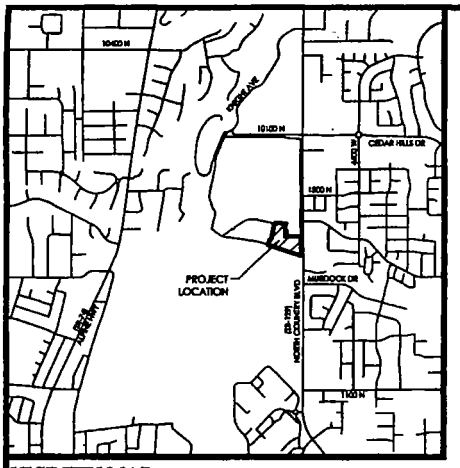
(Access Easement)

RIDGEVIEW

PLAT E

PLANNED UNIT DEVELOPI

LOCATED IN THE SE1/4 OF SECTION 1,
DATUM: NAD83
SALT LAKE BASE & MERIDIAN
HIGHLAND CITY, UTAH COUNTY, U



VICINITY MAP

LEGEND

- BOUNDARY
- SECTION LINE
- EASEMENT
- RIGHT-OF-WAY LINE
- CENTERLINE
- BUILDING SETBACK
- EXISTING PROPERTY LINE
- SECTION MONUMENT (FOUND)
- BOUNDARY MARKERS
- COMMON AREA/OPEN SPACE
- LIMITED COMMON AREA

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. ALL COMMON AREAS AND STREETS OR DRIVES TO SERVE AS PUBLIC UTILITY EASEMENTS.

3. ALL AREAS ARE COMMON AREAS AND FACILITIES 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.

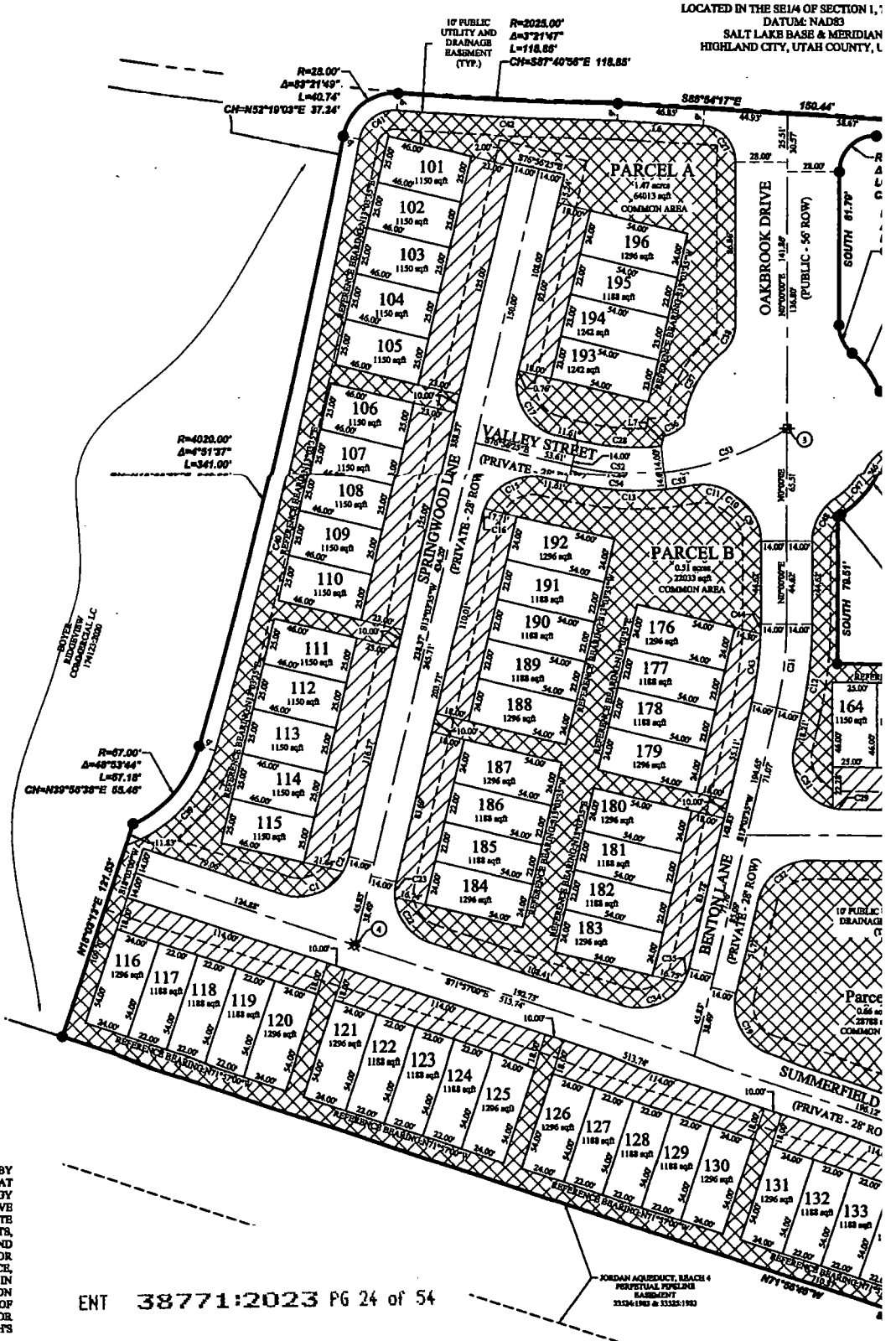
6. PARCELS A,B,C, & D ARE HEREBY DEDICATED TO AND MAINTAINED BY THE RIDGEVIEW TOWNHOMES ASSOCIATION, INC..

7. PARCEL E TO BE DEEDED TO HIGHLAND CITY WHEN PLAT IS RECORDED. PARCEL E TO BE MAINTAINED BY HIGHLAND CITY.

8. ALL RESIDENTIAL CONSTRUCTION WILL NEED TO MEET THE INTERNATIONAL FIRE CODE REQUIREMENTS.

9. PRIVATE ROADS WILL BE OWNED AND MAINTAINED BY THE RIDGEVIEW TOWNHOMES HOMEOWNERS ASSOCIATION, INC..

10. ALL BUILDING WALLS ARE PARALLEL WITH, PERPENDICULAR TO, OR AT 45° ANGLE TO REFERENCE BEARING SHOWN ON BUILDING



ENT 38771:2023 PG 24 of 54

DOMINION ENERGY UTAH

QUESTAR GAS COMPANY dba DOMINION ENERGY UTAH, HEREBY APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION ENERGY UTAH MAY REQUIRE ADDITIONAL EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES INCLUDING PRESCRIPTIVE RIGHTS AND OTHER RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGEMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNERS DEDICATION OR THE NOTES, AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OR CONDITIONS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT DOMINION ENERGY UTAH'S RIGHT-OF-WAY DEPARTMENT AT 800-366-8532.

QUESTAR GAS COMPANY
dba DOMINION ENERGY UTAH

APPROVED THIS 20 DAY OF April A.D. 2021

BY _____

TITLE _____

LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF UTAH
S.S.
COUNTY OF Salt Lake

ON THE 19 DAY OF April A.D. 2021 PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF Salt Lake, IN SAID STATE OF UTAH, Brian Gochnour, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE/SHE IS THE Manager OF Ridgeview Town Investment 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: 8/28/2021

A NOTARY PUBLIC COMMISSIONED IN UTAH RESIDING IN Davis COUNTY

MY COMMISSION No. 696064

Avry Bunnion
PRINTED FULL NAME OF NOTARY

UTILITIES APPROV

"UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN, A
ABOVE AND BELOW GROUND AND ALL OTHER RELATED
UTILITY EASEMENTS IDENTIFIED ON THIS PLAT MAP AS MAY
PROVIDING UTILITY SERVICES WITHIN AND WITHOUT
INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES
REMOVAL OF ANY OBSTRUCTIONS INCLUDING STRUCTURES,
MAY BE PLACED WITHIN THE PUE. THE UTILITY MAY REQUI
ALL STRUCTURES WITHIN THE PUE AT THE LOT OWNER'S
PERMANENT STRUCTURES BE PLACED WITHIN THE PUE OR A
INTERFERES WITH THE USE OF THE PUE WITHOUT THE PUE
UTILITIES FACILITIES IN THE PUE"

ROCKY MOUNTAIN POWER — DATE 4-2

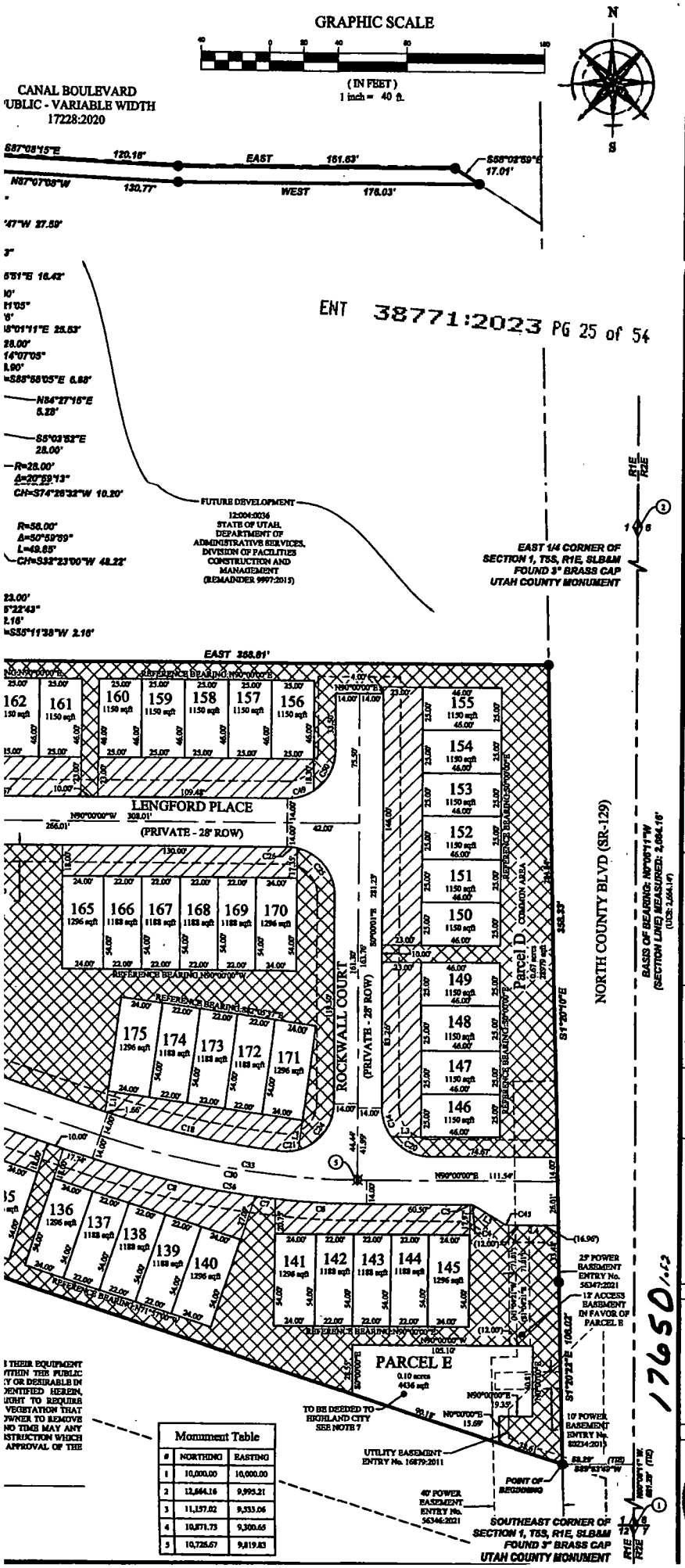
PREPARED BY

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

1 OF 2

12/29/2020

OWNER/DEVELOPER
RIDGEVIEW TOWN INVESTMENT, L.C.
101 SOUTH 200 EAST, SUITE 200
SALT LAKE CITY, UTAH 84111
(801) 521-4781
CONTACT: SPENCER MOFFAT



Monument Table		
#	NORTHING	EASTING
1	10,000.00	10,000.00
2	12,664.16	9,995.21
3	11,157.02	9,533.06
4	10,871.73	9,300.65
5	10,728.67	9,819.83

SURVEYOR'S CERTIFICATE

I, Evan J. Wood, do hereby certify that I am a Professional Land Surveyor, and that I hold Certificate No. 183395 in accordance with Title 58, Chapter 22 of Utah State Code. I further certify by authority of the owners(s) that I have completed a Survey of the property described on this Plat in accordance with Section 17-23-17 of said Code, and have subdivided said tract of land into lots, parcels, streets, and easements, and the same has, or will be correctly surveyed, staked and monumented on the ground as shown on this Plat, and that this Plat is true and correct.

Evan J. Wood
Professional Land Surveyor
Certificate No. 183395

04/17/2024
Date

BOUNDARY DESCRIPTION

A Tract of Land, located in the SE1/4 of Section 1 of Township 5 South, Range 1 East, Salt Lake Base and Meridian. Entire Tract Comprised of, all of that Parcel identified by Utah County Tax Id. Number 12:004:0035, and a part of Utah County Tax Id. Number 12:004:0036, being more particularly described as follows:

Beginning at a point at the intersection of the northerly line of a perpetual easement for the Jordan Aqueduct, Reach 4 in favor of The United States of America, Department of the Interior, Bureau of Reclamation as defined in a land purchase contract, recorded at Entry No. 33524:1983 in the Utah County Recorder's Office and the westerly right of way line of SR-129 as established by a UDOT Project, Pin No. 16779, said point being N00°06'11"W 561.29 feet along the section line and S89°53'49"W 58.29 feet from the Southeast Corner of Section 1, Township 5 South, Range 1 East, Salt Lake Base and Meridian, and running thence along said perpetual easement line N71°56'46"W 839.16 feet to a Southeasterly boundary corner of that certain Special Warranty Deed recorded November 2, 2002 as Entry No. 174123-2020 in the Office of the Utah County Recorder; thence along said boundary the following eight (8) courses: (1) N18°03'15"E 121.53 feet; thence (2) Northeasterly along the arc of a non-tangent curve to the left having a radius of 67.00 feet (radius bears: N25°36'30"W) a distance of 57.18 feet through a central angle of 48°53'44" Chord: N39°56'38"E 55.46 feet to a point of compound curvature; (3) thence along the arc of a curve to the left with a radius of 4,020.00 feet a distance of 341.00 feet through a central angle of 04°51'37" Chord: N13°03'57"E 340.90 feet to a point of reverse curvature; thence (4) along the arc of a curve to the right having a radius of 28.00 feet a distance of 40.74 feet through a central angle of 83°21'49" Chord: N32°19'03"E 37.24 feet to a point of reverse curvature; thence (5) along the arc of a curve to the left having a radius of 2,025.00 feet a distance of 118.86 feet through a central angle of 03°21'47" Chord: S87°40'56"E 118.85 feet; thence (6) S86°54'17"E 150.44 feet; thence (7) S87°08'15"E 120.18 feet; thence (8) East 161.63 feet to a Southwesterly boundary line of that certain Quit Claim Deed recorded February 3, 2020 as Entry No. 17228-2020 in the office of the Utah County Recorder; thence along said Southwesterly boundary line S58°02'59"E 17.01 feet; thence West 176.03 feet; thence N87°07'08"W 130.77 feet; thence Southwesterly along the arc of a non-tangent curve to the left having a radius of 19.00 feet (radius bears: S03°05'34"W) a distance of 30.87 feet through a central angle of 93°05'34" Chord: S46°32'47"W 27.59 feet; thence South 81.79 feet; thence along the arc of a curve to the left with a radius of 19.00 feet a distance of 16.98 feet through a central angle of 51°11'43" Chord: S25°35'51"E 16.42 feet to a point of reverse curvature; thence along the arc of a curve to the right having a radius of 56.00 feet a distance of 25.76 feet through a central angle of 26°21'05" Chord: S38°01'11"E 25.53 feet; thence Easterly along through a central angle of 14°07'05" Chord: S88°58'05"E 6.88 feet; thence N84°27'15"E 5.28 feet; thence S05°03'52"E 28.00 feet; thence Westerly along the arc of a non-tangent curve to the left having a radius of 28.00 feet (radius bears: S05°03'52"E) a distance of 10.26 feet through a central angle of 20°59'13" Chord: S74°26'32"W 10.20 feet; thence Southwesterly along the arc of a non-tangent curve to the right having a radius of 56.00 feet (radius bears: N83°06'59"W) a distance of 49.85 feet through a central angle of 50°59'59" Chord: S32°23'00"W 48.22 feet to a point of reverse curvature; thence along the arc of a curve to the left having a radius of 23.00 feet a distance of 2.16 feet through a central angle of 05°22'43" Chord: S35°11'38"W 2.16 feet; thence South 79.51 feet; thence East 368.81 feet to said westerly right of way line of SR-129; thence along said westerly right of way line the following two (2) courses: (1) S01°20'10"E 358.33 feet; thence (2) S01°20'22"E 106.02 feet to the point of beginning.

Contains: 8.05 acres+/- (96 Units and 5 Parcels)

OWNER'S DEDICATION

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, PARCELS, 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(D) THE OWNER HEREBY CONVEYS THE COMMON AREA/PRIVATE OPEN SPACE, PRIVATE DRIVEWAYS AND ROADS AS INDICATED HEREON, TO THE RIDGEVIEW TOWNHOMES HOMEOWNERS ASSOCIATION, INC. A UTAH NONPROFIT CORPORATION, WITH A REGISTERED ADDRESS OF 101 S. 200 E., Suite 200, SALT LAKE CITY, UT. 84111.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS 19th DAY OF March A.D. 2024

BY: _____

ITS: MANAGER

Brian Gochnour
(PRINTED NAME)

ACCEPTANCE BY LEGISLATIVE BODY

THE CITY COUNCIL OF HIGHLAND CITY, COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS 16th DAY OF June A.D. 2020.

APPROVED BY MAYOR

ATTEST: CLERK-RECORDER

APPROVED BY ENGINEER
(SEE SEAL BELOW)

(SEE SEAL BELOW)

HIGHLAND CITY ATTORNEY

APPROVED AS TO FORM THIS 22 DAY OF April A.D. 2021

HIGHLAND CITY ATTORNEY

PLANNING COMMISSION APPROVAL

APPROVED THIS 19th DAY OF March A.D. 2019 BY THE HIGHLAND CITY PLANNING COMMISSION.

DIRECTOR, COMMUNITY DEVELOPMENT

CHAIRMAN, PLANNING COMMISSION

RIDGEVIEW

PLAT E

PLANNED UNIT DEVELOPMENT

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

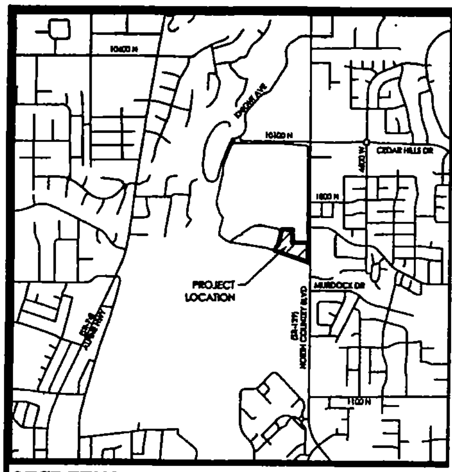
UTAH COUNTY RECORDER STAMP

ENT 78325:2021 Rec # 17650
ANDREA ALLEN
UTAH COUNTY RECORDER
2021 Apr 26 3:44 pm FEE 302.00 BY JR
RECORDED FOR HIGHLAND CITY

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	HIGHLAND CITY ENGINEER SEAL	HIGHLAND CITY RECORDER SEAL
PROFESSIONAL LAND SURVEYOR 04/17/24 No. 183395 EVAN J. WOOD STATE OF UTAH		HIGHLAND CITY CITY ENGINEER STATE OF UTAH	CORPORATE SEAL HIGHLAND CITY STATE OF UTAH

JS
Sec. 1 T5S R1E SLB&M TV045

2019\19-0472 Ridgeview POD A Townhomes\design 19-0472\dwg\ridgeview\v22.0 FINAL PLAT TOWNHOMES.dwg



VICINITY MAP

LEGEND

- BOUNDARY
- SECTION LINE
- EASEMENT
- RIGHT-OF-WAY LINE
- CENTERLINE
- BUILDING SETBACK
- EXISTING PROPERTY LINE
- [illegible]
- BOUNDARY MARKERS
- STREET MONUMENT (TO BE SET)
- COMMON AREA/OPEN SPACE
- LIMITED COMMON AREA

RIDGEV

PLAT

PLANNED UNIT D

LOCATED IN THE SE1/4 O

DATUM: N

SALT LAKE BASE

HIGHLAND CITY, UTA

Curve Table

CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	28.00	77°02'28"	37.65	N69°31'46"E	34.88
C2	28.00	17°56'57"	8.77	N22°02'04"E	8.74
C3	150.00	46°13'34"	121.02	N7[illegible]°56'48"E	117.76
C4	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C5	5.00	2°19'22"	0.20	N0[illegible]°30'19"W	0.20
C6	514.00	5°57'08"	53.40	N0[illegible]°01'26"W	53.37
C7	514.00	1°18'13"	11.69	N[illegible]3°23'45"W	11.69
C8	514.00	10°47'39"	96.83	N77°20'49"W	96.69
C9	28.00	55°56'39"	27.34	N27°38'20"W	26.27
C10	47.00	3°26'04"	2.82	N54°13'37"W	2.82
C11	28.00	48°25'22"	23.66	N76°43'16"W	22.97
C12	214.00	13°03'35"	48.78	N06°31'48"E	48.67
C13	164.00	23°59'33"	68.67	N88°56'11"W	68.17
C14	28.00	36°42'36"	17.94	S18°21'18"E	17.63
C15	28.00	81°48'52"	39.98	S62°09'09"W	36.67
C16	28.00	8°11'08"	4.00	S17°09'09"W	4.00
C17	28.00	90°00'00"	43.98	S31°56'25"E	39.60
C18	486.00	12°06'07"	102.65	S78°00'04"E	102.46
C19	28.00	85°00'35"	41.54	S39°26'42"E	37.84
C20	28.00	53°17'24"	26.04	S63°21'18"E	25.11
C21	28.00	21°26'52"	10.48	N85°13'27"E	10.42
C22	28.00	67°45'09"	33.11	S38°04'26"E	31.21
C23	28.00	17°15'26"	8.43	S04°23'52"W	8.40
C24	28.00	74°30'01"	36.41	N37°15'01"E	33.90
C25	28.00	77°36'56"	37.93	N38°48'28"W	35.10
C26	28.00	12°23'04"	6.05	N83°48'28"W	6.04
C27	19.00	85°04'32"	28.21	N42°28'55"W	25.69
C28	136.00	19°02'53"	45.21	S86°27'51"E	45.01
C29	28.00	13°03'34"	6.38	S83°28'13"E	6.37
C30	500.00	18°03'00"	157.52	S80°58'30"E	156.87
C31	200.00	13°03'35"	45.59	N06°31'48"E	45.49
C32	28.00	76°56'25"	37.60	S51°31'48"W	34.84
C33	500.00	17°25'28"	152.06	S80°38'51"E	151.47
C34	28.00	77°46'50"	38.01	N69°09'35"E	35.16
C35	28.00	17°12'35"	8.41	N21°39'53"E	8.38
C36	23.00	31°14'45"	12.54	N61°19'13"E	12.39
C37	56.00	46°00'58"	44.98	N28°10'47"E	43.78
C38	19.00	51°11'26"	16.98	N25°35'33"E	16.42
C39	76.00	55°03'58"	73.04	N43°01'44"E	70.26
C40	4029.00	4°51'37"	341.76	N13°03'57"E	341.66
C41	19.00	83°21'49"	27.64	N52°19'03"E	25.27
C42	2034.00	3°21'28"	119.20	S87°40'46"E	119.18
C43	186.00	11°28'23"	37.14	N07°20'24"E	37.07
C44	186.00	1°37'13"	5.26	N00°48'36"E	5.26
C45	5.00	31°22'16"	2.74	S74°18'52"E	2.70
C46	28.00	38°48'17"	18.96	S44°32'47"W	18.60
C47	47.00	30°48'01"	25.27	S40°32'39"W	24.96
C48	28.00	55°56'39"	27.34	S27°58'20"W	26.27
C49	28.00	33°40'00"	16.45	N73°10'00"E	16.22
C50	28.00	56°20'00"	27.53	N28°10'00"E	26.43
C51	28.00	90°00'01"	43.98	S31°56'25"E	39.60
C52	150.00	19°02'53"	49.87	S86°27'51"E	49.64
C53	150.00	27°10'41"	71.15	N70°25'22"E	70.49
C54	164.00	19°02'53"	54.52	S86°27'51"E	54.27
C55	164.00	4°56'40"	14.15	N81°32'22"E	14.15
C56	514.00	18°03'00"	161.93	S80°58'30"E	161.26

Li

LINE	DIR
L1	N87
L2	S07°
L3	N90°
[illegible]	[illegible]
L5	N58°
L6	S86°
L7	N13°

ENT 38771:2023 PG 26 of 54

OWNER/DEVELOPER
RIDGEVIEW TOWN INVESTMENT, L.C.
101 SOUTH 200 EAST, SUITE 200
SALT LAKE CITY, UTAH 84111
(801) 521-4781
CONTACT: SPENCER MOFFAT

PREPARED BY

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

12/29/2020

GRAPHIC SCALE

(IN FEET)
1 inch = 40 ft.

ADDRESS TABLE			
LOT	ADDRESS	LOT	ADDRESS
101	9783 N SPRINGWOOD LANE	149	9708 N ROCKWALL COURT
102	9779 N SPRINGWOOD LANE	150	9714 N ROCKWALL COURT
103	9775 N SPRINGWOOD LANE	151	9716 N ROCKWALL COURT
104	9771 N SPRINGWOOD LANE	152	9722 N ROCKWALL COURT
105	9767 N SPRINGWOOD LANE	153	9726 N ROCKWALL COURT
106	9761 N SPRINGWOOD LANE	154	9734 N ROCKWALL COURT
107	9757 N SPRINGWOOD LANE	155	9736 N ROCKWALL COURT
108	9753 N SPRINGWOOD LANE	156	4828 W LENGFORD PLACE
109	9749 N SPRINGWOOD LANE	157	4832 W LENGFORD PLACE
110	9745 N SPRINGWOOD LANE	158	4836 W LENGFORD PLACE
111	9739 N SPRINGWOOD LANE	159	4840 W LENGFORD PLACE
112	9735 N SPRINGWOOD LANE	160	4846 W LENGFORD PLACE
113	9731 N SPRINGWOOD LANE	161	4852 W LENGFORD PLACE
114	9727 N SPRINGWOOD LANE	162	4854 W LENGFORD PLACE
115	9723 N SPRINGWOOD LANE	163	4858 W LENGFORD PLACE
116	4921 W SUMMERFIELD DRIVE	164	4862 W LENGFORD PLACE
117	4919 W SUMMERFIELD DRIVE	165	4847 W LENGFORD PLACE
118	4915 W SUMMERFIELD DRIVE	166	4843 W LENGFORD PLACE
119	4911 W SUMMERFIELD DRIVE	167	4839 W LENGFORD PLACE
120	4909 W SUMMERFIELD DRIVE	168	4835 W LENGFORD PLACE
121	4903 W SUMMERFIELD DRIVE	169	4831 W LENGFORD PLACE
122	4901 W SUMMERFIELD DRIVE	170	4827 W LENGFORD PLACE
123	4897 W SUMMERFIELD DRIVE	171	4830 W SUMMERFIELD DRIVE
124	4893 W SUMMERFIELD DRIVE	172	4834 W SUMMERFIELD DRIVE
125	4891 W SUMMERFIELD DRIVE	173	4838 W SUMMERFIELD DRIVE
126	4885 W SUMMERFIELD DRIVE	174	4842 W SUMMERFIELD DRIVE
127	4883 W SUMMERFIELD DRIVE	175	4844 W SUMMERFIELD DRIVE
128	4879 W SUMMERFIELD DRIVE	176	9741 N BENTON LANE
129	4875 W SUMMERFIELD DRIVE	177	9737 N BENTON LANE
130	4873 W SUMMERFIELD DRIVE	178	9733 N BENTON LANE
131	4867 W SUMMERFIELD DRIVE	179	9729 N BENTON LANE
132	4865 W SUMMERFIELD DRIVE	180	9725 N BENTON LANE
133	4861 W SUMMERFIELD DRIVE	181	9721 N BENTON LANE
134	4857 W SUMMERFIELD DRIVE	182	9717 N BENTON LANE
135	4855 W SUMMERFIELD DRIVE	183	9713 N BENTON LANE
136	4849 W SUMMERFIELD DRIVE	184	9718 N SPRINGWOOD LANE
137	4845 W SUMMERFIELD DRIVE	185	9724 N SPRINGWOOD LANE
138	4841 W SUMMERFIELD DRIVE	186	9728 N SPRINGWOOD LANE
139	4837 W SUMMERFIELD DRIVE	187	9732 N SPRINGWOOD LANE
140	4833 W SUMMERFIELD DRIVE	188	9738 N SPRINGWOOD LANE
141	4829 W SUMMERFIELD DRIVE	189	9740 N SPRINGWOOD LANE
142	4825 W SUMMERFIELD DRIVE	190	9744 N SPRINGWOOD LANE
143	4823 W SUMMERFIELD DRIVE	191	9746 N SPRINGWOOD LANE
144	4819 W SUMMERFIELD DRIVE	192	9752 N SPRINGWOOD LANE
145	4815 W SUMMERFIELD DRIVE	193	9768 N SPRINGWOOD LANE
146	9696 N ROCKWALL COURT	194	9772 N SPRINGWOOD LANE
147	9698 N ROCKWALL COURT	195	9776 N SPRINGWOOD LANE
148	9704 N ROCKWALL COURT	196	9782 N SPRINGWOOD LANE

RIDGEVIEW

PLAT E

PLANNED UNIT DEVELOPMENT

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

UTAH COUNTY RECORDER STAMP

ENT 78325:2021 Fee # 17650
ANDREA ALLEN
UTAH COUNTY RECORDER
2021 Apr 26 3:14 pm FEE 502.00 BY JB
RECORDED FOR HIGHLAND CITY

17650 pg

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	HIGHLAND CITY ENGINEER SEAL	HIGHLAND CITY RECORDER SEAL
PROFESSIONAL LAND SURVEYOR No. 163395 EVAN J. WOOD STATE OF UTAH		HIGHLAND CITY CITY ENGINEER STATE OF UTAH	CORPORATE SEAL HIGHLAND CITY STATE OF UTAH

EXHIBIT D

(Special Provisions)

Private Stormwater Management Operation and Maintenance (O&M) Manual

for:

All Privately Owned Stormwater Controls

Located in:

Highland City

Prepared for:

Operators & Owners of Private Stormwater Controls

Private Stormwater Management
Operation and Maintenance (O&M) Manual

Table of Contents

Private Stormwater Management
Operation and Maintenance (O&M) Manual

I. Compliance with Requirements

All property owners are responsible for ensuring that stormwater controls installed on their property are properly maintained and that they function as designed. In some cases, this maintenance responsibility may be assigned to others through special agreements. The maintenance responsibility for a stormwater control may be designated on the subdivision plat, the site development plan, and/or within a maintenance agreement for the property. Property owners should be aware of their responsibilities regarding stormwater control maintenance. This document shall be referenced in all Stormwater Controls Maintenance Agreements within Highland City.

II. Inspection & Maintenance – Annual Reporting

Requirements for the inspection and maintenance of stormwater controls, as well as reporting requirements are included in this Private Stormwater Management Control Operation and Maintenance (O&M) Manual.

Verification that the Stormwater controls have been properly inspected and maintained; submittal of the required Inspection and Maintenance Forms and Inspector qualifications shall be provided to Highland City on an annual basis. The annual reporting form shall be provided to Highland City prior to July 15th of each year.

Copies of the Inspection and Maintenance forms for each of the stormwater controls are located in Appendix B and C. A standard annual reporting form is provided in Appendix D. Each form shall be reviewed and submitted by the property owner or property manager to Highland City.

Property owners are not required to provide Inspection and Maintenance Reports for stormwater controls that have been agreed to be maintained by Highland City. These reports will be generated through Highland City's inspection & maintenance program.

III. Preventative Measures to Reduce Maintenance Costs

The most effective way to maintain your water quality control is to prevent the pollutants from entering the control in the first place. Common pollutants include sediment, trash & debris, chemicals, dog wastes, runoff from stored materials, illicit discharges into the storm drainage system and many others. A thoughtful maintenance program will include measures to address these potential contaminants and will save money and time in the long run. Key points to consider in your maintenance program include:

- Educate property owners/residents to be aware of how their actions affect water quality, and how they can help reduce maintenance costs.
- Keep properties, streets and gutters, and parking lots free of trash, debris, and lawn clippings.
- Ensure the proper disposal of hazardous wastes and chemicals.
- Plan lawn care to minimize the use of chemicals and pesticides.
- Sweep paved surfaces and put the sweepings back on the lawn.
- Be aware of automobiles leaking fluids. Use absorbents such as cat litter to soak up drippings – dispose of properly.
- Re-vegetate disturbed and bare areas to maintain vegetative stabilization.
- Clean out the upstream components of the storm drainage system, including inlets, storm sewers and outfalls.
- Do not store materials outdoors (including landscaping materials) unless properly protected from runoff.

IV. Access and Easements

All stormwater management controls located on the property have both a designated access location as well as a maintenance easement. For site specific access and easement locations, refer to the Stormwater Controls Maintenance Agreement for the site.

V. Safety

Keep safety considerations at the forefront of inspection procedures at all times. Likely hazards should be anticipated and avoided. Never enter a confined space (outlet structure, manhole, etc) without proper training or equipment. A confined space should never be entered without at least one additional person present.

If a toxic or flammable substance is discovered, leave the immediate area and contact the local Sheriff at 911.

Potentially dangerous (e.g., fuel, chemicals, hazardous materials) substances found in the areas must be referred to the local Sheriff's Office immediately for response by the Hazardous Materials Unit. The emergency contact number is 911.

Vertical drops may be encountered in areas located within and around the control. Avoid walking on top of retaining walls or other structures that have a significant vertical drop. If a vertical drop is identified within the pond that is greater than 48" in height, make the appropriate note/comment on the maintenance inspection form.

If any hazard is found within the control area that poses an immediate threat to public safety, contact the Lone Peak Police.

VI. Field Inspection Equipment

It is imperative that the appropriate equipment is taken to the field with the inspector(s). This is to ensure the safety of the inspector and allow the inspections to be performed as efficiently as possible. Below is a list of the equipment that may be necessary to perform the inspections of all Stormwater Management Controls:

- Protective clothing and boots.
- Safety equipment (vest, hard hat, confined space entry equipment).
- Communication equipment.
- Operation and Maintenance Manual for the site including stormwater management control location maps.
- Clipboard.
- Stormwater Control Maintenance Inspection Forms (See Appendix B).
- Manhole Lid Remover
- Shovel.

Some of the items identified above need not be carried by the inspector (manhole lid remover, shovel, and confined space entry equipment). However, this equipment should be available in the vehicle driven to the site.

VII. Inspecting Stormwater Management Controls

The quality of stormwater entering the waters of the state relies heavily on the proper operation and maintenance of permanent best management practices. Stormwater management controls must be periodically inspected to ensure that they function as designed. The inspection will determine the appropriate maintenance that is required for the control.

A. Inspection Procedures

All stormwater management controls are required to be inspected by a qualified individual at a minimum of once per year. Inspections should follow the inspection guidance found in the Standard Operating Procedure (SOP) for the specific type of control. (Appendix A of this manual).

B. Inspection Report

The person(s) conducting the inspection activities shall complete the appropriate inspection report for the specific control. Inspection reports are located in Appendix B.

The following information explains how to fill out the Inspection Forms:

General Information

This section identifies the control location, person conducting the inspection, the date and time the control was inspected, and approximate days since the last rainfall. Property classification is identified as single-family residential, multi-family residential, commercial, or other.

The reason for the inspection is also identified on the form depending on the nature of the inspection. All controls should be inspected on an annual basis at a minimum. In addition, all controls should be inspected after a significant precipitation event to ensure the control is draining appropriately and to identify any damage that occurred as a result of the increased runoff.

Inspection Scoring

For each inspection item, a score must be given to identify the urgency of required maintenance. The scoring is as follows:

0 = No deficiencies identified.

1 = Monitor – Although maintenance may not be required at this time, a potential problem exists that will most likely need to be addressed in the future. This can include items like minor erosion, concrete cracks/spalling, or minor sediment accumulation. This item should be revisited at the next inspection.

2 = Routine Maintenance Required – Some inspection items can be addressed through the routine maintenance program (See SOP in appendix A). This can include items like vegetation management or debris/trash removal.

3 = Immediate Repair Necessary – This item needs immediate attention because failure is imminent or has already occurred. This could include items such as structural failure of a feature (outlet works, forebay, etc), significant erosion, or significant sediment accumulation. This score should be given to an item that can significantly affect the function of the control.

N/A This is checked by an item that may not exist in a control. Not all controls have all of the features identified on the form (forebay, micro-pool, etc.).

Inspection Summary/Additional Comments

Additional explanations to inspection items, and observations about the control not covered by the form, are recorded in this section.

Overall Control Rating

An overall rating must be given for each control inspected. The overall control rating should correspond with the highest score (0, 1, 2, 3) given to any feature on the inspection form.

C. Verification of Inspection and Form Submittal

The Stormwater Management Control Inspection Form provides a record of inspection of the control. Inspection Forms for each control type are provided in Appendix B. Verification of the inspection of the stormwater controls, the control inspection form(s), and Inspector Qualifications shall be provided to Highland City on an annual basis. The verification and the inspection form(s) shall be reviewed and submitted by the property owner or property manager.

Refer to Section II of this Manual regarding the annual reporting of inspections.

VIII. Maintaining Stormwater Management Controls

Stormwater management controls must be properly maintained to ensure that they operate correctly and provide the water quality treatment for which they were designed. Routine maintenance performed on a frequently scheduled basis, can help avoid more costly rehabilitative maintenance that results when controls are not adequately maintained.

A. Maintenance Categories

Stormwater management control maintenance programs are separated into three broad categories of work. The categories are separated based upon the magnitude and type of the maintenance activities performed. A description of each category follows:

Routine Work

The majority of this work consists of scheduled mowings and trash and debris pickups for stormwater management controls during the growing season. This includes items such as the removal of debris/material that may be clogging the outlet structure well screens and trash racks. It also includes activities such as weed control, mosquito treatment, and algae treatment. These activities normally will be performed numerous times during the year. These items can be completed without any prior correspondence with Highland City; however, completed inspection and

maintenance forms shall be submitted to Highland City for each inspection and maintenance activity.

Restoration Work

This work consists of a variety of isolated or small-scale maintenance and work needed to address operational problems. Most of this work can be completed by a small crew, with minor tools, and small equipment. These items require prior correspondence with Highland City and require that completed maintenance forms be submitted to Highland City for each maintenance activity.

Rehabilitation Work

This work consists of large-scale maintenance and major improvements needed to address failures within the stormwater management controls. This work requires consultation with Highland City and may require an engineering design with construction plans to be prepared for review and approval. This work may also require more specialized maintenance equipment, surveying, construction permits or assistance through private contractors and consultants. These items require prior correspondence with Highland City and require that completed maintenance forms be submitted to Highland City for each maintenance activity.

B. Maintenance Personnel

Maintenance personnel must be qualified to properly maintain stormwater management controls. Inadequately trained personnel can cause additional problems resulting in additional maintenance costs.

C. Maintenance Forms

The Stormwater Management Control Maintenance Form provides a record of maintenance activities. Maintenance Forms for each control type are provided in Appendix C. Maintenance Forms shall be completed by the contractor completing the required maintenance items. The form shall then be reviewed by the property owner or an authorized agent of the property owner and submitted on an annual basis to Highland City.

Refer to Section II of this Manual regarding the annual reporting of inspections and maintenance activities performed.

APPENDIX A
Standard Operating Procedures (SOP) for control type

DETENTION POND MAINTENANCE

1. PURPOSE

   a. Develop standard operating procedures for maintaining detention ponds.

2. PROCESS

   a. Schedule

      - City detention ponds are to be maintained per the Storm Drain Maintenance Plan schedule.
      - Private detention ponds are to be maintained per Maintenance Agreement.
      - Schedule the pond maintenance work for a time when dry weather is expected.

   b. Inspection and Cleaning

      - Do visual inspection of grates and lids to identify any cleaning or repairs needed.
      - Do visual inspection on inside of structures to identify any cleaning or repairs needed.
        1. Look for sediment, debris, cracks, and missing or broken pieces in the walls of the structure.
      - If possible, do a visual inspection of inside the storm drain pipe.
        1. Look for sediment, debris, cracks, sags, and missing or broken pieces in the pipe.
      - Perform a video inspection as necessary to identify any cleaning or repairs needed.
      - Remove sediment and trash from grates, placing in a truck for disposal.
      - Provide outlet protection where feasible to minimize the amount of debris that might leave the pond during cleaning process.
      - Grub and remove debris with backhoe as needed.
      - Finish cleaning structure and pond bottom as necessary by sweeping and shoveling.
      - Put all material removed from the pond into a dump truck.
      - After cleaning pond, clean off the concrete pads using dry methods (sweeping and shoveling) as needed.
      - Some structures and pipe may require use of a vacuum truck. If so, follow the procedures of the Cleaning Process of SOP – Storm Drain Structure Maintenance and SOP – Storm Drain Pipe Maintenance.

c. Repair

- Any needed repairs are to be documented in the appropriate inspection forms. Once repairs are performed they are to be documented within the maintenance forms.

3. CLEAN-UP

a. Make sure pond concrete pads are swept up and clean.

b. Solids are to be disposed of in a landfill.

4. DOCUMENTATION

a. City projects to be documented through GIS and Utility Work Order Tracking Software

b. Private facilities to document structure maintenance in ComplianceGO database and provided to City annually.

SUMPS MAINTENANCE

*This includes underground detention structures.

1. PURPOSE

   a. Develop standard operating procedures for maintaining sumps/underground retention structures.

2. PROCESS

   a. Schedule

      - City sumps are to be maintained per the Storm Drain Maintenance Plan schedule.
      - Private sumps are to be maintained per Maintenance Agreement.

   b. Inspection and Cleaning

      - Do visual inspection on outside of structure including grate, hood, collar, and lid to identify any cleaning or repairs needed.
      - Determine how water is supposed to drain from the structure and assess the ability of the structure to allow water to drain as designed.
      - If possible, do visual inspection of inside of sump/injection well to identify any cleaning or repairs needed.

        1. Look for sediment, debris, cracks, and missing or broken pieces in the walls of the structure.

      - Clean sediment and trash off inlet to sump/injection well as required.
      - Clean inside of structure using a high powered vacuum truck by cleaning the wall of the structure and sides of the pipe and sucking out sediment on the bottom.
      - Use a high pressure washer to break up any remaining material while capturing the slurry with the vacuum.
      - Remove fine sediments that might inhibit the drainage of water if the structure is designed such that the water drains out the bottom.
      - Clean those places where the water drains if the structure is designed to drain out the sides of the sump/injection well.
      - Clean inlets and overflow outlets.

   c. Repair

      - Any needed repairs are to be documented in the appropriate inspection forms. Once repairs are performed they are to be documented within the maintenance forms.

3. CLEAN-UP

   a. When cleaning operation is complete or the vacuum truck is full, take sediment to an approved dewatering area. The liquids are to be discharged to the sanitary sewer.

   b. Once the material in the dewatering area has dried, the solids are to be disposed of in a landfill.

4. DOCUMENTATION

   a. City projects to be documented through GIS and Utility Work Order Tracking Software

   b. Private facilities to document structure maintenance in ComplianceGO database and provided to City annually.

STORM DRAIN PIPE MAINTENANCE

1. PURPOSE

   a. Develop standard operating procedures for maintaining storm drain pipes.

2. PROCESS

   a. Schedule

      - City storm drain pipes are to be maintained per the Storm Drain Maintenance Plan schedule.
      - Private storm drain pipes are to be maintained per Maintenance Agreement.

   b. Inspection and Cleaning

      - If possible, do a visual inspection of inside the storm drain pipe.
      - Perform a video inspection as necessary to identify any cleaning or repairs needed.
      - Look for sediment, debris, cracks, sags, and missing or broken pieces in the pipe.
      - Send a high pressure hose down pipe and pull back any sediment.
      - Clean inlets and outlets.

   c. Repair

      - Any needed repairs are to be documented in the appropriate inspection forms. Once repairs are performed they are to be documented within the maintenance forms.

3. CLEAN-UP

   a. When cleaning operation is complete or the vacuum truck is full, take sediment to an approved dewatering area. The liquids are to be discharged to the sanitary sewer.

   b. Once the material in the dewatering area has dried, the solids are to be disposed of in a landfill.

4. DOCUMENTATION

   a. City projects to be documented through GIS and Utility Work Order Tracking Software

   b. Private facilities to document structure maintenance in ComplianceGO database and provided to City annually.

STORM DRAIN STRUCTURE MAINTENANCE

1. PURPOSE

   a. Develop standard operating procedures for maintaining storm drain structures (inlet boxes, combo boxes, junction boxes, and manholes).

2. PROCESS

   a. Schedule

      - City structures are to be maintained per the Storm Drain Maintenance Plan schedule.
      - Private structures are to be maintained per Maintenance Agreement.

   b. Inspection and Cleaning

      - Do visual inspection on outside of structure including grate, hood, collar, and lid to identify any cleaning or repairs needed.
      - Do visual inspection on inside of structure to identify any cleaning or repairs needed.
        1. Look for sediment, debris, cracks, and missing or broken pieces in the walls of the structure.
      - When a video is performed on storm drain pipe, connecting structures are to be inspected.
      - Remove sediment and trash from grate, hood, and lid as required, placing in a truck for disposal.
      - Clean inside of structure using a high powered vacuum truck by cleaning the walls and sucking out sediment on the bottom.
      - Use a high pressure washer to break up any remaining material while capturing the slurry with the vacuum.
      - After structure is clean, remove any sediment that might have entered the pipe.

   c. Repair

      - Any needed repairs are to be documented in the appropriate inspection forms. Once repairs are performed they are to be documented within the maintenance forms.

3. CLEAN-UP

   a. When cleaning operation is complete or the vacuum truck is full, take sediment to an approved dewatering area. The liquids are to be discharged to the sanitary sewer.

   b. Once the material in the dewatering area has dried, the solids are to be disposed of in a landfill.

4. DOCUMENTATION

   a. City projects to be documented through GIS and Utility Work Order Tracking Software

   b. Private facilities to document structure maintenance in ComplianceGO database and provided to City annually.

APPENDIX B
Inspection Form(s)

CATCH BASIN / MANHOLE / SUMP INSPECTION FORM

Date:_____

Subdivision/Business Name:_____ Inspector:_____

Subdivision/Business Address:_____

Weather: _____

Date of Last Rainfall:_____ Amount:_____Inches

Property Classification: Residential Multi Family Commercial Other:_____
(Circle One)

Reason for Inspection: Routine Complaint After Significant Rainfall Event
(Circle One)

INSPECTION SCORING - For each facility inspection item, insert one of the following scores:

0 = No deficiencies identified
1 = Monitor (potential for future problem)
2 = Routine maintenance required
3 =Immediate repair necessary
N/A = Not applicable

FEATURES

Catch Basin Location _____

1.) Grate

____Blocked
____Damaged
____Missing
____Other
_____

2.) Basin

____Sediment/Debris Accumulation
____Concrete Damage
____Woody Growth/Weeds Present
____Approximate % Full

Inspection Summary / Additional Comments:_____

OVERALL FACILITY RATING (Circle One)

0 = No Deficiencies Identified
1 = Monitor (potential for future problem exists)
2 = Routine Maintenance Required
3 = Immediate Repair Necessary

This inspection form shall be kept indefinitely and made available to City upon request.

DETENTION BASIN
INSPECTION FORM

Date:_____

Subdivision/Business Name:_____ Inspector:_____

Subdivision/Business Address:_____

Weather: _____

Date of Last Rainfall:_____ Amount:_____Inches

Property Classification: Residential Multi Family Commercial Other:_____
(Circle One)

Reason for Inspection: Routine Complaint After Significant Rainfall Event
(Circle One)

INSPECTION SCORING - For each facility inspection item, insert one of the following scores:

0 = No deficiencies identified
1 = Monitor (potential for future problem)
2 = Routine maintenance required
3 =Immediate repair necessary
N/A = Not applicable

FEATURES

1.) Inflow Points
- ____Riprap Displaced
- ____Erosion Present/Outfall Undercut
- ____Sediment Accumulation
- ____Structural Damage (pipe, end-section, etc.)
- ____Woody Growth/Weeds Present

2.) Forebay
- ____Sediment/Debris Accumulation
- ____Concrete Cracking/Failing
- ____Drain Pipe/Wier Clogged (not draining)
- ____Wier/Drain Pipe Damage

3.) Trickle Channel (Low-flow)
- ____Sediment/Debris Accumulation
- ____Concrete/Riprap Damage
- ____Woody Growth/Weeds Present
- ____Erosion Outside Channel

4.) Bottom Stage (Micro-Pool)
- ____Sediment/Debris Accumulation
- ____Woody Growth/Weeds Present
- ____Bank Erosion
- ____Mosquitoes/Algae Treatment
- ____Petroleum/Chemical Sheen

5.) Outlet Works
- ____Trash Rack/Well Screen Clogged
- ____Structural Damage (concrete,steel,subgrade)
- ____Orifice Plate(s) Missing/Not Secure
- ____Manhole Access (cover, steps, etc.)
- ____Woody Growth/Weeds Present

6.) Emergency Spillway
- ____Riprap Displaced
- ____Erosion Present
- ____Woody Growth/Weeds Present
- ____Obstruction/Debris

7.) Upper Stage (Dry Storage)
- ____Vegetation Sparse
- ____Woody Growth/Undesirable Vegetation
- ____Standing Water/Boggy Areas
- ____Sediment Accumulation
- ____Erosion (banks and bottom)
- ____Trash/Debris
- ____Maintenance Access

8.) Miscellaneous
- ____Encroachment in Easement Area
- ____Graffiti/Vandalism
- ____Public Hazards
- ____Burrowing Animals/Pests
- ____Other

Inspection Summary / Additional Comments:_____

OVERALL FACILITY RATING (Circle One)

0 = No Deficiencies Identified
1 = Monitor (potential for future problem exists)
2 = Routine Maintenance Required
3 = Immediate Repair Necessary

This inspection form shall be kept indefinitely and made available to City upon request.

STORM DRAIN PIPE(S)
INSPECTION FORM

Date:_____

Subdivision/Business Name:_____ Inspector:_____

Subdivision/Business Address:_____

Weather: _____

Date of Last Rainfall:_____ Amount:_____Inches

Property Classification: Residential Multi Family Commercial Other:_____
(Circle One)

Reason for Inspection: Routine Complaint After Significant Rainfall Event
(Circle One)

INSPECTION SCORING - For each facility inspection item, insert one of the following scores:

0 = No deficiencies identified
1 = Monitor (potential for future problem)
2 = Routine maintenance required
3 =Immediate repair necessary
N/A = Not applicable

FEATURES

PIPE LABEL/LOCATION_____

1.) Pipe

____Blocked
____Damaged
____Deteriorating in any way
____Other
_____

Inspection Summary / Additional Comments:_____

OVERALL FACILITY RATING (Circle One)

0 = No Deficiencies Identified
1 = Monitor (potential for future problem exists)
2 = Routine Maintenance Required
3 = Immediate Repair Necessary

This inspection form shall be kept indefinitely and made available to City upon request.

APPENDIX C
Maintenance Form(s)

CATCH BASIN / MAHHOLE / SUMP MAINTENANCE FORM

Subdivision/Business Name:_____ Completion Date:_____

Subdivision/Business Address:_____ Contact Name:_____

Maintenance Category: (Circle All That Apply) Routine Restoration Rehabilitation

MAINTENANCE ACTIVITIES PERFORMED

STRUCTURE LOCATION & DESCRIPTION_____

ROUTINE WORK

____ MOWING AROUND INLET OR OUTLET
____ TRASH/DEBRIS REMOVAL
____ OUTLET WORKS CLEANING (TRASH RACK/WELL SCREEN)
____ WEED CONTROL (HERBICIDE APPLICATION)
____ MOSQUITO TREATMENT
____ ALGAE TREATMENT

RESTORATION WORK

____ SEDIMENT REMOVAL

____ EROSION REPAIR
____ INFLOW POINT
____ OUTFLOW POINT

____ VEGETATION REMOVAL/TREE THINNING

____ REVEGETATION

____ JET-VAC/CLEARING DRAINS
____ OUTLET WORKS
____ INFLOWS

REHABILITATION WORK

____ EROSION REPAIR
____ INFLOW POINT

____ STRUCTURAL REPAIR
____ INFLOW

OTHER_____
_____
_____

ESTIMATED TOTAL MANHOURS: _____

EQUIPMENT/MATERIAL USED: _____

_____

_____

COMMENTS/ADDITIONAL INFO: _____

_____

This Maintenance Activity Form shall be kept indefinitely and made available to City upon request.

DETENTION BASIN
MAINTENANCE FORM

Subdivision/Business Name:_____ Completion Date:_____

Subdivision/Business Address:_____ Contact Name:_____

Maintenance Category: (Circle All That Apply) Routine Restoration Rehabilitation

MAINTENANCE ACTIVITIES PERFORMED

ROUTINE WORK

____ MOWING
____ TRASH/DEBRIS REMOVAL
____ OUTLET WORKS CLEANING (TRASH RACK/WELL SCREEN)
____ WEED CONTROL (HERBICIDE APPLICATION)
____ MOSQUITO TREATMENT
____ ALGAE TREATMENT

RESTORATION WORK

____ SEDIMENT REMOVAL
- ____ FOREBAY
- ____ TRICKLE CHANNEL
- ____ INFLOW

____ EROSION REPAIR
- ____ INFLOW POINT
- ____ TRICKLE CHANNEL

____ VEGETATION REMOVAL/TREE THINNING
- ____ INFLOW(S)
- ____ TRICKLE CHANNEL
- ____ UPPER STAGE
- ____ BOTTOM STAGE

____ REVEGETATION
____ JET-VAC/CLEARING DRAINS
- ____ FOREBAY
- ____ OUTLET WORKS
- ____ INFLOWS

REHABILITATION WORK

____ SEDIMENT REMOVAL (DREDGING)
- ____ BOTTOM STAGE
- ____ UPPER STAGE

____ EROSION REPAIR
- ____ OUTLET WORKS
- ____ UPPER STAGE
- ____ BOTTOM STAGE
- ____ SPILLWAY

____ STRUCTURAL REPAIR
- ____ INFLOW
- ____ OUTLET WORKS
- ____ FOREBAY
- ____ TRICKLE CHANNEL

OTHER_____

_____

_____

ESTIMATED TOTAL MANHOURS: _____

EQUIPMENT/MATERIAL USED: _____

_____

_____

COMMENTS/ADDITIONAL INFO: _____

_____

_____

This Maintenance Activity Form shall be kept indefinitely and made available to City upon request.

STORM DRAIN PIPE
MAINTENANCE FORM

Subdivision/Business Name:_____ Completion Date:_____

Subdivision/Business Address:_____ Contact Name:_____

Maintenance Category: (Circle All That Apply) Routine Restoration Rehabilitation

MAINTENANCE ACTIVITIES PERFORMED

PIPE LABEL/LOCATION_____

ROUTINE WORK

____ MOWING AROUND INLET OR OUTLET
____ TRASH/DEBRIS REMOVAL
____ OUTLET WORKS CLEANING (TRASH RACK/WELL SCREEN)
____ WEED CONTROL (HERBICIDE APPLICATION)
____ MOSQUITO TREATMENT
____ ALGAE TREATMENT

RESTORATION WORK

____ SEDIMENT REMOVAL
____ EROSION REPAIR
- ____ INFLOW POINT
- ____ OUTFLOW POINT

____ VEGETATION REMOVAL/TREE THINNING
- ____ INFLOW(S)
- ____ TRICKLE CHANNEL
- ____ UPPER STAGE
- ____ BOTTOM STAGE

____ REVEGETATION
____ JET-VAC/CLEARING DRAINS
- ____ FOREBAY
- ____ OUTLET WORKS
- ____ INFLOWS

REHABILITATION WORK

____ EROSION REPAIR
- ____ INFLOW POINT
- ____ OUTFLOW POINT

____ STRUCTURAL REPAIR
- ____ INFLOW
- ____ OUTLET WORKS
- ____ PIPE

OTHER_____

_____

_____

ESTIMATED TOTAL MANHOURS: _____

EQUIPMENT/MATERIAL USED: _____

_____

_____

COMMENTS/ADDITIONAL INFO: _____

_____

This Maintenance Activity Form shall be kept indefinitely and made available to City upon request.

APPENDIX D
Annual Inspection and Maintenance Submittal Form

Annual Inspection and Maintenance Reporting Form
for
Stormwater Control

(This form to be submitted to Highland City prior to July 15 of each year)

Date: _____

To: **Highland City**
Attn: Stormwater Manager
5400 W. Civic Center Dr., Suite 1
Highland, UT 84003

Re: **Certification of Inspection and Maintenance; Submittal of forms**

Property/Subdivision Name: _____

Property Address: _____

Contact Name: _____

I verify that the required stormwater control inspections and required maintenance have been completed in accordance with the Stormwater Controls Maintenance Agreement and the Private Stormwater Operation and Maintenance (O&M) Manual associated with the above referenced property.

The required Stormwater Control Inspection and Maintenance forms are hereby provided.

_____
Name of Party Responsible for Inspection & Maintenance

_____
Property Owner

_____
Authorized Signature

_____
Signature