



5400 West Civic Center Drive - Suite 1  
Highland, UT 84003  
Phone 772-4515 Fax 756-6903  
Community Development Department

## SITE PLAN APPLICATION

### STAFF USE ONLY

Application Date: \_\_\_ / \_\_\_ / \_\_\_ Application Number: \_\_\_\_\_ Fee Owed: \$725.00  
Received by: \_\_\_\_\_ Receipt #: \_\_\_\_\_ Cash/Card/Check (Check #: \_\_\_\_\_)  
Planning Commission Meeting Date: \_\_\_\_\_ City Council Meeting Date: \_\_\_\_\_  
Application: Approved/Denied Staff Comments: \_\_\_\_\_

### PROJECT INFORMATION

Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
Acreage/Property Size: \_\_\_\_\_

### APPLICANT INFORMATION

Name: \_\_\_\_\_  
Mailing Address: \_\_\_\_\_  
Phone #: \_\_\_\_\_ Fax #: \_\_\_\_\_  
Email Address: \_\_\_\_\_

### Owner Information

Owner Name: \_\_\_\_\_  
Owner Address: \_\_\_\_\_  
Owner Phone #: \_\_\_\_\_ Owner Email Address: \_\_\_\_\_  
Owner's Signature: \_\_\_\_\_



**HIGHLAND CITY**

## PROPERTY OWNERS AFFIDAVIT

I (we) \_\_\_\_\_, being first duly sworn, depose and say that I (we) am (are) the current owner of the property involved in this application; that I (we) have read the application and attached plans and other exhibits and are familiar with its contents; and that said contents are in all respects true and correct based upon personal knowledge.

\_\_\_\_\_  
Owner's Signature

\_\_\_\_\_  
Owner's Signature (co-owner, if any)

State of \_\_\_\_\_

County of \_\_\_\_\_

Subscribed and sworn to (affirmed) before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Notary Public

## AGENT AUTHORIZATION AFFIDAVIT

I (we), \_\_\_\_\_, owner(s) of the real property located at \_\_\_\_\_, in Highland City, Utah, do hereby appoint \_\_\_\_\_, as my (our) agent to represent me (us) with regard to this application affecting the able described real property.

\_\_\_\_\_  
Owner's Signature

\_\_\_\_\_  
Owner's Signature (co-owner, if any)

State of \_\_\_\_\_

County of \_\_\_\_\_

Subscribed and sworn to (affirmed) before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Notary Public



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**DELIVERABLE REQUIREMENTS**

\*The following items are required for processing. An application will not be accepted without these items.\*

TO BE COMPLETED BY STAFF		DELIVERABLES
YES	NO	
		Completed and Signed Planning Application.
		Review Fee: \$725.00.
		Legal description of property on a separate 8 1/2"x11" sheet (1 copy).
		Current Title Report (1 copy).
		Project narrative, including discussion of site design, building architecture, landscape themes, compatibility, etc. (1 copy). (See page 4).
		Site Plan. (See pages 7-9 for site plan specifications). All of the following shall be included as a part of the site plan; the contents shall be made up in 3 sets of 24"x36" plans and drawn to scale:
		Building Elevations.
		Lighting Plan/Photometric and cut sheets.
		Landscape/Hardscape Plan and landscape maintenance schedule.
		Grading Plan. Must be consistent with the master grading plan
		Drainage Plan. Must be consistent with the master drainage plan.
		Utility Plan.
		General traffic circulation plan and/or traffic study.
		Color elevations.
		ALTA Survey.
		Drainage Report (1 copy).
		Material and color palette board(s) not to exceed 8 1/2"x11" (1 copy).
		Landscaping Requirements and data sheet (1 copy) (see pages 10-11).
		Fire Protection Plan (1 copy) (see page 12).
		Comprehensive Sign Plan (1 copy) (see page 13).
		Project data sheet (1 copy). (see page 14).
		Reduced copies of all required plans in 11"x17" size (2 copies).
		Reduced copies of all required plans in 8 1/2"x11" size (1 copy).
		All plans on a thumb drive as PDF labeled and dated
		Stormwater Facilities Maintenance Agreement filled out and signed

\*The applicant should be aware that there may be requests to provide additional materials for staff review and/or Planning Commission or City Council meetings.\*

Signature: \_\_\_\_\_

Printed Name: \_\_\_\_\_

Date: \_\_\_\_\_

Phone Number: \_\_\_\_\_



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## SITE PLAN PROJECT NARRATIVE

\*The following must be included. An application will not be accepted without this.\*

Please address the following topics in a typed narrative on a separate sheet of paper:

1. Consistency with the General Plan and compliance with the Development Code and other city codes and regulations.
2. General compatibility of proposed use with adjacent property.
3. Site and building design with exterior lighting with reference to adjacent properties.
4. Address ingress and egress to the property and proximity to driveways and street intersections in the vicinity of the subject property.
5. Internal vehicular circulation including emergency and delivery vehicles.
6. Pedestrian and alternative vehicle considerations for the proposed use.
7. Volume and character of traffic as well as off-street parking and loading.
8. Impact of public services, including utilities, schools, and recreation.
9. Screening and buffering of uses.
10. Proposed outdoor activities and/or storage.
11. Hours of operation and number of employees.
12. Noise, smoke, odor, dust, vibration, or illumination created by the proposed use.
13. Additional information as needed.



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### SITE PLAN SUBMITTAL SPECIFICATIONS

\*All plans shall be of the same scale. These items must be present on the plans submitted for review.\*

#### SITE PLAN

1. Name and address/location of development.
2. Vicinity Map showing area within 1/2 mile of the subject site.
3. Name, address, and phone number of developer and/or owner.
4. Name, address, phone number, and professional seal of engineer/architect or firm preparing plans.
5. Date of plan preparation and subsequent revision dates.
6. North arrow and scale of not less than 1" = 100'.
7. Legal description.
8. Zoning of all abutting and/or adjacent properties.
9. Current dimensions of all property lines.
10. Location, identification, and dimensions of the following existing and proposed site elements and
  - a. Existing adjacent and/or on-site streets and street right-of-way.
  - b. Proposed right-of-way dedications and improvements.
  - c. Proposed street cross-sections.
  - d. Existing and proposed ingress/egress points (indicate full access, right-in/right-out only,
  - e. On-site vehicular and pedestrian circulation elements (i.e. sidewalks, walkways, driveways,
  - f. Provisions for handicapped accessibility including, but not limited to wheelchair ramps,
  - g. Parking areas, vehicular and bicycle, including setbacks to property lines.
  - h. Bus stop locations designed in accordance with MAG Supplemental Detail A1260.
  - i. All structures, including heights, dimensions, finish floor elevations, and setbacks to
  - j. Fences and walls.
  - k. Trash enclosures.
  - l. Freestanding signage.
  - m. Existing and proposed fire hydrants, backflow prevention equipment, and FDC.
  - n. Existing and proposed lighting (on and off-site).
  - o. Detention/retention areas.
  - p. Irrigation ditches, canals, and well sites.
  - q. Water features.
  - r. All ground planes labeled (i.e. asphalt, concrete, landscaping, etc.).
  - s. Significant rock outcroppings or other natural features.
  - t. Phase lines, if applicable.
11. Site data table including the following information:
  - a. Existing zoning of the site.
  - b. Gross and net area of site.
  - c. Total building floor area.

- d. Building floor area, by use (if a mix of uses is proposed).
- e. Percent of site coverage.
- f. Parking calculations showing total number of spaces required and provided, by use, including accessible parking.

12. Trash Enclosures:

- a. Every parcel with a building or structure shall have a trash receptacle on the premises. The trash receptacle shall be of sufficient size to accommodate the trash generated.
- b. The refuse collection area shall be located upon the lot so as to provide clear and convenient access to refuse collection vehicles.
- c. The receptacle shall be screened from public view on at least three (3) sides by a solid wall six (6) feet in height and on the fourth side by a solid gate not less than five (5) feet in height. The gate shall be maintained in working order and shall remain closed except when in use. The wall and gate shall be architecturally compatible with the surrounding buildings and structures.
- d. Freestanding refuse containers in retail or public areas which are intended for public use shall be constructed of cast concrete, ceramic or wrought iron, with an inset for a trash can and shall be constructed so as not to allow dispersal of the container or trash by the strong winds common to the area. The containers shall be natural in color and/or of a design commensurate with surrounding architectural themes.
- e. Enclosures shall be constructed per Highland City Development Code standards. Additional requirements and/or restrictions may be applicable based on zoning district.

13. Pedestrian Access

- a. All pedestrian walkways that traverse driveways or drive aisles shall be distinguished by a different material.
- b. Minimum 6' walkway around all commercial buildings on site.

14. Site Plan Notes

- a. All utility lines less than 69KV shall be undergrounded with the first phase of development.
- b. All ground-mounted equipment shall be screened/concealed from street view.
- c. Plants located within required sight visibility triangles shall be pruned regularly to permit unobstructed vision. Plant material shall be maintained to be lower than 3' (shrubs) or taller than 7' (bottom of tree canopy).
- d. Future development pads within master planned developments shall be covered for dust and weed control at time of development.
- e. All developments shall be maintained in conformance with the approved site plan and landscape plan. Any changes thereto shall require approval of Highland City.
- f. This project is subject to the current Highland City Engineering Requirements (MAG Supplemental Regulations), General Plan, Development Code, and any applicable Specific Plans.

**LANDSCAPE/HARDSCAPE PLAN**

- 1. Location of all landscape material, lighting, and site furnishings.
- 2. Botanical and common names of plant material.
- 3. Size of plantings at time of installation.
- 4. Description of irrigation system. Show preliminary backflow preventer location.
- 5. Planting Data Sheet included on all landscape sheets (see attached).

6. Locations of all backflow prevention devices. Devices smaller than 3' screened with round-topped wire mesh enclosure, painted green.
7. Square footage of landscaping in any right-of-way.
8. Designate and provide detail of all street median improvements (as applicable).
9. Location of preliminary easements, preliminary utilities, and above grade retention/detention basins.
10. Blow-up plan views of all usable open space areas and areas with decorative paving indicating the surface design and location of all amenities therein.
11. Elevations and/or details indicating color and design of all proposed site amenities, including but not limited to benches, tables, trash receptacles, fountains, bike racks, etc.

### **PRELIMINARY GRADING AND DRAINAGE PLAN**

1. Topographic contours or spot elevations.
2. Delineate any areas in the floodplain.
3. Detention areas/storm drains.

### **PRELIMINARY UTILITY PLAN**

1. All existing water and sewer lines, location, and size.
2. Proposed public utility (PUE) and width.
3. Proposed location and size of the following:
  - a. Potable water lines
  - b. Sanitary sewer lines
  - c. Fire lines
  - d. Water meters
  - e. Storm drains
4. Proposed fire hydrant locations.
5. Proposed location of backflow preventers.
6. Existing and proposed locations of all electric, natural gas, telephone, and/or cable television lines.

### **BUILDING ELEVATIONS**

1. Drawing, to scale, of all sides of all buildings proposed, in accordance with City architectural
2. Elevations labeled by direction (e.g. North Elevation).
3. Call outs of all proposed finish materials and colors; on color elevations, printed colors must
4. Sign fields delineated by a dashed box (All signage shall be submitted, reviewed, and approved
5. Roof mounted equipment, ghost-in behind parapets.
6. Perspective drawing along major streets and other visible locations as required by the staff.
7. Elevations of all proposed perimeter, screen, or other proposed walls on site.

### **EXTERIOR BUILDING COLOR AND MATERIALS SAMPLES**

1. Samples of each material used (2" x 2" maximum size, 1" x 1" minimum size), mounted on 8 1/2" x 11" board(s). Thoroughly label each sample with all known information, including but not limited to: manufacturer name, color name and number, material type, finish, size, etc.

### **LIGHTING AND PHOTOMETRICS**

1. Site plan indicating the location and type of all proposed exterior lighting fixtures.
2. Photometric plan indicated light levels (in foot candles) at regularly measured intervals across a
3. Luminaire schedule including but not limited to the manufacturer information, luminaire
4. Cut sheets of all proposed fixtures.
5. All lights shall be fully shielded and directed downward.



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## LANDSCAPING REQUIREMENTS

\*These standards are a starting point and the Highland City Development Code should be referenced for additional requirements within each zoning district.\*

### PLANTING NOTES

1. A fully dimensioned comprehensive landscaping plan shall include, but not be limited to:
  - a. List of plants
  - b. Size
  - c. Location
  - d. Irrigation plan
  - e. Hardscape
2. Minimum caliper for all trees shall be 2" and minimum shrub size shall be one gallon.
3. The City may require that landscaping plans be prepared by a registered landscape architect.
4. When inorganic ground cover is used, it shall be in combination with live plants.
5. All landscaping shall have an automatic irrigation system.
6. All required landscaping shall be properly installed, irrigated, and maintained prior to use inauguration or occupancy.
7. The Property Owner and/or lessee shall be responsible to install/maintain all landscaping within the Right-of-way.
8. Maintenance of approved landscaping shall consist of regular watering, pruning, fertilizing, clearing of debris and weeds, the removal and replacement of dead plants, and the repair and replacement of irrigation systems and integrated architectural features.
9. At Intersections: Landscaping along all streets and boundaries shall be limited to a height of not more than three (3) feet within the area required for minimum sight distance as specified in the AASHTO Policy on Geometric Design for the following intersections.
  - a. A vehicular trafficway or driveway and a street;
  - b. A vehicular trafficway or driveway and a sidewalk;
  - c. Two or more vehicular traffic ways, driveways, or streets.
10. Hanging limbs and branch growth shall be maintained 13 feet above streets and 8 feet above sidewalks.
11. A 3 foot clear space is required around all fire suppression equipment. No plants may be installed that will encroach upon this clear space when mature.

**Note:** All construction shall be in accordance with the Highland City Specifications & Standard Details.





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**PLANTING DATA SHEET**

PROJECT NAME: \_\_\_\_\_

PROJECT MANAGER: \_\_\_\_\_

PROPOSED USE: \_\_\_\_\_

ZONING DISTRICT: \_\_\_\_\_

TO BE COMPLETED BY APPLICANT

REQUIRED LANDSCAPING	PROVIDED	ADDITIONAL INFORMATION



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## FIRE PROTECTION PLAN

\*Fire protection plans on all commercial buildings shall include the following on a plot plan:

1. Location of building address (illuminated or not).
2. Hydrant locations.
3. FDC location.
4. PIV location (if applicable).
5. Riser location
6. Knox box (if building foot print is shown show location).

## BUILDINGS WITH SPRINKLERS SYSTEMS

\*In addition to the items above, the following items shall be shown on the fire protection plan:

1. Sprinkler head locations.
2. Panel location.

## COMPLETE FOR BUILDING PERMIT

\*Do not need to complete for Site Plan Application:

1. Marked fire exit locations.
2. All fire extinguishment applications (dry chem hoods, fire hoses, fire extinguishers, etc.)
3. Fire alarm (yes or no).
4. Monitored or local alarm and alarm panel location.
5. Co2 and smoke alarm locations.
6. Fire doors and other confinement corridors.
7. Emergency lighting locations.
8. Storage markings on the floor in utility areas.
9. Automatic shut-off on gas appliances (if applicable).

## STORMWATER FACILITIES MAINTENANCE AGREEMENT

The state requires owners of all private storm drain systems to enter into an agreement with the municipality regarding long term storm water maintenance. The agreement requires the owner of the development to submit an inspection report to the City before July 15th of each year.

The private stormwater facilities shall be maintained according to the standards set in the Private Stormwater Management Facility Operation and Maintenance Manual (O&M Manual).

\*\*The agreement is found on pages 15-18.



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## COMPREHENSIVE SIGN PLAN GUIDELINES

\*The Highland City Development Code Sign Ordinance should be referenced for a complete list of signage requirements.\*

Comprehensive Sign Plans shall, at a minimum, include the following items:

1. Property owner's authorization on planning application.
2. Statement of design indicating how the proposal meets the City requirements for continuity and design. The statement shall identify common themes along with a limited set of colors, materials, illumination methods, and fonts which compliment the proposed building architecture.
3. Site plan identifying the location of all signs associated with the project.
4. Final elevations/details, in color, showing the dimensions, materials, colors, design, method of illumination, and ground plane treatment (i.e. landscape) for all proposed freestanding signage.
5. Color building elevations denoting the areas designated for wall mounted signage.
6. Typical elevations/details, in color, showing the materials, colors, fonts, method of mounting, and method of illumination for a typical wall mounted sign. If multiple letter types are proposed, the sign plan shall include a detail for all proposed types.
7. Any additional items requested by staff.



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**PROJECT DATA SHEET – RESIDENTIAL/COMMERCIAL**

PROJECT NAME: \_\_\_\_\_

PROJECT MANAGER: \_\_\_\_\_

PROPOSED USE: \_\_\_\_\_

ZONING DISTRICT: \_\_\_\_\_

TO BE COMPLETED BY APPLICANT

COMMERCIAL	RESIDENTIAL	CALCULATIONS	TO BE COMPLETED BY CITY
		NET LOT AREA	
		GROSS LOT AREA	
		GROSS BUILDING AREA	
N/A		NUMBER OF UNITS OR LOTS	
N/A		NET DENSITY ALLOWED	
N/A		NET DENSITY PROVIDED	
N/A		MINIMUM LOT SIZE ALLOWED	
N/A		MINIMUM LOT SIZE PROVIDED	
		BUILDING HEIGHT ALLOWED	
		BUILDING HEIGHT PROVIDED	
		MINIMUM PARKING SPACES REQUIRED	
		PARKING SPACES PROVIDED	

**SETBACKS (Provide table for each building, labeled to match site plan)**

REQUIRED	PROVIDED	CALCULATIONS	TO BE COMPLETED BY CITY
		NORTH ELEVATION	
		SOUTH ELEVATION	
		EAST ELEVATION	
		WEST ELEVATION	
		PARKING (from streets & abutting residential property)	

Stormwater Facilities Maintenance Agreement

**WHEREAS**, the Property Owner \_\_\_\_\_ recognizes that the wet or extended detention facility or facilities (hereinafter referred to as “The Facility” or “Facilities”) must be maintained for Utah County Parcel Number \_\_\_\_\_

**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 Facilities be constructed and maintained on the property; and,

**WHEREAS**, the City requires that Facility or Facilities 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 Facility or Facilities 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 Facility or Facilities in good working condition acceptable to the City and in accordance with the Private Stormwater Management Facility 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 Facilities, at the Owner’s expense, by a person experienced in the inspection of stormwater facilities. Inspections shall occur at least once every calendar year. An inspection report shall be submitted in writing to the City prior to July 15<sup>th</sup> of each year for the Facilities. The inspection 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 Facilities 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 Facility as deemed necessary. It is expressly understood and agreed that Highland City is under no obligation to maintain or repair the Facilities 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 facility or Facilities 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 Facility or Facilities 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 Facility or Facilities 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 construction or maintenance of The Facilities or Facility, 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 facility or facilities.

**SECTION 6.**

It is the intent of this agreement to insure the proper maintenance of the Facility or Facilities 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 facility or facilities 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. Reserved area(s) shall be sufficient to accommodate for a minimum of two dredging cycles.

**SECTION 8.**

The Property Owner shall inspect the property and Facility or Facilities at least once annually 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 Facility or Facilities 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 11.**

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 Facility.

**SECTION 12.**

The Owner agrees that it will not at any time dedicate the Facilities 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 13.**

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 Facilities, including access to the Facilities.

**SECTION 14.**

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 15.**

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 16.**

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 \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_\_

**PROPERTY OWNER**

BY: \_\_\_\_\_ Attest: \_\_\_\_\_

Title: \_\_\_\_\_ Title: \_\_\_\_\_

Approved as to form:

By: \_\_\_\_\_ Date: \_\_\_\_\_  
City Attorney

**HIGHLAND, UTAH**

Attest: \_\_\_\_\_  
City Recorder

(SEAL)

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