

**TOWN OF HIDEOUT  
ORDINANCE 2025-O-04**

**AN ORDINANCE ADOPTING AMENDMENTS TO THE HIDEOUT TOWN  
STANDARD SPECIFICATIONS AND DRAWINGS MANUAL**

WHEREAS, the Town of Hideout maintains standards related to private and public construction within the Town; and

WHEREAS, the Hideout Engineering Department has prepared amendments to the Standard Specifications and Drawings Manual, including revisions to Construction Notes, and Sanitary Sewer System; and

WHEREAS, pursuant to Utah Code 10-9a-103 and 10-9a-502, the Town has the authority to implement specifications or rules that govern the use of land; and

WHEREAS, Hideout Town Code §10.10.02 authorizes the Town Council to adopt engineering standards; and

WHEREAS, Utah State Code has been amended to require engineering standards to be considered land use regulations and be adopted by ordinance;

WHEREAS, the Hideout Town Planning Commission held a public hearing on April 17, 2025 and forwarded a recommendation to the Town Council to adopt the proposed amendments; and

WHEREAS, the Hideout Town Council conducted a duly noticed public meeting on May 8, 2025, to consider these amendments; and

WHEREAS, the Council finds that the proposed amendments are in the best interest of the health, safety, and welfare of the residents of the Town of Hideout;

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF HIDEOUT, UTAH, THAT:

SECTION I: Amendment. Section 1.5, Construction Notes, and Section 4.0 Sanitary Sewer System are hereby amended as shown in Exhibit A attached to this Ordinance.

SECTION II: Adoption. The Hideout Town Engineering Standard Specifications and Drawing Manual, as amended, is hereby adopted as an Ordinance.

SECTION III: Repeal and Replace. The January 9, 2025 Hideout Town Standard Specifications and Drawing Manual is hereby repealed and replaced. The Standards as adopted by any previous Resolutions or Ordinances and that are updated or contained in this Ordinance are hereby repealed and in its place this Ordinance is adopted establishing any updates to the Standards as attached in Exhibit A. All other parts, sections, regulations

or fees of any Resolutions or Ordinances other than those modified or included in this Ordinance shall remain in full force and effect.

Effective Date. This Ordinance shall take effect upon publication.

Adopted and approved this 8th day of May, 2025.

TOWN OF HIDEOUT:

*Ralph Severini*  
Ralph Severini, Mayor

ATTEST:

*Alicia Fairbourne*  
Alicia Fairbourne, Recorder for Hideout



## 1.5 CONSTRUCTION NOTES

### A. TYPICAL

1. Contractor assumes all responsibility for job site conditions during construction of this project, including the safety and well-being of all persons and property. This responsibility shall apply continuously and not be limited to normal working hours.
2. Contractor shall obtain all applicable permits and/or written agreements necessary to complete the work.
3. Contractor shall schedule a pre-construction meeting with the Town's Engineering Department at least 5 business days prior to the start of construction. Contractor must attend and bring one set of the acknowledged construction Plans and a copy of the current Hideout Town Standard Specifications and Drawings Manual (available at [hideoututah.gov](http://hideoututah.gov)).
4. Contractor shall have in possession and on-site at all times one copy of the current acknowledged construction Plans stamped, signed, and dated by the Engineer of Record, the Applicant, and the Town.
5. Construction, including grading and excavation, work shall not be performed outside the hours of 7:00 a.m. to 7:00 p.m. Monday through Friday; or outside of the hours of 10:00 a.m. to 5:00 p.m. on Saturday, Sunday or holidays. Construction equipment and construction trailers may only be moved within the Town during those same hours.
6. All work shall be contained within the limits of disturbance shown on the Site Plan.
7. All staging must occur within the approved limits of disturbance, unless identified otherwise on the Site Plan.
8. On-site parking locations (off-street parking), unless otherwise identified on the Site Plan, shall be designated and made continually available for all project personnel. Contractor shall maintain continuous emergency vehicle access on and around the project site, including Public Works vehicles.
9. Deliveries are only permitted during the allowed hours of operation. Two flaggers must be present for deliveries. A partial road closure permit is required for deliveries that take longer than one hour.
10. Portable toilets shall be provided during construction. Toilets will be located outside adjacent road rights-of-way and secured to prevent tipping.
11. All snow accumulated within the project will be stored within property boundaries, unless shown otherwise on the Site Plan.
12. A project sign shall be posted on site in a location that is readable from the adjacent street. The sign shall include Contractor's name, address, phone number, and emergency contact information. The sizes of the sign shall be: maximum 12 square feet, maximum 6 feet high, maximum 4-inches high lettering.
- 4.13. All light fixtures, including motion sensing fixtures and security lighting, shall be aimed and shielded so that the direct illumination shall be confined to the property boundaries of the source, including any public or private street or road.
- 5.14. Developer's Engineers (Civil and Geotechnical) shall perform sufficient inspections and surveys during grading and construction to render an opinion in writing as to adherence to the accepted Plans and compliance with the Town Standard Specifications and Drawings Manual.
- 6.15. Survey monuments must be installed in accordance with the current Wasatch County Surveyor's Office requirements.
- 7.16. All disturbed property survey markers shall be reset in their original locations upon completion of all construction activities.
- 8.17. Contractor shall provide all traffic control which must conform to the current MUTCD. Provide site specific Traffic Control Plans [prepared by an American Traffic Safety Services Association (ATSSA) or AGC Certified Individual] prior to installation of any traffic control device.

### B. TRENCHES AND UTILITIES

1. Contractor is responsible to locate, avoid, protect, and repair all utilities encountered during

### 3.1 DESIGN REQUIREMENTS

#### A. PIPELINES

1. Pipelines shall be as shown in the Capital Facilities Plan, or at least 8 inches in diameter unless the Town Engineer allows a smaller diameter down to 4 inches to improve water quality in dead-end lines. Pipelines that supply fire hydrants shall be at least 8 inches in diameter.
2. Pipelines in private streets shall be on the same sides as in public streets.
3. The minimum fire flow shall be pursuant to State Standards, or more if determined by the Fire Marshall.
4. The minimum operating pressure in all parts of the system shall be 40 pounds per square inch during peak day demand.
5. The minimum operating pressure in all parts of the system shall be 30 pounds per square inch during peak instantaneous demand.
6. The maximum operating pressure in all parts of the system shall be 120 pounds per square inch.
7. Systems shall be designed so that pressures conform to the pressure zones shown in the Town's Capital Facilities Plan.
8. The maximum flow velocity shall be 6 feet per second.
9. The impact of any proposed system on the existing system will be reviewed by the Town Engineer. The developer may be required to add infrastructure to mitigate impacts to the existing system and provide adequate water supply to their development.
10. If required by the Town Engineer, the Engineer-of-Record shall provide a computer network model, for the Town Engineer's review, of the proposed system showing compliance with this Standard. The Town will provide boundary conditions, based on the system, for the model.
11. Individual booster pumps are not allowed.
12. Permanent dead-ends shall not be longer than 600 feet unless the Town Engineer determines with an accurate water model that water quality will remain in a longer line.
13. The maximum allowable deflection of pipe joints shall be less than or equal to half of the manufacturer recommended maximum deflection.
14. Pipelines shall extend to property lines to accommodate future development.
15. Public pipelines through private property shall be in dedicated home-owner-association or business-owner-association open space centered in a 20-foot-wide easement in favor of the Town.

#### B. VALVES

1. Valves smaller than 10 inches shall be gate valves. Valves 10 inches and larger shall be butterfly valves.
2. Valves shall be placed at intervals not exceeding 800 feet.
3. At junctions, valves shall be placed on all legs, minus one, as directed by the Town Engineer.
4. Valves shall be placed within 5 feet to 10 feet of the ends of casings.
5. Valves shall be placed at connections to the existing system.
6. Blow-offs shall be placed at the ends of and low points in pipelines. Fire hydrants may be used as blow-offs.
7. Air vacuum valve stations shall be placed at high points of the system and other locations as required for proper system operation.

#### C. FIRE HYDRANTS

1. Fire hydrants shall be placed at the ends of cul-de-sacs, the ends of dead-end streets, and every 1000 feet of off-site pipelines.
2. Fire hydrants shall be placed as directed by the Fire Marshall.
3. The minimum fire flow shall be pursuant to State Standards, or more if required by the Fire Marshall.

#### D. JSSD

### 4.0 SANITARY SEWER SYSTEM

JSSD Private systems shall be designed the same as public systems. Systems that serve private development shall be master-metered and privately owned and maintained.