



PLANNING COMMISSION AGENDA

Wednesday, November 04, 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

1.2. Review of Agenda Items – Planning Staff

1.3. Review and Discussion of Herriman City Code Title 10 and Opportunities to Improve Code Administration

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

5355 W. Herriman Main St. • Herriman, Utah 84096
(801) 446-5323 office • herriman.gov

3.2. Roll Call

3.3. Conflicts of Interest

3.4. Approval of Minutes for the September 16, 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 a Site Plan for a commercial shell at 12564 S Herriman Auto Row in the C-2 Commercial Zone.

Applicant: Georgia Bales (Engineer)

Acres: ±0.52

File No: P2026-065

5. Chair and Commission Comments

6. Future Meetings

6.1. Next City Council Meeting: November 10, 2026

6.2. Next Planning Commission Meeting: November 18, 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 Commission will be asked to complete a written comment form and present it to the City Recorder. In general, the chair will allow an individual three minutes to address the Commission. A spokesperson, recognized as representing a group in attendance, may be allowed up to five minutes. This policy also applies to all public hearings.

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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 29th day of October 2026 Angela Hansen, Deputy City Recorder

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PLANNING COMMISSION MINUTES

Wednesday, September 16, 2026

Draft Pending Formal Approval

The following are the minutes of the Herriman Planning Commission meeting held on **Wednesday, September 16, 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, Jackson Ferguson, Alternate Forest Sickles, Alternate Preston Oberg

Excused: Andy Powell, Adam Jacobson, Heather Garcia

Staff Present: Planner II Amanda Hamilton, Planner I Riley Norton Deputy Recorder Angela Hansen, Communications Manager Jon LaFollette, Assistant City Manager Wendy Thomas (online), Community Development Director Blake Thomas, and Deputy Chief of Police Zach Adams

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

Chair Andrea Bradford called the meeting to order at 6:04 p.m.

1. Commission Business

1.1. Review of City Council Decisions

The Community Development Director Thomas opened the meeting with a review of items recently acted upon by the City Council. Two items originating from the Planning Commission were discussed.

The first was a rezone located off Gina Road, which the City Council approved. Director Thomas noted that the approval was particularly timely, as the Engineering Department had been awaiting the outcome

in order to stub utilities into the adjacent lot concurrent with the Gina Road improvement project, thereby avoiding a future road cut. Director Thomas reported that the project was nearly ready to proceed, pending the signature of one remaining property owner on the Gina Road right-of-way agreement. Upon execution, it was anticipated that utility work could begin in early winter, with paving to follow in the summer.

The second item was the Black Clover Master Development Agreement (MDA) which was also approved by the City Council. Director Thomas provided additional background shared by the developer during the Council presentation: the new facility would consolidate Black Clover's operations from multiple buildings in Sandy and Draper into a single location serving as the company's primary international headquarters. This was described as a significant economic development win for the City.

1.2. Review of Agenda Items – Planning Staff

Planner Norton provided a preview of the evening's administrative item concerning the preliminary subdivision plat at 5175 West Herriman Main Street. The subject property is located on a lot just east of City Hall. The proposal involves subdividing a larger parcel, with the subdivided lot being the primary area of interest. Staff noted that a preliminary site plan for a church had been submitted that same day for a pre-application meeting.

Director Thomas elaborated that the future church project, which had not yet undergone full staff review, was conceptually approximately 30,000 square-foot nondenominational church facility, which is a conditional use in the MU-2 zone. The applicant would be required to return for a conditional use permit. Director Thomas noted the church currently operates out of a former dollar theater in Sandy with approximately 1,200 attendees each Sunday and an additional Thursday evening activity and expressed optimism that the facility could serve as an economic catalyst for the surrounding Herriman Town Centre area by drawing visitors on evenings and weekends.

Planning Commissioner Jackson Ferguson arrived at 6:08 p.m.

Discussion touched on the site design, particularly the relationship of the building to the public streetscape and park. Commissioner Sickles raised the question of whether the building could be positioned closer to the street to maintain the urban edge established by the adjacent townhomes. Director Thomas acknowledged this as a design consideration that would be addressed during the conditional use permit process and the upcoming pre-application meeting with the applicant. Staff also noted that the parking layout would likely require a waiver of strict compliance due to insufficient landscaping islands, and that reconfiguring the first rows of parking could allow for an improved pedestrian connection from the street to the building entrance.

Director Thomas confirmed that a narrow strip of parcels between Herriman Main Street and the church lot would be reserved for future commercial development, intended to complement the church use and activate the park frontage. Regarding the status of remaining vacant lots adjacent to City Hall, the Director explained that a proposal to develop those parcels with a police station and mixed-use buildings had stalled due to rising construction costs associated with tariffs, steel, and fuel. Staff anticipated revisiting that effort later in the year or into the following year.

1.3. Discussion of proposed amendment to Herriman City Code 10-10 relating to Residential Uses

Director Thomas presented an overview of the proposed amendment to City Code 10-10 to introduce two new residential zones: R-1-6 (6,000 square foot minimum lot size) and R-1-8 (8,000 square foot minimum lot size). The discussion was framed as a working session, with a formal recommendation to the City Council anticipated at the October 7, 2026 Planning Commission meeting, followed by a Council hearing on October 28, 2026.

Director Thomas outlined three primary drivers for the amendment: compliance with Utah State Code requirements, advancement of goals in the City's Moderate Income Housing Plan, and response to requests from landowners seeking flexibility to develop smaller infill parcels that do not meet the 15-acre threshold required for a Planned Unit Development. Director Thomas also noted that the existing toolset for infill development, primarily flag lots, was not producing optimal outcomes, particularly in the Old Town area.

The proposed R-1-6 zone would establish a minimum lot width of 60 feet, while the R-1-8 zone would require 65 feet. Side setbacks for the R-1-6 were proposed at a minimum of 6 feet on one side, with an aggregate of 14 feet. Rear setbacks were set at 20 feet, with an additional 5-foot allowance for a deck.

The draft ordinance proposed a 30-foot maximum building height for the new zones. Commissioner Sickles observed that the 30-foot limit could constrain roof pitch options and expressed a preference for retaining the 35-foot standard applied in other residential zones, noting no apparent negative impact from the higher limit. Commissioner Oberg raised a concern regarding winter shading on streets in neighborhoods with tall homes on small lots, citing the Edge Homes development near the Rose Crest Fire Station as an example where shadow patterns contribute to persistent ice accumulation. While the Commission acknowledged this as a legitimate planning consideration, the consensus was that the 5-foot difference was unlikely to be the determinative factor and that the flexibility was preferable for builders designing custom plans. Director Thomas agreed to move the height limit to 35 feet and committed to conducting additional research on the shading issue prior to the October 7th hearing.

The draft ordinance proposed a 12-foot maximum driveway width for the R-1-6 zone. Director Thomas noted that the City's engineering department had expressed concern that a 12-foot driveway width could result in residents widening their driveways without permits or creating awkward vehicle maneuvers in the street. Engineering's recommendation was to retain the existing 24-foot maximum. Commissioner Oberg suggested that a 12-foot width might actually incentivize desirable design outcomes, such as side-entry garages with driveways running along the side of the house, that would reduce the proportion of the lot frontage consumed by paving. The Commission discussed the existing requirement for two covered and two paved off-street parking spaces per unit, with several members expressing concern that applying this standard to the smallest lots would undermine the affordability goals of the new zones.

The Commission engaged in substantive discussion regarding whether the standard four-space parking requirement was appropriate for the R-1-6 zone. Commissioner Sickles and Commissioner Oberg both argued that mandating a two-car garage and two additional paved spaces on a 6,000 square foot lot with a 60-foot minimum width would effectively consume a disproportionate share of the lot and conflict with the intent to enable smaller, more affordable homes. Commissioner Oberg noted that if affordability was a design goal, allowing a single-car garage or even a detached garage accessed via a side driveway should remain a viable option without triggering a code violation. Planner Hamilton referenced the Olympia development's point-based parking schedule, approximately 1.5 spaces per unit adjusted by bedroom

count, as a model worth examining. Director Thomas agreed to explore a modified parking standard for these zones that would provide flexibility while maintaining compliance with State Code and indicated this would be incorporated into the revised draft brought back on October 7th.

Director Thomas confirmed that the permitted uses in the new zones were carried over from the R-1-10 zone, with adjustments to remove inapplicable uses such as shipping container structures and detached Accessory Dwelling Units (ADUs), both of which require a 10,000 square foot minimum lot. Conditional uses such as home-based daycares and preschools would remain available subject to standard review.

Director Thomas presented a GIS-generated map illustrating existing lots in the 6,000–8,000 square foot range within the City, centered on the Rose Crest area near Blackridge Elementary. The exhibit demonstrated that smaller-lot development was already prevalent in well-maintained, established neighborhoods such as Greystone and the Patriot Ridge area, reinforcing the position that the proposed zones would not represent an unprecedented departure from existing community character.

Director Thomas clarified that the new zones would not be applied as a blanket overlay. Property owners would be required to apply individually for a rezone, which would also necessitate a minor General Plan table amendment. Two applications were already pending, one from Perry Homes and one from Herriman City, both adjacent to the Hidden Oaks development, and both intended to be processed once the new zone was formally adopted. Commissioner Oberg noted the contrast with recent actions in Salt Lake City, where a similar concept was applied citywide and generated significant public opposition; the Director confirmed that approach was not contemplated for Herriman.

Commissioner Rypien inquired about the possibility of an R-1-4 or R-1-5 zone. Director Thomas acknowledged that very small lot development had been discussed previously in the context of alley-loaded or rear-loaded product but noted that the City was already receiving that type of development through Master Development Agreements in areas such as Olympia, Sorrento, and Creek Ridge Cove. The consensus was that 6,000 square feet was the appropriate minimum threshold for the standalone zone, with smaller lots continuing to be addressed through MDAs on a negotiated basis.

Director Thomas provided relevant context regarding a State infrastructure grant the City had received to fund improvements to Olympia Boulevard, Herriman Boulevard, Herriman Main Street, and Bacchus Highway. In exchange, the City committed to facilitating the construction of 2,500 owner-occupied, deed-restricted moderate income housing units within the Olympia development. Director Thomas outlined the specific parameters: approximately half must be single-family homes capped at 1,600 square feet on lots no larger than 5,000 square feet, with another 400 are capped at 1,900 square feet; the townhome component must be fee-simple (not condominium) and capped at 1,700 square feet. Up to 40 percent of the single-family units may include Internal Accessory Dwelling Unit (I-ADUs), and after an initial five-year owner-occupancy period, no more than 40 percent of units may convert to rental use a restriction to be enforced through CC&Rs requiring City Council approval to amend. Director Thomas noted pricing was expected to be in the \$500,000 range, which, while not deeply affordable, represented a meaningful reduction relative to current market pricing.

Commissioner Rypien asked for an update on improvements along 7300 West. Staff reported that the Olympia development is constructing a system of pedestrian tunnels, including facilities generally described as approximately 14 feet wide and 10 feet tall, with lighting, to allow trail users to pass beneath

major roadways. Staff explained that when the system is complete, a person will be able to access the trail near 6400 West and Midas Creek, travel through the Olympia area, and continue northward without crossing major roads, ultimately connecting toward the new trailhead at Butterfield Canyon. Staff further noted that a tunnel has been installed beneath Mountain View Corridor to support future Bonneville Shoreline Trail connectivity along the new U-111 corridor.

Additional discussion addressed regional trail and open space improvements. Commissioner Fenn referenced reports that Salt Lake County had acquired additional property near the mouth of Butterfield Canyon for park expansion. Assistant City Manager Thomas confirmed that the County had purchased more land intended to expand the Yellow Fork area and further reported that the City had recently closed on an additional 36 acres in Yellow Fork Canyon near the Camp Williams border. She stated that these acquisitions support continued efforts to connect the broader trail system in that area.

2. Adjournment

Commissioner Sickles moved to adjourn the meeting at 6:59 p.m. Seconded by Commissioner Fenn and all voted aye.

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

Chair Andrea Bradford called the meeting to order at 7:04 p.m.

3. Call to Order

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

Violet Bradford 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 August 19, 2026 Planning Commission Meeting

Commissioner Oberg motioned to approve the Minutes for the August 19, 2026, Planning Commission meeting; Commissioner Sickles seconded and all voted aye.

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 a Preliminary Subdivision Plat for one (1) lot located generally at 5175 W Herriman Main Street in the MU-2 Mixed Use Zone and the Herriman Towne Center Master Development Agreement (MDA). (Public Hearing)

Applicant: HTC Communities LLC (property owner, authorized agent)

Acres: ±6.0

File No: S2026-120

Planner Norton presented the subject property as Pod 12 within the Herriman Town Centre, located immediately east of City Hall. The proposal sought approval of a preliminary plat creating a single lot of approximately 5.997 acres within the MU-2 zone. A second lot visible on the plat drawings would be subdivided separately in a future application and was not part of the current request.

Staff noted that a preliminary site plan for a conditional use, a church facility, had been submitted by the prospective buyer the same day as the hearing, though it remained in very early stages. Because the site plan had not yet been reviewed, the specific locations of frontage improvements, sidewalks, and other public infrastructure improvements could not be determined with finality. Staff indicated that, consistent with the Town Centre MDA, those public infrastructure obligations would be carried forward as conditions of the site plan application rather than attached to the subdivision plat. The sole condition recommended by Staff was that the applicant address all remaining corrections identified by City departments.

Matt Watson of Momentum Development, representing property owner HTC Communities LLC, appeared on behalf of the applicant. Mr. Watson confirmed that the request was limited to the subdivision step and that the buyer was actively preparing a conditional use permit application, which would bring the full site design before the Commission at a future meeting.

Chair Bradford opened the public hearing.

No comments were offered.

Commissioner Oberg moved to close the public hearing, Seconded by Commissioner Sickles and all voted Aye.

Commissioner Ferguson expressed enthusiasm for the project and noted that the requirement for the building to address the street and park frontage, consistent with MDA design standards, should be carried into the conditional use permit review. Director Thomas confirmed that this design requirement had been noted and would be raised at the upcoming pre-application meeting.

Commissioner Sickles moved to approve item 4.1 Review and consider a Preliminary Subdivision Plat for one (1) lot located generally at 5175 W Herriman Main Street in the MU-2 Mixed Use Zone and the Herriman Towne Center Master Development Agreement (MDA) with staff's recommendation 1. Acknowledge and address all remaining corrections from all City departments.

Commissioner Ferguson seconded the motion.

The vote was recorded as follows:

Commissioner Darryl Fenn	Aye
Commissioner Jackson Ferguson	Aye
Commissioner Heather Garcia	Absent
Commissioner Brody Rypien	Aye
Commissioner Adam Jacobson	Absent
Commissioner Andy Powell	Absent

Alternate Commissioner Forest Sickles Aye

Alternate Commissioner Preston Oberg Aye

The motion passed unanimously.

5. Chair and Commission Comments

6. Future Meetings

6.1. Next City Council Meeting: September 23, 2026

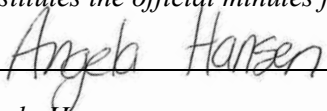
6.2. Next Joint City Council and Planning Commission Meeting: September 30, 2026

6.3. Next Planning Commission Meeting: October 07, 2026

7. Adjournment

Commissioner Sickles moved to adjourn the meeting at 7:11 p.m. Seconded by Commissioner Oberg 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 September 16, 2026. This document constitutes the official minutes for the Herriman City Planning Commission Meeting.



Angela Hansen
Deputy City Recorder

**STAFF REPORT**

DATE: September 2, 2026
TO: Planning Commission
FROM: Laurin Hoadley
SUBJECT: Review and consider approval of a Site Plan for a commercial shell at 12564 S Herriman Auto Row in the C-2 Commercial Zone.
Applicant: Georgia Bales (Engineer)
Acres: ±0.52
File No: P2026-065

RECOMMENDATION:

Staff recommends the Planning Commission **approve** the following findings:

- Subject to compliance with staff recommendations, the proposed site plan and use comply with all zoning requirements of the Herriman City Code; and
- The proposed design complies with the Midas Crossing Subdivision and development requirements.

Staff recommends **approval** of a Site Plan for a new commercial building at 12564 South Herriman Auto Row in the C-2 Commercial Zone with the following conditions:

1. Applicant shall acknowledge and address all remaining corrections from City Departments.
2. Applicant Shall complete and submit a long-term stormwater maintenance agreement.

ISSUE BEFORE COMMISSION:

Based on the enclosed findings and conditions, should the Planning Commission approve the proposed Site Plan for the new commercial shell in the Midas Crossing development?

BACKGROUND & SUMMARY:

The applicant is requesting Site Plan approval to construct a new commercial shell on Lot 11 (approximately 0.52 acres) within Phase 2 of the Midas Crossing Commercial Subdivision. The proposed building will contain 6,048 square feet of floor area and up to 4 tenant finishes.

Based on the development plan, Lot 11 is anticipated to provide approximately ten additional parking spaces once developed to the existing shared on-site parking in the development.

The proposal consists of a single commercial building featuring a brick-and-glass exterior. Architectural detailing includes horizontal banding within the brick façade, providing visual interest and enhancing the building's appearance.

DISCUSSION:

ENGINEERING REVIEW

Staff Finding: *The Engineering Department reviewed the proposal and had no significant concerns. Any remaining (minor) issues will be addressed during final Engineering and Building Permit review process.*

ZONING ORDINANCE REVIEW

Staff Finding: *The applicant's proposal (with conditions) meets all City Code requirements.*

In conclusion, staff determined that the applicant's request is consistent with applicable standards and recommends Planning Commission approval with conditions.

ALTERNATIVES:

The Planning Commission may consider the following alternatives when voting on the proposal:

Alternatives	Recommendation	Considerations for Alternative	Considerations against Alternative
Approve proposal as submitted		Approval facilitates the creation of additional commercial services and employment within the City	Without further correction, the proposal may conflict with City Code
Approve proposal with conditions	Yes	Approval facilitates the creation of additional commercial services and employment within the City in compliance with City Code	Commission may determine additional conditions are warranted
Postpone proposal (with or without date)		Commission may identify additional issues that warrant further research. A motion to postpone should identify what additional information is required	Staff has not identified issues that warrant postponement
Deny proposal		Commission may deny proposal if it finds it does not comply with City standards	Staff has not identified findings that warrant denial

ATTACHMENTS:

- A. Application
- B. Subdivision Plat
- C. Building & Floor Plan
- D. Landscape Plan

Attachment A



Site Plan Application

PROPERTY INFORMATION			
Property Address: 12564 S Herriman Auto Row, Herriman, UT 84096			
Parcel Numbers: 26254770080000			
Acres: 0.52			
Request: New commercial building on existing commercial pad on lot 11 of the Midas Crossing Retail Center			
APPLICANT INFORMATION			
Name of Applicant: Georgia Bales			
Address of Applicant: [REDACTED]			
Email of Applicant: [REDACTED]		Phone: [REDACTED]	
Applicants Affiliation with the Subject Property:			
☐ Owner ☒ Engineer ☐ Architect ☐ Other			
Engineer: (if not listed above)			
Email of Engineer:		Phone of Engineer:	
Architect: (if applicable)			
Email of Architect		Phone of Architect:	
Property Owner: (if not listed above) [REDACTED]			
Email of Owner: [REDACTED]		Phone: [REDACTED]	
OFFICE USE ONLY			
Date Received:	Received By:	File Number:	Fee:
Zone:	Assigned Planner:		Receipt #

APPLICANT'S AFFIDAVIT

State of Utah)
City of Herriman)

I (we), _____, being duly sworn, depose and say that I (we) am (are) the owner(s) or authorized agent(s) of owner, of property involved in the attached application and that the statements and answers contained herein in the attached plans and other exhibits thoroughly, to the best of my (our) ability, present the argument in behalf of the application requested herewith and that the foregoing statements and information above referred to are in all respects true and correct to the best of my (our) knowledge and belief.

Signed _____

STATE OF UTAH)
 §
COUNTY OF SALT LAKE)

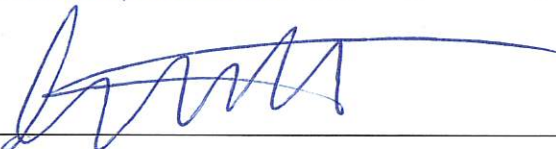
On this _____ of _____, in the year 20____, before me _____, personally appeared _____, proved to me through satisfactory evidence of identification, which was _____, to be the person whose name is signed on the preceding document in my presence.

Notary Signature

*May be owner of record, contract owner, party to valid earnest money agreement, option holder or have other legal control of the property.

AGENT AUTHORIZATION

I (we), BRENT SMITH (MIDAS LOT 11, LLC), the owner(s) of the real property at 12564 S Herriman autoroad, Herriman, Utah, do hereby appoint Brent Smith as my (our) agent to represent me (us) with regard to this application affecting the above described real property, and authorize Brent Smith to appear on my (our) behalf before any City Boards considering this application.

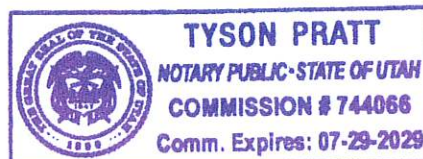
Signed _____


STATE OF UTAH)
 §
COUNTY OF ~~SALT LAKE~~ UTAH)

On this 24 of APRIL, in the year 2026, before me Tyson Pratt, personally appeared Brent Smith, proved to me through satisfactory evidence of identification, which was UTAH DL, to be the person whose name is signed on the preceding document in my presence.



Notary Signature





Site Plan Checklist		City Use Only	
Applicant Submitted	All information should be submitted electronically to planning@herriman.org	Accepted	N/A Initials
Initial <u>GB</u>	Site Plan Application, including the appropriate fee		
	Site Plan submittal information (Land Development Code 10-5-12), which includes:		
Site plan showing the following:			
Initial <u>GB</u>	All infrastructure and development facilities related to the project located within two hundred fifty feet (250') of the site boundary		
Initial <u>GB</u>	Layout, dimensions, and names of existing and future road rights-of-way		
Initial <u>GB</u>	Project name, north arrow, and tie to a section monument		
Initial <u>GB</u>	The boundary lines of the project site with bearings and distances		
Initial <u>GB</u>	Layout and dimensions of proposed streets, buildings, parking areas, and landscape areas		
Initial <u>GB</u>	Location, dimensions, and labeling of other features such as bicycle racks, dumpsters, trash cans, fences, signage, and mechanical equipment		
Initial <u>N/A</u>	Location of man-made features including irrigation facilities, bridges, railroad tracks, and buildings		
Initial <u>GB</u>	A tabulation table, showing total gross acreage, square footage of street rights-of-way, square footage of building footprint, square footage of total building floor area, square footage of landscaping, number of parking spaces, and if any, the number and type of dwellings, and the percentage devoted to each dwelling type and overall dwelling unit density		
Initial <u>N/A</u>	Identification of property, if any, not proposed for development		
Grading and drainage plan showing the following:			
Initial <u>GB</u>	North arrow, scale, and site plan underlay		
Initial <u>GB</u>	Topography contours at two foot (2') intervals		
Initial <u>GB</u>	Areas of substantial earth moving with an erosion control plan		
Initial <u>GB</u>	Location of existing water courses, canals, ditches, springs, wells, culverts, and storm drains, and proposed method of dealing with all irrigation and waste water		
Initial <u>GB</u>	Location of any designated FEMA floodplain and/or wetland boundaries;		
Initial <u>GB</u>	Direction of stormwater flows, catch basins, inlets, outlets, waterways, culverts, detention basins, orifice plates, outlets to off-site facilities, and off-site drainage facilities when necessary based on adopted City standards and specifications; and		
Utility plan showing the following:			



Initial <u>GB</u>	North arrow, scale, and site plan underlay		
Initial <u>GB</u>	All existing and proposed utilities including, but not limited to, sewer, culinary water, secondary water, fire hydrants, storm drains, subsurface drains, gas lines, power lines, communications lines, cable television lines, and street lights		
Initial <u>GB</u>	Minimum fire flow required by the Building Code for the proposed structures, and fire flow calculations at all hydrant locations		
Initial <u>GB</u>	Location and dimensions of all utility easements		
Initial <u>GB</u>	A letter from each utility provider, other than the City, addressing the feasibility and their requirements to serve the project;		
Initial <u>GB</u>	Landscaping plan, consistent with the requirements of chapter 23 of this title		
Building elevations for all buildings showing the following:			
Initial <u>GB</u>	Accurate front, rear, and side elevations drawn to scale		
Initial <u>GB</u>	Exterior surfacing materials and colors, including roofing material and color		
Initial <u>GB</u>	Outdoor lighting, furnishings, and architectural accents		
Initial <u>GB</u>	Location and dimensions of proposed signs		
Initial <u>N/A</u>	Where one or more conditions of unusual soil, vegetation, geology, or slope exist, resulting in increased fire, flood, or erosion hazards, traffic circulation problems, sewage disposal problems, or potential property damage from extensive soil slippage and subsidence, an applicant shall, upon request of the Planning Commission or City Engineer, provide contour and drainage plans, cut and fill specifications, and soil and geologic reports. The required details of such reports and plans may vary depending on the severity of the unusual conditions, but in any event such plans and reports shall be reviewed and approved by the City prior to final approval of a site plan;		
The following documents:			
Initial <u>N/A</u>	Any agreements with adjacent property owners regarding development of the site		
Initial <u>N/A</u>	Evidence of compliance with applicable Federal, State, and local laws and regulations, if requested by the Planning Commission or Community Development Director		
Initial <u>N/A</u>	A traffic impact analysis, if requested by the Planning Commission or City Engineer		
Initial <u>GB</u>	Warranty deed and preliminary title report or other document showing the applicant has control of the property		
Initial <u>GB</u>	Parcel maps from the County Recorder's Office showing the subject property and all property located within four hundred feet (400') thereof.		

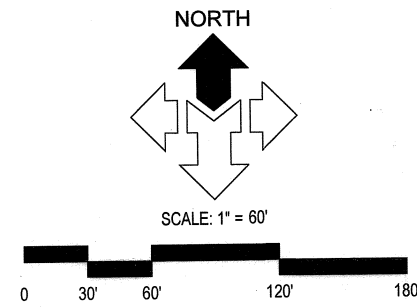
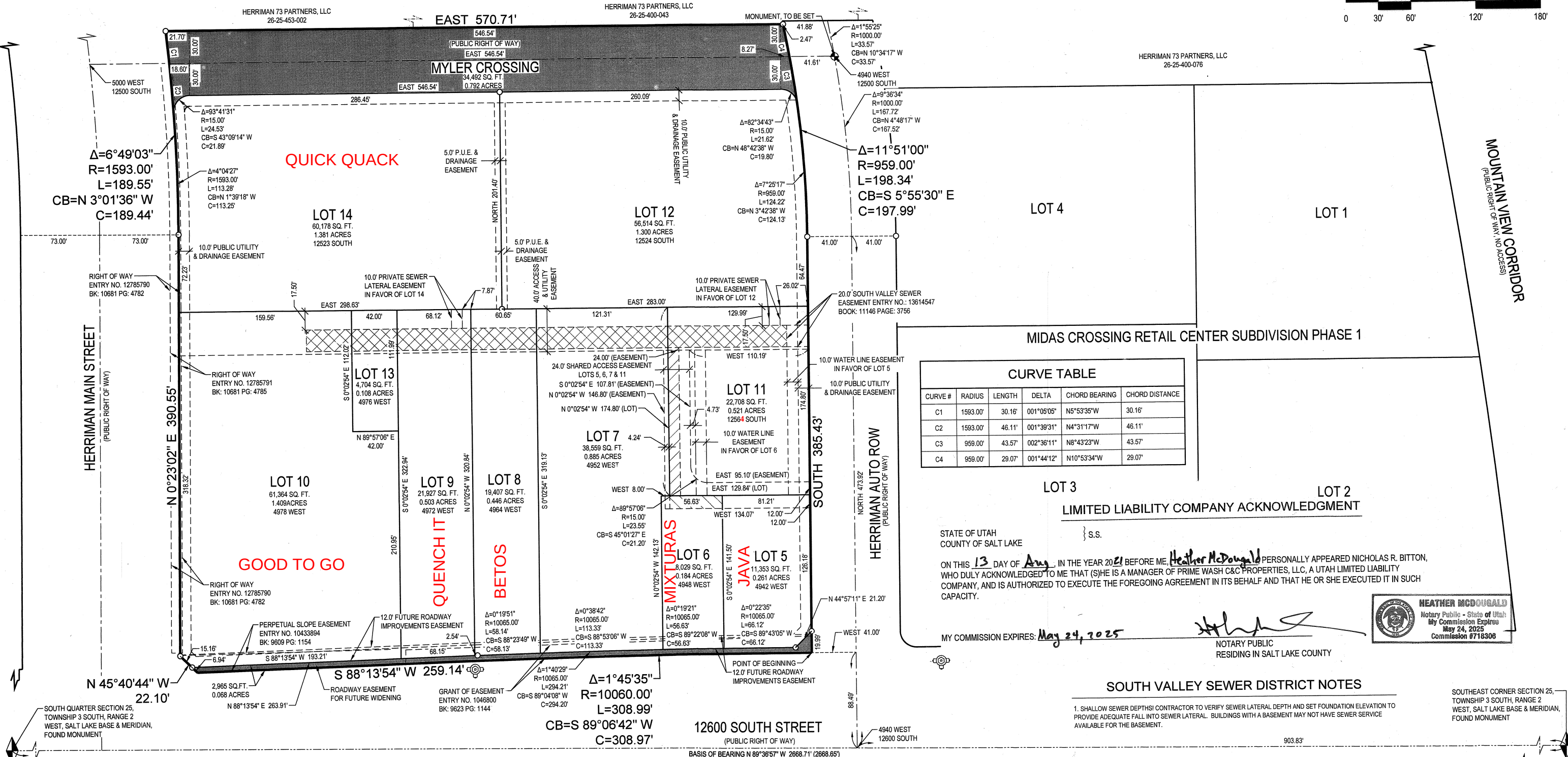
Domination Energy Utah - Note with NO existing natural gas easement

Questar Gas Company, d/b/a Domination Energy Utah, hereby approves this plat solely for the purposes of confirming that the plat contains public utility easements, Domination Energy Utah may require additional easements in order to serve this development. This approval does not constitute attestation 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 acknowledgment of any terms contained in the plat, including those set forth in the Owner's Dedication or in the Notes, and does not constitute a guarantee of particular terms or conditions of natural gas service. For further information please contact Domination Energy Utah's Right-of-Way Department at 800-366-8532

MIDAS CROSSING RETAIL CENTER SUBDIVISION PHASE 2

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 25
TOWNSHIP 3 SOUTH, RANGE 2 WEST,
SALT LAKE BASE & MERIDIAN

Attachment B



CURVE TABLE				
CURVE #	RADIUS	LENGTH	DELTA	CHORD BEARING
C1	1593.00'	30.16'	001°05'06"	N6°53'35"W
C2	1593.00'	46.11'	001°39'31"	N4°31'17"W
C3	959.00'	43.57'	002°36'11"	N8°43'23"W
C4	959.00'	29.07'	001°44'12"	N10°53'34"W

STATE OF UTAH
COUNTY OF SALT LAKE

ON THIS 13 DAY OF August, IN THE YEAR 2021, BEFORE ME, Heather McDougall, PERSONALLY APPEARED NICHOLAS R. BITTON, WHO DULY ACKNOWLEDGED TO ME THAT (SHE) IS A MANAGER OF PRIME WASH C&C PROPERTIES, 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.

MY COMMISSION EXPIRES: May 24, 2025

HEATHER McDUGALL
Notary Public - State of Utah
My Commission Expires May 24, 2025
Commission #716306

NOTARY PUBLIC
RESIDING IN SALT LAKE COUNTY

SOUTH VALLEY SEWER DISTRICT NOTES

1. SHALLOW SEWER DEPTHS: CONTRACTOR TO VERIFY SEWER LATERAL DEPTH AND SET FOUNDATION ELEVATION TO PROVIDE ADEQUATE FALL INTO SEWER LATERAL. BUILDINGS WITH A SEWER MAY NOT HAVE SEWER SERVICE AVAILABLE FOR THE BASEMENT.

SOUTHEAST CORNER SECTION 25,
TOWNSHIP 3 SOUTH, RANGE 2
WEST, SALT LAKE BASE & MERIDIAN,
FOUND MONUMENT

OWNER INFORMATION
OWNER: HERRIMAN 73 PARTNERS, LLC
CONTACT: LARRY MYLER
10771 S RIPPING BAY
SOUTH JORDAN, UTAH, 84009

DOMINION ENERGY
QUESTAR GAS COMPANY
APPROVED THIS 20 DAY OF August, A.D., 2021
BY COMCAST
Approved this day of August
By: Gina Smith
Title: Sr gas account support rep

HEALTH DEPARTMENT
APPROVED THIS 2 DAY OF August, A.D., 2021
BY HEALTH DEPARTMENT
Walter Hildebrand
SALT LAKE CO. HEALTH DEPARTMENT

CHECKED FOR ZONING
ZONE: C-2 DATE: 8/11/2021
AREA: N/A WIDTH: N/A
NAME: Blaine Johnson

COMCAST
APPROVED THIS 20 DAY OF July, A.D., 2021
BY COMCAST
E. Valdez
COMCAST

PLANNING COMMISSION
APPROVED THIS 10 DAY OF August, A.D., 2021
BY HERRIMAN PLANNING COMMISSION
CHAIRMAN, HERRIMAN PLANNING COMMISSION

LEGEND

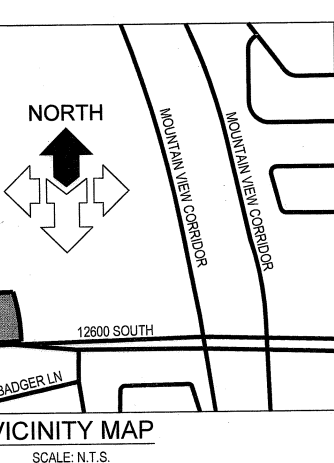
- SUBDIVISION BOUNDARY
- SECTION LINE
- MONUMENT LINE/CENTER LINE OF ROAD
- LOT LINE
- ADJOINING PROPERTY LINE
- EASEMENT LINE
- SUBDIVISION BOUNDARY CORNER, COPPER PLUG OR REBAR & CAP OR NAIL & WASHER STAMPED "MCNEIL ENGR"
- EXISTING FIRE HYDRANT
- EXISTING LIGHT POLE
- PURDE
- DENOTES RECORD INFORMATION
- AREA DEDICATED TO HERRIMAN CITY
- 20.0' SOUTH VALLEY SEWER EASEMENT ENTRY NO: 13672620 BOOK: 11141 PAGE: 6631
- 10.0' PRIVATE SEWER LATERAL EASEMENT IN FAVOR OF LOT 5 & 6
- 10.0' PRIVATE SEWER LATERAL EASEMENT IN FAVOR OF LOT 5

CENTURY LINK COMMUNICATION
APPROVED THIS 20th DAY OF July, A.D., 2021
BY CENTURY LINK COMMUNICATIONS
Paul Biering
CENTURY LINK COMMUNICATIONS

HERRIMAN CITY MUNICIPAL WATER
APPROVED THIS 9th DAY OF August, A.D., 2021
BY HERRIMAN CITY MUNICIPAL WATER
HERRIMAN CITY

ROCKY MOUNTAIN POWER
APPROVED THIS 20th DAY OF July, A.D., 2021
BY ROCKY MOUNTAIN POWER
Carolyn Hagan
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.
8/9/2021
HERRIMAN CITY ENGINEER



"Building on Lot(s) 14 of this plat are subject to a Commercial Sewer Connection Agreement(s) recorded as Entry #13706184"

TABULATIONS:

1. TOTAL PLAT ACREAGE	7.830 ACRES
2. TOTAL LOT ACREAGE	9.970 ACRES
3. TOTAL ACREAGE IN STREETS	0.890 ACRES
4. TOTAL ACREAGE IN OPEN SPACE	0 ACRES
5. AVERAGE LOT SIZE	30.561 SQ.FT.
6. NUMBER OF LOTS	10 LOTS

The signature of South Valley Sewer District on this Plat does not constitute approval of the owner(s) Sewer lines or facilities. The owner(s) of the property must provide satisfactory plans to the Sewer District for review and approval before connecting to the District's sewer system and will be required to comply with the District's rules and regulations.

SOUTH VALLEY SEWER DISTRICT
APPROVED THIS 22 DAY OF July, A.D., 2021
BY S.V.S.D.
S.V.S.D.

APPROVAL AS TO FORM
APPROVED AS TO FORM THIS 10 DAY OF August, A.D., 2021
HERRIMAN CITY ATTORNEY

COUNTY SURVEYOR
RECORD OF SURVEY NO. S2021-06-0392
SALT LAKE COUNTY SURVEYOR

HERRIMAN CITY
APPROVED AS TO FORM THIS 10 DAY OF August, A.D., 2021
HERRIMAN CITY

SURVEYOR'S CERTIFICATE

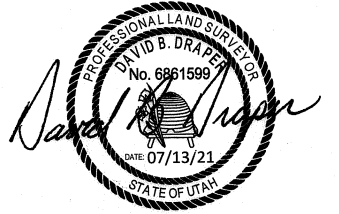
I, DAVID B. DRAPER, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR WITH MCNEIL ENGINEERING LOCATED AT 8610 S SANDY PARKWAY, SANDY, UTAH 84070, 801-255-7700, AND THAT I HOLD CERTIFICATE NO. 6861599, IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS ACT, HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAT, AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT THE DESCRIPTION CORRECTLY DESCRIBES THE LAND SURFACE UPON WHICH THERE HAS BEEN CONSTRUCTED MIDAS CREEK RETAIL SUBDIVISION PHASE 2 AND THAT SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.

BOUNDARY DESCRIPTION

A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 3 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, SAID TRACT BEING ALL OF OR A PORTION OF THOSE CERTAIN PARCELS BEING CONVEYED BY SPECIAL WARRANTY DEED RECORDED AUGUST 30, 2019 AS ENTRY NO. 130642 IN BOOK 10824 AT PAGE 207 AND SPECIAL WARRANTY DEED RECORDED MARCH 5, 2021 AS ENTRY NO. 13587198 IN BOOK 11130 AT PAGE 8164 AND ENTRY NO. 135887201 IN BOOK 11130 AT PAGE 6170 AND QUIT CLAIM DEED RECORDED MARCH 1, 2021 AS ENTRY NO. 13582217 IN BOOK 11127 AT PAGE 7194, ALL RECORDED IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER, SAID TRACT BEING DESCRIBED MORE PARTICULARLY AS FOLLOWS:

BEGINNINGS AT A POINT ON THE WEST RIGHT OF WAY LINE OF HERRIMAN AUTO ROW, SAID POINT BEING ON THE ARC OF A 10060.00 FOOT RADIUS CURVE TO THE LEFT, SAID POINT BEING NORTH 89°36'57" WEST ALONG THE SECTION LINE 903.83 FEET AND NORTH 88.49 FEET AND WEST 41.00 FEET FROM THE SOUTHEAST CORNER OF SECTION 25, TOWNSHIP 3 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, AND RUNNING ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 1°45'35" A DISTANCE OF 308.99 FEET, CHORD BEARS SOUTH 89°06'42" WEST 308.97 FEET, THENCE SOUTH 88°13'54" WEST 259.14 FEET, THENCE NORTH 45°40'44" WEST 22.10 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF HERRIMAN MAIN STREET, THENCE NORTHERLY ALONG SAID RIGHT OF WAY LINE THE FOLLOWING TWO COURSES: 1) NORTH 0°23'02" EAST 390.55 FEET TO A POINT OF CURVATURE, 2) NORTHWESTERLY ALONG THE ARC OF A 1593.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 6°49'03" A DISTANCE OF 189.55 FEET, CHORD BEARS NORTH 3°01'36" WEST 189.44 FEET; THENCE EAST 570.71 FEET TO A POINT ON SAID WESTERLY RIGHT OF WAY LINE OF HERRIMAN AUTO ROW AND A POINT ON THE ARC OF A 959.00 FOOT NON TANGENT RADIUS CURVE TO THE RIGHT; THENCE SOUTHEASTERLY ALONG SAID RIGHT OF WAY LINE AND THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 11°51'00" A DISTANCE OF 198.34 FEET, CHORD BEARS SOUTH 9°55'30" EAST 197.99 FEET, THENCE SOUTH 385.43 FEET TO THE POINT OF BEGINNING.

CONTAINS 341,064 SQ. FT. OR 7.830 ACRES (10 LOTS)



DAVID B. DRAPER
L.S. NO.: 6861599

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENT THAT THE UNDERSIGNED ARE THE OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND, AND HEREBY CAUSE THE SAME TO BE DIVIDED INTO LOTS, PARCELS, AND STREETS, TOGETHER WITH EASEMENTS AS SET FORTH THE BE HEREFTER KNOWN AS:

MIDAS CROSSING RETAIL CENTER SUBDIVISION PHASE 2

AND 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 OWNERS 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. THE UNDERSIGNED OWNERS ALSO HEREBY CONVEY ANY OTHER EASEMENTS AS SHOWN ON TO THE PARTIES INDICATED AND FOR THE PURPOSES SHOWN HEREON.

IN WITNESS WHEREOF I (WE) HAVE HEREUNTO SET OUR HAND(S) THIS 9 DAY OF August, A.D., 2021

HERRIMAN 73 PARTNERS, LLC

PRIME WASH C&C PROPERTIES, LLC

BY: LARRY MYLER

BY: NICHOLAS R. BITTON

ITS: MANAGER

ITS: MANAGER

BY:

BY:

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF SALT LAKE

ON THIS 9 DAY OF August, IN THE YEAR 2021, BEFORE ME, Delinda Bodrero, PERSONALLY APPEARED LARRY MYLER, WHO DULY ACKNOWLEDGED TO ME THAT (SHE) IS A MANAGER OF HERRIMAN 73 PARTNERS, 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.

MY COMMISSION EXPIRES: May 21, 2024

DELINDA BODRERO
Notary Public - State of Utah
My Commission Expires on May 21, 2024
Comm. Number: 712183

NOTARY PUBLIC
RESIDING IN SALT LAKE COUNTY

STATE OF UTAH COUNTY OF SALT LAKE RECORDED AND FILED AT THE REQUEST OF

Herriman 73 Partners LLC

DATE: 8/17/2021

TIME: 9:20am

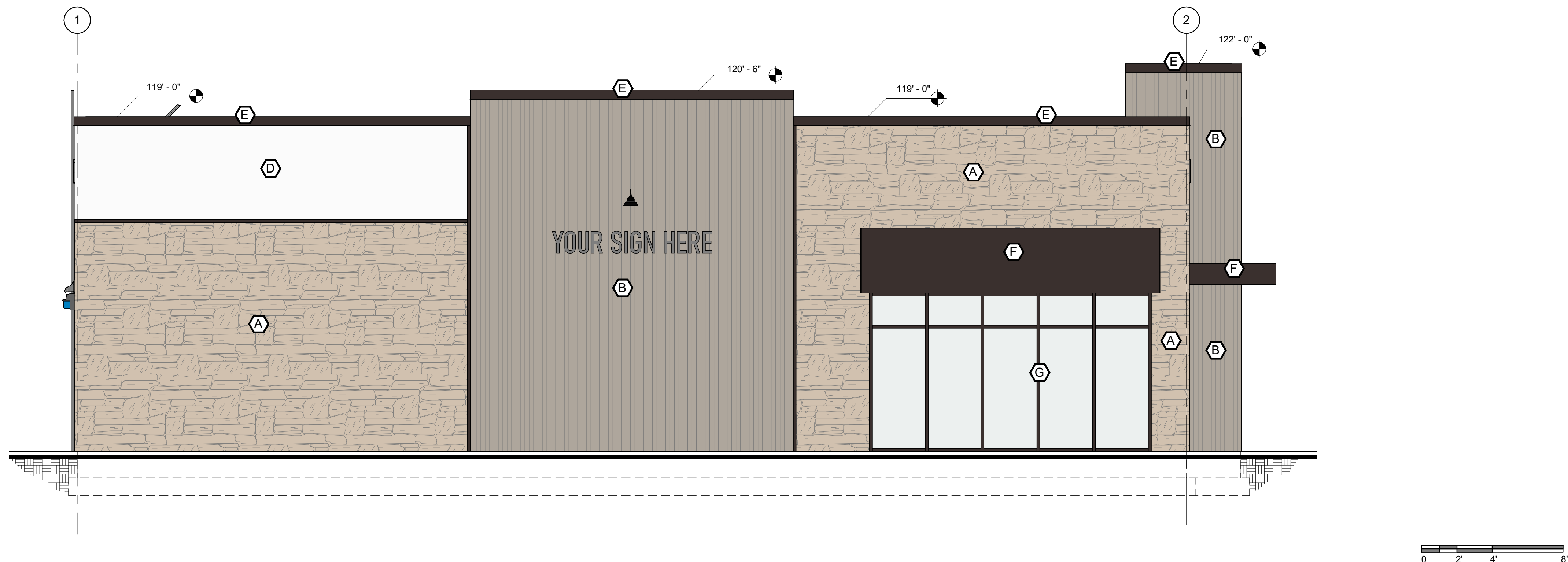
BOOK: 2021P

PAGE: 203

DEPUTY SALT LAKE COUNTY RECORDER

26-25-400-029; 453-001 thru 004; 400-073 thru 075; -062 26-25-41; 26-25-42 \$70.00

Attachment C



NORTH ELEVATION



WEST ELEVATION

NO.	EXTERIOR MATERIAL KEY	
A	STONE	WHITE/ CREAM
B	VERT. SIDING	BROWN
C	HORIZ. SIDING	BROWN
D	EIFS/ STUCCO	WHITE/ CREAM
E	MULLIONS/ CAPS	DARK BRONZE
F	AWNINGS	DARK BRONZE
G	GLAZING	

EXTERIOR MATERIAL FINISH			
NORTH (FRONT) ELEVATION			
STONE		887 SF	52 %
VERT. SIDING		433 SF	26 %
HORIZ. SIDING		171 SF	10 %
EIFS			
CAPS/ TRANSITIONS		62 SF	4 %
AWNINGS/ COVERING		137 SF	8 %
EST. MATERIAL		1,690 SF	100 %
GLAZING		684 SF	

EAST (LEFT) ELEVATION			
STONE		499 SF	44 %
VERT. SIDING		389 SF	35 %
HORIZ. SIDING			
EIFS		120 SF	11 %
CAPS/ TRANSITIONS		48 SF	4 %
AWNINGS/ COVERINGS		70 SF	6 %
EST. MATERIAL		1,126 SF	100 %
GLAZING		144 SF	

SOUTH (REAR) ELEVATION			
STONE		1,238 SF	66 %
VERT. SIDING			
HORIZ. SIDING			
EIFS		567 SF	30 %
CAPS/ TRANSITIONS		74 SF	4 %
AWNINGS/ COVERING			
EST. MATERIAL		1,879 SF	100 %
GLAZING		123 SF	

WEST (RIGHT) ELEVATION			
STONE		499 SF	44 %
VERT. SIDING		389 SF	35 %
HORIZ. SIDING			
EIFS		120 SF	11 %
CAPS/ TRANSITIONS		48 SF	4 %
AWNINGS/ COVERINGS		70 SF	6 %
EST. MATERIAL		1,126 SF	100 %
GLAZING		144 SF	

STONE		3,123 SF	53 %
VERT. SIDING		1,211 SF	21 %
HORIZ. SIDING		171 SF	3 %
EIFS		807 SF	14 %
CAPS/ TRANSITIONS		232 SF	4 %
AWNINGS/ COVERINGS		277 SF	5 %
EST. TOTAL MATERIAL		5,821 SF	100 %
GLAZING/ OPENINGS		1,095 SF	

TENANTS RESPONSIBLE TO
OBTAIN APPROVAL FROM
OWNER AND PERMITTING
FROM CITY ON ALL SIGNAGE

(SEPARATE BLDG PERMIT REQUIRED FOR
SIGNAGE)

[illegible]

LOT 11
BLDG SHELL
4952 WEST 12600 SOUTH, LOT 11
HERRIMAN, UTAH

Iridium AE
ARCHITECTURE & ENGINEERING

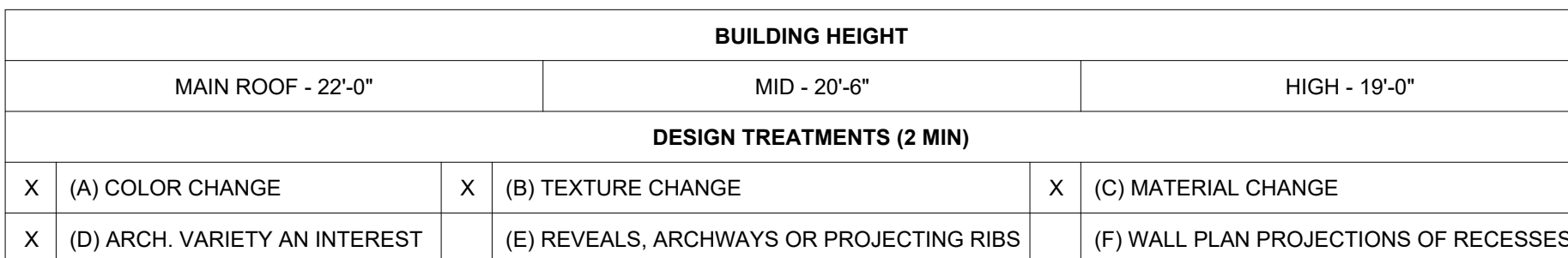
DRAWN BY: CJH, WSH
CHECKED BY: KCM
KCM, CJH

635 W 5300 S #302
Murray, UT 84123
(801) 974-5101
www.iridiumae.com



DESIGN TEAM

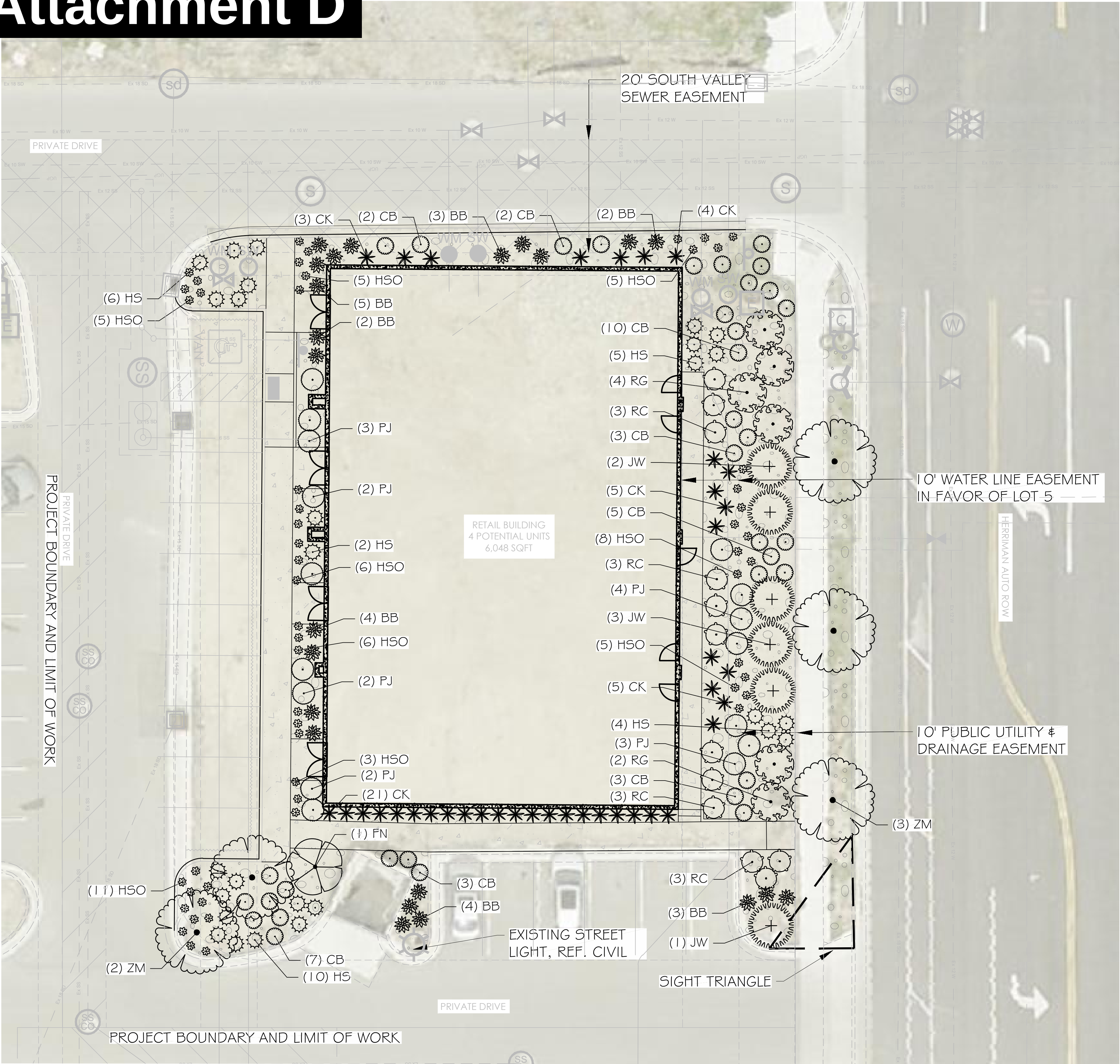
ISSUE DATE: 2026 JAN 09	REV. 0
SHEET NO.: G-003	PROJECT NO.: 25-131



BUILDING HEIGHT			
MAIN ROOF - 22'-0"		MID - 20'-6"	HIGH - 19'-0"
DESIGN TREATMENTS (2 MIN)			
X	(A) COLOR CHANGE	X	(B) TEXTURE CHANGE
X	(D) ARCH. VARIETY AN INTEREST		(E) REVEALS, ARCHWAYS OR PROJECTING RIBS
		X	(C) MATERIAL CHANGE
			(F) WALL PLAN PROJECTIONS OF RECESSES



Attachment D



PLANT SCHEDULE

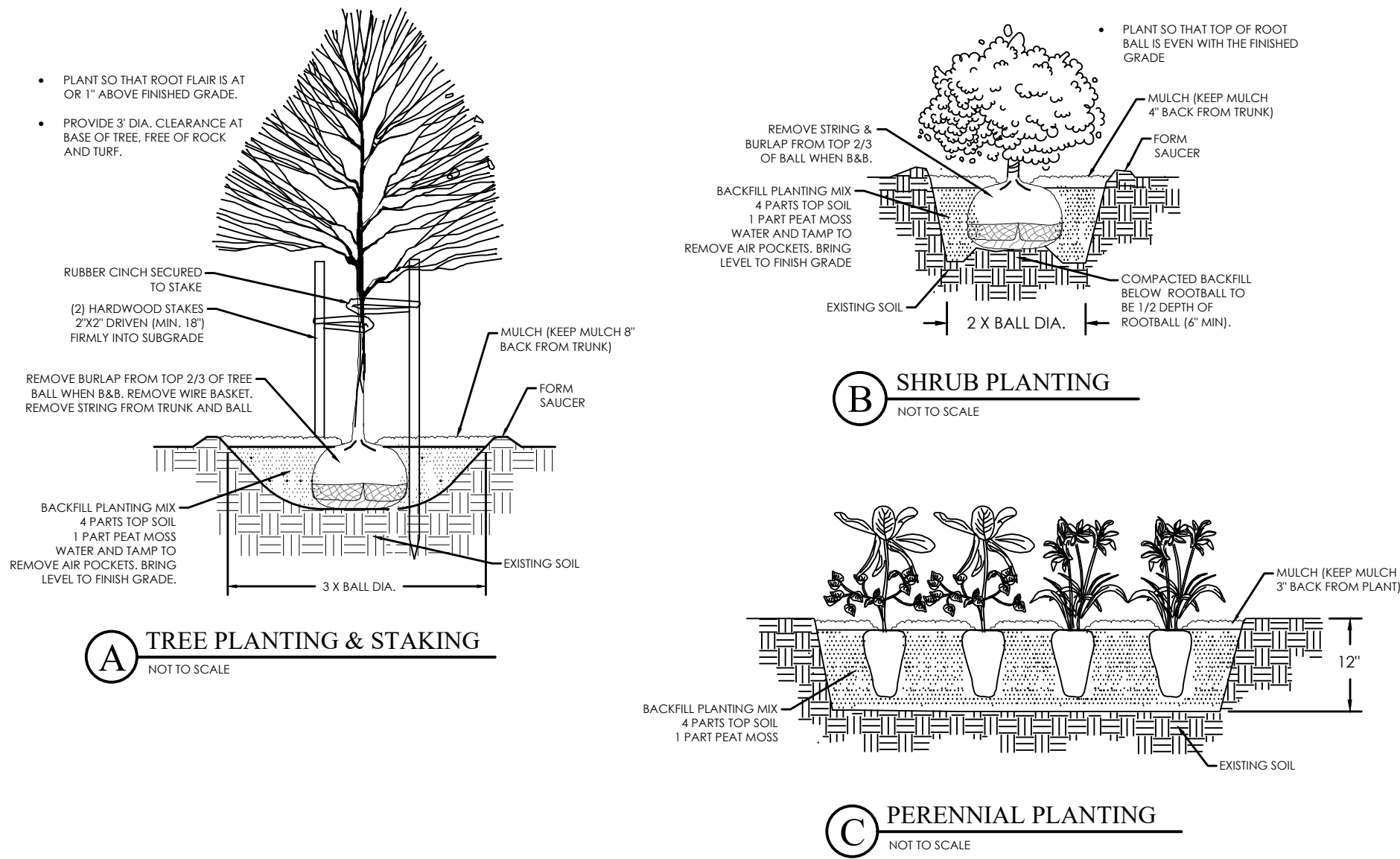
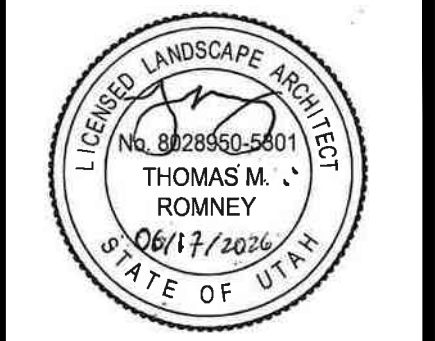
SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	SIZE	QTY
TREES					
	ZM	<i>Zeakova serrata</i> 'Musashino'	Musashino Japanese Zeakova	2" Cal.	5
SHRUBS					
	CB	<i>Caryopteris x clandonensis</i> 'Blue Mist'	Blue Mist Bluebeard	5 gal.	35
	FN	<i>Forestiera neomexicana</i>	New Mexico Privet	5 gal.	1
	JW	<i>Juniperus horizontalis</i> 'Wiltoni'	Blue Rug Juniper	5 gal.	6
	PJ	<i>Pinus mugo</i> 'Jakobsen'	Jakobsen Mugo Pine	5 gal.	16
	RC	<i>Rhamnus frangula</i> 'Columnaris'	Upright Alder Buckthorn	5 gal.	12
	RG	<i>Rhus aromatica</i> 'Gro-Low'	Gro-Low Fragrant Sumac	5 gal.	6
ORNAMENTAL GRASSES					
	BB	<i>Bouteloua gracilis</i> 'Blonde Ambition'	Blonde Ambition Blue Grama	1 gal.	23
	CK	<i>Calamagrostis x acutiflora</i> 'Karl Foerster'	Karl Foerster Feather Reed Grass	3 gal.	38
	HS	<i>Helictotrichon sempervirens</i> 'Saphirsprudel'	Saphire Fountain Blue Oat Grass	3 gal.	27
PERENNIALS					
	HSO	<i>Hemerocallis x 'Stella de Oro'</i>	Stella de Oro Daylily	1 gal.	54

REFERENCE NOTES SCHEDULE

SYMBOL	CODE	DESCRIPTION	QTY
	1	"SOUTH TOWN" CRUSHED ROCK, 1-1/2" DIAMETER, INSTALLED AT MINIMUM 3" DEEP. INSTALL OVER DEWITT'S 4.1 WEED BARRIER FABRIC. CRUSHED ROCK SHALL BE FREE OF DIRT & OTHER FOREIGN DEBRIS.	4,143 sf

LANDSCAPE NOTES

- 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.



MIDAS CROSSING LOT 11
HERRIMAN, UT
LANDSCAPE PLAN

REVISION BLOCK	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		

LANDSCAPE PLAN

Scale: 1"=10'
Date: 06/17/26
Sheet: L1.0

Drawn: AH
Job #: 26-0070

