



PLANNING COMMISSION AGENDA

Wednesday, February 18, 2026

NOTICE IS HEREBY GIVEN that the Herriman Planning Commission shall assemble for a meeting in the City Council Chambers, located at
5355 WEST HERRIMAN MAIN STREET, HERRIMAN, UTAH

6:00 PM WORK MEETING (Fort Herriman Conference Room)

1. Commission Business

- 1.1. Review of City Council Decisions – Michael Maloy, Planning Director
- 1.2. Review of Agenda Items – Planning Staff
- 1.3. Review and Discuss Land Development Codes, Standards, Policies, Best Practices, and Potential Amendments to Ensure Compliance with Utah State and Herriman City Regulations– Michael Maloy, AICP, Planning Director

2. Adjournment

7:00 PM REGULAR PLANNING COMMISSION MEETING (Council Chambers)

3. Call to Order

- 3.1. Invocation, Thought, Reading and/or Pledge of Allegiance
- 3.2. Roll Call
- 3.3. Conflicts of Interest

3.4. Approval of Minutes for the January 21, 2026 Planning Commission Meeting

4. Administrative Items

Administrative items are reviewed based on standards outlined in the ordinance. Public comment may be taken on relevant and credible evidence regarding the application compliance with the ordinance.

4.1. Review and consider approval of residential plat amendments within the Hidden Oaks Subdivision Pods 17 & 18 located approximately at 7300 W Herriman Main Street in the R-1-21 Residential Single Family Zone and PD Planned Development Overlay. (Public Hearing)

Applicant: Brad Mackay, Ivory Development (property owner)

Acres: ±17.74

File No: S2026-019

5. Chair and Commission Comments

6. Future Meetings

6.1. Next City Council Meeting: February 25, 2026

6.2. Next Planning Commission Meeting: March 04, 2026

7. Adjournment

In accordance with the Americans with Disabilities Act, Herriman City will make reasonable accommodation for participation in the meeting. Request assistance by contacting Herriman City at (801) 446-5323 and provide at least 48 hours advance notice of the meeting.

ELECTRONIC PARTICIPATION: Members of the City Council may participate electronically via telephone, Skype, or other electronic means during this meeting.

PUBLIC COMMENT POLICY AND PROCEDURE: The purpose of public comment is to allow citizens to address items on the agenda. Citizens requesting to address the Council will be asked to complete a written comment form and present it to Jackie Nostrom, City Recorder. In general, the chair will allow an individual two minutes to address the Council. A spokesperson, recognized as representing a group in attendance, may be allowed up to five minutes. At the conclusion of the citizen comment time, the chair may direct staff to assist the citizen on the issue presented; direct the citizen to the proper administrative department(s); or take no action. This policy also applies to all public hearings. Citizens may also submit written requests (outlining their issue) for an item to be considered at a future council meeting. The chair may place the item on the agenda under citizen comments; direct staff to assist the citizen; direct the citizen to the proper administrative departments; or take no action.

I, Angela Hansen, certify the foregoing agenda was emailed to at least one newspaper of general circulation within the geographic jurisdiction of the public body, at the principal office of the public body, on the Utah State Public Notice website www.utah.gov/pmn/index.html and on Herriman City's website at www.herriman.gov, Posted and dated this 12th date of

February 2026/s/ Angela Hansen, Deputy City Recorder



PLANNING COMMISSION MINUTES

Wednesday, January 21, 2026

Draft Pending Formal Approval

The following are the minutes of the Herriman Planning Commission meeting held on **Wednesday, January 21, 2026, at 6:00 p.m.** in the Herriman City Council Chambers, 5355 West Herriman Main Street, Herriman, Utah. Adequate notice of this meeting, as required by law, was posted in the City Hall, on the City's website, and delivered to members of the Commission, media, and interested citizens.

Presiding: Chair Andrea Bradford

Commissioners Present at Work Meeting: Brody Rypien, Darryl Fenn, Andy Powell, Jackson Ferguson, Heather Garcia, Alternate Forest Sickles, Alternate Preston Oberg

Excused: Adam Jacobson

Staff Present: Planning Manager Clint Spencer, Planner II Amanda Hamilton, Deputy Recorder Angela Hansen, Planner I Laurin Hoadley, Communications Specialist Mitch Davis, Staff Engineer III Josh Petersen, Assistant City Manager Wendy Thomas (online), Community Development Director Blake Thomas, and Planning Director Michael Maloy

6:00 PM WORK MEETING (Fort Herriman Conference Room)

Chair Andrea Bradford called the meeting to order at 6:05 p.m.

1. Commission Business

1.1. Review of City Council Decisions – Michael Maloy, Planning Director

Planning Director Maloy reported that Commissioner Oberg was reappointed as an alternate. He reviewed that a commission vacancy still existed. He explained that the City Council would start the process of filling this vacancy in the following week's meeting, where they would decide who on the Council would participate in the selection process. He mentioned that while previous applicants could be considered, it had been a while since applications were received.

1.2. Review of Agenda Items – Planning Staff

The Commission reviewed the three significant agenda items scheduled for discussion during the meeting:

Item 4.1 involved reviewing a request from Rodger Duke, the property owner at 7411 West High Country Road, to amend Herriman City's official zoning map. The proposal was to change the zoning from A-1-43 Single Family Agricultural to A-1-10 Single Family Agricultural, with a specific zoning condition limiting the overall density to two dwelling units per acre. This amendment would allow Mr. Duke to create a subdivision on his property that includes a flag lot, aligning with similar adjustments made by other properties along High Country Road.

Item 4.2 considerations were given to amendments in fencing regulations, aiming to update standards in Chapter 10-21 and other relevant sections. The proposed updates were designed to eliminate redundancies and clarify existing language. Key areas of focus included introducing wood as a permitted fencing material, allowing vinyl-coated chain link for recreational areas, and ensuring security fencing options align with best practices. There was also discussion on the removal of chain link fences with vinyl slats as an acceptable screening method in certain zones, as commissioners deliberated on the aesthetic and maintenance implications of these changes.

Item 4.3 the Commission also examined a proposed ordinance to permit detached Accessory Dwelling Units (ADUs) within Herriman. This initiative aligns with the city's moderate-income housing plan and anticipates future state mandates on housing. The ordinance aims to allow ADUs on properties with a single-family home, subject to meeting specific zoning requirements, applicable building codes, and supplemental regulations. This includes stipulations around maximum size, height, design compatibility, owner occupancy, and prohibitions on short-term rentals, all designed to integrate ADUs smoothly into the existing residential framework while considering local community character and needs.

- 1.3. Review and discuss municipal land use policies, codes, standards, and best practices to ensure compliance with Utah State and Herriman City regulations – Michael Maloy, Planning Director

The commission viewed a training video and engaged in a subsequent discussion regarding the training.

2. Adjournment

Commissioner Sickles moved to adjourn the meeting at 6:52 p.m. Seconded by Commissioner Garcia and all voted aye.

7:00 PM REGULAR PLANNING COMMISSION MEETING (Council Chambers)

Chair Andrea Bradford called the meeting to order at 7:02 p.m.

3. Call to Order

- 3.1. Invocation, Thought, Reading and/or Pledge of Allegiance

Planning Manager Spencer led the audience in the Pledge of Allegiance.

- 3.2. Roll Call

Full Quorum Present

3.3. Conflicts of Interest

No conflicts were reported.

3.4. Approval of Minutes for the December 17, 2025 Planning Commission Meeting

Commissioner Powell motioned to approve the Minutes for the December 17, 2026 Planning Commission meeting; Commissioner Garcia seconded and all voted aye.

4. Legislative Items

Legislative items are recommendations to the City Council. Broad public input will be taken and considered on each item. All legislative items recommended at this meeting will be scheduled for a decision at the next available City Council meeting.

- 4.1. Review and consider a recommendation to amend Herriman City's Official Zoning Map from A-1-43 Single Family Agricultural to A-1-10 Single Family Agricultural with a Zoning Condition limiting the overall density to two (2) dwelling units per acre for property located generally at 7411 W Hi Country Road. (Public Hearing)**
Applicant: Rodger Duke (property owner)
Acres: ±1.06
File No: Z2025-070

Planning Manager Spencer presented the request from Roger Duke to rezone his property at 7411 West High Country Road. He explained that the applicant wanted to subdivide his property to include a flag lot, similar to what had already occurred with several other properties on that street. The property is currently zoned A-1-43, and the request would change it to A-1-10, which would create two lots of approximately 2/3 acre and 1/3 acre.

Planning Manager Spencer confirmed that the request complied with the General Plan's Neighborhood Residential 1 designation. Staff recommended approval with the condition that overall density be limited to two dwelling units per acre, which would maintain consistency with the character of the area.

The property owner, Roger Duke, was present but did not provide additional comments.

Chair Bradford opened the public hearing.

No comments were offered.

Commissioner Powell moved to close the public hearing, Seconded by Commissioner Garcia and all voted Aye.

During discussion, commissioners noted that the A-1-10 zoning was necessary because the placement of the current home prevented the creation of two equal-sized lots. Commissioner Garcia confirmed with the applicant that the neighboring property to the west had no animals. The Commission agreed that the staff recommendation to limit the property to two lots total was appropriate.

Commissioner Fenn moved to forward a positive recommendation of approval to City Council of item 4.1

Review and consider a recommendation to amend Herriman City’s Official Zoning Map from A-1-43 Single Family Agricultural to A-1-10 Single Family Agricultural with a Zoning Condition limiting the overall density to two (2) dwelling units per acre for property located generally at 7411 W Hi Country Road with staff’s recommendation 1. The maximum density of the development shall not exceed two (2) units per acre.

Commissioner Rypien seconded the motion.

The vote was recorded as follows:

<i>Commissioner Darryl Fenn</i>	<i>Aye</i>
<i>Commissioner Jackson Ferguson</i>	<i>Aye</i>
<i>Commissioner Heather Garcia</i>	<i>Aye</i>
<i>Commissioner Brody Rypien</i>	<i>Aye</i>
<i>Commissioner Adam Jacobson</i>	<i>Absent</i>
<i>Commissioner Andy Powell</i>	<i>Aye</i>
<i>Alternate Commissioner Forest Sickles</i>	<i>Not voting</i>
<i>Alternate Commissioner Preston Oberg</i>	<i>Aye</i>

The motion passed unanimously.

**4.2. Review and consider a recommendation to amend Chapter 10-21 Fencing, and other Chapters in Title 10 Land Development Code, to update standards for fencing in Herriman. (Public Hearing)
 Applicant: Herriman City
 File No: Z2026-001**

Planning Director Maloy presented proposed amendments to the city's fencing regulations. He explained that the code structure included a specific chapter on fencing (Chapter 10-21) as well as references to fencing in various zone-specific sections of the code. After analysis, staff determined it was best to maintain this structure rather than consolidate all fencing standards into one chapter. The key changes included clarifying language throughout, maintaining current height and location standards, adding wood as a permitted fencing material with requirements for durability, specifying vinyl-coated chain link for recreational uses, proposing removal of chain link with vinyl slats as a screening option in certain zones, and adding language to allow security fencing with defensive features for public utilities.

Chair Bradford opened the public hearing.

No comments were offered.

Commissioner Powell moved to close the public hearing, Seconded by Commissioner Garcia and all voted Aye.

During the commission discussion, commissioners debated the merits of allowing wood fencing. Some expressed concerns about maintenance and appearance, while others noted that wood fencing is common in other cities and could offer aesthetic benefits. Commissioner Bradford questioned why wood fencing hadn't been allowed previously and whether its inclusion might lead to undesirable fence designs.

Commissioner Ferguson suggested the possibility of allowing a certain percentage of wood as an accessory to other materials, which could provide decorative options while addressing quality concerns. The Commission also discussed fence color requirements, noting that the current language specifies "beige, white, or neutral color" for vinyl fences. Some commissioners questioned whether this was too restrictive, especially with newer materials and design trends favoring darker colors. After deliberation, most commissioners supported the changes, including the addition of wood fencing, with the understanding that maintenance requirements would apply to all fence types.

Commissioner Powell moved to forward a positive recommendation of approval to City Council of item 4.2 Review and consider a recommendation to amend Chapter 10-21 Fencing, and other Chapters in Title 10 Land Development Code, to update standards for fencing in Herriman with staff’s recommendations 1. Public utilities may be screened by non-climbable fencing or walls, including vinyl-coated chain-link with security wire that may exceed 6 feet in height upon demonstrated compliance with applicable administrative review and city engineering standards.

Commissioner Rypien seconded the motion.

The vote was recorded as follows:

<i>Commissioner Darryl Fenn</i>	<i>Aye</i>
<i>Commissioner Jackson Ferguson</i>	<i>No</i>
<i>Commissioner Heather Garcia</i>	<i>Aye</i>
<i>Commissioner Brody Rypien</i>	<i>Aye</i>
<i>Commissioner Adam Jacobson</i>	<i>Absent</i>
<i>Commissioner Andy Powell</i>	<i>Aye</i>
<i>Alternate Commissioner Forest Sickles</i>	<i>Not Voting</i>
<i>Alternate Commissioner Preston Oberg</i>	<i>Aye</i>

The motion passed with a vote of 5:1

**4.3. Review and consider a recommendation to amend Title 10 Land Development Code to permit detached Accessory Dwelling Units on properties that contain a single-family home, subject to compliance with specific additional zoning regulations, applicable building codes, and adopted engineering standards, if approved by the Herriman City Council (Public Hearing)
 Applicant: Herriman City
 File No: Z2026-002**

Planning Director Maloy presented a draft ordinance to permit detached Accessory Dwelling Units (ADUs) in Herriman. He explained that this initiative aligned with the city's moderate-income housing plan and anticipated potential state legislation on the matter. The proposed ordinance would allow ADUs citywide where single-family homes exist, require a minimum lot size of 6,000 square feet, limit ADU size to 1,000 square feet or 50% of the primary dwelling's size, set a maximum height of 20 feet (measured to the ridge line), require design compatibility with the primary residence, mandate owner occupancy (in either the main dwelling or ADU), and prohibit short-term rentals (less than 30 days).

Chair Bradford opened the public hearing.

During the public hearing, two residents spoke:

Clint Underwood expressed opposition, citing concerns about effective zoning, privacy impacts, parking, occupancy limit, emergency vehicle access, and maintenance.

Joe Darger supported the ordinance but suggested modifications to the height restriction to better accommodate two-story designs and requested clarification on the owner-occupancy requirement.

Commissioner Garcia moved to close the public hearing, Seconded by Commissioner Powell and all voted Aye.

Following extensive discussion, the Commission identified several areas for refinement regarding the proposed ordinance to permit detached Accessory Dwelling Units (ADUs) in Herriman.

On height restrictions, while the original proposal set a 20-foot limit, commissioners discussed the potential to expand this to 25 feet or align with the height of the primary residence, whichever is less, to allow for more architectural flexibility, particularly to accommodate garage-under designs. This change was suggested to make the construction of two-story ADUs feasible while keeping in harmony with the surrounding neighborhood.

Window placement and privacy stirred considerable debate, focusing on the balance between privacy for existing neighbors and design freedom for property owners. Some members advocated imposing restrictions on second-story windows that directly face neighboring properties to protect privacy, suggesting that windows be positioned or designed to mitigate intrusive sight lines. However, others cautioned against overly restricting architectural options, arguing that those living on smaller lots might expect less privacy inherently due to closer proximity to neighbors. A nuanced approach was proposed, considering setback distances as a factor to determine window placement restrictions.

Regarding parking requirements, the ordinance proposed a requirement for one additional off-street parking space. Commissioners discussed whether this provision was adequate, given potential scenarios where ADUs might lead to increased vehicle numbers in residential areas, particularly on smaller lots where parking capacity is naturally limited.

The question of fencing arose, especially concerning smaller lots. The Commission debated whether to mandate property fencing where ADUs are implemented, highlighting concerns about privacy and safety for both the ADU occupants and neighbors. This discussion acknowledged that while fencing can address privacy and trespassing issues, such a requirement could add to construction costs, potentially impacting affordability.

Questions around access requirements focused on ensuring clear emergency pathways to ADUs. Commissioners suggested that the draft ordinance should specify required access paths, possibly involving paved routes to facilitate emergency services' access without hindrance.

Ownership considerations were also crucial, with the Commission seeking clarity on the owner-occupancy requirements, particularly regarding properties held in trusts or owned by LLCs. This raised

questions about how ownership is defined in legal terms, especially when a family member resides in either the main dwelling or the ADU.

Due to the multitude of potential amendments and the need for thorough consideration, the Commission elected to continue the item. This decision will allow staff to integrate the discussed revisions into the draft ordinance, ensuring a comprehensive framework that aligns with both community values and anticipated state mandates.

*Commissioner Ferguson moved to Continue to the February 4, 2026 meeting item 4.3 **Review and consider a recommendation to amend Title 10 Land Development Code to permit detached Accessory Dwelling Units on properties that contain a single-family home, subject to compliance with specific additional zoning regulations, applicable building codes, and adopted engineering standards, if approved by the Herriman City Council.***

Commissioner Powell seconded the motion.

The vote was recorded as follows:

<i>Commissioner Darryl Fenn</i>	<i>Aye</i>
<i>Commissioner Jackson Ferguson</i>	<i>Aye</i>
<i>Commissioner Heather Garcia</i>	<i>Aye</i>
<i>Commissioner Brody Rypien</i>	<i>Aye</i>
<i>Commissioner Adam Jacobson</i>	<i>Absent</i>
<i>Commissioner Andy Powell</i>	<i>Aye</i>
<i>Alternate Commissioner Forest Sickles</i>	<i>Not voting</i>
<i>Alternate Commissioner Preston Oberg</i>	<i>Aye</i>

The motion passed unanimously.

5. Chair and Commission Comments

Commissioner Garcia emphasized that the Commission was not seeking to increase density but was trying to proactively address an anticipated state mandate while maintaining local control.

Commissioner Rypien noted research showing ADUs can benefit neighborhoods by allowing young families to grow up in established areas, enabling aging in place for seniors, and helping revitalize neighborhoods.

6. Future Meetings

6.1. Next City Council Meeting: January 28, 2026

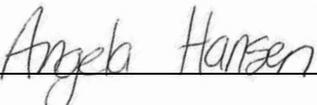
6.2. Next Planning Commission Meeting: February 4, 2026

7. Adjournment

Commissioner Powell moved to adjourn the meeting at 8:20 p.m. Seconded by Commissioner Garcia and all voted aye.



I, Angela Hansen, Deputy City Recorder for Herriman City, hereby certify that the foregoing minutes represent a true, accurate and complete record of the meeting held on January 21, 2026. This document constitutes the official minutes for the Herriman City Planning Commission Meeting.



Angela Hansen
Deputy City Recorder





STAFF REPORT

DATE: February 18, 2026

TO: Planning Commission

FROM: Clinton Spencer, AICP, Planning Manager

SUBJECT: Review and consider approval of subdivision plat amendments for Hidden Oaks Pod 17 Phase 1, and Pod 18 Phase 1 located approximately at 7300 W Herriman Main Street in the R-1-21 Residential Zone and the PD Planned Development Overlay. (Public Hearing)

Applicant: Brad Mackay, Ivory Development (property owner)

Acres: ±17.74

File No: S2026-019

RECOMMENDATION:

Staff recommends that the Planning Commission approve the following findings:

- Subject to compliance with the recommended conditions of approval, the proposal meets all applicable standards in Title 10 of City Code, and
- The proposal complies with all applicable standards of the Hidden Oaks Master Development Agreement (MDA).

Staff recommends the Planning Commission approve proposed amendments to Hidden Oaks Pod 17 Phase 1, and Pod 18 Phase 1 at approximately 7300 W Herriman Main Street in the R-1-21 Residential Zone with the following conditions:

1. Applicant shall continue working with staff to resolve all conditions (if any) before final plat approval.
2. All previous conditions of approval for Pods 17 and 18 shall still apply, as per S2022-016 Hidden Oaks West Preliminary Subdivision approval on June 2, 2022 (see attachments).

ISSUE BEFORE COMMISSION:

Should the Planning Commission approve the proposed minor plat amendments for Hidden Oaks Pods 17 and 18 for new residential development?

BACKGROUND & SUMMARY:

The applicant received Planning Commission preliminary approval for the Hidden Oaks West Subdivision on June 2, 2022, which included Pods 17 and 18. Pod 17 was originally approved as a senior housing development with thirty-three (33) “pad lots.” However, due to low demand for senior housing within the area, and other considerations, the City Council approved an MDA amendment that *removed the applicant’s obligation to provide senior housing* and decreased the number of residential single-family lots in Pod 17 to twenty-six (26). The land use amendment consequently required the subdivision plat to be amended as well.

Pod 18 was originally approved with eight (8) residential lots. The proposed amendment shifts access to the subdivision farther west on Herriman Highway, providing safer access. In addition to the change in the access point, the plat now includes nine (9) residential lots for development instead of eight (8).

DISCUSSION:

Engineering Review

- **Staff Finding** – *Engineering reviewed the proposed subdivision and had no concerns with the proposal, but recommends an additional staff review of the final plat before recording.*

Hidden Oaks MDA Compliance

- **Open Space, Lot Sizes, Units**

Staff Finding – *The proposed subdivision amendments comply with all requirements for the Hidden Oaks MDA. As mentioned previously, recent amendments to the MDA allow for the change in configuration for Pod 17 and the increase of one (1) lot for Pod 18. As proposed, the staff finds that both subdivision amendments comply with all requirements of the MDA.*

SUMMARY OF FINDINGS:

In conclusion, staff finds the proposed preliminary subdivision plat (with the recommended conditions) meets or exceeds minimum approval standards.

ALTERNATIVES:

In making a decision, the Planning Commission may consider the following alternatives:

Alternative	Recommendation	Considerations For Alternative	Considerations Against Alternative
Approve proposal as submitted		Approval facilitates the development of residential services for the city	Without staff recommendations, some issues remain unresolved
Approve proposal with conditions	Yes	Approval facilitates the development of residential services for the city	Based on the provided information, the Commission may determine whether additional conditions are warranted
Postpone proposal (with or without date)		The Commission may identify additional issues that warrant further research and review based on the information provided. A motion to postpone should identify what additional information is required for further review	Staff has not identified any issues that would warrant further postponement
Deny proposal		Based on the provided information, the Commission may find that a motion to deny is warranted (identify findings and applicable standards in motion)	Staff has not identified any findings that warrant denial

ATTACHMENTS:

- A. Application
- B. Vicinity Maps
- C. Hidden Oaks West Subdivision Approval
- D. Proposed Plats



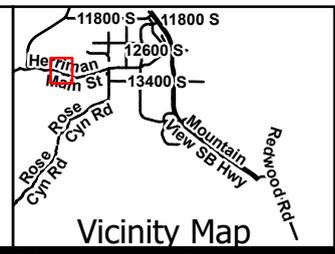
Preliminary Subdivision Plat Application

SUBDIVISION INFORMATION			
Property Address: 7300 W Herriman Main Street			
Parcel Numbers: Pod 17: 26333260050000		Pod 18: 26333260030000	
<input type="checkbox"/>	New Lots/Units _____	Number of lots/units _____	Total Acres: <u>17.74</u>
<input checked="" type="checkbox"/>	Plat Amendment <u>26/9 = 35</u> Number of new lots/units		
Name of Proposed Subdivision: Hidden Oaks Pod 17, Phase 1 & Hidden Oaks Pod 18			
APPLICANT INFORMATION			
Name of Applicant: Ivory Development LLC- Brad Mackay			
Address of Applicant: [REDACTED]			
Email of Applicant: [REDACTED]		Phone: [REDACTED]	
Applicants Affiliation with the Subject Property:			
<input checked="" type="checkbox"/>	Owner	<input type="checkbox"/>	Engineer
<input type="checkbox"/>	Architect	<input type="checkbox"/>	Other
Engineer: (if not listed above) Focus Consulting			
Email of Engineer: [REDACTED]		Phone of Engineer: [REDACTED]	
Architect: (if applicable)			
Email of Architect		Phone of Architect:	
Property Owner: (if not listed above)			
Email of Owner:		Phone:	
OFFICE USE ONLY			
Date Received:	Received By:	File Number:	Fee:
Zone:	Assigned Planner:		Receipt #

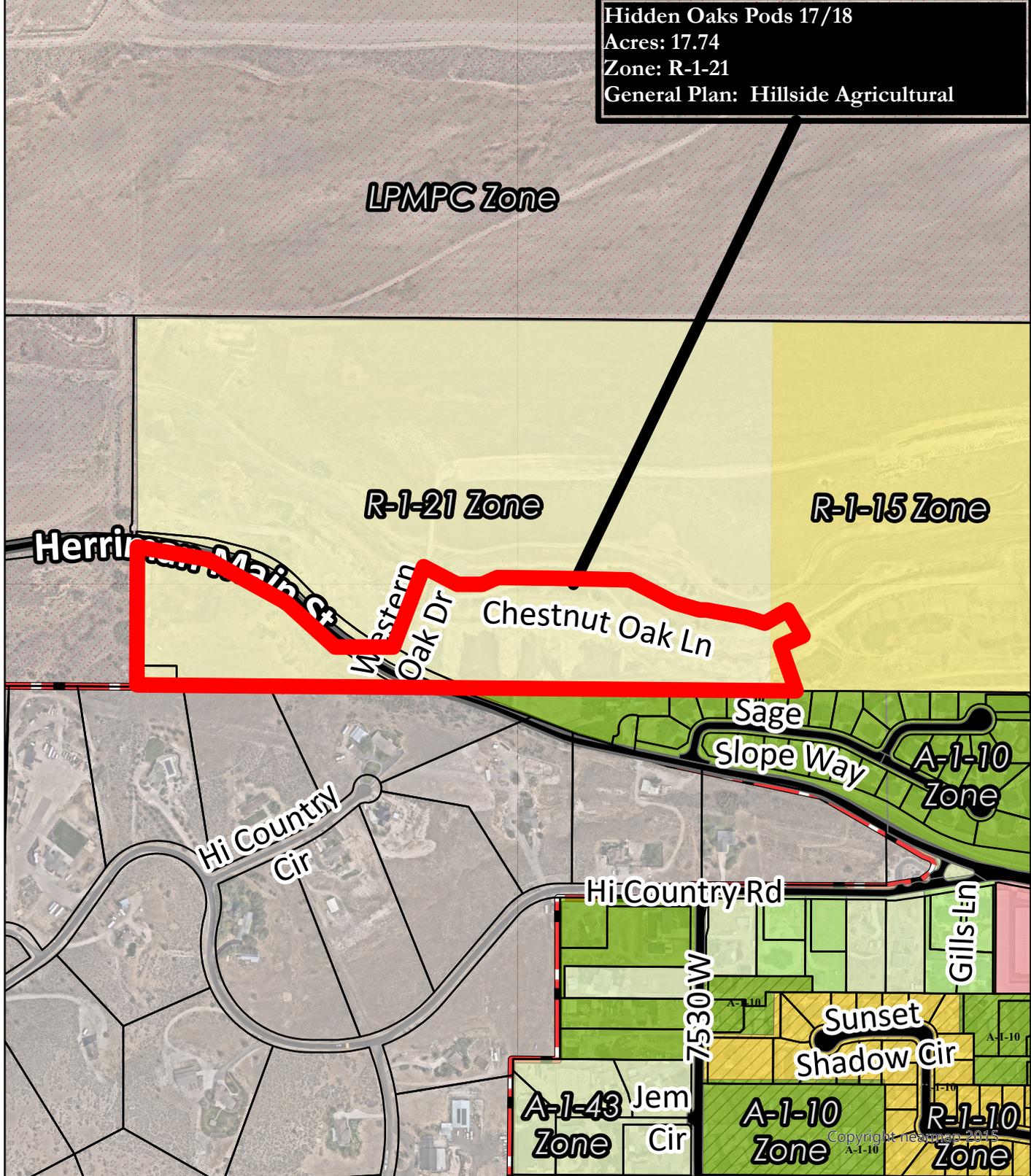
Attachment B

Hidden Oaks Pods 17/18 Phase 1

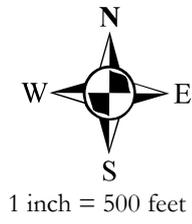
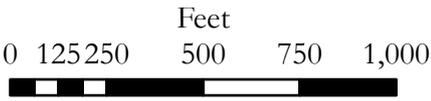
7300 W Herriman Highway



Hidden Oaks Pods 17/18
Acres: 17.74
Zone: R-1-21
General Plan: Hillside Agricultural



Herriman Planning & Zoning

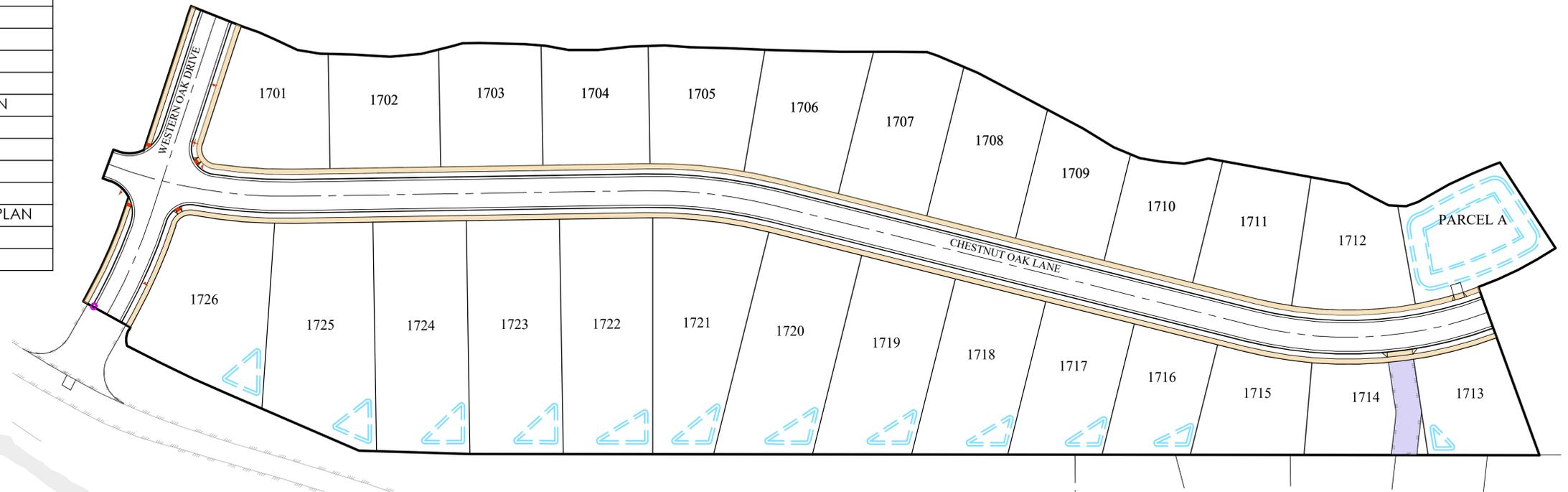


Attachment D

HIDDEN OAKS POD 17 PHASE 1

PREPARED FOR:
IVORY DEVELOPMENT
 LOCATED IN:
HERRIMAN CITY, UT

C1	COVER
C2	FINAL PLAT
C3	SITE PLAN
C4	GRADING PLAN
C4.1	GRADING PLAN
C4.2	GRADING PLAN
C5	DRAINAGE PLAN
C5.1	DRAINAGE PLAN
C5.2	DRAINAGE PLAN
C5.3	HIDDEN OAKS WEST OVERALL DRAINAGE
C6	SEWER PLAN
C7	ZONE 4 WATER PLAN
C7.1	ZONE 5 WATER PLAN
C8	EROSION CONTROL PLAN
PP01	CHESTNUT OAK LANE
PP02	CHESTNUT OAK LANE
PP03	CHESTNUT OAK LANE
PP04	CHESTNUT OAK LANE
PP05	WESTERN OAK DRIVE
PP06	DETENTION POND
PP07	STORM DRAIN CULVERT PLAN
D1	DETAILS
D2	DETAILS
D3	DETAILS
D4	JBID DETAILS
L1.0	DETENTION BASIN LANDSCAPE PLAN
L2.0	OVERALL IRRIGATION PLAN
L2.1	IRRIGATION DETAILS



SITE MAP

GENERAL NOTES

- CONTRACTOR TO FIELD VERIFY HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF CONSTRUCTION, AND REPORT ANY DISCREPANCIES TO THE ENGINEER.
- ANY AND ALL DISCREPANCIES IN THESE PLANS ARE TO BE BROUGHT TO THE ENGINEER'S ATTENTION PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- ALL CONSTRUCTION SHALL ADHERE TO HERRIMAN CITY STANDARD PLANS AND SPECIFICATIONS.
- ALL UTILITIES AND ROAD IMPROVEMENTS SHOWN ON THE PLANS HEREIN SHALL BE CONSTRUCTED USING REFERENCE TO SURVEY CONSTRUCTION STAKES PLACED UNDER THE SUPERVISION OF A PROFESSIONAL LICENSED SURVEYOR WITH A CURRENT LICENSE ISSUED BY THE STATE OF UTAH. ANY IMPROVEMENTS INSTALLED BY ANY OTHER VERTICAL OR HORIZONTAL REFERENCE WILL NOT BE ACCEPTED OR CERTIFIED BY THE ENGINEER OF RECORD.
- THIS DRAWING SET IS SCALED TO BE PRINTED ON A 24" X 36" SIZE OF PAPER (ARCH D). IF PRINTED ON A SMALLER PAPER SIZE, THE DRAWING WILL NOT BE TO SCALE AND SHOULD NOT BE USED TO SCALE MEASUREMENTS FROM THE PAPER DRAWING. ALSO USE CAUTION, AS THERE MAY BE TEXT OR DETAIL THAT MAY BE OVERLOOKED DUE TO THE SMALL SIZE OF THE DRAWING.

NOTICE

BEFORE PROCEEDING WITH THIS WORK, THE CONTRACTOR SHALL CAREFULLY CHECK AND VERIFY ALL CONDITIONS, QUANTITIES, DIMENSIONS, AND GRADE ELEVATIONS, AND SHALL REPORT ALL DISCREPANCIES TO THE ENGINEER.

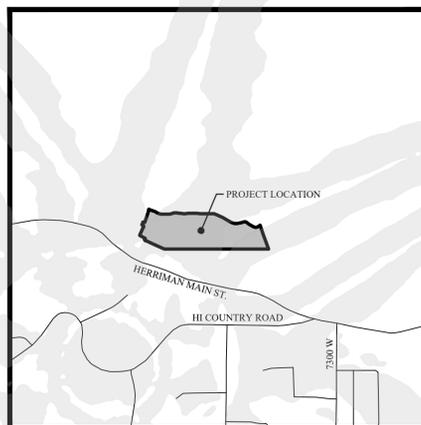
ENGINEER'S NOTES TO CONTRACTOR

- THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES, CONDUITS OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF THE AVAILABLE RECORDS, TO THE BEST OF OUR KNOWLEDGE. THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THESE PLANS. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN ON THESE DRAWINGS. THE CONTRACTOR FURTHER ASSUMES ALL LIABILITY AND RESPONSIBILITY FOR THE UTILITY PIPES, CONDUITS OR STRUCTURES SHOWN OR NOT SHOWN ON THESE DRAWINGS. IF UTILITY LINES ARE ENCOUNTERED DURING CONSTRUCTION THAT ARE NOT IDENTIFIED BY THESE PLANS, CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY.
- CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE CITY, THE OWNER, AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.
- UNAUTHORIZED CHANGES & USES: THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.
- ALL CONTOUR LINES SHOWN ON THE PLANS ARE AN INTERPRETATION BY CAD SOFTWARE OF FIELD SURVEY WORK PERFORMED BY A LICENSED SURVEYOR. DUE TO THE POTENTIAL DIFFERENCES IN INTERPRETATION OF CONTOURS BY VARIOUS TYPES OF GRADING SOFTWARE BY OTHER ENGINEERS OR CONTRACTORS, FOCUS DOES NOT GUARANTEE OR WARRANT THE ACCURACY OF SUCH LINEWORK. FOR THIS REASON, FOCUS WILL NOT PROVIDE ANY GRADING CONTOURS IN CAD FOR ANY TYPE OF USE BY THE CONTRACTOR. SPOT ELEVATIONS AND PROFILE ELEVATIONS SHOWN IN THE DESIGN DRAWINGS GOVERN ALL DESIGN INFORMATION ILLUSTRATED ON THE APPROVED CONSTRUCTION SET. CONSTRUCTION EXPERTISE AND JUDGMENT BY THE CONTRACTOR IS ANTICIPATED BY THE ENGINEER TO COMPLETE BUILD-OUT OF THE INTENDED IMPROVEMENTS.

CONTACTS

ENGINEER & SURVEYOR
 FOCUS ENGINEERING & SURVEYING, LLC
 6949 S. HIGH TECH DRIVE SUITE 200
 MIDVALE, UTAH 84047
 (801) 352-0075
 PROJECT MANAGER: BEN DUZETT
 SURVEY MANAGER: EVAN WOOD

OWNER/DEVELOPER
 IVORY DEVELOPMENT
 978 WOODOAK LANE
 SALT LAKE CITY, UTAH 84117
 (801) 407-6841
 CONTACT: BRAD MACKAY



VICINITY MAP

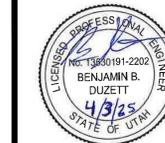
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GRAPHIC SCALE



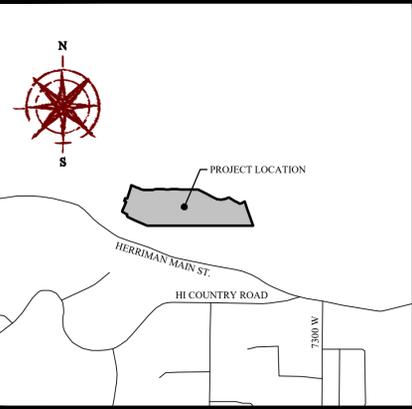
(IN FEET)
 1 inch = 60 ft.



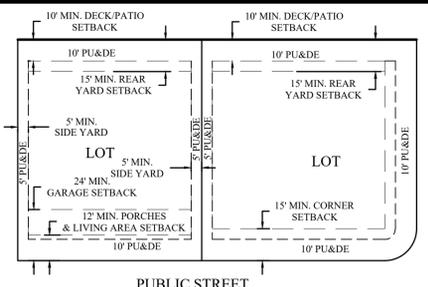
HIDDEN OAKS POD 17 PHASE 1
 HERRIMAN CITY, UT
COVER

REVISION BLOCK	DATE	DESCRIPTION
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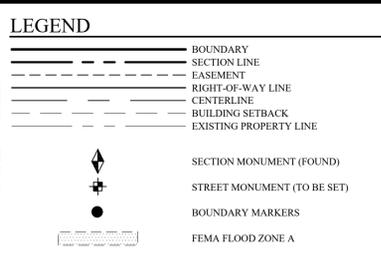
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Date: 4/03/25	Job #: 22-0282
Sheet:	C1



VICINITY MAP
N.T.S.



TYPICAL BUILDING SETBACKS
N.T.S.



NOTES:
 1. #5 x 24" REBAR AND CAP SET AT ALL REAR LOT CORNERS. PIN OR NAIL SET IN CURB AT EXTENSION OF SIDE LOT LINES IN LIEU OF SETTING THE FRONT LOT CORNER.
 2. PARCEL A TO BE OWNED AND MAINTAINED BY THE HOA.
 3. PARK STRIPS IN ROW ARE TO BE MAINTAINED BY HOA OR ADJACENT PROPERTY OWNER.

HIDDEN OAKS POD 17 PHASE 1

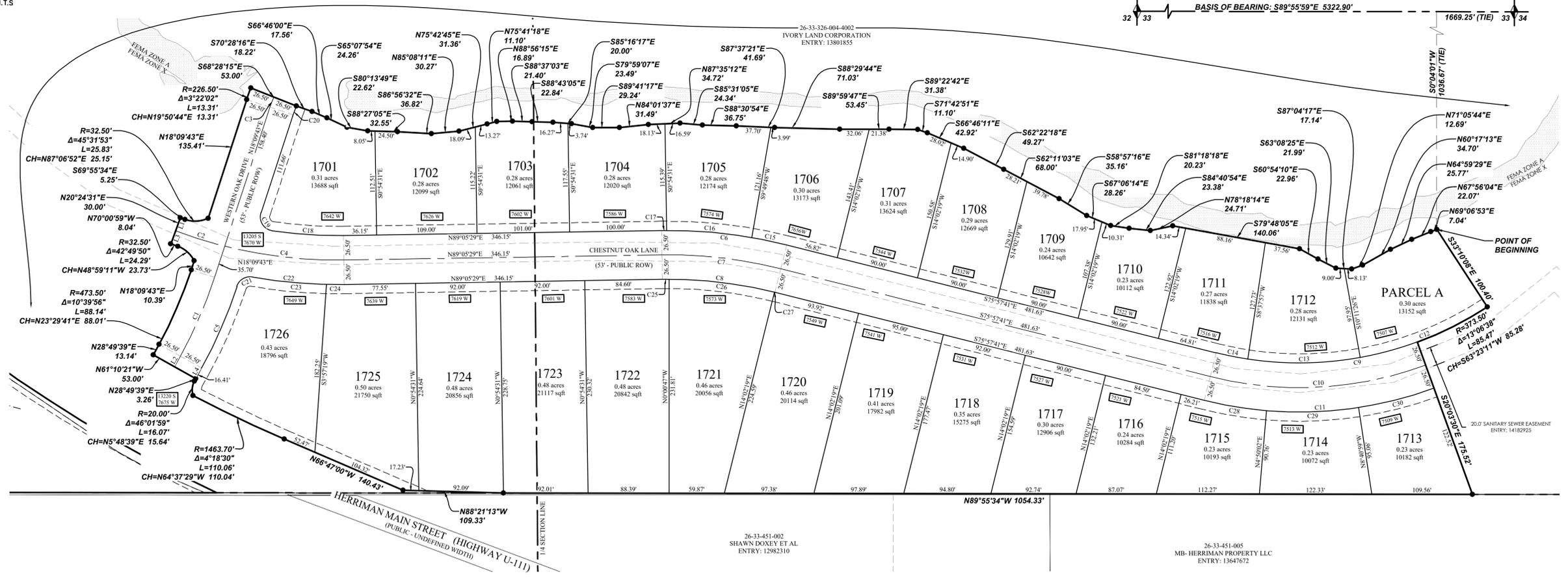
FINAL PLAT

LOCATED IN THE WEST 1/2 OF SECTION 33, T3S, R2W,
SALT LAKE BASE & MERIDIAN
HERRIMAN CITY, SALT LAKE COUNTY, UTAH



GRAPHIC SCALE
(IN FEET)
1 inch = 60 ft.

WEST 1/4 CORNER OF SECTION 33, T3S, R2W, SLB&M FOUND SALT LAKE COUNTY 2.5" FLAT BRASS MONUMENT
BASIS OF BEARING: S89°55'59"E 5322.90'
EAST 1/4 CORNER OF SECTION 33, T3S, R2W, SLB&M FOUND SALT LAKE COUNTY 2.5" FLAT BRASS MONUMENT
1669.25' (TIE) 33 34



Line Table

LINE	DIRECTION	LENGTH
L1	N20°24'38"E	15.00
L2	N28°49'39"E	13.14
L3	N20°24'38"E	15.00
L4	N28°49'39"E	13.14

Curve Table

CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	500.00	10°39'56"	93.08	N23°29'41"E	92.94
C2	500.00	6°24'09"	55.87	S72°42'02"E	55.84
C3	200.00	3°22'02"	11.75	S19°50'44"W	11.75
C4	500.00	15°00'24"	130.96	S83°24'19"E	130.58
C5	526.50	10°30'00"	96.49	N23°34'39"E	96.35
C6	526.50	14°56'50"	137.35	N83°26'06"W	136.96
C7	500.00	14°56'50"	130.44	N83°26'06"W	130.07
C8	473.50	14°56'50"	123.53	N83°26'06"W	123.18
C9	373.50	47°12'27"	307.74	N80°26'06"E	299.11
C10	400.00	34°05'49"	238.04	N86°59'25"E	234.54
C11	426.50	34°05'49"	253.81	N86°59'25"E	250.08
C12	373.50	22°58'41"	149.79	S68°19'13"W	148.79
C13	373.50	18°49'24"	122.70	S89°13'15"W	122.15
C14	373.50	5°24'22"	35.24	N78°39'52"W	35.23
C15	526.50	4°12'31"	38.67	N78°03'56"W	38.67
C16	526.50	10°08'24"	93.18	N85°14'24"W	93.06
C17	526.50	0°35'55"	5.50	S89°23'27"W	5.50
C18	486.58	9°09'26"	77.77	N86°12'11"W	77.69
C19	15.00	99°39'34"	26.09	N31°40'04"W	22.92
C20	173.50	3°22'02"	10.20	N19°50'44"E	10.19

Curve Table

CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C21	15.00	81°40'01"	21.38	S59°09'39"W	19.62
C22	526.50	10°54'10"	100.19	S85°27'26"E	100.04
C23	497.44	9°18'15"	80.78	S84°24'02"E	80.69
C24	695.94	1°35'55"	19.42	S89°51'07"E	19.42
C25	473.50	0°53'43"	7.40	N89°32'21"E	7.40
C26	473.50	13°58'55"	115.55	S83°01'20"E	115.26
C27	473.50	0°04'12"	0.58	S75°59'47"E	0.58
C28	426.50	9°12'17"	68.52	S80°33'49"E	68.44
C29	426.50	13°31'01"	100.62	N88°04'32"E	100.38
C30	426.50	11°22'31"	84.68	N75°37'46"E	84.54

PREPARED BY
FOCUS
 ENGINEERING AND SURVEYING, LLC
 6949 S. HIGH TECH DRIVE SUITE 300
 MIDVALE, UTAH 84047 PHE: (801) 352-0075
 www.focus-es.com

CHECKED FOR ZONING
 ZONE: _____ DATE: _____
 AREA: _____ WIDTH: _____
 NAME: _____

PLANNING COMMISSION
 APPROVED THIS _____ DAY OF _____
 A.D. 20____ BY HERRIMAN PLANNING COMMISSION
 CHAIRMAN, HERRIMAN PLANNING COMMISSION

HERRIMAN CITY MUNICIPAL WATER
 APPROVED THIS _____ DAY OF _____
 A.D. 20____ BY HERRIMAN CITY MUNICIPAL WATER
 HERRIMAN CITY

HEALTH DEPARTMENT
 APPROVED THIS _____ DAY OF _____
 A.D. 20____ BY HEALTH DEPARTMENT
 DIRECTOR, SALT LAKE CO. HEALTH DEPARTMENT

ROCKY MOUNTAIN POWER
 APPROVED THIS _____ DAY OF _____
 A.D. 20____ BY ROCKY MOUNTAIN POWER
 ROCKY MOUNTAIN POWER

HERRIMAN CITY ENGINEER
 I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE
 DATE _____ HERRIMAN CITY ENGINEER

TABULATIONS:
 1. TOTAL PLAT ACREAGE: 11.11 AC
 2. TOTAL LOT ACREAGE: 8.62 AC
 3. TOTAL ACREAGE IN STREETS: 2.19 AC
 4. TOTAL ACREAGE IN OPEN SPACE: 0.30 AC
 5. AVERAGE LOT SIZE: 0.33 AC
 6. NUMBER OF LOTS: 26

JORDAN BASIN IMPROVEMENT DISTRICT
 APPROVED THIS _____ DAY OF _____
 A.D. 20____ BY J.B.I.D.
 J.B.I.D.

APPROVAL AS TO FORM
 APPROVED AS TO FORM THIS _____ DAY OF _____
 A.D. 20____

HERRIMAN CITY
 APPROVED THIS _____ DAY OF _____
 A.D. 20____ BY HERRIMAN CITY.
 ATTEST: _____ RECORDER

ENBRIDGE GAS UTAH:
 Questar Gas Company, dba Enbridge Gas Utah ("Enbridge"), approves this plat solely to approximate the location of Enbridge's right-of-way/easement(s) and existing underground facilities but does not warrant or verify their precise location. This approval does not (a) affect any right Enbridge has under Title 54, Chapter 8a, a recorded easement or right-of-way, prescriptive rights, or any provision of law; (b) constitute acceptance of any terms contained in any portion of the plat; and (c) guarantee any terms or waive Enbridge's right to require additional easements for gas service.

QUESTAR GAS COMPANY
 dba ENBRIDGE GAS UTAH
 Approved this _____ DAY OF _____ A.D. 20____
 By: _____
 Title: _____

SURVEYOR'S CERTIFICATE
 I, Evan J Wood, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NUMBER 183395 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY THE AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS, HEREAFTER TO BE KNOWN AS:
HIDDEN OAKS POD 17 PHASE 1 FINAL PLAT
 AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.

FOR REVIEW ONLY

Evan J Wood
 Professional Land Surveyor
 Certificate No. 183395

A portion of the South half of Section 33, Township 3 South, Range 2 West, Salt Lake Base and Meridian, more particularly described as follows:
 Beginning at a point located S89°55'59"E 1669.25 feet along the Quarter Section line and S0°04'01"W 1036.67 feet from the East Quarter Corner of Section 33, Township 3 South, Range 2 West, Salt Lake Base and Meridian; running thence S33°10'08"E 100.40 feet; thence Southwesterly along the arc of a non-tangent curve to the right having a radius of 373.50 feet (radius bears: N33°10'08"W) a distance of 85.47 feet through a central angle of 13°06'38" Chord: S63°23'11"W 85.28 feet; thence S20°03'30"E 175.52 feet; thence N89°55'34"W 1,054.33 feet; thence N88°21'13"W 109.33 feet; thence N66°47'00"W 140.43 feet; thence Northwesterly along the arc of a non-tangent curve to the right having a radius of 1,463.70 feet (radius bears: N23°13'16"E) a distance of 110.06 feet through a central angle of 04°18'30" Chord: N64°37'29"W 110.04 feet; thence Northerly along the arc of a non-tangent curve to the right having a radius of 20.00 feet (radius bears: N72°47'40"E) a distance of 16.07 feet through a central angle of 46°01'59" Chord: N05°48'39"E 15.64 feet; thence N28°49'39"E 3.26 feet; thence N61°10'21"W 53.00 feet; thence N28°49'39"E 13.14 feet; thence along the arc of a curve to the left with a radius of 473.50 feet a distance of 88.14 feet through a central angle of 10°39'56" Chord: N23°29'41"E 88.01 feet; thence N18°09'43"E 10.39 feet; thence Northwesterly along the arc of a non-tangent curve to the left having a radius of 32.50 feet (radius bears: S62°25'44"W) a distance of 24.29 feet through a central angle of 42°49'50" Chord: N48°59'11"W 23.73 feet; thence N70°00'59"W 8.04 feet; thence N20°24'31"E 30.00 feet; thence S69°55'34"E 5.25 feet; thence Easterly along the arc of a non-tangent curve to the left having a radius of 32.50 feet (radius bears: N19°52'48"E) a distance of 25.83 feet through a central angle of 45°31'53" Chord: N87°06'52"E 25.15 feet; thence N18°09'43"E 135.41 feet; thence along the arc of a curve to the right with a radius of 226.50 feet a distance of 13.31 feet through a central angle of 03°22'02" Chord: N19°50'44"E 13.31 feet; thence S68°28'15"E 53.00 feet; thence S70°28'16"E 18.22 feet; thence S66°46'00"E 17.56 feet; thence S65°07'54"E 24.26 feet; thence S80°13'49"E 22.62 feet; thence S88°27'05"E 32.55 feet; thence S86°56'32"E 36.82 feet; thence N88°08'11"E 30.27 feet; thence N75°42'45"E 31.36 feet; thence N75°41'18"E 11.10 feet; thence N88°56'15"E 16.89 feet; thence S88°37'03"E 21.40 feet; thence S88°43'05"E 22.84 feet; thence S85°16'17"E 20.00 feet; thence S79°59'07"E 23.49 feet; thence S89°41'17"E 29.24 feet; thence N84°01'37"E 31.49 feet; thence S85°31'05"E 24.34 feet; thence S88°30'54"E 36.75 feet; thence S89°59'47"E 53.45 feet; thence S71°42'51"E 11.10 feet; thence S66°46'11"E 42.92 feet; thence S62°22'18"E 49.27 feet; thence S58°57'16"E 35.16 feet; thence S81°18'18"E 20.23 feet; thence S84°40'54"E 23.38 feet; thence S63°08'25"E 21.99 feet; thence S60°54'10"E 22.96 feet; thence N78°18'14"E 24.71 feet; thence S79°48'05"E 140.06 feet; thence S67°06'14"E 28.26 feet; thence S62°11'03"E 68.00 feet; thence S62°22'18"E 49.27 feet; thence S62°11'03"E 68.00 feet; thence S58°57'16"E 35.16 feet; thence S67°06'14"E 28.26 feet; thence S81°18'18"E 20.23 feet; thence S84°40'54"E 23.38 feet; thence N78°18'14"E 24.71 feet; thence S79°48'05"E 140.06 feet; thence S60°54'10"E 22.96 feet; thence S63°08'25"E 21.99 feet; thence S87°04'17"E 17.14 feet; thence N71°05'44"E 12.69 feet; thence N60°17'13"E 34.70 feet; thence N64°59'29"E 25.77 feet; thence N67°56'04"E 22.07 feet; thence N69°06'53"E 7.04 feet to the point of beginning.

Contains: 10.94 acres +/-

OWNER'S DEDICATION
 KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNER(S) OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, PARCEL, AND STREETS TO BE HEREAFTER KNOWN AS
HIDDEN OAKS POD 17 PHASE 1 FINAL PLAT
 DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL ROADS AND OTHER AREAS SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE. THE UNDERSIGNED OWNER(S) ALSO HEREBY CONVEY TO ANY AND ALL PUBLIC UTILITY COMPANIES A PERPETUAL, NON-EXCLUSIVE EASEMENT OVER THE PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE, AND OPERATION OF UTILITY LINES AND FACILITIES.
 IN WITNESS WHEREOF _____ HAVE HEREUNTO SET
 HAND THIS _____ DAY OF _____ A.D. 20____

LIMITED LIABILITY ACKNOWLEDGMENT
 STATE OF UTAH)
)
 COUNTY OF _____)

ON THIS _____ DAY OF _____, IN THE YEAR 20____, BEFORE ME, _____, PERSONALLY APPEARED CHRISTOPHER P. GAMVROULAS, WHO DULY ACKNOWLEDGED TO ME THAT HE IS THE PRESIDENT, OF IVORY DEVELOPMENT, LLC, A UTAH LIMITED LIABILITY COMPANY, AND IS AUTHORIZED TO EXECUTE THE FOREGOING AGREEMENT IN ITS BEHALF AND THAT HE OR SHE EXECUTED IT IN SUCH CAPACITY.
 NOTARY SIGNATURE _____

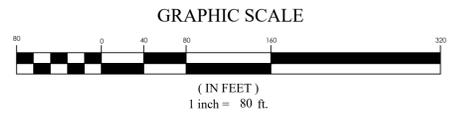
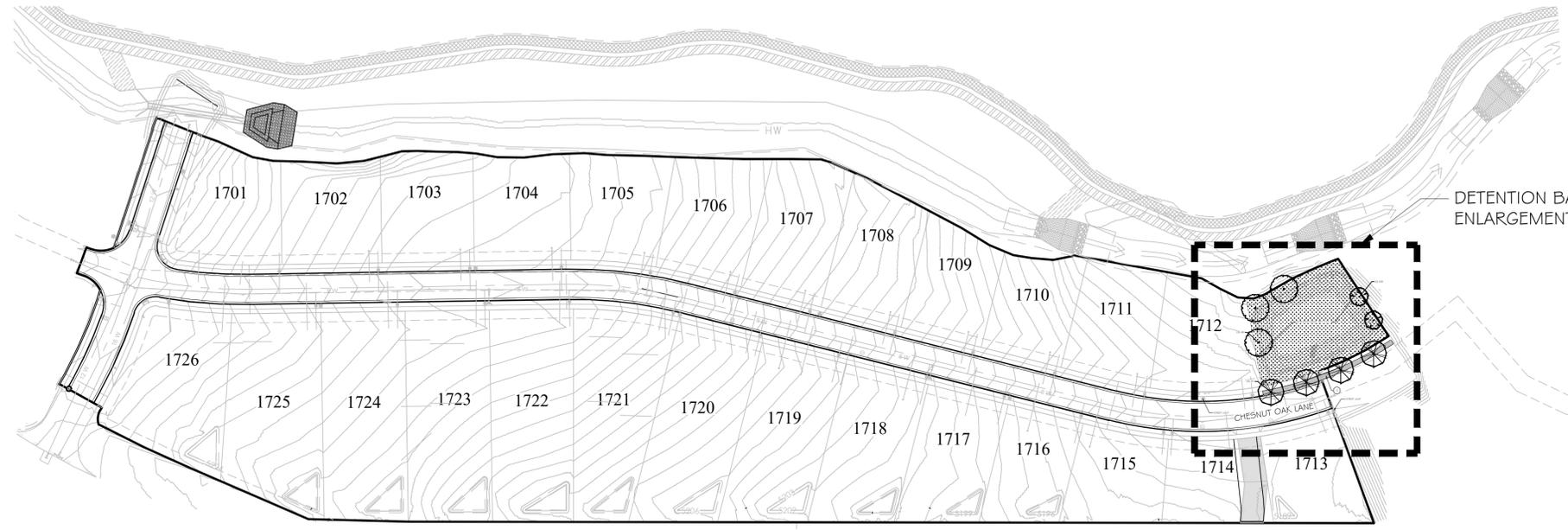
HIDDEN OAKS POD 17 PHASE 1 FINAL PLAT
 LOCATED IN THE WEST 1/2 OF SECTION 33, T3S, R2W,
 SALT LAKE BASE & MERIDIAN
 HERRIMAN CITY, SALT LAKE COUNTY, UTAH

RECORDED # _____
 STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF: _____
 DATE: _____ TIME: _____ BOOK: _____ PAGE: _____
 \$ _____
 FEE _____ SALT LAKE COUNTY RECORDER



FOR REVIEW ONLY

HIDDEN OAKS POD 17 PHASE 1
HERRIMAN CITY, UTAH
DETENTION BASIN LANDSCAPE PLAN



DETENTION BASIN ENLARGEMENT, SEE BELOW

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	SIZE	QTY
TREES					
	AK	<i>Acer platanoides</i> 'Crimson King'	Crimson King Norway Maple	2" Cal.	3
	MS	<i>Malus x 'Spring Snow'</i>	Spring Snow Crabapple	2" Cal.	2
	ZV	<i>Zelkova serrata</i> 'Village Green'	Village Green Sawleaf Zelkova	2" Cal.	4
GROUND COVERS					
	PP2	<i>Poa pratensis</i>	Kentucky Bluegrass	sod	13,132 sf

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REFERENCE NOTES SCHEDULE

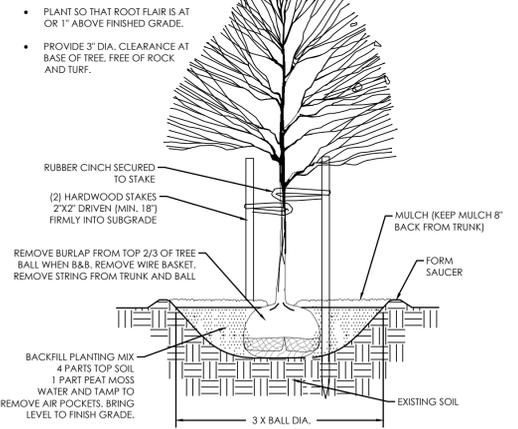
SYMBOL	CODE	DESCRIPTION	QTY
	1	RIVER COBBLE, SOUTH TOWN RIVER COBBLE, SIZE: 1 1/2"-3", FROM UTAH LANDSCAPING ROCK IN NEPHI, UTAH OR APPROVED EQUAL.	765 sf

LANDSCAPE NOTES

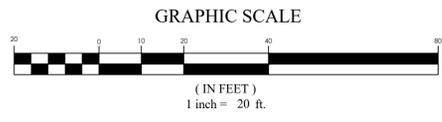
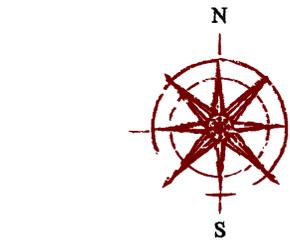
- LAWN AREAS WILL BE SODDED WITH KENTUCKY BLUEGRASS BLEND OVER 4 INCHES GOOD GRADE TOPSOIL.
- TOP DRESS ALL SHRUB BED AREAS AND OTHER AREAS LABELED ROCK MULCH WITH 4" DEEP OF ROCK TYPE(S) SPECIFIED IN THE REFERENCE NOTE SCHEDULE. PLACE ROCK OVER DEWITT PRO-5 WEED BARRIER FABRIC. FABRIC SHALL BE INSTALLED AFTER PRE-EMERGENT HAS BEEN APPLIED.
- CONTRACTOR TO CONDUCT THEIR OWN QUANTITY TAKE-OFFS IN THE PLAN AND VERIFY ANY DISCREPANCIES WITH THE LANDSCAPE ARCHITECT.
- CONTRACTOR SHALL VERIFY ALL UTILITIES SHOWN ON THE PLANS AS WELL AS HAVE THE SITE UTILITIES LOCATED ON THE GROUND PRIOR TO THE START OF CONSTRUCTION ACTIVITIES. IN THE EVENT THAT THE CONTRACTOR DISCOVERS AN UNDERGROUND UTILITY THAT IS NOT REPRESENTED WITHIN THE CONSTRUCTION DOCUMENTS OR AS MARKED ON THE SITE, HE SHALL IMMEDIATELY CONTACT THE OWNERS REPRESENTATIVE TO DETERMINE NEXT STEPS PRIOR TO ANY CONSTRUCTION ACTIVITIES WITHIN THE AREA OF THE NEWLY DISCOVERED UNDERGROUND UTILITY.
- THE CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE THROUGHOUT CONSTRUCTION ACTIVITIES FOR THE PROJECT. ACCUMULATION OF STANDING WATER WILL NOT BE PERMITTED.

HERRIMAN LANDSCAPE CITY STANDARDS:
1 TREE PER EVERY 500 SF. OF OVERALL LANDSCAPE AREA.
LANDSCAPE AREA: 13,897/500 = 28 REQUIRED TREES

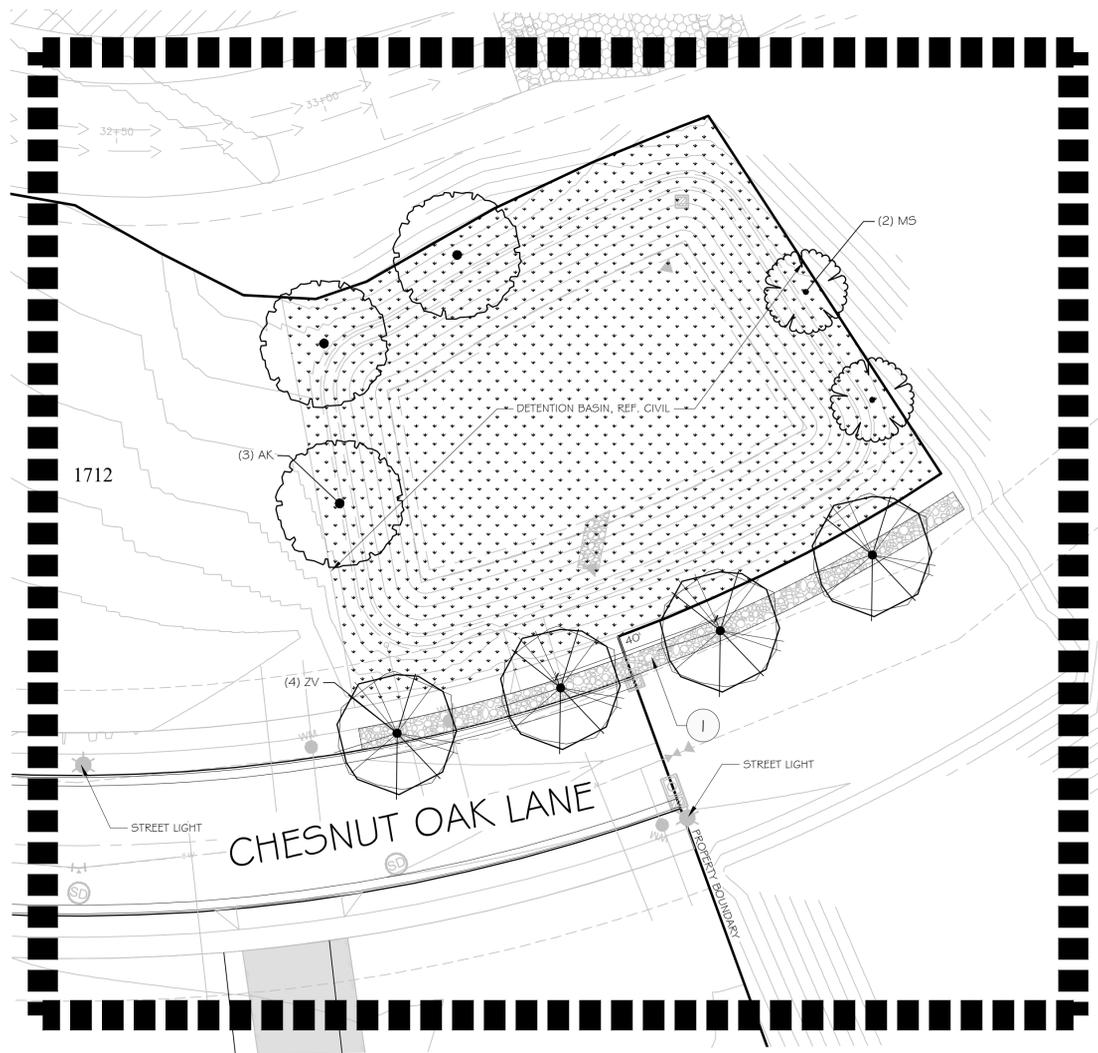
PROPOSED TREE REQUIREMENTS:
1 TREE PER EVERY 1500 SF. OF OVERALL LANDSCAPE AREA.
LANDSCAPE AREA: 13,897/1500 = 9 TREES
9 PROVIDED TREES



A TREE PLANTING & STAKING
NOT TO SCALE



DETENTION BASIN ENLARGEMENT



REVISION BLOCK	DATE	DESCRIPTION
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DETENTION BASIN LANDSCAPE PLAN

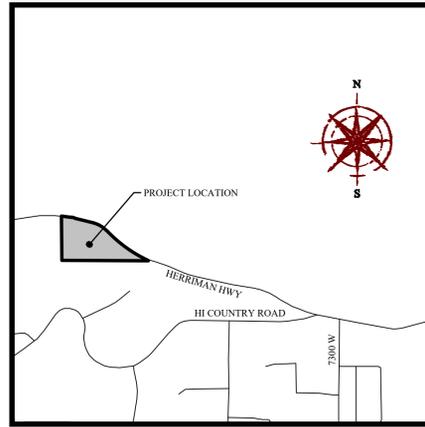
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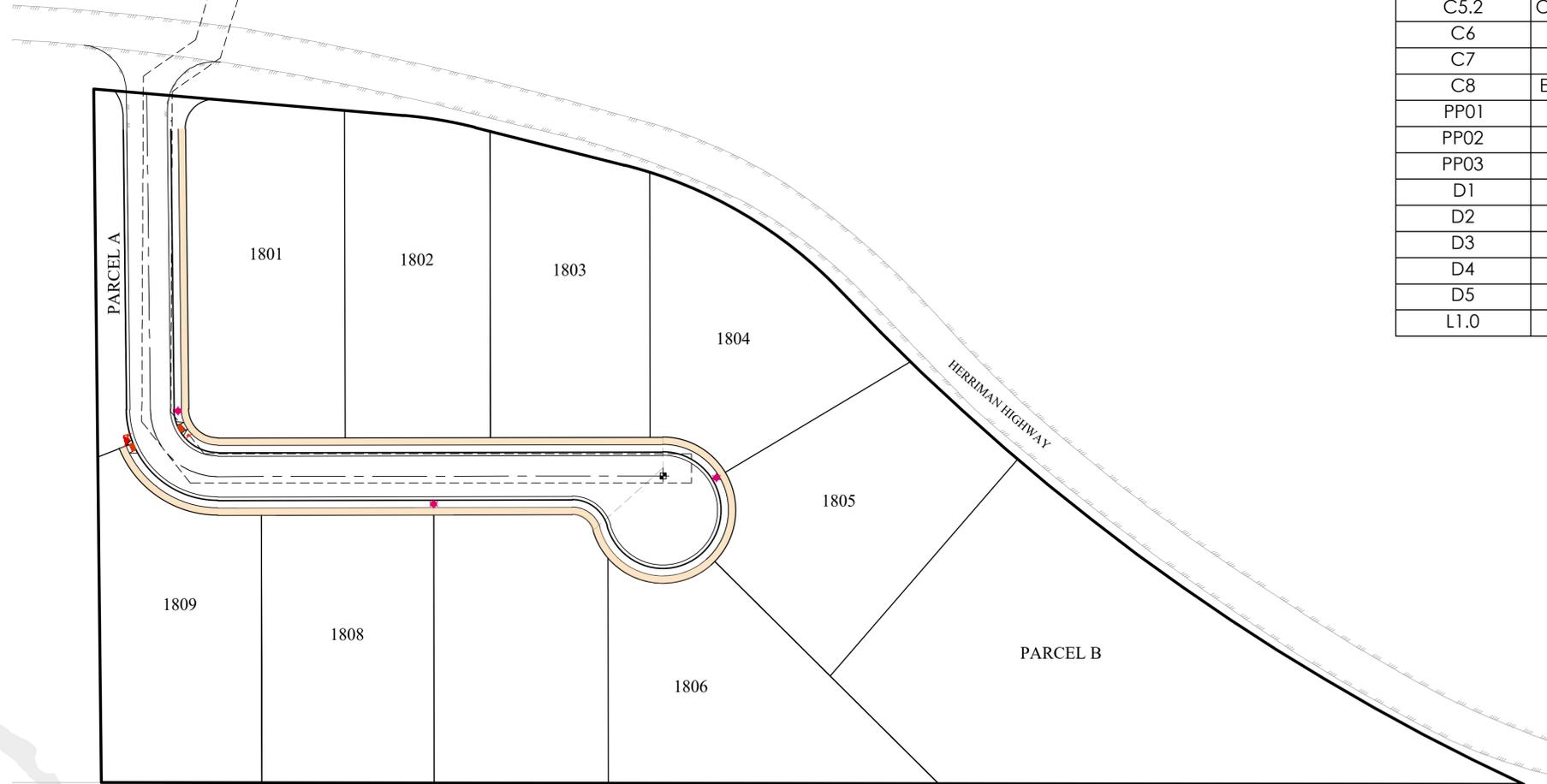
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HIDDEN OAKS POD 18 PHASE 1

PREPARED FOR:
IVORY DEVELOPMENT
 LOCATED IN:
HERRIMAN, UT



VICINITY MAP
NTS



SITE MAP

GENERAL NOTES

- CONTRACTOR TO FIELD VERIFY HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF CONSTRUCTION, AND REPORT ANY DISCREPANCIES TO THE ENGINEER.
- ANY AND ALL DISCREPANCIES IN THESE PLANS ARE TO BE BROUGHT TO THE ENGINEER'S ATTENTION PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- ALL CONSTRUCTION SHALL ADHERE TO HERRIMAN CITY STANDARD PLANS AND SPECIFICATIONS.
- ALL UTILITIES AND ROAD IMPROVEMENTS SHOWN ON THE PLANS HEREIN SHALL BE CONSTRUCTED USING REFERENCE TO SURVEY CONSTRUCTION STAKES PLACED UNDER THE SUPERVISION OF A PROFESSIONAL LICENSED SURVEYOR WITH A CURRENT LICENSE ISSUED BY THE STATE OF UTAH. ANY IMPROVEMENTS INSTALLED BY ANY OTHER VERTICAL OR HORIZONTAL REFERENCE WILL NOT BE ACCEPTED OR CERTIFIED BY THE ENGINEER OF RECORD.
- THIS DRAWING SET IS SCALED TO BE PRINTED ON A 24" X 36" SIZE OF PAPER (ARCH D). IF PRINTED ON A SMALLER PAPER SIZE, THE DRAWING WILL NOT BE TO SCALE AND SHOULD NOT BE USED TO SCALE MEASUREMENTS FROM THE PAPER DRAWING. ALSO USE CAUTION, AS THERE MAY BE TEXT OR DETAIL THAT MAY BE OVERLOOKED DUE TO THE SMALL SIZE OF THE DRAWING.

NOTICE

BEFORE PROCEEDING WITH THIS WORK, THE CONTRACTOR SHALL CAREFULLY CHECK AND VERIFY ALL CONDITIONS, QUANTITIES, DIMENSIONS, AND GRADE ELEVATIONS, AND SHALL REPORT ALL DISCREPANCIES TO THE ENGINEER.

ENGINEER'S NOTES TO CONTRACTOR

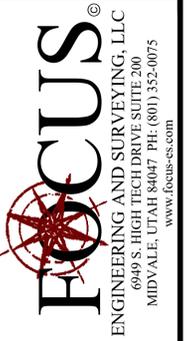
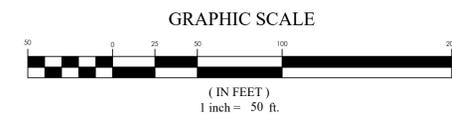
- THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES, CONDUITS OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF THE AVAILABLE RECORDS, TO THE BEST OF OUR KNOWLEDGE. THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THESE PLANS. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN ON THESE DRAWINGS. THE CONTRACTOR FURTHER ASSUMES ALL LIABILITY AND RESPONSIBILITY FOR THE UTILITY PIPES, CONDUITS OR STRUCTURES SHOWN OR NOT SHOWN ON THESE DRAWINGS. IF UTILITY LINES ARE ENCOUNTERED DURING CONSTRUCTION THAT ARE NOT IDENTIFIED BY THESE PLANS, CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY.
- CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE CITY, THE OWNER, AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.
- UNAUTHORIZED CHANGES & USES: THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.
- ALL CONTOUR LINES SHOWN ON THE PLANS ARE AN INTERPRETATION BY CAD SOFTWARE OF FIELD SURVEY WORK PERFORMED BY A LICENSED SURVEYOR. DUE TO THE POTENTIAL DIFFERENCES IN INTERPRETATION OF CONTOURS BY VARIOUS TYPES OF GRADING SOFTWARE BY OTHER ENGINEERS OR CONTRACTORS, FOCUS DOES NOT GUARANTEE OR WARRANT THE ACCURACY OF SUCH LINEWORK. FOR THIS REASON, FOCUS WILL NOT PROVIDE ANY GRADING CONTOURS IN CAD FOR ANY TYPE OF USE BY THE CONTRACTOR. SPOT ELEVATIONS AND PROFILE ELEVATIONS SHOWN IN THE DESIGN DRAWINGS GOVERN ALL DESIGN INFORMATION ILLUSTRATED ON THE APPROVED CONSTRUCTION SET. CONSTRUCTION EXPERTISE AND JUDGMENT BY THE CONTRACTOR IS ANTICIPATED BY THE ENGINEER TO COMPLETE BUILD-OUT OF THE INTENDED IMPROVEMENTS.

CONTACTS

ENGINEER & SURVEYOR
 FOCUS ENGINEERING & SURVEYING, LLC
 6949 S. HIGH TECH DRIVE SUITE 200
 MIDVALE, UTAH 84047
 (801) 352-0075
 PROJECT MANAGER: BEN DUZETT
 SURVEY MANAGER: JUSTIN LUNDBERG

OWNER/DEVELOPER
 IVORY DEVELOPMENT
 9178 WOODOAK LANE
 SALT LAKE CITY, UTAH 84117
 (801) 407-6841
 CONTACT: BRAD MACKAY

Sheet List Table	
Sheet Number	Sheet Title
C1	COVER SHEET
C2	FINAL PLAT
C3	SITE PLAN
C3.1	SIGHT TRIANGLE PLAN
C4	GRADING PLAN
C4.1	GRADING PLAN
C4.2	GRADING PLAN
C5	DRAINAGE PLAN
C5.1	OVERALL DRAINAGE
C5.2	OVERALL DRAINAGE PLAN
C6	SEWER PLAN
C7	WATER PLAN
C8	EROSION CONTROL PLAN
PP01	BROWN OAK LANE
PP02	BROWN OAK LANE
PP03	OFFSITE SEWER
D1	DETAILS
D2	DETAILS
D3	DETAILS
D4	DETAILS
D5	JBID DETAILS
L1.0	LANDSCAPE PLAN



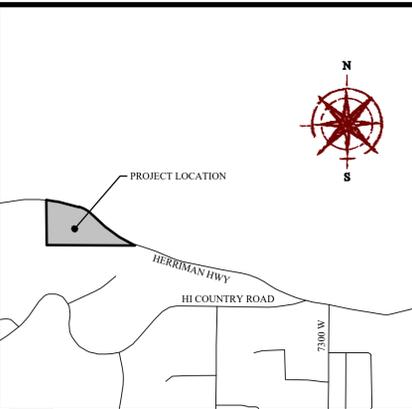
HIDDEN OAKS POD 18 PHASE 1
 HERRIMAN, UT
 COVER SHEET

REVISION BLOCK		DESCRIPTION
#	DATE	
1	03/28/25	SD INVERTS & SW REMOVAL
2		LOT GRADING EDITS
3		
4		
5		
6		

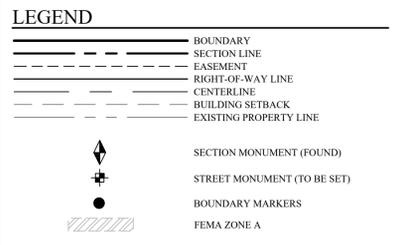
COVER SHEET

Scale: 1"=50'
 Date: 5/19/25
 Sheet: C1

C1



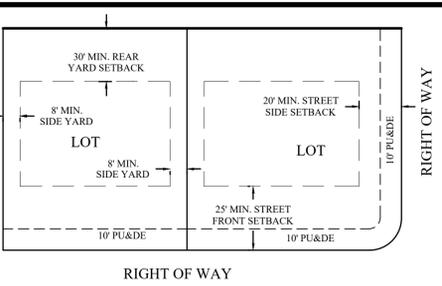
VICINITY MAP
N.T.S.



Curve Table				
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION
C1	50.00	24°42'03"	21.56	S28°30'53"E
C2	1540.00	2°28'40"	66.60	N44°43'53"W
C4	63.00	21°15'31"	23.38	S11°16'09"E
C5	15.00	73°55'24"	19.35	S53°07'34"E
C7	310.00	29°13'01"	158.08	S58°06'11"E
C9	310.00	3°13'43"	17.47	S74°19'33"E
C10	1540.00	3°42'31"	99.68	S47°49'40"E
C11	50.00	75°44'46"	66.10	N06°48'13"E
C12	73.00	68°11'21"	86.88	S55°59'35"E
C14	1540.00	15°26'33"	415.06	N57°24'07"W
C16	50.00	94°27'53"	82.44	S88°05'49"E
C17	50.00	59°01'14"	51.51	S60°35'04"E

Line Table		
LINE	DIRECTION	LENGTH
L6	S68°06'06"E	16.06

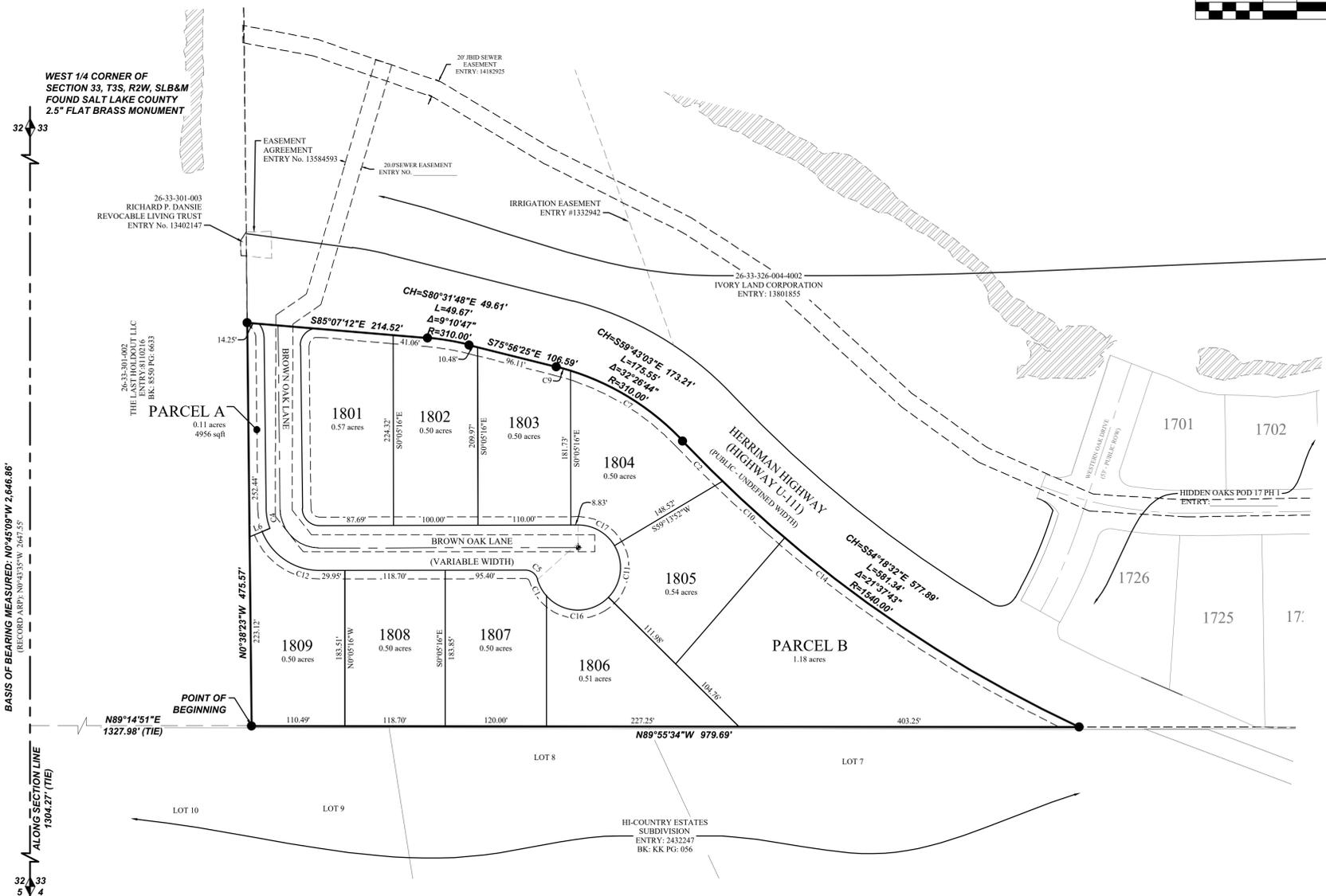
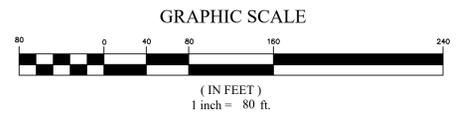
NOTES:
 1. #5 x 24" REBAR AND CAP (FOCUS ENGINEERING) SET AT ALL REAR LOT CORNERS. PIN OR NAIL SET IN CURB AT EXTENSION OF SIDE LOT LINES IN LIEU OF SETTING THE FRONT LOT CORNER.
 2. PARCEL A AND PARCEL B ARE TO BE OWNED AND MAINTAINED BY THE HIDDEN OAKS MASTER ASSOCIATION.



TYPICAL BUILDING SETBACKS
N.T.S.

HIDDEN OAKS POD 18

SUBDIVISION
 LOCATED IN THE SOUTHWEST 1/4 OF SECTION 33, T3S, R2W,
 SALT LAKE BASE & MERIDIAN
 HERRIMAN CITY, SALT LAKE COUNTY, UTAH



NOTES:
 1. #5 x 24" REBAR AND CAP (FOCUS ENGINEERING) SET AT ALL REAR LOT CORNERS. PIN OR NAIL SET IN CURB AT EXTENSION OF SIDE LOT LINES IN LIEU OF SETTING THE FRONT LOT CORNER.
 2. PARCEL A AND PARCEL B ARE TO BE OWNED AND MAINTAINED BY THE HIDDEN OAKS MASTER ASSOCIATION.

SURVEYOR'S CERTIFICATE
 I, JUSTIN LUNDBERG, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NUMBER #12554439 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY THE AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS, HEREAFTER TO BE KNOWN AS:
HIDDEN OAKS POD 18
SUBDIVISION
 AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.
FOR REVIEW ONLY
 Justin Lundberg
 Professional Land Surveyor
 License No. 12554439

BOUNDARY DESCRIPTION
 A part of the SW 1/4 of Section 33, Township 3 South, Range 2 West, Salt Lake Base and Meridian (Basis of Bearing: N0°45'09"W 1304.27 feet between the Southwest Corner of Section 33, and the West 1/4 Corner of Section 33), located in Herriman City, Salt Lake County, Utah, being more particularly described as follows:
 Beginning at the southwest corner of that Special Warranty Deed recorded January 3, 2002 as Entry No. 8110216 in Book 8550 at Page 6633 in the Salt Lake County Recorder's Office, said point also being N0°45'09"W 1304.27 feet along the Section line and N89°14'51"E 1327.98 feet from the Southwest Corner of Section 33, Township 3 South, Range 2 West, Salt Lake Base and Meridian; running thence along said Special Warranty Deed N00°38'23"W 475.57 feet to the southerly right-of-way line of Highway U-111 (Herriman Highway); thence along said right-of-way line the following five (5) courses: thence (1) S85°07'12"E 214.52 feet; thence (2) Easterly along the arc of a curve to the right having a radius of 310.00 feet a distance of 49.67 feet through a central angle of 09°10'47" Chord: S80°31'48"E 49.61 feet; thence (3) S75°56'25"E 106.59 feet; thence (4) Southeasterly along the arc of a curve to the right having a radius of 310.00 feet a distance of 175.55 feet through a central angle of 32°26'44" Chord: S59°43'03"E 173.21 feet to a point of reverse curvature; thence (5) along the arc of a curve to the left having a radius of 1,540.00 feet a distance of 581.34 feet through a central angle of 21°37'43" Chord: S54°18'32"E 577.89 feet to the northerly Boundary line of HIGH-COUNTRY ESTATES SUBDIVISION, according to the official plat thereof recorded January 17, 1972 as Entry No. 2432247 in Book KK at Page 056 in the Salt Lake County Recorder's Office; thence along said plat N89°55'34"W 979.69 feet to the point of beginning.
 Contains: 6.80 acres +/-
 9 Lots
 2 Parcels

OWNER'S DEDICATION
 KNOW ALL MEN BY THESE PRESENT THAT WE, THE UNDERSIGNED OWNER(S) OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, PARCEL, AND STREETS TO BE HEREAFTER KNOWN AS
HIDDEN OAKS POD 18
SUBDIVISION
 DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL ROADS AND OTHER AREAS SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE. THE UNDERSIGNED OWNER(S) ALSO HEREBY CONVEY TO ANY AND ALL PUBLIC UTILITY COMPANIES A PERPETUAL, NON-EXCLUSIVE EASEMENT OVER THE PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT. THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE, AND OPERATION OF UTILITY LINES AND FACILITIES. PURSUANT TO UTAH CODE 10-9A-604(D) THE OWNER HEREBY CONVEYS PARCELS A & B, AS INDICATED HEREON, TO THE HIDDEN OAKS MASTER ASSOCIATION, INC. A UTAH NON PROFIT CORPORATION, WITH A REGISTERED ADDRESS OF 13100 S. 6800 W., HERRIMAN, UT. 84096.
 IN WITNESS WHEREOF _____ HAVE HEREUNTO SET
 HAND THIS ____ DAY OF _____ A.D. 20 ____

LIMITED LIABILITY ACKNOWLEDGMENT
 STATE OF UTAH)
)
 COUNTY OF)

ON THIS ____ DAY OF _____, IN THE YEAR 20 __, BEFORE ME, _____, PERSONALLY APPEARED CHRISTOPHER P. GAMVROULAS, WHO DULY ACKNOWLEDGED TO ME THAT HE IS THE PRESIDENT, OF IVORY DEVELOPMENT, LLC, A UTAH LIMITED LIABILITY COMPANY, AND IS AUTHORIZED TO EXECUTE THE FOREGOING AGREEMENT IN ITS BEHALF AND THAT HE OR SHE EXECUTED IT IN SUCH CAPACITY.

NOTARY SIGNATURE _____
HIDDEN OAKS POD 18
SUBDIVISION
 LOCATED IN THE SOUTHWEST 1/4 OF SECTION 33, T3S, R2W,
 SALT LAKE BASE & MERIDIAN
 HERRIMAN CITY, SALT LAKE COUNTY, UTAH
SALT LAKE COUNTY RECORDER

RECORDED # _____
 STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF:
 DATE: _____ TIME: _____ BOOK: _____ PAGE: _____
 \$ _____
 SALT LAKE COUNTY DEPUTY RECORDER

TABULATIONS:

1. TOTAL PLAT ACREAGE:	6.80 ACRES +/-
2. TOTAL LOT ACREAGE:	4.62 ACRES +/-
3. TOTAL ACREAGE IN STREETS:	0.80 ACRES +/-
4. AVERAGE LOT SIZE:	0.51 ACRES +/-
5. NUMBER OF LOTS:	9

ENBRIDGE GAS UTAH
 Questar Gas Company, dba Enbridge Gas Utah ("Enbridge"), approves this plat solely to confirm that the plat contains public utility easements. This approval does not (a) affect any right Enbridge has under Title 54, Chapter 8a, a recorded easement or right-of-way, prescriptive rights, or any provision of law; (b) constitute acceptance of any terms contained in any portion of the plat; and (c) guarantee any terms or waive Enbridge's right to require additional easements for gas service.
 QUESTAR GAS COMPANY
 dba ENBRIDGE GAS UTAH
 Approved this ____ DAY OF _____ A.D. 20 ____
 By: _____
 Title: _____

HEALTH DEPARTMENT APPROVED THIS ____ DAY OF _____ A.D. 20 ____ BY HEALTH DEPARTMENT DIRECTOR, SALT LAKE CO. HEALTH DEPARTMENT	ROCKY MOUNTAIN POWER APPROVED THIS ____ DAY OF _____ A.D. 20 ____ BY ROCKY MOUNTAIN POWER ROCKY MOUNTAIN POWER	JORDAN BASIN IMPROVEMENT DISTRICT APPROVED THIS ____ DAY OF _____ A.D. 20 ____ BY J.B.I.D. J.B.I.D.
HERRIMAN CITY MUNICIPAL WATER APPROVED THIS ____ DAY OF _____ A.D. 20 ____ BY HERRIMAN CITY MUNICIPAL WATER HERRIMAN CITY	HERRIMAN CITY ENGINEER I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE DATE _____ HERRIMAN CITY ENGINEER	APPROVAL AS TO FORM APPROVED AS TO FORM THIS ____ DAY OF _____ A.D. 20 ____ HERRIMAN CITY ATTORNEY

PREPARED BY
FOCUS
 ENGINEERING AND SURVEYING, LLC
 6949 S. HIGH TECH DRIVE SUITE 200
 MIDVALE, UTAH 84047 PH: (801) 352-0075
 www.focus-es.com

I OF 1 5/9/2025
 OWNER/DEVELOPER
 IVORY HOMES
 978 WOODOAK LANE
 SALT LAKE CITY, UTAH 84117
 (801) 407-6841
 CONTACT: BRAD MACKAY

CHECKED FOR ZONING
 ZONE: _____ DATE: _____
 AREA: _____ WIDTH: _____
 NAME: _____

PLANNING COMMISSION
 APPROVED THIS ____ DAY OF _____ A.D. 20 ____ BY HERRIMAN PLANNING COMMISSION
 CHAIRMAN, HERRIMAN PLANNING COMMISSION

Z:\2022\22-0227\Hidden Oaks Pod 18\design_22-0227\dwg_sheets\C2 - FINAL PLAT.dwg

PLANT SCHEDULE

CODE	BOTANICAL NAME	COMMON NAME	SIZE	QTY
TREES				
UP	Ulmus parvifolia	Lacebark Elm	2" Cal.	19
SYMBOL				
UP	Ulmus parvifolia	Lacebark Elm	2" Cal.	19
GROUND COVERS				
NR	NATIVE GRASS SEED MIX		seed	23,281 sf

NATIVE CABIN GRASS BLEND

SPECIES	PLS/ACRE
MOUNTAIN BROME (BROMUS MARGINATUS)	7.50
SLENDER WHEATGRASS (ELYMUS TRACHYCAULUS SSP. TRACHYCAULUS)	6.25
SANDBERG BLUEGRASS (POA SECUNDA SSP. SANDBERGII)	1.25
BIG BLUEGRASS (POA SECUNDA SSP. AMPLA)	1.25
SHEEP FESCUE (FESTUCA OVINA)	1.25
WESTERN WHEATGRASS (PASCOPYRUM SMITHII)	5.00
BEARDLESS BLUEBUNCH WHEATGRASS (PSEUDOROERIA SPICATA SSP. INERMIS)	2.50
TOTAL	25.00LBS.

APPLICATION:

- APPLY 4 TO 6 INCHES OF NATIVE TOP SOIL TO DISTURBED AREAS. TOPSOIL SHALL COME FROM THE LOCAL AREA OR STOCKPILED TOPSOIL FROM AREAS BEING DISTURBED. NO SUBSURFACE SOIL SHALL BE USED. IT IS IMPORTANT TO USE SOIL THAT HAS MINIMAL AMOUNT OF WEED SEED.
- APPLY SEED MIX AT A RATE OF TWENTY FIVE POUNDS PER ACRE (25 LBS./AC.). APPLY SEED MIX BY DRILLING OR LIGHTLY RAKE INTO 1/4" OF SOIL.
- AFTERWARDS, APPLY HYDROMULCH OVER DRILL SEEDED AREAS USING SILVA FIBRE MULCH AT 1400 LBS. PER ACRE.
- SEED MIX PROVIDED BY GRANITE SEED, LEHI, UTAH

LANDSCAPE TABLE

ITEM	AMOUNT
PROPOSED LANDSCAPE AREA	23,281 SQ.FT.
AREA TO REMAIN UNDISTURBED	34,404 SQ.FT.
NATIVE GRASS MIX	23,281 SQ.FT.

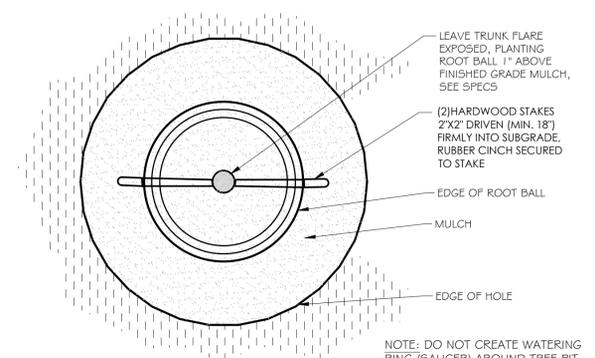
HERRIMAN CITY LANDSCAPE REQUIREMENTS

CODE	REQUIRED	PROVIDED
1 TREE FOR EVERY 500 SF OF OPEN SPACE	47 TREES	-----
PROPOSED 1 TREE PER EVERY 1500 SF	22 TREES	0 TREES

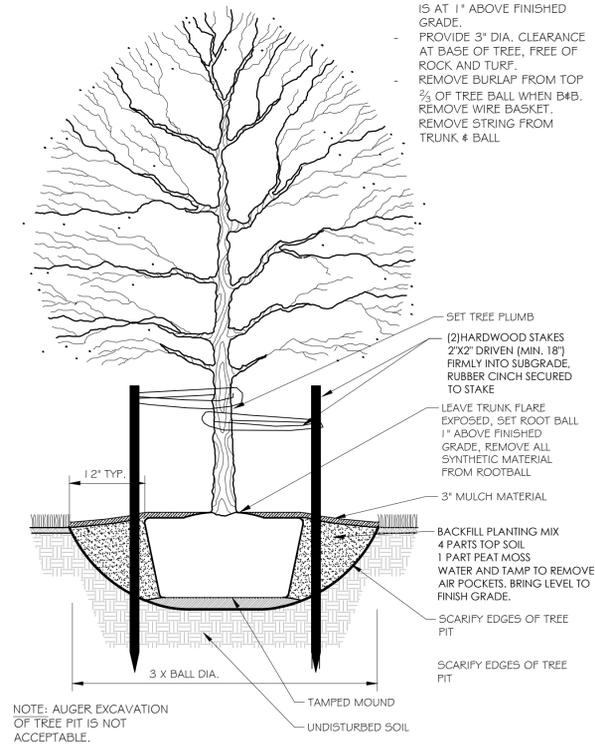
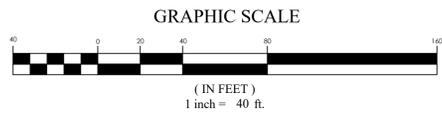
* DUE TO STEEP EXISTING SLOPES WITHIN OPEN SPACE PARCEL B, TREES ARE NOT SUITABLE

LANDSCAPE NOTES

- REFERENCE SEED MIX AND APPLICATION RATE THIS SHEET.
- CONTRACTOR TO CONDUCT THEIR OWN QUANTITY TAKE-OFFS IN THE PLAN AND VERIFY ANY DISCREPANCIES WITH THE LANDSCAPE ARCHITECT.

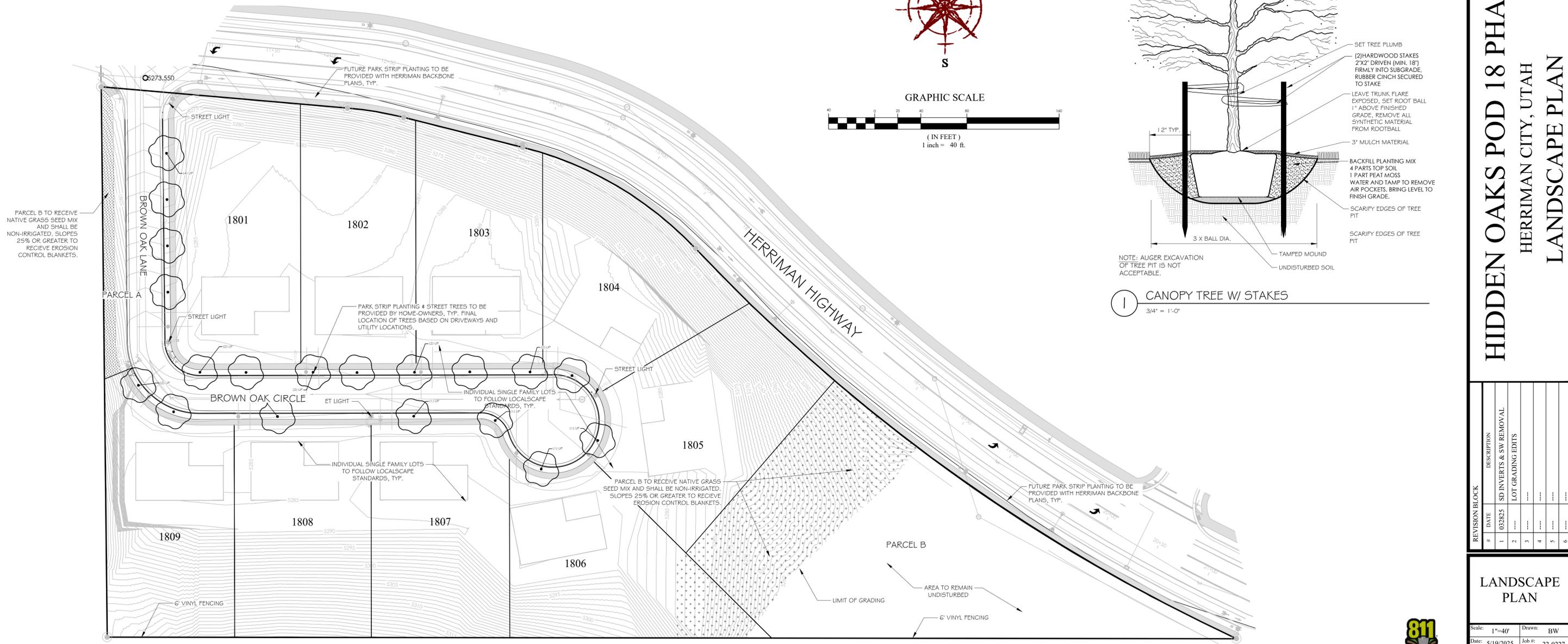


NOTE: DO NOT CREATE WATERING RING (SAUCER) AROUND TREE PIT
 - PLANT SO THAT ROOT FLAIR IS AT 1" ABOVE FINISHED GRADE.
 - PROVIDE 3" DIA. CLEARANCE AT BASE OF TREE, FREE OF ROCK AND TURF.
 - REMOVE BURLAP FROM TOP 2/3 OF TREE BALL WHEN B4B. REMOVE WIRE BASKET FROM TRUNK & BALL



NOTE: AUGER EXCAVATION OF TREE PIT IS NOT ACCEPTABLE.

1 CANOPY TREE W/ STAKES
 3/4" = 1'-0"



FOR REVIEW ONLY

HIDDEN OAKS POD 18 PHASE 1
 HERRIMAN CITY, UTAH
 LANDSCAPE PLAN

REVISION BLOCK	DATE	DESCRIPTION
1	03/28/25	SD INVERTS & SW REMOVAL
2		LOT GRADING EDITS
3		
4		
5		
6		

LANDSCAPE PLAN

Scale: 1" = 40'
 Date: 5/19/2025
 Sheet: L1.0



Z:\2025\2027\Hidden Oaks Pod 18 (design)\22027\Gwg\Sheet\LI.0 LANDSCAPE PLAN.GWG



June 22, 2022

Ben Duzett w/ Ivory Development
978 Woodoak Ln
SLC, UT 84117

Re: File Number S2022-016.

Dear Mr. Duzett:

The Herriman Planning Commission, at their regular meeting on June 2, 2022, approved the Preliminary Plat for Hidden Oaks West subdivision at 7300 West Herriman Main Street with 153 single family residential lots in the R-1-21 (Residential), and R-1-15 (Residential) zones. The Commission voted 5-1 to approve your project with the following conditions:

1. Receive and agree to the recommendations from other City departments.
2. Comply with the following Engineering Department conditions of approval:
 - a. Complete full water system review to determining water servicing for the subdivision before the plat is recorded. If lots cannot be serviced, they cannot be recorded.
 - i. For lots that cannot be recorded a Fire Department approved turn around shall be provided if necessary.
 - b. Provide street name approval letter from the County.
 - c. Show street names in address table
 - d. Provide drainage report update as requested by Engineering
3. Minimum lot widths in R-1-21 is 90' measured at the lot front yard setback.
4. State the use of Parcels A-L as shown in the MDA and indicate open space parcels to be dedicated to the City as per the MDA. If parcels do not serve a public utility, they must have street frontage and meet minimum lot requirements of the zone.
 - a. Pod O is not shown on the plat as part of the parks/ open space requirement shown on the MDA.
5. Access between lots 1713 and 1511 is not shown/ labeled on all drawings. Is it a temporary easement?
6. Update trees on Street H and I on sheets L1.5, and L1.0.
7. Indicate public and private streets on plat and dedication thereof.
8. The applicant provide landscaping plans for the detention ponds and have them approved by the City.
9. Work with City staff to relocate the detention ponds to maximize sports park areas on Parcel B.
10. Ensure safe transition along Herriman Highway running east/west
- ~~11. Developer provide a sewer easement to the Doxey property "triangle piece"~~
12. Developer provide fencing along the south side of the development (Pod 18) adjacent to land uses which are not compatible (residential to agricultural) including the Doxey property

The subdivision plat will expire two (2) years after the Planning Commission's June 2, 2022 approval. Failure to record the final plat within the two (2) year time period renders the final plat void. The City may grant an extension if the request for extension is made in writing and received by staff prior to the expiration date.

If you have any other questions please contact the Planning Department during regular business hours.

Sincerely,



Clinton Spencer, AICP
Planning Manager
Herriman City

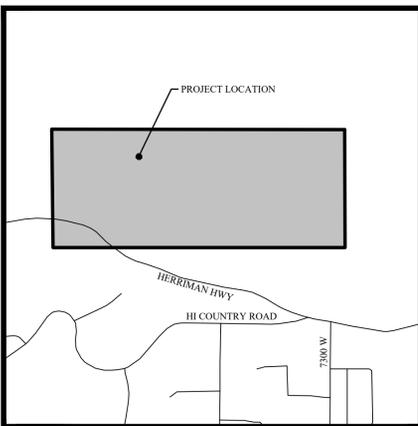
HIDDEN OAKS WEST

PREPARED FOR:
IVORY DEVELOPMENT
 LOCATED IN:
HERRIMAN CITY

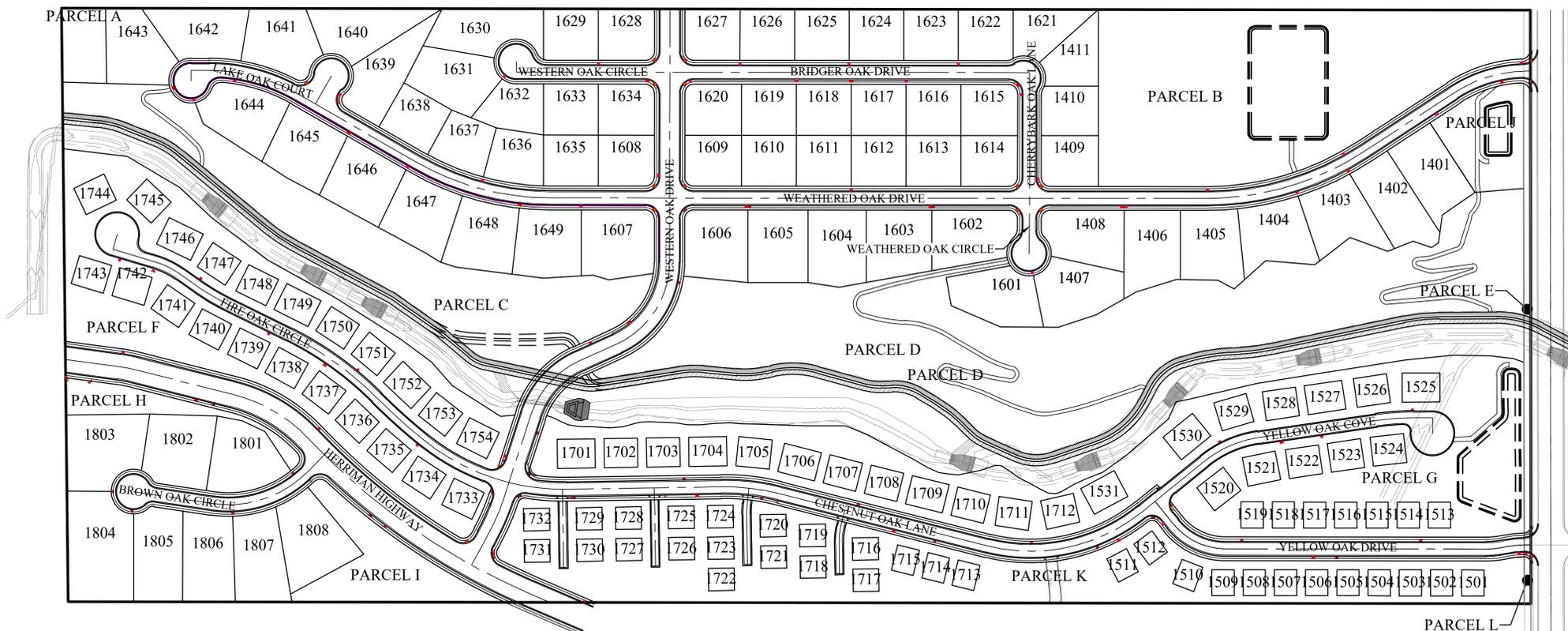


FOR REVIEW ONLY

HIDDEN OAKS WEST HERRIMAN CITY COVER



VICINITY MAP
 NTS



SITE MAP

Sheet List Table	
Sheet Number	Sheet Title
C1	COVER
C2.0	PRELIM PLAT
C2.1	PRELIM PLAT
C2.2	PRELIM PLAT
C2.3	PRELIM PLAT
C2.4	PRELIM PLAT
C3	OVERALL SITE AND UTILITY PLAN
C3.1	SITE AND UTILITY PLAN
C3.2	SITE AND UTILITY PLAN
C3.3	SITE AND UTILITY PLAN
C3.4	SITE AND UTILITY PLAN
C4	OVERALL GRADING PLAN
C4.1	GRADING PLAN
C4.2	GRADING PLAN
C4.3	GRADING PLAN
C4.4	GRADING PLAN
C5	OVERALL EROSION CONTROL PLAN
L1.0	STREET TREE PLAN
L1.1	STREET TREE PLAN
L1.2	STREET TREE PLAN
L1.3	STREET TREE PLAN
L1.4	STREET TREE PLAN
L1.5	STREET TREE PLAN
L1.6	STREET TREE PLAN
L1.7	STREET TREE PLAN
L1.8	STREET TREE PLAN
L2.0	STREET PLANTING PLAN
L2.1	STREET PLANTING PLAN
L2.2	STREET PLANTING PLAN
D1	DETAIL
D2	DETAIL
D3	DETAIL
D4	SVSD DETAILS

GENERAL NOTES

- CONTRACTOR TO FIELD VERIFY HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF CONSTRUCTION, AND REPORT ANY DISCREPANCIES TO THE ENGINEER.
- ANY AND ALL DISCREPANCIES IN THESE PLANS ARE TO BE BROUGHT TO THE ENGINEER'S ATTENTION PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- ALL CONSTRUCTION SHALL ADHERE TO HERRIMAN CITY STANDARD PLANS AND SPECIFICATIONS.
- ALL UTILITIES AND ROAD IMPROVEMENTS SHOWN ON THE PLANS HEREIN SHALL BE CONSTRUCTED USING REFERENCE TO SURVEY CONSTRUCTION STAKES PLACED UNDER THE SUPERVISION OF A PROFESSIONAL LICENSED SURVEYOR WITH A CURRENT LICENSE ISSUED BY THE STATE OF UTAH. ANY IMPROVEMENTS INSTALLED BY ANY OTHER VERTICAL OR HORIZONTAL REFERENCE WILL NOT BE ACCEPTED OR CERTIFIED BY THE ENGINEER OF RECORD.
- THIS DRAWING SET IS SCALED TO BE PRINTED ON A 24" X 36" SIZE OF PAPER (ARCH D). IF PRINTED ON A SMALLER PAPER SIZE, THE DRAWING WILL NOT BE TO SCALE AND SHOULD NOT BE USED TO SCALE MEASUREMENTS FROM THE PAPER DRAWING. ALSO USE CAUTION, AS THERE MAY BE TEXT OR DETAIL THAT MAY BE OVERLOOKED DUE TO THE SMALL SIZE OF THE DRAWING.

NOTICE

BEFORE PROCEEDING WITH THIS WORK, THE CONTRACTOR SHALL CAREFULLY CHECK AND VERIFY ALL CONDITIONS, QUANTITIES, DIMENSIONS, AND GRADE ELEVATIONS, AND SHALL REPORT ALL DISCREPANCIES TO THE ENGINEER.

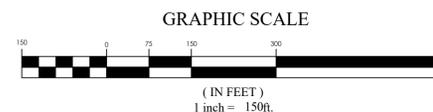
ENGINEER'S NOTES TO CONTRACTOR

- THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES, CONDUITS OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF THE AVAILABLE RECORDS, TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THESE PLANS. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN ON THESE DRAWINGS. THE CONTRACTOR FURTHER ASSUMES ALL LIABILITY AND RESPONSIBILITY FOR THE UTILITY PIPES, CONDUITS OR STRUCTURES SHOWN OR NOT SHOWN ON THESE DRAWINGS. IF UTILITY LINES ARE ENCOUNTERED DURING CONSTRUCTION THAT ARE NOT IDENTIFIED BY THESE PLANS, CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY.
- CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE CITY, THE OWNER, AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.
- UNAUTHORIZED CHANGES & USES: THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.
- ALL CONTOUR LINES SHOWN ON THE PLANS ARE AN INTERPRETATION BY CAD SOFTWARE OF FIELD SURVEY WORK PERFORMED BY A LICENSED SURVEYOR. DUE TO THE POTENTIAL DIFFERENCES IN INTERPRETATION OF CONTOURS BY VARIOUS TYPES OF GRADING SOFTWARE BY OTHER ENGINEERS OR CONTRACTORS, FOCUS DOES NOT GUARANTEE OR WARRANT THE ACCURACY OF SUCH LINEWORK. FOR THIS REASON, FOCUS WILL NOT PROVIDE ANY GRADING CONTOURS IN CAD FOR ANY TYPE OF USE BY THE CONTRACTOR. SPOT ELEVATIONS AND PROFILE ELEVATIONS SHOWN IN THE DESIGN DRAWINGS GOVERN ALL DESIGN INFORMATION ILLUSTRATED ON THE APPROVED CONSTRUCTION SET. CONSTRUCTION EXPERTISE AND JUDGMENT BY THE CONTRACTOR IS ANTICIPATED BY THE ENGINEER TO COMPLETE BUILD-OUT OF THE INTENDED IMPROVEMENTS.

CONTACTS

ENGINEER & SURVEYOR
 FOCUS ENGINEERING & SURVEYING, LLC
 6949 S. HIGH TECH DRIVE SUITE 200
 MIDVALE, UTAH 84047
 (801) 352-0075
 PROJECT MANAGER: BEN DUZETT
 SURVEY MANAGER: EVAN WOOD

OWNER/DEVELOPER
 IVORY DEVELOPMENT
 978 WOODOAK LANE
 SALT LAKE CITY, UTAH 84117
 (801) 407-6841
 CONTACT: BEN HANSEN



REVISION BLOCK	
#	DESCRIPTION
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COVER	
Scale: 1"=150'	Drawn: BBD
Date: 5/2/22	Job #: 19-0372
Sheet: C1	

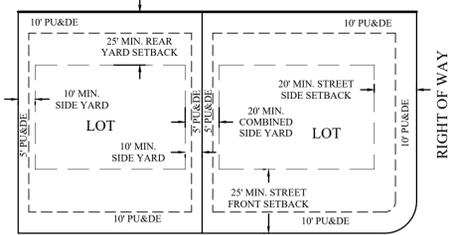
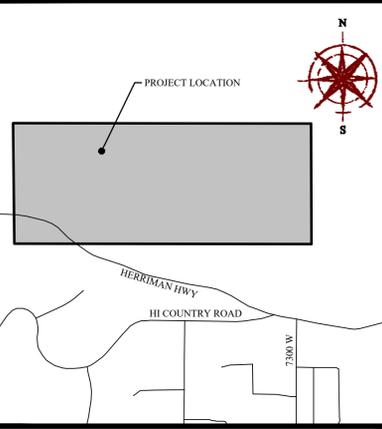
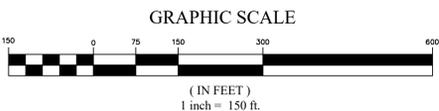
HIDDEN OAKS WEST SUBDIVISION

PRELIMINARY PLAT

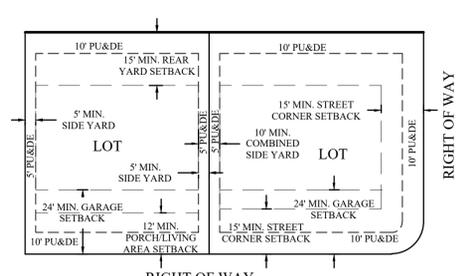
LOCATED IN THE NE 1/4 OF THE SE 1/4 OF SECTION 34, T3S, R2W,
SALT LAKE BASE & MERIDIAN
HERRIMAN CITY, SALT LAKE COUNTY, UTAH
June 2021

NOTES:

- #5 REBAR AND CAP SET AT ALL REAR LOT CORNERS. PIN OR NAIL SET IN CURB AT EXTENSION OF SIDE LOT LINES IN LIEU OF SETTING THE FRONT LOT CORNER.
- LOTS 167-247 ARE AGE-TARGETED PAD LOTS



ZONE R-1-21
TYPICAL BUILDING SETBACKS
N.T.S. PARCELS: A, C, D, F, H, I
LOTS: 106-184, 221-255



ZONE R1-15
TYPICAL BUILDING SETBACKS
N.T.S. PER HIDDEN OAKS MDA DESIGN GUIDELINES
PARCELS B, E, G, J
LOTS: 101-106, 185-220

LEGEND

	BOUNDARY
	SECTION LINE
	EASEMENT
	RIGHT-OF-WAY LINE
	CENTERLINE
	BUILDING SETBACK
	EXISTING PROPERTY LINE
	SECTION MONUMENT (FOUND)
	STREET MONUMENT (TO BE SET)
	BOUNDARY MARKERS
	FEMA FLOOD ZONE A

VICINITY MAP
N.T.S.

SURVEYOR'S CERTIFICATE

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

EVAN J. WOOD
PROFESSIONAL LAND SURVEYOR
CERTIFICATE NO. 183395

DATE _____

FOR REVIEW ONLY

BOUNDARY DESCRIPTION

A part of the Southwest Quarter and Southeast Quarter of Section 33, Township 3 South, Range 2 West, Salt Lake Base & Meridian, more particularly described as follows:

Beginning at a point on the southerly line of the NE1/4 of the SE1/4 of Section 33, T3S, R2W, SLB&M, said point located N00°18'05"W 1,323.96 feet along the Section line and N89°55'34"W 704.97 feet along the 1/16th (40 acre) line from the Southeast Corner of said Section 33 (Basis of Bearing: N89°53'28"W along the Section line between the South 1/4 Corner and the Southwest Corner of said Section 34); running thence along the 1/16th (40 acre) line N89°55'34"W 3,279.39 feet to the Southwest Corner of the NE1/4 of the SW1/4 of said Section 33; thence along the 1/16th (40 acre) line N00°38'23"W 1,323.55 feet to the Northwest Corner of the NE1/4 of the SW1/4 of said Section 33; thence along the 1/4 Section line S89°55'59"E 3,292.54 feet; thence S00°04'14"E 1,323.86 feet to the point of beginning.

Contains: 99.85 acres +/-

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENT THAT WE, THE UNDERSIGNED OWNER(S) OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS AND STREETS TO BE HEREAFTER KNOWN AS

HIDDEN OAKS WEST SUBDIVISION PRELIMINARY PLAT

DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL ROADS AND OTHER AREAS SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE. THE UNDERSIGNED OWNER(S) ALSO HEREBY CONVEY TO ANY AND ALL PUBLIC UTILITY COMPANIES A PERPETUAL, NON-EXCLUSIVE EASEMENT OVER THE PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE, AND OPERATION OF UTILITY LINES AND FACILITIES.

IN WITNESS WHEREOF _____ HAVE HEREUNTO SET
HAND THIS ____ DAY OF _____ A.D. 20__

CHRISTOPHER P. GAMVROULAS, PRESIDENT
IVORY DEVELOPMENT, LLC

LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF UTAH)
COUNTY OF)

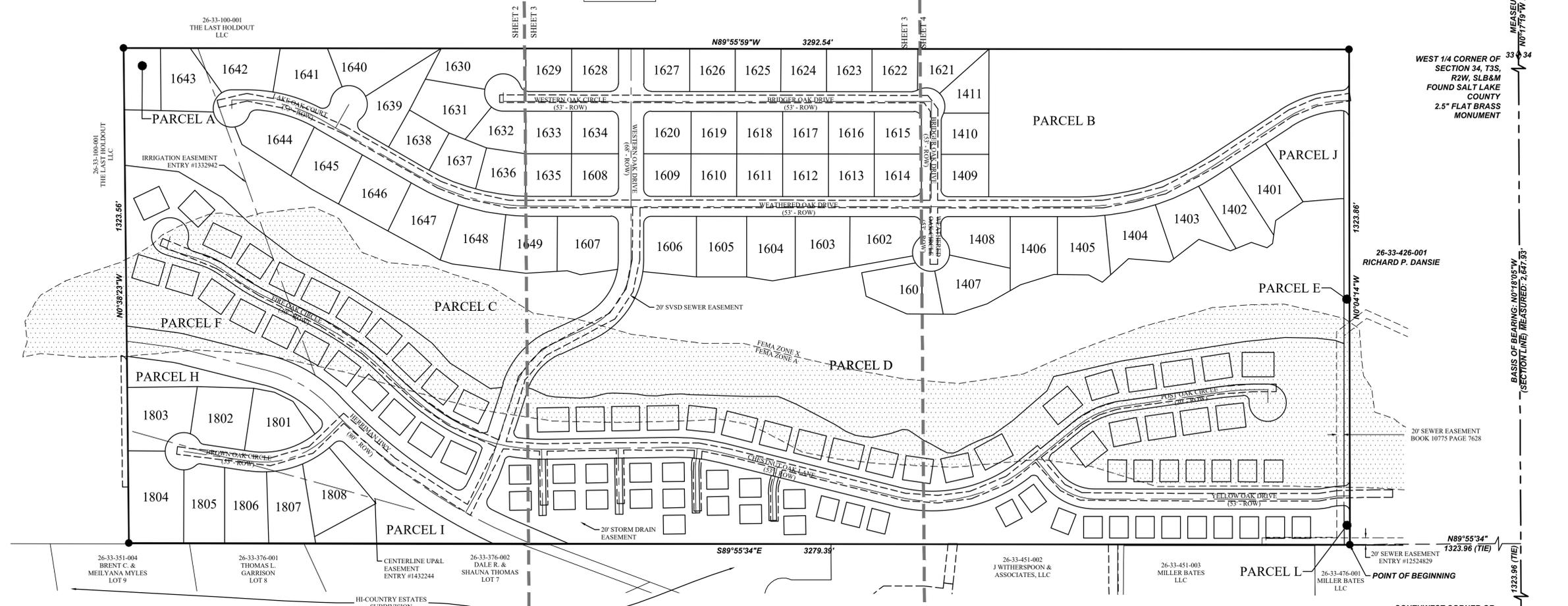
ON THIS ____ DAY OF _____, IN THE YEAR 20__, BEFORE ME, _____, PERSONALLY APPEARED _____, WHO DULY ACKNOWLEDGED TO ME THAT (S)HE IS A [MEMBER WITH MANAGEMENT AUTHORITY] [MANAGER] OF _____, A UTAH LIMITED LIABILITY COMPANY, AND IS AUTHORIZED TO EXECUTE THE FOREGOING AGREEMENT IN ITS BEHALF AND THAT HE OR SHE EXECUTED IT IN SUCH CAPACITY.

NOTARY SIGNATURE _____

HIDDEN OAKS WEST SUBDIVISION PRELIMINARY PLAT

LOCATED IN THE NE 1/4 OF THE SE 1/4 OF SECTION 34, T3S, R2W,
SALT LAKE BASE & MERIDIAN
HERRIMAN CITY, SALT LAKE COUNTY, UTAH

PRELIMINARY PLAT



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

QUESTAR GAS COMPANY
dba DOMINION ENERGY UTAH
APPROVED THIS ____ DAY OF _____ A.D. 20__

BY _____
TITLE _____

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

1 OF 5
OWNER/DEVELOPER
IVORY HOMES
978 WOODOAK LANE
SALT LAKE CITY, UTAH 84117
(801) 407-6841
CONTACT: BRAD MACKAY

HEALTH DEPARTMENT
APPROVED THIS ____ DAY OF _____ A.D. 20__ BY HEALTH DEPARTMENT
DIRECTOR, SALT LAKE CO. HEALTH DEPARTMENT

CHECKED FOR ZONING
ZONE: _____ DATE: _____
AREA: _____ WIDTH: _____
NAME: _____

COMCAST
APPROVED THIS ____ DAY OF _____ A.D. 20__ BY COMCAST
COMCAST

PLANNING COMMISSION
APPROVED THIS ____ DAY OF _____ A.D. 20__ BY HERRIMAN PLANNING COMMISSION
CHAIRMAN, HERRIMAN PLANNING COMMISSION

CENTURY LINK COMMUNICATIONS
APPROVED THIS ____ DAY OF _____ A.D. 20__ BY CENTURY LINK COMMUNICATIONS
CENTURY LINK COMMUNICATIONS

HERRIMAN CITY MUNICIPAL WATER
APPROVED THIS ____ DAY OF _____ A.D. 20__ BY HERRIMAN CITY MUNICIPAL WATER
HERRIMAN CITY

ROCKY MOUNTAIN POWER
APPROVED THIS ____ DAY OF _____ A.D. 20__ BY ROCKY MOUNTAIN POWER
ROCKY MOUNTAIN POWER

HERRIMAN CITY ENGINEER
I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE
DATE _____ HERRIMAN CITY ENGINEER

SOUTH VALLEY SEWER DISTRICT
APPROVED THIS ____ DAY OF _____ A.D. 20__ BY S.V.S.D.
S.V.S.D.

APPROVAL AS TO FORM
APPROVED AS TO FORM THIS ____ DAY OF _____ A.D. 20__
26
HERRIMAN CITY ATTORNEY

TABULATIONS:

1. TOTAL PLAT ACREAGE:	99.85 AC
2. TOTAL LOT ACREAGE:	38.21 AC
3. TOTAL ACREAGE IN STREETS:	15.92 AC
4. TOTAL ACREAGE IN OPEN SPACE:	45.72 AC
5. AVERAGE LOT SIZE:	0.25 AC
6. NUMBER OF LOTS:	155

HERRIMAN CITY
APPROVED THIS ____ DAY OF _____ A.D. 20__ BY HERRIMAN CITY.
ATTEST: RECORDER PLANNING DIRECTOR

Z:\2019\19-0372-0372-Hidden Oaks West\design\19-0372.dwg\sharats\c2.d - PRELIM PLAT.dwg

HIDDEN OAKS WEST SUBDIVISION

PRELIMINARY PLAT

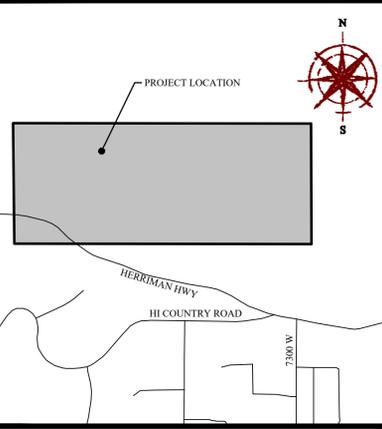
LOCATED IN THE NE 1/4 OF THE SE 1/4 OF SECTION 34, T3S, R2W,
SALT LAKE BASE & MERIDIAN
HERRIMAN CITY, SALT LAKE COUNTY, UTAH
January 2022



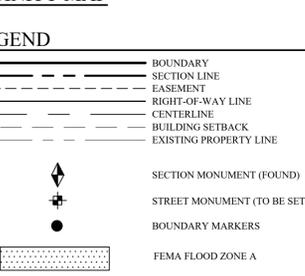
GRAPHIC SCALE



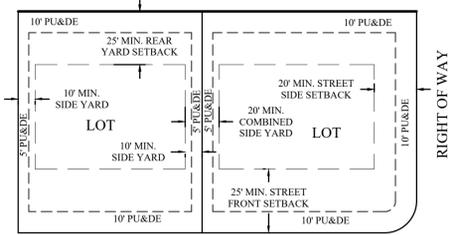
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1 inch = 150 ft.



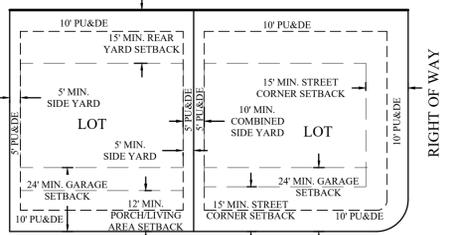
VICINITY MAP



NOTES:
1. #5 REBAR AND CAP SET AT ALL REAR LOT CORNERS. PIN OR NAIL SET IN CURB AT EXTENSION OF SIDE LOT LINES IN LIEU OF SETTING THE FRONT LOT CORNER.



ZONE R-1-21
TYPICAL BUILDING SETBACKS
N.T.S. PARCELS: A, C, D, F, H, I
LOTS: 108-184, 221-255



ZONE R1-15
TYPICAL BUILDING SETBACKS
N.T.S. PER HIDDEN OAKS MDA DESIGN GUIDELINES
PARCELS B, E, G, J
LOTS: 101-106, 185-220



PREPARED BY
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2 OF 5

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(801) 407-6841
CONTACT: BRAD MACKAY

HIDDEN OAKS WEST SUBDIVISION
PRELIMINARY PLAT
LOCATED IN THE NE 1/4 OF THE SE 1/4 OF SECTION 34, T3S, R2W,
SALT LAKE BASE & MERIDIAN
HERRIMAN CITY, SALT LAKE COUNTY, UTAH

PRELIMINARY PLAT

HIDDEN OAKS WEST SUBDIVISION

PRELIMINARY PLAT

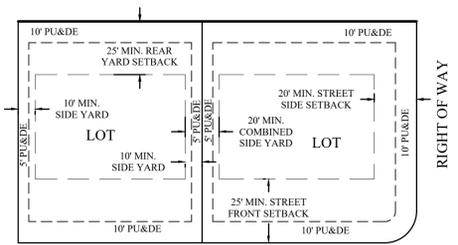
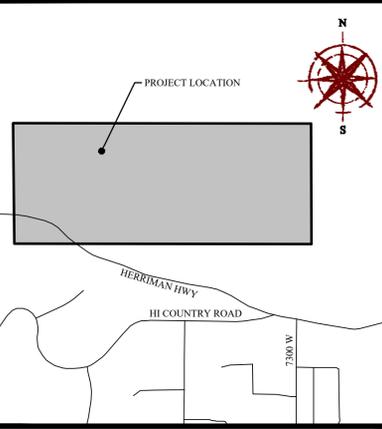
LOCATED IN THE NE 1/4 OF THE SE 1/4 OF SECTION 34, T3S, R2W,
SALT LAKE BASE & MERIDIAN
HERRIMAN CITY, SALT LAKE COUNTY, UTAH
June 2021



GRAPHIC SCALE

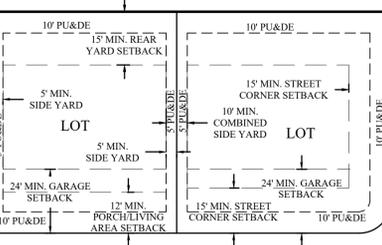


(IN FEET)
1 inch = 80 ft.



RIGHT OF WAY
ZONE R-1-21
TYPICAL BUILDING SETBACKS
N.T.S. PARCELS: A, C, D, F, H, I
LOTS: 108-184, 221-255

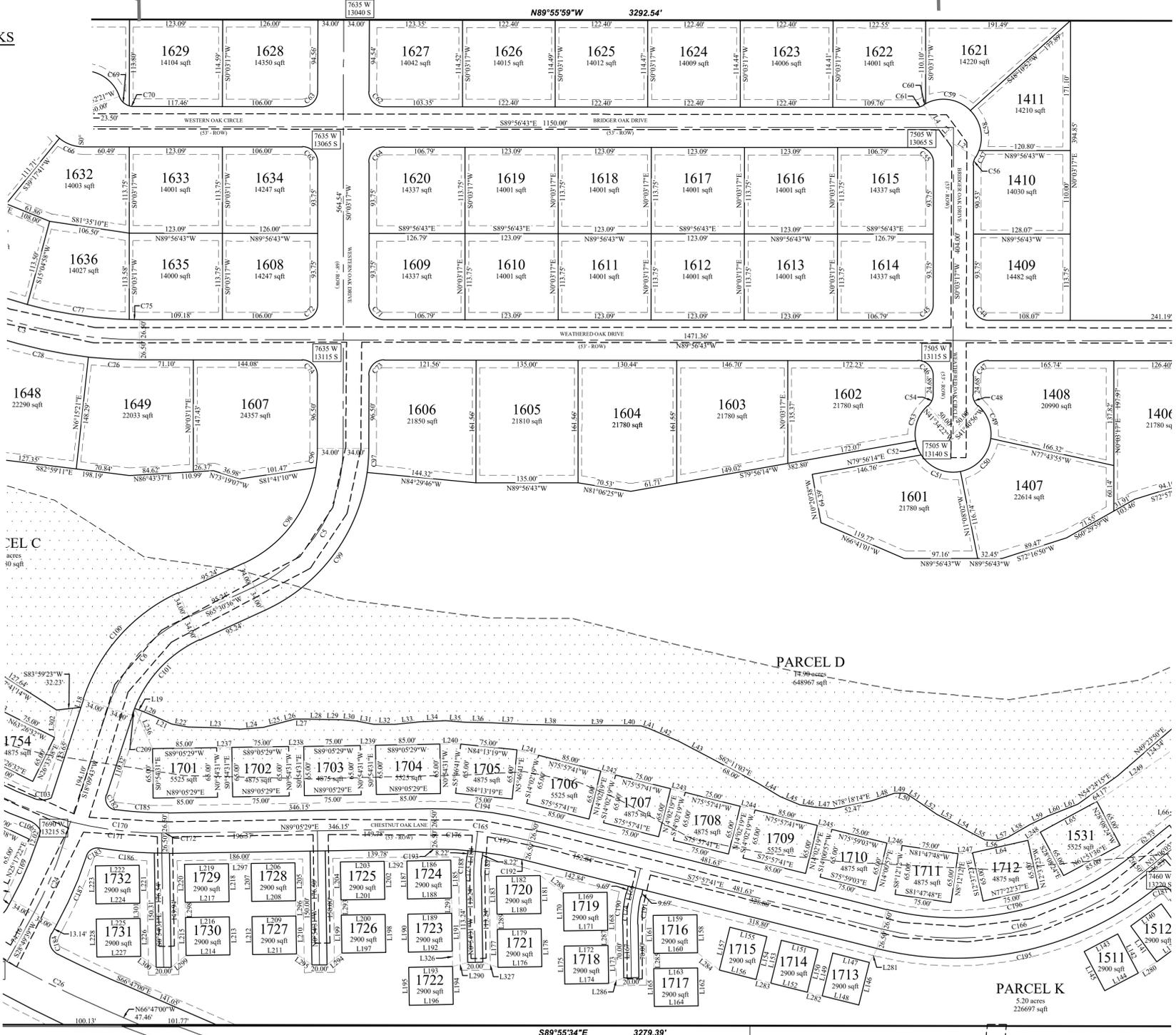
VICINITY MAP
N.T.S.



RIGHT OF WAY
ZONE R1-15
TYPICAL BUILDING SETBACKS
N.T.S. PER HIDDEN OAKS MDA DESIGN GUIDELINES
PARCELS: B, E, G, J
LOTS: 101-108, 185-220

- LEGEND**
- BOUNDARY
 - - - SECTION LINE
 - - - EASEMENT
 - - - RIGHT-OF-WAY LINE
 - - - CENTERLINE
 - - - BUILDING SETBACK
 - - - EXISTING PROPERTY LINE
 - ◆ SECTION MONUMENT (FOUND)
 - ◆ STREET MONUMENT (TO BE SET)
 - BOUNDARY MARKERS
 - FEMA FLOOD ZONE A

NOTES:
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HIDDEN OAKS WEST SUBDIVISION
PRELIMINARY PLAT
LOCATED IN THE NE 1/4 OF THE SE 1/4 OF SECTION 34, T3S, R2W,
SALT LAKE BASE & MERIDIAN
HERRIMAN CITY, SALT LAKE COUNTY, UTAH

PREPARED BY
FOCUS
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HIDDEN OAKS WEST SUBDIVISION

PRELIMINARY PLAT

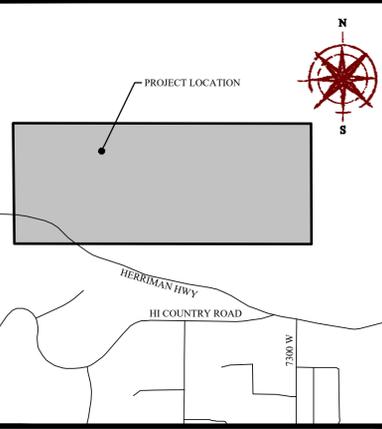
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June 2021



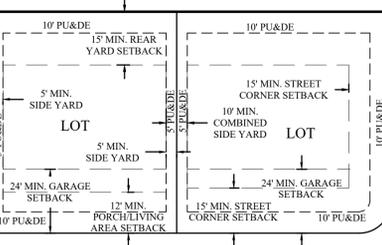
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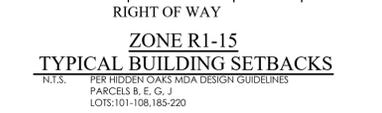
(IN FEET)
1 inch = 80 ft.



VICINITY MAP
N.T.S.



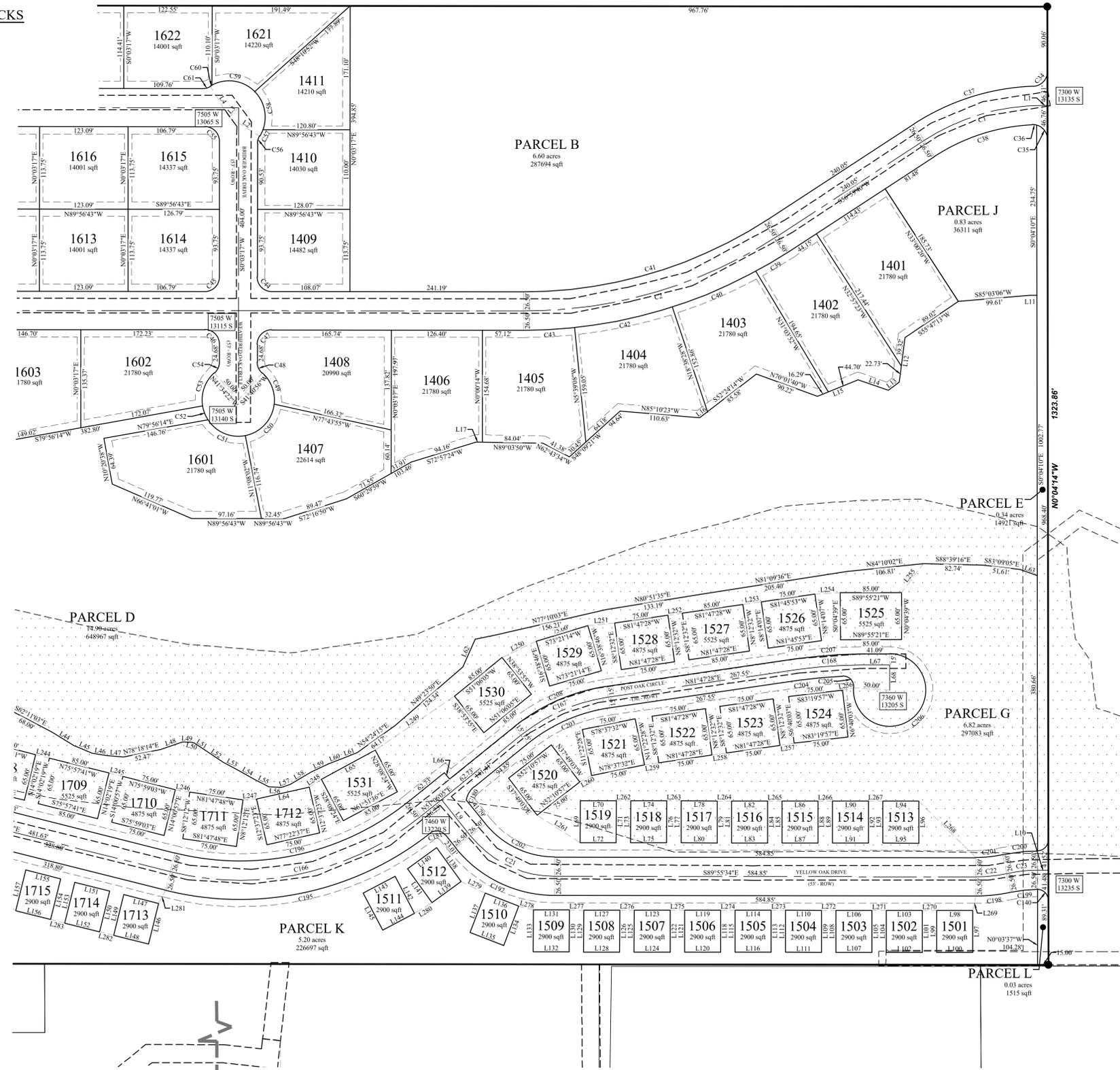
RIGHT OF WAY
ZONE R-1-21
TYPICAL BUILDING SETBACKS
N.T.S. PARCELS: A, C, D, F, H, I
LOTS: 108-184, 221-255



RIGHT OF WAY
ZONE R1-15
TYPICAL BUILDING SETBACKS
N.T.S. PER HIDDEN OAKS MDA DESIGN GUIDELINES
PARCELS: B, E, G, J
LOTS: 101-108, 185-220

- LEGEND**
- BOUNDARY
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NOTES:
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HIDDEN OAKS WEST SUBDIVISION
PRELIMINARY PLAT
LOCATED IN THE NE 1/4 OF THE SE 1/4 OF SECTION 34, T3S, R2W,
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HERRIMAN CITY, SALT LAKE COUNTY, UTAH

PRELIMINARY PLAT

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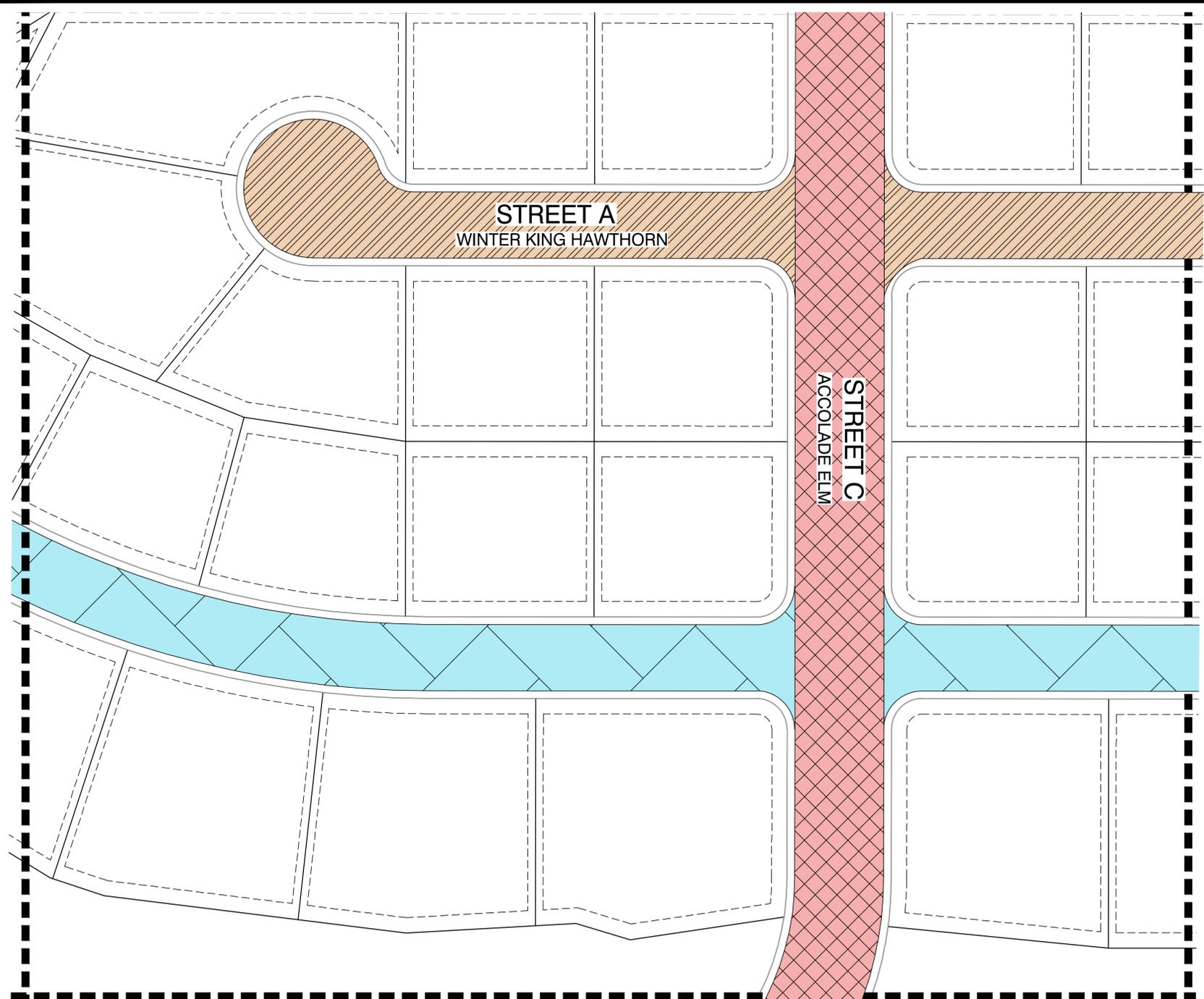
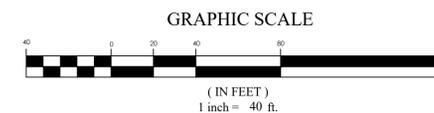
3 OF 5
OWNER/DEVELOPER
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(801) 407-6841
CONTACT: BRAD MACKAY

FOR
REVIEW
ONLY

HIDDEN OAKS WEST
HERRIMAN CITY, UTAH
STREET TREE PLAN

GENERAL REQUIREMENTS

1. Street Trees initially are to be planted by the homeowner in compliance with this plan.
2. STREET TREES are to be planted in the parkstrip in front of each lot. They are to be centered between the back of curb and the edge of the sidewalk.
3. Two (2) Street Trees are to be planted per lot.
4. Corner lots shall have two (2) Street Trees on each street fronting the lot--or a total of four (4) Street Trees. In most cases, this will be two different varieties of trees. Consult the Street Tree Plan carefully.
5. Lots on cul de sacs have a narrower frontage and may not, in all cases, accommodate two Street Trees. Follow the guidelines in paragraph 6 below and provide Street Trees at the proper and appropriate spacing.
6. STREET TREES shall be spaced at approximately thirty (30) feet on center, but no less than thirty (30) feet from a street tree in front of an adjoining lot.
7. STREET TREES shall be planted twenty (20) feet from any street intersection. This is to be measured from the point of intersection between the street curb and the sidewalk.
8. STREET TREES shall be a minimum (2") caliper in size when planted. (Caliper is the diameter of the trunk measured twelve (12) inches above the top of the root ball.)
9. Any damaged or diseased STREET TREES are to be replaced by the homeowner at his sole cost and expense.
10. Trees to be planted twenty feet from street lights and power poles; ten feet from fire hydrants, five feet from driveways, and five feet from water meters.
11. If driveway or utility locations conflict with the street tree placement, it may be eliminated or may require adjustment to the trees location



MATCH LINE SEE L1.6



ACCOLADE ELM
Ulmus 'Morton' Accolade
Accolade Elm 2" cal.



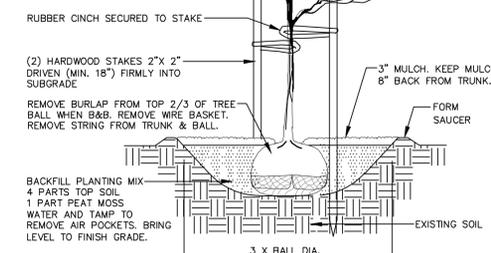
Malus 'Spring Snow'
Spring Snow Flowering Crab 1.5" cal.



Crataegus viridis 'Winter King'
Winter King Hawthorn 1.5" cal.



- PLANT SO THAT ROOT FLAIR IS AT OR 1" ABOVE GRADE
- PROVIDE 3" DIA. CLEARANCE AT BASE OF TREE, FREE OF ROCK AND TURF.



A TREE PLANTING & STAKING
NOT TO SCALE

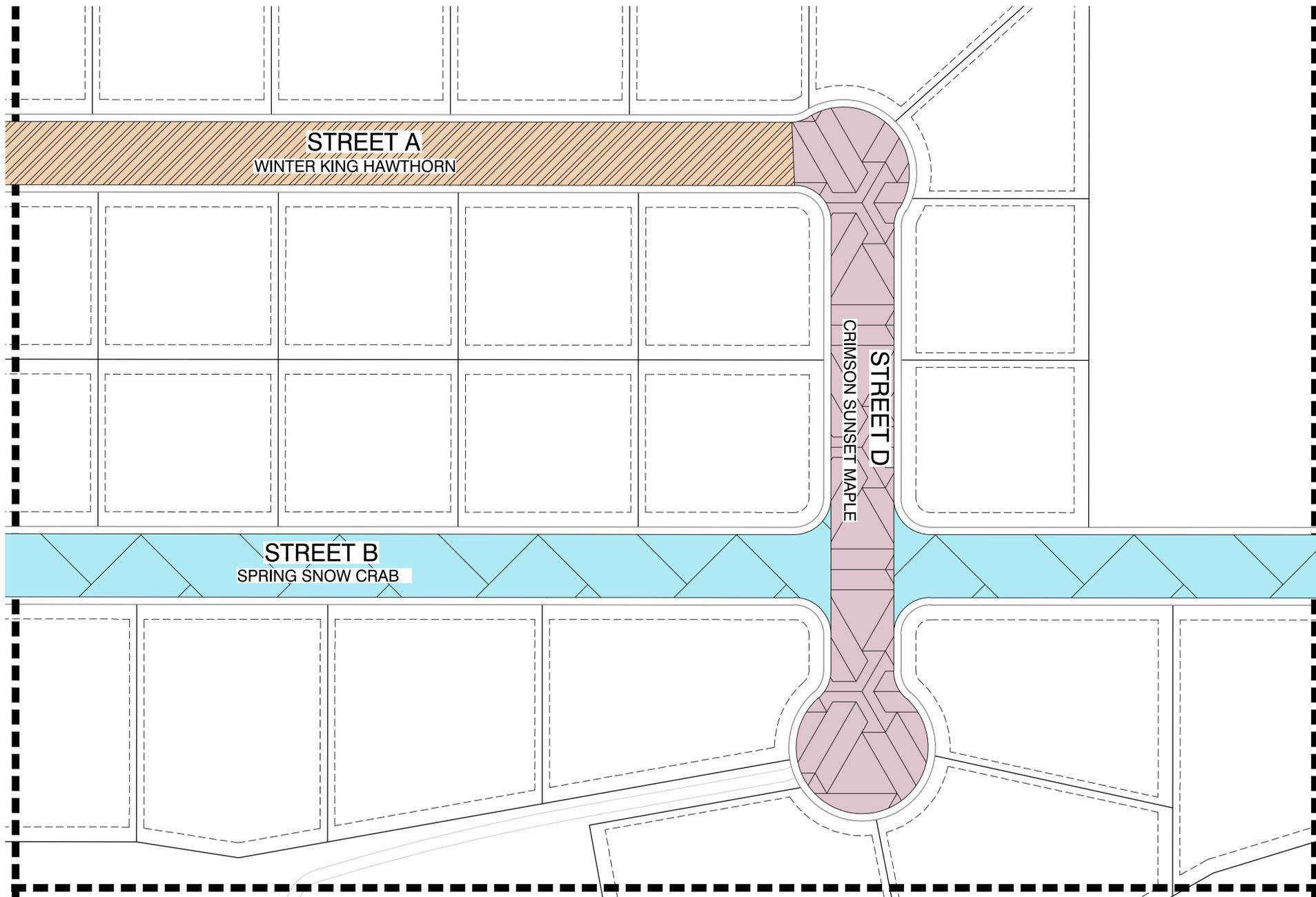
REVISION BLOCK	DATE	DESCRIPTION
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STREET TREE PLAN

Scale: 1"=40' Drawn: MI
Date: 1/26/2022 Job #: 19-0372
Sheet:

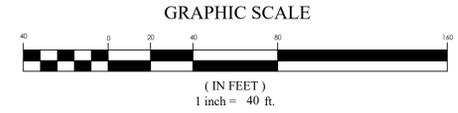
L1.2





GENERAL REQUIREMENTS

1. Street Trees initially are to be planted by the homeowner in compliance with this plan.
2. STREET TREES are to be planted in the parkstrip in front of each lot. They are to be centered between the back of curb and the edge of the sidewalk.
3. Two (2) Street Trees are to be planted per lot.
4. Corner lots shall have two (2) Street Trees on each street fronting the lot--or a total of four (4) Street Trees. In most cases, this will be two different varieties of trees. Consult the Street Tree Plan carefully.
5. Lots on cul de sacs have a narrower frontage and may not, in all cases, accommodate two Street Trees. Follow the guidelines in paragraph 6 below and provide Street Trees at the proper and appropriate spacing.
6. STREET TREES shall be spaced at approximately thirty (30) feet on center, but no less than thirty (30) feet from a street tree in front of an adjoining lot.
7. STREET TREES shall be planted twenty (20) feet from any street intersection. This is to be measured from the point of intersection between the street curb and the sidewalk.
8. STREET TREES shall be a minimum (2") caliper in size when planted. (Caliper is the diameter of the trunk measured twelve (12) inches above the top of the root ball.)
9. Any damaged or diseased STREET TREES are to be replaced by the homeowner at his sole cost and expense.
10. Trees to be planted twenty feet from street lights and power poles; ten feet from fire hydrants, five feet from driveways, and five feet from water meters.
11. If driveway or utility locations conflict with the street tree placement, it may be eliminated or may require adjustment to the trees location



FOR REVIEW ONLY

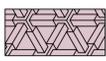
HIDDEN OAKS WEST
HERRIMAN CITY, UTAH
STREET TREE PLAN

MATCH LINE SEE L1.7

MATCH LINE SEE L1.4



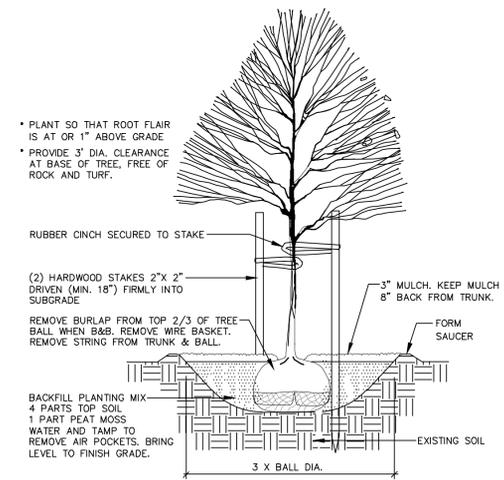
Acer negundo 'Sensation'
Sensation Box Elder 2" cal.



Crataegus viridis 'Winter King'
Winter King Hawthorn 1.5" cal.



Malus 'Spring Snow'
Spring Snow Flowering Crab 1.5" cal.



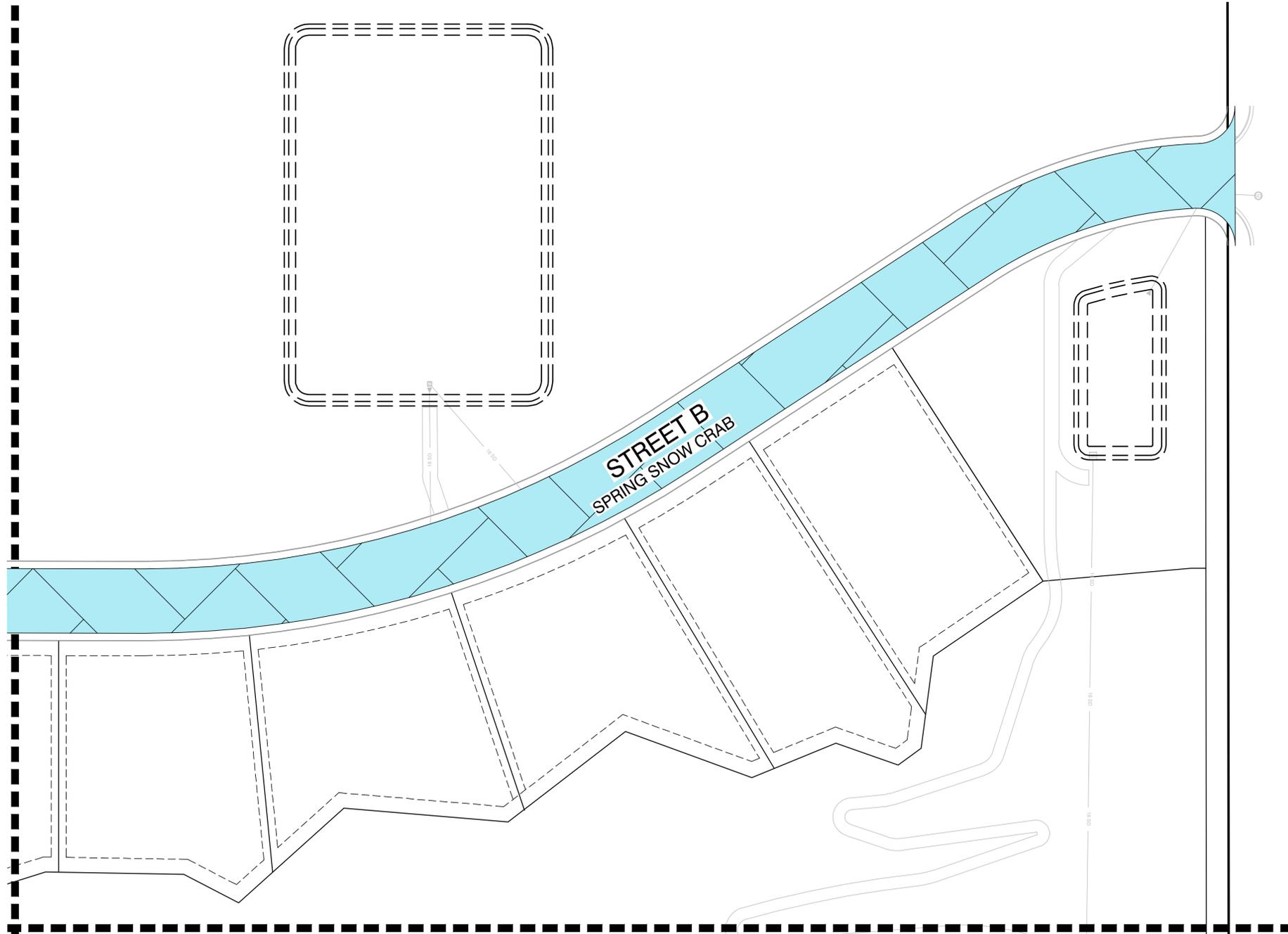
A TREE PLANTING & STAKING
NOT TO SCALE

REVISION BLOCK	DATE	DESCRIPTION
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STREET TREE PLAN	
Scale: 1"=40'	Drawn: MI
Date: 1/26/2022	Job #: 19-0372
Sheet:	L1.3



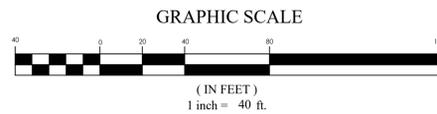
MATCH LINE SEE L1.3



MATCH LINE SEE L1.8

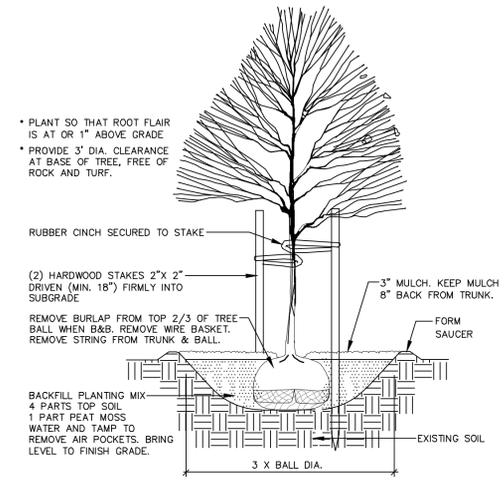


Malus 'Spring Snow'
Spring Snow Flowering Crab 1.5" cal.



GENERAL REQUIREMENTS

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11. If driveway or utility locations conflict with the street tree placement, it may be eliminated or may require adjustment to the trees location



A TREE PLANTING & STAKING
NOT TO SCALE

FOR REVIEW ONLY

HIDDEN OAKS WEST
HERRIMAN CITY, UTAH
STREET TREE PLAN

REVISION BLOCK	DATE	DESCRIPTION
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STREET TREE PLAN

Scale: 1"=40'	Drawn: M1
Date: 1/26/2022	Job #: 19-0372
Sheet:	L1.4



MATCH LINE SEE L1.3

MATCH LINE SEE L1.6

MATCH LINE SEE L1.8



GENERAL REQUIREMENTS

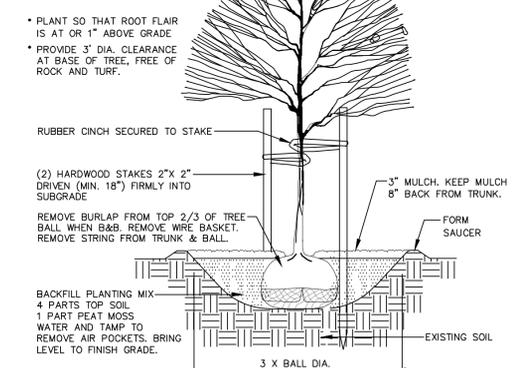
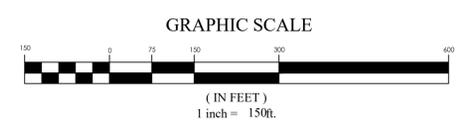
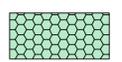
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11. If driveway or utility locations conflict with the street tree placement, it may be eliminated or may require adjustment to the trees location

FOR REVIEW ONLY

HIDDEN OAKS WEST
HERRIMAN CITY, UTAH
STREET TREE PLAN



Malus 'Prairifire'
Prairifire Flowering Crab 1.5" cal.



A TREE PLANTING & STAKING
NOT TO SCALE

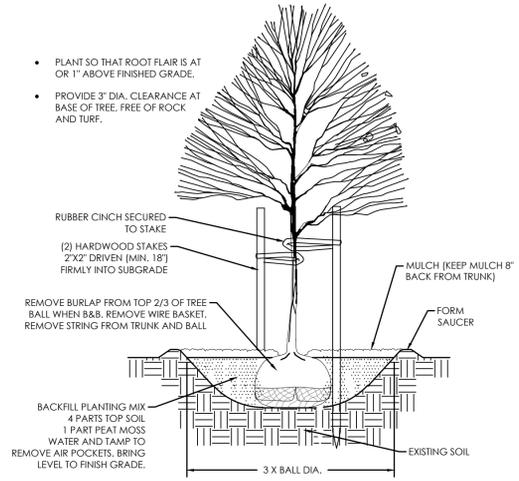
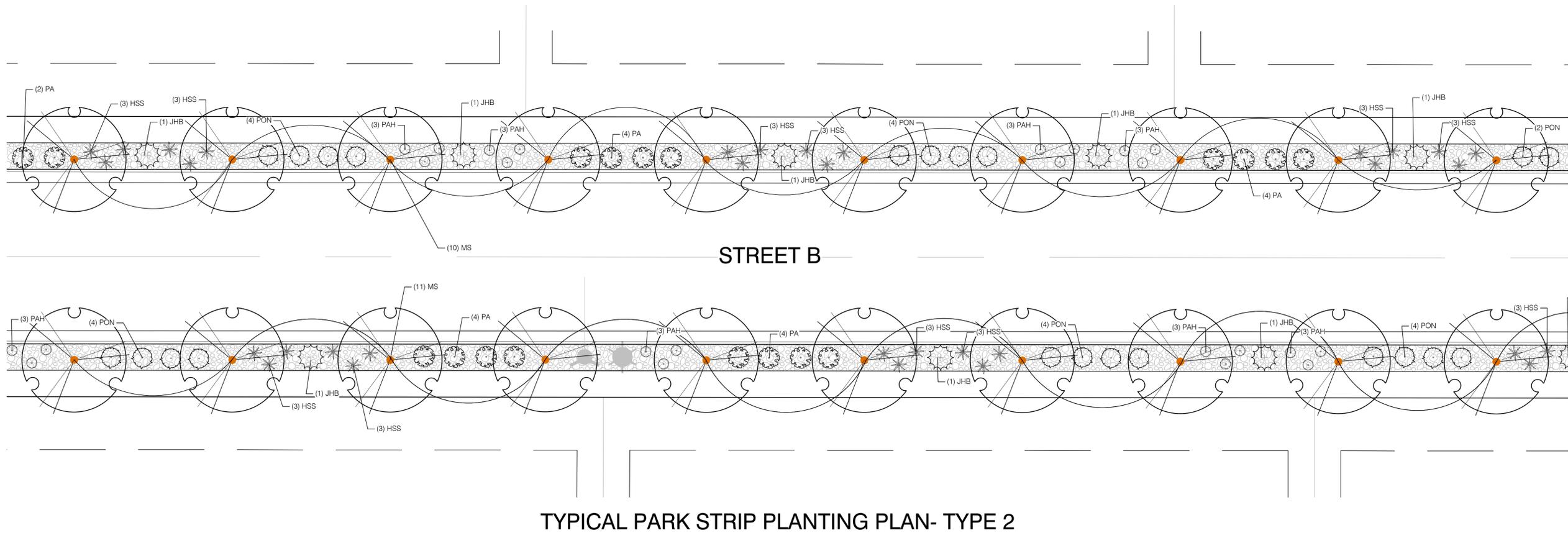
REVISION BLOCK		DESCRIPTION
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STREET TREE PLAN	
Scale: 1"=40'	Drawn: MI
Date: 1/26/2022	Job #: 19-0372
Sheet:	L1.7

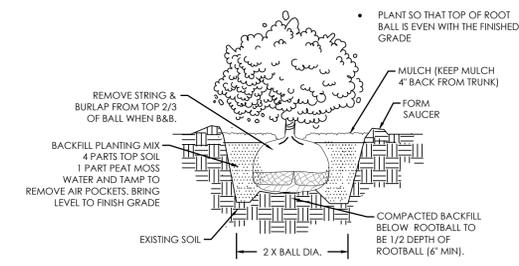


FOR
 REVIEW
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HIDDEN OAKS WEST
 HERRIMAN CITY, UTAH
PARK STRIP PLANTING TYPE 2



A TREE PLANTING & STAKING
 NOT TO SCALE



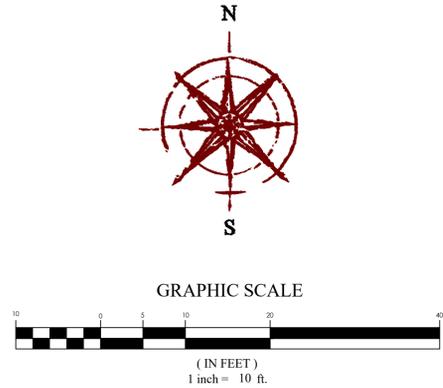
B SHRUB PLANTING
 NOT TO SCALE

PLANT SCHEDULE STREET B

TREES	BOTANICAL NAME	COMMON NAME	SIZE
MS	Malus x Spring Snow	Spring Snow Crabapple	2" Cal.
SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE
JHB	Juniperus horizontalis 'Blue Chip'	Blue Chip Juniper	5 gal.
PA	Perovskia abrotanoides	Russian Sage	2 gal.
PON	Physocarpus opulifolius 'Nugget'	Nugget Ninebark	5 gal.
ORNAMENTAL GRASSES	BOTANICAL NAME	COMMON NAME	SIZE
HSS	Helictotrichon sempervirens 'Sapphire'	Sapphire Blue Oat Grass	1 gal.
PAH	Pennisetum alopecuroides 'Hameln'	Hameln Fountain Grass	1 gal.

LANDSCAPE NOTES

1. TOP DRESS ALL SHRUB BED AREAS AND OTHER AREAS LABELED ROCK MULCH WITH 4" DEEP OF 2" TO 4" SOUTH TOWN COBBLE ROCK MULCH FROM NEPHI SANDSTONE IN NEPHI, UTAH OVER DEWITT PRO-5 WEED BARRIER FABRIC. FABRIC SHALL BE INSTALLED AFTER PRE-EMERGENT HAS BEEN APPLIED.



REVISION BLOCK

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STREET PLANTING PLAN

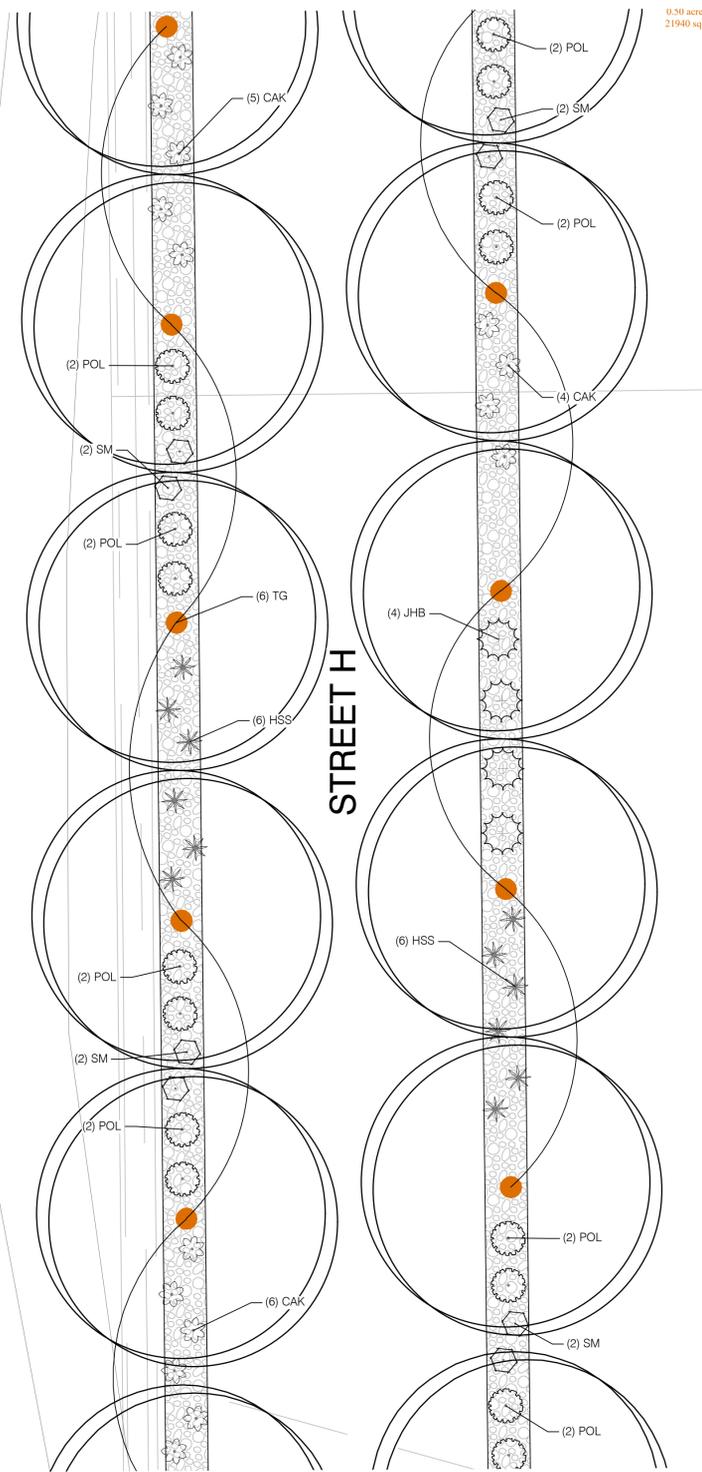
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Drawn: M1
 Job #: 19-0372
L1.10



FOR REVIEW ONLY

HIDDEN OAKS WEST
 HERRIMAN CITY, UTAH
PARK STRIP PLANTING TYPE 1

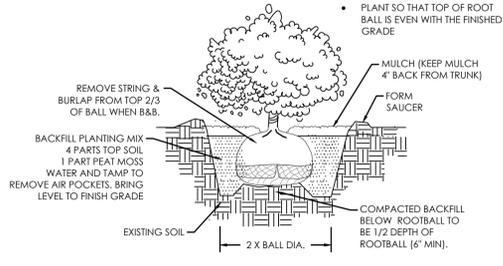
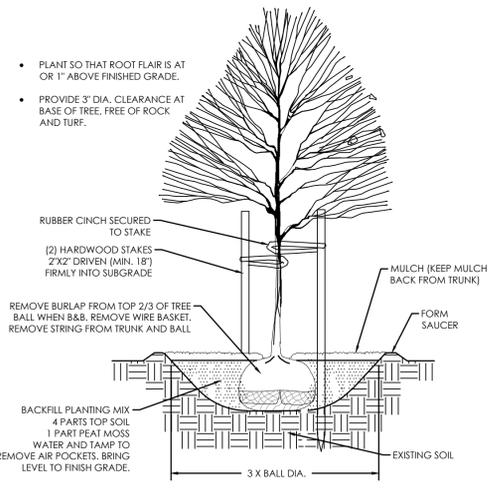


PLANT SCHEDULE STREET H

TREES	BOTANICAL NAME	COMMON NAME
TG	Tilia cordata 'Greenspire'	Greenspire Littleleaf Linden
SHRUBS	BOTANICAL NAME	COMMON NAME
JHB	Juniperus horizontalis 'Blue Chip'	Blue Chip Juniper
POL	Physocarpus opulifolius 'Donna May'™	Little Devil Ninebark
SM	Spiraea japonica 'Walburna'	Magic Carpet Japanese Spirea
ORNAMENTAL GRASSES	BOTANICAL NAME	COMMON NAME
CAK	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass
HSS	Helictotrichon sempervirens 'Sapphire'	Sapphire Blue Oat Grass

LANDSCAPE NOTES

1. TOP DRESS ALL SHRUB BED AREAS AND OTHER AREAS LABELED ROCK MULCH WITH 4" DEEP OF 2" TO 4" SOUTH TOWN COBBLE ROCK MULCH FROM NEPHI SANDSTONE IN NEPHI, UTAH OVER DEWITT PRO-5 WEED BARRIER FABRIC. FABRIC SHALL BE INSTALLED AFTER PRE-EMERGENT HAS BEEN APPLIED.



TYPICAL PARK STRIP PLANTING PLAN- TYPE 1

REVISION BLOCK	DATE	DESCRIPTION
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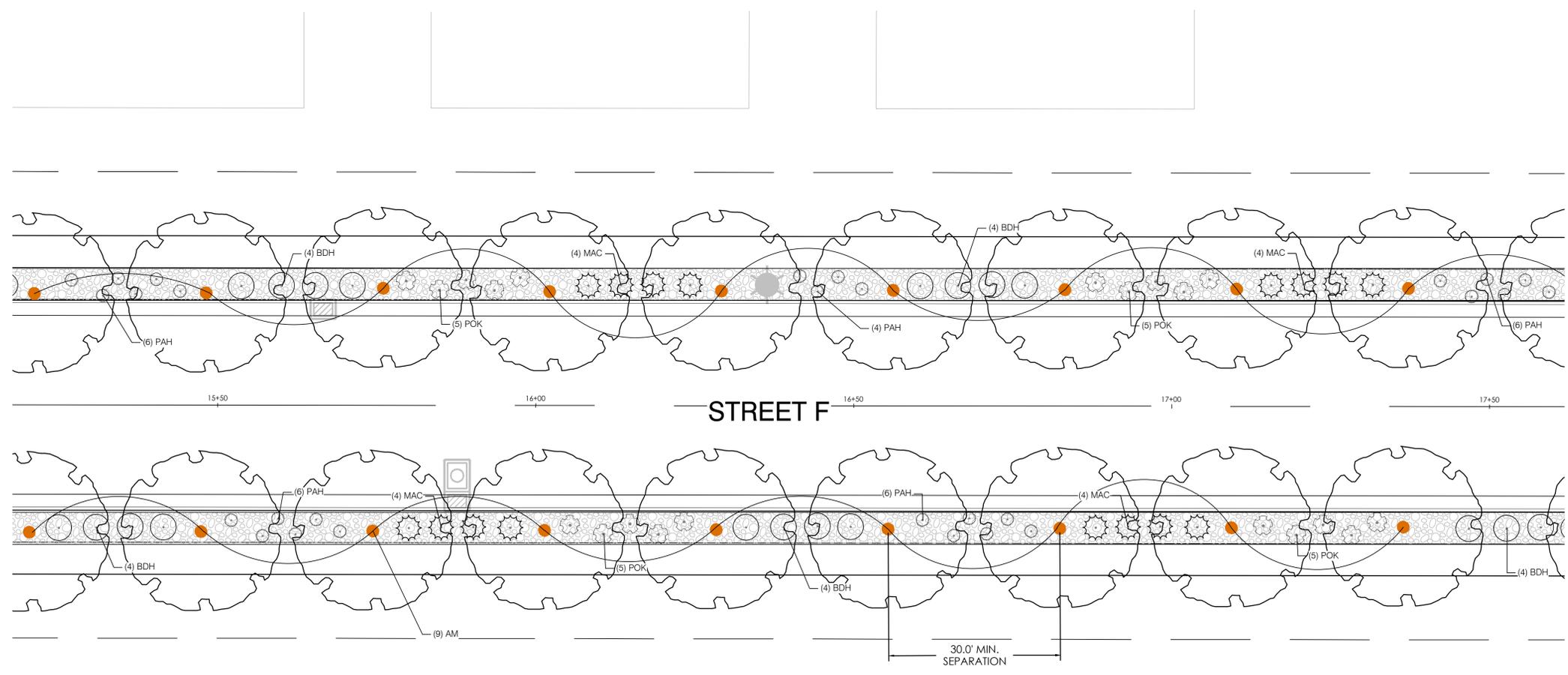
STREET PLANTING PLAN

Scale: 1"=10'
 Date: 01/26/2022
 Sheet: L1.9



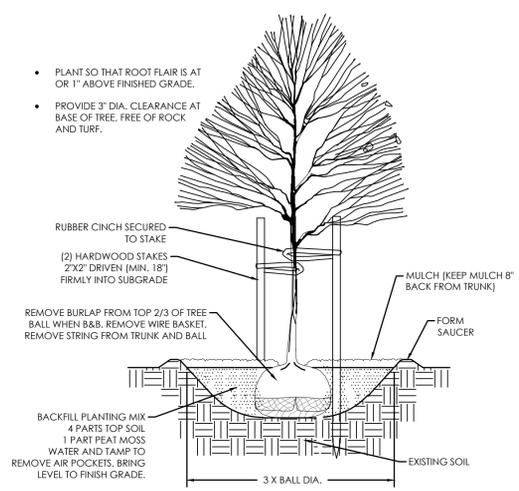
FOR REVIEW ONLY

HIDDEN OAKS WEST
 HERRIMAN CITY, UTAH
PARK STRIP PLANTING PLAN TYPE 3

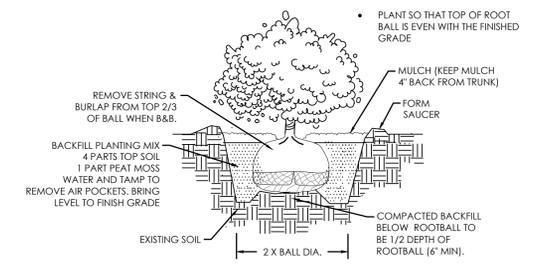


TYPICAL PARK STRIP PLANTING PLAN- TYPE 3

- PLANT SO THAT ROOT FLAIR IS AT OR 1" ABOVE FINISHED GRADE.
- PROVIDE 3" DIA. CLEARANCE AT BASE OF TREE, FREE OF ROCK AND TURF.



A TREE PLANTING & STAKING
 NOT TO SCALE



B SHRUB PLANTING
 NOT TO SCALE

PLANT SCHEDULE STREET F

TREES	BOTANICAL NAME	COMMON NAME
AM	Acer x 'Pacific Sunset'	Pacific Sunset Maple
SHRUBS	BOTANICAL NAME	COMMON NAME
BDH	Buddleja davidii 'Buzz Hot Raspberry'	Hot Raspberry Butterfly Bush
MAC	Mahonia aquifolium 'Compacta'	Compact Oregon Grape
ORNAMENTAL GRASSES	BOTANICAL NAME	COMMON NAME
PAH	Pennisetum alopecuroides 'Hameln'	Hameln Fountain Grass
POK	Pennisetum alopecuroides 'Karley Rose'	Karley Rose Fountain Grass



LANDSCAPE NOTES

- TOP DRESS ALL SHRUB BED AREAS AND OTHER AREAS LABELED ROCK MULCH WITH 4" DEEP OF 2" TO 4" SOUTH TOWN COBBLE ROCK MULCH FROM NEPHI SANDSTONE IN NEPHI, UTAH OVER DEWITT PRO-5 WEED BARRIER FABRIC. FABRIC SHALL BE INSTALLED AFTER PRE-EMERGENT HAS BEEN APPLIED.

REVISION BLOCK	DATE	DESCRIPTION
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STREET PLANTING PLAN

Scale: 1"=10'
 Date: 01/26/2022
 Sheet: L1.11

