Woodland Hills City

Welcome to Woodland Hills. As you begin your building process, we hope this information as well as the interactions you have are both helpful and professional.

PLEASE NOTE

Building in Woodland Hills is very different from other locations in Utah. The beautiful landscape and mountain living that attracts us to this place also cause challenges that are unique to our location. Even if you or your builder are familiar with building in other locations please review and follow our unique building requirements.

Specifically, a building permit consists of three parts:

1. **Site Plan** - Do not underestimate this step. Woodland Hills has very specific requirements due to our mountain topography. You must complete all required steps and work with our building department to successfully complete this step. It is not unusual for this step to require several iterations. Please refer to the site plan checklist. All items listed on the checklist must be included on the site plan.
2. **Fire Safety Permit**-This allows the property owner to begin the clearing of trees to provide emergency vehicle access and safety during the construction. This work needs to be done prior to when the final building permit is issued.
3. **Building Plan Approval** - This step involves submitting plans that have been reviewed by your architect and your engineer to certify that the building can handle the unique conditions (snow) faced in Woodland Hills.

Woodland Hills complies with all state regulations regarding building permit approvals. We respond to each submission within 14 business days and seek to work with you during the process. Experience has shown that multiple submissions are typically required to meet all the requirements. Your attention to notes and annotations on each submission will help shorten the time it takes to complete this process.

We hope you will find the enclosed information packet helpful. It contains information regarding municipal services, phone numbers, ordinances, etc. You can also access the City's website at www.woodlandhills-ut.gov for current community information.

In the meantime, if you have any questions, please call our office at 801-423-3900 during normal business hours and someone will be happy to help you.

Sincerely,

Mayor Benjamin Hillyard

Woodland Hills City

Residential Building Permit Checklist

All documents for a building permit are reviewed and approved on the My City Inspect portal. Payment of required fees must also be received by the city before any portion of the plans will be reviewed.

If you have any questions regarding the process or this form, please call the city offices at 801-423-3900.

Snow load criteria can be found at https://www.usu.edu/utahsnowload/

Items to Include When Submitting a Building Permit for a New Home:

_____ Building Deposit and Review Fees are paid in full at the time a permit application is submitted ($5550.00)

A complete set of building plans includes the following:

_____ Owner Builder Certificate

_____ Deposit Agreement Form

_____ Site Plan (See Site Plan Checklist)

_____ Stamped Structural Calculation

_____ Wet Stamped Engineered Plans for all structural aspects.

_____ RES Check (International Energy Conservation Code Compliance Report)

_____ Gas Schematics which include; all appliance installed and proposed.

_____ Documentation of Energy Code Compliance

_____ Truss Details

_____ Engineering for Retaining Walls over 4 feet in height

_____ A geotechnical report, including a slope stability evaluation is required if the overall slope of the lot is greater than 15%

_____ State NOI

_____ SWPPP Application

_____ Natural Hazard Study (If applicable to your building lot)

_____ Septic Approval Letter(if applicable), must have the approval certificate.- designed, inspected, & approved by the Utah Co. Health Department

_____ Completed Site Plan Checklist

_____ Woodland Hills Water Application

_____ Completed Building Height Worksheet

_____ Fire Sprinkler Plans and Permit/Application

*SOILS OBSERVATION REPORT REQUIRED TO BE ON SITE, **AT THE FOOTING INSPECTION**.

*A COMPLETE SET OF STAMPED TRUSS SPECIFICATIONS OR A STAMPED LETTER FROM THE ENGINEER FOR YOUR PLANS STATING THE TRUSS PACKAGE SHOWN ON YOUR PLANS IS ADEQUATE FOR THE STRUCTURE **MUST BE ON SITE AT 4- WAY.**

Woodland Hills City

Steps to obtaining a permit

1. Register for an account by clicking on the link www.woodlandhillls-ut.cityinspect.com
2. Once registered, complete the application and upload ALL required documents to your City Inspect Account.
3. Pay the initial permit application fee of $5550.00. Payment can be made by check or credit card. If paying with a credit card, there will be a 3% processing fee.

Process after initial permit application is paid and ALL documents are submitted

1. Plans are reviewed on a first-come, first-serve basis.
2. Plan review can take a couple of weeks.

Obtaining a Building Permit

A building permit after:

1. Confirming that all necessary documents have been obtained.
2. Plan review has been completed and all departments have signed off on the issuance of the permit; and
3. Upon payment of all applicable fees.

Water Service Application and Agreement (refundable deposit)	$200.00
Building Permit fee based on the standards outlined in the Uniform Building Code Fees Schedule.	Valuation given by the Building Official
State tax of 1% of Building Permit fee	TBD
Plan check fee of 65% of the Building Permit fee	TBD
Water Impact fee	$5267.00
Water Connection Fee	$650.00
Sewer Impact Fee (if applicable)	$7351.80
Sewer Connection Fee (in identified areas)	$3501.00
Sewer Hook-Up Fee	$200.00

Woodland Hills City

Zoning Requirements
Please review City Code Title 10 for zoning requirements.

Fire Suppression System and Fire Permit
Carefully review City Code Title 5-4-1. Fire suppression plansmust be reviewed by a 3rd party and installed by a licensed contractor. The suppression system is required over any/all heated floor space, including a garage.

Certificate of Occupancy
A Certificate of Occupancy must be obtained before occupying a home. A certificate may only be issued if the home is in conformity with the Building Code, the Zoning Ordinance, and all other applicable ordinances. It is the responsibility of the permit holder to restore all City infrastructure to its original subdivision standards. I.e....rock-lined ditches, shoulder, curbs, culverts, etc.

Temporary Certificate of Occupancy
A Temporary Certificate of occupancy may be issued from the Building Official if the building official determines that the building is substantially complete and that there are no life or health-threatening hazards existing on the property. As a condition of receiving a temporary occupancy permit, the applicant must agree to complete an application for a Temporary Occupancy Permit, pay a fee that is established by City Resolution, and agree to complete the items shown on the final checklist by a deadline stated on the certificate. The applicant understands that it shall be a Class C misdemeanor, subject to penalty as provided in section 1-4-1, to inhabit a building with a temporary occupancy that has expired.

Helpful Phone Numbers

Public Works Director and Fire Chief, Ted Mickelsen	801-455-6940
Mitch Hilburn, SWPPP Inspector	801-674-7754
City Recorder, Jody Stones	801-423-3900

Helpful Information

Electricity is through the Strawberry Electric Service District (SESD). A separate application will need to be filled out and submitted to Strawberry Electric. Any questions concerning electricity should be directed to SESD at 801-465-8020.

Water service for construction and for continued use requires a connection to the City Water System. The Builder/Owner must understand that upon this agreement they will be billed $78.00 per month for the water meter connection with all water usage billed additionally. Meters will be set by the City Public Works Department. The fees for the meter include a $78.00 flat fee per month plus a usage fee. The Owner/Builder is responsible for freezing meters, please take precautions. For more information regarding the freezing precautions, contact Lori Thomas, at 801-423-3900. Meters will be set prior to the final inspection, weather permitting.

Woodland Hills City

Gas is provided by Dominion Energy to the residents of Woodland Hills. Brad Mattinson in the pre-construction department is the contact at Dominion Energy at 801-853-6585.

Mail service is through Salem Post Office. Once an occupancy permit is issued, contact the Salem Post Office at 134 E. 200 N., Salem to apply for a mailbox.

Garbage and Recylcing service is provided through Waste Management. Curbside pick-up is done every Tuesday. Contact 801-423-3900 for garbage and recycling cans.

Fiber or High Speed Internet is available in all areas. Please call the City office, for more information.

Woodland Hills City

SWPPP and NOI

Woodland Hills City follows Federal EPA SWPPP requirements. Please contact Mitch Hillburn with Mystic Peak, LLC at 801-674-7754 for more information.

Natural Hazard Assessment

There are areas that are identified in the city that may require a Natural Hazard Assessment be done and submitted for all new construction or proposed improvements that are attached to an existing home. A map identifying the areas where an assessment needs to be done can be found on the city website.

Natural Hazard Assessments need to comply with the following:

A. The assessment shall be prepared by a geologist or engineer licensed by the State of Utah who has at least four (4) years of experience in a responsible position in the field of engineering geology. The assessment shall be signed, dated, and stamped by the preparer and include the qualifications of the preparer.

B. The assessment shall be a site-specific engineering geology study and shall identify all known or suspected potential geologic hazards, originating on-site or off-site, whether previously mapped or unmapped, which may affect the proposed structure or use of land.

C. The assessment typically identifies the degree to which the hazards affect the proposed structure or use of land and recommend mitigation measures to adequately protect persons and property, including occupants and property improvements related to the proposed structures and uses, and to meet the standards of this ordinance.

D. The assessment typically contains a detailed site map of the subject area showing any site-specific mapping performed as part of the geologic investigation, and including boundaries and features related to any natural or geological hazards, topography, and drainage. The site map must show the location and boundaries of the hazard(s), delineation of any recommended setback distances from hazard(s), and recommended location(s) for structures. Recommended buildable and non-buildable areas shall be clearly identified.

E. The assessment would typically contain trench logs and test pit logs, boring logs, aerial photographs, references with citations, and other supporting information as applicable.

F. All recommended mitigation measures identified in the Natural Hazards Assessment shall be incorporated into the design of the proposed structure or use of land. In the event that the Natural Hazards Assessment provides alternative mitigation measures, the applicant shall elect which mitigation measures to implement, and the applicant shall submit a supplemental Natural Hazards Assessment confirming that the elected mitigation measures are sufficient to adequately protect persons and property and to meet the standards of this ordinance. The applicant shall submit engineered plans for the proposed mitigation measures, which will demonstrate how the mitigation measures will be incorporated into the design of the applicable structure or use of land. These plans shall be prepared by a professional engineer who is licensed to practice in the State of Utah and is qualified to develop such plans. The City Engineer may reject the plans if the City Engineer finds that the professional engineer has insufficient training or experience, or if the City Engineer finds that the plans insufficiently describe the proposed mitigation measures or do not meet the other requirements of this Chapter. The City Engineer may require that supplemental or revised plans be submitted.

G. The City Engineer may determine if the submitted plans sufficiently describe the proposed mitigation measures. Upon the determination by the City Engineer that the Natural Hazards Assessment meets the standards of this Chapter, the City shall issue a clearance that incorporates the uses, structures, and mitigation measures approved by the City Engineer.

CITY OF WOODLAND HILLS

Woodland Hills
Stormwater Division
690 Woodland Hills Dr
Woodland Hills, Utah 84653

(801)674-7754 - Cell - Mitch Hilburn - SWPPP Inspector
Email application to: mysticpeakllc@gmail.com

LAND DISTURBANCE PERMIT APPLICATION

8/2024

Application Date:		**Permit Authorization City use only**
Subdivision:	**LOT#**	**UTR #:**
Property Owner:		**BLDG Permit #:**
Owner Address:		**Issued Date:**
City, State, Zip:		**Expiration Date:**
Cell:	**Work:**	**Cost of Permit:**
Email:		**Issued By:**
Operator/Contractor:		
Company Name:		**LDP Permit #:**
Address City, State, Zip:		
Cell:	**Work:**	
Email:		
Dates (estimated construction period):		
Project Name:		
Project Address:		
Project Description (include additional details with submittals):		

TERMS AND CONDITIONS

Property Owner - Owner(s) of property, representing property owner of joint ownership or entity. The property Owner is ultimately responsible for employees, representatives and operators involved with their property for applications regulated under City Code.
Operator - The Operator is responsible to inform the property owner of their responsibility to the Permit. The permit agent can include but not limited to; Property owner company employee, representative, contractor, developer, engineer, architect...
Permit Fee - City Land Disturbance Permit fee schedule shall apply.
Permit Application Review –SWPPP submittals require fifteen (15) days from receipt to completion for each submittal review.
Permit Application Requirement – A Land Disturbance Permit is required as per City Ordinance. Generally this is when disturbance activities warrant a State NOI. Also smaller projects as required by the City MS4 permit. Generally these projects are of a duration that poses a threat to water quality, air quality, public health or safety. It can also be projects that pose a public nuisance and can potentially damage City stormwater systems, including but not limited to: land disturbance activities that impact drainage channels, waterways, or sensitive areas, significantly impact roads, or drainage systems, borrow pits or the processing of earthen materials.

Stormwater Pollution Prevention Plan (SWPPP) – The applicant is responsible to prepare and implement a SWPPP to effectively control and contain pollutants associated with the construction activity.
SWPPP Management – SWPPPs must be managed via the Internet-based system **ComplianceGo**. If you do not already have a ComplianceGo account, the City will set one up for you once the SWPPP and LDP are approved.

City Authority – The City inspector shall have access to the site during 7:00 -6:00 hours or after hours when the operator is working.
Permit Obligations – The permittee is responsible to implement all SWPPP requirements throughout the term of the permit. The SWPPP requirements include but are not limited to: install BMPs, maintain BMPs, conduct inspections, correct deficiencies, amend SWPPP, train workforce, maintain documentation, i.e. inspection log, correction log, amendment log, training log, maintain site drawings, maintain BMP details, compliance to City inspection reports, prevent non-stormwater discharges, contaminated stormwater discharges, fugitive sediment, debris, construction waste solid/liquid, light weight trash and dust.
Limits of Work Area – The Permittee shall not perform any work beyond the permit envelope. This permit in no way grants the Permittee access to private properties. The individual property owners must grant access.
Permit Period/Extensions - Every Land Disturbance Permit shall expire and become null and void if substantial work is not commenced within one hundred eighty (180) calendar days of issuance, or if not complete within eighteen (24) months from the date of the commencement of construction. Time extensions may be granted at the discretion of the City Engineer upon written request from the Permitee to the Stormwater Division. Such request must be submitted ten (10) working days prior to the expiration date of the permit.

TERMS AND CONDITIONS - continued

Permit non-compliance – The following constitutes permit non-compliance. Failure to comply with Permit Obligations. Permit non-compliance may result in escalating enforcement and prohibition of work and/or stop inspections order. Permit non-compliance restitution includes cost to repair damage.

The primary compliance categories are and may result in individual violations for failure to: Maintain inspection log, correction/action log, amendment log, training log, misc documentation, SWPPP organization, SWPPP site plans, and BMPs details; Install BMPs, and maintain BMPs; Compliance with City inspections; each incident of; non stormwater discharges(pollutants), contaminated stormwater discharges and each incident of; fugitive sediment, debris, construction waste solid/liquid, light weight trash and dust. Other violations may be issued that are specific to the permittee unique SWPPP and construction operations.

On-Site Permit Requirements - A site notice shall be posted in view of the public and within public access. This site notice can be printed from ComplianceGo. The Public shall be granted access to these documents at all times.

Disturbance to City Right-of-Way: - Activities encumbering City rights-of-way, both traffic and construction related require filing of a Right-of-Way Encroachment Permit.

Special Limitations:

- This permit is for the disturbance of land in Woodland Hills only. It does not grant approval for any other City Departments, or Divisions. **Applicant shall obtain approval from Development Services prior to installing any site infrastructure public or private within the future right-of-way.**
- This permit does not grant approval or replace the permits of any other regulating agency public and private.
- Call for Blue Stakes and check for other utilities in the area prior to excavation.
- Permittee is responsible for repairing and/or restoring all property damaged during construction.
- Public right-of-way, both pedestrian and vehicular, may not be blocked or encumbered by construction activities or debris unless specifically address on this permit or a Right-of-Way Encroachment Permit.
- BMPs installed in the Right of Way must not cause hazardous conditions and permittee is responsible for any damage the BMP may cause to City infrastructure and private property.

INSTRUCTIONS

Submittal Requirements:

1. Completed **Woodland Hills Land Disturbance Permit** along with the following:
2. Completed **SWPPP Document** - Templates are available under the resources tab at this website: https://deq.utah.gov/water-quality/general-construction-storm-water-updes-permits
    a. Use General Permit (CGP) template for all construction sites except for single house lot.
    b. Use Common Plan (CPP) for construction of a single house lot.
    c. A SWPPP and NOI may not be required if this LDP is being filled out for a small project that is part of an existing structure such as: Home addition, retaining wall, shed, fencing, sports courts etc that meet the criteria for small project LDP requirements of proximity to sensitive land features.
3. **NOI stormwater permit** - Operator must obtain an NOI from the State of Utah by going to https://deq.utah.gov/water-quality/general-construction-storm-water-updes-permits and clicking "apply online". If you are creating a new account make sure to choose "signatory" as your role when asked.

Process:

1. Submit items 1, 2 & 3 under Submittal Requirements above to **mysticpeakllc@gmail.com and/or to city inspect portal.**
2. Application and documents will be reviewed by the Stormwater Division. Revisions and/or corrections may be necessary.
3. Schedule an on-site SWPPP Pre-Con Meeting with stormwater inspector. Note for development sites this is separate from the engineering Pre-Con Meeting. Engineering Pre-Con will not be scheduled until SWPPP has been submitted.
4. Land Disturbance Permit will be issued (signed by City) and SWPPP approved after all corrections/revisions are made to submittal set and SWPPP Pre-Con has been completed.

Closing out LDP and NOI

Closing the Land Disturbance Permit requires written request to the Stormwater Division. Closing all project applicable City UPDES obligations related to the project including but not limited to:

1. Compliance with the terms of the Land Disturbance Permit
2. Long-Term Stormwater Management Plan Agreements and Plan documents, if applicable.
3. NOI permittees must file for Notice of Termination (NOT) through the Utah DWQ, online stormwater permit system.
4. City staff will confirm NOT status following approval of site conditions and SWPPP documents.
5. **Certificate of Occupancy may be obtained without NOT approval. Bonds will not be released until NOT approval.**

If you need the application or templates emailed to you or if you have any question about the process, please don't hesitate to contact the City SWPPP Inspector - Mitch Hilburn 801-674-7754 mysticpeakllc@gmail.com

The purpose of the Land Disturbance Permit and corresponding SWPPP is to protect our water resources, prevent common construction related hazards, and reduce the potential for lateral damage and nuisances to adjacent properties and neighbors associated with your construction project. Choosing to engage in this project regulated by City ordinance carries responsibility to conform to the terms of this permit. This very ordinance and permit are also intended to reduce the effects of construction projects by others near you, protecting you from similar projects.

Operator Certification:
By typing/signing my name I am affirming that I am the individual entering into this agreement and agree to all requirements, and restrictions of this permit and attachments. I understand and agree to the enforcement of all penalties for failing to comply with this permit.

Operator:

Name	Title	Date

Woodland Hills City

SITE PLAN CHECKLIST

(This must be turned in with your completed site plan)

All applicable items on this checklist must be shown on the site plan before approval can be given by the city.

☐ 1. The name, address, and contact information of the property owner.

☐ 2. The contact information of the construction manager/general contractor for the construction project.

☐ 3. Date, north arrow, and scale on the plat. (No more than 1" = 20'; supplementary site plans at a larger scale are encouraged).

☐ 4. Existing zoning of the property, lot size, dimensions, and square feet of the structure's footprint in square feet.

☐ 5. All lot and/or property lines are to be shown with dimensions, including building setback lines, PUE easements, and driveway setbacks.

☐ 6. Street name(s) adjacent to the property.

☐ 7. Topographical details if the slope of the lot is greater than 10%. Driveway slopes no greater than 15% at the centerline.

☐ 8. Location of proposed retaining walls. Please note that all retaining walls over 4 feet or greater than a 2:1 slope require engineering.

☐ 9. The location and dimensions of all existing and proposed drives, sidewalks, curb openings, and curbing as indicated in the subdivision documents for the recorded plat.

☐ 10. Size and location of existing and proposed hydrants and utilities, including proposed connections to public sewer (if applicable) or water supply systems. Water lines shall be a minimum of 1 1/2" diameter.

☐ 11. Homes requiring a septic tank must submit a letter of approval along with a copy of the permitted design that has been signed and approved by the Utah County Health Department's Private Wastewater Treatment Department.

☐ 12. The following statement must appear on the site plan. "Actual construction will comply with applicable local ordinances and the state construction code. Contractor/Owner agree to restore rock-lined ditches if disturbed"

* The following items are not required to be shown on the site plan, but all new home construction will be inspected for compliance with driveway slopes. Please ensure that all culverts and rock-lined ditches, if necessary, are installed per city code, some of which is found in the city Development and Construction Standards.

BUILDING HEIGHT CALCULATION WORKSHEET

(Continued. Both pages must be uploaded to the portal)

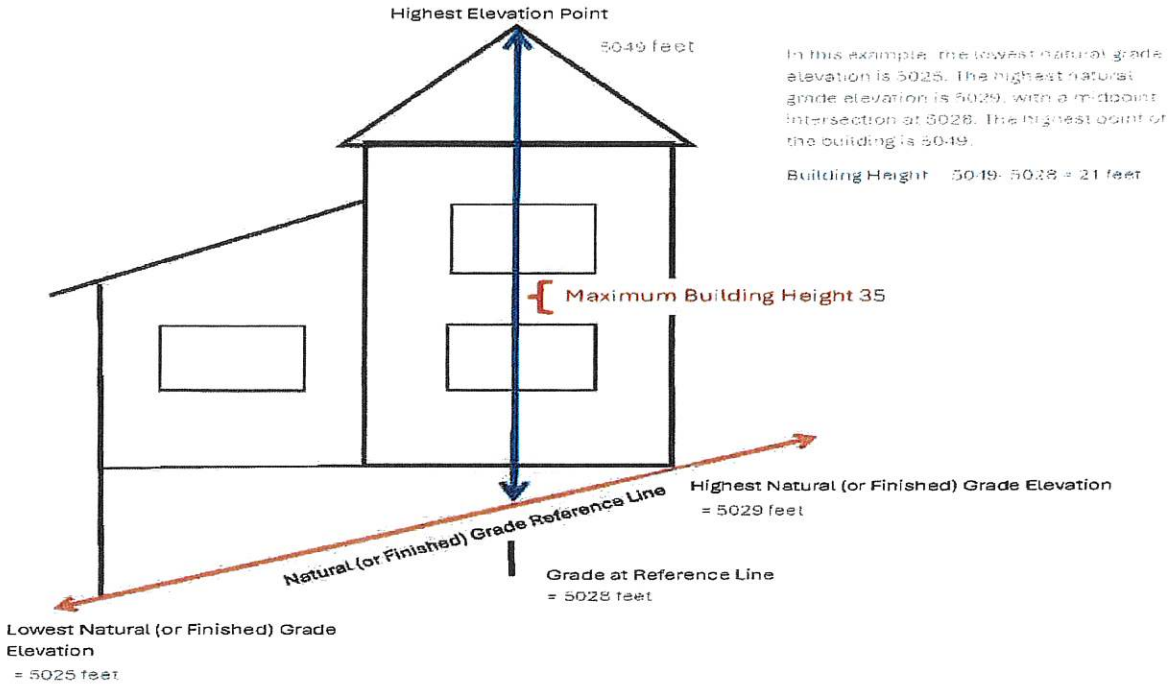
Natural Grade- The elevation of the undisturbed natural surface of the ground before any excavation or fill.
Finished Grade- The elevation of the finished surface of the ground adjoining the building after final grading.

HOW TO DETERMINE THE BUILDING HEIGHT CALCULATION:

1. Identify the actual location of the building envelope of the structure on the lot. The building envelope is a line drawn around the entire perimeter of the building.
2. Determine whether the natural grade or the finished grade will be the lowest grade. The natural grade is the grade before any excavation is done or soil is removed from within the building envelope.
3. For calculations using the natural grade reference line (similar to the finished grade):
    a. Note the lowest elevation point in feet above sea level of the natural grade around the building envelope
    b. Note the highest elevation point in feet above sea level of the natural grade around the building envelope
4. Draw a straight line between the lowest elevation point and the highest elevation point and project this line throughout the building envelope. This is your reference line.
   NOTE: If the finished grade reference line will be the lower of the two lines, perform the same calculations for the finished grade reference line as calculated for the natural grade reference line.
5. Note that the tallest part of the structure is described as feet above sea level.
6. Draw a perpendicular line from the tallest part of the structure straight down to where the line intersects with the reference line (be it natural or finished grade) drawn above in step #4. Your building height is measured in feet along that perpendicular line running from the tallest roof elevation down to where the line intersects with the reference line.
7. This distance cannot exceed 35 feet as measured along this line in order to comply with the city's building height ordinance if the roof structure has a pitched roof line or 30 feet if the roof structure is flat.

BUILDING HEIGHT CALCULATION WORKSHEET

(Continued. Both pages must be uploaded to the portal)



CALCULATIONS:

The lowest natural grade elevation point, feet above sea level is_____

The highest natural grade elevation point, feet above sea level is_____

A straight line drawn between these two elevation points

A straight line is drawn downward from the tallest part of the structure to the intersection with the natural (or finished) grade reference line (see diagram above).

The intersection point is at _____feet above sea level

The height of the structure is measured in feet from the highest part of the structure down to the natural (or finished) grade reference line, which is _____feet.

* The applicant and owner certify that all information in this worksheet is correct. If the home is found to be non-compliant or violates the City Code, all expenses related to bringing the home into compliance will be the sole responsibility of the permit holder. Prior to a footing and foundation inspection being completed, the city may require an elevation marker to be placed at the top of the foundation.

Project Address: _____

Owner Signature: _____ Contractor Signature: _____

Dear Contractor/Builder in Woodland Hills, Utah:

We are having a problem with trucks, vehicles, and other mobile construction equipment when they are parked on the job site. Both sides of the road are often occupied by this traffic making it difficult if not almost impossible for vehicle traffic to get by, going up and down the road. Also, at times it is impossible for any emergency vehicles, ambulance, or fire engine to make it through this congested traffic. Further, cement carriers and pump trucks can easily block off the entire road when they are servicing a particular job site.

While the city has specific ordinances dealing with these matters, we are alerting you to our concerns and informing you that the unannounced blocking ofthru traffic is a violation of our city ordinance and will be met with the issuance of traffic citations by the sheriff's department. This pertains to any vehicle visiting your job site.

We ask that you put a parking plan together to provide to your subcontractors and others as they visit your job site. Some of the items that should be included are 1) all vehicles parking on the same side of the street; 2) flaggers to direct traffic when cement or pumper trucks are on site and are temporarily blocking the road and or to direct traffic around a partially blocked road; 3) your own policing action to correct parking problems as they occur and any other guidelines that will help eliminate the parking problems that we are experiencing.

Further, if you are working on a site on Summit Creek Drive, we remind and ask you to direct all large trucks (dump trucks, cement trucks, transportation, and delivery trucks) to use Summit Creek Drive rather than Woodland Hills Drive or Willow Reed Road for access into or out of the city.

The city appreciates your efforts to help us in this area and to eliminate the dangerous situations that can occur.

Sincerely,

Wayne B. Frandsen

Wayne B. Frandsen, Zoning Enforcement Officer

Woodland Hills City

Dear New Resident:

Welcome to the City of Woodland Hills. This letter is to inform you that your water and garbage services are provided by the City. To set up your utility account and avoid any disruption of water service, the attached Water Application and Agreement for Water Service need to be completed and returned promptly. You may bring your paperwork to the City office during normal city office hours. If that isn't convenient, you can email it to treasurer@woodlandhills-ut.gov, put it in the city drop box located on the north side of the mailbox complex on Woodland Hills Drive at the entrance to the city or mail it to 200 S. Woodland Hills Drive, Woodland Hills, UT 84653.

A $200 water deposit is required for property owners. If all bills have been paid on time each month, your deposit will be applied to your account in one year. If, at any time the home is rented or leased, a $200 deposit is required from the owner, and a $350 deposit will be required from the renters if the account is put into their name. When they move out, their deposit will be applied to their final bill and any balance will be refunded. If they leave an unpaid balance, the property owner will be responsible to pay that balance.

Please read the information in the application and keep a copy for your future reference. It is especially important that you note your responsibility to insulate your water meter before the winter months. It is very cold in our city and meters will freeze if not properly insulated! You are responsible for the cost of replacing your meter if it freezes. The minimum cost of replacement is $650.

The monthly utility charges are llisted in the adopted fee schedule.

* Water rates are tiered beginning at $1.00/1,000 gallons used. There is a rate increase at 5,000 gallons and at subsequent increments. (Please contact the city if you want more detailed information.)

You can make payments with a check or cash at the city office, by mail, or in the city drop box. You can pay electronically with a debit or credit card or bank account withdrawal through Xpress Bill Pay online. A flyer explaining Xpress Bill Pay is attached or use the link on the city website.

You will find additional information on our city website: woodlandhills-ut.gov. If you would like to receive information from the city via email, please indicate that on page three of the application. We also have a calling service to notify you in case of a city emergency, or with other important information or announcements.

Garbage and recycling will be picked up every Tuesday. Have your cans at the end of your driveway by 6:00 am. Please be sure they are not in the way of the snowplows during the winter months. If you have any questions, please call the City at (801)423-3900.

Thank you.

Lori Thomas, Woodland Hills Treasurer

WOODLAND HILLS

Application and Agreement for Utility Service

Utility Service Address_____

Utility Service Requested: Sewer ☐ Water Service ☐ Garbage Collection ☐

	Applicant	Joint-Applicant
Name		
Phone #		
Email		
Social Security #		
Driver License #		
Birthdate		
Mailing Address (if different)		

Emergency Contact	
Name	
Phone #	
Credit reference or relative not residing with applicant	
Name	
Phone #	

If Customer is a legal entity such as a Limited Liability Company, Corporation, or Trust complete the following:	
Entity Name	
State of Registration	
Entity Address	
Entity Phone #	
Entity Business EIN	
Entity Accounts Payable Contact and Phone #	
All Member(s), Shareholder(s), Officer(s), Director(s) Trustee(s), and Owner(s) of the entity:	

Is Customer the owner of property receiving utility service? Yes☐ No☐

If Customer is not the Property Owner list Property Owner(s)_____

_____

If Customer is not the owner of the property receiving Utility Service executed Property Owner's Financial Guarantee Certificate must be attached.

Date you took possession (or will take possession) of home: _____

If new construction, do you want billings to also be sent to builder? Yes☐ No☐

If yes, please list email address of builder_____

Please note that Customer and Property Owner through the Property Owner's Financial Guarantee Certificate shall be responsible for payment if builder fails to pay.

Security Deposit: $200.00 (Security Deposit for RENTAL: $350.00)

- ☐ Check #_____ Date Paid_____
- ☐ Cash Date Paid_____
- ☐ Credit Card Date Paid_____
- ☐ Billed
- ☐ Paid w/building permit fees (new construction)

How do you want to receive your monthly statement?

- ☐ Email
- ☐ Xpress Bill Pay Paperless -- Go to: XpressBillPay.com to sign up for paperless billing.
- ☐ Mailed paper bill -- **There is a $2.00 monthly fee for statement mailing.**

GARBAGE SERVICE (see city fee schedule for pricing)

# of containers currently on property	
# of containers you would like removed	
# of containers you would like added	
TOTAL # OF CONTAINERS YOU WOULD LIKE	

RECYCLING (see city fee schedule for pricing)

# of containers currently on property	
# of containers you would like removed	
# of containers you would like added	
TOTAL # OF CONTAINERS YOU WOULD LIKE	

Agreement for Utility Service

The Customer(s) named above ("**Customer**") hereby applies to City of Woodland Hills ("**City**") for each Utility Service identified above at the listed service address and enters into this Agreement for Utility Service ("**Agreement**"). In return for Utility Service, Customer assumes responsibility for payment for all Utility Service provided by the City and agrees to pay all incurred charges for the Utility Service provided by the City. Customer agrees to pay City from the date of service and upon presentation of statements all charges for Utility Service. CUSTOMER shall pay such fees and deposits as shall be established by the city and shall further be subject to termination of services upon non-payment or failure to comply with rules, regulations, ordinances, or laws as established by the city. CUSTOMER agrees to be bound by the utility policy of the city and to ordinances and conditions of the Fee Schedule and to pay applicable rates as established by the city council.

Rental utility deposit is held until the CUSTOMER moves. At that time, it will be applied to the account, and any unused portion will be refunded. A CUSTOMER who fails to post a deposit when requested is subject to termination of service. In the event payment is late, a 2% late fee will be assessed. There will be a charge on all returned checks in the maximum amount allowed by state law, and CUSTOMER agrees to pay the same. Utility service is subject to city ordinances and policies established by the Woodland Hills City Council.

At the time of execution of this Utility Agreement for Services the Consumer shall also pay the Utility Service Deposit Amount provided above. The Utility Service Deposit may be applied to a delinquent balance including all fees, interest, and collection costs. Upon application of a Utility Service Deposit to a delinquent balance the Customer shall repay the amount of the Utility Service Deposit applied, prior to restoration of Utility Service. Upon disconnection of a Utility Service, Utility Service shall not be restored until all delinquencies and a reconnection fee for the Utility Service disconnected is paid in full.

Additionally, Customer further agrees that for any unpaid or delinquent balance for Utility Service, City shall have the right to institute collection proceedings by all legal means, including suit in the Fourth District Court of Utah County or the Small Claims Justice Court. Customer agrees to pay reasonable costs of collection, including court costs and attorney's fees, incurred by the City to secure payment for Utility Service rendered to Customer. City may terminate Utility Service in the manner provided by ordinance or resolution at any time Customer is delinquent in payment. City shall not be liable for any damages resulting from such termination. Following any termination, Customer will forfeit the deposit and it will be applied to the past due amount on the Statement. Customer consents to the City placing a lien for any unpaid balance on all real property at the Utility Service location which is benefitted by the Utility Service at any time when there is a Statement not paid in full.

Customer shall be responsible for payment of all amounts charged until Utility Service is terminated, ten days following a written request by Customer to have the Utility Service terminated. Any remaining Utility Service Deposit balance shall be refunded to the Customer within sixty (60) days of either the termination of Utility Service or disconnection of all Utility Service.

City shall use reasonable diligence to provide constant and uninterrupted Utility Service to Consumer, but if Utility Service shall fail or be interrupted or become irregular through any cause beyond the reasonable control of City, City shall not be liable for any damages resulting from such failure, interruption, or irregularity. Customer shall permit City's authorized representative to enter the property at Utility Service address at all reasonable times for purposes connected to providing Utility Service.

The City may change Utility Service rates, fees, and penalties at any time through passage of an ordinance or resolution by the City Council.

Customer is responsible for insulating the water meter in the fall before the cold winter months. In the event the water meter is damaged due to freezing, the Consumer will be charged for the replacement and installation of the new water meter. This charge will exceed $650.00.

Customer warrants that all information provided in this Application and Agreement for Utility Service is true and correct and agrees that false or misleading information shall give cause for City to deny or cancel Utility Service and demand immediate payment of any amounts due.

CITY NOTIFICATIONS

The City utilizes the Everbridge platform as our primary system to communicate emergency information to our residents. Each individual can create their own account and opt-in for what they would like to receive alerts/notifications on. To create an account, go to https://alerts.utahcounty.gov and select the box next to Woodland Hills to choose to receive all alerts/notifications that are sent from the City or select just the boxes next to the specific categories that you would like to be notified about.

DOG LICENSING

ALL DOGS MUST BE LICENSED. Please take proof of rabies vaccination to the Utah County Animal Shelter located at 582 W. 3000 North in Spanish Fork **within one month** to complete registration for licensing.

Customer agrees to the above terms and conditions and to be bound by the ordinances, rules and regulations adopted by City from time to time. This agreement shall be binding on City upon approval by the City Treasurer or other authorized representative of City.

Dated this _____day of _____, 20___.

Customer Signature(s): _____

_____

Approval signature for City: _____

Thank you!

Woodland Hills City

Woodland Hills City

FIRE PERMIT APPLICATION

Application Date: _____

Project Address: _____

Owners Name: _____ Phone Number: _____

Contractors Name: _____ Phone Number: _____

Sprinkler Design/Installer: _____ Email: _____

- ☐ **Final Approval:** Final approval and issuance of building permit to come from the City of Woodland Hills Building Department.

- ☐ Final acceptance of the installed fire and life safety systems will be based upon field inspection and testing in accordance with the applicable standards.

- ☐ **Occupancy Prohibited Before Approval:** The building or structure cannot be occupied prior to the City of Woodland Hills Fire Department issuing a permit that indicates that applicable provisions of the Fire Code have been met. [IFC 105.3.3]

- ☐ **Driveways:** If any portion of a buildable area or structure is in excess of 150' from the road frontage to the rear of the buildable area or structure as determined by the City Engineer and/or the City Fire Chief, the developer or owner shall provide on-site fire hydrants and mains supplying required fire flow according to the following cases:

    - If the rear of the building or facility is located between 150' and 200' from the road frontage, as determined by the City Engineer and/or the City Fire Chief, an on-site fire hydrant shall be provided at the driveway entrance of said building of facility.
    - If any portion of a building or facility is greater than 200 feet from the road frontage, as determined by the City Engineer and/or the City Fire Chief, an additional on-site fire hydrant shall be provided along the driveway within 150 feet from the rear of the structure, as well as an approved fire apparatus (fire truck) turnaround and driveway. The turnaround and driveway shall be an all-weather surfaced roadway not less than 16 feet wide, with a minimum vertical clearance of 13 feet 6 inches. Approved turnarounds consist of bulb turnarounds not less than 80 feet in diameter or a hammerhead turnaround with front and rear turning points not less than 30 feet in length.

    - The owner or developer, through a licensed professional engineer licensed in the State of Utah, shall demonstrate that a minimum fire-flow rate of 1,500 gallons per minute is available at each hydrant required in this Section and that this flow can be sustained a minimum of 2-hours for a total of 180,000 gallons.

Woodland Hills City

- ☐ **Contractor to verify that fire hydrant is located within the distances for the residence, as stated above.**
  - **NOTE:** Water supplies for fire hydrant system are required to be installed and made serviceable prior to and during the time of construction. [IFC 501.4]

- ☐ **Marking of Fire Hydrants:** Fire hydrants must be clearly identified to prevent obstruction by parking and other obstructions. Fire hydrant locations must be identified by the installation of reflective markers and flags. [IFC 503.3]

- ☐ **Premises Identification:** All residents and buildings must have approved address numbers, building numbers or approved building identification placed in such a position as to be plainly visible and legible from the street or road fronting the property. Address numbers must contrast with their background and be Arabic numerals or alphabet letters. Numbers and characters must be a minimum of 12-inches in height, with a 1-inch stroke. [IFC 505.1]

- ☐ **Combustible Roofing Material:** Roofing materials must be non-combustible and approved by the Woodland Hills Fire Department. No wood shake roofing material will be permitted.

- ☐ **Automatic Fire Sprinkler System:** Dwelling must be constructed with a fire sprinkler system installed. Fire sprinkler design and installation to be in compliance with NFPA-13D and as modified by the Woodland Hills Fire Department. The Woodland Hills Fire Department requires third party review

- ☐ **Automatic Fire Sprinkler System Installation:** Installation of fire sprinklers cannot begin until the installation drawings, hydraulic calculations, and equipment data sheets have been reviewed and accepted by the City of Woodland Hills Fire Department.

- ☐ **Automatic Fire Sprinkler Systems with Antifreeze Additives:** All dwellings, guest houses or out-buildings constructed and/or altered with an antifreeze additive, must be installed in accordance with the following and as approved by the Woodland Hills Fire Department:

  - Antifreeze Limitations: Antifreeze used in a new and/or altered automatic sprinkler system installed in accordance with NFPA 13D may not exceed a maximum concentration of 38% premixed propylene glycol or 48% premixed glycerin, and the capacity of the system may not exceed 150 gallons. [Utah State Amendment- IFC 903.3.1.1.2/903.3.1.1.3/903.3.1.1.3]

  - Antifreeze Tag and Information: A tag shall be attached to the riser indicating the date the antifreeze solution was tested. The tag shall also indicate the type and concentration of antifreeze solution by volume with which the system is filled, the name of the contractor that tested the antifreeze solution, the

contractor's license number, and a warning to test the concentration of the antifreeze solutions at yearly intervals. [Utah State Amendment - IFC 903.5.1]

- ☐ **Exterior Fire Sprinkler Flow Alarm:** An approved audible and visual (Horn/Strobe) sprinkler flow alarm must be provided on the exterior of the building. Exterior fire sprinkler flow alarm to be located in area such that alarm is visible from the street. [IFC 903.4.2]

- ☐ **Interior Fire Sprinkler Flow Alarm:** An approved audible sprinkler flow alarm to alert the occupants within the residence must be provided in the interior of the home in a normally occupied location. [IFC 903.4.2]

- ☐ **Smoke Alarms:** Provide and install smoke alarms in accordance with International Residential Code (IRC), 2012 edition, section R314.

- ☐ **Smoke Detection and Notification (IRC-R314.1):** All smoke alarms must be listed and labeled in accordance with UL 217 and installed in accordance with the provisions of this code and the household fire warning equipment provisions of NFPA 72.

- ☐ **Location (IRC-R314.3):** Smoke alarms must be installed in the following locations:

    - In each sleeping room.

    - Outside each separate sleeping area in the immediate vicinity of the bedrooms.

    - On each additional story of the dwelling, including basements and habitable attics but not including crawl spaces and uninhabitable attics.

    - In dwellings or dwelling units with split levels and without an intervening door between the adjacent levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level provided that the lower level is less than one full story below the upper level.

- ☐ **Power Source (IRC-R314.4):**

    - Smoke alarms must receive their primary power from the building wiring when such wiring is served from a commercial source, and when primary power is interrupted, must receive power from a battery.

    - Wiring must be permanent and without a disconnecting switch other than those required for overcurrent protection.

- ☐ **Interconnection (IRC-R314.5):** When more than one smoke alarm is required to be installed within an individual dwelling unit the alarm devices shall be interconnected in such a manner that the actuation of one alarm will activate all of the alarms in the

individual unit.

- **Carbon Monoxide Alarms (IRC-R315.1):** For new construction, an approved carbon monoxide alarm must be installed outside of each separate sleeping area in the immediate vicinity of the bedrooms in dwelling units within which fuel-fired appliances are installed and in dwelling units that have attached garages.

- **Carbon Monoxide Detection Systems (IFC-R315.2):** Carbon monoxide detection systems that include carbon monoxide detectors and audible notification appliances, must be installed and maintained in accordance with the following and NFPA 720:

    - Carbon monoxide detectors must be listed as complying with UL 2075.

    - Installed household carbon monoxide detection system must become a permanent fixture of the occupancy, owned by the homeowner and must be monitored by an approved supervising station.

    - Installed carbon monoxide alarms that meet the requirements of IRC section R315.1, are not required to comply with IRC section 315.2.

- **Alarm Requirements (IRC-R315.4):** Single-station carbon monoxide alarms must be listed as complying with UL 2034 and must be installed in accordance with the IRC and the manufacturer's installation instructions.

- **Power Source (UT-IRC-R315.5):** Carbon monoxide alarms must receive their primary power from the building wiring when such wiring is served from a commercial source, and when primary power is interrupted, must receive power from a battery. Wiring must be permanent and without a disconnecting switch other than those required for over-current protection.

- **Interconnection (UT-IRC-R315.6):** Where more than one carbon monoxide alarm is required to be installed within an individual dwelling unit in accordance with IRC section R315.1, the alarm devices must be interconnected in such a manner that the actuation of one alarm will activate all of the alarms in the individual unit. Physical interconnection of smoke alarms shall not be required where listed wireless alarms are installed and all alarms sound upon activation of one alarm.

- **Existing Dwellings (IFC-R315.3):** Where work requiring a permit occurs in existing dwellings that have attached garages or in existing dwellings within which fuel-fired appliances exist, carbon monoxide alarms must be provided in accordance with IRC section R315.1.

- **Inspections:** The Woodland Hills Fire Department requires that the following

inspections be arranged:

- Rough-In: The City of Woodland Hills Fire Department requires a Rough-In Inspection be arranged before any ceilings are installed. The Rough-In Inspection is made to avoid any unnecessary alterations to building construction to survey the installations of the fire sprinkler system.

- Tenting Inspection: When anti-freeze is not used.

- Above Ground Fire Sprinkler Piping: The City of Woodland Hills Fire Department must witness the above ground fire sprinkler hydrostatic test and acceptance test.

- Fire Sprinkler System Final Inspection / Acceptance Test: The City of Woodland Hills Fire Department must witness the final acceptance testing for the fire sprinkler system.

- **Tapping into a fire hydrant for anything other than fighting a fire, is prohibited**

- Scheduling Inspections: Inspections should be scheduled through the online portal .

Woodland Hills City

CONTRACTOR DEPOSIT AGREEMENT

This agreement is made and entered into as of the _____ day of _____, 20___ by and between _____, *circle one* (an individual) (a corporation) (a partnership) hereinafter referred to as CONTRACTOR, _____ *circle one* (an individual) (a corporation) (a partnership) hereinafter referred to as the BUILDING OWNER, and Woodland Hills City, a body corporate and politic of the State of Utah, hereinafter referred to as CITY.

WHEREAS, before a building can be constructed, required permits must be obtained from the CITY for the type of work to be done; and

WHEREAS, a building can only be occupied upon the issuance of a certificate of occupancy by the building official of the CITY following an inspection of the building or structure in which no violations of the provisions of the adopted codes have been noted; and

WHEREAS, the building official is authorized to issue a Temporary Certificate of Occupancy before the entire work covered by the permit is completed provided that such portion or portions shall be occupied safely and a set time period for completion is set; and

WHEREAS, The CITY may have certain public improvements which the CITY desires to be maintained and protected such as curb, gutter, sidewalk, street pavement, and other utilities, etc. on or in close proximity to the site where a permit for building has been issued; and

WHEREAS, The city council of Woodland Hills City has passed a Resolution requiring the mandatory deposit of $5,000 upon the issuance of a building permit for the construction of dwellings, or commercial or manufacturing buildings as security, in addition to any other security which may be required by the City, against damage to the public improvements, as well as, security to insure the completion of building improvements.

NOW THEREFORE, in consideration of the mutual covenants and undertakings hereinafter stated to which each party hereby binds and commits itself, it is agreed as follows:

1. DEPOSIT OF $5,000.00 As a condition to receiving a building permit to construct a residential dwelling, or commercial or manufacturing building located at, a deposit in the amount of $5,000 is hereby deposited with the treasurer of the City of Woodland Hills. The deposit shall be held by the CITY in an identified and dedicated fund as an additional means of security, in some cases, for the completion of all improvements required by the building codes adopted by the CITY and the State of Utah, and as security against any damage to the public improvements which may occur as a result of construction activities for which the permit was issued.

2. FORFEITURE OF DEPOSIT FOR REPAIR OF PUBLIC IMPROVEMENTS the CITY is hereby authorized to withdraw an amount necessary to repair any damage to the public improvements which have not been repaired or made whole by the CONTRACTOR or BUILDING OWNER to whom the building permit was issued. In the event that damages exceed the amount of the deposit, the undersigned hereby promises and covenants to compensate the CITY the difference.

3. WITHHOLDING OF DEPOSIT the CITY shall withhold all or a portion of the deposit as the CITY deems appropriate until all improvements as required by the building codes have been satisfactorily completed and a Permanent (not temporary) Certificate of Occupancy has been issued by the Building Official or his designated representative. Withholding of the deposit shall not relieve the CONTRACTOR or BUILDING OWNER from completing the requirements

established by the building code prior to occupying the building or within the time frame established in the Temporary Certificate of Occupancy. The failure to so complete the remaining requirements can result in the cancellation of the Temporary Certificate of Occupancy.

4. RELEASE OF DEPOSIT Upon request by the CONTRACTOR or BUILDING OWNER, the CITY shall release and return any unused portion of the deposit to the (CONTRACTOR) (BUILDING OWNER), provided all required work has been completed and accepted by the city. Failure to request release of the deposit within 90 days from the date of the Permanent Certificate of Occupancy or failure to complete the work and request release of the deposit within180 days from the date of the Temporary Certificate of Occupancy will be deemed as an abandonment of the deposit and it shall become the property of Woodland Hills City.

5. ASSIGNMENT The terms and provisions of this Agreement shall be binding upon and inure to the benefit of the parties hereto and permitted successors and assigns; provided, however, that this Agreement cannot be assigned, transferred or conveyed by either party, without the express written consent of the other party.

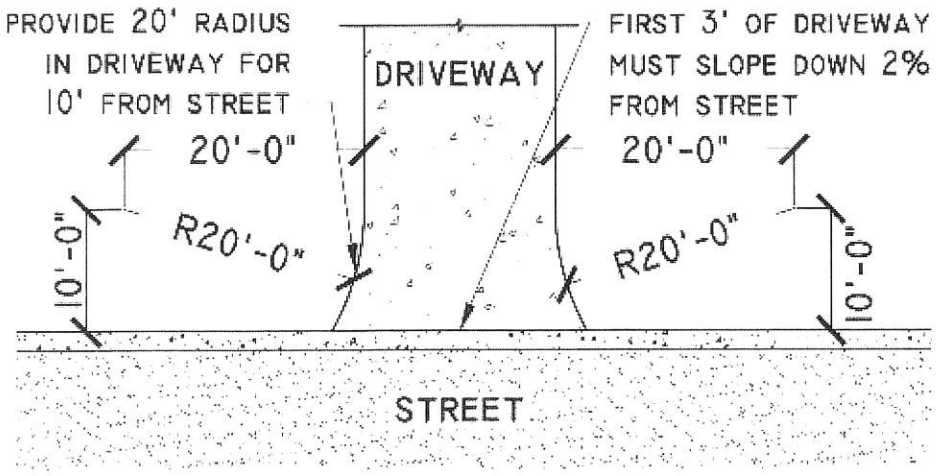
6. ENTIRE AGREEMENT This writing constitutes the entire agreement between and among BUILDING OWNER, CONTRACTOR, and CITY. The parties acknowledge that there are no underlying agreements, oral or written, pertaining to the terms of this agreement.

FAX AND ELECTRONIC TRANSMISSIONS AND COUNTERPARTS Facsimile (fax) and electronic (e-mail) transmissions of a signed copy of this Contract (or Agreement), any addenda and exhibits and the retransmission of any signed fax or e-mail shall be the same as delivery of an original. This Contract (or Agreement), any addenda and exhibits may be executed in counterparts.

_____
Building Owner

_____
Contractor

_____
City Recorder or City Treasurer



WOODLAND HILLS DRIVEWAY ENTRANCE DETAIL NO SCALE

City Code 10-16-9 (e) requires the angle of intersection between the driveway and the street to be between seventy degrees (70°) degrees and ninety degrees (90°) and the radii of the edge of the driveway apron shall be at least twenty feet (20').

2.3.16 Parking Lots and Driveways

Parking lots and drives shall be designed to meet appropriate engineering standards, including drainage and load capacity. All drive and parking lot drainage asphalt and base design designs shall be reviewed by the City Engineer or his/her designee prior to approval. Driveways shall provide a minimum unobstructed width, not including shoulders, of twelve (12) feet and a minimum unobstructed overhead clearance of 13.5 feet. Driveway grades shall not exceed 15% as measured along the center line of the driveway. The driveway grade requirement can be modified by the city council where observance of this standard is not feasible due to the terrain in which the driveway is to be constructed. On all lots, driveway approaches shall slope away from the edge of asphalt at 2% for at least 3 feet. Driveway approaches within the city right of way shall not exceed a grade of 4%. Drainage culverts shall be constructed beneath all driveways. Culvert size shall comply with the culvert sizing exhibit posted online. The intersection of the driveway with the main road will be on a twenty-foot radius that will start ten feet back from where the driveway intersects with the main road.

CITY OF
WOODLAND
HILLS

The following inspections are required by the City of Woodland Hills:

a. Setback compliance (property line staked)
b. Footing (A soil report is required at the time of the footing inspection)
c. Foundation
d. Water and Sewer Laterals
e. Underground Plumbing
f. Permanent Power
g. Gas Line
h. Initial Fire Sprinkler
i. 4-way Inspection- You are given two 4-way inspections before being charged a re-inspection fee
j. Sheer
k. Insulation
l. Weather Barrier
m. Stucco/Lathe
n. Sheetrock
o. Shower Pan (if tiled)
p. Driveway grade prior to pouring
q. Retaining Walls
r. Final Building- You are given two final inspections before being charged a re-inspection fee
s. Final Zoning
t. Final Fire

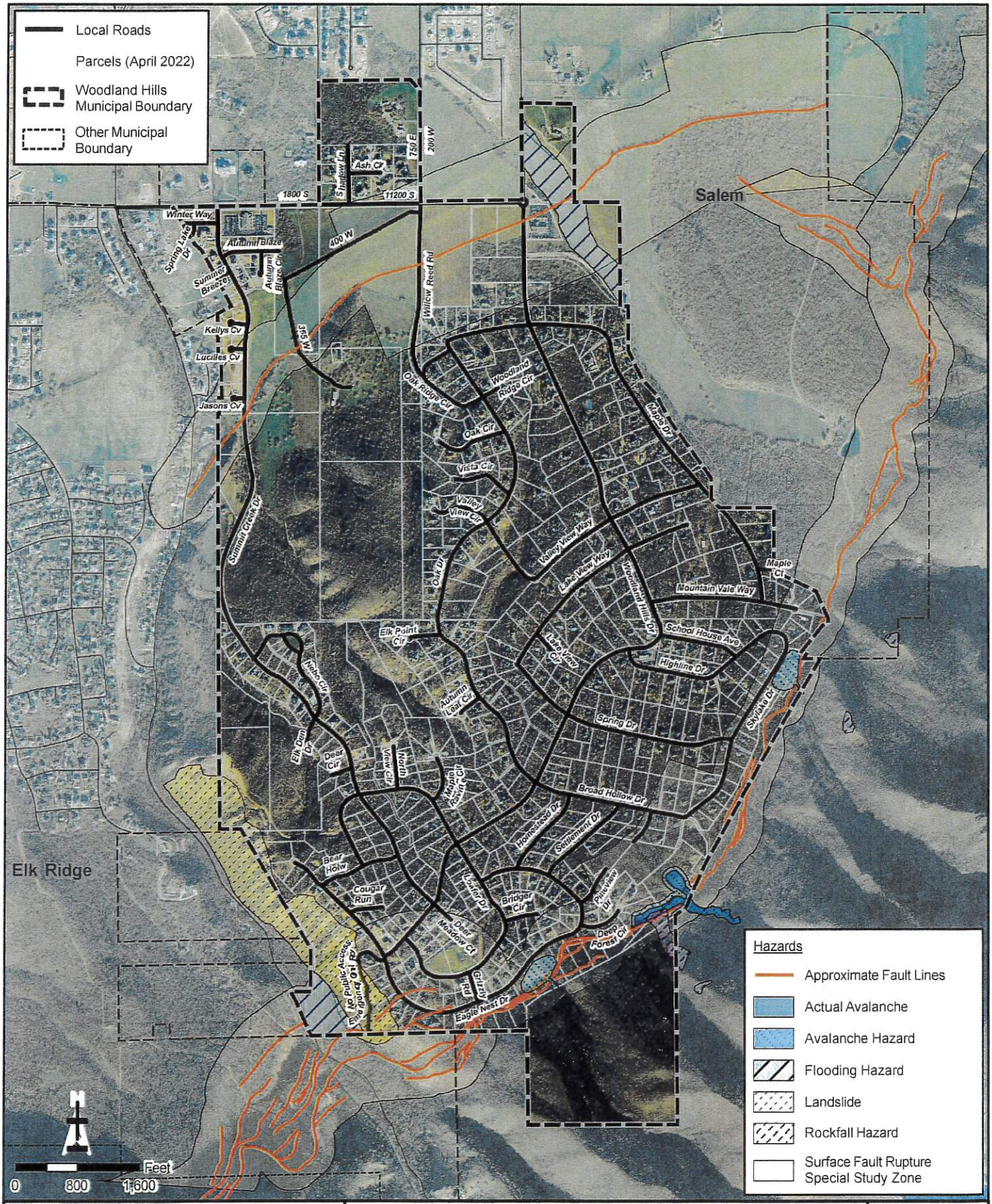
** If more are needed there will be an additional fee assessed for each additional inspection. If you are not ready when the inspector gets there a $100 fee will be assessed and inspections will not be scheduled until the fee is paid. We encourage you to be ready before calling in for the inspection. A printed copy of the approved plans is required to be on-site for the inspection to be completed. If the plans are not on-site it will be considered a "Not Ready" inspection and a $100 fee will be assessed.

NOTE: It is unlawful for any structure to be occupied prior to the issuance of a Certificate of Occupancy. Completion of the final building inspection does not constitute approval for occupancy. The structure can only be occupied following the issuance of an occupancy permit by the City of Woodland Hills Building Official, or assigned designee.

Retaining walls that are NOT concrete are required to provide a construction observation letter from the engineer of record certifying the wall was constructed according to the plans. The letter will need to be on-site for the final inspection and emailed to recorder@woodlandhills-ut.gov. Please note on the letter the permit number associated with the letter.

The required inspections for retaining walls which are concrete are:

1. Footing
2. Rebar
3. Final

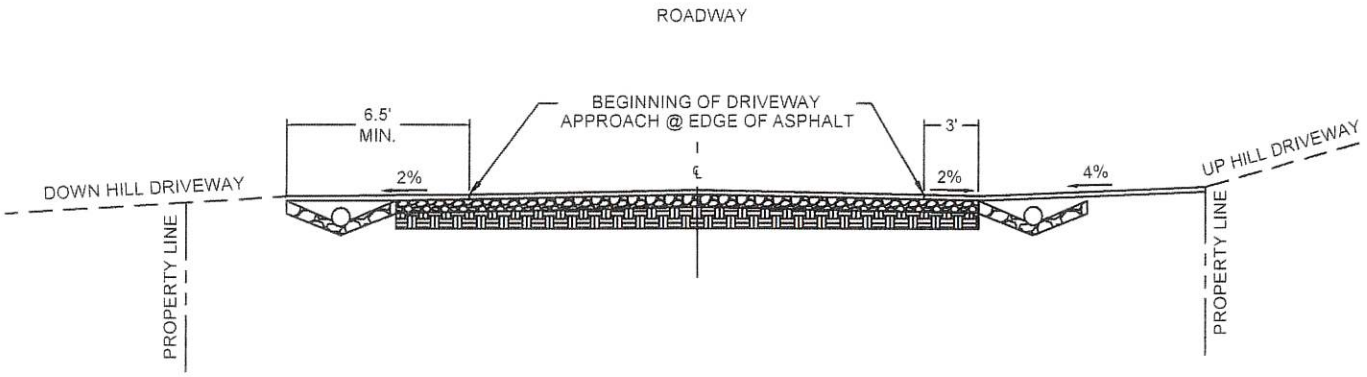


Jones & DeMille Engineering

- Shaping the Quality of Life -

800.748.5275 www.jonesanddemille.com

Woodland Hills		**Utah County**
Local Transportation and Hazards Overview		Scale: 1" = 1,600'
Map Name: H:\JD\Proj\2109-002\Design\GIS\Projects\2109-002_Misc\2109-002_Misc.aprx - Exh Woodland Hills Hazards Overview Map 8.5x11P		1
Project Number: 2109-002	Drawn by: JEM 08-22	Last Edit: 08/16/2022

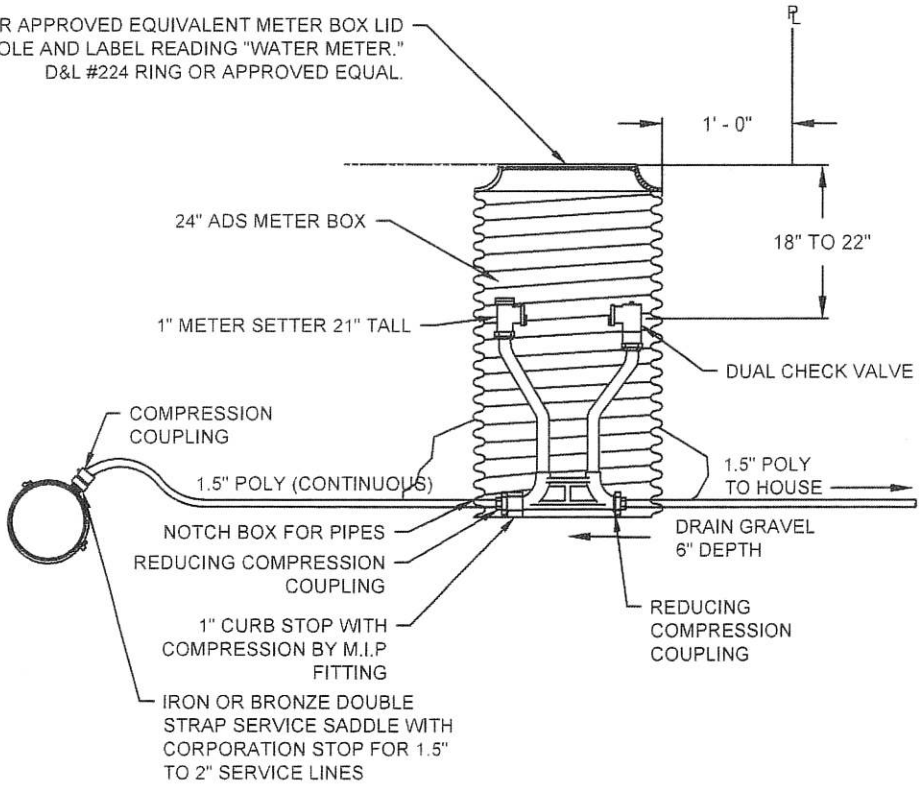


NOTES:

1. DRIVEWAY APPROACHES SHALL SLOPE AWAY FROM ASPHALT AT 2% FOR A MINIMUM 6.5' BEYOND THE EDGE OF ASPHALT FOR DOWNHILL LOTS AND A MINIMUM OF 3' FOR UPHILL LOTS.

2. DRIVEWAY APPROACHES WITHIN THE CITY RIGHT OF WAY SHALL NOT EXCEED A GRADE OF 4%

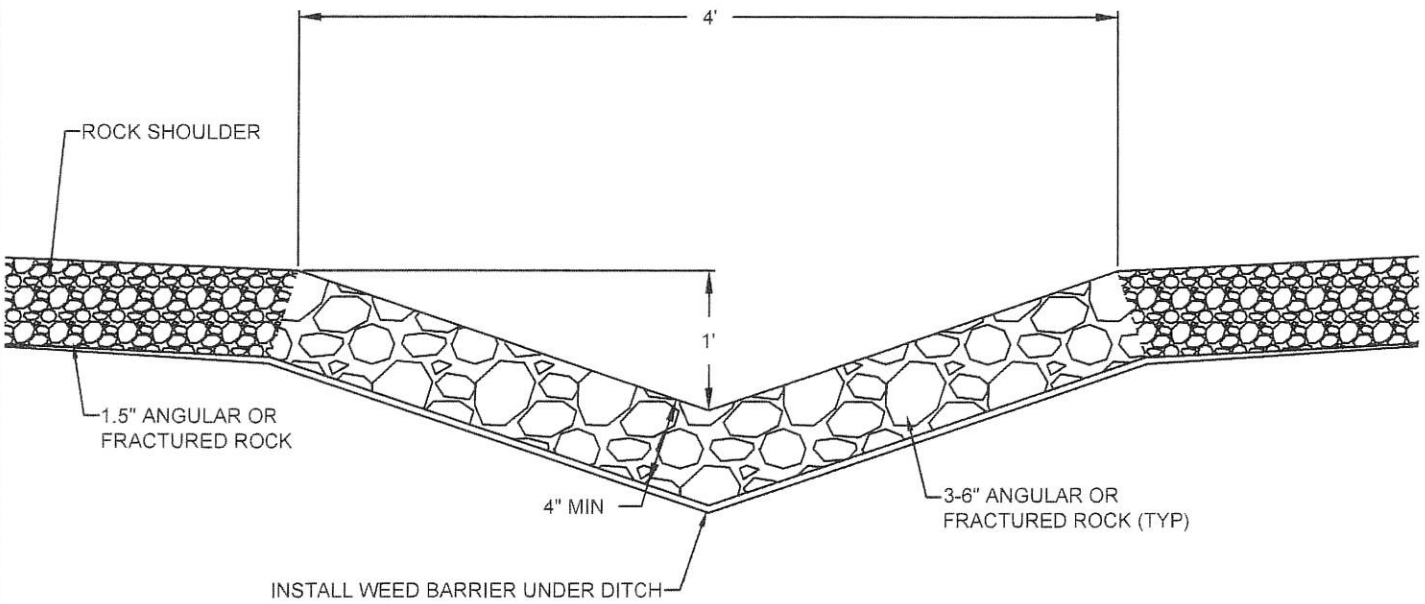
STANDARD #	DRAWN BY:			
4	JSB	**CONSTRUCTION STANDARDS**		680 S. Woodland Hills Dr. Woodland Hills, UT 84653 Phone 801-423-1962 Fax 801-423-3501 www.woodlandhills-ut.gov
	CHECKED BY: MDH			
	SCALE: N.T.S.	**TYPICAL DRIVE WAY CROSS SECTION**		WOODLAND HILLS
	DATE: 12/5/2025			



NOTE:

1. 1.5" AND LARGER WATER METERS SHALL CONFORM TO STANDARDS FOR LARGE METERS.
2. TRACER WIRE SHALL BE CONTINUOUS THROUGHOUT.

STANDARD #	DRAWN BY:		
6	JSB	**CONSTRUCTION STANDARDS**	680 S. Woodland Hills Dr. Woodland Hills, UT 84653 Phone 801-423-1962 Fax 801-423-3501 www.woodlandhills-ut.gov
	CHECKED BY: MDH		
	SCALE: N.T.S.	**WATER SERVICE DETAIL**	WOODLAND HILLS
	DATE: 12/9/2025		



NOTES:

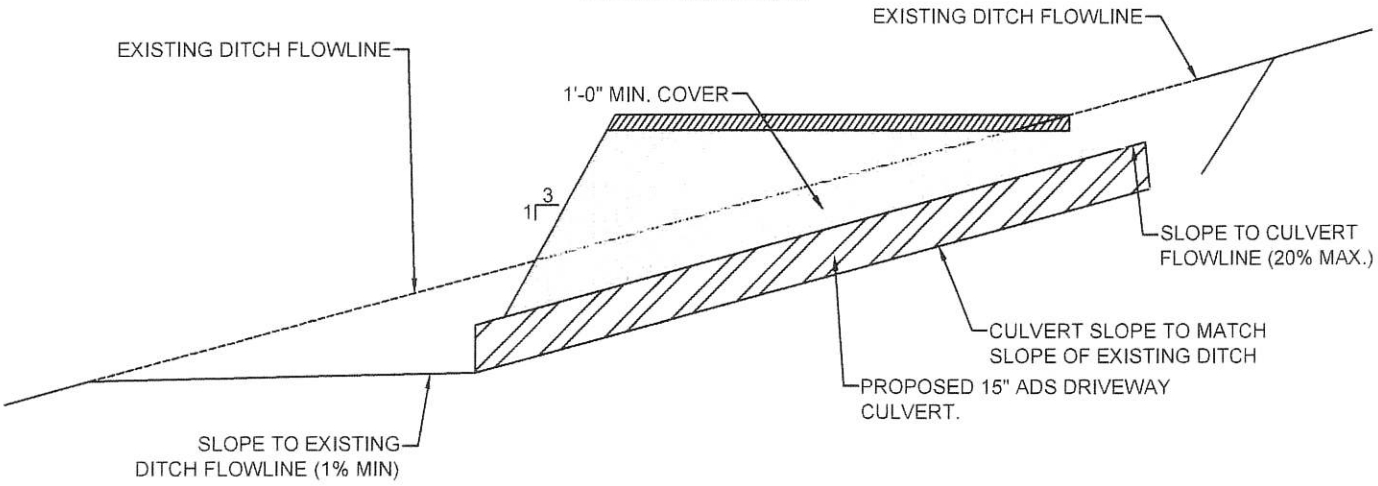
1. ROCK LINED DITCHES MAY BE REQUIRED TO BE DEEPER AT DRIVEWAY CULVERT CROSSINGS. REFER TO STANDARD DETAIL 13 FOR GRADING REQUIREMENTS AT DRIVEWAY CULVERT CROSSINGS.

STANDARD #	DRAWN BY:		
11	JSB	**CONSTRUCTION STANDARDS**	
	CHECKED BY: MDH		
	SCALE: N.T.S.	**ROCK LINED DITCH DETAIL**	
	DATE: 12/9/2025		

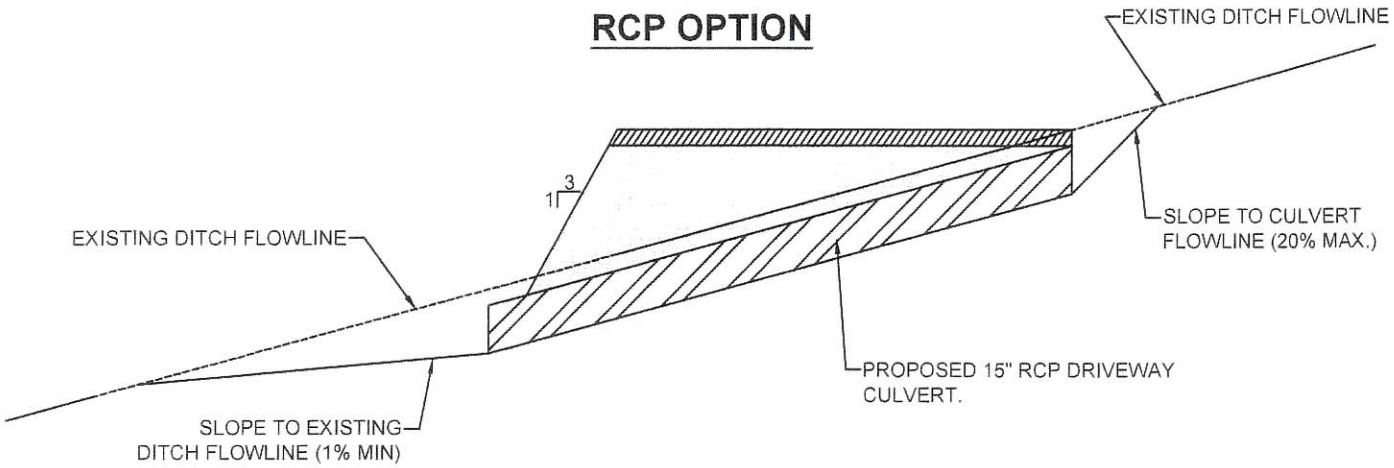
680 S. Woodland Hills Dr.
Woodland Hills, UT 84653
Phone: 801-423-1962
Fax: 801-423-3501
www.woodlandhills-ut.gov

WOODLAND HILLS

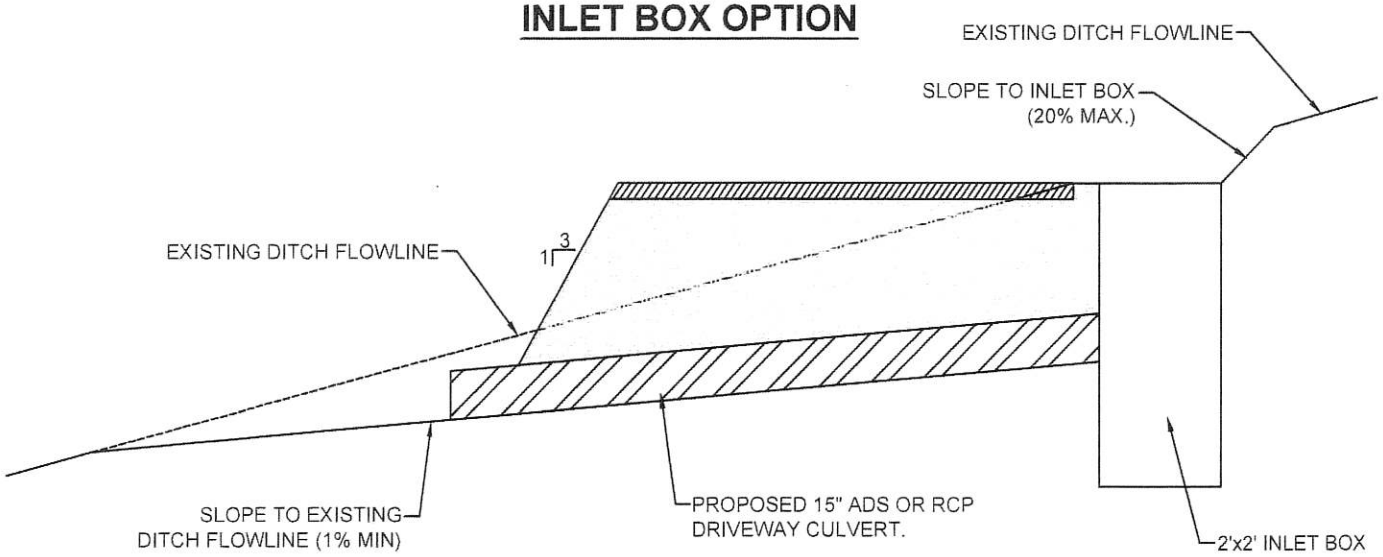
ADS OPTION



RCP OPTION



INLET BOX OPTION



STANDARD #	DRAWN BY:		
13	JSB	**CONSTRUCTION STANDARDS**	680 S. Woodland Hills Dr. Woodland Hills, UT 84653 Phone: 801-423-1962 Fax: 801-423-3501 www.woodlandhills-ut.gov
	CHECKED BY: MDH		
	SCALE: N.T.S.	**CULVERT CROSSING OPTIONS AT DRIVEWAYS**	WOODLAND HILLS
	DATE: 12/9/2025		