Next Item

# PLANNING COMMISSION AGENDA

## Thursday, March 18, 2021

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

* THIS MEETING WILL ALSO BE CONDUCTED ELECTRONICALLY *

1. 6:00 PM - Work Meeting (Council Chambers)

   1.1. Review of City Council Decisions - Michael Maloy, City Planner

   1.2. Review of Agenda Items - Michael Maloy, City Planner

   1.3. Training - Michael Maloy, City Planner

2. 7:00 PM - Regular Planning Commission Meeting
   Call to Order

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

   2.2. Roll Call

2.3. **Conflicts of Interest**

2.4. **Approval of Minutes for the February 4, 2021 and February 18, 2021 Planning Commission Meetings**
2021_02_04 PCM Minutes Draft.pdf
2021_02_18 PCM Minutes Draft.pdf

3. **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.

3.1. **Request: Conditional Use for White Pine Dental Site Plan**
**Applicant: Chris Layton (authorized agent)**
**Address: 11926 S Anthem Park Boulevard**
**Zone: C-2 (Community Commercial)**
**Acres: 1.24±**
**File Number: C2021-017**
S2021-017 Staff Report_Mar18_PC.pdf

3.2. **Request: Preliminary Plat for Midas Crossing Commercial Plat 2**
**Applicant: Larry Myler (authorized agent)**
**Address: 12600 S Herriman Main Street**
**Zone: C-2 (Community Commercial with ZC (zoning conditions)**
**Acres: 7.79±**
**File Number: C2021-016**

S2021-016 PC Midas Crossing Ph. 2.pdf

3.3. **Request: Conditional Use for Gorilla Car Wash**
**Applicant: Joseph Earnest (authorized agent)**
**Address: 12578 S Herriman Main Street**
**Zone: C-2 (Community Commercial) with ZC (zoning Conditions)**
**Acres: 1.38±**
**File: C2020-085**
C2020-010 GorillaCarWash PC Report Mar18 Complete.pdf

3.4. **Request: Preliminary Plat for The Reserves at Sky Ranch**

**Applicant: Jeff Neal, The Reserves at Sky Ranch LLC (authorized agent, property owner)**
**Address: 13374 S Rose Canyon Road**
**Zone: A-.25 (Agricultural Zone) with ZC (zoning conditions) and C-2 (Community Commercial)**
**Acres: 31.9±**
**File Number: S2020-075**
S2020-075 Staff Report 03182021.pdf

## 4. Chair and Commission Comments

## 5. Future Meetings

5.1 Wednesday, March 24, 2021 ~ City Council Meeting
5.2 Wednesday, March 31, 2021 ~ Joint City Council / Planning Commission Meeting
5.3 Thursday, April 1, 2021 ~ Planning Commission Meeting

## 6. 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 Planning Commission may participate electronically via telephone, Skype, or other electronic means during this meeting.

PUBLIC COMMENT AND POLICY 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 Wendy Thorpe, Deputy Recorder. In general, the chair will allow an individual two 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.

I, Wendy Thorpe, certify the foregoing agenda was emailed to at least one newspaper of general circulation within the geographic jurisdiction of the public body. The agenda was also posted at the principal office of the public body, on the Utah State Website www.utah.gov/pmn/index.html and on Herriman City's website www.herriman.org

**Posted and dated this 11th day of March, 2021**

**Wendy Thorpe,**
**Deputy Recorder**

# PLANNING COMMISSION MINUTES

## DRAFT

### Thursday, February 4, 2021
### Awaiting Formal Approval

The following are the minutes of the Planning Commission Meeting of the Herriman Planning Commission. The meeting was held on **Thursday, February 4, 2021 at 6:30 p.m.** in the Fort Herriman Conference Room and 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 Council, media, and interested citizens.

**Presiding:** Chair Chris Berbert

**Commissioners Present In Person:** Brody Rypien, Lorin Palmer, and Heather Garcia

**Commissioners Present Electronically:** Andrea Bradford, Andy Powell, Adam Jacobson, Jackson Ferguson, and Joy Kaseke

**Staff Present In Person:** City Planner Michael Maloy, Planning Manager Clinton Spencer, Interim City Manager Wendy Thomas, HPD Cody Stromberg, Deputy City Recorder Wendy Thorpe, Communications Specialist Destiny Skinner, and City Attorney Chase Andrizzi

**Staff Present Electronically:** Planner II Sheldon Howa, Engineer II Josh Petersen, City Engineer Jonathan Bowers, Assistant City Manager Tami Moody, and Community Development Director Blake Thomas

### 6:30 PM - WORK MEETING: (Council Chambers)

### 1. Work Meeting

Chair Berbert called the meeting to order at 6:32 p.m.

#### 1.1. Review of City Council Decisions – Michael Maloy, City Planner

Assistant City Planner Maloy stated City Council approved the five-acre Valhalla rezone with Commission recommendations to one acre with zoning condition of four lots.

### 1.2. Review of Agenda Items – Michael Maloy, City Planner

City Planner Maloy reminded the Commission all three agenda items were Administrative with no public hearing and signed plats required Commission approval. Commissioner Palmer asked if neighbors were aware a welding business was being added to the area. City Planner Maloy replied he was not aware, but the applicant could be asked at the regular meeting. The current operator had things in place such as thick walls and dust capture to minimize impact on the neighborhood.

### 1.3. Discussion of Draft General Plan Update – Susie Petheram, AICP, FFKR Architects

FFKR Susie Petheram presented the general plan draft update. She reviewed the feedback from the latestJoint CC/PC meeting. The adoption process and options for communicating the draft plan, and clarification of existing versus proposed future land use categories were still to be worked on. Agricultural lands were incorporated into a new category. She presented options for presenting the plan to the public, such as online soundbites or town hall meetings. The final approval process would inlcude work meeting presentations to Council and the Commission, followed by public hearings, and finally adoption by Council. City Planner Maloy hoped to create more than a map. Ideally, policy goals, objectives and text would impact conversations with development partners. Chair Berbert asked when it would go public. He proposed having City Council review the plan, followed by requests for public comment. Bike lanes and paths were important. Developers should choose elements to include in projects. Commissioner Bradford hoped the update would be well publicized with lots of opportunities for public feedback. She recommended Council feedback prior to public input, then make the final draft available for public review. Commissioner Rypien recommended including information in the newsletter. Commissioner Palmer thought meetings by district would reach the most residents and provide the most feedback. Commissioner Jacobson recommended documenting changes, and reasons for changes, as they were made. Chair Berbert thought specific goals should be identified to lead the General Plan in the right direction. City Planner Maloy requested for the Commissioners to identify neighborhood insights and share them with FFKR Susie Petheram.

*The work meeting adjourned by consensus at 7:02 p.m. and will reconvene after the regular meeting.*

## 2. 7:00 – Regular Planning Commission Meeting

Chair Chris Berbert called the meeting to order at 7:03 p.m.

### 2.1. Invocation/Thought/Reading or Pledge of Allegiance

City Attorney Chase Andrizzi led the audience in the Pledge of Allegiance.

### 2.2. Roll Call

Full Quorum Present.

### 2.3. Conflicts of Interest

No conflicts were offered.

## 3. Administrative Reports

*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.*

### 3.1. Request: Conditional Use Approval for a Light Manufacturing use in an M-1 Manufacturing Zone for a business knows as Beyond Welding
Applicant: Braiden Rindlisbacher
Address: 2286 W Porters Point Cove, Unit C
Zone: M-1 (Manufacturing)
Acres: 2.55
File Number: C2021-003

City Planner Michael Maloy explained an adjacent property was recently approved. The unit location, parking lot and floor plan for welding equipment were displayed. The users in the project area were a mixture of light manufacturing and indoor recreation.

Applicant Braiden Rindlisbacher was present online. He stated the neighboring tenant had been notified and had no issues. Equipment was placed to have the least impact on nearby businesses.

Chair Berbert asked what comes out of the vent on top of building. Efrain Garcia replied it vented the heat from the powder coating machine. Commissioner Ferguson requested the rating of the demising wall. The applicant responded it was a two by six steel stud demising wall fully insulated with two layers of Type X drywall and fire caulking.

**Recommendations:**

1. Receive and agree to the recommendations from other agencies.
2. Applicant installs dust collection and air filtration for all processes that produce odor and dust.
3. Consideration of workstation placement to reduce sound migration to neighboring tenants.
4. No outdoor storage of material is permitted.
5. All work and/or fabrication must be contained within the building.
6. No signs are approved with this request; a separate application will be required. No signs are allowed on public property. All signs must be located on private property.

*Commissioner Jackson Ferguson MOVED to approve item 3.1 file number C2021-003 Conditional Use Approval for a Light Manufacturing use in an M-1 Manufacturing Zone for a business knows as Beyond Welding with 6 recommendations as noted. Commissioner Brody Rypien SECONDED the motion.*

*The vote was recorded as follows:*

| | |
|---|---|
| *Commissioner Brody Rypien* | *Aye* |
| *Commissioner Lorin Palmer* | *Aye* |
| *Commissioner Adam Jacobson* | *Aye* |
| *Commissioner Andy Powell* | *Aye* |
| *Commissioner Andrea Bradford* | *Aye* |
| *Commissioner Jackson Ferguson* | *Aye* |

*The motion passed unanimously.*

### 3.2. Request: Exchange of Title to Adjust a lot line between Lot 3 and Lot 4 of the North View Meadows Subdivision and adjust the west boundary Lot 3 and Lot 4 of the North Meadow Subdivision with an adjoining parcel located outside the subdivision, which will amend the North Meadows Subdivision Plat
Applicant: Chuck Riddle
Address: 14368 S and 14384 S Cabin Trail Court and 14357 S Log Home Lane

Zone: M-1 (Manufacturing)
Acres: 5.99 ±
File Number: S2020-099

City Planner Michael Maloy explained it was a routine request and approvals have been received from both agent and owner Charles Riddle and owner Robert Burns. The proposed change to the plat was displayed. He stated the submittal complied with City standards.

Applicant Chuck Riddle explained the adjustment was requested to extend a detached garage.

**Recommendation:**

1. Final subdivision plat amendment or recording instrument shall be reviewed and approved by the Community Development Director or designee before recording with the Salt Lake County.

*Commissioner Adam Jacobson MOVED to approve item 3.2 file number S2020-099 Exchange of Title to Adjust a lot line between Lot 3 and Lot 4 of the North View Meadows Subdivision and adjust the west boundary Lot 3 and Lot 4 of the North Meadow Subdivision with an adjoining parcel located outside the subdivision, which will amend the North Meadows Subdivision Plat with one staff recommendation. Commissioner Lorin Palmer SECONDED the motion.*

*The vote was recorded as follows:*

| | |
|---|---|
| *Commissioner Jackson Ferguson* | *Aye* |
| *Commissioner Andrea Bradford* | *Aye* |
| *Commissioner Andy Powell* | *Aye* |
| *Commissioner Adam Jacobson* | *Aye* |
| *Commissioner Lorin Palmer* | *Aye* |
| *Commissioner Brody Rypien* | *Aye* |

*The motion passed unanimously.*

3.3. Request: Conditional Use Approval for Juniper Canyon Trails and Open Space Phase 1
Applicant: Herriman City
Address: Approximately 4094 W Autumn Spring Drive, 4615 W Brookport Circle, 4750 W Juniper Crest Road, 4897 and 5003 W River Chase Road, 14825 S Driffield Way, 14811 and 14867 S Juniper Crest Road
Zone: R-1-15 (Residential), R-2-10 (Residential), R-2-15 (Residential), and MU-2 (Mixed Use)
Acres: 73± acres
File Number: C2020-100

City Planner Michael Maloy explained the project extended across multiple parcels and displayed the parcel map and intent for future amenities. Proposed phase one amenities included parking stalls, lighting, pump track, stubs for electrical car charging stations, a pavilion with picnic tables and many others. The traffic impact and parking study were included in the packet. Open houses have been held in person and virtually. Commissioner Jacobson asked if nearby school boards had been consulted. Landscape Architect Shegrud sent them a letter but had not heard back. She offered to reach out to them again. Trail connections under Mountain View Corridor were included in the plan. The lower trailhead and pump track locations were provided. Furniture, play elements and obstacles were displayed and staff recommendations were reviewed.

Landscape Architect Shegrud introduced Matthew Winward and Joseph Wing, Consultants from G. Brown Design, Inc. They explained the have worked with the City for 1.5 years and attended lots of public meetings. They were hopeful the budget would allow for all the proposed amenities and they offered to work as cost

effectively as possible. The multi-use asphalt trail would be 2.1 miles long, the circuit training trail was 1.9 miles long and the mountain bike loop was 2-miles long. Each trail use would be identified to minimize conflict. Parking was calculated by Hales Engineering. They used traffic counts, looked at similar sites, and traffic planning guidelines. Peak demand was outlined to be 60 vehicles per day. Eighty stalls were proposed to meet the 2030 traffic projections. Commissioner Palmer mentioned the reservoir needed more parking. Traffic study recommendations, potential parking, traffic, and pedestrian needs were outlined. More parking could be added with future trailheads and amenities. Overflow parking locations were discussed. Commissioners requested trail connectivity information. Interim City Manager Wendy Thomas responded these trails connect with existing trails and would connect with future trails, including the Welby Jacobs trail.

**Recommendation**

Staff recommends approval of Phase 1 of the Juniper Trail and Open Space plan with the following conditions:

1. Rework ADA parking area to bring into compliance.
2. Comply with the 80th percentile low impact development (LID) storm drain retention requirement for parking areas.

*Commissioner Lorin Palmer MOVED to approve item 3.3 file number C2020-100 Conditional Use Approval for Juniper Canyon Trails and Open Space Phase 1. Commissioner Brody Rypien SECONDED the motion.*

*The vote was recorded as follows:*

| | |
|---|---|
| *Commissioner Brody Rypien* | *Aye* |
| *Commissioner Lorin Palmer* | *Aye* |
| *Commissioner Adam Jacobson* | *Aye* |
| *Commissioner Andy Powell* | *Aye* |
| *Commissioner Andrea Bradford* | *Aye* |
| *Commissioner Jackson Ferguson* | *Aye* |

*The motion passed unanimously.*

Chair Berbert reviewed the public hearing guidelines.

## 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. Request: Amended Water Master Plan Presentation (Public Hearing) Applicant: Herriman City

Public Works Director Justun Edwards explained the master plan amendment was to make one line change. The minor change added clarity to the amount of ground water that could be pulled from the aquifer. The added sentence stated the maximum capacity the City anticipates could be developed out of the aquifer is approximately 2,000-acre feet annually with a peak capacity of 2 mgd (1,400 gpm).

Chair Berbert opened the public hearing.

No comments were offered.

Chair Berbert closed the public hearing.

*Commissioner Lorin Palmer MOVED to recommend approval to City Council of item 4.1 Amended Water Master Plan (Public Hearing). Commissioner Adam Jacobson SECONDED the motion.*

*The vote was recorded as follows:*

| | |
|---|---|
| *Commissioner Brody Rypien* | *Aye* |
| *Commissioner Lorin Palmer* | *Aye* |
| *Commissioner Adam Jacobson* | *Aye* |
| *Commissioner Andy Powell* | *Aye* |
| *Commissioner Andrea Bradford* | *Aye* |
| *Commissioner Jackson Ferguson* | *Aye* |

*The motion passed unanimously.*

## 5. Chair and Commission Comment

City Planner Michael Maloy introduced the new Herriman City Planning Manager Clinton Spencer.

## 6. Future Meetings

5.1 Wednesday, February 10, 2021 – City Council Meeting
5.2 Thursday, February 18, 2021 – Planning Commission Meeting
5.3 Wednesday, February 24, 2021 - City Council Meeting

## 7. Adjournment

*Commissioner Lorin Palmer moved to adjourn the meeting at 7:46 p.m. and all voted aye.*

*Chair Berbert recommenced the work meeting at 7:46 p.m.*

### 1.3 (Continued) Discussion of Draft General Plan Update – Susie Petheram, AICP, FFKR Architects

Commissioners shared goals that should be part of the general plan. Chair Berbert emphasized trail connectivity and a preference for every road to have bike paths. Commissioner Rypien expressed central gathering areas should be standard requirements in each neighbourhood. He also thought dead ends and cul-de-sacs should be reduced to increase connectivity between neighbourhoods. Commissioner Palmer offered the opinion that many requirements were already in the general plan but there was a disconnect with enacting measures to create the general plan vision. Developers should be encouraged to meet the general plan goals. Commissioners recommended adding a minimum lot size for each zone, and the inclusion of overlay zones. Commissioner Ferguson said the plan represented vision for the most part, except for Olympia Hills section, which was not part of Herriman City yet. He thought the Commission should let the public know Olympia Hills had been forced on the area. Chair Berbert recommended guiding the streets to and from Olympia hills along commercial areas and not through neighbourhoods. City Planner Maloy mentioned the addition of a standard recommendation to require general plan conformity. They discussed how specific the general plan should be. City Planner Maloy replied goals and policies could be tied to specific neighbourhoods. Commissioners thought

developers should be encouraged to build wider streets with more trees. Commissioners agreed public engagement was very important and Councilmembers should present general plan information at district meetings. The entire plan could be overwhelming and should be broken down into smaller topics and specific persons should be identified to answer questions in each district. Commissioners discussed ways to connect more with the City Council. FFKR Susie Petheram presented an overview and proposed Future Land Use (FLU) categories. Commissioners requested the FLU category spreadsheet be emailed to them for closer review. FFKR Susie Petheram requested for Commissioners to drop comments into the PDF file or email comments to her. Commissioners agreed the draft should be presented to the City Council.

*The Planning Commission work meeting was adjourned by consensus at 8:31p.m.*

*I, Wendy Thorpe, Deputy Recorder for Herriman City, hereby certify that the foregoing minutes represent a true, accurate and complete record of the meeting held on February 4, 2021. This document constitutes the official minutes for the Planning Commission Meeting.*

Wendy Thorpe

*Wendy Thorpe*

DRAFT

# PLANNING COMMISSION MINUTES

## DRAFT

### Thursday, February 18, 2021
### Awaiting Formal Approval

The following are the minutes of the Planning Commission Meeting of the Herriman Planning Commission. The meeting was held on **Thursday, February 18, 2021 at 6:00 p.m.** in the Fort Herriman Conference Room and 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 Council, media, and interested citizens.

**Presiding:** Chair Chris Berbert

**Commissioners Present In Person:** Brody Rypien, Jackson Ferguson, and Heather Garcia

**Commissioners Present Electronically:** Andrea Bradford, Andy Powell, and Adam Jacobson

**Commissioners Excused:** Lorin Palmer and Joy Kaseke

**Staff Present In Person:** City Planner Michael Maloy, Interim City Manager Wendy Thomas, HPD Cody Stromberg, Deputy City Recorder Wendy Thorpe, Communications Specialist Destiny Skinner, City Attorney Chase Andrizzi, Planning Manager Clinton Spencer, City Engineer Jonathan Bowers, and Community Development Director Blake Thomas

**Staff Present Electronically:** Planner II Sheldon Howa, Engineer II Josh Petersen, Assistant City Manager Tami Moody

### 6:00 PM - WORK MEETING: (Council Chambers)

### 1. Work Meeting

Chair Berbert called the meeting to order at 6:06 p.m.

#### 1.1. Review of City Council Decisions – Michael Maloy, City Planner

Assistant City Planner Maloy explained no formal land use decisions were made. An amendment was discussed which would allow City Code Enforcement Officers to issue on street parking enforcement citations. Council

was invited to provide General Plan feedback to staff and FFKR Susie Petheram.

### 1.2. Review of Agenda Items – Michael Maloy, City Planner
Commissioners had no specific comments or questions.

### 1.3. Open and Public Meetings Act Training – Chase Andrizzi, Herriman City Attorney
City Attorney Chase Andrizzi presented the Open and Public Meetings Act Training.

*The work meeting was adjourned by consensus at 6:52 p.m.*

## 2. 7:00 – Regular Planning Commission Meeting
Chair Chris Berbert called the meeting to order at 7:01 p.m.

### 2.1. Invocation/Thought/Reading or Pledge of Allegiance
Deputy Recorder Thorpe led the audience in the Pledge of Allegiance.

### 2.2. Roll Call
Full Quorum Present.

### 2.3. Conflicts of Interest
No conflicts were offered

### 2.4. Approval of Minutes for the January 7, 2021 Planning Commission Meeting
*Commissioner Heather Garcia MOVED to approve the Minutes for the January 7, 2021 Planning Commission Meeting and all voted aye.*

Chair Berbert stated item 4.1 had been withdrawn by the applicant.

## 3. Administrative Reports
*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.*

### 3.1. Request: Subdivision Plat Amendment for property line adjustments between Lots 51 and 52, and Lots 73 and 74 of the Rosecrest Plat "O" Subdivision
**Applicant: Weston Barney (property owner and authorized agent)**
**Address: 5167 W, 5157 W, 5074 W, and 14693 S Sienna Rose Drive**
**Zone: R-1-15 Residential (15,000 sq. ft. minimum)**
**Acres: 1.21 ±**
**File Number: S2020-025**
City Planner Michael Maloy stated the purpose of the request was to adjust the boundary lines to match with an existing fence. All property owners signed the application to line up the property line with the fence.

Applicant Weston Barney said it was a simple lot line adjustment to line up the fence and lot lines.

**Recommendation:**

Staff recommends approval of File Number S2020-025 to adjust a lot line between Lots 51 and 52, and Lots 73 and 74 of the Rosecrest Plat "O" Subdivision located at 5167 W, 5157 W, 5074 W, and 14693 S Sienna Rose Drive with the following condition:

1. Final subdivision plat amendment or recording instrument shall be reviewed and approved by the Community Development Director or designee before recording with the Salt Lake County Recorder's Office.

*Commissioner Brody Rypien MOVED to approve item 3.1 file number S2020-025 Subdivision Plat Amendment for property line adjustments between Lots 51 and 52, and Lots 73 and 74 of the Rosecrest Plat "O" Subdivision with one staff recommendation. Commissioner Adam Jacobson SECONDED the motion.*

*The vote was recorded as follows:*

| | |
|---|---|
| *Commissioner Heather Garcia* | *Aye* |
| *Commissioner Brody Rypien* | *Aye* |
| *Commissioner Andrea Bradford* | *Aye* |
| *Commissioner Jackson Ferguson* | *Aye* |
| *Commissioner Adam Jacobson* | *Aye* |
| *Commissioner Andy Powell* | *Aye* |

*The motion passed unanimously.*

### 3.2. Request: Subdivision Plat Amendment to subdivide three fee-owned lots for ten existing townhomes in the Village at the Boulders Phase 3 Lot F Amended Subdivision
**Applicant: James Doolin (authorized agent)**
**Address: 14836 S, 14846 S, and 14847 S Trap Rock Way, and 14877 S Marble Rock Way**
**Zone: R-M (Residential Multi-Family)**
**Acres: 3.88±**
**File Number: S2021-009**

City Planner Michael Maloy explained the buyer purchased a block of units and now wanted to sell some of the units. The vicinity map was displayed. Owner Authorization forms were submitted by all property owners. The application complied with all City standards and had been reviewed by the Engineering Department.

Applicant James Doolin was online and had nothing further to add

**Recommendation**
Staff recommends approval of File Number S2021-009 to subdivide four fee-owned lots for ten existing townhomes in the Village at the Boulders Phase 3 Lot with the following conditions:

1. Final subdivision plat amendment or recording instrument shall be reviewed and approved by the Community Development Director or designee before recording with the Salt Lake County.

*Commissioner Adam Jacabson MOVED to approve item 3.2 file number S2020-099 Subdivision Plat Amendment to subdivide three fee-owned lots for ten existing townhomes in the Village at the Boulders Phase 3 Lot F Amended Subdivision with staff recommendations. Commissioner Jackson Ferguson SECONDED the motion.*

*The vote was recorded as follows:*

*Commissioner Andrea Bradford* *Aye*
*Commissioner Andy Powell* *Aye*
*Commissioner Adam Jacobson* *Aye*
*Commissioner Jackson Ferguson* *Aye*
*Commissioner Brody Rypien* *Aye*
*Commissioner Heather Garcia* *Aye*
*The motion passed unanimously.*

### 3.3. Request: Review of building elevations and exterior materials for Garage Grill
### Applicant: Larry Myler (authorized agent)
### Address: 4874 S 12600 South (Lot 1 of Midas Crossing Subdivision)
### Zone: C-2 (Commercial)
### Acres: 1.65± acres
### File Number: C2020-013

City Planner Michael Maloy explained this was a review of building elevations for compliance with commercial design standards. Site plan, parking and landscaping were approved by the Planning Commission on September 3, 2020. The signage would not be reviewed tonight, it would be submitted later with a different request. The applicant has met with the staff to meet compliance. Owner Steve Pruitt was present with material boards.

Owner Steve Pruitt approached the podium and stated exterior materials were significantly upgraded. He presented building elevations and materials, including Pella stone from Ogden with an articulated pattern. It would contrast with a blue EIFS stucco type material, plus black metal wall caps and canopies. The building would have a flat roof.

Commissioner Garcia requested more diverse plants be placed along the parking lot. She did not think the same Feather Reed Grass should be all the way around.

City Planner Maloy stated drought tolerant landscaping had been recommended and grants may be available for the applicant.

Commissioner Rypien offered the opinion the windows needed more trim to add dimension. Owner Steve Pruitt stated the intention was for the inner space to be visible from outside as the interior would be a very active space. It was stated the exterior design met the City requirements. Commissioner Jackson Ferguson requested window glazing materials. Owner Steve Pruitt stated he thought the windows would be anodized. Commissioner Bradford asked if there would be a patio. Owner Steve Pruitt said there was limited space on the east side for seasonal outdoor seating.

*Commissioner Jackson Ferguson MOVED to approve item 3.3 file number C2020-013 Review of building elevations and exterior materials for Garage Grill . Commissioner Adam Jacobson SECONDED the motion.*

*The vote was recorded as follows:*
*Commissioner Heather Garcia* *Aye*
*Commissioner Brody Rypien* *Aye*
*Commissioner Andrea Bradford* *Aye*
*Commissioner Jackson Ferguson* *Aye*
*Commissioner Adam Jacobson* *Aye*
*Commissioner Andy Powell* *Aye*

*The motion passed unanimously.*

## 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. Request: Text Amendment to the Land Development Code allowing an exception to the setback requirement of Fences for Recreational Uses (Ord. 10-21-10) (Public Hearing) Applicant: Herriman City

This item was withdrawn by the applicant.

## 5. Chair and Commission Comment

No comments were offered.

## 6. Future Meetings

5.1 Wednesday, February 24, 2021 – City Council Meeting
5.2 Thursday, March 4, 2021 – Planning Commission Meeting
5.3 Wednesday, March 10, 2021 - City Council Meeting

## 7. Adjournment

*Commissioner Brody Rypien MOVED to adjourn the meeting at 7:26 p.m. and all voted aye.*

*I, Wendy Thorpe, Deputy Recorder for Herriman City, hereby certify that the foregoing minutes represent a true, accurate and complete record of the meeting held on February 18, 2021. This document constitutes the official minutes for the Planning Commission Meeting.*

Wendy Thorpe

*Wendy Thorpe*

DRAFT

HERRIMAN

Staff Report

**DATE:** March 10, 2021
**TO:** Planning Commission
**FROM:** Sheldon Howa, Planner II
**MEETING:** Planning Commission March 18, 2021
**REQUEST:** Approval of a Conditional Use and Site Plan for White Pine Dental.

| | |
|---|---|
| Applicant: | Chris Layton |
| Address: | 11926 S Anthem Park Boulevard |
| Zone: | C-2 Commercial |
| Acres: | 1.24 ± |
| File Number: | S2021-017 |

**Request**
The applicant is requesting approval of a conditional use and site plan for a medical service known as White Pine Dental.

**Notices**
Notices are not sent for conditional use applications and no public hearings is required.

**Neighborhood Meeting**
A neighborhood meeting is not required for a condtional use application.

**Process**
A conditional use is an administrative decision. The Planning Commission will hold a public hearing and make a decision based on compliance with approval standards listed in section 10-5-11.D of the Land Development Code.

**Discussion**
The applicant is propossing to construct a 5,167 sq.ft. dental office consisting of 3 assigned dental offices and 14 treatment rooms. The site is approximately 1.24 acres and was submitted as a two phase build out. The initial build out will consist of the proposed dental office, parking stalls, landscaping and the infrastructure to support the intial and some of the future phase. The proposed dental office will be located in a C-2 Commercial Zone and will have frontage on Athem Park Boulevard. Dental offices are defined as a “Medical Service” and are a conditional use in a C-2 Commercial zone. The proposed location is adjacent to an existing dental office which has not generated any compliants or concerns with the City.

The second phase proposes a future two-story professional office building and 12 additional parking stalls. The second phase of this development is not part of this application or approval. The site will have a single point of access from Anthem Park Boulevard which will be shared with a future development to the northeast.

# Zoning Ordinance Compliance

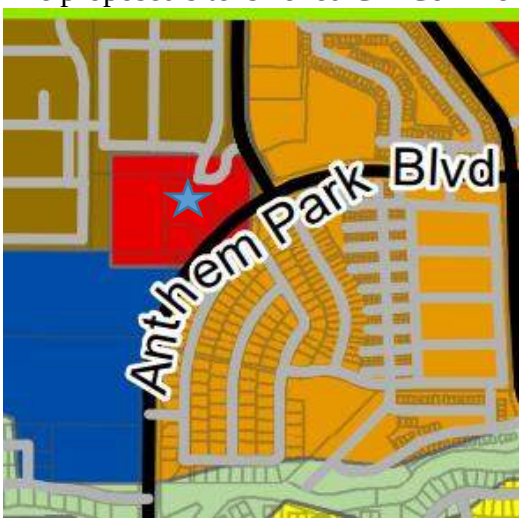
**Land Use**

The applicant is requesting a conditional use for the dental office, which is classified as a "Medical Service" and has met, with conditions, the standards outlined in 10-5-11E of the City's code. A "Medical Service" and developments over one acre are a condtional use in a C-2 Commercial Zone.

| Standard | Finding | Rational |
|---|---|---|
| **a. The suitability of the specific property for the proposed use;** | Compliant | The property is located in a commercial zone. |
| **b. The development or lack of development adjacent to the proposed site and the harmony of the proposed use with existing uses in the vicinity;** | Compliant | This property is zoned commercial and is bound on two sides by C-2 Commercial zoned properties. The property to the south has been developed and is currenlty a dental office. The property to the northeast is undeveloped and has an application submitted for another dental office. |
| **c. Whether or not the proposed use or facility may be injurious to potential or existing development in the vicinity;** | Compliant (with conditions) | The proposed use is consistent with uses already approved and developed in the area and will consistent with the proposed use on the northwest property. The current site rears on an R-2-10 zone which is currently undeveleoped. The closest developed residential zone is located fifty-feet from the north end of the property. |
| **d. The economic impact of the proposed facility or use on the surrounding area;** | Compliant | The proposed use will provide good economic development for the City. It is located directly off Anthem Park Boulevard and is in close proximity to Mountain View Corridor. |
| **e. The aesthetic impact of the proposed facility or use on the surrounding area;** | Complaint (with conditions) | The proposed building meets the C-2 Commercial design guidelines and is also compliant with the zoning landscaping ordinance and the Water Effeciency Standards. |
| **f. The present and future requirements for transportation, traffic, water, sewer, and other utilities for the proposed site and surrounding area;** | Compliant (with conditions) | The site fronts Anthem Park Boulelvard which should provide current and future transportation needs to the site. There are adequate facilities for present and future development. |

| | | |
|---|---|---|
| **g. The safeguards proposed or provided to insure adequate utilities, transportation access, drainage, parking, loading space, lighting, screening, landscaping, open space, fire protection, and pedestrian and vehicular circulation;** | Compliant (with conditions) | The applicant is working with engineering to ensure adquate infrastrucure is placed and available to supply the site with its current and future needs. They are providing detention on the site. Landscaping, with condtitions imposed, will meet zoning requirements. Parking on site meets the requirements in the ordinance. |
| **h. The safeguards provided or proposed to prevent noxious or offensive omissions such as noise, glare, dust, pollutants and odor from the proposed facility or use;** | Compliant (with conditions) | The use is located within a commercial site, with commercial uses planned or existing on two sides of the property. A landscape buffer and a 6' precast wall will be installed between the site and the undeveloped residential zoned property located on the west side. The site will be landscaped and maintained to mitigate any noxious or offensive emissions. |
| **i. The safeguards provided or proposed to minimize other adverse effects from the proposed facility or use on persons or property in the area** | Compliant (with conditions) | The conditions imposed, including landscaping, lighting, street improvements, and sidewalk connectivity, will minimize adverse effects from the proposed use. |

The proposed site is zoned C-2 Commericial and is consistent with the General Plan.




General Plan Map




Zoning Map

**Site Developoment**

Development of the entire site should be done unless a phased development plan is approved (Ord. 10-5-12.E)

- Applicant has submitted a site plan that shows future development on the northern end of the property. The site plan proposes an 8,000 sq. ft. professional office building and twelve additional parking stalls. The second phase does not detail any future landscaping, amenties, improvements. The applicant stated they plan to complete the first phase by the end of 2021 and, depending on marked, start phase two by 2022.

**Site Accessibilitiy**

- The applicant is proposing one point of vehicular ingress/egress to the site through a shared drive with the future development to the northeast. A cross access easement will need to be secured as the drive access is partially on the north property. Applicant has stated an agreement with the future development has been arranged (see attachment F).
- Vehicular circulation is provided through the east and north of the building site. Access to the adjacent commercial parcels is also being proposed.
- Pedestrian access is provided via 5' side walk from ROW to building entrance. Amenities for bicycle parking will also need to be addressed.

**Parking**

- The floor plan for the dental facility indicates 3 dental offices and the future proposed professional office buildling is 8,000 sq. ft.. Code requires 6 parking stalls per 1 doctor's office and 1 stall per 150 sq. ft. of floor area for professional offices (Ord. 10-24-12). The totat required parking stalls for the site and use – 18 for the dental office, 53 for the office building. The applicant is providing 72 parking total parking stalls to serve both phases. The intial phase will require 18 parking stalls and the applicant is providing 61 stalls in this phase. The additional 10 parking stalls are scheduled to be completed during the second phase.

| Parking Stalls | Required | Provided |
|---|---|---|
| Medical Service | 18 | 18 |
| Professional Office | 53 | 54 |

**Design**

- Building facades consist of stone, masonry siding, stucco, and glass storefronts. All elevations meet or exceed the 60% brick/stone requirement and consist of two other approved surfaces as defined in the design standards. (Ord. 10-12-6.C.15) Building height, setbacks, and lot coverage are met as submitted.(Ord. 10-12-7)

**Lighting**

- A photometric plan was submitted with the application. Parking lot fixtures do not meet the Herriman City Standard Light. One additional street light was required along Anthem Park Boulevard and has been detailed on the plan. The street light does meet the City's street light standard.

**Landscaping**

- The ordinance requires commercial developments to provide 15% landscaping. The proposed landscape plan provides 16.4% landscaping on the site. The site also meets the 5% interior parking lot landscape requirement. One landscaped parking island is required per ten parking stalls, plans only shows 3 large parking islands.

| Landscaping | Required | Provided |
|---|---|---|
| Site | 6,251 sq.ft. | 6,815 sq.ft. |
| Parking Lot | 1,250 sq.ft. | 1,867 sq. ft. |

**Compaitbility Between Uses**

- An undeveloped R-2-10 Residential zone abutts the west and north portions of this property. Additional developod residential zones are within 50 and 300 feet of north and west boundaries. Per code, the applicant is installing a 6' precast wall and landscape buffers along these boundaries. Landscape buffering for second phase has not been detailed on plan.

**Staff Recommendation**

Staff recommends granting conditional use approval for White Pine Dental with the following conditions:

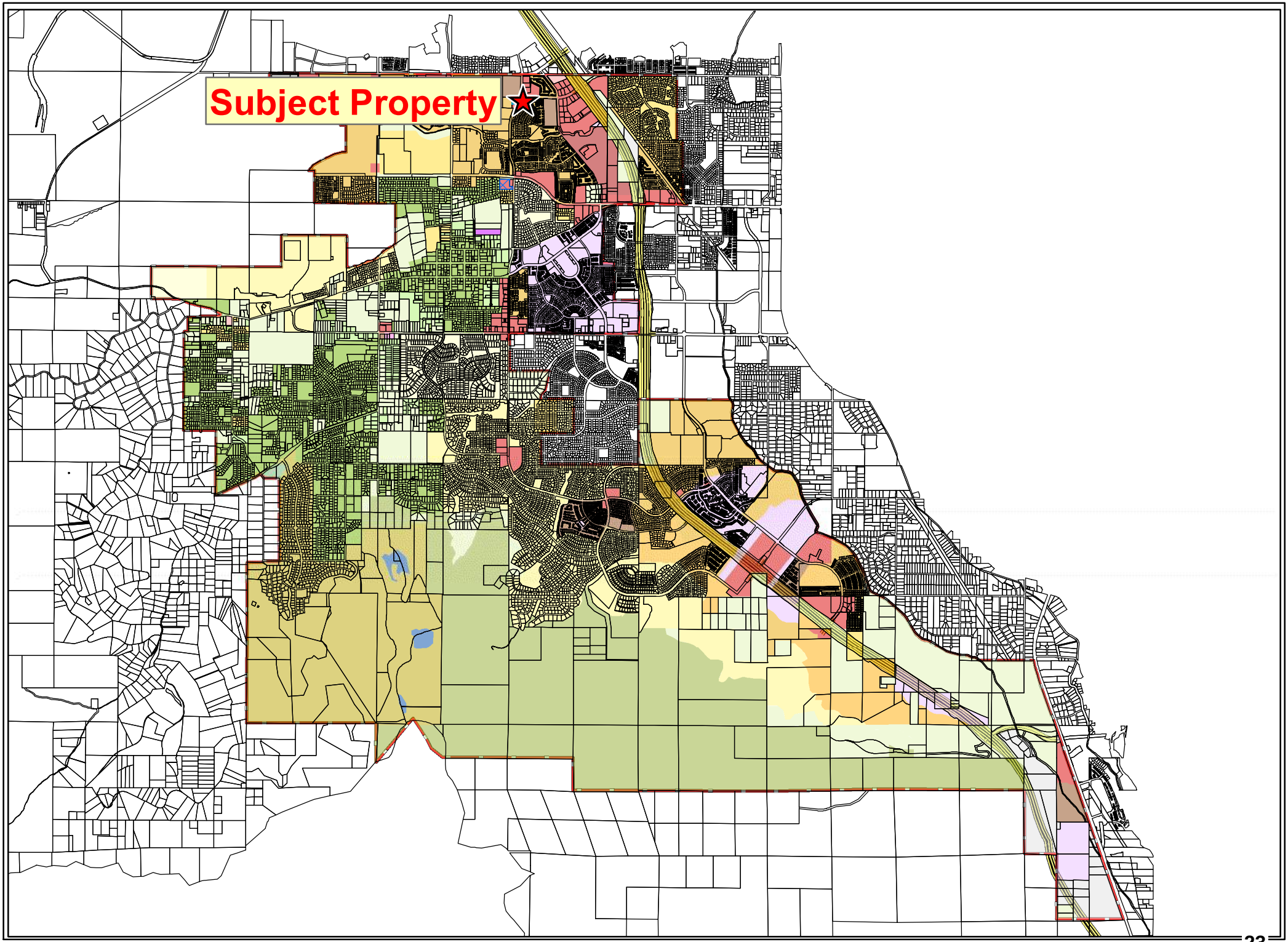
1. Site parking lights need to be Herriman City Standard lights.
2. Need cross access easement for shared drive onto adjacent lot to the north.
3. Long-term storm water maintenance agreement with City of Herriman required before occupancy.
4. Install landscape parking islands at one per ten parking stalls. Work with staff to ensure the landscape standards are met.
5. Provide onsite amenities for bicycle parking.
6. No signs are approved with this request, separate approval will be required. No signs are allowed on public property. All signs must be located on private property.

**Attachments**

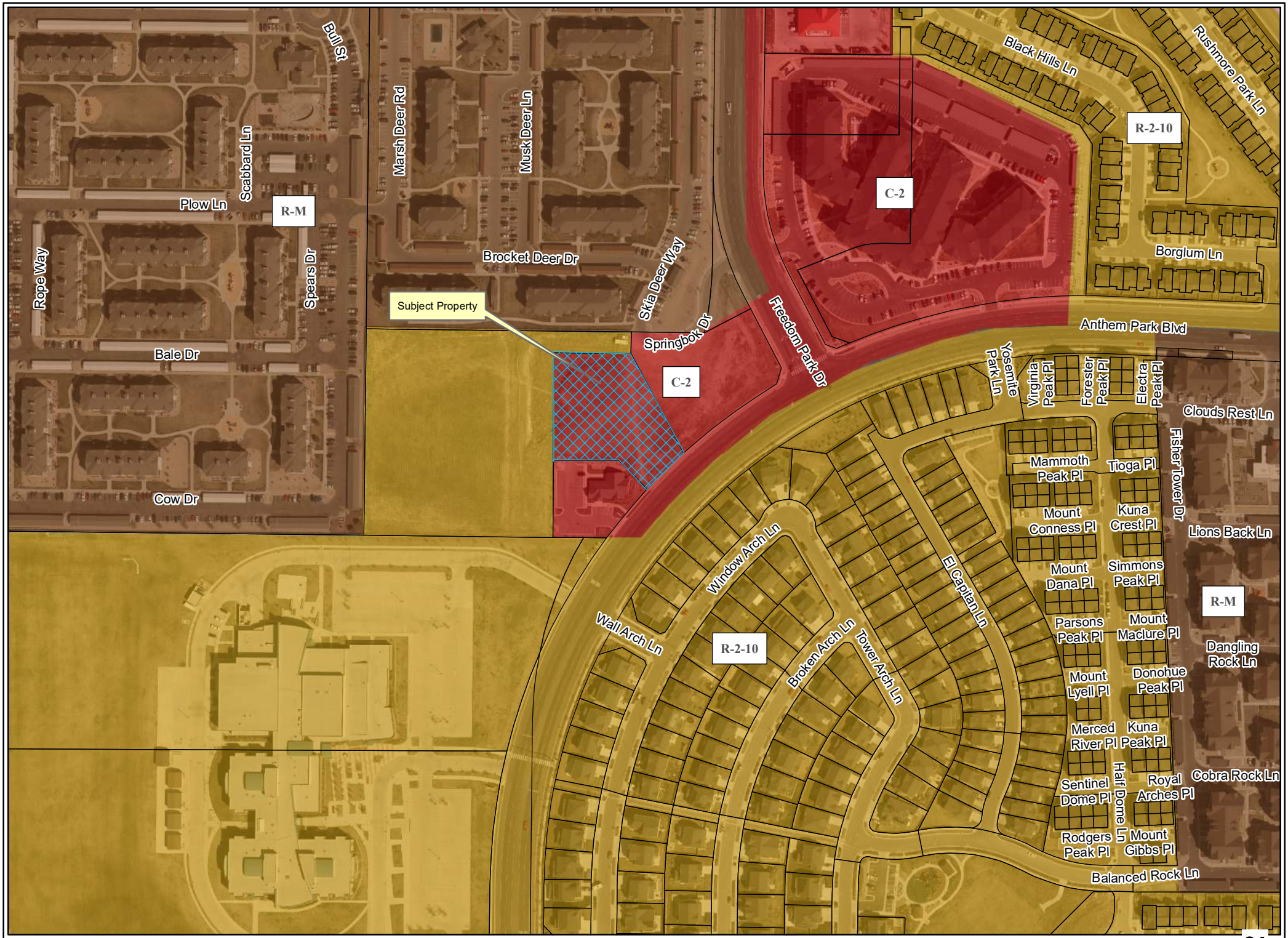
A. Maps
B. Site Plans
C. Building Elevations
D. Landscaping Plan
E. DRC Comments
F. Presentation

# Attachment A
# Maps

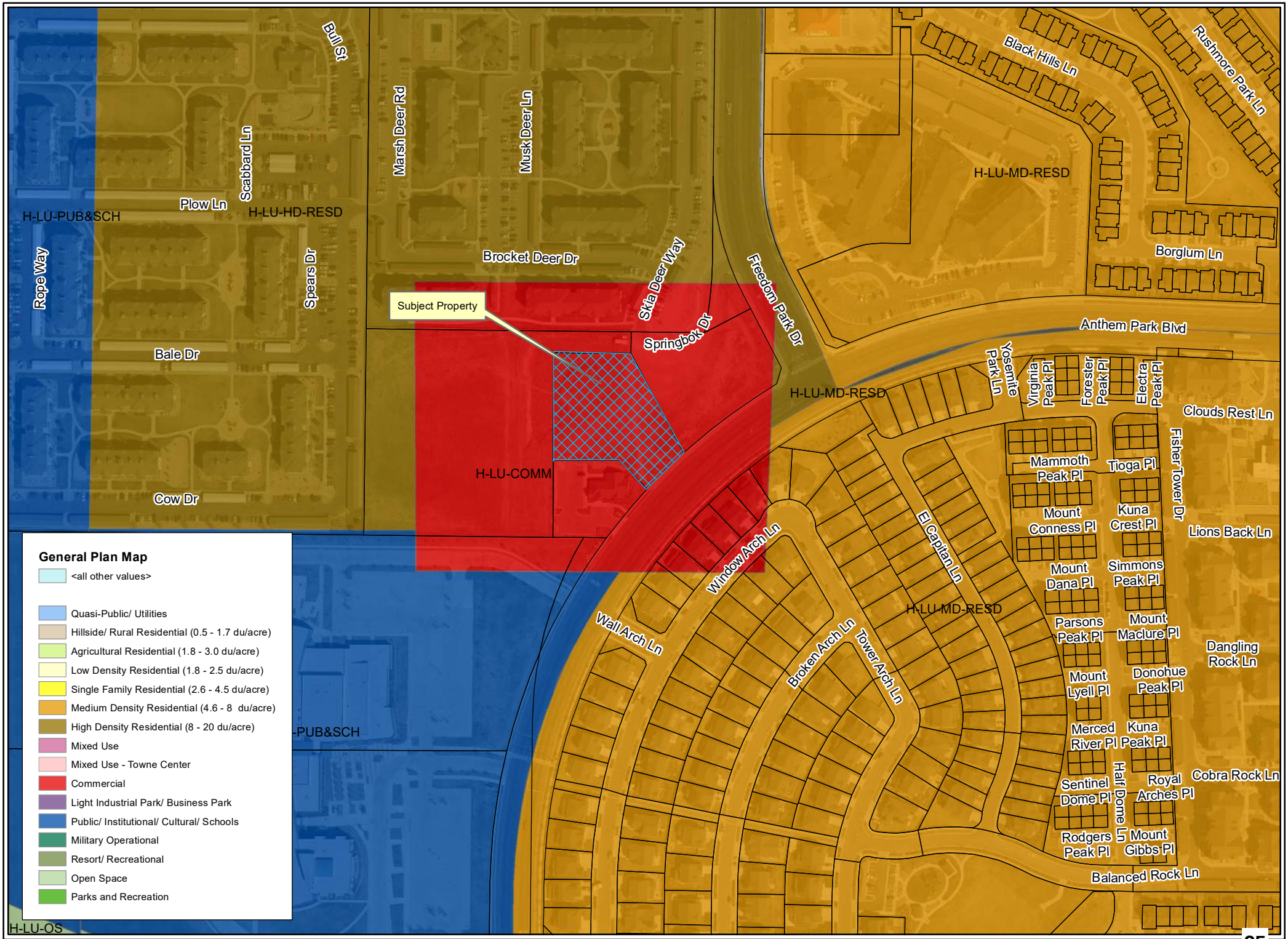
Staff Report – File C20201-017




C2021-017 - Proposed Conditional Use
Whie Pine Dental - 11926 S Anthem Park Boulevard




C2021-017 - Proposed Conditional Use
Whie Pine Dental - 11926 S Anthem Park Boulevard


Bull St
Marsh Deer Rd
Musk Deer Ln
Scabbard Ln
Plow Ln
H-LU-PUB&SCH
H-LU-HD-RESD
Rope Way
Spears Dr
Brocket Deer Dr
Skia Deer Way
Freedom Park Dr
Subject Property
Springbok Dr
Bale Dr
Cow Dr
H-LU-COMM
H-LU-MD-RESD
Black Hills Ln
Rushmore Park Ln
Borglum Ln
Anthem Park Blvd
Yosemite Park Ln
Virginia Peak Pl
Forester Peak Pl
Electra Peak Pl
Clouds Rest Ln
Fisher Tower Dr
Mammoth Peak Pl
Tioga Pl
Mount Conness Pl
Kuna Crest Pl
Lions Back Ln
El Capitan Ln
Window Arch Ln
Mount Dana Pl
Simmons Peak Pl
Wall Arch Ln
Broken Arch Ln
Tower Arch Ln
Parsons Peak Pl
Mount Maclure Pl
Dangling Rock Ln
Mount Lyell Pl
Donohue Peak Pl
Merced River Pl
Kuna Peak Pl
Half Dome Ln
Sentinel Dome Pl
Royal Arches Pl
Cobra Rock Ln
Rodgers Peak Pl
Mount Gibbs Pl
Balanced Rock Ln
H-LU-OS
-PUB&SCH
General Plan Map
<all other values>
Quasi-Public/ Utilities
Hillside/ Rural Residential (0.5 - 1.7 du/acre)
Agricultural Residential (1.8 - 3.0 du/acre)
Low Density Residential (1.8 - 2.5 du/acre)
Single Family Residential (2.6 - 4.5 du/acre)
Medium Density Residential (4.6 - 8 du/acre)
High Density Residential (8 - 20 du/acre)
Mixed Use
Mixed Use - Towne Center
Commercial
Light Industrial Park/ Business Park
Public/ Institutional/ Cultural/ Schools
Military Operational
Resort/ Recreational
Open Space
Parks and Recreation

# Attachment B
# Site Plans

Staff Report – File C20201-017

# WHITE PINE DENTAL

## SITE CONSTRUCTION DRAWINGS

LOCATED IN THE NORTHWEST QUARTER OF SECTION 25,
TOWNSHIP 3 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN
HERRIMAN CITY, SALT LAKE COUNTY

## GENERAL NOTES

1. THE CONTRACTOR SHALL, CONSTRUCT ACCORDING TO THE FOLLOWING, AS APPLICABLE, UNLESS STANDARDS HAVE BEEN WAIVED OR MODIFIED IN WRITING:
   -SALT LAKE CITY DESIGN STANDARDS-CONSTRUCTION SPECIFICATIONS AND STANDARD DRAWINGS-LATEST EDITION
   -UNIFORM FIRE CODE (LATEST EDITION)
   -UNIFORM BUILDING CODE (LATEST EDITION)
2. THE TERM CONTRACTOR SHALL MEAN ALL CONTRACTORS, SUBCONTRACTORS, AND ALL FOLLOW ON CONTRACTORS. REQUIREMENTS FOR ONE SHALL APPLY TO ALL.
3. ADDITIONAL NOTES THAT ARE SHOWN ON DESIGN OR DETAIL DRAWINGS ARE TO BE ADHERED TO IN THEIR ENTIRETY.
4. THE CONTRACTOR SHALL NOTIFY ALL OWNERS OF UTILITIES INCLUDING, BUT NOT LIMITED TO, WATER, SANITARY SEWER, TELEPHONE, ELECTRICAL, NATURAL GAS AND CABLE TELEVISION, OF PROPOSED CONSTRUCTION WITHIN THE UTILITY'S AREA OF RESPONSIBILITY. THE CONTRACTOR IS RESPONSIBLE FOR MEETING WITH AND COORDINATING HIS CONSTRUCTION ACTIVITIES WITH THOSE OF THE UTILITY COMPANIES INVOLVED AND TO FIELD LOCATE ALL EXISTING UTILITIES WITHIN THE AREA OF OPERATIONS. IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION.

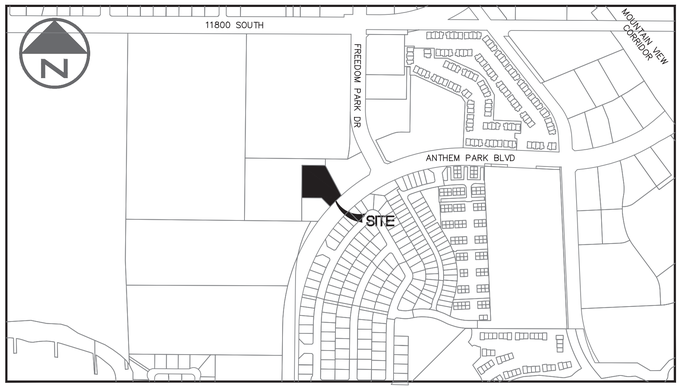
## PROJECT BASIS OF BEARING AND BENCHMARK

PROJECT BASIS OF BEARING:
THE PROJECT BASIS OF BEARING IS SOUTH 89°39'19" EAST BETWEEN THE NORTHWEST CORNER OF SECTION 25, TOWNSHIP 3 SOUTH, RANGE 2 WEST AND THE NORTH QUARTER OF SAID SECTION 25, PER THE RECORDED ANTHEM CORNER, LOTS 1B & 1C, AN AMENDMENT OF LOTS 1B AND 1C, ANTHEM CORNER LOT 1A SPLIT PLAT.

PROJECT BENCHMARK:
THE PROJECT BENCHMARK IS A FOUND PK NAIL IN THE SIDEWALK NEAR THE SOUTHWEST CORNER OF THE SITE ALONG ANTHEM PARK BLVD, HAVING AN ELEVATION OF 4860.22'.

PROJECT TOPOGRAPHY: THE PROJECT WAS DESIGNED WITH CONVENTIONAL GPS TOPOGRAPHY, PERFORMED ON DECEMBER 21, 2020.

## VICINITY MAP




## SHEET INDEX


| | |
|---|---|
| C101 | COVER SHEET |
| 1 OF 1 | RECORDED SUBDIVISION PLAT |
| C201 | EXISTING CONDITIONS |
| C202 | CIVIL SITE AND MASTER UTILITY PLAN |
| C203 | GRADING AND DRAINAGE PLAN |
| C204 | EROSION CONTROL PLAN |



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Bluffdale, Utah 84065
801.553.8112
www.wildingengineering.com


DRAWING NOTES:

Blue Stakes of UTAH 811
Bluestakes.org

G:\DATA\20330 White Pine Dental\dwg\20330 White Pine Dental Site Plan.dwg
PLOT DATE: Mar 11, 2021

| NO. | REVISION | DATE |
|---|---|---|
| 1 | HERRIMAN CITY COMMENT | 3/10/21 |

PROJECT INFORMATION

WHITE PINE DENTAL

COVER SHEET

11984 S ANTHEM PARK BLVD
HERRIMAN, UTAH

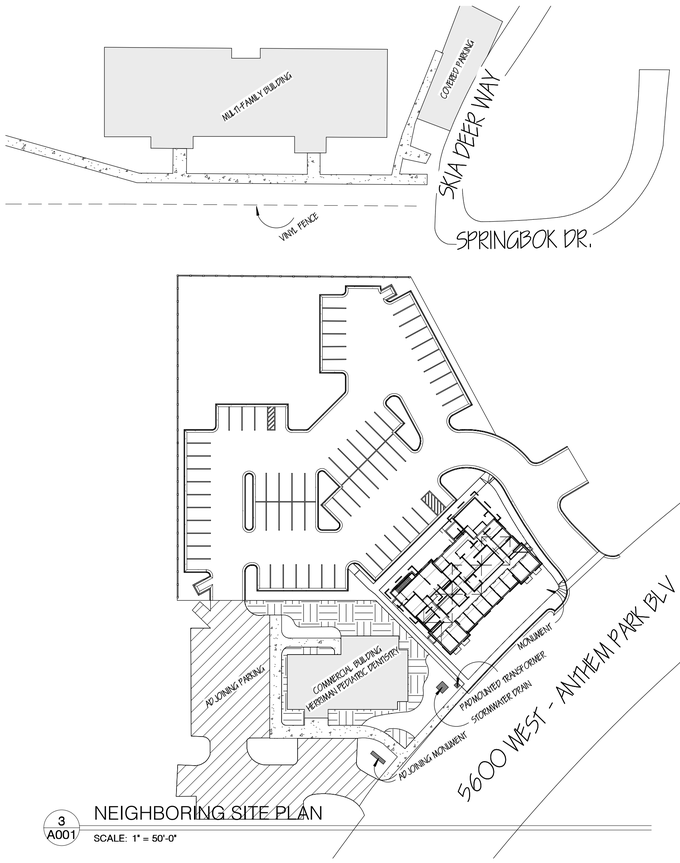
| DRAWN | CHECKED | PROJECT # |
|---|---|---|
| MEC | | 20330 |

LICENSED PROFESSIONAL ENGINEER
No. 5251757
MIKE E. CARLTON
03/11/2021
STATE OF UTAH
ENGINEER'S STAMP

DATE 2/22/21

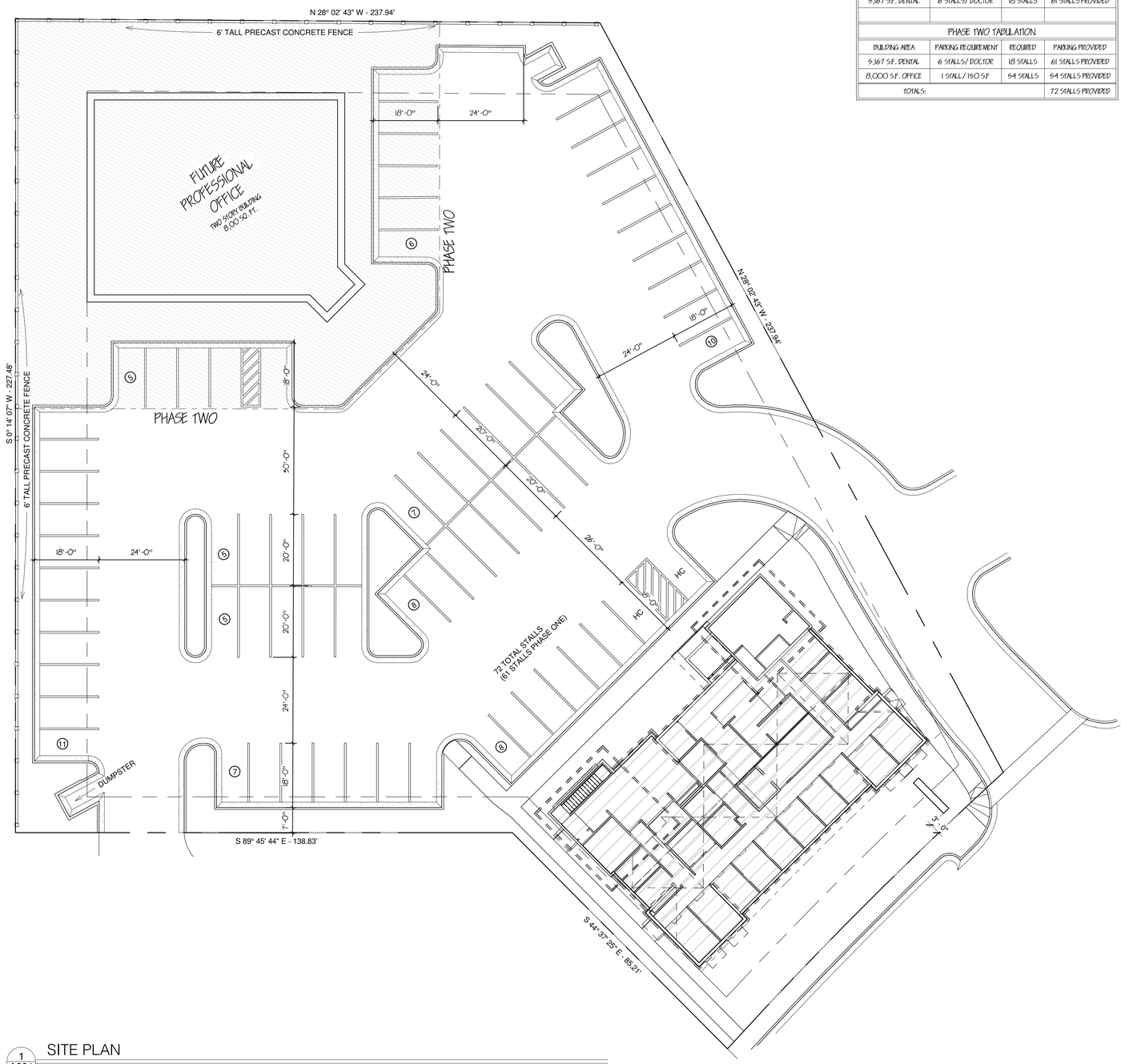
SCALE NONE

SHEET C101




3 A001 NEIGHBORING SITE PLAN

SCALE: 1" = 50'-0"




1 A001 SITE PLAN

SCALE: 1/16" = 1'-0"

NORTH

BAR SCALE: 1/16"=1'

0' 16'-0" 32'-0" 48'-0"

| PHASE ONE TABULATION | | | |
|---|---|---|---|
| BUILDING AREA | PARKING REQUIREMENT | REQUIRED | PARKING PROVIDED |
| 9,167 S.F. DENTAL | 6 STALLS/ DOCTOR | 18 STALLS | 61 STALLS PROVIDED |
| | | | |
| PHASE TWO TABULATION | | | |
| BUILDING AREA | PARKING REQUIREMENT | REQUIRED | PARKING PROVIDED |
| 9,167 S.F. DENTAL | 6 STALLS/ DOCTOR | 18 STALLS | 61 STALLS PROVIDED |
| 8,000 S.F. OFFICE | 1 STALL / 150 S.F | 54 STALLS | 54 STALLS PROVIDED |
| TOTALS: | | | 72 STALLS PROVIDED |

PROGRESS SET

PRINTED DATE

3/11/2021 12:06:28 PM

LAYTON DAVIS ARCHITECTS
2005 EAST 2700 | SOUTH SUITE 200
SALT LAKE CITY, UTAH 84109
P.801.487.0715 | F.801.487.0716

# WHITE PINE DENTAL - HERRIMAN

11962 S Anthem Park BLVD,
Herriman, UT 84096

CHRONOLOGY

PROJECT NO.

20.065

DWN BY / CHK BY

RSM/JLD

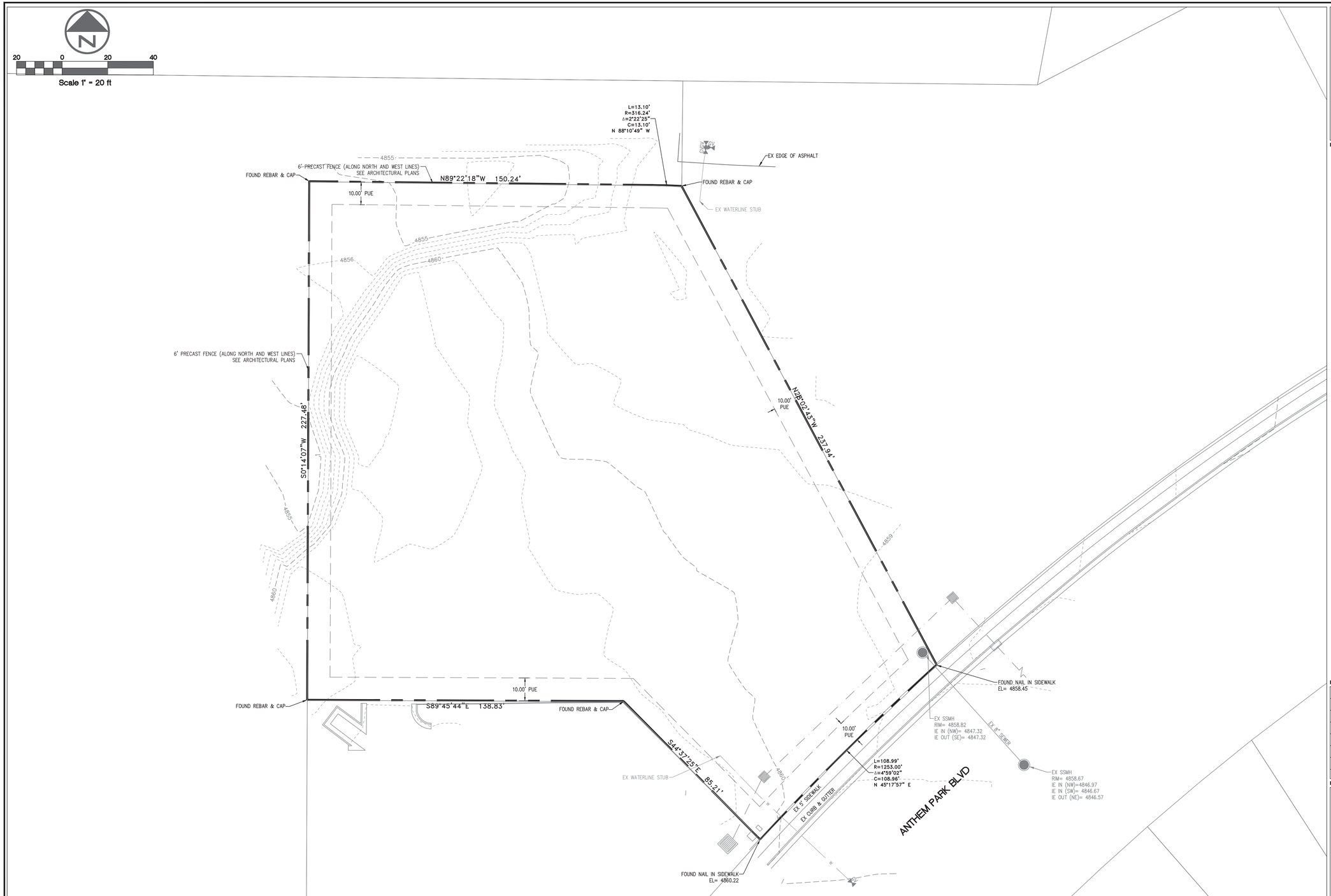
TITLE

ARCHITECTURAL SITE PLAN

24X36 SHEET #

A001

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Bluffdale, Utah 84065
801.553.8112
www.wildingengineering.com

DRAWING NOTES:

1. DATE OF FIELD SURVEY: DECEMBER 21, 2020.
2. BOUNDARY SHOWN IS FROM THE "ANTHEM CORNER, LOTS 1B & 1C, AN AMENDMENT OF LOTS 1B AND 1C, ANTHEM CORNER LOT 1A SPLIT" SUBDIVISION PLAT.

Blue Stakes of UTAH811 Bluestakes.org

G:\DATA\20330 White Pine Dental\dwg\20330 White Pine Dental Site Plan.dwg
PLOT DATE: Mar 11, 2021

| NO. | REVISION | DATE |
|---|---|---|
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| | | |
| | | |
| | | |
| 1 | HERRIMAN CITY COMMENT | 3/10/21 |

PROJECT INFORMATION

# WHITE PINE DENTAL

EXISTING CONDITIONS

11984 S ANTHEM PARK BLVD
HERRIMAN, UTAH

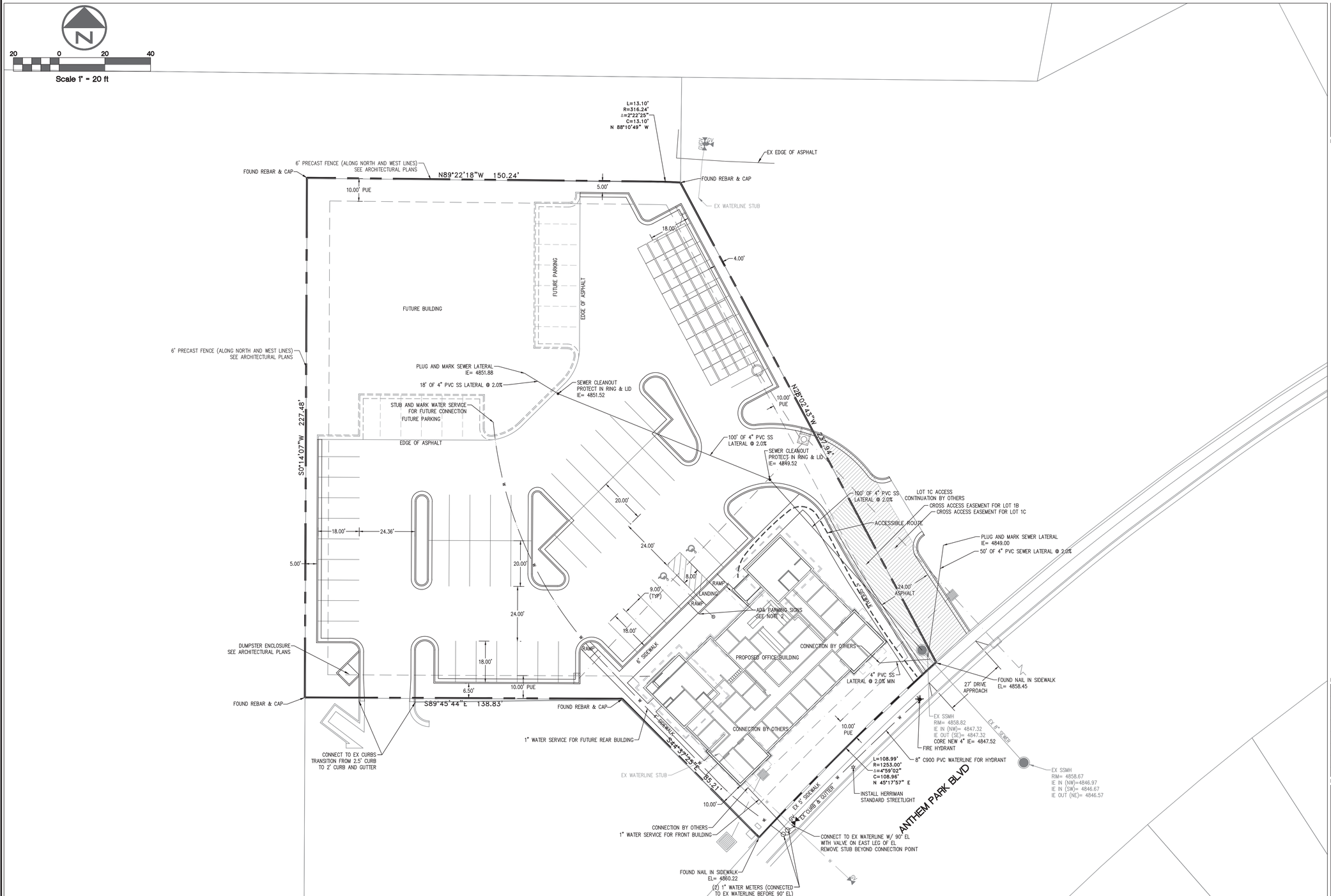
| DRAWN | CHECKED | PROJECT # |
|---|---|---|
| TMC | MEC | 20330 |

LICENSED PROFESSIONAL ENGINEER
No. 5251757
MIKE E. CARLTON
03/11/2021
STATE OF UTAH
ENGINEER'S STAMP

DATE 2/22/21

SCALE 1" = 20'

SHEET C201




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Bluffdale, Utah 84065
801.553.8112
www.wildingengineering.com

DRAWING NOTES:

1. ALL UTILITY CONSTRUCTION SHALL COMPLY WITH HERRIMAN CITY STANDARDS AND SPECIFICATIONS.
2. VAN ACCESSIBLE ADA PARKING SIGNS TO BE MOUNTED 60" ABOVE PARKING SURFACE, MEASURED FROM THE LOWEST SIGN.

| SITE TABULATION TABLE | |
|---|---|
| TOTAL AREA | 54,160 SF (1.243 AC) |
| STREET RIGHT OF WAY | 0 SF |
| BUILDING FOOTPRINT | 5,167 SF |
| TOTAL BUILDING AREA | 6,540 SF |
| LANDSCAPING | 10,500 SF |
| PARKING SPACES | 60 |

Blue Stakes of UTAH 811 Bluestakes.org

| NO. | REVISION | DATE |
|---|---|---|
| | | |
| | | |
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| | | |
| | | |
| 1 | HERRIMAN CITY COMMENT | 3/10/21 |

PROJECT INFORMATION

# WHITE PINE DENTAL

CIVIL SITE & UTILITY PLAN

11984 S ANTHEM PARK BLVD
HERRIMAN, UTAH

| DRAWN | CHECKED | PROJECT # |
|---|---|---|
| MEC | | 20330 |

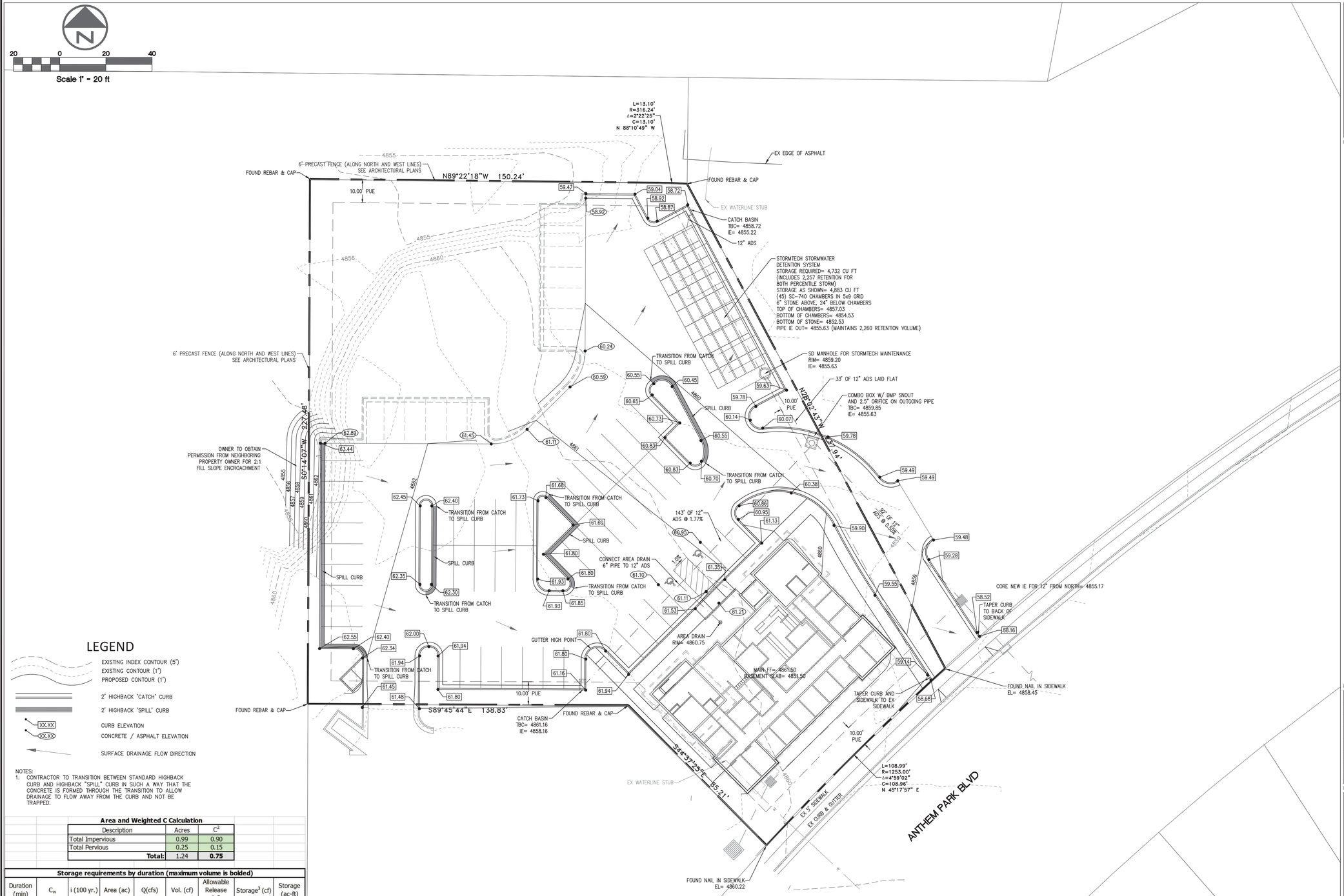
LICENSED PROFESSIONAL ENGINEER
No. 5251757
MIKE E. CARLTON
03/11/2021
STATE OF UTAH
ENGINEER'S STAMP

DATE 2/22/21

SCALE 1" = 20'

SHEET C202

G:\DATA\20330 White Pine Dental\dwg\20330 White Pine Dental Site Plan.dwg
PLOT DATE: Mar 11, 2021




## LEGEND

- EXISTING INDEX CONTOUR (5')
- EXISTING CONTOUR (1')
- PROPOSED CONTOUR (1')
- 2' HIGHBACK "CATCH" CURB
- 2' HIGHBACK "SPILL" CURB
- XX.XX — CURB ELEVATION
- XX.XX — CONCRETE / ASPHALT ELEVATION
- SURFACE DRAINAGE FLOW DIRECTION

NOTES:
1. CONTRACTOR TO TRANSITION BETWEEN STANDARD HIGHBACK CURB AND HIGHBACK "SPILL" CURB IN SUCH A WAY THAT THE CONCRETE IS FORMED THROUGH THE TRANSITION TO ALLOW DRAINAGE TO FLOW AWAY FROM THE CURB AND NOT BE TRAPPED.

**Area and Weighted C Calculation**

| Description | Acres | $C^2$ |
|---|---|---|
| Total Impervious | 0.99 | 0.90 |
| Total Pervious | 0.25 | 0.15 |
| **Total:** | 1.24 | **0.75** |

**Storage requirements by duration (maximum volume is bolded)**

| Duration (min) | $C_w$ | i (100 yr.) | Area (ac) | Q(cfs) | Vol. (cf) | Allowable Release (cf) | Storage[3] (cf) | Storage (ac-ft) |
|---|---|---|---|---|---|---|---|---|
| 5 | 0.75 | 6.40 | 1.24 | 5.95 | 1,786 | 74.40 | 1,711 | 0.04 |
| 10 | 0.75 | 4.87 | 1.24 | 4.53 | 2,717 | 148.80 | 2,569 | 0.06 |
| 15 | 0.75 | 4.02 | 1.24 | 3.74 | 3,365 | 223.20 | 3,142 | 0.07 |
| 30 | 0.75 | 2.71 | 1.24 | 2.52 | 4,537 | 446.40 | 4,090 | 0.09 |
| 60 | 0.75 | 1.68 | 1.24 | 1.56 | 5,625 | 892.80 | **4,732** | 0.11 |
| 120 | 0.75 | 0.91 | 1.24 | 0.85 | 6,093 | 1,785.60 | 4,308 | 0.10 |
| 180 | 0.75 | 0.62 | 1.24 | 0.58 | 6,227 | 2,678.40 | 3,549 | 0.08 |
| 360 | 0.75 | 0.33 | 1.24 | 0.31 | 6,629 | 5,356.80 | 1,272 | 0.03 |
| 720 | 0.75 | 0.19 | 1.24 | 0.18 | 7,633 | 10,713.60 | -3,080 | -0.07 |
| 1,440 | 0.75 | 0.10 | 1.24 | 0.09 | 8,035 | 21,427.20 | -13,392 | -0.31 |
| | | | | | | Allowable release[1] (cfs/ac) | | 0.20 |

THE STORM DRAINAGE CALCULATIONS ABOVE SHOW 4,732 CUBIC FEET OF STORAGE REQUIRED. THIS NUMBER INCLUDES 2,257 CUBIC FEET OF RETENTION STORAGE TO ACCOMMODATE THE 80TH PERCENTILE STORM (0.50" ACROSS THE SITE). THE OVERALL STORMTECH SYSTEM HAS BEEN DESIGNED TO HAVE A MINIMUM OF 4,732 CUBIC FEET OF STORAGE AND THE PIPE ELEVATION LEAVING THE CHAMBERS HAS BEEN SET TO RETAIN THE 80TH PERCENTILE STORM VOLUME.

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Bluffdale, Utah 84065
801.553.8112
www.wildingengineering.com

DRAWING NOTES:

Blue Stakes of UTAH 811 Bluestakes.org

| NO. | REVISION | DATE |
|---|---|---|
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| 1 | HERRIMAN CITY COMMENT | 3/10/21 |

PROJECT INFORMATION

# WHITE PINE DENTAL

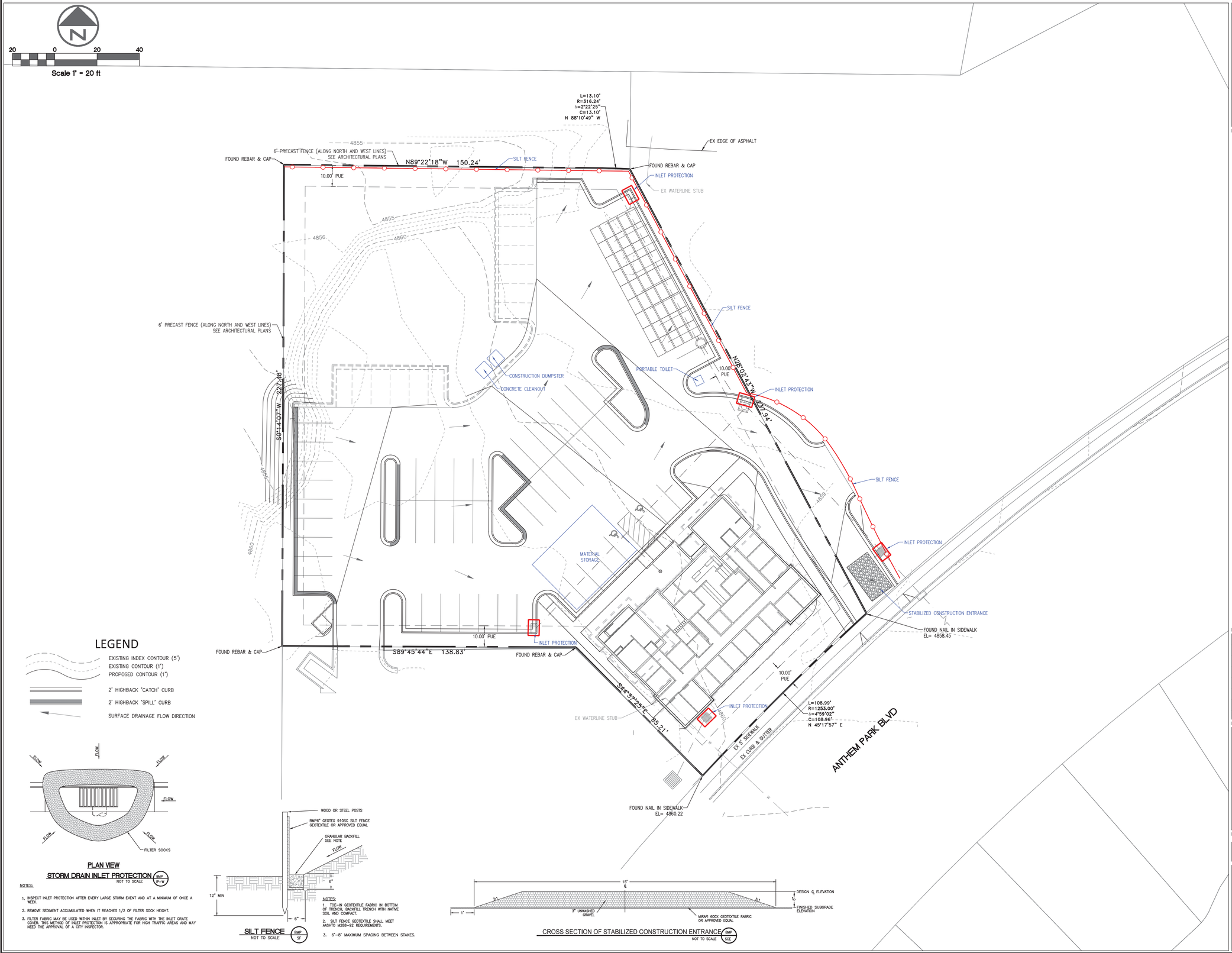
GRADING & DRAINAGE PLAN
11984 S ANTHEM PARK BLVD
HERRIMAN, UTAH

| DRAWN | CHECKED | PROJECT # |
|---|---|---|
| MEC | | 20330 |

LICENSED PROFESSIONAL ENGINEER
No. 5251757
MIKE E. CARLTON
03/11/2021
STATE OF UTAH
ENGINEER'S STAMP

DATE: 2/22/21
SCALE: 1" = 20'
SHEET: C203

G:\DATA\20330 White Pine Dental\dwg\20330 White Pine Dental Site Plan.dwg
PLOT DATE: Mar 11, 2021




## LEGEND

- EXISTING INDEX CONTOUR (5')
- EXISTING CONTOUR (1')
- PROPOSED CONTOUR (1')
- 2' HIGHBACK 'CATCH' CURB
- 2' HIGHBACK 'SPILL' CURB
- SURFACE DRAINAGE FLOW DIRECTION




**PLAN VIEW**
**STORM DRAIN INLET PROTECTION** (BMP IP-W)
NOT TO SCALE

NOTES:

1. INSPECT INLET PROTECTION AFTER EVERY LARGE STORM EVENT AND AT A MINIMUM OF ONCE A WEEK.
2. REMOVE SEDIMENT ACCUMULATED WHEN IT REACHES 1/2 OF FILTER SOCK HEIGHT.
3. FILTER FABRIC MAY BE USED WITHIN INLET BY SECURING THE FABRIC WITH THE INLET GRATE COVER. THIS METHOD OF INLET PROTECTION IS APPROPRIATE FOR HIGH TRAFFIC AREAS AND MAY NEED THE APPROVAL OF A CITY INSPECTOR.




**SILT FENCE** (BMP SF)
NOT TO SCALE

NOTES:

1. TOE-IN GEOTEXTILE FABRIC IN BOTTOM OF TRENCH, BACKFILL TRENCH WITH NATIVE SOIL AND COMPACT.
2. SILT FENCE GEOTEXTILE SHALL MEET AASHTO M288-92 REQUIREMENTS.
3. 6'-8' MAXIMUM SPACING BETWEEN STAKES.




CROSS SECTION OF STABILIZED CONSTRUCTION ENTRANCE (BMP SCE)
NOT TO SCALE

WILDING
ENGINEERING
14721 South Heritage Crest Way
Bluffdale, Utah 84065
801.553.8112
www.wildingengineering.com

DRAWING NOTES:

Blue Stakes of UTAH811
Bluestakes.org

G:\DATA\20330 White Pine Dental\dwg\20330 White Pine Dental Site Plan.dwg
PLOT DATE: Mar 11, 2021

| NO. | REVISION | DATE |
|---|---|---|
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| 1 | HERRIMAN CITY COMMENT | 3/10/21 |

PROJECT INFORMATION

# WHITE PINE DENTAL

## EROSION CONTROL PLAN

11984 S ANTHEM PARK BLVD
HERRIMAN, UTAH

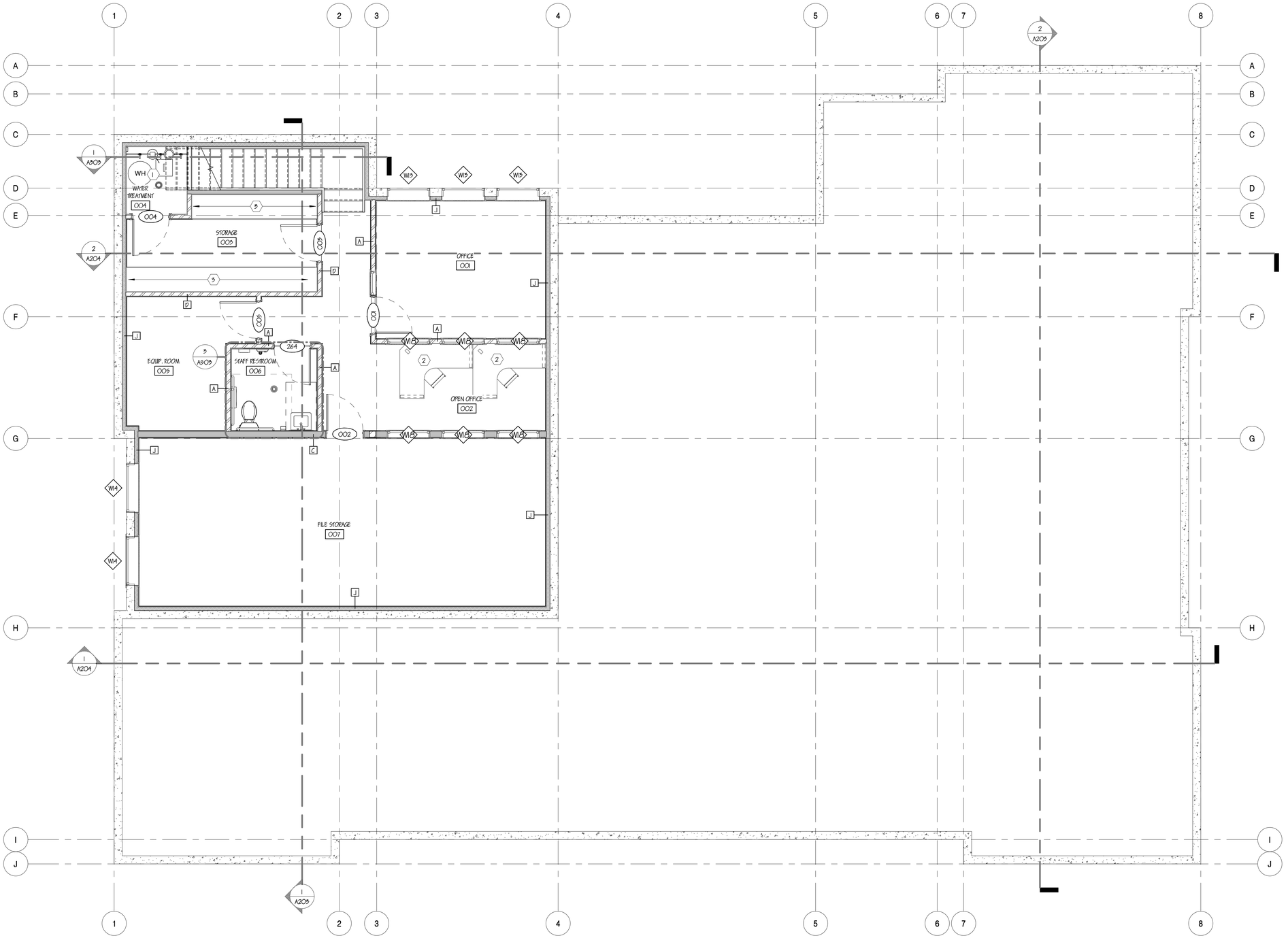
| DRAWN | CHECKED | PROJECT # |
|---|---|---|
| MEC | | 20330 |

LICENSED PROFESSIONAL ENGINEER
No. 5251757
MIKE E. CARLTON
03/11/2021
STATE OF UTAH
ENGINEER'S STAMP

DATE: 2/22/21
SCALE: 1" = 20'
SHEET: C204

# Attachment C
# Building Elevations

Staff Report – File C20201-017




1 A101 BASEMENT

SCALE: 1/4" = 1'-0"

## FLOOR PLAN - GENERAL NOTES

1. IMMEDIATELY INFORM ARCHITECT OF ANY DISCREPANCIES AMONGST DISCIPLINES & RESOLVE WITH WRITTEN CLARIFICATION BEFORE ANY WORK COMMENCES.
2. DO NOT SCALE OFF PLANS - WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER VISUAL SCALE.
3. DIMENSIONS ARE TO EDGE OF OPENING FACE OF SHEATHING (EXTERIOR WALLS) AND FACE OF STUD, RE.: DOOR AND WINDOW SCHEDULE FOR PRODUCT SIZE. PROVIDE ADEQUATE ROUGH OPENING.

## WALL TYPE LEGEND

| | |
|---|---|
| A | 3 5/8" 25 GA. METAL STUD WALL - 'QUIET ZONE' INSULATED - W/ (2) 5/8" GYP. BOARD - TOTAL WIDTH: 4 7/ 8" |
| B | STAGGERED 3 5/8"25 GA. METAL STUD WALL - 'QUIET ZONE' INSULATED - W/ (2) 5/8" GYP. BOARD - TOTAL WIDTH: 6 5/ 4" |
| C | 2 X 6 WOOD STUD WALL W/ (2) 5/8" GYPSUM BOARD - TOTAL WIDTH: 6 5/ 4" |
| D | 3 5/8" 25 GA. METAL STUD WALL W/ (2) 5/8" GYPSUM BOARD - TOTAL WIDTH: 4 7/ 8" |
| E | 6" 25 GA. METAL STUD WALL W/ (2) 5/8" GYPSUM BOARD - TOTAL WIDTH: 7 1/ 4" |
| F | 3 5/8" 25 GA. METAL STUD WALL W/ (2) 5/8" TYPE "X" GYPSUM BOARD - TOTAL WIDTH: 4 7/ 8" |
| G | 3 5/8" 25 GA. METAL STUD WALL W/ (2) 5/8" LEAD LINED GYPSUM BOARD - TOTAL WIDTH: 4 7/ 8" |
| H | 3 5/8" 25 GA. METAL STUD WALL W/ (1) 5/8" GYPSUM BOARD - TOTAL WIDTH: 4 1/ 4" |
| I | 2 X 4 WOOD STUD WALL - 'QUIET ZONE' INSULATED - W/ (2) 5/8" GYPSUM BOARD - TOTAL WIDTH: 4 1/ 2" |
| J | 2 X 4 WOOD STUD WALL - 'QUIET ZONE' INSULATED - W/ (1) 5/8" GYPSUM BOARD - TOTAL WIDTH: 4 1/ 2" |
| K | 2 X 4 WOOD STUD WALL - 'QUIET ZONE' INSULATED - W/ (2) 5/8" LEAD LINED GYPSUM BOARD - TOTAL WIDTH: 4 1/ 2" |

NOTES:
1. USE 5/ 8" MOISTURE RESISTANT GYPSUM BOARD ON ALL 'PLUMBED WET WALLS'
2. REFER TO STRUCTURAL DRAWINGS FOR FOOTING, FOUNDATION, SHEATHING AND SHEAR WALL SPECIFICATIONS.
3. GYP. BOARD TO EXTEND TO HARD LID OR 6" ABOVE CEILING GRID.
4. REFER TO IBC SECTION 718 FOR FIRE BLOCKING REQUIREMENTS
5. ALL EXTERIOR WALLS SUB TERRAIN TO BE 8" CONCRETE AND ALL ABOVE TERRAIN TO BE CONSTRUCTED FROM 2X6 WOOD STUDS - REFER TO EXTERIOR ELEVATIONS ( SHEETS A201 & A203 ) FOR CLADDING MATERIAL.

## R-VALUE INDEX

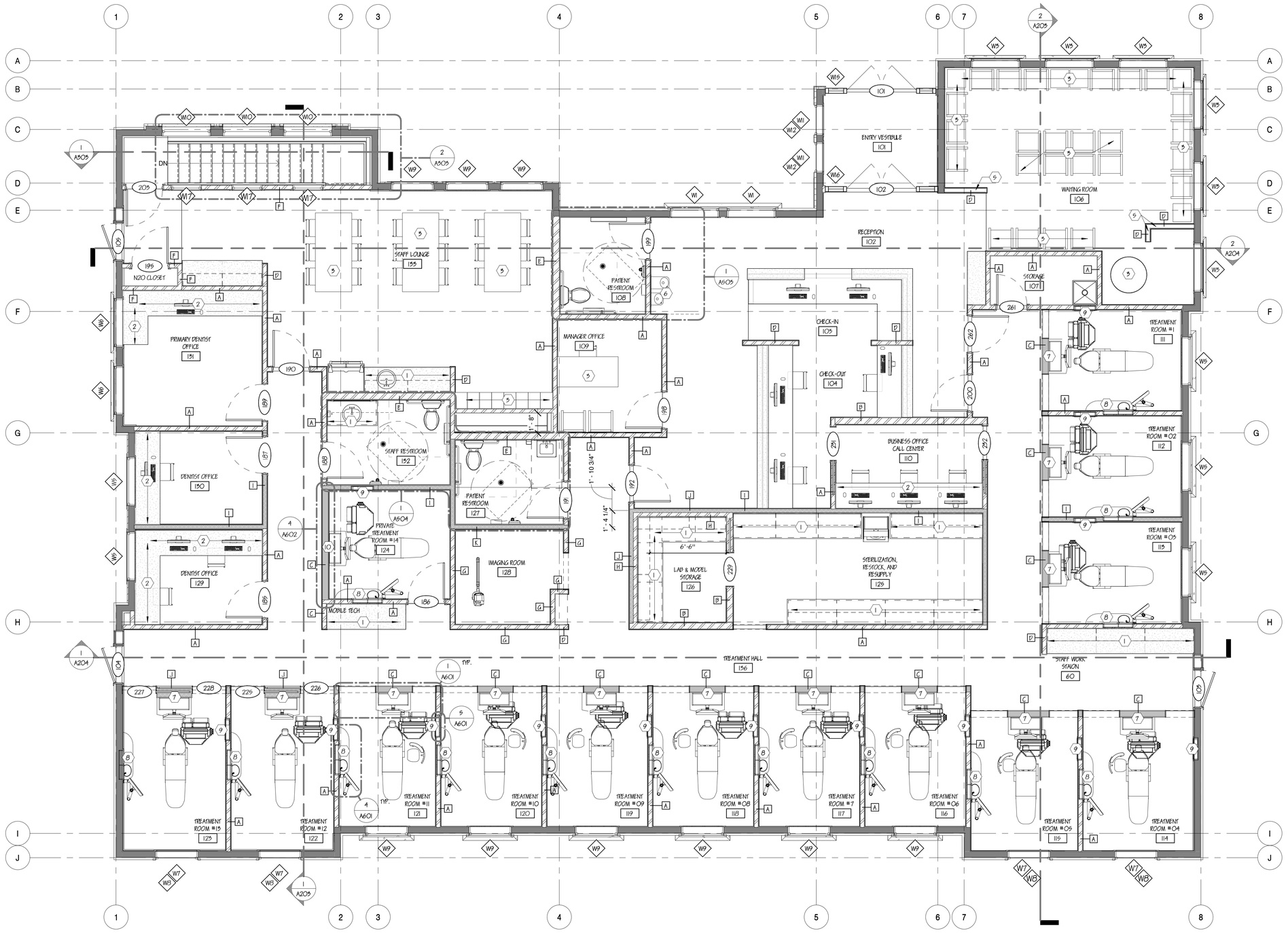
ROOF ATTIC: R-50 CAVITY,
FLAT DECK ROOF: R-12 CONTINUOUS
EXTERIOR WALLS ( 2X6 ): R-21 CAVITY
SLAB-ON-GRADE FLOOR EDGE: R-10 CONTINUOUS
WOOD FRAMED WALLS: R-19 CAVITY
WINDOWS: U.34

## BASEMENT KEYNOTES

1. WATER HEATER & SOFTENER, RE.: PLUMBING DRAWINGS FOR SPECIFICATIONS
2. FURNITURE MASSING ONLY, FURNITURE TO BE SELECTED AND SUPPLIED BY OWNER
3. 24" SPACE SAVING SHELVING, RE.: MILLWORK DRAWINGS

BAR SCALE: 1/ 4"=1"
0" 4'-0" 8'-0" 12'-0"

The drawings, designs, ideas, arrangements and plans indicated or represented are the sole property of Chris Layton and Associates and are subject to the copyright of Chris Layton and Associates or its assigns. They were created, evolved and developed for use on, and in conjunction with the specified project. Any use of the




1 A102 MAIN FLOOR

SCALE: 1/4" = 1'-0"

## FLOOR PLAN - GENERAL NOTES

1. IMMEDIATELY INFORM ARCHITECT OF ANY DISCREPANCIES AMONGST DISCIPLINES & RESOLVE WITH WRITTEN CLARIFICATION BEFORE ANY WORK COMMENCES.
2. DO NOT SCALE OFF PLANS - WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER VISUAL SCALE.
3. DIMENSIONS ARE TO EDGE OF OPENING FACE OF SHEATHING (EXTERIOR WALLS) AND FACE OF STUD, RE: DOOR AND WINDOW SCHEDULE FOR PRODUCT SIZE. PROVIDE ADEQUATE ROUGH OPENING.

## WALL TYPE LEGEND

| | |
|---|---|
| A | 5 5/8" 25 GA. METAL STUD WALL - 'QUIET ZONE' INSULATED - W/ (2) 5/8" GYP. BOARD - TOTAL WIDTH: 4 7/ 8" |
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| C | 2 X 6 WOOD STUD WALL W/ ( 2) 5/8" GYPSUM BOARD - TOTAL WIDTH: 6 5/ 4" |
| D | 3 5/8" 25 GA. METAL STUD WALL W/ ( 2) 5/8" GYPSUM BOARD - TOTAL WIDTH: 4 7/ 8" |
| E | 6" 25 GA. METAL STUD WALL W/ ( 2) 5/8" GYPSUM BOARD - TOTAL WIDTH: 7 1/ 4" |
| F | 3 5/8" 25 GA. METAL STUD WALL W/ ( 2) 5/8" TYPE "X" GYPSUM BOARD - TOTAL WIDTH: 4 7/ 8" |
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| J | 2 X 4 WOOD STUD WALL - 'QUIET ZONE' INSULATED - W/ (1) 5/8" GYPSUM BOARD - TOTAL WIDTH: 4 1/ 2" |
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NOTES:
1. USE 5/8" MOISTURE RESISTANT GYPSUM BOARD ON ALL 'PLUMBED WET WALLS'
2. REFER TO STRUCTURAL DRAWINGS FOR FOOTING, FOUNDATION, SHEATHING AND SHEAR WALL SPECIFICATIONS.
3. GYP. BOARD TO EXTEND TO HARD LID OR 6" ABOVE CEILING GRID.
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5. ALL EXTERIOR WALLS SUB TERRAIN TO BE 8" CONCRETE AND ALL ABOVE TERRAIN TO BE CONSTRUCTED FROM 2X6 WOOD STUDS - REFER TO EXTERIOR ELEVATIONS ( SHEETS A201 & A203 ) FOR CLADDING MATERIAL.

## MAIN FLOOR KEYNOTES

1. WALL AND OR BASE CABINETS, RE: MILLWORK DRAWINGS
2. BUILT-IN OFFICE DESK/ RECEPTION DESK, RE: MILLWORK DRAWINGS
3. FURNITURE MASSING ONLY, FURNITURE TO BE SELECTED AND SUPPLIED BY OWNER
4. BUILT-IN LOCKERS, SELECTED BY OWNER - FURNISHED AND INSTALLED BY CONTRACTOR
5. PONY WALL, RE: DETAIL XXX
6. DRINKING FOUNTAIN - HIGH-LOW, RE: DETAIL 3/ A602
7. UNIVERSAL HEADWALL, RE: DETAIL 2/ A601
8. INWALL COMFORT MEDIA, RE: DETAIL 4/ A601
9. INWALL STORAGE, RE: DETAIL 5/ A601
10. PRIVATE ROOM ELEVATION, RE: DETAIL 4/ A602

BAR SCALE: 1/ 4"=1"
0' 4'-0" 8'-0" 12'-0"

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PROGRESS SET

PRINTED DATE
3/11/2021 12:06:29 PM

LAYTONDAVIS ARCHITECTS
2005 EAST 2700 | SOUTH SUITE 200
SALT LAKE CITY, UTAH 84109
P.801.487.0715 | F.801.487.0716

# WHITE PINE DENTAL - HERRIMAN

11962 S Anthem Park BLVD,
Herriman, UT 84096

CHRONOLOGY

PROJECT NO.
20.065

DWN BY / CHK BY
PDK/CDB

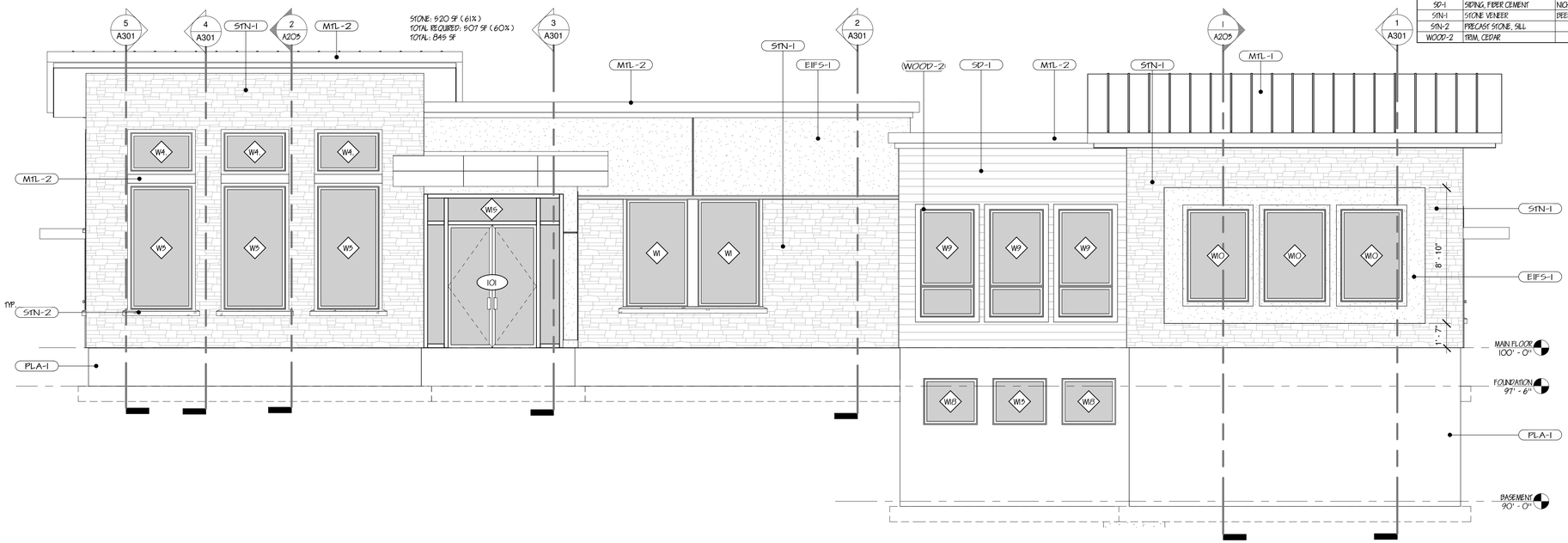
TITLE
MAIN FLOOR PLAN

24X36 SHEET #
A102

| EXTERIOR MATERIAL LEGEND | | | | | |
|---|---|---|---|---|---|
| CALLOUT | MATERIAL | MANUFACTURER | SERIES | COLOR | NOTES |
| EIFS-1 | EXTERIOR INSULATION FINISHING SYSTEM | SYNERGY | TO BE DETERMINED | | |
| EIFS-2 | EXTERIOR INSULATION FINISHING SYSTEM WINDOW TRIM | SYNERGY | TO BE DETERMINED | | |
| MTL-1 | STANDING SEAM METAL ROOFING SYSTEM | BERRIDGE | | MEDIUM BRONZE | |
| MTL-2 | BREAK METAL, FASCIA & SOFFIT | | METAL SOFFIT & FASCIA | | |
| PLA-1 | CONCRETE FOUNDATION | | CONCRETE FOOTING AND FOUNDATION, RE: STRUCTURAL DRAWINGS FOR REINFORCING | CONCRETE | PLASTER |
| SD-1 | SIDING, FIBER CEMENT | NICHIHA | VINTAGEWOOD | SPRUCE | |
| STN-1 | STONE VENEER | BEEHIVE BRICK & STONE | CUT COURSE CANNONADE | | |
| STN-2 | PRECAST STONE, SILL | | | | |
| WOOD-2 | TRIM, CEDAR | | | | |

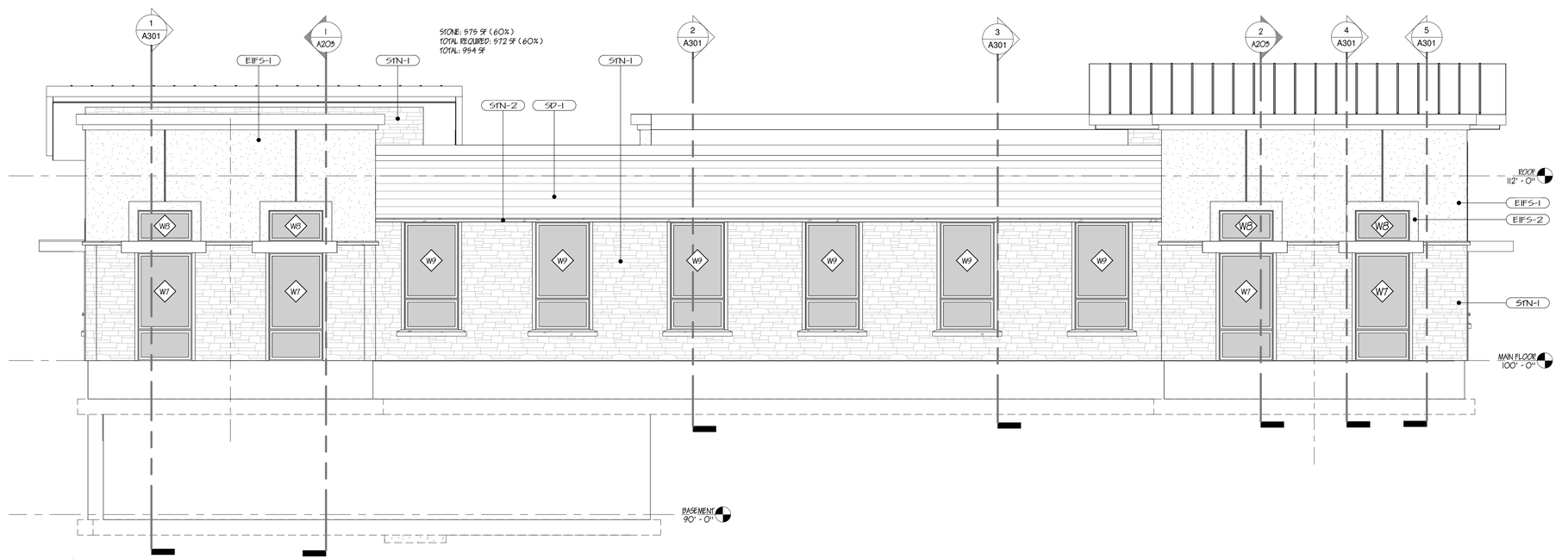
BAR SCALE: 1/ 4"=1"

0' 4'-0" 8'-0" 12'-0"




1 A201 North

SCALE: 1/4" = 1'-0"




2 A201 South

SCALE: 1/4" = 1'-0"

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PRINTED DATE

3/11/2021 12:06:31 PM

LAYTON DAVIS ARCHITECTS
2005 EAST 2700 | SOUTH SUITE 200
SALT LAKE CITY, UTAH 84109
P:801.487.0715 | F:801.487.0716

WHITE PINE DENTAL - HERRIMAN

11962 S Anthem Park BLVD,
Herriman, UT 84096

CHRONOLOGY

PROJECT NO.

20.065

DWN BY / CHK BY

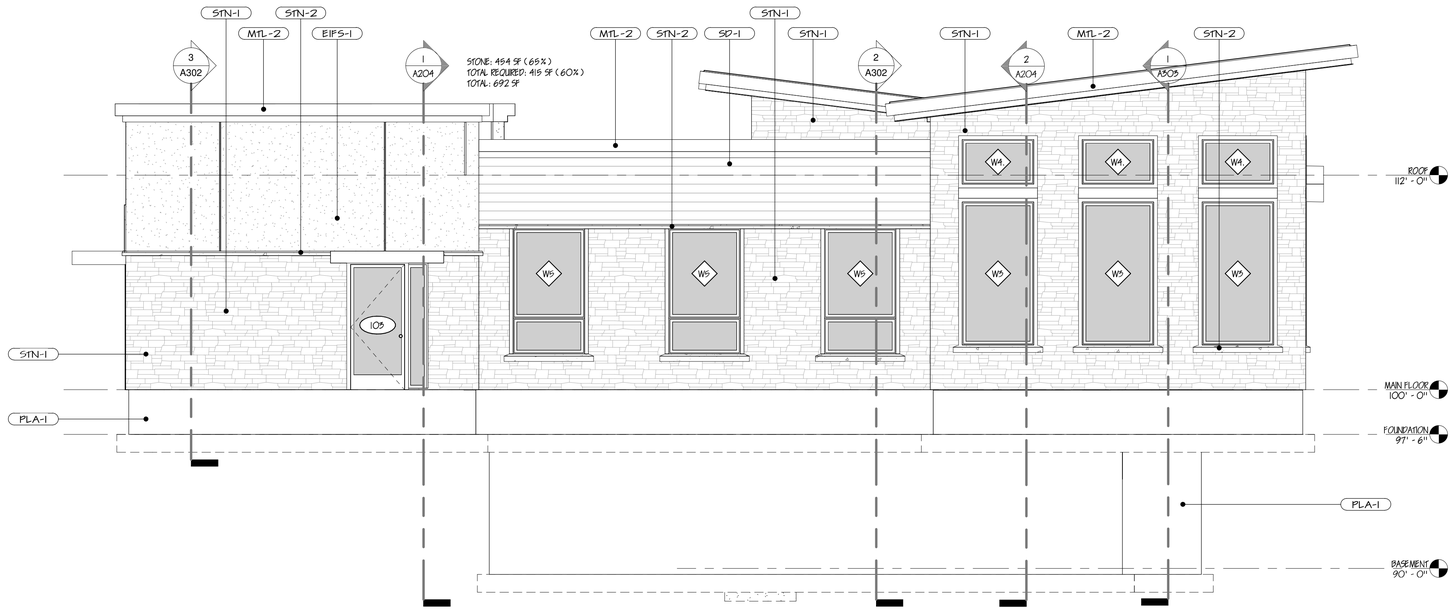
KP/CWL

TITLE

EXTERIOR ELEVATIONS

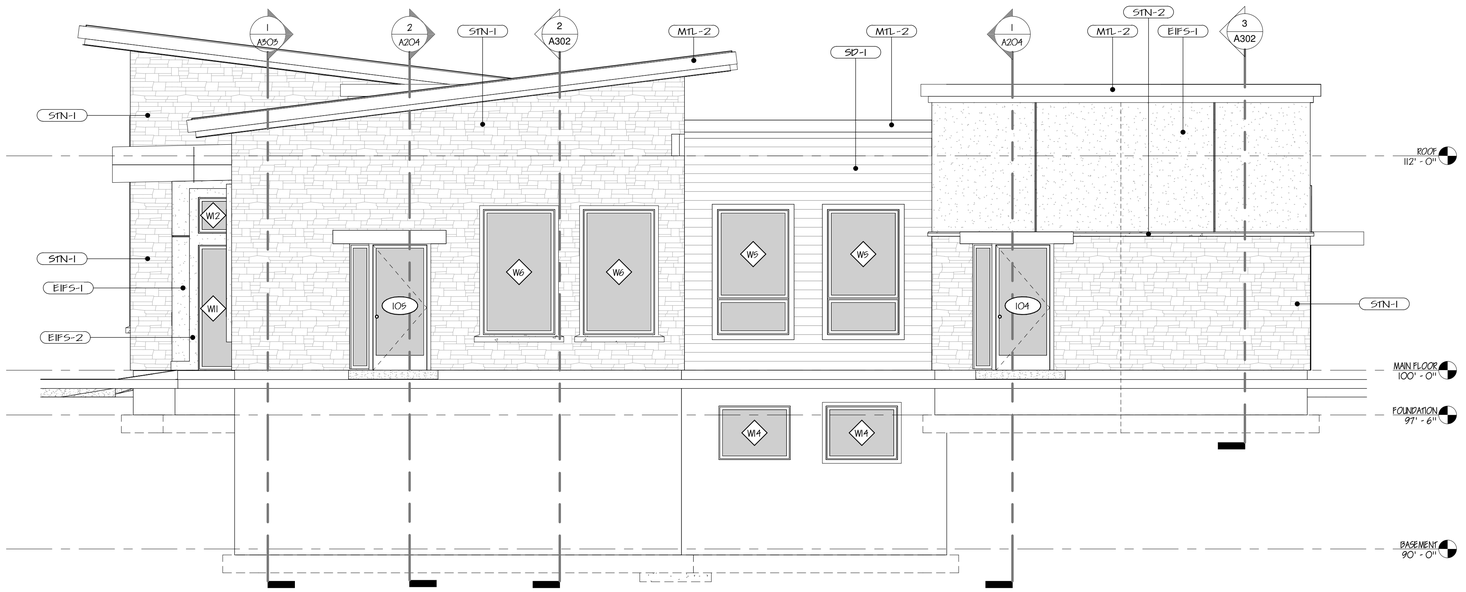
24X36 SHEET #

A201




1 A202 East

SCALE: 1/4" = 1'-0"




2 A202 West

SCALE: 1/4" = 1'-0"

| EXTERIOR MATERIAL LEGEND | | | | | |
|---|---|---|---|---|---|
| CALLOUT | MATERIAL | MANUFACTURER | SERIES | COLOR | NOTES |
| EIFS-1 | EXTERIOR INSULATION FINISHING SYSTEM | SYNERGY | TO BE DETERMINED | | |
| EIFS-2 | EXTERIOR INSULATION FINISHING SYSTEM WINDOW TRIM | SYNERGY | TO BE DETERMINED | | |
| MTL-1 | STANDING SEAM METAL ROOFING SYSTEM | BERRIDGE | | MEDIUM BRONZE | |
| MTL-2 | BREAK METAL, FASCIA & SOFFIT | | METAL SOFFIT & FASCIA | | |
| PLA-1 | CONCRETE FOUNDATION | | CONCRETE FOOTING AND FOUNDATION, RE: STRUCTURAL DRAWINGS FOR REINFORCING | CONCRETE | PLASTER |
| SD-1 | SIDING, FIBER CEMENT | NICHIHA | VINTAGEWOOD | SPRUCE | |
| STN-1 | STONE VENEER | BEEHIVE BRICK & STONE | CUT COURSE CANNONADE | | |
| STN-2 | PRECAST STONE, SILL | | | | |
| WOOD-2 | TRIM, CEDAR | | | | |

BAR SCALE: 1/ 4"=1"

0' 4'-0" 8'-0" 12'-0"

PROGRESS SET

PRINTED DATE

3/11/2021 12:06:32 PM

LAYTONDAVIS ARCHITECTS
2005 EAST 2700 | SOUTH SUITE 200
SALT LAKE CITY, UTAH 84109
P.801.487.0715 | F.801.487.0716

WHITE PINE DENTAL - HERRIMAN

11962 S Anthem Park BLVD, Herriman, UT 84096

CHRONOLOGY

PROJECT NO.

20.065

DWN BY / CHK BY

Author

TITLE

EXTERIOR ELEVATIONS

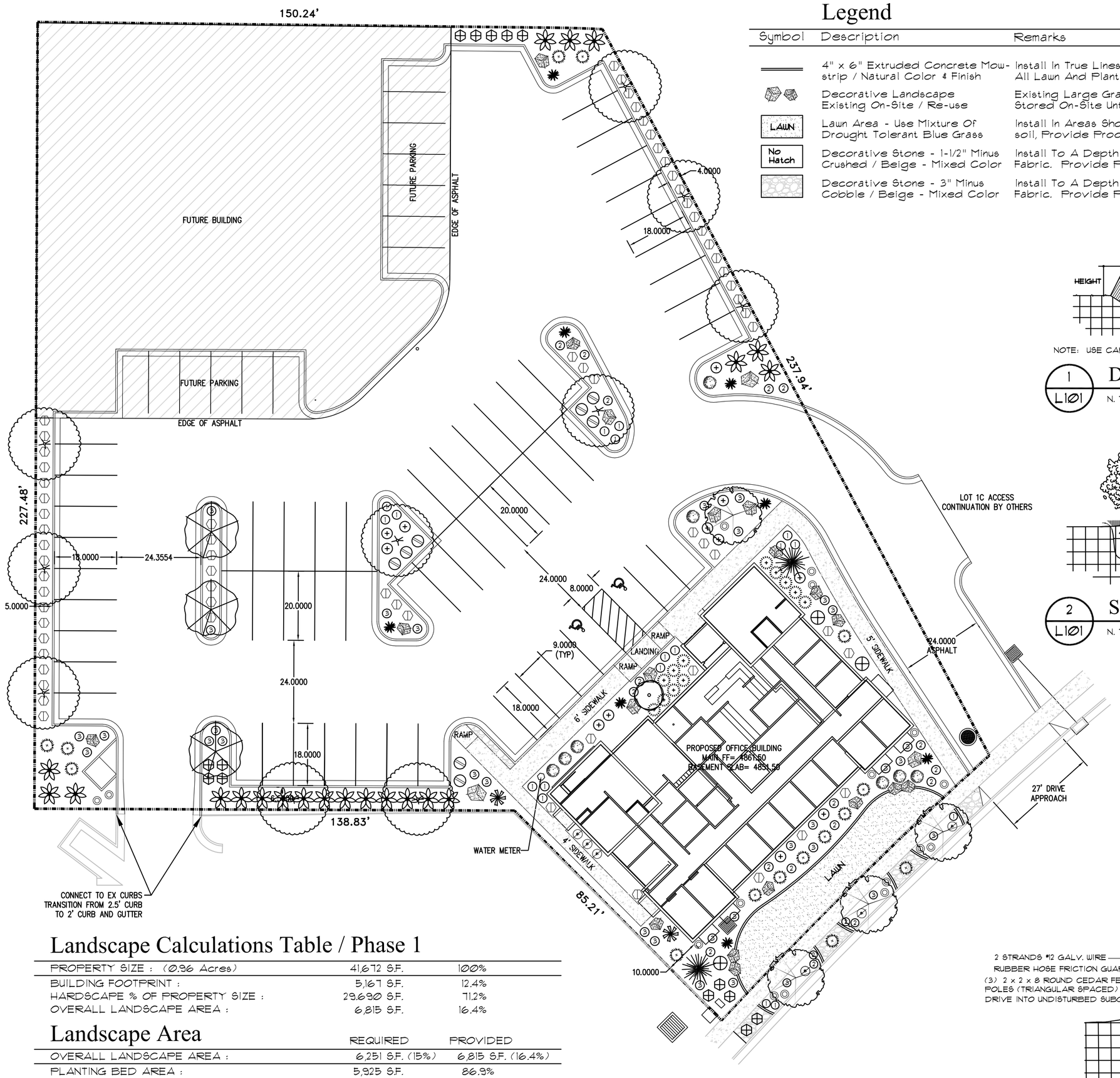
24X36 SHEET #

A202

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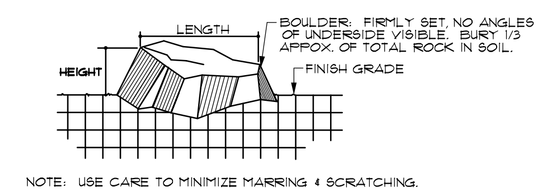
# Attachment D
# Landscaping Plan

Staff Report – File C20201-017




## Legend

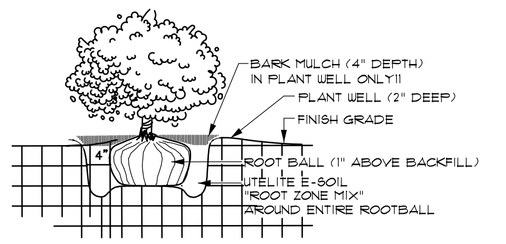
| Symbol | Description | Remarks |
|---|---|---|
| | 4" x 6" Extruded Concrete Mow-strip / Natural Color & Finish | Install In True Lines, Flush To All Concrete Edges And Between All Lawn And Planting Areas. Compact Sub-grade To 95%. |
| | Decorative Landscape Existing On-Site / Re-use | Existing Large Granite Boulders (10) To Be Salvaged And Stored On-Site Until Time Of Installation In Locations Shown. |
| LAWN | Lawn Area - Use Mixture Of Drought Tolerant Blue Grass | Install In Areas Shown And Over A 4" Depth Of Approved Top-soil, Provide Product Sample & Cut Sheet For Owner Approval. |
| No Hatch | Decorative Stone - 1-1/2" Minus Crushed / Beige - Mixed Color | Install To A Depth Of 4" Over "Dewitt" Brand Weed Barrier Fabric. Provide Product Sample For Owner Approval. |
| | Decorative Stone - 3" Minus Cobble / Beige - Mixed Color | Install To A Depth Of 4" Over "Dewitt" Brand Weed Barrier Fabric. Provide Product Sample For Owner Approval. |




NOTE: USE CARE TO MINIMIZE MARRING & SCRATCHING.

1 / L101 Decorative Boulder

N. T. S.




2 / L101 Shrub Planting

N. T. S.

## Plant List (TREES)

| Quan. | Symbol | Botanical Name | Common Name | Size | Remarks |
|---|---|---|---|---|---|
| 4 | | Ginkgo biloba | Maidenhair Tree | 2" Cal. Min. 8'-10' Ht. | Matched Heads Straight Trunks |
| 1 | | Koelreuteria p. 'Golden Candle' | Golden Cangle Rain Tree | 1 1/2" Cal. Min. 6'-8' Ht. | Matched Heads Straight Trunks |
| 2 | | Pinus leucodermis | Dwarf Bosnian Pine | 6'-8' H. B & B | Full Throughout Specimen |
| 3 | | Syringa reticulata 'Ivory Silk' | Japanese Tree Lilac | 1 1/2" Cal. Min. 6'-8' Ht. | Matched Heads Straight Trunks |
| 10 | | Zelcova serrata 'Green Vase' | Green Vase Zelcova | 2" Cal. Min. 8'-10' Ht. | Matched Head Straight Trunk |

## Plant List (SHRUBS)

| Quan. | Symbol | Botanical Name | Common Name | Size | Remarks |
|---|---|---|---|---|---|
| 6 | | Berberis thunb. 'Crimson Pygmy' | Crimson Pygmy Barberry | #1 Container | 12"-15" Height |
| 3 | | Euonymus alatus 'Compacta' | Dwarf Burning Bush | #1 Container | 15"-18" Height |
| 21 | | Physocarpus o. 'Summer Wine' | Summer Wine Ninebark | #1 Container | 18"-24" Height |
| 12 | | Pinus mugo mughus 'Slowmound' | Slowmound Mugo Pine | #1 Container | 12"-15" Spread |
| 8 | | Prunus besseyi | Western Sandcherry | #1 Container | 15"-18" Height |
| 15 | | Prunus besseyi 'Pawnee Buttes' | Pawnee Buttes Sandcherry | #1 Container | 15"-18" Spread |
| 8 | | Rosa meidiland 'Red' | Red Meidiland Rose | #1 Container | 12"-15" Height |
| 12 | | Spiraea japonica 'Neon Flash' | Neon Flash Spiraea | #1 Container | 12"-15" Height |
| 8 | | Yucca filamentosa 'Golden Sword' | Golden Sword Yucca | #1 Container | 12"-15" Height |

## Plant List (ORNAMENTAL GRASSES)

| Quan. | Symbol | Botanical Name | Common Name | Size | Remarks |
|---|---|---|---|---|---|
| 14 | | Calamagrostis a. 'Avalanche' | Avalanche Feather Grass | #1 Container | 15"-18" Height |
| 65 | | Calamagrostis a. 'Karl Foerster' | Karl Foerster Feather Grass | #1 Container | 15"-18" Height |
| 2 | | Miscanthus sinensis 'Gracillimus' | Maiden Grass | #1 Container | 18"-24" Height |
| 16 | | Pennisetum a. 'Hameln' | Dwarf Fountain Grass | #1 Container | 12"-15" Height |

## Plant List (PERENNIALS)

| Quan. | Symbol | Botanical Name | Common Name | Size | Remarks |
|---|---|---|---|---|---|
| 18 | 1 | Hemerocallis sp. 'Stella d'Oro' | Stella d'Oro Day Lily | #1 Container | 12" Ht. Full Can |
| 18 | 2 | Lavandula sp. 'Munstead' | Munstead Lavender | #1 Container | 12" Ht. Full Can |
| 33 | 3 | Salvia 'May Night' | May Night Garden Sage | #1 Container | 12" Ht. Full Can |

**Plant material quantities are provided for convenience only!! The contractor shall provide all materials either shown or noted, and of the caliper, height, container, and plant sizes as specified in the plant list

## Landscape Calculations Table / Phase 1

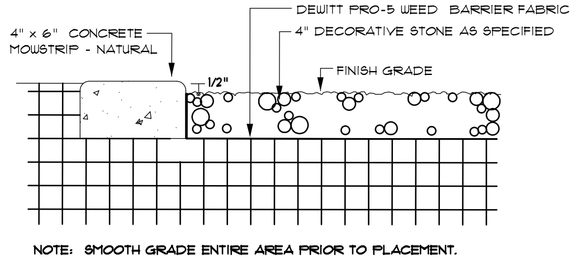
| | | |
|---|---|---|
| PROPERTY SIZE : (0.96 Acres) | 41,672 S.F. | 100% |
| BUILDING FOOTPRINT : | 5,167 S.F. | 12.4% |
| HARDSCAPE % OF PROPERTY SIZE : | 29,690 S.F. | 71.2% |
| OVERALL LANDSCAPE AREA : | 6,815 S.F. | 16.4% |

## Landscape Area

| | REQUIRED | PROVIDED |
|---|---|---|
| OVERALL LANDSCAPE AREA : | 6,251 S.F. (15%) | 6,815 S.F. (16.4%) |
| PLANTING BED AREA : | 5,925 S.F. | 86.9% |
| LAWN-TURF GRASS AREA : | 890 S.F. | 13.1% |

## Miscellaneous Items

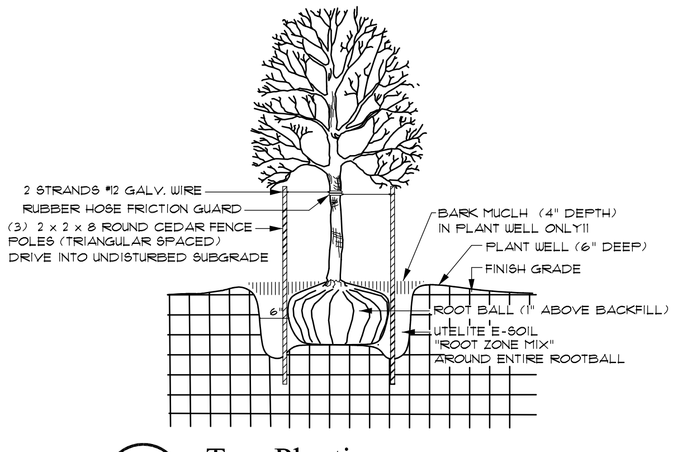
| | REQUIRED | PROVIDED |
|---|---|---|
| LIVE PLANT MATERIAL AREA : | 2,963 S.F. | 3,555 S.F. |
| TREES / 1 TREE PER 500 S.F. : | 14 EA. | 30 EA. |
| TREES IN LAWN AREA : | - Ø - | - Ø - |
| PARKSTRIP TREES / 1 PER 30' FRONTAGE : | 3 EA. | 3 EA. |
| LAWN AREAS LESS THAN 8 FEET WIDE : | - Ø - | - Ø - |
| LAWN AREAS ON SLOPES GREATER THAN 25% : | - Ø - | - Ø - |




NOTE: SMOOTH GRADE ENTIRE AREA PRIOR TO PLACEMENT.

4 / L101 Concrete Mowstrip

N. T. S.




3 / L101 Tree Planting

N. T. S.

## Submittal Requirements

1. The contractor shall provide to the Owner/Engineer product samples of all landscape materials such as boulders, decorative stone, bark mulches, weed barrier fabric, soil ammendments & import topsoil in order to obtain approval to be used on the project, and prior to any shipment to the site. Failure to provide this in a timely manner will in no way affect the construction schedule and time for project completion.
2. All plant materials shall be secured for the project a minimum of 60 days prior to shipment to the site. The contractor shall provide to the Owner/Engineer written confirmation of this a minimum of 30 days prior to planting of the project. No substitutions will be considered following this time period.

## Sub-Grade Requirements

1. LAWN AREAS : Six (6) inches below finish grade. This will allow for the installation of a 4 inch depth of import topsoil along with the soodding material, leaving it slightly below finish grade.
2. SHRUB AREAS : Twelve (12) inches below finish grade. This will allow for the installation of an 8 inch depth of import topsoil along with a four inch depth of bark mulch of decorative stone mulch, leaving it slightly below finish grade and concrete areas.
3. ROCK ONLY AREAS : Seven (7) inches below finish grade. This will allow for the installation of a 6 inch depth of decorative stone over the weed barrier fabric, leaving it slightly below finish grade and concrete areas.

## Planting Notes

1. All lawn areas shall receive a 4 inch depth of topsoil, all shrub planting areas shall receive an 8 inch depth of topsoil. Topsoil material is not available at the site and must be imported from an approved local source. All topsoil material shall be of a sandy loam mix.
2. Prior to placement of topsoil, all subgrade areas shall be loosened by scarifying the soil to a depth of 6 inches, by the use of mechanical means, in order to create a transition layer between existing and new soils.
3. All plant material holes shall be dug twice the diameter of the rootball and 6 inches deeper. Excavated material shall be removed from the site.
4. Plant backfill mixture shall be composed of 3 parts topsoil to 1 part humus additive, and shall be rotary mixed on-site prior to installation.
5. Plant fertilizer shall be 'Agriform' brand 21 gram tablets used as per manufacturers recommendations.
6. All trees shall receive an 'Arbor Guard' trunk protector, or equal, and have a 36 inch diameter bark mulch ring. All trees shall be staked for wind protection, unless otherwise indicated.
7. Upon completion of planting operations, all shrub pits and tree wells shall receive a four inch depth of fine ground bark mulch mixture as a cover. The overall shrub beds themselves shall receive a 4" depth of decorative stone surfacing over DeWitt Pro-5 weed barrier fabric. Stone to be used shall be "Calico" (or equal) 1 1/2" min. and Nephi Grey (or equal) 2"-3" min. size. Provide samples for approval.
8. In decorative stone beds, cut the fabric from around the water well of each plant, then apply fine ground bark inside water well. The remainder of the planter bed shall receive the depth of decorative stone.
9. Landscape maintenance shall be required for a period of 30 days minimum following the date of project acceptance, and shall include weeding, pruning, and one herbicide and plant fertilizer application.
10. The contractor shall comply with all warranties and guarantees set forth by the Owner, and in no case shall that period be less than one year following the date of final completion and acceptance.

## General Notes

1. The contractor shall verify the exact location of all existing and proposed utilities, and all site conditions prior to beginning construction. The contractor shall coordinate their work with the project manager and all other contractors working on the site.
2. The finish grade of all planting areas shall be smooth, even and consistent, free of any humps, depressions or other grading irregularities. The finish grade of all landscape areas shall be graded consistently 1/2" below the top of all surrounding walks, curbs, etc.
3. The contractor shall provide all materials, labor and equipment required for the proper completion of all landscape work as specified and shown on the drawings.
4. All plant materials shall be approved prior to planting. The Owner/Landscape Architect has the right to reject any and all plant material not conforming to the specifications. The Owner/Landscape Architect decision will be final.
5. The contractor shall plant all plants per the planting details, stake/guy as shown. The top of root balls shall be planted flush with finish grade.
6. The contractor shall not impede drainage in any way. The contractor shall always maintain positive drainage away from the building, walks, etc.
7. The contractor shall maintain all work until all work is complete and accepted by the Owner. Maintenance shall include weeding, pruning-trimming, fertilizing, cleaning, insecticides, herbicides, and all other items necessary for a complete service of the project.

## Plant Material Quality Note:

All plant materials shall be of number one quality and size for the container specified. All materials of each variety shall be furnished by the same supplier and come from the same stock or group. The Owner and Landscape Architect have the right to reject any and all plant materials not meeting specification or in a healthy condition for the project. The contractor shall secure all plant materials for the project a minimum of 30 days prior to the anticipated installation date. No plant material substitutions will be considered following this 30 day period. All plant materials shall be reviewed and approved prior to shipment to the site.

STATE OF UTAH
REGISTERED
RANDALL D. LAYTON
10580
LANDSCAPE ARCHITECT
03-11-21

LAYTONDAVIS ARCHITECTS
2005 East 2700 South | suite 200
salt lake city, utah 84109
p: 801.487.0715 | www.laytondavisarchitects.com

PRINTED DATE
03.11.21

WHITE PINE DENTAL
HERRIMAN
11962 S. Anthem Park Boulevard
Herriman, Utah 84096

CHRONOLOGY

SHEET SIZE
24x36

PROJECT NO
20.065

DWN BY / CHK BY
RDL / RDL

TITLE
Landscape Plan

SHEET
L101

# Attachment E
# DRC Comments

Staff Report – File C20201-017

LAYTONDAVIS ARCHITECTS

# Review Response

Date: March 10, 2021

Department: Herriman Planning Department

Project #20.034

Permit Application #:

## 20.034 – White Pine Dental – Conditional Use Comments

**Engineering Review Comments**:

1. Add additional street light along Anthem Park Boulevard. To be Herriman City Standard Light.

Response: Streetlight was added. Specific make and model are given in keyed note 1.

2. Site parking lights need to be Herriman City Standard lights.

Response: The parking lot lighting fixture in the Herriman City standard is a goose neck pole mount and decorative bell style fixture that can only be found in the Herriman City Center areas. All commercial and mixed use properties neighboring this project have installed blade style LED fixtures mounted to straight poles which match the design we have proposed.

3. Need cross access easement for shared drive onto adjacent lot.

Response: I have shown with hatching the cross access easement on sheet C202. The owners will coordinate the creation of the agreement and will sign and record the easement.

4. Water meters to be moved to park-strip of Anthem Park Boulevard.

Response: They are now shown at the southwest corner of the site.

5. Provide 20' waterline easement (10' on each side of centerline) for any main lines running through site.

Response: Interior waterline has been removed per DRC meeting this morning

6. Add isolation valve for hydrant in rear of lot.

Response: Hydrant has been moved to near entrance and a valve is shown on the line at the 90 degree bend in the park-strip

7. Provide storm drain calculations in report form for detention (100 year 24 hour) and retention requirements (80th percentile).
    - Address flood control standards and water quality.

Response: See prepared report included in submittal.

8. Long-term storm water maintenance agreement with City of Herriman required before occupancy.

Response: Understood. Agreement will be made before occupancy.

**Planning Review Comments**:

1. Future building (phase) of development needs to be submitted per 10-5-12E of our approval standards:
    - E. Approval Standards: The following standards shall apply to the approval of a site plan.
        - 1. The entire site shall be developed at one time unless a phased development plan is approved. A phased development plan shall show:
            - a. The planned development of the entire site; and
            - b. The timing and sequencing of improvements to be completed with each phase, particularly amenities, open space, and public improvements.

Response: See phase tabulation on sheet A001 with size of phase 2 building and number of stalls required.

2. North, South, and East elevations do not meet the 60% stone/brick requirement. (Ord. 10-12-16)

Response: Stone has been added to the North, South, and East elevations so that they conform to city requirements/ordinances. See Sheet A201 & A202

3. 6 foot precast/masonry wall installed along residential zone. (Ord. 10-21-7)

Response: See added precast concrete fence callout on site plans.

4. Landscaping must meet Water Efficiency Standards.

Response: Landscape plans have been updated based off comments made during the DRC meeting on 03/10.

5. Specify on plans which offices will be used for dental offices (to determine parking requirements)

Response: 3 Dentists will be at this office (rooms 129, 130 & 131). Number of stalls required included in phase tabulation found on sheet A001 (site plan)

# Attachment F
# Presentation

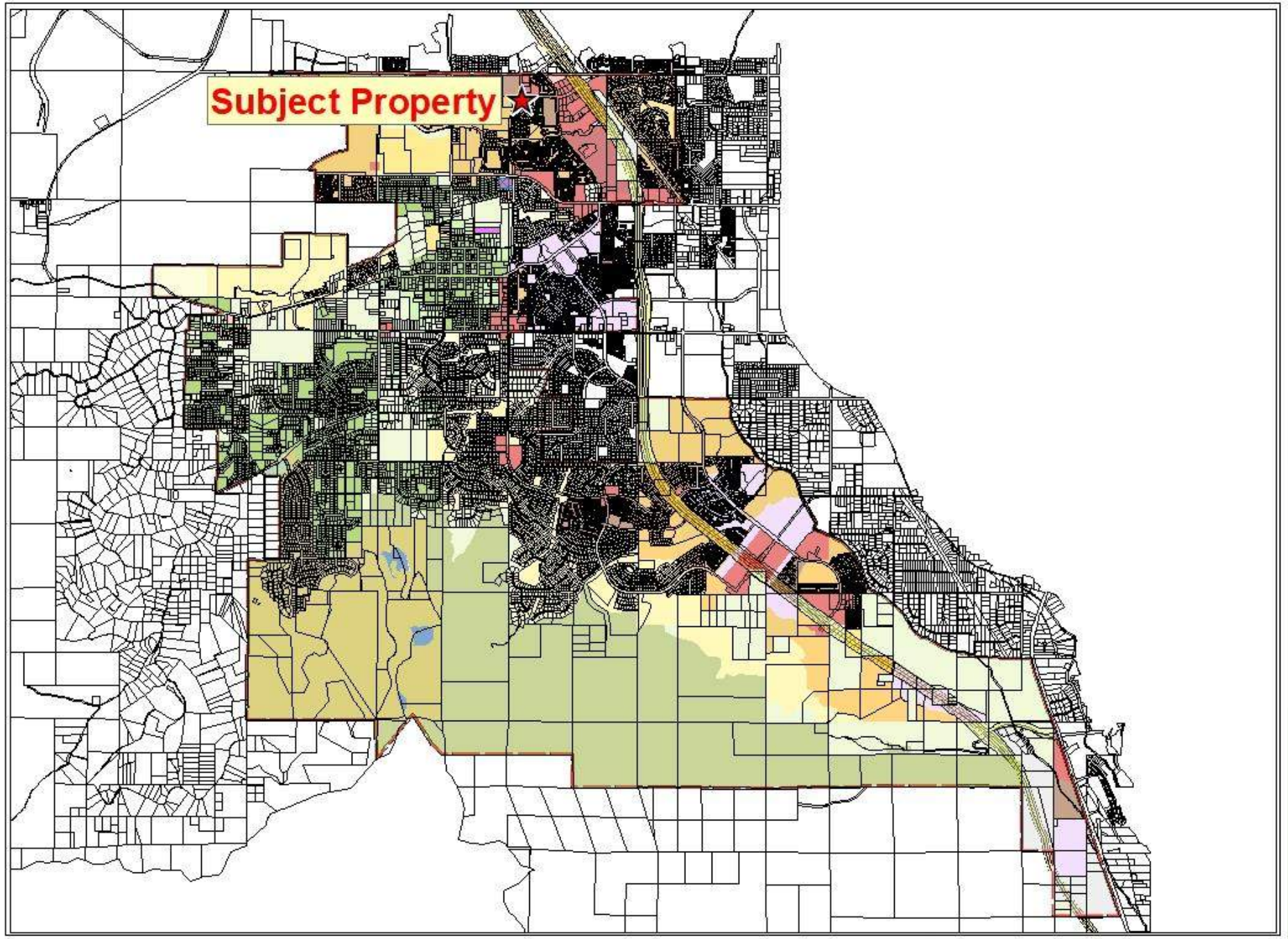
Staff Report – File C20201-017

# Planning Commission Meeting

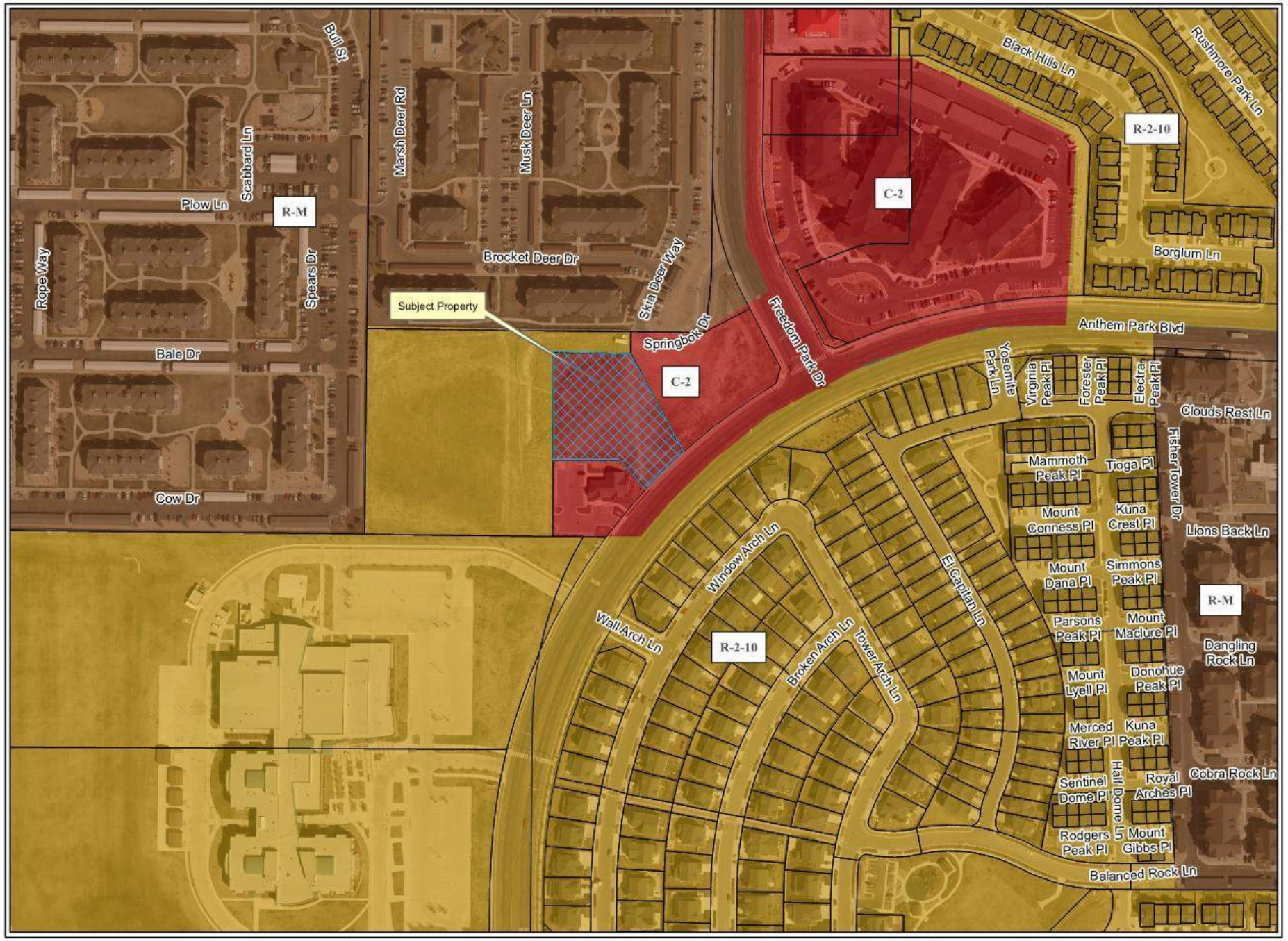
March 18, 2021

**C2021-017**- Conditional Use approval for White Pine Dental site plan.
**Applicant:** Chris Layton (authorized agent)
**Address:** 11926 S Anthem Park Boulevard
**Zone:** C-2 Commercial
**Acres:** 1.24±

# Vicinity Map

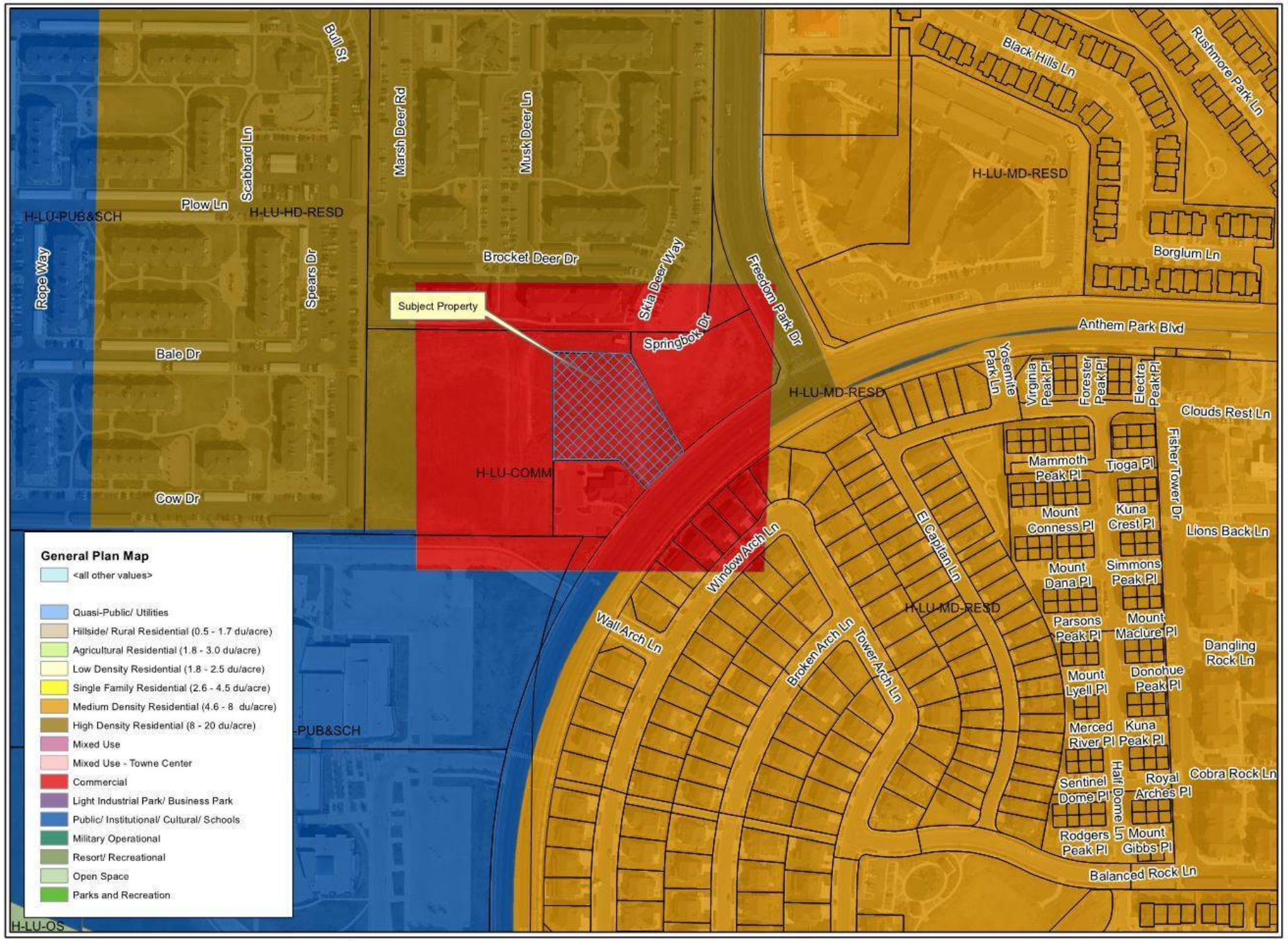


# Zoning Map



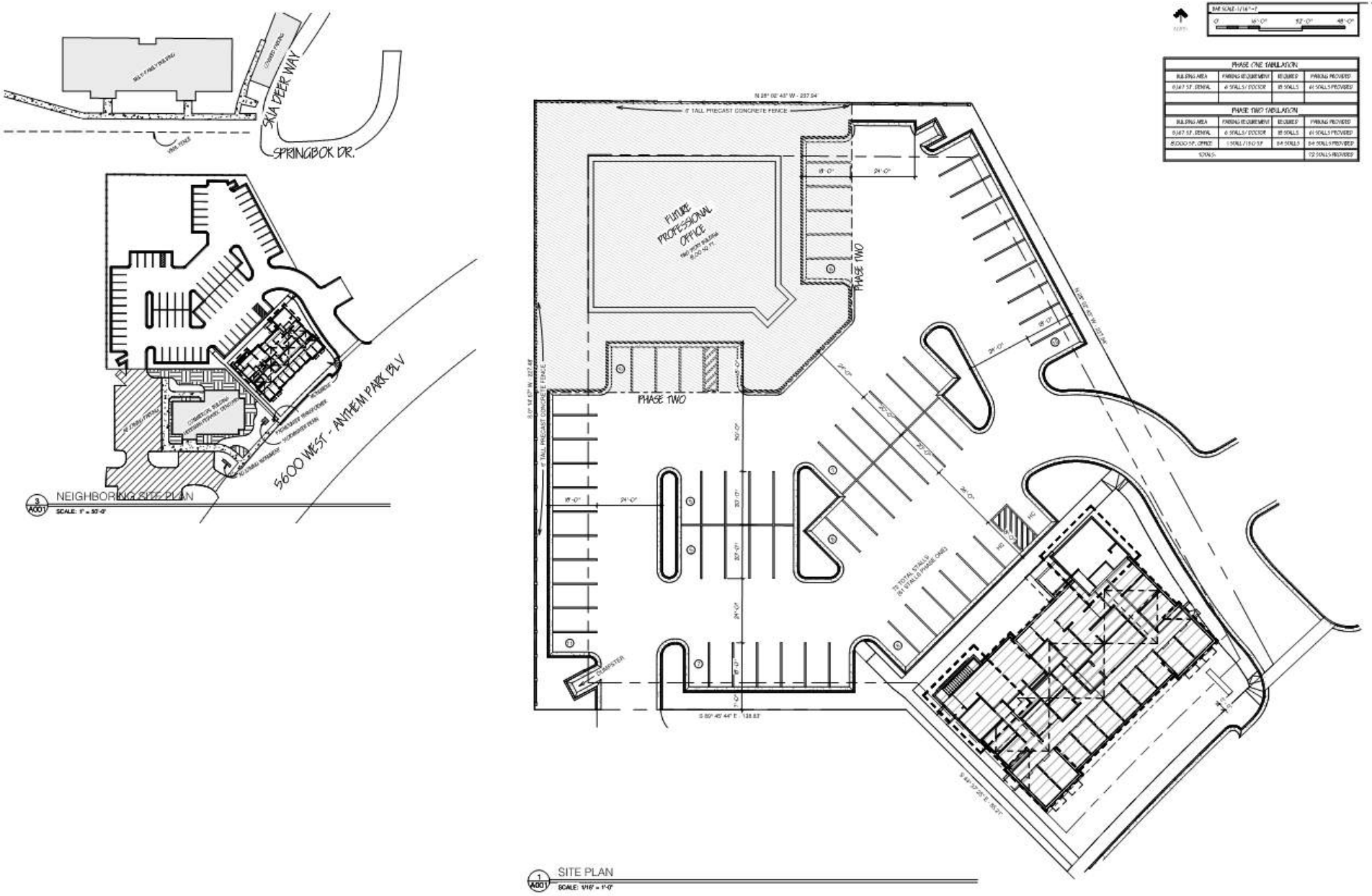

C2021-017 - Proposed Conditional Use
Whie Pine Dental - 11926 S Anthem Park Boulevard

# General Plan

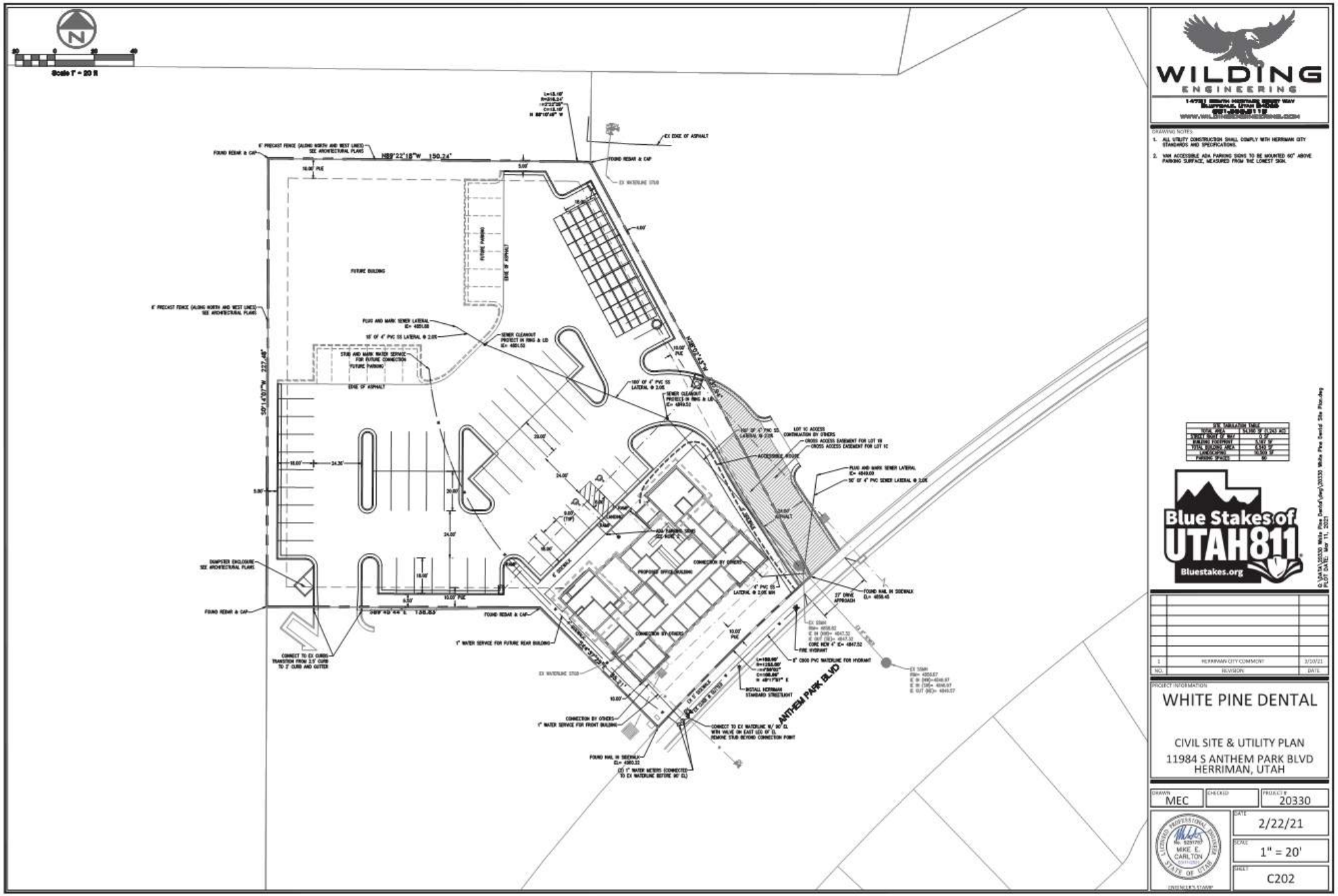



C2021-017 - Proposed Conditional Use
Whie Pine Dental - 11926 S Anthem Park Boulevard

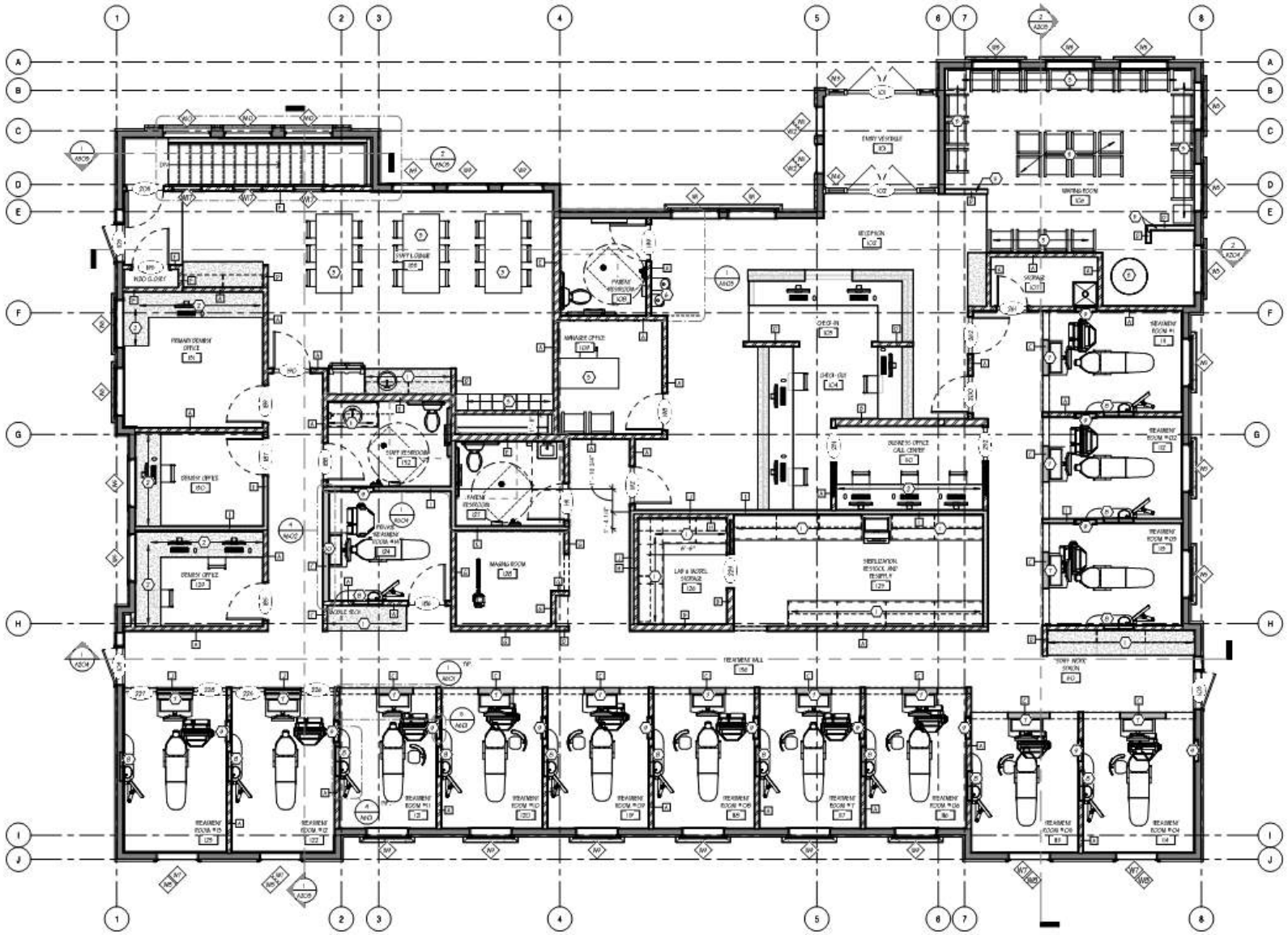
# Phases


SKIA DEER WAY
SPRINGBOK DR.
5600 WEST - ANTHEM PARK BLV
NEIGHBORING SITE PLAN
SCALE: 1" = 50'-0"
FUTURE PROFESSIONAL OFFICE
PHASE TWO
PHASE TWO
SITE PLAN
SCALE: 1/16" = 1'-0"
PHASE ONE TABULATION
PHASE TWO TABULATION
PROGRESS SET
PRINTED DATE
3/11/2021 12:06:28 PM
LAYTON DAVIS ARCHITECTURE
2005 EAST 2700 | SOUTH SUITE 200
SALT LAKE CITY, UTAH 84109
P.801.487.0715 | F.801.487.0716
WHITE PINE DENTAL - HERRIMAN
11962 S Anthem Park BLVD,
Herriman, UT 84096
CHRONOLOGY
PROJECT NO.
20.065
DWN BY / CHK BY
RSM/JLD
TITLE
ARCHITECTURAL SITE PLAN
24X36 SHEET #
A001

# Site Plan


WILDING
ENGINEERING
WHITE PINE DENTAL
CIVIL SITE & UTILITY PLAN
11984 S ANTHEM PARK BLVD
HERRIMAN, UTAH
ANTHEM PARK BLVD
Blue Stakes of UTAH811
Bluestakes.org
MEC
20330
2/22/21
1" = 20'
C202

# Building Floor Plan



MAIN FLOOR
SCALE: 1/4" = 1'-0"

FLOOR PLAN - GENERAL NOTES

WALL TYPE LEGEND

MAIN FLOOR KEYNOTES

PROGRESS SET

PRINTED DATE
3/11/2021 12:06:29 PM

LAYTON DAVIS
2005 EAST 2700 | SOUTH SUITE 200
SALT LAKE CITY, UTAH 84109
P.801.487.0715 | F.801.487.0716

WHITE PINE DENTAL - HERRIMAN
11962 S Anthem Park BLVD.
Herriman, UT 84096

CHRONOLOGY

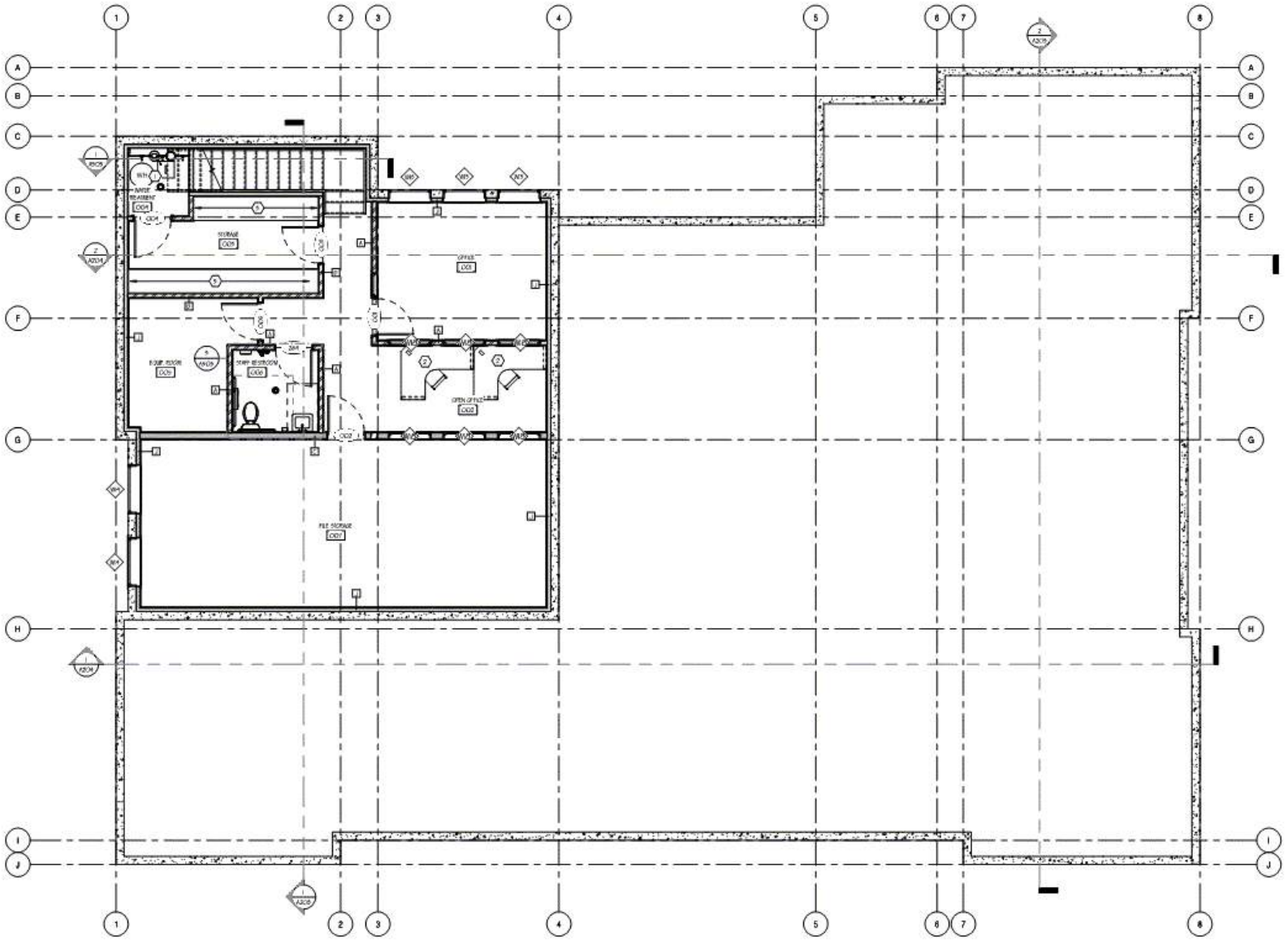
PROJECT NO.
20.065

DWN BY / CHK BY
PDK/CDB

TITLE
MAIN FLOOR PLAN

24X36 SHEET #
A102

# Building Floor Plan



1 A101 BASEMENT
SCALE: 1/4" = 1'-0"

FLOOR PLAN - GENERAL NOTES

WALL TYPE LEGEND

R-VALUE INDEX

BASEMENT KEYNOTES

PROGRESS SET

PRINTED DATE
3/11/2021 12:06:28 PM

LAYTONDAY
2005 EAST 2700 | SOUTH SUITE 200
SALT LAKE CITY, UTAH 84109
P:801.487.0715 | F:801.487.0716

WHITE PINE DENTAL - HERRIMAN
11962 S Anthem Park BLVD,
Herriman, UT 84096

CHRONOLOGY

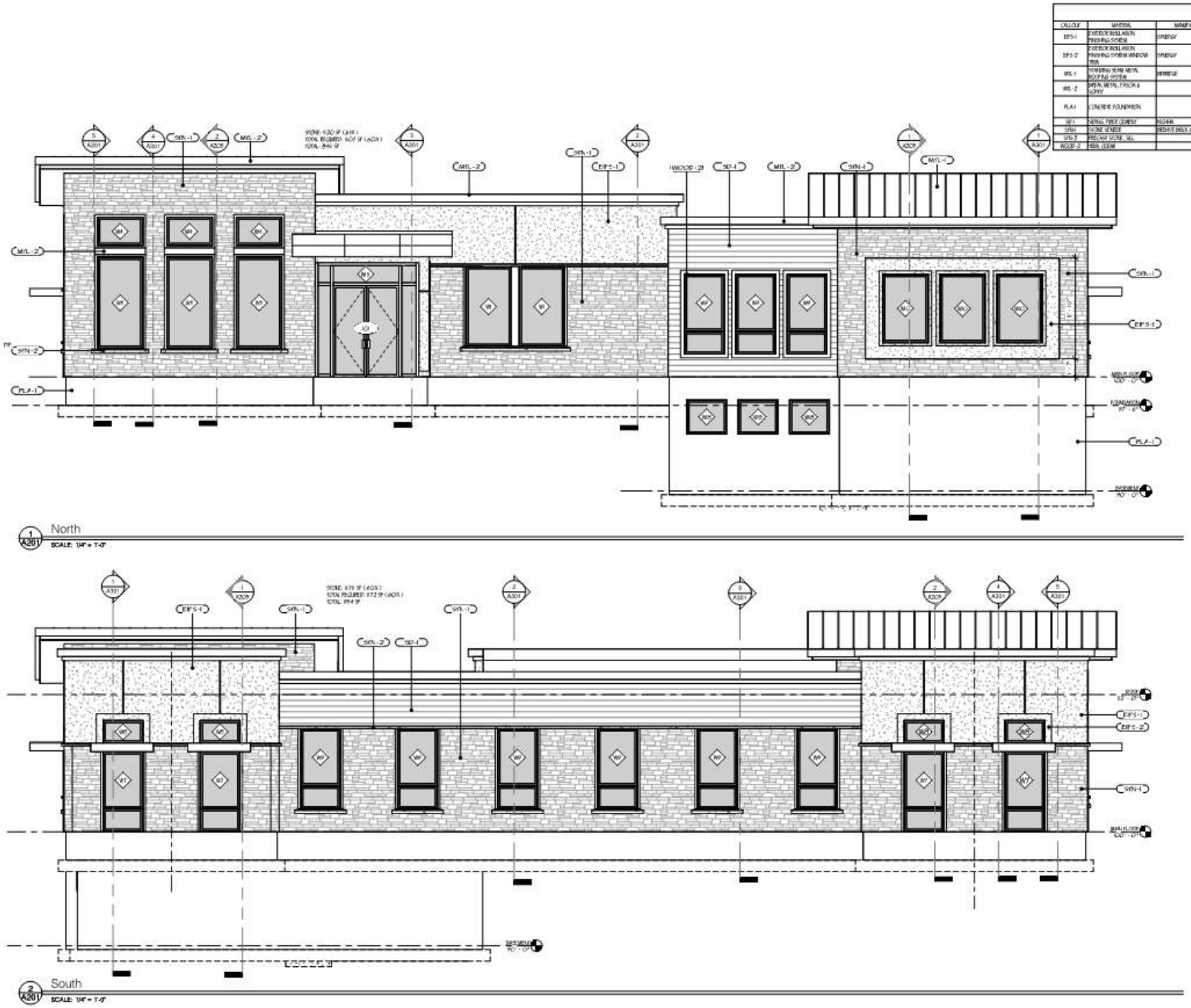
PROJECT NO.
20.065

DWN BY / CHK BY
Author

TITLE
BASEMENT FLOOR PLAN

24X36 SHEET #
A101

# Building Elevations




PROGRESS SET

PRINTED DATE
3/11/2021 12:06:31 PM

LAYTONDAVIS
2005 EAST 2700 | SOUTH SUITE 200
SALT LAKE CITY, UTAH 84109
P.801.487.0715 | F.801.487.0716

WHITE PINE DENTAL - HERRIMAN
11962 S Anthem Park BLVD,
Herriman, UT 84096

CHRONOLOGY

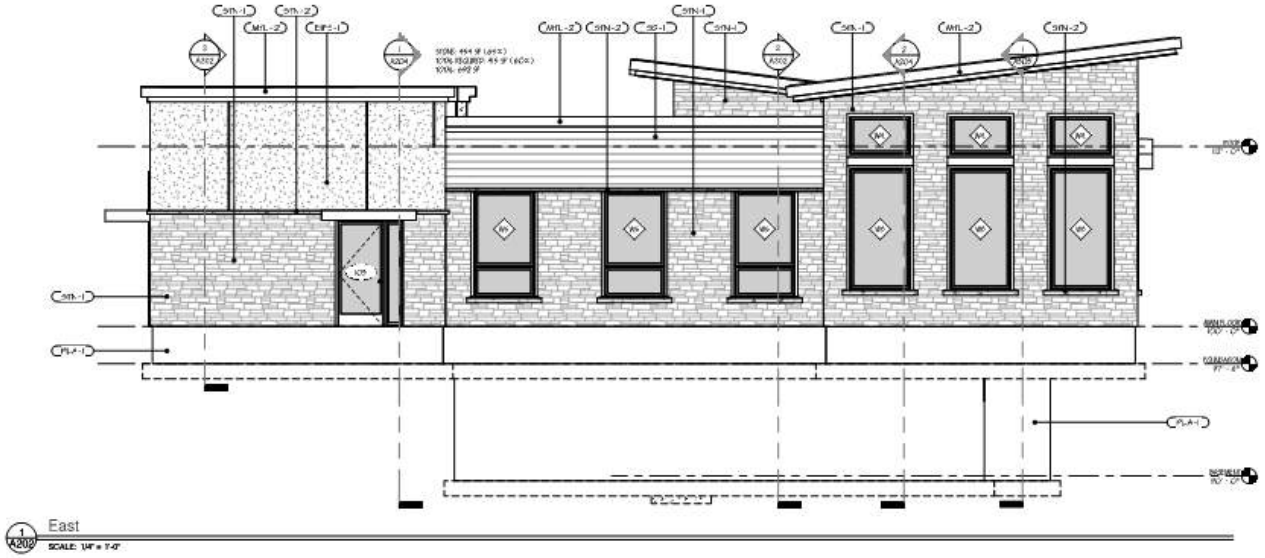
PROJECT NO.
20.065

DWN BY / CHK BY
KP/CWL

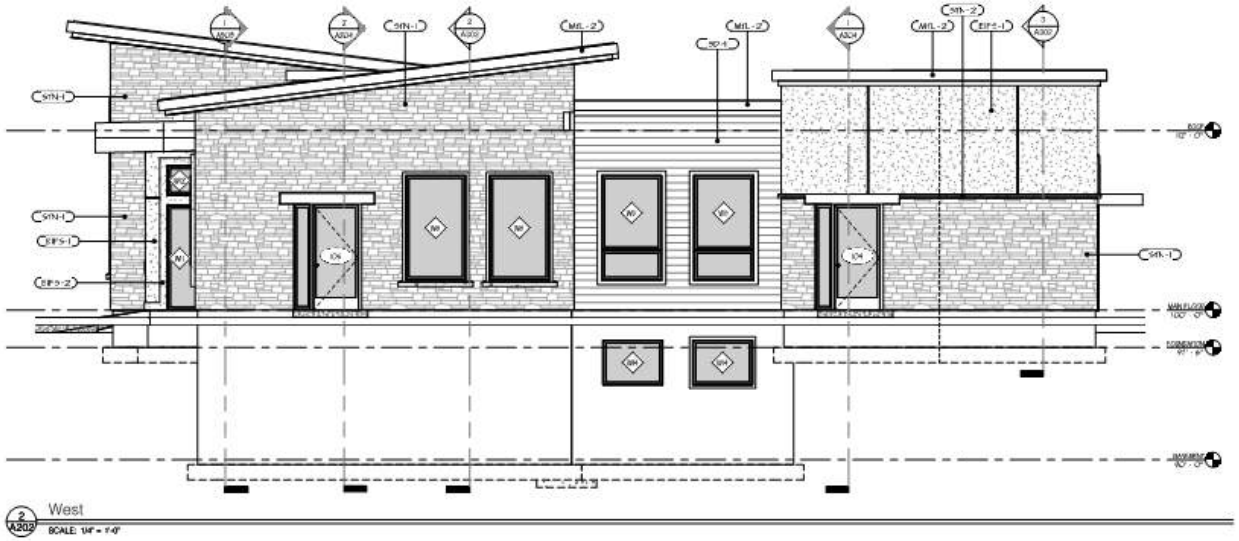
TITLE
EXTERIOR ELEVATIONS

24X36 SHEET #
A201

# Building Elevations



East



West

EXTERIOR MATERIAL LEGEND

| CALLOUT | MATERIAL | MANUFACTURER | TYPE/S | COLOR | NOTES |
|---|---|---|---|---|---|
| EIFS-1 | EXTERIOR INSULATION FINISHING SYSTEM | SYNERGY | STONE DETERMINED | | |
| EIFS-2 | EXTERIOR INSULATION FINISHING SYSTEM WINDOW TRIM | SYNERGY | STONE DETERMINED | | |
| MTL-1 | STANDING SEAM METAL ROOFING SYSTEM | MBCI | | ARTISAN BRONZE | |
| MTL-2 | METAL METAL FASCIA & SOFFIT | | METAL SOFFIT & FASCIA | | |
| PLA-1 | CONCRETE FOUNDATION | | CONCRETE FOOTING AND FOUNDATION, RE: STRUCTURAL DRAWINGS FOR REINFORCING | CONCRETE | PLASTER |
| SID-1 | SIDING, FIBER CEMENT | NICHIHA | VINTAGE WOOD | SPRUCE | |
| STN-1 | STONE VENEER | BEDROCK DESIGN STONE | CAY CLIFFS CHALKBOARD | | |
| STN-2 | PRECAST STONE SILL | | | | |
| ROOF-2 | TPO ROOFING | | | | |

LAY TONDAVIS
2005 EAST 2700 | SOUTH SUITE 200
SALT LAKE CITY, UTAH 84109
P:801.487.0715 | F:801.487.0716

PROGRESS SET

PRINTED DATE
3/11/2021 12:06:32 PM

WHITE PINE DENTAL - HERRIMAN
11962 S Anthem Park BLVD,
Herriman, UT 84096

CHRONOLOGY

PROJECT NO.
20.065

DWN BY / CHK BY
Author

TITLE
EXTERIOR ELEVATIONS

24X36 SHEET #
A202

# Building Renderings



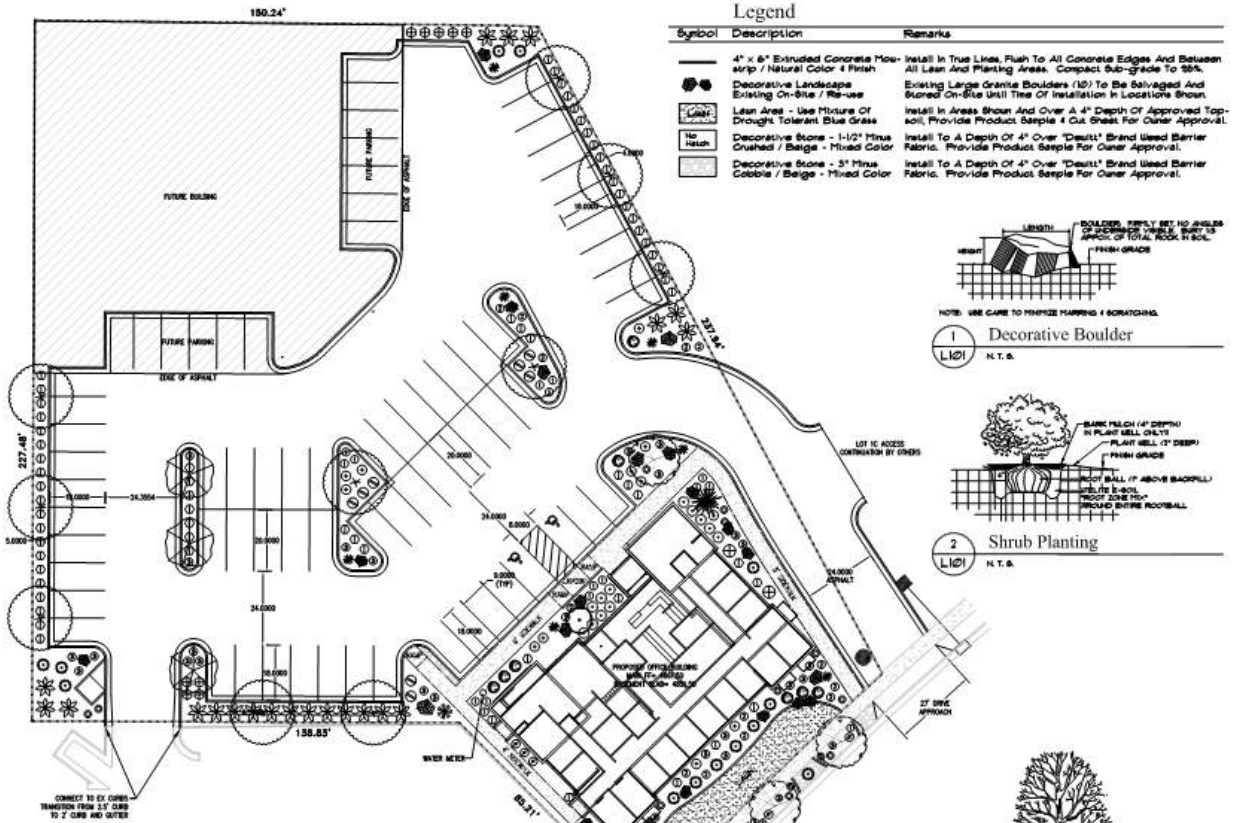









# Landscape Plan




## Legend

| Symbol | Description | Remarks |
|---|---|---|
| | 4" x 6" Extruded Concrete Mow-strip / Natural Color 4 Finish | Install In True Lines, Flush To All Concrete Edges And Between All Lawn And Planting Areas. Compact Sub-grade To 95%. |
| | Decorative Landscape Existing On-Site / Re-use | Existing Large Granite Boulders (10) To Be Salvaged And Stored On-Site Until Time Of Installation In Locations Shown. |
| Lawn | Lawn Area - Use Mixture Of Drought Tolerant Blue Grass | Install In Areas Shown And Over A 4" Depth Of Approved Top-soil, Provide Product Sample 4 Cut Sheet For Owner Approval. |
| No Mulch | Decorative Stone - 1-1/2" Minus Crushed / Beige - Mixed Color | Install To A Depth Of 4" Over "Dewitt" Brand Weed Barrier Fabric. Provide Product Sample For Owner Approval. |
| | Decorative Stone - 3" Minus Cobble / Beige - Mixed Color | Install To A Depth Of 4" Over "Dewitt" Brand Weed Barrier Fabric. Provide Product Sample For Owner Approval. |

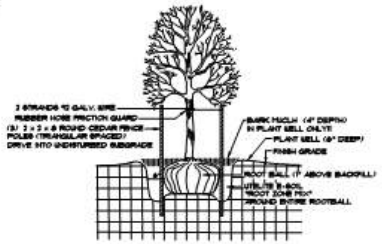



NOTE: USE CARE TO MINIMIZE MARRING & SCRATCHING.

1 L101 — Decorative Boulder — N. T. S.




2 L101 — Shrub Planting — N. T. S.




3 L101 — Tree Planting — N. T. S.

## Landscape Calculations Table / Phase 1

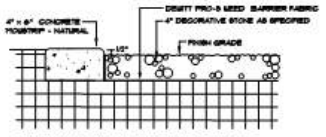
| | | |
|---|---|---|
| PROPERTY SIZE : (2.96 Acres) | 41,612 SF. | 100% |
| BUILDING FOOTPRINT : | 5,167 SF. | 12.4% |
| HARDSCAPE & OF PROPERTY SIZE : | 29,680 SF. | 71.2% |
| OVERALL LANDSCAPE AREA : | 6,815 SF. | 16.4% |

### Landscape Area

| | REQUIRED | PROVIDED |
|---|---|---|
| OVERALL LANDSCAPE AREA : | 6,291 SF. (15%) | 6,815 SF. (16.4%) |
| PLANTING BED AREA : | 5,525 SF. | 86.5% |
| LAWN-TURF GRASS AREA : | 890 SF. | 13.% |

### Miscellaneous Items

| | REQUIRED | PROVIDED |
|---|---|---|
| LIVE PLANT MATERIAL AREA : | 2,963 SF. | 3,595 SF. |
| TREES / 1 TREE PER 500 SF. : | 14 EA. | 30 EA. |
| TREES IN LAWN AREA : | - Ø - | - Ø - |
| PARKSTRIP TREES / 1 PER 30' FRONTAGE : | 3 EA. | 3 EA. |
| LAWN AREAS LESS THAN 8 FEET WIDE : | - Ø - | - Ø - |
| LAWN AREAS ON SLOPES GREATER THAN 25% : | - Ø - | - Ø - |




4 L101 — Concrete Mowstrip — N. T. S.

## Submittal Requirements

1. The contractor shall provide to the Owner/Engineer product samples of all landscape materials such as boulders, decorative stone, bark mulches, weed barrier fabric, soil amendments & import topsoil in order to obtain approval to be used on the project, and prior to any shipment to the site. Failure to provide this in a timely manner will in no way affect the construction schedule and time for project completion.
2. All plant materials shall be secured for the project a minimum of 60 days prior to shipment to the site. The contractor shall provide to the Owner/Engineer written confirmation of this a minimum of 30 days prior to planting of the project. No substitutions will be considered following this time period.

## Sub-Grade Requirements

1. LAWN AREAS : Six (6) inches below finish grade. This will allow for the installation of a 4 inch depth of import topsoil along with the sodding material, leaving it slightly below finish grade.
2. SHRUB AREAS : Twelve (12) inches below finish grade. This will allow for the installation of an 8 inch depth of import topsoil along with a four inch depth of bark mulch of decorative stone mulch, leaving it slightly below finish grade and concrete areas.
3. ROCK ONLY AREAS : Seven (7) inches below finish grade. This will allow for the installation of a 6 inch depth of decorative stone over the weed barrier fabric, leaving it slightly below finish grade and concrete areas.

## Plant List (TREES)

| Quan. | Symbol | Botanical Name | Common Name | Size | Remarks |
|---|---|---|---|---|---|
| 4 | | Ginkgo biloba | Maidenhair Tree | 2" Cal. Min. 8'-10' Ht. | Matched Heads Straight Trunks |
| 1 | | Koelreuteria p. 'Golden Candle' | Golden Cangle Rain Tree | 1 1/2" Cal. Min. 6'-8' Ht. | Matched Heads Straight Trunks |
| 2 | | Pinus leucodermis | Dwarf Bosnian Pine | 6'-8' Ht. B & B | Full Throughout Specimen |
| 3 | | Syringa reticulata 'Ivory Silk' | Japanese Tree Lilac | 1 1/2" Cal. Min. 6'-8' Ht. | Matched Heads Straight Trunks |
| 10 | | Zelcova serrata 'Green Vase' | Green Vase Zelcova | 2" Cal. Min. 8'-10' Ht. | Matched Head Straight Trunk |

## Plant List (SHRUBS)

| Quan. | Symbol | Botanical Name | Common Name | Size | Remarks |
|---|---|---|---|---|---|
| 6 | | Berberis thunb. 'Crimson Pygmy' | Crimson Pygmy Barberry | #1 Container | 12"-15" Height |
| 3 | | Euonymus alatus 'Compacta' | Dwarf Burning Bush | #1 Container | 15"-18" Height |
| 21 | | Physocarpus o. 'Summer Wine' | Summer Wine Ninebark | #1 Container | 18"-24" Height |
| 12 | | Pinus mugo mughus 'Slowmound' | Slowmound Mugo Pine | #1 Container | 12"-15" Spread |
| 8 | | Prunus besseyi | Western Sandcherry | #1 Container | 15"-18" Height |
| 15 | | Prunus besseyi 'Pawnee Buttes' | Pawnee Buttes Sandcherry | #1 Container | 15"-18" Spread |
| 8 | | Rosa meidiland 'Red' | Red Meidiland Rose | #1 Container | 12"-15" Height |
| 12 | | Spiraea japonica 'Neon Flash' | Neon Flash Spiraea | #1 Container | 12"-15" Height |
| 8 | | Yucca filamentosa 'Golden Sword' | Golden Sword Yucca | #1 Container | 12"-15" Height |

## Plant List (ORNAMENTAL GRASSES)

| Quan. | Symbol | Botanical Name | Common Name | Size | Remarks |
|---|---|---|---|---|---|
| 14 | | Calamagrostis a. 'Avalancha' | Avalanche Feather Grass | #1 Container | 15"-18" Height |
| 65 | | Calamagrostis a. 'Karl Foerster' | Karl Foerster Feather Grass | #1 Container | 15"-18" Height |
| 2 | | Miscanthus sinensis 'Gracillimus' | Maiden Grass | #1 Container | 18"-24" Height |
| 16 | | Pennisetum a. 'Hameln' | Dwarf Fountain Grass | #1 Container | 12"-15" Height |

## Plant List (PERENNIALS)

| Quan. | Symbol | Botanical Name | Common Name | Size | Remarks |
|---|---|---|---|---|---|
| 15 | | Hemerocallis sp. 'Stella d'Oro' | Stella d'Oro Day Lily | #1 Container | 12" Ht. Full Can |
| 18 | | Lavandula sp. 'Munstead' | Munstead Lavender | #1 Container | 12" Ht. Full Can |
| 33 | | Salvia 'May Night' | May Night Garden Sage | #1 Container | 12" Ht. Full Can |

**Plant material quantities are provided for convenience only!! The contractor shall provide all materials either shown or noted, and of the caliper, height, container, and plant sizes as specified in the plant list.

## Planting Notes

1. All lawn areas shall receive a 4 inch depth of topsoil, all shrub planting areas shall receive an 8 inch depth of topsoil. Topsoil material is not available at the site and must be imported from an approved local source. All topsoil material shall be of a sandy loam mix.
2. Prior to placement of topsoil, all subgrade areas shall be loosened by scarifying the soil to a depth of 6 inches, by the use of mechanical means, in order to create a transition layer between existing and new soils.
3. All plant material holes shall be dug twice the diameter of the rootball and 6 inches deeper. Excavated material shall be removed from the site.
4. Plant backfill mixture shall be composed of 3 parts topsoil to 1 part humus additive, and shall be rotary mixed on-site prior to installation.
5. Plant fertilizer shall be 'Agriform' brand 21 gram tablets used as per manufacturers recommendations.
6. All trees shall receive an 'Arbor Guard' trunk protector, or equal, and have a 36 inch diameter bark mulch ring. All trees shall be staked for wind protection, unless otherwise indicated.
7. Upon completion of planting operations, all shrub pits and tree wells shall receive a four inch depth of fine ground bark mulch mixture as a cover. The overall shrub beds themselves shall receive a 4" depth of decorative stone surfacing over Dewitt Pro-5 weed barrier fabric. Stone to be used shall be "Calico" (or equal) 1 1/2" min. and Height Gravel (or equal) 2"-3" min. size. Provide samples for approval.
8. In decorative stone beds, cut the fabric from around the water well of each plant, then apply fine ground bark inside water well. The remainder of the planter bed shall receive the depth of decorative stone.
9. Landscape maintenance shall be required for a period of 30 days minimum following the date of project acceptance, and shall include weeding, pruning, and one herbicide and plant fertilizer application.
10. The contractor shall comply with all warranties and guarantees set forth by the Owner, and in no case shall that period be less than one year following the date of final completion and acceptance.

## General Notes

1. The contractor shall verify the exact location of all existing and proposed utilities, and all site conditions prior to beginning construction. The contractor shall coordinate their work with the project manager and all other contractors working on the site.
2. The finish grade of all planting areas shall be smooth, even and consistent, free of any humps, depressions or other grading irregularities. The finish grade of all landscape areas shall be graded consistently 1/2" below the top of all surrounding walks, curbs, etc.
3. The contractor shall provide all materials, labor and equipment required for the proper completion of all landscape work as specified and shown on the drawings.
4. All plant materials shall be approved prior to planting. The Owner/Landscape Architect has the right to reject any and all plant material not conforming to the specifications. The Owner/Landscape Architect decision will be final.
5. The contractor shall plant all plants per the planting details, stake/guy as shown. The top of root balls shall be planted flush with finish grade.
6. The contractor shall not impede drainage in any way. The contractor shall always maintain positive drainage away from the building, walks, etc.
7. The contractor shall maintain all work until all work is complete and accepted by the Owner. Maintenance shall include weeding, pruning-trimming, fertilizing, cleaning, insecticides, herbicides, and all other items necessary for a complete service of the project.

## Plant Material Quality Note:

All plant materials shall be of number one quality and size for the container specified. All materials of each variety shall be furnished by the same supplier and come from the same stock or group. The Owner and Landscape Architect have the right to reject any and all plant materials not meeting specification or in a healthy condition for the project. The contractor shall secure all plant materials for the project a minimum of 30 days prior to the anticipated installation date. No plant material substitutions will be considered following this 30 day period. All plant materials shall be reviewed and approved prior to shipment to the site.


LAYTON DAVIS ARCHITECTS
2005 East 2700 South | suite 200
salt lake city, utah 84109
p: 801.487.0715 | www.laytondavisarchitects.com


PRINTED DATE
03.11.21

WHITE PINE DENTAL
HERRIMAN
11962 S. Anthem Park Boulevard
Herriman, Utah 84096

CHRONOLOGY

SHEET SIZE
24x36

PROJECT NO
20.065

DWN BY / CHK BY
RDL / RDL

TITLE
Landscape Plan

SHEET
L101

# Recommendation

Staff recommends approval of a Conditional Use and Site Plan for White Pine with the following conditions:

1. Site parking lights need to be Herriman City Standard lights.
2. Need cross access easement for shared drive onto adjacent lot to the north.
3. Long-term storm water maintenance agreement with City of Herriman required before occupancy.
4. Install landscape parking islands at one per ten parking stalls. Work with staff to ensure the landscape standards are met.
5. Provide onsite amenities for bicycle parking.
6. No signs are approved with this request, separate approval will be required. No signs are allowed on public property. All signs must be located on private property.

Staff Report

**DATE:** March 11, 2021

**TO:** Planning Commission

**FROM:** Nick Whittaker, MCMP, Planner

**MEETING:** Planning Commission March 18, 2021

**REQUEST:** Larry Myler has submitted a Preliminary Subdivision Plat application with the City of Herriman. The proposed location of the subdivision is at approximately 4874 West. 12600 South. The subject property is approximately 7.79 acres in size and zoned as C-2 (Commercial) and AMSD (Auto Mall). The working title of this development is, Midas Crossing Retail Center, Phase 2

| | |
|---|---|
| Applicant: | Larry Myler (agent and owner) |
| Address: | Approximately 4874 West. 12600 South |
| Zone: | C-2 Commercial |
| Acres: | 7.79 ± |
| File Number: | S2021-016 |

## Request

The applicant is seeking approval for a preliminary subdivision plat containing 9 lots to be used for commercial space. The proposed location of the subdivision is at approximately 4874 West. 12600 South. (See attachments A and B)

## Site

The site of the proposed retail subdivision is located at approximately 4874 W. 12600 S. Currently, the location of the proposed subdivision is comprised of 6 existing lots – all of which are undeveloped and zoned as C-2 Commercial/retail – with a combined area measurement of approximately 7.79 acres.

## Notices

Notice of public hearing are required for Preliminary Subdivision Plat Applications. These notices have been prepared and mailed to residents within 300 feet of the proposed development as well as any affected entities.

**Neighborhood Meeting**
A neighborhood meeting was not required.

**Process**

The approval of a preliminary subdivision plat is an administrative decision. These decisions are to be in accordance and compliance with the processes, ordinances and standards set forth in Herriman city code – specificly, sections; 10-5-15 "Preliminary Plats": 10-5-4, "General Requirements,": 10-5-5, "Public Hearings and Meetings,": and 10-5-6, "General Decisions-Making Standards."
(See attachment C)

**Discussion**

The purpose of the applicants request is to develop a commercial/retail center which is comprised of 9 lots with one additional lot to be used as a city pump utility location (See attachment A, lot 13). Each of the 9 lots will be developed for individual commercial uses that will conform to the existing C-2 zoning code.

**Recommendation**

Staff recommends approval of File Number S2021-016; a commercial, 9 lot, preliminary subdivision plat called, Midas Crossing Subdivision, Phase 2 - with the following staff recommendations and conditions:

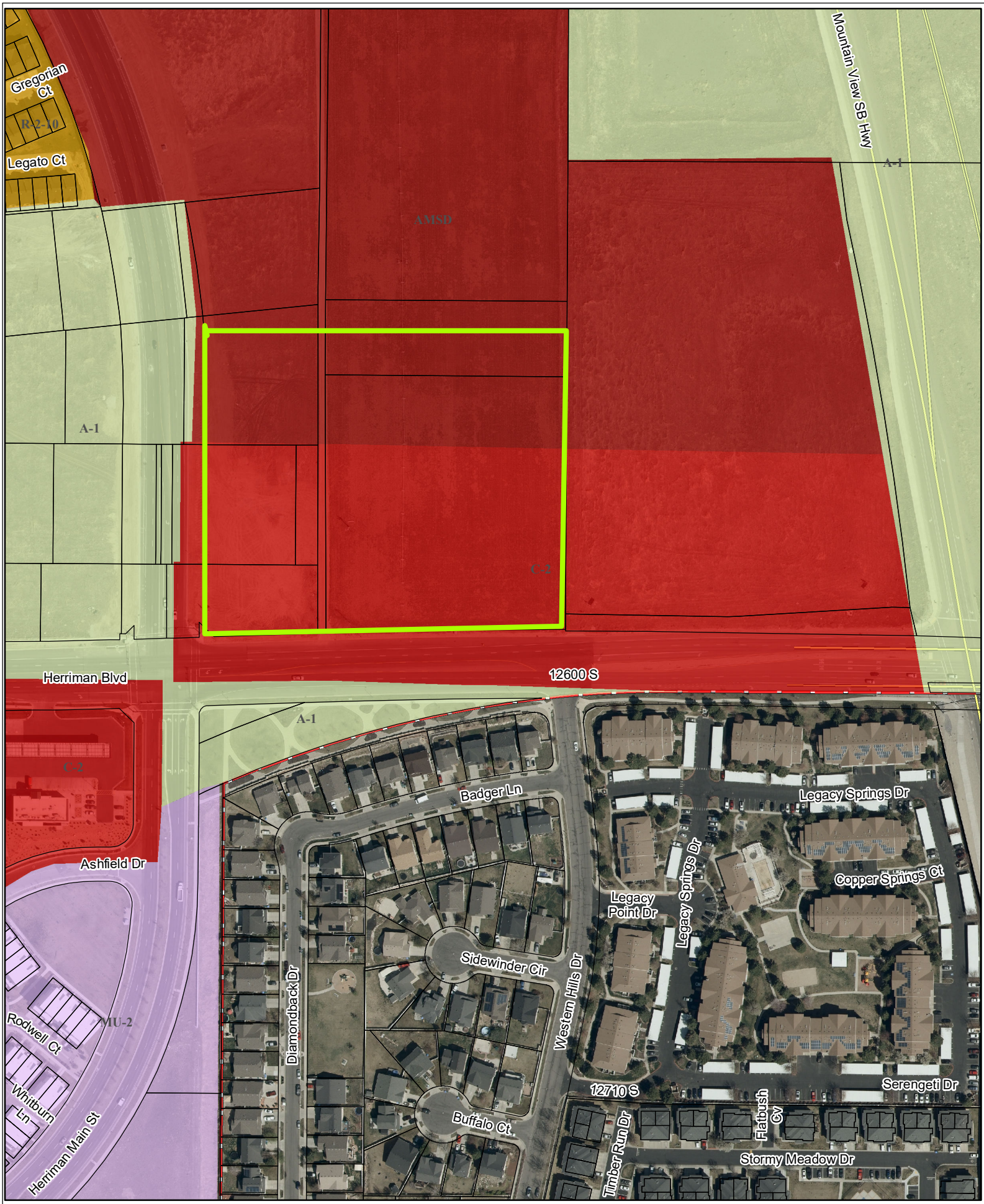
1. Regarding Midas Crossing Plat and Civils

    A. Label public utility and drainage easement along south lot line.
    B. Provide right-of-way for future signal infrastructure at southeast corner of Lot 5.
    C. Consider adding 24 foot wide cross access easement for shared lot between Lots 11 and 5-6.
    D. Reduce right-of-way dedication for 12530 South Street to 60'.
        - Remove landscape buffer from dedication area along 12530 South.
    E. Entrance to central private drive between Lots 12 and 14 and the remaining lots should be right in/right out at entrance to Herriman Main Street.
    F. Provide right turn land pocket at 12530 South intersections with Herriman Main St. and Herriman Auto Row for right turn pocket.
    G. 12530 South right-of-way should be City standard 60' cross section.
    H. All public street improvements to be to city standard, including street lighting, sidewalk, park strip landscaping, and street trees.
    I. Private road through site to be constructed with curb and gutter on both sides of road.
    J. Remove Lot 13 and designate it as a city easement rather than a lot.
    K. Move northern lot line behind the sidewalk.
        - Coordinate this with the Engineering Department

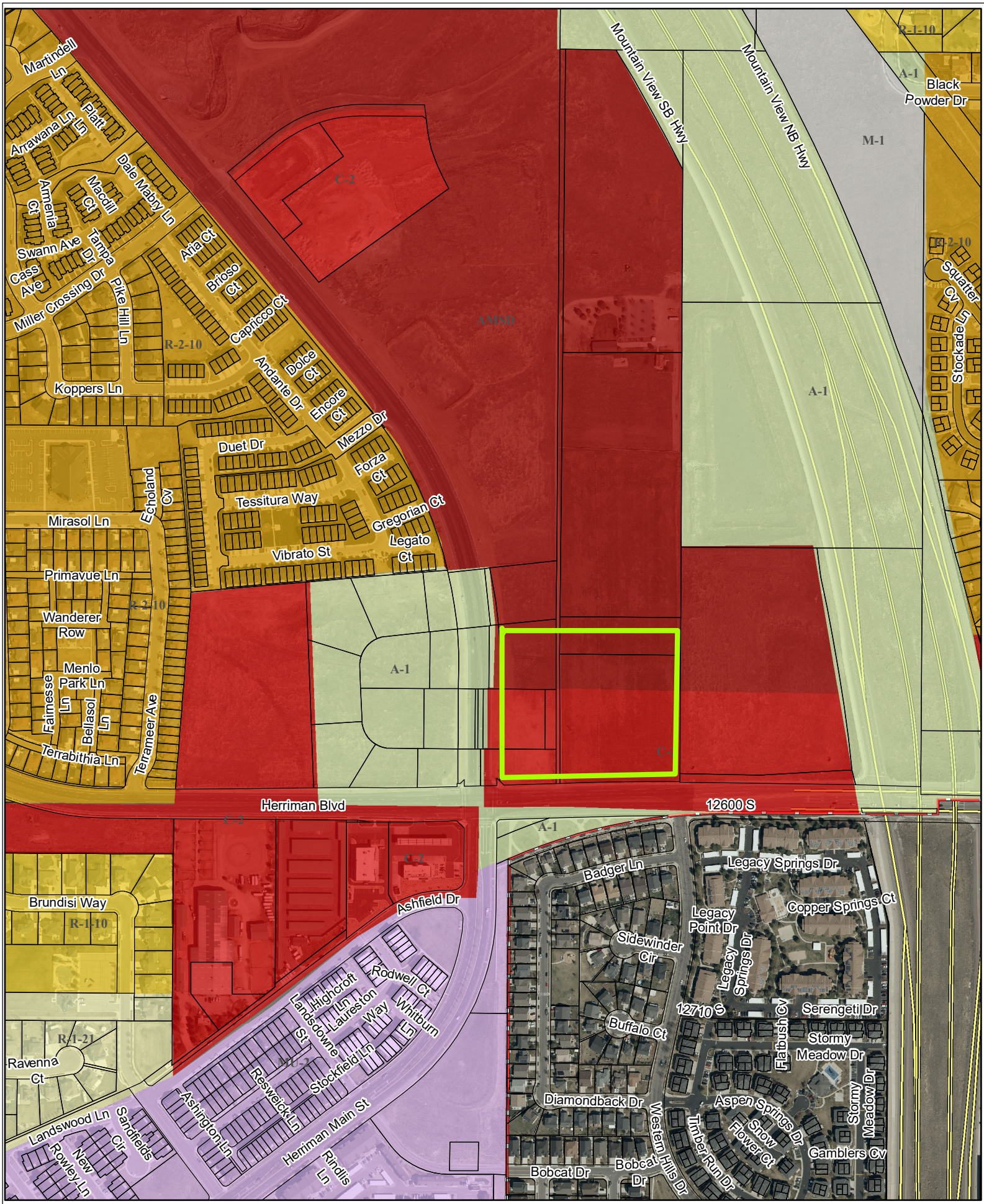
**Attachments**

A. Vicinity Map
B. Preliminary Plat
C. City Code

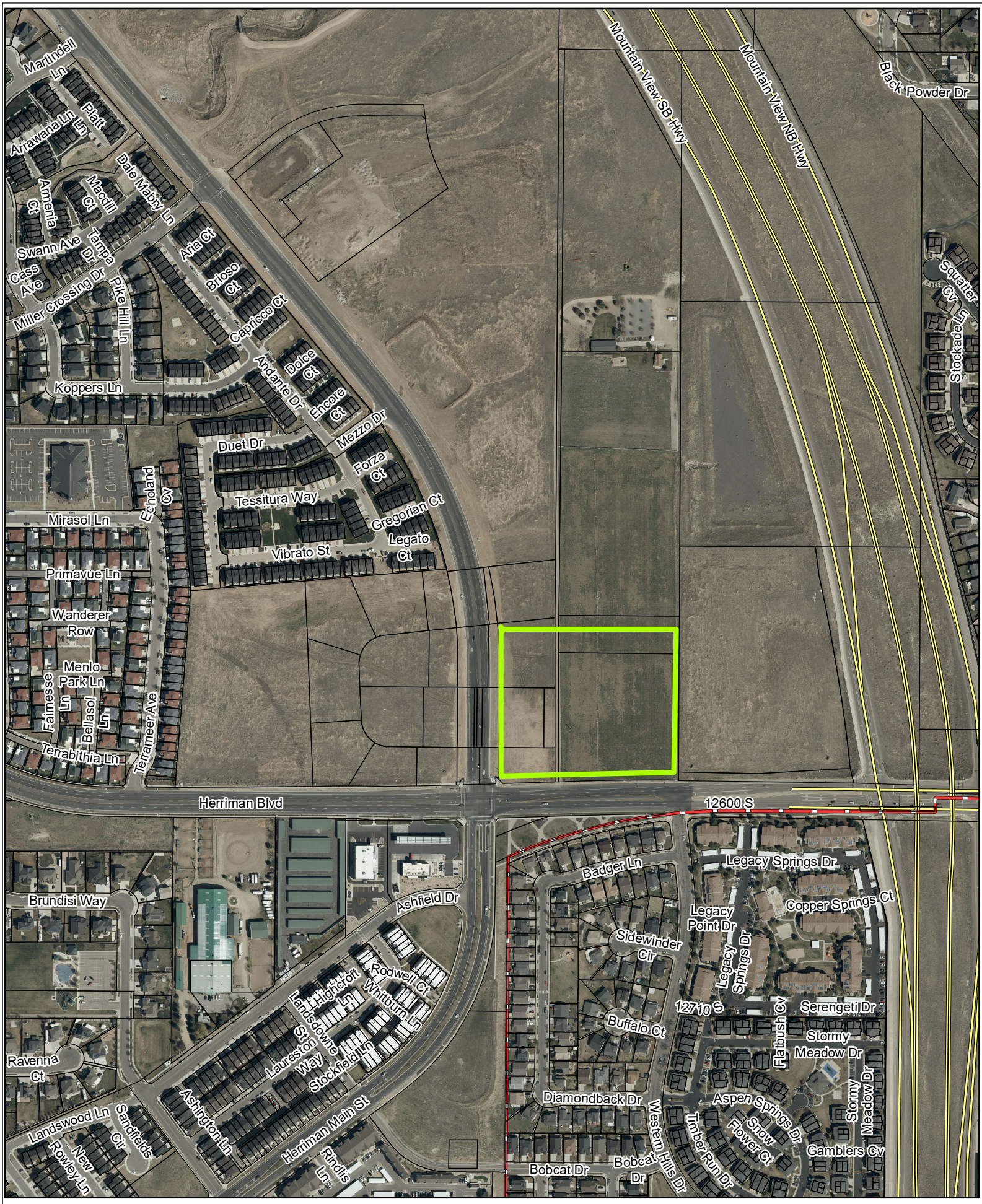
# Attachment A
## Vicinity Map




*Proposed Midas Crossing Retail Center Phase 2 Subdivison*




*Proposed Midas Crossing Retail Center Phase 2 Subdivison*

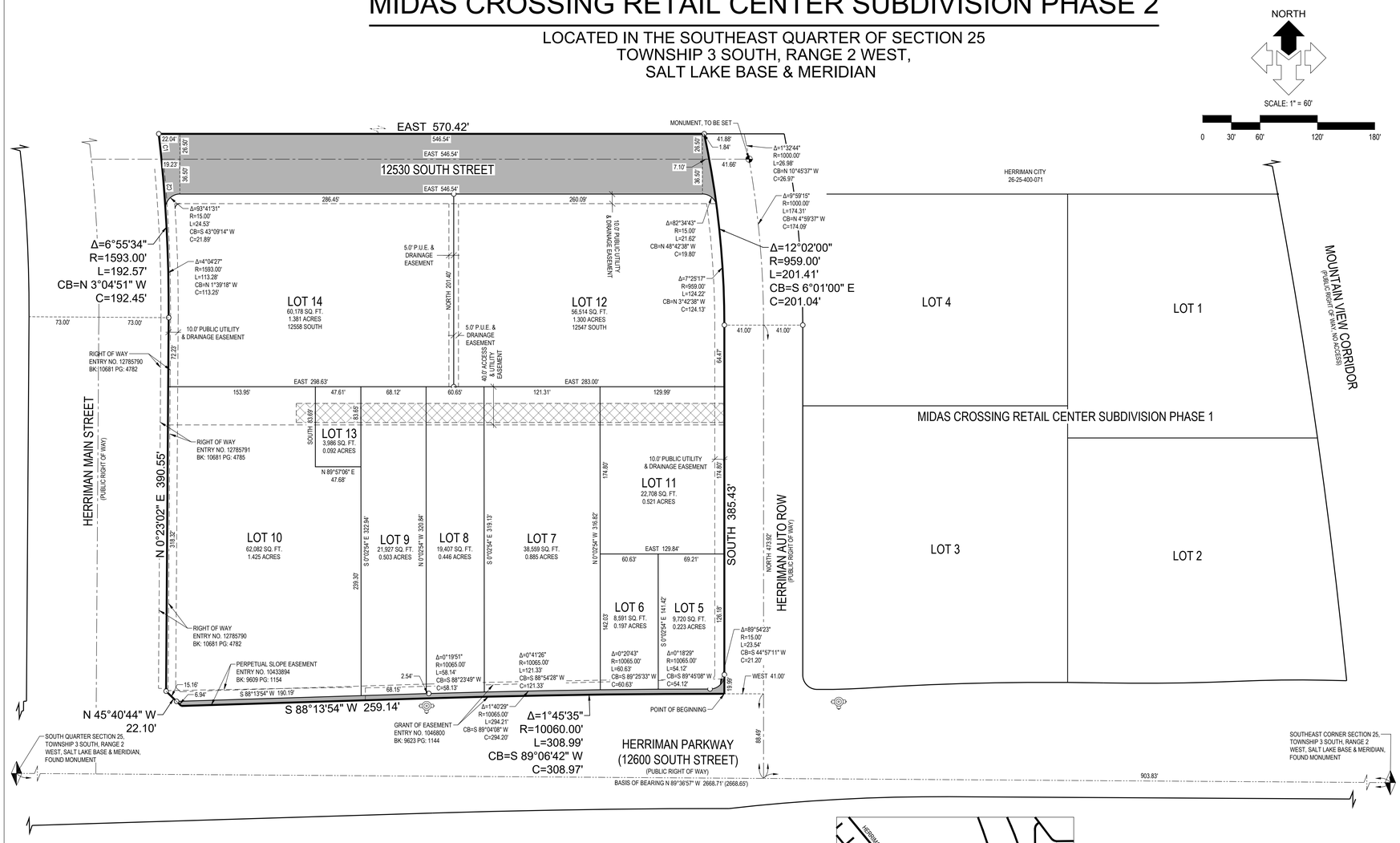



*Proposed Midas Crossing Retail Center Phase 2 Subdivison*

# Attachment B
## Preliminary Plat

# 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




## 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 SURVEYOR'S 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 THOSE CERTAIN PARCEL'S CONVEYED BY WARRANTY DEED RECORDED DECEMBER 30, 2008 AS ENTRY NO. 10588480 IN BOOK 9669 AT PAGE 3487, WARRANTY DEED RECORDED DECEMBER 30, 2008 AS ENTRY 10588479 IN BOOK 9699 AT PAGE 3485 AND QUIT CLAIM DEED RECORDED JULY 11, 1994 AS ENTRY NO. 5870776 IN BOOK 6978 AT PAGE 1209 AND PORTIONS OF THOSE CERTAIN PARCELS CONVEYED BY WARRANTY DEED RECORDED FEBRUARY 16, 2010 AS ENTRY NO. 10898165 IN BOOK 9804 AT PAGE 1906, WARRANTY DEED RECORDED JANUARY 26, 2005 AS ENTRY NO. 9282914 IN BOOK 9087 AT PAGE 4796, WARRANTY DEED RECORDED DECEMBER 24, 2007 AS ENTRY NO. 10307380 IN BOOK 9551 AT PAGE 5560 AND QUIT CLAIM DEED RECORDED JULY 26, 1996 AS ENTRY NO. 6413937 IN BOOK 7451 AT PAGE 692 IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER, SAID TRACT BEING DESCRIBED MORE PARTICULARLY AS FOLLOWS:

BEGINNING 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 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 ARC OF A 1593.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 6°55'34" A DISTANCE OF 192.57 FEET, CHORD BEARS NORTH 3°04'51" WEST 192.45 FEET; THENCE EAST 570.42 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF AUTO MALL DRIVE 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 12°02'00" A DISTANCE OF 201.41 FEET, CHORD BEARS SOUTH 6°01'00" EAST 201.04 FEET, THENCE SOUTH 385.43 FEET TO THE POINT OF BEGINNING.

CONTAINS 342,776 SQ. FT. OR 7.869 ACRES (10 LOTS)

PROFESSIONAL LAND SURVEYOR
DAVID B. DRAPER
No. 6861599
STATE OF UTAH
03/01/21

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

## OWNER'S DEDICATION

KNOWN 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 HEREAFTER 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 _____ DAY OF _____A.D., 20_____

HERRIMAN 73 PARTNERS, LLC

BY: _____
(PRINT NAME)

ITS: _____
(TITLE)

BY: _____
(SIGNATURE)

### LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF SALT LAKE } S.S.

ON THE _____ DAY OF _____ A.D., 20____, _____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY OF SALT LAKE IN SAID STATE OF UTAH, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HERRIMAN 73 PARTNERS, LLC, A UTAH LIMITED LIABILITY COMPANY, AND THAT _____SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED AND THAT SAID LIMITED LIABILITY COMPANY EXECUTED THE SAME.

MY COMMISSION EXPIRES: _____

_____
NOTARY PUBLIC
RESIDING IN SALT LAKE COUNTY

### DOMINION NOTE

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 OWNER 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 DOMINION ENERGY UTAH'S RIGHTS-OF-WAY DEPARTMENT AT 800-366-8532.

QUESTAR GAS COMPANY
dba DOMINION ENERGY UTAH

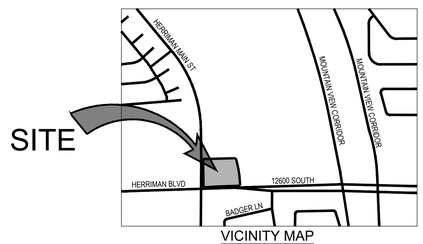
APPROVED THIS _____ DAY OF _____, 20___

BY:_____

TITLE:_____

### 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
- PU&DE — PUBLIC UTILITIES & DRAINAGE EASEMENT
- ( ) — DENOTES RECORD INFORMATION
- AREA DEDICATED TO HERRIMAN CITY




VICINITY MAP
SCALE: N.T.S.

### UFA NOTES

1. DEADEND ROADS LONGER THAN 150 FEET REQUIRE A TURNAROUND. SEE C1.01 GRADING PLAN.

### TABULATIONS:

| | |
|---|---|
| 1. TOTAL PLAT ACREAGE | 7.622 ACRES |
| 2. TOTAL LOT ACREAGE | 6.310 ACRES |
| 3. TOTAL ACREAGE IN STREETS | 1.312 ACRES |
| 4. TOTAL ACREAGE IN OPEN SPACE | 0 ACRES |
| 5. AVERAGE LOT SIZE | 68,717 SQ.FT. |
| 6. NUMBER OF LOTS | 4 LOTS |

### HEALTH DEPARMENT

APPROVED THIS _____ DAY OF _____ A.D., 20____,
BY HEALTH DEPARTMENT

DIRECTOR, SALT LAKE CO. HEALTH DEPARTMENT

### COMCAST

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

COMCAST

### CENTURY LINK COMMUNICATION

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

CENTURY LINK COMMUNICATIONS

### ROCKY MOUNTAIN POWER

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

ROCKY MOUNTAIN POWER

### SOUTH VALLEY SEWER DISTRICT

APPROVED THIS _____ DAY OF _____ A.D., 20____,
BY S.V.S.D.

S.V.S.D.

### 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

### 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

### HERRIMAN CITY

APPROVED AS TO FORM THIS _____ DAY OF _____
A.D., 20____ BY HERRIMAN CITY

ATTEST: RECORDER PLANNING DIRECTOR

### RECORDER

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

_____

DATE_____ TIME_____ BOOK_____ PAGE_____

_____ _____
FEE $ DEPUTY SALT LAKE COUNTY RECORDER

# MIDAS CROSSING RETAIL CENTER PHASE 2

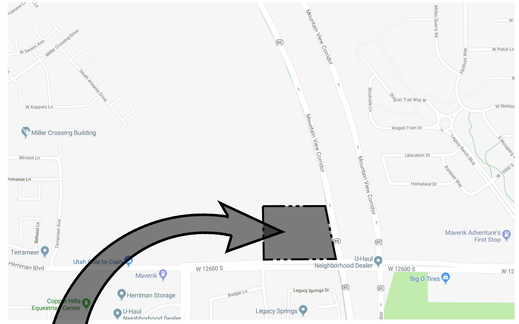
## CONSTRUCTION PLANS

4874 WEST 12600 SOUTH
HERRIMAN, UTAH, 84096
LOCATED IN THE SOUTHEAST 1/4 OF SECTION 25, T3S, R2W, SLB&M

NORTH

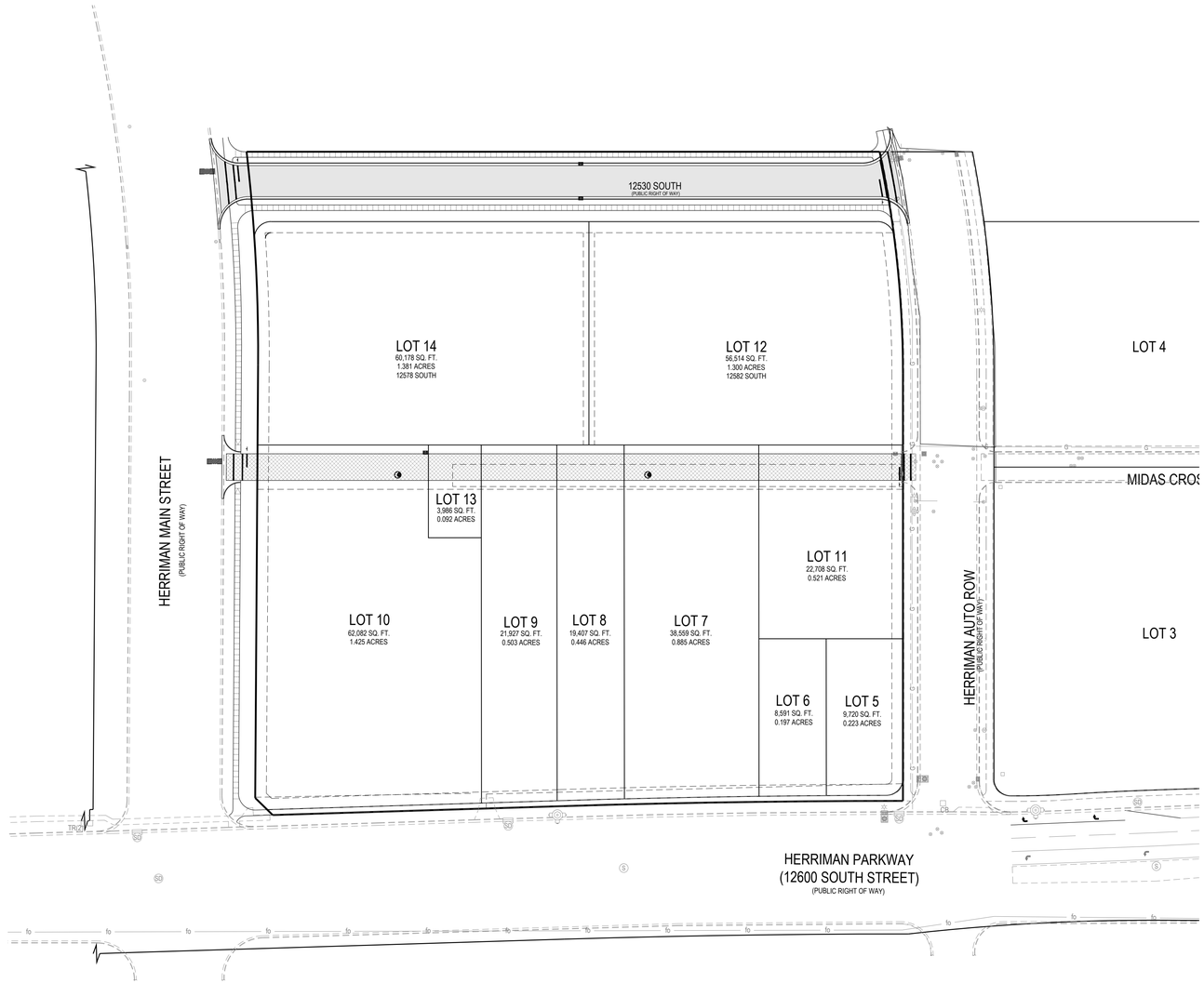
SCALE: 1" = 60'

0 30' 60' 120' 180'




VICINITY MAP
SCALE: N.T.S.

SITE




### DRAWING INDEX



| SHEET | DESCRIPTION |
|---|---|
| C0.00 | CIVIL COVER SHEET |
| C0.01 | GENERAL NOTES, LEGEND AND ABBREVIATIONS |
| C1.01 | PHASE 2 HORIZONTAL CONTROL PLAN |
| C2.01 | PHASE 2 GRADING AND DRAINAGE PLAN |
| C2.10 | PHASE 2 EROSION CONTROL PLAN |
| C3.01 | PRIVATE DRIVE PLAN & PROFILE |
| C3.02 | 12530 SOUTH PLAN & PROFILE |
| C4.01 | PHASE 2 SITE UTILITY PLAN |
| C5.01 | CIVIL DETAILS |
| C5.02 | CIVIL DETAILS |



ALL WORK AND MATERIALS FOR WATER MUST CONFORM TO HERRIMAN CITY STANDARDS AND SPECIFICATIONS

ALL WORK AND MATERIALS FOR SEWER MUST CONFORM TO HERRIMAN CITY STANDARDS AND SPECIFICATIONS

ALL WORK AND MATERIALS MUST CONFORM TO HERRIMAN CITY STANDARDS AND SPECIFICATIONS


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



McNEIL ENGINEERING™
Economic and Sustainable Designs, Professionals You Know and Trust
8610 South Sandy Parkway, Suite 200 Sandy, Utah 84070 801.255.7700 mcneilengineering.com
Civil Engineering • Consulting & Landscape Architecture
Structural Engineering • Land Surveying & HDS


S:\2018\Proj\18381\18381.01\Civil\Prod Dwg\18381.0 Mass Grading - Ph. 2.dwg Donielle Mar 03, 2021 - 2:37pm

# GENERAL NOTES

## 1.1 COMPLIANCE

1. ALL WORK TO CONFORM TO GOVERNING MUNICIPALITY'S STANDARDS, SPECIFICATIONS AND REQUIREMENTS.
2. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THESE CONTRACT DOCUMENTS AND THE MOST RECENT, ADOPTED EDITIONS OF THE FOLLOWING: INTERNATIONAL BUILDING CODE (IBC), THE INTERNATIONAL PLUMBING CODE, STATE DRINKING WATER REGULATIONS, APWA MANUAL OF STANDARD PLANS AND SPECIFICATIONS, ADA ACCESSIBILITY GUIDELINES.
3. ALL CONSTRUCTION SHALL BE AS SHOWN ON THESE PLANS. ANY REVISIONS MUST HAVE PRIOR WRITTEN APPROVAL.

## 1.2 PERMITTING AND INSPECTIONS

1. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING SURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED THOROUGHLY REVIEWED PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.
2. CONTRACTOR IS RESPONSIBLE FOR SCHEDULING AND NOTIFYING ARCHITECT/ENGINEER OR INSPECTING AUTHORITY 48 HOURS IN ADVANCE OF COVERING UP ANY PHASE OF CONSTRUCTION REQUIRING OBSERVATION.
3. ANY WORK IN THE PUBLIC RIGHT-OF-WAY WILL REQUIRE PERMITS FROM THE APPROPRIATE, CITY, COUNTY OR STATE AGENCY CONTROLLING THE ROAD AND WITH APPROPRIATE INSPECTIONS.

## 1.3 COORDINATION & VERIFICATION

1. ALL DIMENSIONS, GRADES & UTILITY DESIGNS SHOWN ON THE PLANS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY ARCHITECT/ENGINEER OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN OR GRADE CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS, IF NOT VERIFIED AND NOTIFICATION OF CONFLICTS HAVE NOT BEEN BROUGHT TO THE ATTENTION OF THE ARCHITECT/ENGINEER.
2. CONTRACTOR MUST VERIFY ALL EXISTING CONDITIONS BEFORE BIDDING AND BRING UP ANY QUESTIONS BEFOREHAND. NO ALLOWANCE WILL BE MADE FOR DISCREPANCIES OR OMISSIONS THAT CAN BE EASILY OBSERVED.
3. CONTRACTOR TO COORDINATE WITH ALL OTHER DISCIPLINES, INCLUDING BUT NOT LIMITED TO: LANDSCAPE PLANS, SITE ELECTRICAL SITE LIGHTING PLANS AND ELECTRICAL SERVICE TO THE BUILDING(S), MECHANICAL PLANS FOR LOCATION OF SERVICES TO THE BUILDING(S), INCLUDING FIRE PROTECTION, ARCHITECTURAL SITE PLAN FOR DIMENSIONS, ACCESSIBLE ROUTES, ETC., NOT SHOWN ON CIVIL PLANS.
4. CONTRACTOR IS TO COORDINATE LOCATION OF NEW TELEPHONE SERVICE, GAS SERVICE, CABLE, ETC. TO BUILDING WITH THE APPROPRIATE UTILITY COMPANY. FOR TELEPHONE, CONTRACTOR TO FURNISH CONDUIT, PLYWOOD BACKBOARD, AND GROUND WIRE, AS REQUIRED.

## 1.4 SAFETY AND PROTECTION

1. CONTRACTOR IS SOLELY RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION,
2. CONTRACTOR IS RESPONSIBLE FOR THE SAFETY OF THE PROJECT AND SHALL MEET ALL OSHA REQUIREMENTS.
3. CONTRACTOR IS RESPONSIBLE FOR CONFORMING TO LOCAL AND FEDERAL CODES GOVERNING SHORING AND BRACING OF EXCAVATIONS AND TRENCHES, AND FOR THE PROTECTION OR WORKERS AND PUBLIC.
4. CONTRACTOR SHALL TAKE ALL MEASURES NECESSARY TO PROTECT ALL EXISTING PUBLIC AND PRIVATE PROPERTY, ROADWAYS, AND UTILITY IMPROVEMENTS. DAMAGE TO EXISTING IMPROVEMENTS CAUSED BY THE CONTRACTOR MUST BE REPAIRED BY THE CONTRACTOR AT HIS/HER EXPENSE TO THE SATISFACTION OF THE OWNER OF SAID IMPROVEMENTS.
5. CONTRACTOR IS REQUIRED TO KEEP ALL CONSTRUCTION ACTIVITIES WITHIN THE APPROVED PROJECT LIMITS. THIS INCLUDES, BUT IS NOT LIMITED TO, VEHICLE AND EQUIPMENT STAGING, MATERIAL STORAGE AND LIMITS OF TRENCH EXCAVATION.
6. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN PERMISSION AND/OR EASEMENTS FROM THE APPROPRIATE GOVERNMENT AGENCY AND/OR INDIVIDUAL PROPERTY OWNER(S) FOR WORK OR STAGING OUTSIDE OF THE PROJECT LIMITS.
7. CONTRACTOR SHALL PROVIDE BARRICADES, SIGNS, FLASHERS, OTHER EQUIPMENT AND FLAG PERSONS NECESSARY TO INSURE THE SAFETY OF WORKERS AND VISITORS. ALL CONSTRUCTION SIGNING, BARRICADING, AND TRAFFIC DELINEATION SHALL CONFORM TO THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES", LATEST EDITION.
8. CONTRACTOR SHALL COMPLY WITH LOCAL NOISE ORDINANCE STANDARDS.
9. CONTRACTOR IS RESPONSIBLE FOR DUST CONTROL ACCORDING TO GOVERNING AGENCY STANDARDS.
10. CONTRACTOR SHALL TAKE ALL NECESSARY AND PROPER PRECAUTIONS TO PROTECT ADJACENT PROPERTIES FROM ANY AND ALL DAMAGE THAT MAY OCCUR FROM STORM WATER RUNOFF AND/OR DEPOSITION OF DEBRIS RESULTING FROM ANY AND ALL WORK IN CONNECTION WITH CONSTRUCTION. SUBMIT A STORM WATER POLLUTION PREVENTION PLAN, IF REQUIRED.
11. WORK IN PUBLIC STREETS, ONCE BEGUN, SHALL BE PROSECUTED TO COMPLETION WITHOUT DELAY AS TO PROVIDE MINIMUM INCONVENIENCE TO ADJACENT PROPERTY OWNERS AND TO THE TRAVELING PUBLIC.
12. CONTRACTOR SHALL PROVIDE ALL NECESSARY HORIZONTAL AND VERTICAL TRANSITIONS BETWEEN NEW CONSTRUCTION AND EXISTING SURFACES TO PROVIDE FOR PROPER DRAINAGE AND FOR INGRESS AND EGRESS TO NEW CONSTRUCTION.
13. NATURAL VEGETATION AND SOIL COVER SHALL NOT BE DISTURBED PRIOR TO ACTUAL CONSTRUCTION OF A REQUIRED FACILITY OR IMPROVEMENT. MASS CLEARING OF THE SITE IN ANTICIPATION OF CONSTRUCTION SHALL BE AVOIDED. CONSTRUCTION TRAFFIC SHALL BE LIMITED TO ONE APPROACH TO THE SITE. THE APPROACH SHALL BE DESIGNATED BY THE OWNER OR GOVERNING AGENCY.
14. THE CONTRACTOR SHALL TAKE REASONABLE MEASURE TO PROTECT EXISTING IMPROVEMENTS FROM DAMAGE AND ALL SUCH IMPROVEMENTS DAMAGED BY THE CONTRACTOR'S OPERATION SHALL BE REPAIRED OR RECONSTRUCTED TO THE ENGINEER/OWNER'S SATISFACTION AT THE EXPENSE OF THE CONTRACTOR.

## 1.5 MATERIALS

1. SITE CONCRETE SHALL BE A MINIMUM 6.5 BAG MIX, 4000 P.S.I. @ 28 DAYS, 4" MAXIMUM SLUMP WITH 5 + OR - 1% AIR ENTRAINMENT, UNLESS SPECIFIED OTHERWISE. -SEE SPECIFICATION
   A. SLABS-ON-GRADE WILL BE TYPICALLY SCORED (1/4 THE DEPTH) AT INTERVALS NOT TO EXCEED THEIR WIDTH OR 12 TIMES THEIR DEPTH, WHICHEVER IS LESS. SCORING WILL BE PLACED TO PREVENT RANDOM CRACKING. FULL DEPTH EXPANSION JOINTS WILL BE PLACED AGAINST ANY OBJECT DEEMED TO BE FIXED, CHANGES IN DIRECTION AND AT EQUAL INTERVALS NOT TO EXCEED 50 FEET.
   B. CONCRETE WATERWAYS, CURBWALLS, MOWSTRIPS, CURB AND GUTTER, ETC. WILL TYPICALLY BE SCORED (1/4 THE DEPTH AT INTERVALS NOT TO EXCEED 10 FEET AND HAVE FULL DEPTH EXPANSION JOINTS AT EQUAL SPACING NOT TO EXCEED 50 FEET.
   C. UNLESS OTHERWISE NOTED, ALL SLABS-ON-GRADE WILL HAVE A MINIMUM 8" TURNED-DOWN EDGE TO HELP CONTROL FROST HEAVE.
   D. UNLESS OTHERWISE NOTED, ALL ON-GRADE CONCRETE WILL BE PLACED ON A MINIMUM 4" GRAVEL BASE OVER A WELL COMPACTED (90%) SUBGRADE.
   E. ALL EXPOSED SURFACES WILL HAVE A TEXTURED FINISH, RUBBED OR BROOMED. ANY "PLASTERING" OF NEW CONCRETE WILL BE DONE WHILE IT IS STILL "GREEN".
   F. ALL JOINTS (CONTROL, CONSTRUCTION OR EXPANSION JOINTS, ETC.) WILL BE SEALED WITH A ONE PART POLYURETHANE SEALANT (SEE SPECIFICATION).
2. ASPHALTIC CONCRETE PAVEMENT SHALL BE A MINIMUM 3" OVER 8" OF COMPACTED (95%) ROAD BASE OVER PROPERLY PREPARED AND COMPACTED (90%) SUBGRADE, UNLESS NOTED OTHERWISE. -SEE SPECIFICATIONS, AND DETAIL 'D1' SHEET C5.01
   A. ASPHALT COMPACTION SHALL BE A MINIMUM 96% (MARSHALL DESIGN).
   B. SURFACE COARSE SHALL BE ½ " MINUS. MIX DESIGN TO BE SUBMITTED FOR APPROVAL AT LEAST TWO WEEKS PRIOR TO ANTICIPATED PAVING SCHEDULE.
   C. AC PAVEMENT TO BE A ¼" ABOVE LIP OF ALL GUTTER AFTER COMPACTION.
   D. THICKNESSES OVER 3" WILL BE LAID IN TWO LIFTS WITH THE FIRST LIFT BEING AN APPROVED 3/4" MINUS DESIGN.

## 1.6 GRADING / SOILS

1. SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT, WHICH BY REFERENCE ARE A PART OF THE REQUIRED CONSTRUCTION DOCUMENTS AND IN CASE OF CONFLICT SHALL TAKE PRECEDENCE, UNLESS SPECIFICALLY NOTED OTHERWISE ON THE PLANS, OR IN THE SPECIFICATIONS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCY BETWEEN THE SOILS REPORT AND THESE PLANS AND SPECIFICATIONS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND REPLACING ALL SOFT, YIELDING OR UNSUITABLE MATERIALS AND REPLACING WITH SUITABLE MATERIALS AS SPECIFIED IN THE SOILS REPORT.
3. ALL EXCAVATED OR FILLED AREAS SHALL BE COMPACTED TO 95% OF MODIFIED PROCTOR MAXIMUM DENSITY PER ASTM TEST D-1557, EXCEPT UNDER BUILDING FOUNDATIONS WHERE IT SHALL BE 98% MIN. OF MAXIMUM DENSITY. MOISTURE CONTENT AT TIME OF PLACEMENT SHALL NOT EXCEED 2% ABOVE NOR 3% BELOW OPTIMUM.
4. CONTRACTOR SHALL SUBMIT A COMPACTION REPORT PREPARED BY A QUALIFIED REGISTERED SOILS ENGINEER, VERIFYING THAT ALL FILLED AREAS AND SUBGRADE AREAS WITH THE BUILDING PAD AREA AND AREAS TO BE PAVED, HAVE BEEN COMPACTED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT.
5. SITE CLEARING SHALL INCLUDE THE LOCATING AND REMOVAL OF ALL UNDERGROUND TANKS, PIPES, VALVES, ETC.
6. ALL EXISTING VALVES, MANHOLES, ETC. SHALL BE RAISED OR LOWERED TO GRADE AS REQUIRED.

# GENERAL NOTES: CONTINUED

## 1.7 UTILITIES

1. THE LOCATIONS OF UNDERGROUND FACILITIES SHOWN ON THESE PLANS ARE BASED ON FIELD SURVEYS AND LOCAL UTILITY COMPANY RECORDS. IT SHALL BE THE CONTRACTOR'S FULL RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES EITHER DIRECT OR THROUGH BLUE STAKE TO LOCATE THEIR FACILITIES PRIOR TO STARTING CONSTRUCTION.
2. CONTRACTOR TO VERIFY BY POTHOLING BOTH THE VERTICAL AND HORIZONTAL LOCATION OF ALL EXISTING UTILITIES PRIOR TO INSTALLING ANY NEW LINES. NO ADDITIONAL COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR DAMAGE AND REPAIR TO THESE FACILITIES CAUSED BY HIS WORK FORCE.
3. CONTRACTOR MUST START AT LOW END OF ALL NEW GRAVITY UTILITY LINES. MECHANICAL SUB-CONTRACTOR MUST BE PROVIDED CIVIL SITE DRAWINGS FOR COORDINATION AND TO CHECK THE FLOW FROM THE LOWEST POINT IN BUILDING TO THE FIELD VERIFIED CONNECTION AT THE EXISTING MAIN. NO EXTRA COMPENSATION IS TO BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO FAILURE TO COMPLY WITH THESE REQUIREMENTS.
4. CONTRACTOR IS TO VERIFY LOCATION, DEPTH, SIZE, TYPE, AND OUTSIDE DIAMETERS OF UTILITIES IN THE FIELD BY POTHOLING A MINIMUM OF 300 FEET AHEAD, PIPELINE CONSTRUCTION TO AVOID CONFLICTS WITH DESIGNED PIPELINE GRADE AND ALIGNMENT. EXISTING UTILITY INFORMATION SHOWN ON PLANS OR OBTAINED FROM UTILITY COMPANIES OR BLUE STAKED MUST BE ASSUMED AS APPROXIMATE, REQUIRING FIELD VERIFICATION.
5. CULINARY WATER AND FIRE SERVICE LINES TO BE CONSTRUCTED IN ACCORDANCE WITH LOCAL GOVERNING MUNICIPALITY STANDARDS AND SPECIFICATIONS.
6. SANITARY SEWER MAINS AND LATERALS TO BE CONSTRUCTED IN ACCORDANCE WITH LOCAL GOVERNING MUNICIPALITY SEWER DISTRICT STANDARDS AND SPECIFICATIONS.
7. STORM SEWER TO BE CONSTRUCTED IN ACCORDANCE WITH THE GOVERNING MUNICIPALITY STANDARDS AND SPECIFICATIONS.
8. ALL STORM DRAIN AND IRRIGATION CONDUITS SHALL BE INSTALLED WITH WATER TIGHT JOINTS AND CONNECTIONS.
9. ALL STORM DRAIN PIPE PENETRATIONS INTO BOXES SHALL BE CONSTRUCTED WITH WATER TIGHT SEALS ON THE OUTSIDE AND GROUTED SMOOTH WITH A NON-SHRINK GROUT ON THE INSIDE. CONDUITS SHALL BE CUT OFF FLUSH WITH THE INSIDE OF THE BOX.
10. NO CHANGE IN THE DESIGN OF UTILITIES AS SHOWN WILL BE MADE BY THE CONTRACTOR WITHOUT THE WRITTEN APPROVAL OF THE GOVERNING MUNICIPALITY, OR OTHER AUTHORITY HAVING JURISDICTION OVER THAT UTILITY.
11. ALL STORM DRAIN CONDUITS AND BOXES SHALL BE CLEAN AND FREE OF ROCKS, DIRT, AND CONSTRUCTION DEBRIS PRIOR TO FINAL INSPECTION.

## 1.8 SURVEY CONTROL

1. CONTRACTOR MUST PROVIDE A REGISTERED LAND SURVEYOR OR PERSONS UNDER THE SUPERVISION OF A REGISTERED LAND SURVEYOR TO SET STAKES FOR THE ALIGNMENT AND GRADE OF EACH MAIN AND/OR FACILITY AS SHOWN ON THE PLANS. THE STAKES SHALL BE MARKED WITH THE HORIZONTAL LOCATION (STATION) AND VERTICAL LOCATION (GRADE) WITH CUTS AND/OR FILLS TO THE APPROVED GRADE OF THE MAIN AND OR FACILITY AS SHOWN ON THE PLANS.
2. THE CONTRACTOR SHALL PROTECT ALL STAKES AND MARKERS FOR VERIFICATION PURPOSES.
3. CONTRACTOR WILL BE RESPONSIBLE FOR FURNISHING, MAINTAINING, OR RESTORING ALL MONUMENTS AND REFERENCE MARKS WITHIN THE PROJECT SITE.

## 1.9 AMERICAN DISABILITIES ACT

1. PEDESTRIAN / ADA ROUTES SHALL MEET THE FOLLOWING SPECIFICATIONS:
   *ROUTES SHALL HAVE A 2.08% (1:48) MAXIMUM CROSS SLOPE.
   *ROUTES SHALL HAVE A 5.00% (1:20) MAXIMUM RUNNING SLOPE.
   *RAMPS SHALL HAVE A 8.33% (1:12) MAXIMUM RUNNING SLOPE.
2. ADA PARKING STALLS AND ADJACENT ROUTES SHALL HAVE A 2.08% (1:48) MAXIMUM SURFACE SLOPE IN ANY DIRECTION.
3. THE CONTRACTOR SHALL ADHERE TO THE ABOVE SPECIFICATIONS. IN THE EVENT OF A DISCREPANCY IN THE CONSTRUCTION DOCUMENTS, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT/ENGINEER PRIOR TO ANY CONSTRUCTION.

# LEGEND

| NEW | EXISTING | |
|---|---|---|
| | | MONUMENT LINE |
| | | CENTER LINE |
| | | SUBJECT PROPERTY LINE |
| | | ADJACENT PROPERTY LINE |
| | | EASEMENT LINE |
| | | DITCH FLOWLINE |
| X | X | FENCE LINE |
| ATMS | atms | ATMS CABLE |
| TV | tv | CABLE TV LINE |
| C | c | COMMUNICATIONS LINE |
| FO | fo | FIBER-OPTIC CABLE |
| F | f | FIRE LINE |
| IRR | irr | IRRIGATION LINE |
| G | g | NATURAL GAS LINE |
| OHC | ohc | OVERHEAD COMMUNICATIONS |
| OHP | ohp | OVERHEAD POWER LINE |
| OHT | oht | OVERHEAD TELEPHONE LINE |
| OHTV | ohtv | OVERHEAD TELEVISION LINE |
| P | p | POWER LINE |
| P/C | p/c | POWER/COMMUNICATIONS LINE |
| P/T | p/t | POWER/TELEPHONE LINE |
| P/T/C | p/t/c | POWER/TELE/COMM LINE |
| RD | rd | ROOF DRAIN LINE |
| SW | sw | SECONDARY WATER LINE |
| S | s | SANITARY SEWER LINE |
| ST | st | STEAM LINE |
| SD | sd | STORM DRAIN LINE |
| T | t | TELEPHONE LINE |
| T/C | t/c | TELEPHONE/COMM LINE |
| UD | ud | UNDERDRAIN |
| UGC | ugc | UNDERGROUND COMMUNICATIONS |
| UGP | ugp | UNDERGROUND POWER LINE |
| UGT | ugt | UNDERGROUND TELEPHONE LINE |
| UGTV | ugtv | UNDERGROUND TELEVISION |
| W | w | WATER LINE |
| 72 | 4572 | CONTOUR LINE |
| | | CURB & GUTTER (STD) |
| | | CURB & GUTTER (OUTFALL) |

| NEW | EXISTING | |
|---|---|---|
| | | SECTION CORNER (FOUND) |
| | | SECTION CORNER (NOT FOUND) |
| | | STREET MONUMENT |
| | | BRASS CAP MONUMENT |
| | | POWER POLE |
| | | UTILITY POLE |
| GUY | GUY | GUY ANCHOR |
| TRANS | TRANS | POWER TRANSFORMER |
| | | TRAFFIC SIGNAL CABINET |
| | | LIGHT POLE |
| TR | TR | TELEPHONE RISER |
| T | T | TELEPHONE MANHOLE |
| | | TRAFFIC SIGNAL BOX |
| W | W | WATER MANHOLE |
| | | WATER VALVE |
| WM | WM | WATER METER |
| | | FIRE HYDRANT |
| S | S | SANITARY SEWER MANHOLE |
| SSCO | SSCO | SANITARY SEWER CLEANOUT |
| SD | SD | STORM DRAIN MANHOLE |
| | | STORM DRAIN CURB INLET |
| | | STORM DRAIN CATCH BASIN |
| SD | SD | STORM DRAIN CLEANOUT |
| | | STORM DRAIN COMBO BOX |
| MB | MB | MAILBOX |
| | | SIGN |
| | | FLOW DIRECTION |
| 44.00 TOC | 44.00 EX TOC | SPOT ELEVATION |
| | | CONIFEROUS TREE |
| | | DECIDUOUS TREE |

# ABBREVIATIONS

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| AC | ACRE | DIP | DUCTILE IRON PIPE | GM | GAS METER | PCC | POINT OF COMPOUND CURVE |
| ADA | AMERICANS WITH DISABILITIES ACT | DTREE | DECIDUOUS TREE | GMH | GAS MANHOLE | PI | POINT OF INTERSECTION |
| ATMS | ADVANCED TRAFFIC MGMT. SYSTEM | DYL | DOUBLE YELLOW LINE | GUY | GUY WIRE | PM | PARKING METER |
| B&C | BAR & CAP | E | EAST | GV | GAS VALVE | PP | POWER POLE |
| BC | BUILDING CORNER | EB | ELECTRIC BOX | HDPE | HIGH DENSITY POLYETHYLENE | PRC | POINT OF REVERSE CURVE |
| BFG | BOTTOM FINISH GRADE | EGL | ENERGY GRADE LINE | HG | HEADGATE | PRK | PARKING STRIPE |
| BLUE | BLUE STAKED ELECTRIC | ELEV | ELEVATION | HGL | HYDRAULIC GRADE LINE | POC | POINT OF CONNECTION |
| BLUFO | BLUE STAKED FIBER OPTIC | EM | ELECTRIC METER | HP | HIGH POINT | PT | POINT OF TANGENCY |
| BLUG | BLUE STAKED NATURAL GAS | EMH | ELECTRIC MANHOLE | HW | HEADWALL or HIGH WATER | PWR | POWER |
| BLUIRR | BLUE STAKED IRRIGATION | EOA | EDGE OF ASPHALT | HWY | HIGHWAY | PVC | POLYVINYL CHLORIDE PIPE |
| BLUSD | BLUE STAKED STORM DRAIN | EOC | EDGE OF CONCRETE | ICO | IRRIGATION CLEANOUT | R | RANGE |
| BLUSS | BLUE STAKED SANITARY SEWER | EOG | EDGE OF GRAVEL | ICV | IRRIGATION CONTROL VALVE | RCP | REINFORCED CONCRETE PIPE |
| BLUT | BLUE STAKED TELEPHONE | EOL | EDGE OF LAWN | IE | INVERT ELEVATION | RD | ROOF DRAIN |
| BLUW | BLUE STAKED WATER | EX or EXIST | EXISTING | IRR | IRRIGATION | REV | REVISION |
| BM | BENCHMARK | F | FIRE | LF | LINEAR FEET | ROW | RIGHT-OF-WAY |
| BOF | BOTTOM OF FOOTING | FC | FOUNDATION CORNER | LIP | LIP OF GUTTER | RR | RAILROAD |
| BOB | BOTTOM OF BOX | FD | FOUND or FOUNDATION DRAIN | LP | LOW POINT or LIGHT POLE | S | SOUTH |
| BOL | BOLLARD | FDC | FIRE DEPT. CONNECTION | MAX | MAXIMUM | SAD | SEE ARCHITECTURAL DRAWINGS |
| BOT | BOTTOM | FDMN | FOUND MONUMENT | MIN | MINIMUM | SD | STORM DRAIN |
| BOV | BLOW-OFF VALVE | FDSC | FOUND SECTION CORNER | MON | MONUMENT | SDCB | STORM DRAIN CATCH BASIN |
| BOW | BACK OF WALK | FFE | FINISHED FLOOR ELEVATION | MP | METAL PIPE | SDCO | STORM DRAIN CLEOUNOUT BOX |
| BW | FINISH GRADE AT BOTTOM OF WALL | FG | FINISHED GRADE | MW | MONITORING WELL | SDMH | STORM DRAIN MANHOLE |
| ℄ | CENTERLINE | FH | FIRE HYDRANT | N | NORTH | SEC | SECTION |
| CATV | CABLE TELEVISION | FL | FLOW LINE | NG | NATURAL GROUND | SPECS | SPECIFICATIONS |
| CBR | CONCRETE BARRIER | FNC | FENCE | NGRET | NG AT RETAINING WALL | SLBAM | SALT LAKE BASE & MERIDIAN |
| CC | CURB CUT | FNCCL | CHAIN LINK FENCE | NR | NAIL & RIBBON | SQ | SQUARE |
| COL | COLUMN | FNCIRN | IRON FENCE | NW | NAIL & WASHER | SQFT | SQUARE FEET |
| COMM | COMMUNICATIONS | FNCVYL | VINYL FENCE | NTS | NOT TO SCALE | SQYD | SQUARE YARD |
| CONC | CONCRETE | FNCWD | WOOD FENCE | OG | ORIGINAL GROUND | SS | SANITARY SEWER |
| CONST | CONSTRUCTION | FNCWR | WIRE FENCE | OH | OVERHANG | SSCO | SANITARY SEWER CLEANOUT |
| CMP | CORRUGATED METAL PIPE | FO | FIBER OPTIC | OHC | OVERHEAD COMMUNICATIONS | SSMH | SANITARY SEWER MANHOLE |
| CP | CONTROL POINT | FOW | FRONT OF WALK | OHP | OVERHEAD POWER | ST | STEAM |
| CTREE | CONIFEROUS TREE | FT | FEET | OHT | OVERHEAD TELEPHONE | STA | STATION |
| CUFT | CUBIC FOOT | G | NATURAL GAS | OHTV | OVERHEAD TELEVISION | STD | STANDARD |
| CUYD | CUBIC YARD | GAR | GARAGE | ℗ | PROPERTY LINE | STM | STORM |
| DEL | DELINEATOR | GB | GRADE BREAK | PB | POWER BOX | SYL | SOLID YELLOW LINE |
| DIA or Ø | DIAMETER | GL | GROUND LIGHT | PC | POINT OF CURVATURE | SWL | SOLID WHITE LINE |

| | | | |
|---|---|---|---|
| T | TOWNSHIP | | |
| TBC | TOP BACK OF CURB | | |
| TELE | TELEPHONE | | |
| TFC | TOP FACE OF CURB | | |
| TFG | TOP FINISH GRADE | | |
| TL | TREE LINE | | |
| TMH | TELEPHONE MANHOLE | | |
| TOA | TOP OF ASPHALT | | |
| TOC | TOP OF CONCRETE | | |
| TOF | TOP OF FOOTING | | |
| TOG | TOP OF GRATE | | |
| TOE | TOE OF SLOPE | | |
| TOP | TOP OF SLOPE or TOP OF PIPE | | |
| TOW | TOP OF WALL | | |
| TR | TELEPHONE RISER | | |
| TV | TELEVISION | | |
| TW | FINISH GRADE AT TOP OF WALL | | |
| TRANS | TRANSFORMER | | |
| TSP | TRAFFIC SIGNAL POLE | | |
| TSB | TRAFFIC SIGNAL BOX | | |
| UD | UNDERDRAIN | | |
| UGC | UNDERGROUND COMMUNICATIONS | | |
| UGP | UNDERGROUND POWER | | |
| UGT | UNDERGROUND TELEPHONE | | |
| UGTV | UNDERGROUND TELEVISION | | |
| U.N.O. | UNLESS NOTED OTHERWISE | | |
| UP | UTILITY POLE | | |
| VCP | VITRIFIED CLAY PIPE | | |
| VP | VERTICAL PIPE | | |
| W | WEST or WATER | | |
| WM | WATER METER | | |
| WMH | WATER MANHOLE | | |
| WS | WATER SURFACE | | |
| WTR | WATER | | |
| WV | WATER VALVE | | |
| WW | WATERWAY | | |

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03/03/21
No. 280090
THEODORE J. DIDAS
STATE OF UTAH

# MIDAS CROSSING RETAIL CENTER PHASE 2

4874 WEST 12600 SOUTH
HERRIMAN, UTAH
LOCATED IN THE SOUTHEAST 1/4 OF SECTION 25, T3S, R2W, SLB&M

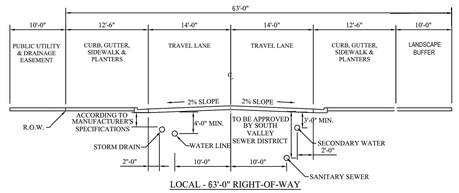
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| REV | DATE | DESCRIPTION |
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| DRAWN BY: | JHF |
| CHECKED BY: | TJD |
| DATE: | MAR. 03, 2021 |

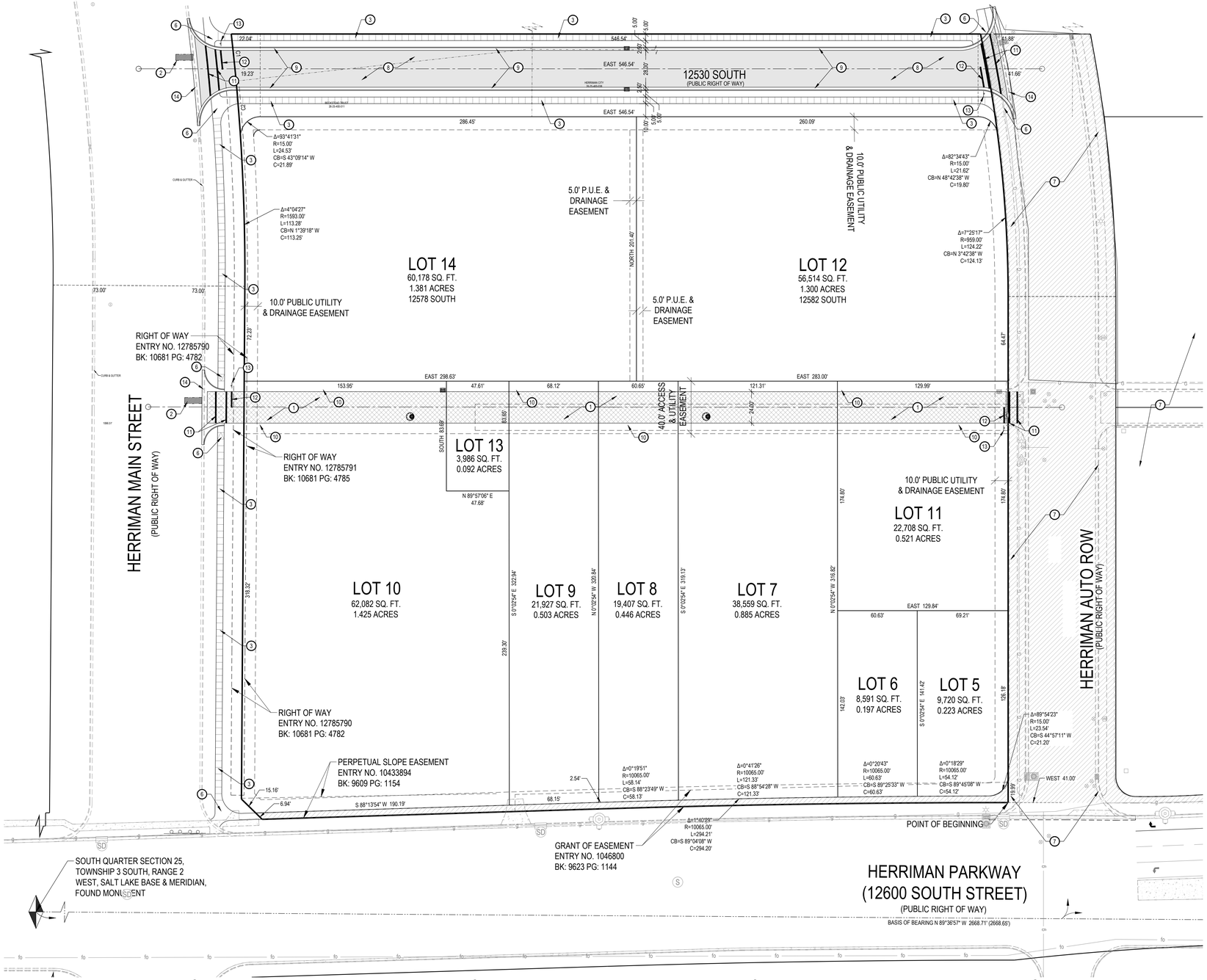
GENERAL NOTES, LEGEND AND ABBREVIATIONS

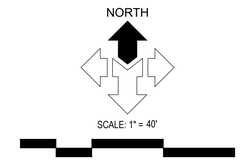
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LOCAL - 63'-0" RIGHT-OF-WAY




## GENERAL NOTES:

ALL DIMENSIONS ARE TO THE FACE OF CURB, UNLESS OTHERWISE NOTED

SEE ARCHITECT'S SITE PLAN FOR ADDITIONAL INFORMATION

SEE LANDSCAPE PLANS FOR IRRIGATION AND PLANTING

ALL WORK TO COMPLY WITH GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS

ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.

## KEYED NOTES:

PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED AND THE DETAILS NOTED AND AS SHOWN ON THE CONSTRUCTION DRAWINGS:

1. STANDARD DUTY ASPHALT PAVEMENT WITH GRANULAR BASE PER DETAIL 'C1', SHEET C5.01.
2. ASPHALT T-PATCH, PER APWA PLAN NO. 255.
3. CONCRETE SIDEWALK, PER APWA PLAN NO. 231.
4. 24" CONCRETE CURB AND GUTTER. SEE DETAIL 'D2', SHEET C5.01.
5. 24" CONCRETE RELEASE CURB AND GUTTER. SEE DETAIL 'D3', SHEET C5.01.
6. ADA RAMP WITH DETECTABLE WARNING SURFACE. SEE APWA PLAN NO. 236.3, FOR RAMP DETAIL AND APWA PLAN NO. 238 FOR DETECTABLE WARNING SURFACE DETAIL.
7. EXISTING FROM PHASE 1 PLANS
8. HEAVY DUTY ASPHALT PAVEMENT WITH GRANULAR BASE PER DETAIL 'D1', SHEET C5.01.
9. 30" CONCRETE CURB AND GUTTER, PER APWA PLAN NO. 205.1 'TYPE A'.
10. EDGE OF ASPHALT WITH NO CURB AND GUTTER. CURB AND GUTTER TO BE DONE WITH FUTURE INDIVIDUAL SITE DEVELOPMENT.
11. 12" WIDE SOLID WHITE PEDESTRIAN CROSSWALK
12. PAINTED 12" WIDE SOLID WHITE STOP BAR AND WORD "STOP".
13. NEW 24" STOP SIGN. SEE MUTCD DETAIL R1-1.
14. 48" WIDE CONCRETE WATERWAY, PER APWA PLAN NO. 211.

## LEGEND

AREA DEDICATED TO HERRIMAN CITY

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LICENSED PROFESSIONAL ENGINEER
03/03/21
No. 280090
THEODORE J. DIDAS
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# MIDAS CROSSING RETAIL CENTER PHASE 2

4874 WEST 12600 SOUTH
HERRIMAN, UTAH
LOCATED IN THE SOUTHEAST 1/4 OF SECTION 25, T3S, R2W, SLB&M

| REVISIONS | | |
|---|---|---|
| REV | DATE | DESCRIPTION |

| | |
|---|---|
| PROJECT NO: | 18381 |
| DRAWN BY: | JHF |
| CHECKED BY: | TJD |
| DATE: | MAR. 03, 2021 |

Blue Stakes of UTAH 811 Bluestakes.org

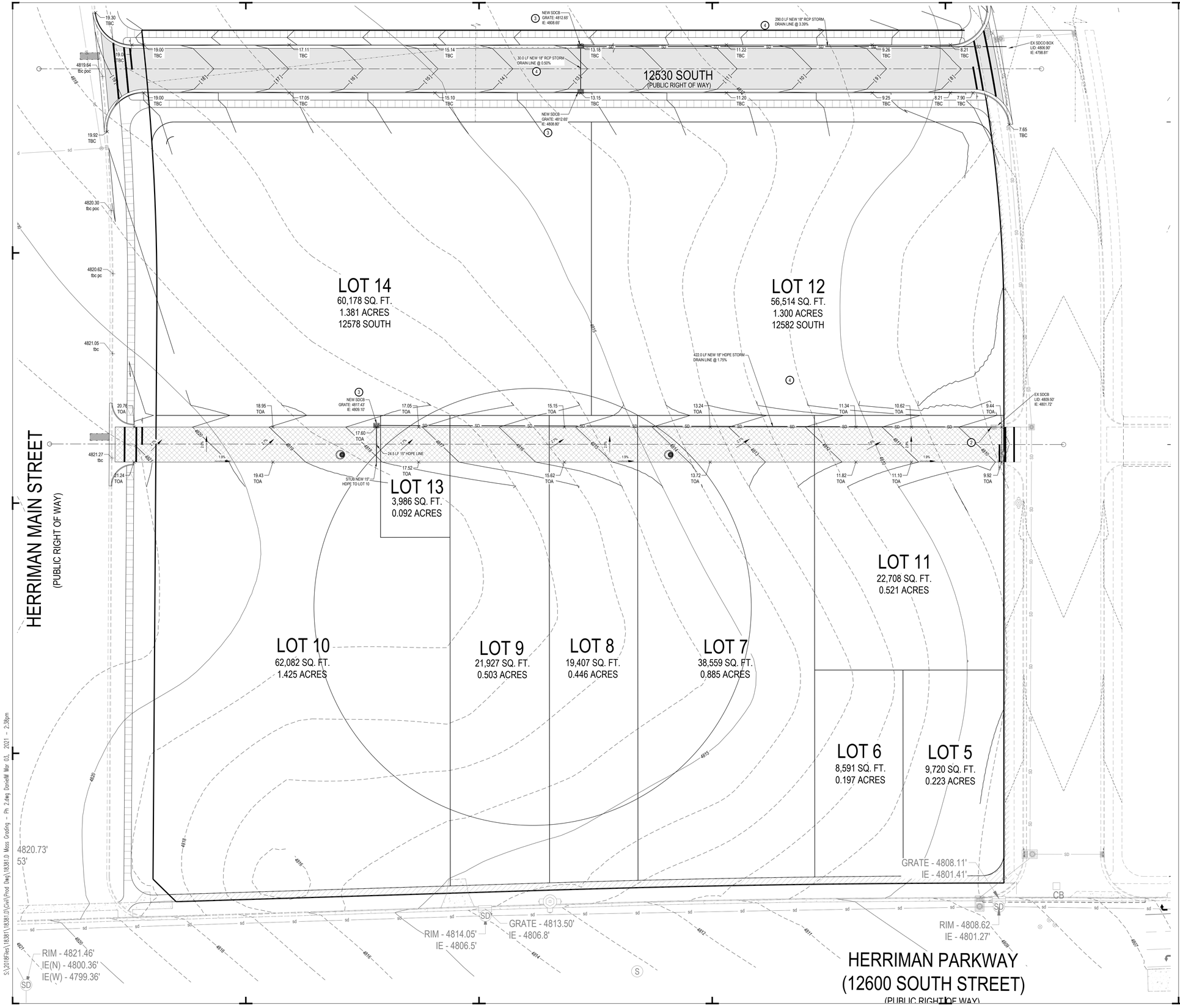
NOTICE!

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION, PROTECTION, AND RESTORATION OF ALL BURIED OR ABOVE GROUND UTILITIES, SHOWN OR NOT SHOWN ON THE PLANS.

## PHASE 2 HORIZONTAL CONTROL PLAN

## C1.01

S:\2018\Revit\18381\18381.D\Civil\Prod Dwg\18381.D Mass Grading - Plt 2.dwg DanielM Mar 03, 2021 - 2:38pm




NORTH

SCALE: 1" = 30'

0 15' 30' 60' 90'

## GENERAL NOTES:

SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND REPLACING ALL SOFT, YIELDING OR UNSUITABLE MATERIALS AND REPLACING WITH SUITABLE MATERIALS AS SPECIFIED IN THE SOILS REPORT. ALL EXCAVATED OR FILLED AREAS SHALL BE COMPACTED TO 95% OF MODIFIED PROCTOR MAXIMUM DENSITY PER ASTM TEST D-1557 EXCEPT UNDER BUILDING FOUNDATION WHERE IT SHALL BE 98% MIN. OF MAXIMUM DENSITY. MOISTURE CONTENT AT TIME OF PLACEMENT SHALL NOT EXCEED 2% ABOVE NOR 3% BELOW OPTIMUM. CONTRACTOR SHALL SUBMIT A COMPACTION REPORT PREPARED BY A QUALIFIED REGISTERED SOILS ENGINEER, VERIFYING THAT ALL FILLED AREAS AND SUBGRADE AREAS WITHIN THE BUILDING PAD AREA AND AREAS TO BE PAVED, HAVE BEEN COMPACTED IN ACCORDANCE WITH THESE PLANS & SPECS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT.

THE CONTRACTOR IS TO USE BEST MANAGEMENT PRACTICES FOR PROVIDING EROSION CONTROL FOR CONSTRUCTION OF THIS PROJECT. SPECIFIC DETAILS SHOWN ON SHEET C2.10 SHALL BE USED IN COMBINATION WITH OTHER ACCEPTED LOCAL PRACTICES.

EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THOSE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF CONTRACTOR'S FAILURE TO VERIFY LOCATIONS OF EXISTING UTILITIES PRIOR TO BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT.

ALL ELEVATIONS SHOWN AT TOP AND BOTTOM OF WALL(S), IF ANY, ARE ELEVATIONS AT FINISH GRADE, UNLESS OTHERWISE NOTED.

## KEYED NOTES:

PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED AND THE DETAILS NOTED AND AS SHOWN ON THE CONSTRUCTION DRAWINGS:

1. GRADE SITE TO ELEVATIONS AND CONTOURS SHOWN ON PLAN.
2. CORE-CONNECT NEW STORM DRAIN LINE TO EXISTING STORM DRAIN STRUCTURE.
3. STORM DRAIN GUTTER INLET WITH HEAVY DUTY BICYCLE SAFE GRATE. SEE DETAIL 'A5', SHEET C5.01.
4. 18" DIAMETER RCP STORM DRAIN LINE. SEE APWA PLANS NO. 381 & 382 FOR TRENCHING DETAIL.

## COMMON GRADING ABBREVIATIONS:

SEE SHEET C0.01 FOR ADDITIONAL ABBREVIATIONS

| | |
|---|---|
| - BFE | BASEMENT FLOOR ELEVATION |
| - BW | FINISH GRADE AT BOTTOM OF WALL |
| - EX or EXIST | EXISTING |
| - EOA | EDGE OF ASPHALT |
| - EOC | EDGE OF CONCRETE |
| - FFE | FINISH FLOOR ELEVATION |
| - FG | FINISH GRADE |
| - FL | FLOW LINE |
| - GB | GRADE BREAK |
| - HP | HIGH POINT |
| - LP | LOW POINT |
| - NG | NATURAL GROUND |
| - SDCB | STORM DRAIN CATCH BASIN |
| - SDCO | STORM DRAIN CLEANOUT BOX |
| - SDDB | STORM DRAIN DRAIN BASIN |
| - SDMH | STORM DRAIN MANHOLE |
| - TBC | TOP BACK OF CURB |
| - TOA | TOP OF ASPHALT |
| - TOC | TOP OF CONCRETE |
| - TOG | TOP OF GRATE |
| - TOW | TOP OF WALL |
| - TW | FINISH GRADE AT TOP OF WALL |
| - WW | WATERWAY |

Blue Stakes of UTAH 811 Bluestakes.org

NOTICE!

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION, PROTECTION, AND RESTORATION OF ALL BURIED OR ABOVE GROUND UTILITIES, SHOWN OR NOT SHOWN ON THE PLANS.

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LICENSED PROFESSIONAL ENGINEER
03/03/21
No. 280090
THEODORE J. DIDAS
STATE OF UTAH

# MIDAS CROSSING RETAIL CENTER PHASE 2

4874 WEST 12600 SOUTH
HERRIMAN, UTAH
LOCATED IN THE SOUTHEAST 1/4 OF SECTION 25, T3S, R2W, SLB&M

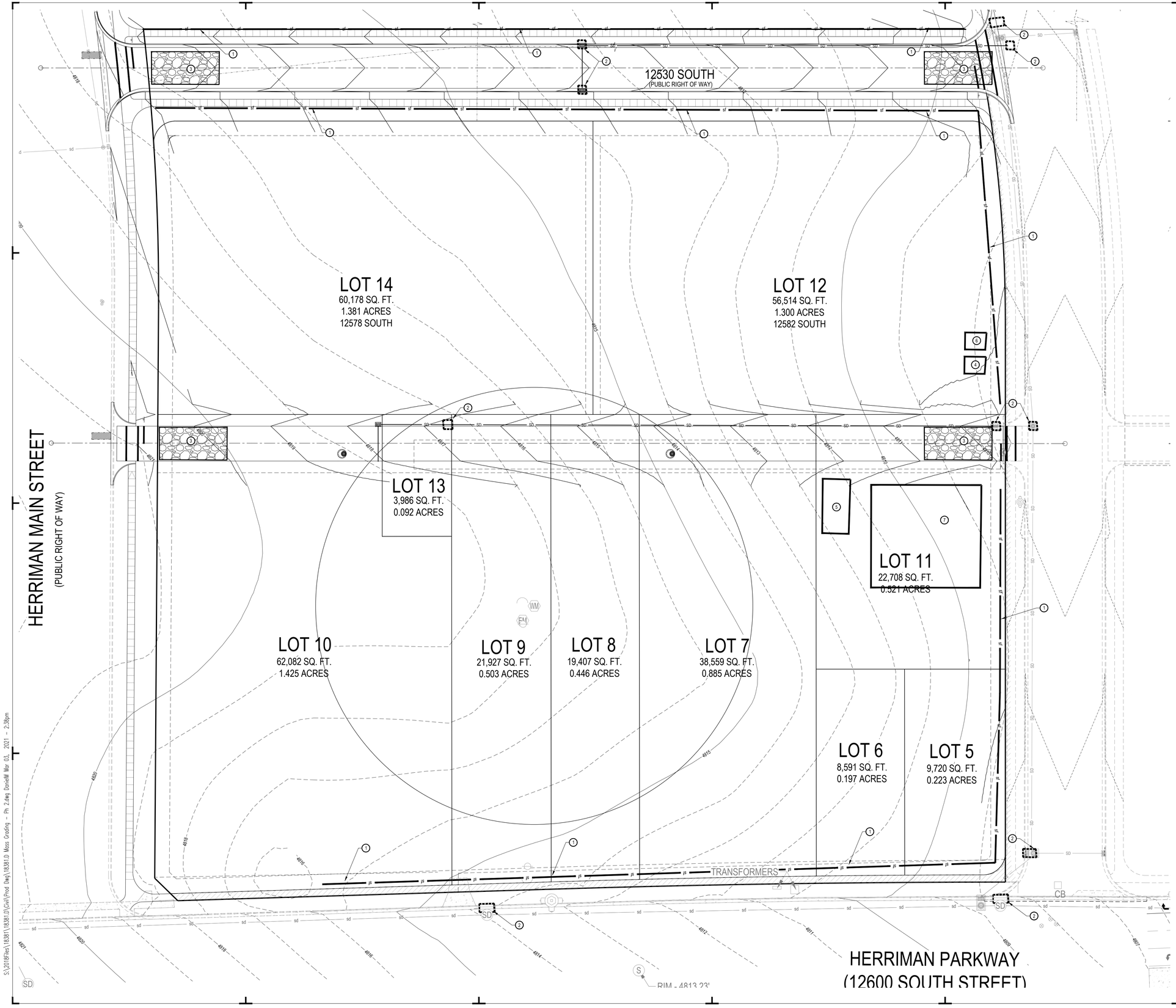
| REVISIONS | | |
|---|---|---|
| REV | DATE | DESCRIPTION |

| | |
|---|---|
| PROJECT NO: | 18381 |
| DRAWN BY: | JHF |
| CHECKED BY: | TJD |
| DATE: | MAR. 03, 2021 |

## PHASE 2 GRADING AND DRAINAGE PLAN

C2.01

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NORTH

SCALE: 1" = 30'

0 15' 30' 60' 90'

## GENERAL NOTES:

THE CONTRACTOR IS TO USE BEST MANAGEMENT PRACTICES FOR PROVIDING EROSION CONTROL FOR CONSTRUCTION OF THIS PROJECT. SPECIFIC DETAILS SHOWN ON SHEET C5.04 SHALL BE USED IN COMBINATION WITH OTHER ACCEPTED LOCAL PRACTICES.

ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE LOCAL AGENCY'S EROSION CONTROL STANDARDS AND SPECIFICATIONS AND ALL WORK SHALL BE SUBJECT TO INSPECTION BY THE AGENCY HAVING JURISDICTION. ALSO INSPECTORS WILL HAVE THE RIGHT TO CHANGE THE FACILITIES AS NEEDED.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING THE LOCATIONS OF ALL EXISTING UTILITIES. IF CONFLICTS OCCUR, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION TO DETERMINE IF ANY FIELD ADJUSTMENTS SHOULD BE MADE.

THE CONTRACTOR SHALL PROVIDE ADEQUATE DUST CONTROL.

WHEN GRADING OPERATIONS HAVE BEEN COMPLETED AND THE DISTURBED GROUND SHALL BE LEFT "OPEN" FOR 30 DAYS OR MORE THE AREA SHALL BE FURROWED PARALLEL TO THE CONTOURS OF THE AREA.

THE CONTRACTOR SHALL MODIFY EROSION CONTROL MEASURES TO ACCOMMODATE PROJECT PLANNING.

## MAINTENANCE:

THE OWNER'S REPRESENTATIVE SHALL MAKE ROUTINE CHECKS ON ALL EROSION CONTROL MEASURES TO DETERMINE IF REPAIRS OR SEDIMENT REMOVAL IS NECESSARY. DUE TO CONDITIONS THAT MAY ARISE IN THE FIELD, ADDITIONAL CONTROL MAY BE DETERMINED TO BE NECESSARY.

SILT FENCE BARRIERS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT THE LEAST DAILY DURING PROLONGED RAINFALL.

CLOSE ATTENTION SHALL BE PAID TO THE REPAIR OF DAMAGED SILT FENCES, END RUNS, AND UNDERCUTTING BENEATH SILT FENCING.

NECESSARY REPAIRS TO BARRIERS OR REPLACEMENT OF SILT FENCING SHALL BE ACCOMPLISHED PROMPTLY.

SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH RAINFALL. THEY MUST BE REMOVED WHEN THE LEVEL OF DEPOSITION REACHES APPROXIMATELY ONE-HALF THE HEIGHT OF THE BARRIER.

## KEYED NOTES:

PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED AND THE DETAILS NOTED AND AS SHOWN ON THE CONSTRUCTION DRAWINGS:

1. SILT FENCE AS SHOWN ON PLAN. SEE DETAIL 'C3', SHEET C5.02.
2. INLET PROTECTION AROUND EXISTING OR NEW STORM DRAIN CATCH BASINS OR CURB INLETS. SEE DETAIL 'A1', SHEET C5.02.
3. TEMPORARY CONSTRUCTION ENTRANCE. SEE DETAIL 'C1', SHEET C5.02. LOCATION SHOWN IS SUGGESTIVE. CONTRACTOR TO RELOCATE AS NEEDED.
4. CONCRETE WASHOUT AREA. CREATE A MIN. 10'X10' AREA WITH A 1' HIGH BERM. LINE AREA WITH PLASTIC. DISCARD WASTE IN DUMPSTER WHEN FULL AND LEGALLY DISPOSE OF. SEE DETAIL 'A3', SHEET C5.02. LOCATION SHOWN IS SUGGESTIVE. CONTRACTOR TO RELOCATE AS NEEDED.
5. CONSTRUCTION DUMPSTER. CHECK LEVEL DAILY, LEGALLY DISPOSE OF WASTE AS NEEDED. LOCATION SHOWN IS SUGGESTIVE. CONTRACTOR TO RELOCATE AS NEEDED.
6. PORTABLE CONSTRUCTION TOILET. TOILET TO BE PROPERLY SECURED TO PREVENT TIPPING. BUILD 6" BERM AROUND TOILET TO CONTAIN ANY SPILLS OR LEAKAGE. CHECK LEVEL DAILY. LEGALLY DISPOSE OF WASTE AS NEEDED. SEE DETAIL 'C5', SHEET C5.02. LOCATION SHOWN IS SUGGESTIVE. CONTRACTOR TO RELOCATE AS NEEDED.
7. MATERIAL STORAGE AND STOCK PILE AREA. SEE DETAIL 'A5', SHEET C5.02. LOCATION SHOWN IS SUGGESTIVE. CONTRACTOR TO RELOCATE AS NEEDED.

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03/03/21
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THEODORE J. DIDAS
STATE OF UTAH

# MIDAS CROSSING RETAIL CENTER PHASE 2

## 4874 WEST 12600 SOUTH
HERRIMAN, UTAH
LOCATED IN THE SOUTHEAST 1/4 OF SECTION 25, T3S, R2W, SLB&M

REVISIONS

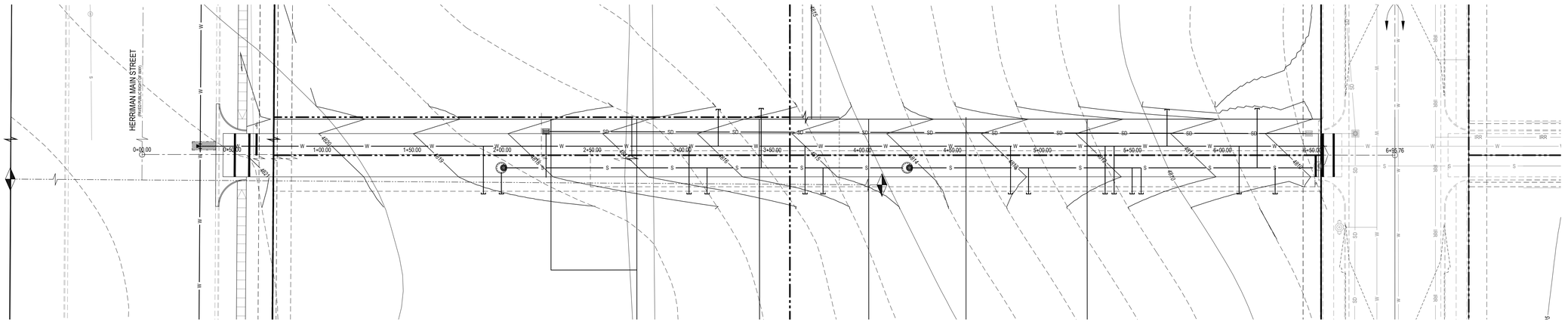
| REV | DATE | DESCRIPTION |
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|---|---|
| PROJECT NO: | 18381 |
| DRAWN BY: | JHF |
| CHECKED BY: | TJD |
| DATE: | MAR. 03, 2021 |

## PHASE 2 EROSION CONTROL PLAN

## C2.10

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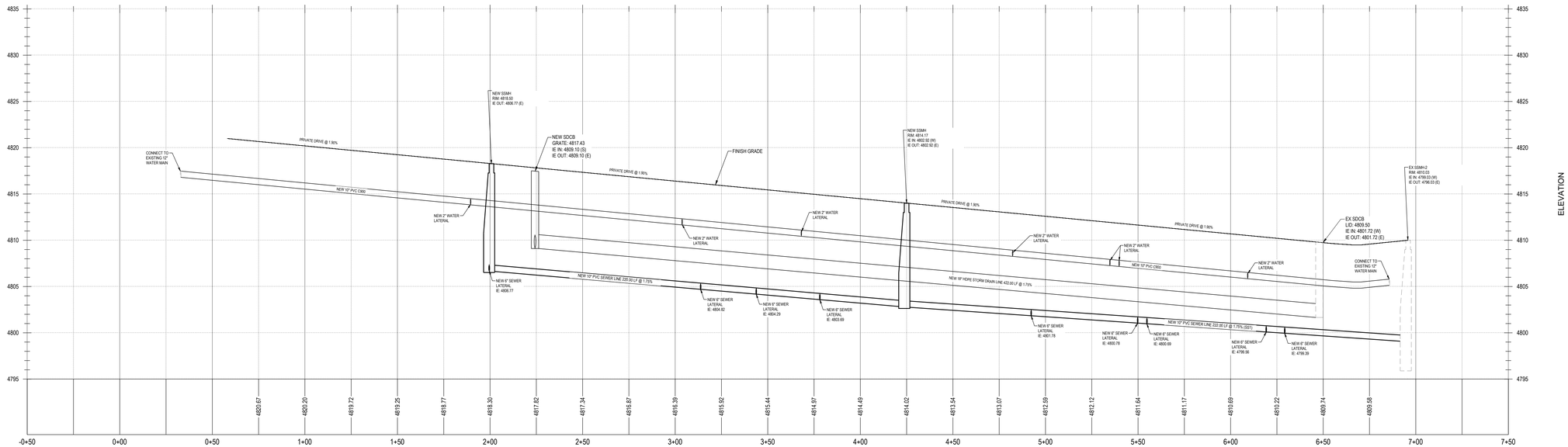



NORTH

SCALE: 1" = 30'

0 15' 30' 60' 90'

PRIVATE ROAD
HORIZ: 1"=20'
VERT: 1"=4'




PROFILE DATA:
SURFACE (2)

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# MIDAS CROSSING RETAIL CENTER PHASE 2

## 4874 WEST 12600 SOUTH
HERRIMAN, UTAH
LOCATED IN THE SOUTHEAST 1/4 OF SECTION 25, T3S, R2W, SLB&M

REVISIONS

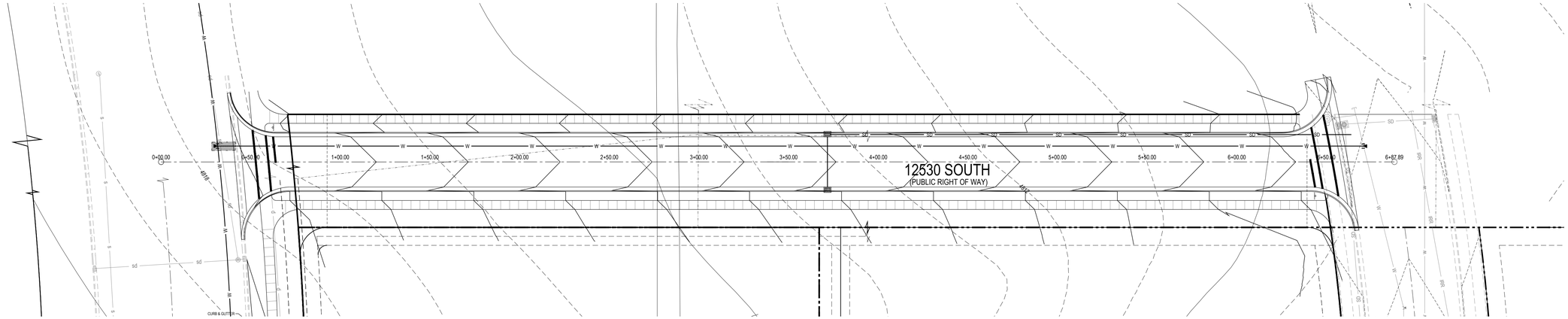
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PROJECT NO: 18381
DRAWN BY: JHF
CHECKED BY: TJD
DATE: MAR. 03, 2021

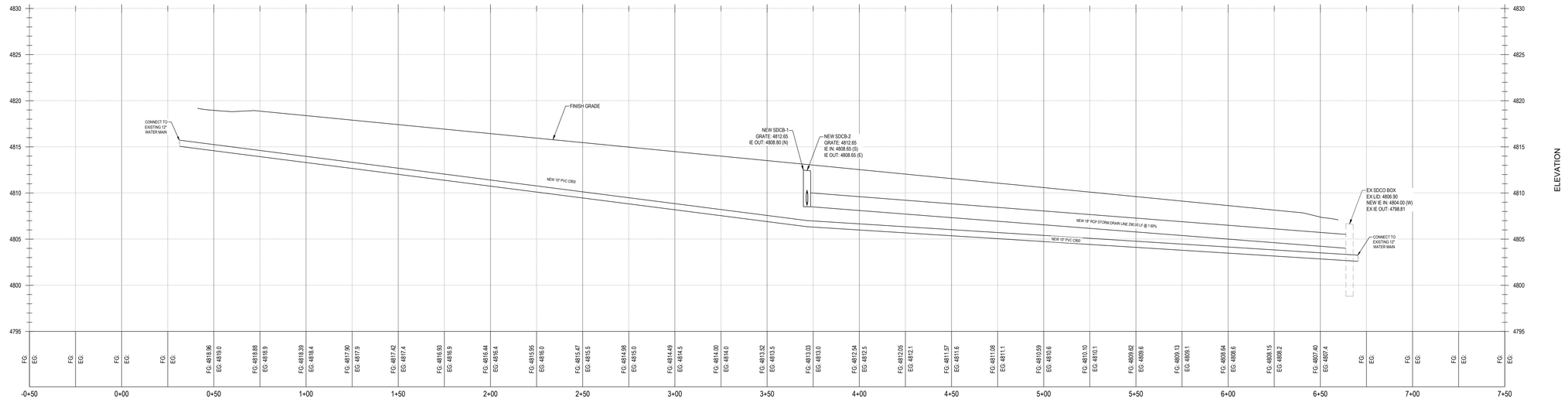
## PRIVATE DRIVE PLAN & PROFILE

## C3.01

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PUBLIC STREET
HORIZ: 1"=20'
VERT: 1"=4'




PROFILE DATA:
SURFACE (5)
SURFACE (5)

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# MIDAS CROSSING RETAIL CENTER PHASE 2

## 4874 WEST 12600 SOUTH
HERRIMAN, UTAH
LOCATED IN THE SOUTHEAST 1/4 OF SECTION 25, T3S, R2W, SLB&M

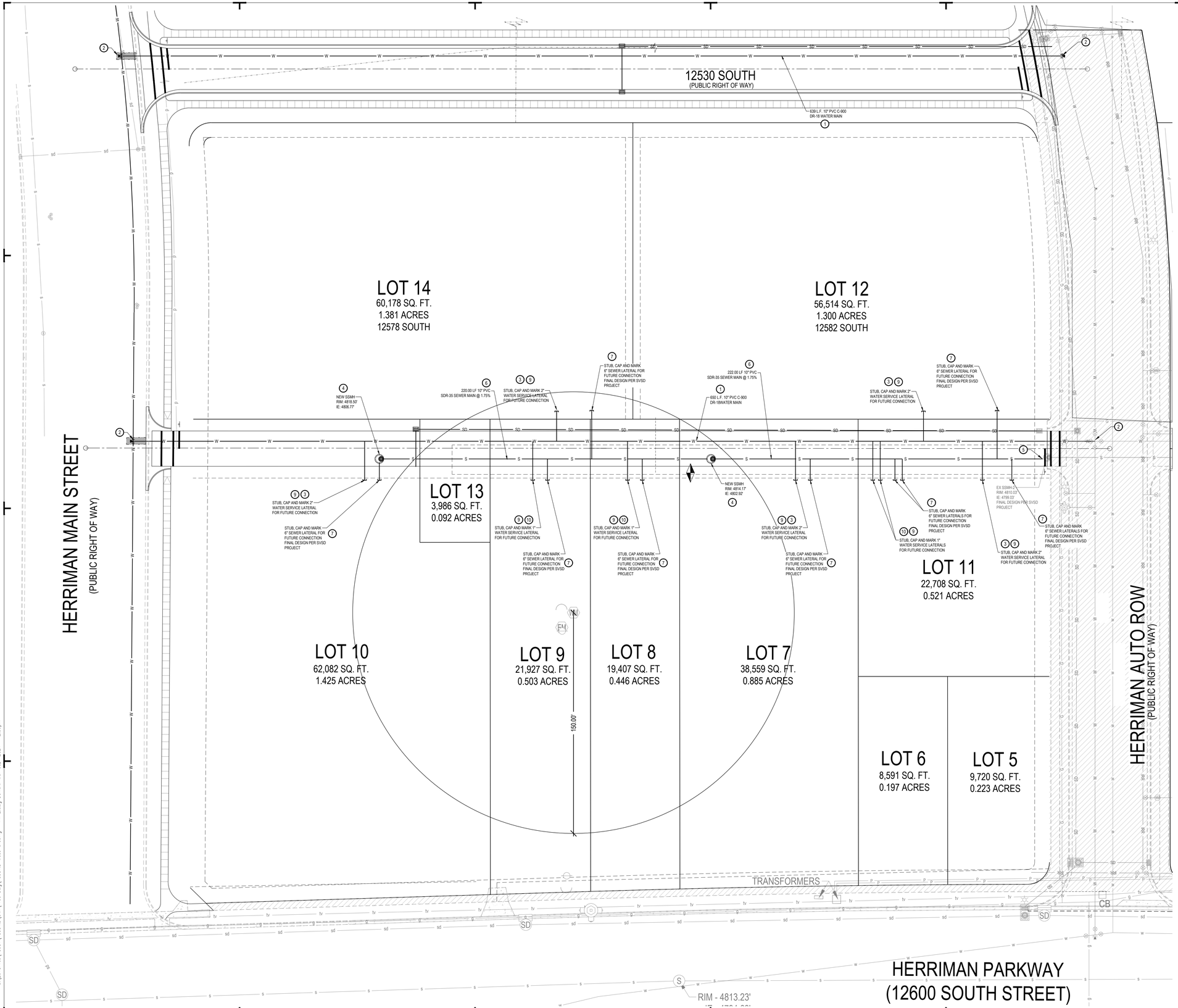
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| REV | DATE | DESCRIPTION |

| | |
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| PROJECT NO: | 18381 |
| DRAWN BY: | JHF |
| CHECKED BY: | TJD |
| DATE: | MAR. 03, 2021 |

## 12530 SOUTH PLAN & PROFILE

## C3.02

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NORTH

SCALE: 1" = 30'

0 15' 30' 60' 90'

## GENERAL NOTES:

CONTRACTOR IS TO COORDINATE ALL UTILITIES WITH MECHANICAL DRAWINGS.

ALL NEW WATER CONSTRUCTION TO BE DONE IN ACCORDANCE WITH LOCAL GOVERNING MUNICIPALITY STANDARDS & SPECIFICATIONS.

ALL NEW SANITARY SEWER CONSTRUCTION TO BE DONE IN ACCORDANCE WITH LOCAL GOVERNING MUNICIPALITY STANDARDS & SPECIFICATIONS.

CONTRACTOR SHALL FIELD VERIFY LOCATIONS AND INVERT ELEVATIONS OF EXISTING MANHOLES AND OTHER UTILITIES BEFORE STAKING OR CONSTRUCTING ANY SEWER LINES.

FOUR FEET OF COVER IS REQUIRED OVER ALL SEWER LINES.

MAINTAIN A MINIMUM OF 48 INCHES OF COVER ON ALL WATER LINES.

CONTRACTOR IS TO COORDINATE LOCATIONS OF NEW TELEPHONE SERVICE TO BUILDING WITH CENTURY LINK. A PVC CONDUIT, PLYWOOD BACKBOARD, AND GROUND WIRE IS REQUIRED FOR SERVICE THROUGH PROPERTY, COORDINATE SIZES AND LOCATION WITH CENTURY LINK.

CONTRACTOR IS TO SUBMIT SITE PLAN TO DOMINION ENERGY FOR DESIGN OF GAS LINE SERVICE TO BUILDING. CONTRACTOR TO COORDINATE WITH DOMINION ENERGY FOR CONTRACTOR LIMITS OF WORK VERSUS DOMINION ENERGY LIMITS.

LOCATION OF ALL UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE LOCATIONS. CONTRACTOR IS TO VERIFY CONNECTION POINTS WITH EXISTING UTILITIES. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO EXISTING UTILITIES AND UTILITY STRUCTURE THAT ARE TO REMAIN.

UTILITY PROVIDERS:
- WATER: HERRIMAN CITY
- SEWER: SOUTH VALLEY SEWER DISTRICT
- NATURAL GAS: DOMINION ENERGY
- ELECTRICAL POWER: POWER PROVIDER
- TELEPHONE: CENTURY LINK

## KEYED NOTES:

PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED AND THE DETAILS NOTED AND AS SHOWN ON THE CONSTRUCTION DRAWINGS:

1. 10" BLUE PVC C-900 DR-18 WATER LINE, INCLUDING ALL FITTINGS AND THRUST BLOCKING. SEE DETAIL "A1", SHEET C5.01 FOR TRENCHING AND APWA PLAN NO. 561 FOR THRUST BLOCKING.
2. CONNECT NEW 10" PVC C-900 DR-18 WATER LINE TO EXISTING WATER MAIN, PER HERRIMAN CITY STANDARDS AND SPECIFICATIONS.
3. 2" WATER SERVICE, PER APWA PLANS NO. 552.
4. 5' DIAMETER SANITARY SEWER MANHOLE, PER APWA PLAN NO. 411.
5. CORE-CONNECT NEW SANITARY SEWER LINE TO EXISTING SANITARY SEWER MANHOLE, PER GOVERNING BODY STANDARDS AND SPECIFICATIONS.
6. 8" PVC SDR-35 SANITARY SEWER LINE, INCLUDING ALL FITTINGS. SEE APWA PLANS NO. 381 & 382 FOR TRENCHING.
7. 6" PVC SDR-35 SANITARY SEWER LATERAL, INCLUDING ALL FITTINGS. CLEANOUTS AT 100-FOOT MAXIMUM SPACING. SEE APWA PLANS NO. 381 & 382 FOR TRENCHING. SEE APWA PLAN NO. 431 FOR CLEANOUTS.
8. STUB, CAP AND MARK 6" SEWER LATERAL FOR FUTURE CONNECTION FINAL DESIGN PER SVSD PROJECT
9. STUB, CAP AND MARK WATER SERVICE LATERAL FOR FUTURE CONNECTION.
10. 1" WATER SERVICE, PER APWA PLANS NO. 551.

NOTICE!

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LOCATED IN THE SOUTHEAST 1/4 OF SECTION 25, T3S, R2W, SLB&M

REVISIONS

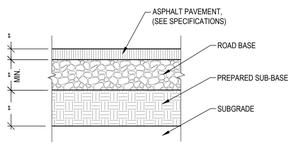
| REV | DATE | DESCRIPTION |
|---|---|---|

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|---|---|
| PROJECT NO: | 18381 |
| DRAWN BY: | JHF |
| CHECKED BY: | TJD |
| DATE: | MAR. 03, 2021 |

PHASE 2 SITE UTILITY PLAN

C4.01

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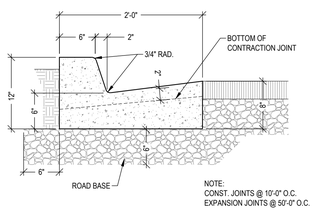

(HEAVY DUTY)

| | PARKING AREAS | ROADWAY AREAS |
|---|---|---|
| ASPHALT | 6" | 6" |
| BASE COURSE | 8" | 8" |
| PREPARED SUB-BASE | 8" | 8" |

NOTE:
REFER TO SOILS REPORT FOR PROJECT SECTION SOILS REPORT OVERIDES.

## ASPHALTIC PAVEMENT SECTION — D1

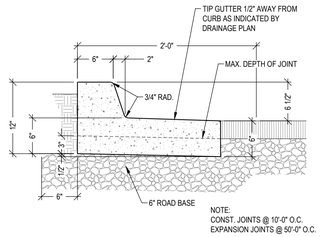
SCALE: N.T.S.




NOTE:
CONST. JOINTS @ 10'-0" O.C.
EXPANSION JOINTS @ 50'-0" O.C.

## 24" CURB & GUTTER — D2

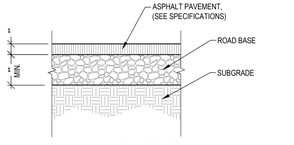
SCALE: N.T.S.




NOTE:
CONST. JOINTS @ 10'-0" O.C.
EXPANSION JOINTS @ 50'-0" O.C.

## 24" RELEASE CURB & GUTTER — D3

SCALE: N.T.S.



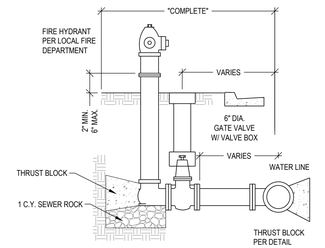

(STANDARD DUTY)

| | PARKING AREAS | ROADWAY AREAS |
|---|---|---|
| ASPHALT | 3" | 4" |
| BASE COURSE | 8" | 8" |

NOTE:
REFER TO SOILS REPORT FOR PROJECT SECTION SOILS REPORT OVERIDES.

## ASPHALTIC PAVEMENT SECTION — C1

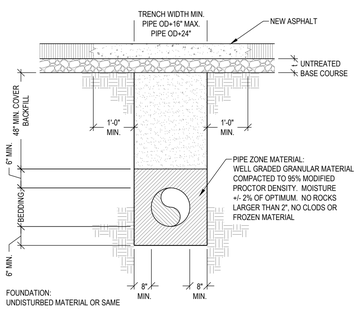
SCALE: N.T.S.




"COMPLETE" FOR PAYMENT INCLUDES TEES, VALVE, SUMP, THRUST BLOCK, VALVE BOX, STEM AND FIRE HYDRANT.

## TYPICAL FIRE HYDRANT INSTALLATION — B1

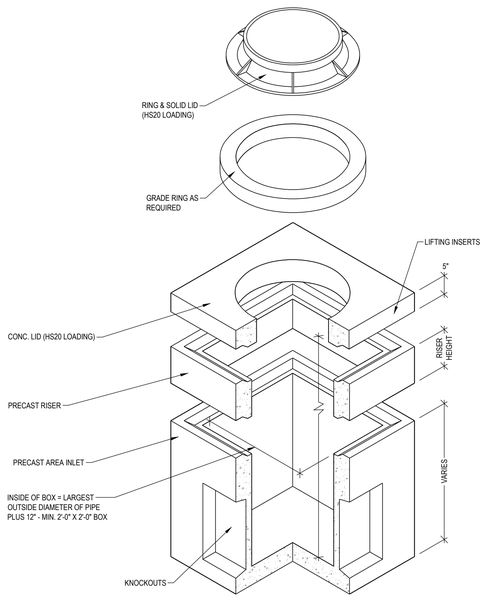
SCALE: N.T.S.




FOUNDATION:
UNDISTURBED MATERIAL OR SAME MATERIAL AS BEDDING

## TYP. WATER & SEWER TRENCH SECTION — A1

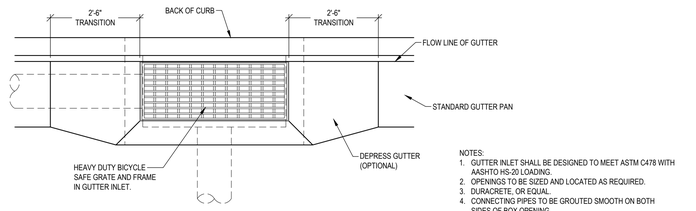
SCALE: N.T.S.




NOTES:
1. CLEANOUT BOXES SHALL BE DESIGNED TO MEET ASTM C858 WITH AASHTO HS-20 LOADING.
2. OPTIONAL GRATING OR COVER MATERIAL MAY BE CAST IN AS REQUIRED.
3. OPENINGS TO BE SIZED AND LOCATED AS REQUIRED.
4. DURACRETE, OR EQUAL.
5. CONNECTING PIPES TO BE GROUTED SMOOTH ON BOTH SIDES OF BOX OPENING.
6. PIPE CONNECTIONS TO BE SEALED WATERTIGHT.
7. IF DEPTH OF BOX IS OVER 3 1/2', MIN. 3'-0" X 3'-0" BOX IS TO BE USED.

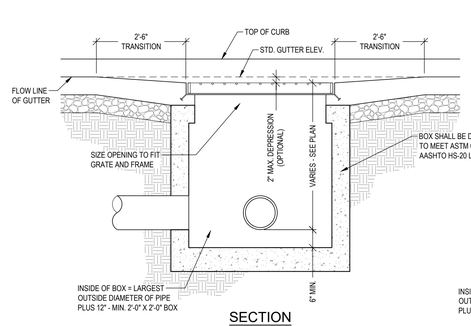
## SD CLEANOUT BOX — A3

SCALE: N.T.S.

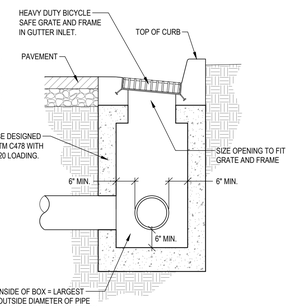



## PLAN

NOTES:
1. GUTTER INLET SHALL BE DESIGNED TO MEET ASTM C478 WITH AASHTO HS-20 LOADING.
2. OPENINGS TO BE SIZED AND LOCATED AS REQUIRED.
3. DURACRETE, OR EQUAL.
4. CONNECTING PIPES TO BE GROUTED SMOOTH ON BOTH SIDES OF BOX OPENING.
5. PIPE CONNECTIONS TO BE SEALED WATERTIGHT.
6. IF DEPTH OF BOX IS OVER 3 1/2', MIN. 3'-0" X 3'-0" BOX IS TO BE USED.




## SECTION




## SECTION

## GUTTER INLET — A5

SCALE: N.T.S.

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8610 South Sandy Parkway, Suite 200 Sandy, Utah 84070 801.255.7700 mcneilengineering.com
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LICENSED PROFESSIONAL ENGINEER
03/03/21
No. 280090
THEODORE J. DIDAS
STATE OF UTAH

# MIDAS CROSSING RETAIL CENTER PHASE 2

4874 WEST 12600 SOUTH
HERRIMAN, UTAH
LOCATED IN THE SOUTHEAST 1/4 OF SECTION 25, T3S, R2W, SLB&M

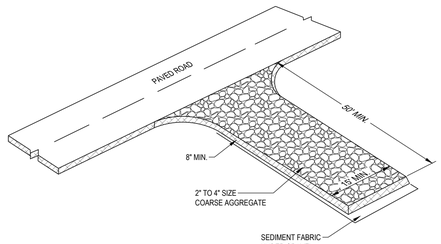
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| PROJECT NO: | 18381 |
| DRAWN BY: | JHF |
| CHECKED BY: | TJD |
| DATE: | MAR. 03, 2021 |

CIVIL DETAILS

C5.01

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DESCRIPTION:
A STABILIZED PAD OF CRUSHED STONE LOCATED WHERE CONSTRUCTION TRAFFIC ENTERS OR LEAVES THE SITE FROM OR TO PAVED SURFACE.

APPLICATIONS:
AT ANY POINT OF INGRESS OR EGRESS AT A CONSTRUCTION SITE WHERE ADJACENT TRAVELED WAY IS PAVED. GENERALLY APPLIES TO SITES OVER 2 ACRES UNLESS SPECIAL CONDITIONS EXIST.

INSTALLATION/APPLICATION CRITERIA:
- CLEAR GRUB AREA AND GRADE TO PROVIDE MAXIMUM SLOPE OF 2%.
- COMPACT SUB GRADE AND PLACE FILTER FABRIC IF DESIRED (RECOMMENDED FOR ENTRANCES TO REMAIN FOR MORE THAN 3 MONTHS.
- PLACE COARSE AGGREGATE, 1 TO 2-1/2 INCHES IN SIZE, TO A MINIMUM DEPTH OF 8 INCHES.

LIMITATIONS:
- REQUIRES PERIODIC TOP DRESSING WITH ADDITIONAL STONES.
- SHOULD BE USED IN CONJUNCTION WITH STREET SWEEPING ON ADJACENT PUBLIC RIGHT-OF-WAY.

MAINTENANCE:
- INSPECT DAILY FOR LOSS OF GRAVEL OR SEDIMENT BUILDUP.
- INSPECT ADJACENT ROADWAY FOR SEDIMENT DEPOSIT AND CLEAN BY SWEEPING OR SHOVELING.
- REPAIR ENTRANCE AND REPLACE GRAVEL AS REQUIRED TO MAINTAIN CONTROL IN GOOD WORKING CONDITION.
- EXPAND STABILIZED AREA AS REQUIRED TO ACCOMMODATE TRAFFIC AND PREVENT EROSION AT DRIVEWAYS.

OBJECTIVES
- ※ HOUSEKEEPING PRACTICES
- □ CONTAIN WASTE
- □ MINIMIZE DISTURBED AREA
- □ STABILIZE DISTURBED AREA
- □ PROTECT SLOPES/CHANNELS
- ※ CONTROL SITE PERIMETER
- □ CONTROL INTERNAL EROSION

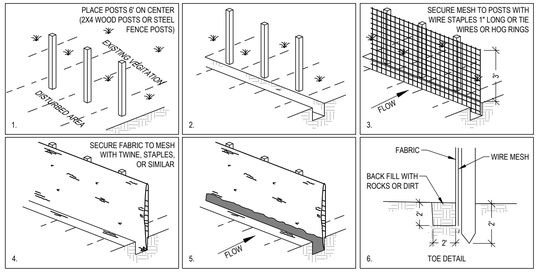
TARGETED POLLUTANTS
- ■ SEDIMENT
- □ NUTRIENTS
- □ TOXIC MATERIALS
- □ OIL & GREASE
- □ FLOATABLE MATERIALS
- □ OTHER WASTE

- ■ HIGH IMPACT
- ※ MEDIUM IMPACT
- □ LOW OR UNKNOWN IMPACT

IMPLEMENTATION REQUIREMENTS
- ■ CAPITAL COSTS
- ※ O & M COSTS
- ※ MAINTENANCE
- □ TRAINING

■ HIGH ※ MEDIUM □ LOW

## STABILIZED CONSTRUCTION ENTRANCE C1
SCALE: N.T.S.




DESCRIPTION:
A TEMPORARY SEDIMENT BARRIER CONSISTING OF ENTRENCHED FILTER FABRIC STRETCHED ACROSS AND SECURED TO SUPPORTING POSTS.

APPLICATIONS:
- PERIMETER CONTROL: PLACE BARRIER AT DOWNGRADE LIMITS OF DISTURBANCE.
- SEDIMENT BARRIER: PLACE BARRIER AT TOE OF SLOPE OR SOIL STOCKPILE.
- PROTECTION OF EXISTING WATERWAYS: PLACE BARRIER AT TOP OF STREAM BANK
- INLET PROTECTION: PLACE FENCE SURROUNDING CATCH BASINS

INSTALLATION/APPLICATION CRITERIA:
- PLACE POSTS 6 FEET APART ON CENTER ALONG CONTOUR (OR USE PRE-ASSEMBLED UNIT) AND DRIVE 2 FEET MINIMUM INTO GROUND. EXCAVATE AN ANCHOR TRENCH IMMEDIATELY UPGRADIENT OF POSTS
- SECURE WIRE MESH (14 GAGE MIN. WITH 6 INCH OPENINGS) TO UPSLOPE SIDE OF POSTS. ATTACH WITH HEAVY DUTY 1 INCH LONG WIRE STAPLES, TIE WIRES OR HOG RINGS.
- CUT FABRIC TO REQUIRED WIDTH, UNROLL ALONG LENGTH OF BARRIER AND DRAPE OVER BARRIER. SECURE FABRIC TO MESH WITH TWINE, STAPLES, OR SIMILAR, WITH TRAILING EDGE EXTENDING INTO ANCHOR TRENCH.
- BACKFILL OVER FILTER FABRIC TO ANCHOR.

LIMITATIONS:
- RECOMMENDED MAXIMUM DRAINAGE AREA OF 0.5 ACRE PER 100 FEET OF FENCE.
- RECOMMENDED MAXIMUM UPGRADIENT SLOPE LENGTH OF 150 FEET.
- RECOMMENDED MAXIMUM UPHILL GRADE OF 2:1 (50%).
- RECOMMENDED MAXIMUM FLOW RATE OF 0.5 CFS.
- PONDING SHOULD NOT BE ALLOWED BEHIND FENCE.

MAINTENANCE:
- INSPECT IMMEDIATELY AFTER ANY RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL.
- LOOK FOR RUNOFF BYPASSING ENDS OF BARRIERS OR UNDERCUTTING BARRIERS.
- REPAIR OR REPLACE DAMAGED AREAS OF THE BARRIER AND REMOVE ACCUMULATED SEDIMENT.
- REANCHOR FENCE AS NECESSARY TO PREVENT SHORTCUTTING.
- REMOVE ACCUMULATED SEDIMENT WHEN IT REACHES 1/2 THE HEIGHT OF THE FENCE.

OBJECTIVES
- □ HOUSEKEEPING PRACTICES
- □ CONTAIN WASTE
- □ MINIMIZE DISTURBED AREA
- □ STABILIZE DISTURBED AREA
- □ PROTECT SLOPES/CHANNELS
- ※ CONTROL SITE PERIMETER
- ※ CONTROL INTERNAL EROSION

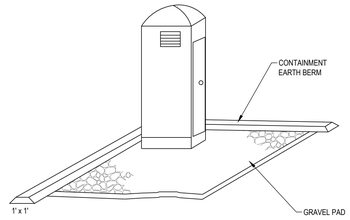
TARGETED POLLUTANTS
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- □ NUTRIENTS
- □ TOXIC MATERIALS
- □ OIL & GREASE
- □ FLOATABLE MATERIALS
- □ OTHER WASTE

- ■ HIGH IMPACT
- ※ MEDIUM IMPACT
- □ LOW OR UNKNOWN IMPACT

IMPLEMENTATION REQUIREMENTS
- ※ CAPITAL COSTS
- ※ O & M COSTS
- ※ MAINTENANCE
- □ TRAINING

■ HIGH ※ MEDIUM □ LOW

## SILT FENCE C3
SCALE: N.T.S.




DESCRIPTION:
TEMPORARY ON-SITE SANITARY FACILITIES FOR CONSTRUCTION PERSONNEL.

APPLICATIONS:
- ALL SITES WITH NO PERMANENT SANITARY FACILITIES OR WHERE PERMANENT FACILITY IS TO FAR FROM ACTIVITIES.

INSTALLATION/APPLICATION CRITERIA:
- LOCATE PORTABLE TOILETS IN CONVENIENT LOCATIONS THROUGHOUT THE SITE.
- PREPARE LEVEL, GRAVEL SURFACE AND PROVIDE CLEAR ACCESS TO THE TOILETS FOR SERVICING AND FOR ON-SITE PERSONNEL.
- CONSTRUCT EARTH BERM PERIMETER (SEE EARTH BERM BARRIER INFORMATION SHEET), CONTROL FOR SPILL/PROTECTION LEAK.

LIMITATIONS:
- NO LIMITATIONS

MAINTENANCE:
- PORTABLE TOILETS SHOULD BE MAINTAINED IN GOOD WORKING ORDER BY LICENSED SERVICE WITH DAILY OBSERVATION FOR LEAK DETECTION.
- REGULAR WASTE COLLECTION SHOULD BE ARRANGED WITH LICENSED SERVICE.
- ALL WASTE SHOULD BE DEPOSITED IN SANITARY SEWER SYSTEM FOR TREATMENT WITH APPROPRIATE AGENCY APPROVAL.

OBJECTIVES
- ※ HOUSEKEEPING PRACTICES
- ※ CONTAIN WASTE
- □ MINIMIZE DISTURBED AREA
- □ STABILIZE DISTURBED AREA
- □ PROTECT SLOPES/CHANNELS
- □ CONTROL SITE PERIMETER
- □ CONTROL INTERNAL EROSION

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IMPLEMENTATION REQUIREMENTS
- ※ CAPITAL COSTS
- ※ O & M COSTS
- ※ MAINTENANCE
- □ TRAINING

■ HIGH ※ MEDIUM □ LOW

## PORTABLE TOILETS C5
SCALE: N.T.S.

### FILTERSOCK SPECIFICATION:

FILTREXX FILTERSOCK INSTALLATION AND MAINTENANCE

1.0 DESCRIPTION:
THIS WORK SHALL CONSIST OF FURNISHING, INSTALLING, MAINTAINING AND DISPERSING (IF NEEDED) A WATER PERMEABLE COMPOST FILTER SOCK (FILTREXX FILTERSOCK) TO CONTAIN SOIL EROSION AND SEDIMENT BY REMOVING SOIL PARTICLES FROM WATER MOVING OFF SITE INTO ADJACENT WATERWAYS OR STORM WATER DRAINAGE SYSTEMS. FILTERSOCKS WILL BE USED AS A FORM OF INLET PROTECTION FOR OPERATIONAL STORM DRAINAGE SYSTEMS.

2.0 COMPOST PRODUCTS USED TO FILL FILTREXX FILTERSOCKS
1. COMPOST: COMPOST USED FOR FILTREXX FILTERSOCKS SHALL BE WEED FREE AND DERIVED FROM A WELL-DECOMPOSED SOURCE OF ORGANIC MATTER. THE COMPOST SHALL BE PRODUCED USING AN AEROBIC COMPOSTING PROCESS MEETING CFR 503 REGULATIONS, INCLUDING TIME AND TEMPERATURE DATA INDICATING EFFECTIVE WEED SEED, PATHOGEN AND INSECT LARVAE KILL. THE COMPOST SHALL BE FREE OF ANY REFUSE, CONTAMINANTS OR OTHER MATERIALS TOXIC TO PLANT GROWTH. NON-COMPOSTED PRODUCTS WILL NOT BE ACCEPTED. TEST METHODS FOR THE ITEMS BELOW SHOULD FOLLOW USCC TMECC GUIDELINES FOR LABORATORY PROCEDURES:
   A. PH - 5.0-8.0 IN ACCORDANCE WITH TMECC 04.11-A, "ELECTROMETRIC PH DETERMINATIONS FOR COMPOST"
   B. PARTICLE SIZE - 99% PASSING A 1" SIEVE, 90% PASSING A 1/2" SIEVE AND A MINIMUM OF 70% GREATER THAN THE 3/8" SIEVE. A TOTAL OF 98 % SHALL NOT EXCEED 3 INCHES IN LENGTH. IN ACCORDANCE WITH TMECC 02.02-B, "SAMPLE SIEVING FOR AGGREGATE SIZE CLASSIFICATION"
   C. MOISTURE CONTENT OF LESS THAN 60% IN ACCORDANCE WITH STANDARDIZED TEST METHODS FOR MOISTURE DETERMINATION.
   D. MATERIAL SHALL BE RELATIVELY FREE (<1% BY DRY WEIGHT) OF INERT OR FOREIGN MAN MADE MATERIALS.
   E. A SAMPLE SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL PRIOR TO BEING USED AND MUST COMPLY WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS.

3.0 CONSTRUCTION AND INSTALLATION OF FILTREXX FILTERSOCKS:
1. FILTREXX FILTERSOCKS WILL BE USED AS A FORM OF INLET PROTECTION ON CONSTRUCTION SITES WHICH REQUIRE PROTECTION AGAINST SEDIMENT LADEN WATER AFTER STORM DRAINS BECOME OPERATIONAL.
2. FILTREXX FILTERSOCKS WILL BE PLACED AT LOCATIONS INDICATED ON PLANS AS DIRECTED BY THE ENGINEER. FILTERSOCKS SHOULD BE INSTALLED IN A PATTERN THAT ALLOWS COMPLETE PROTECTION OF THE INLET AREA
3. INSTALLATION OF FILTREXX FILTERSOCKS WILL ENSURE A MINIMAL OVERLAP OF AT LEAST ONE FOOT ON EITHER SIDE OF THE OPENING BEING PROTECTED. THE FILTERSOCKS WILL BE ANCHORED TO THE SOIL BEHIND THE CURB USING STAPLES, STAKES OR OTHER DEVICES CAPABLE OF HOLDING THE FILTERSOCK IN PLACE.
4. STANDARD SIZES OF FILTERSOCKS FOR INLET PROTECTION WILL BE 8" DIAMETER PRODUCTS. IN SEVERE FLOW SITUATIONS, LARGER FILTERSOCKS MAY BE RECOMMENDED BY THE ENGINEER.
5. FILTERSOCKS SHALL BE CONSTRUCTED OF A WOVEN MATERIAL AND FILLED WITH A COMPOST PRODUCT THAT PASSES THE CRITERIA LISTED IN SECTION 2.
6. IF THE FILTERSOCKS BECOME CLOGGED WITH DEBRIS AND SEDIMENT, THEY SHALL BE MAINTAINED SO AS TO ASSURE A PROPER DRAINAGE AND WATER FLOW INTO THE STORM DRAIN. IN SEVERE STORM EVENTS, OVERFLOW OF THE FILTERSOCK MAY BE ACCEPTABLE IN ORDER TO KEEP THE AREA FROM FLOODING.
7. THE FILTERSOCKS SHALL BE POSITIONED SO AS TO PROVIDE COMPLETE PHYSICAL BARRIER TO THE DRAIN ITSELF, ALLOWING SEDIMENT TO COLLECT ON THE OUTSIDE OF THE FILTERSOCKS. SEE BELOW SCHEMATIC FOR FILTREXX FILTERSOCK INSTALLATION.
8. FOR AREAS WHERE FILTERSOCKS ARE TO BE LEFT AS A PERMANENT PART OF THE LANDSCAPE, FILTERSOCKS MAY BE SEEDED DURING TIME OF MANUFACTURE TO CREATE A LIVING SOCK. FOR SEEDING OPTIONS, THE ENGINEER MAY SIMPLY REPLACE ALL LANGUAGE ABOVE WITH "LIVING FILTREXX FILTERSOCKS"

4.0 MAINTENANCE:
1. THE CONTRACTOR SHALL MAINTAIN FILTREXX FILTERSOCKS IN A FUNCTIONAL CONDITION AT ALL TIMES AND IT SHALL BE ROUTINELY INSPECTED.
2. WHERE THE FILTERSOCK REQUIRES REPAIR, IT WILL BE ROUTINELY REPAIRED.
3. THE CONTRACTOR SHALL REMOVE SEDIMENTS COLLECTED AT THE BASE OF THE FILTERSOCK WHEN THEY REACH 1/3 OF THE EXPOSED HEIGHT OF THE FILTERSOCK, OR AS DIRECTED BY THE ENGINEER.
4. THE FILTREXX FILTERSOCK WILL BE DISPERSED ON SITE WHEN NO LONGER REQUIRED, AS DETERMINED BY THE ENGINEER. THE NETTING MATERIAL WILL BE DISPOSED OF IN NORMAL TRASH CONTAINERS OR REMOVED BY THE CONTRACTOR.
5. REGULAR MAINTENANCE INCLUDES LIFTING THE FILTREXX FILTERSOCKS AND CLEANING UNDER THEM AS SEDIMENT COLLECTS.

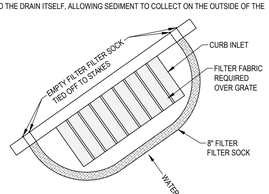
5.0 METHOD OF MEASUREMENT:
BID ITEMS SHALL SHOW MEASUREMENT AS 'FILTREXX FILTERSOCK' PER LINEAR FOOT, INSTALLED OR PER INLET, AS SPECIFIED BY THE ENGINEER.

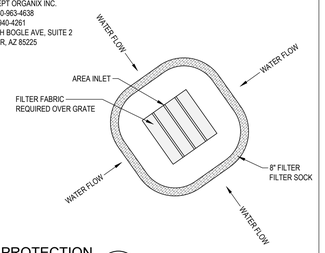
6.0 PERFORMANCE:
1. CONTRACTOR IS RESPONSIBLE FOR ESTABLISHING A WORKING EROSION CONTROL SYSTEM AND MAY, WITH APPROVAL OF THE ENGINEER, WORK OUTSIDE THE MINIMUM CONSTRUCTION REQUIREMENTS AS NEEDED.
2. WHERE THE FILTERSOCK DETERIORATES OR FAILS, IT WILL BE REPAIRED OR REPLACED WITH A MORE EFFECTIVE ALTERNATIVE.
3. CONTRACTOR IS REQUIRED TO BE A CERTIFIED FILTREXX INSTALLER AS DETERMINED BY FILTREXX INTERNATIONAL, LLC (440-926-8041 OR VISIT WEBSITE AT FILTREXX.COM). CERTIFICATION SHALL BE CONSIDERED CURRENT IF APPROPRIATE IDENTIFICATION IS SHOWN DURING TIME OF BID OR AT TIME OF APPLICATION.

7.0 APPLICATION GUIDELINES:
1. FILTREXX FILTERSOCKS SHALL EITHER BE MADE ON SITE OR DELIVERED TO THE JOBSITE USING A 3 MIL TUBULAR HDPE KNITTED MESH NETTING MATERIAL, FILLED WITH COMPOST PASSING THE ABOVE SPECIFICATIONS FOR COMPOST PRODUCTS AS OUTLINED IN 2.0.
2. FILTREXX FILTERSOCKS NETTING MATERIALS ARE AVAILABLE ONLY FROM FILTREXX INTERNATIONAL, LLC AND ARE THE ONLY CERTIFIED MESH MATERIALS ACCEPTED IN CREATING FILTREXX PRODUCTS ON SITE OR AS DELIVERED TO THE JOB SITE. STANDARD FILTREXX COLOR CODING SYSTEMS INCLUDE YELLOW AND BLACK STRIPED MESH NETTING WITH 3/8" MESH OPENINGS FOR INLET PROTECTION. OTHER COLORS ARE ONLY ACCEPTABLE AS APPROVED BY BOTH THE ENGINEER AND FILTREXX INTERNATIONAL, LLC.
3. CONTRACTOR IS REQUIRED TO BE A CERTIFIED FILTREXX INSTALLER AS DETERMINED BY FILTREXX INTERNATIONAL, LLC (440-926-8041 OR VISIT WEBSITE AT FILTREXX.COM). CERTIFICATION SHALL BE CONSIDERED CURRENT IF APPROPRIATE IDENTIFICATION IS SHOWN DURING TIME OF BID OR AT TIME OF APPLICATION.

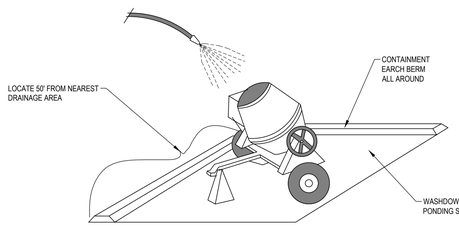
8.0 AVAILABLE VENDORS FILTREXX FILTERSOCKS MAY BE PURCHASED FROM THE FOLLOWING CERTIFIED FILTREXX INSTALLERS:

WINDSWEPT ORGANIX INC.
WORK: 480-963-4638
FAX: 408-940-4261
850 SOUTH BOGLE AVE. SUITE 2
CHANDLER, AZ 85225




## SEDIMENT BARRIER / FILTER SOCK PROTECTION A1
SCALE: N.T.S. © REPLENISH




DESCRIPTION:
PREVENT OR REDUCE THE DISCHARGE OF POLLUTANTS TO STORM WATER FROM CONCRETE WASTE BY CONDUCTING WASHOUT OFF-SITE, PERFORMING ON-SITE WASHOUT IN A DESIGNATED AREA, AND TRAINING EMPLOYEES AND SUBCONTRACTORS.

APPLICATIONS:
- THIS TECHNIQUE IS APPLICABLE TO ALL TYPES OF SITES.

INSTALLATION/APPLICATION CRITERIA:
- STORE DRY AND WET MATERIALS UNDER COVER, AWAY FROM DRAINAGE AREAS.
- AVOID MIXING EXCESS AMOUNTS OF FRESH CONCRETE OR CEMENT ON-SITE.
- PERFORM WASHOUT OF CONCRETE TRUCKS OFF-SITE OR IN DESIGNATED AREAS ONLY.
- DO NOT WASH OUT CONCRETE TRUCKS INTO STORM DRAINS, OPEN DITCHES, STREETS, OR STREAMS.
- DO NOT ALLOW EXCESS CONCRETE TO BE DUMPED ON-SITE, EXCEPT IN DESIGNATED AREAS.
- WHEN WASHING CONCRETE TO REMOVE FINE PARTICLES AND EXPOSE THE AGGREGATE, AVOID CREATING RUNOFF BY DRAINING THE WATER WITHIN A BERMED OR LEVEL AREA (SEE EARTH BERM BARRIER INFORMATION SHEET.)
- TRAIN EMPLOYEES AND SUBCONTRACTORS IN PROPER CONCRETE WASTE MANAGEMENT.

LIMITATIONS:
- OFF-SITE WASHOUT OF CONCRETE WASTES MAY NOT ALWAYS BE POSSIBLE.

MAINTENANCE:
- INSPECT SUBCONTRACTORS T ENSURE THAT CONCRETE WASTES ARE BEING PROPERLY MANAGED.
- IF USING A TEMPORARY PIT, DISPOSE HARDENED CONCRETE ON A REGULAR BASIS.

OBJECTIVES
- □ HOUSEKEEPING PRACTICES
- ※ CONTAIN WASTE
- □ MINIMIZE DISTURBED AREA
- □ STABILIZE DISTURBED AREA
- □ PROTECT SLOPES/CHANNELS
- □ CONTROL SITE PERIMETER
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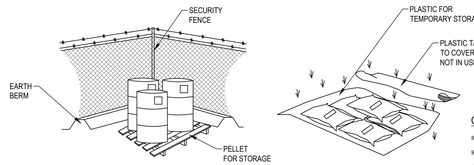
TARGETED POLLUTANTS
- □ SEDIMENT
- □ NUTRIENTS
- □ TOXIC MATERIALS
- □ OIL & GREASE
- □ FLOATABLE MATERIALS
- ※ OTHER WASTE

- ■ HIGH IMPACT
- ※ MEDIUM IMPACT
- □ LOW OR UNKNOWN IMPACT

IMPLEMENTATION REQUIREMENTS
- □ CAPITAL COSTS
- □ O & M COSTS
- ※ MAINTENANCE
- ※ TRAINING

■ HIGH ※ MEDIUM □ LOW

## CONCRETE WASTE MANAGEMENT A3
SCALE: N.T.S.




- CONTROLLED STORAGE LOCATION
- BERMED PERIMETER IMPOUNDMENT
- STORAGE OFF GROUND
- COVER WHEN NOT IN USE

DESCRIPTION:
CONTROLLED STORAGE OF ON-SITE MATERIALS.

APPLICATIONS:
- STORAGE OF HAZARDOUS, TOXIC, AND ALL CHEMICAL SUBSTANCES.
- ANY CONSTRUCTION SITE WITH OUTSIDE STORAGE OF MATERIALS.

INSTALLATION/APPLICATION CRITERIA:
- DESIGNATE A SECURED AREA WITH LIMITED ACCESS AS THE STORAGE LOCATION. ENSURE NO WATERWAYS OR DRAINAGE PATHS ARE NEARBY.
- CONSTRUCT COMPACTED EARTHEN BERM (SEE EARTH BERM BARRIER INFORMATION SHEET), OR SIMILAR PERIMETER CONTAINMENT AROUND STORAGE LOCATION FOR IMPOUNDMENT IN THE CASE OF SPILLS.
- ENSURE ALL ON-SITE PERSONNEL UTILIZE DESIGNATED STORAGE AREA. DO NOT STORE EXCESSIVE AMOUNTS OF MATERIAL THAT WILL NOT BE UTILIZED ON SITE.
- FOR ACTIVE USE OF MATERIAL AWAY FROM THE STORAGE AREA ENSURE MATERIALS ARE NOT SET DIRECTLY ON THE GROUND AND ARE COVERED WHEN NOT IN USE. PROTECT STORM DRAINAGE DURING USE.

LIMITATIONS:
- DOES NOT PREVENT CONTAMINATION DUE TO MISHANDLING OF PRODUCTS.
- SPILL PREVENTION AND RESPONSE PLAN STILL REQUIRED.
- ONLY EFFECTIVE IF MATERIALS ARE ACTIVELY STORED IN CONTROLLED LOCATION.

MAINTENANCE:
- INSPECT DAILY AND REPAIR ANY DAMAGE TO PERIMETER IMPOUNDMENT OR SECURITY FENCING.
- CHECK MATERIALS ARE BEING CORRECTLY STORED (I.E. STANDING UPRIGHT, IN LABELED CONTAINERS, TIGHTLY CAPPED) AND THAT NO MATERIALS ARE BEING STORED AWAY FROM THE DESIGNATED LOCATION.

OBJECTIVES
- ※ HOUSEKEEPING PRACTICES
- ※ CONTAIN WASTE
- □ MINIMIZE DISTURBED AREA
- □ STABILIZE DISTURBED AREA
- □ PROTECT SLOPES/CHANNELS
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IMPLEMENTATION REQUIREMENTS
- ※ CAPITAL COSTS
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## MATERIALS STORAGE A5
SCALE: N.T.S.

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Civil Engineering • Consulting & Landscape Architecture
Structural Engineering • Land Surveying & HDS

LICENSED PROFESSIONAL ENGINEER
03/03/21
No. 280090
THEODORE J. DIDAS
STATE OF UTAH

# MIDAS CROSSING RETAIL CENTER PHASE 2

4874 WEST 12600 SOUTH
HERRIMAN, UTAH
LOCATED IN THE SOUTHEAST 1/4 OF SECTION 25, T3S, R2W, SLB&M

| REV | DATE | DESCRIPTION |
|---|---|---|

REVISIONS

PROJECT NO: 18381
DRAWN BY: JHF
CHECKED BY: TJD
DATE: MAR. 03, 2021

CIVIL DETAILS

C5.02

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# Attachment C
# City Code

**CITY CODE 10-5-15 PRELIMINARY PLATS**

E. Approval Standards: All preliminary plat applications shall be reviewed for compliance with the submittal requirements set forth in this section and applicable provisions of this title, this Code, Construction Codes, and City standards and specifications.

D. A preliminary plat application shall be reviewed and processed as provided in this subsection and as required by applicable provisions of sections 10-5-4, "General Requirements", 10-5-5, "Public Hearings and Meetings", and 10-5-6, "General Decision-Making Standards", of this chapter.

2. The application shall include at least the following information:
   a. The name, address, and telephone number of the applicant and the applicant's agent, if any;
   b. Existing conditions inventory as required by chapter 17 of this title;
   c. The proposed preliminary plat, drawn as required by City standards and specifications, showing on each sheet of the set, the name of the subdivision, scale, sheet number, preparation date, and north arrow; including:
      (1) The boundary lines and legal description of the property to be subdivided, with all dimensions shown;
      (2) The location of existing permanent buildings and structures on or within fifty feet (50') of the proposed subdivision;
      (3) The layout of streets, showing location, widths and other dimensions of proposed streets (designated by actual or proposed names and numbers), crosswalks, alleys, easements, and streetlights;
      (4) The layout, numbers, and typical dimensions of lots;
      (5) Land intended to be dedicated or temporarily reserved for public use or set aside for use of property owners in the subdivision;
      (6) Minimum building setback lines;
      (7) Easements proposed for water, sewer, drainage, utility lines, and other purposes;
      (8) The location of the subdivision as it relates to any associated lot owned by the applicant, including a sketch of the prospective future street system on any unplatted portion of the property, and the street system proposed within the subdivision in accordance with the future street system of the surrounding area and the General Plan;
      (9) The boundary lines of adjacent unsubdivided land within one hundred feet (100') of the property proposed for subdivision, showing ownership and property monuments;
      (10) A vicinity map of the subdivision, drawn at a scale of 500 feet to the inch, showing all lots and streets in the subdivision, and all abutting streets with street names;
      (11) The names and addresses of the applicant, the engineer or surveyor of the subdivision, and the owners of land immediately adjoining the subdivision;
      (12) A contour map at intervals of at least two feet (2'), showing all unusual topographic features with verification by a qualified engineer or land surveyor;
      (13) The location of existing sanitary sewers, storm drains, subdrains, culinary and secondary water supply mains, and culverts and other utilities within the property or within one hundred feet (100') thereof, indicating pipe sizes, grades, and manholes;
      (14) The location, widths, and other dimensions of proposed streets, alleys, easements, parks, and other open spaces and lots with the size and buildable area of each proposed lot in square footage and proper labeling of spaces to be dedicated to the public;
      (15) The location, principal dimension, and names of all existing and recorded streets, alleys, and easements, both within the proposed subdivision and within one hundred feet (100') of the boundary thereof, showing whether recorded or claimed by usage;
      (16) The location and dimensions to the nearest existing bench mark or monument, and section line;

(17) The location and principal dimensions of all water courses, public utilities, and other features and existing structures on the land adjacent to the proposed subdivision, including railroads, power lines, and topography;
(18) The location of existing bridges, culverts, surface or subsurface drainage channels, utilities, buildings or other structures, pumping stations, or appurtenances, within the subdivision or within two hundred feet (200') thereof, and all known wells or springs, and location of any 100-year floodplain as delineated by the Federal Emergency Management Agency;
(19) Proposed off-site and on-site culinary and secondary water facilities, sanitary sewers, storm drainage facilities, and fire hydrants;
(20) A plan showing how the applicant proposes to handle stormwater drainage for an event with a 10-year return interval, as determined by the City Engineer;
(21) A plan for providing street lighting in the subdivision;
(22) Plans showing any required landscaping and/or parkstrip tree planting;
(23) A soil erosion and sedimentation control plan prepared by a registered civil engineer; if the site requires substantial cutting, clearing, grading, or other earthmoving operations in the construction of improvements if required by the City Engineer; and

d. The following documents:
(1) Certification of the accuracy of the preliminary plat by the landowner;
(2) Certification of the accuracy of the preliminary plat and any traverse to permanent survey monuments by a land surveyor registered to practice in the State of Utah;
(3) Copies of any agreements with adjacent property owners relevant to the proposed subdivision;
(4) A geologic hazards, geotechnical, and/or soils report prepared by a qualified engineer based upon adequate test borings or excavations in accordance with City standards and specifications, if required by the City Engineer;
(5) Evidence that all utilities and services will be available for the subdivision;
(6) A traffic report prepared by a qualified traffic engineer, if required by the City Engineer;
(7) Evidence of compliance with other applicable Federal, State and local laws and regulations, if requested by the Community Development Director; and
(8) A copy of proposed protective covenants, if subsurface drains or common open space are to be located within the subdivision.

**CITY CODE 10-28 SUBDIVISION AND SITE DEVELOPMENT STANDARDS**

**10-5-12. E. Approval Standards** (for Site Plans): The following standards shall apply to the approval of a site plan.

1. The entire site shall be developed at one time unless a phased development plan is approved. A phased development plan shall show:
   a. The planned development of the entire site; and
   b. The timing and sequencing of improvements to be completed with each phase, particularly amenities, open space, and public improvements.
2. A site plan shall conform to applicable standards set forth in this title and other applicable provisions of City standards and specifications. Conditions may be imposed as necessary to achieve compliance with applicable requirements.
3. In order to assure development shown on an approved site plan will be constructed to completion in an acceptable manner, the applicant shall enter into an improvement completion assurance and warranty agreement and shall conform to the requirements set forth in chapter 20 of this title.

**10-28-4: CITY STANDARDS AND SPECIFICATIONS:**

C. Subdivision Design Generally: The design of preliminary and final plats of a subdivision in relation to streets, blocks, lots, open spaces and other design factors shall be in harmony with design standards adopted by the

City and shall include provisions set forth in this chapter. Where trees, groves, waterways, scenic points, historic spots, or other City assets and landmarks, as determined by the Planning Commission, are located within a proposed subdivision, reasonable steps should be taken to preserve these features.

D. Compliance: Any installation, construction, alteration, repair, maintenance, or other work on infrastructure improvements within the City, or within any public right-of-way, shall comply with City standards and specifications and the requirements set forth in this chapter.

E. Compliance with General Plan: The layout of lots in a subdivision, which includes the size, placement and number of lots, and street design shall comply with the intent and purpose of the General Plan. (Ord. 2017-54, 12-13-2017)

**10-28-7: PROTECTION STRIPS:** The use of protection strips shall be prohibited.

**10-28-8: LOTS:**

A. Arrangement: Lot arrangement and design shall be such that lots will provide satisfactory and desirable sites for buildings, and be properly related to topography, to the character of surrounding development and to existing requirements.

B. Zones: All lots shown on the preliminary and final plats shall conform to the minimum requirements of the zone in which the subdivision is located, and to the minimum requirements of the Health Department for water supply and sewage disposal.

C. Streets: Each lot shall abut on a street shown on the subdivision plat or on an existing publicly dedicated street which has become public by right of use and which is more than twenty six feet (26') wide. Double frontage lots shall be prohibited, except where unusual conditions make other designs undesirable.

D. Lot Lines: Side lines of lots shall be approximately at right angles, or radial to the street lines.

E. Remnants: In general, all remnants of lots below minimum size shall be added to adjacent lots, rather than allowed to remain as unusable parcels.

F. Flag Lots: All flag lots shall meet the requirements of section 10-29-18 of this title. (Ord. 2017-54, 12-13-2017)

**10-28-11: STORM DRAINAGE:**

No ditch or canal shall be approved as suitable for the use of storm drainage water without the written permission of the appropriate ditch or canal company or of the water users for such use. No ditch or canal shall be used for stormwater unless adequately improved to handle such water as might be reasonably expected to flow from canal and ditch water, subdivision runoff water, and other water expected to reach such canal or ditch. No ditch, canal or other waterway shall be permitted within property dedicated or to be dedicated for public use. The applicant shall remove such waterways from property to be so dedicated prior to the construction of required off site improvements. (Ord. 2017-54, 12-13-2017)

**10-28-13: ARRANGEMENT OF STREETS:**

The arrangement of streets in new subdivisions shall provide for the continuation of the existing streets in adjoining areas and shall provide access to unsubdivided adjoining areas insofar as such continuation or access is necessary as reasonably determined by the Planning Commission. New streets shall connect with existing public streets. (Ord. 2017-54, 12-13-2017)

**10-28-17: TRAILS:**

A. When Required: Trails may be required within a subdivision so long as the need for the trail is roughly proportional, both in nature and extent, to the impact of the subdivision.

B. Location: Trails shall be located so that the route is feasible for both construction and long term maintenance; insurmountable physical obstructions shall be avoided. The specific location of the trail right-of-way shall be verified on the ground before approval of the subdivision. (Ord. 2017-54, 12-13-2017)

**10-28-21: FENCING REQUIREMENTS:**

A. Areas Where Fencing Required: The applicant shall install a six foot (6') non-climbable chainlink fence, or its equivalent, in conformance with the standards and rules and regulations as provided in chapter 21 of this title, along all open ditches, canals, or waterways, non-access streets, open reservoirs or bodies of water, railroad rights-of-way, and other such features of potentially hazardous nature on, crossing, or contiguous to the property being subdivided, except along those features which the Planning Commission shall determine would not be a hazard to life, or where the conforming structure would create a hazard to the safety of the public.

B. Non-Access Streets: Fencing and landscaping along non-access streets shall be reviewed and approved by the Planning Commission to provide a uniform and aesthetically pleasing streetscape.

C. Lots on a Private Right-of-Way: All lots on a private right-of-way shall have a six foot (6') solid vinyl fence along both sides of the private right-of-way. (Ord. 2017-54, 12-13-201
10-29 Supplementary and Qualifying Provisions

**10-29-29: LOT, DOUBLE FRONTAGE:**

A lot having frontage on two (2) or more streets shall be prohibited except for corner lots and double frontage lots in subdivisions which abut an arterial or collector street shown on the City's Master Street Plan.

A. Access: Double-frontage lots shall be accessed only from an internal subdivision street.

B. Lots with More Than One Front Lot Line: Frontage on lots having a front lot line on more than one street shall be measured on one street only. (Ord. 2017-54, 12-13-2017)

**10-29-30: LOT GRADE:**

A. Grade at Property Line: The grade of a lot along a property line shall be:
   1. The grade shown on an approved subdivision grading plan; or
   2. The naturally occurring grade.

B. Grade from Property Line: The grade of a slope from a property line shall not exceed twenty five percent (25%) except as permitted by a variance approved under section 10-5-21 of this title. (Ord. 2017-54, 12-13-2017)

**10-29-43: SLOPE LIMITS, DRIVEWAYS:**

No driveway shall exceed a slope of twelve percent (12%). When a driveway slopes downward from a street, the driveway shall be designed to prohibit surface water drainage from entering a building. (Ord. 2017-54, 12-13-2017)

**10-5-6: GENERAL DECISION-MAKING STANDARDS:**

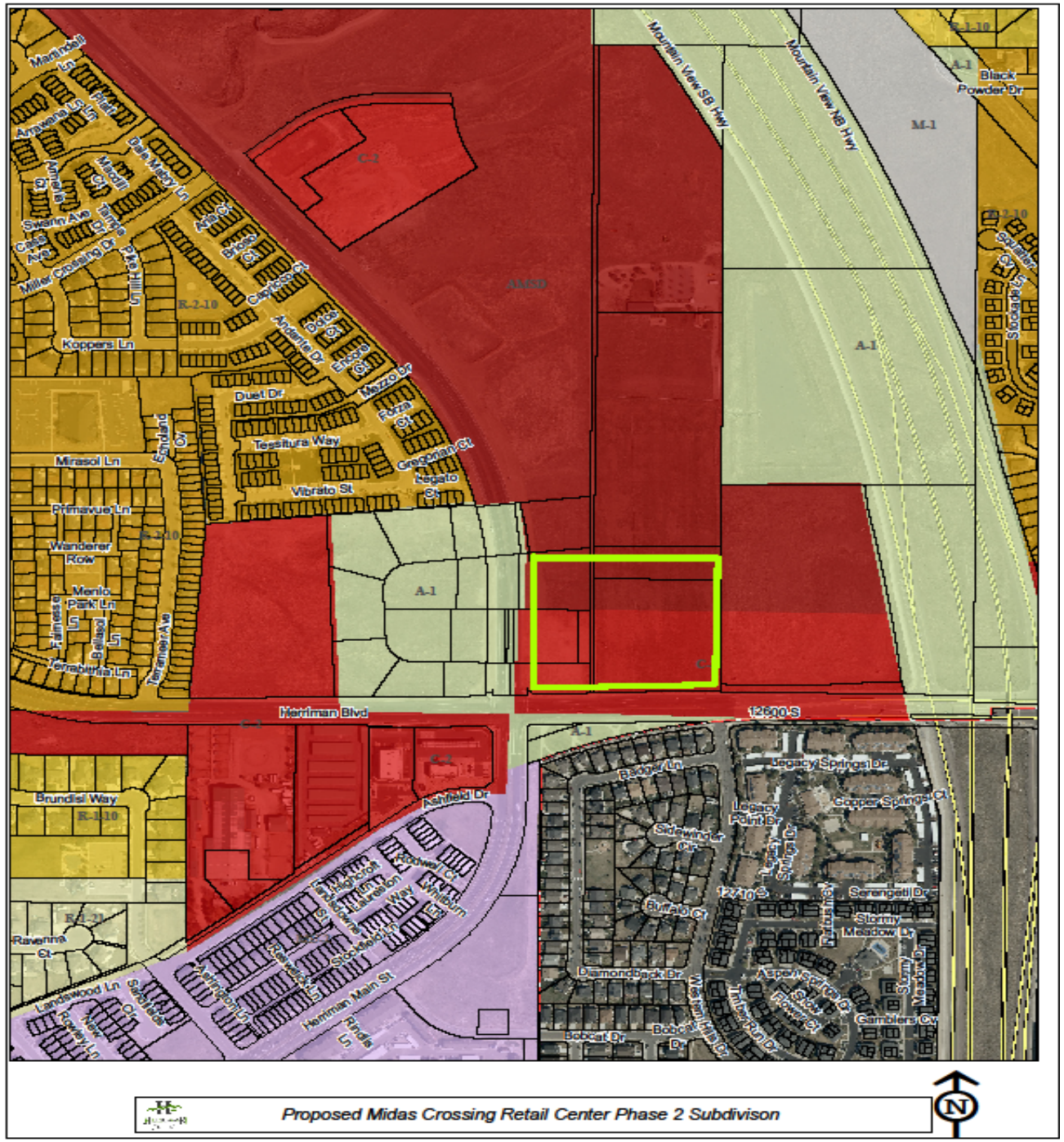
The decision-making standards set forth in this section are based on the fundamental distinction between legislative and administrative actions: legislative proceedings establish law and public policy which is applicable generally, while administrative proceedings apply such law and policy to factually distinct, individual circumstances.

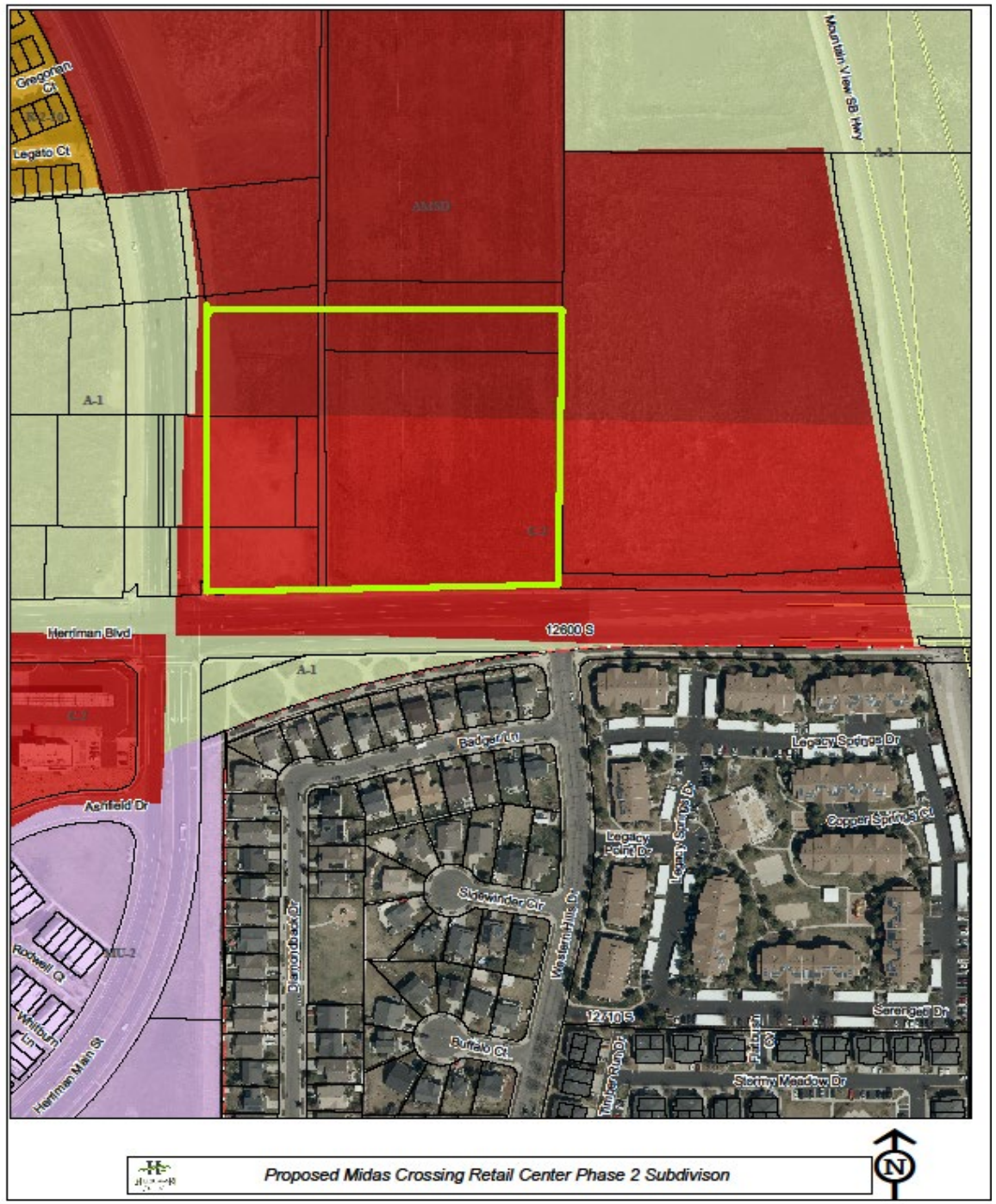
B. Administrative Actions:

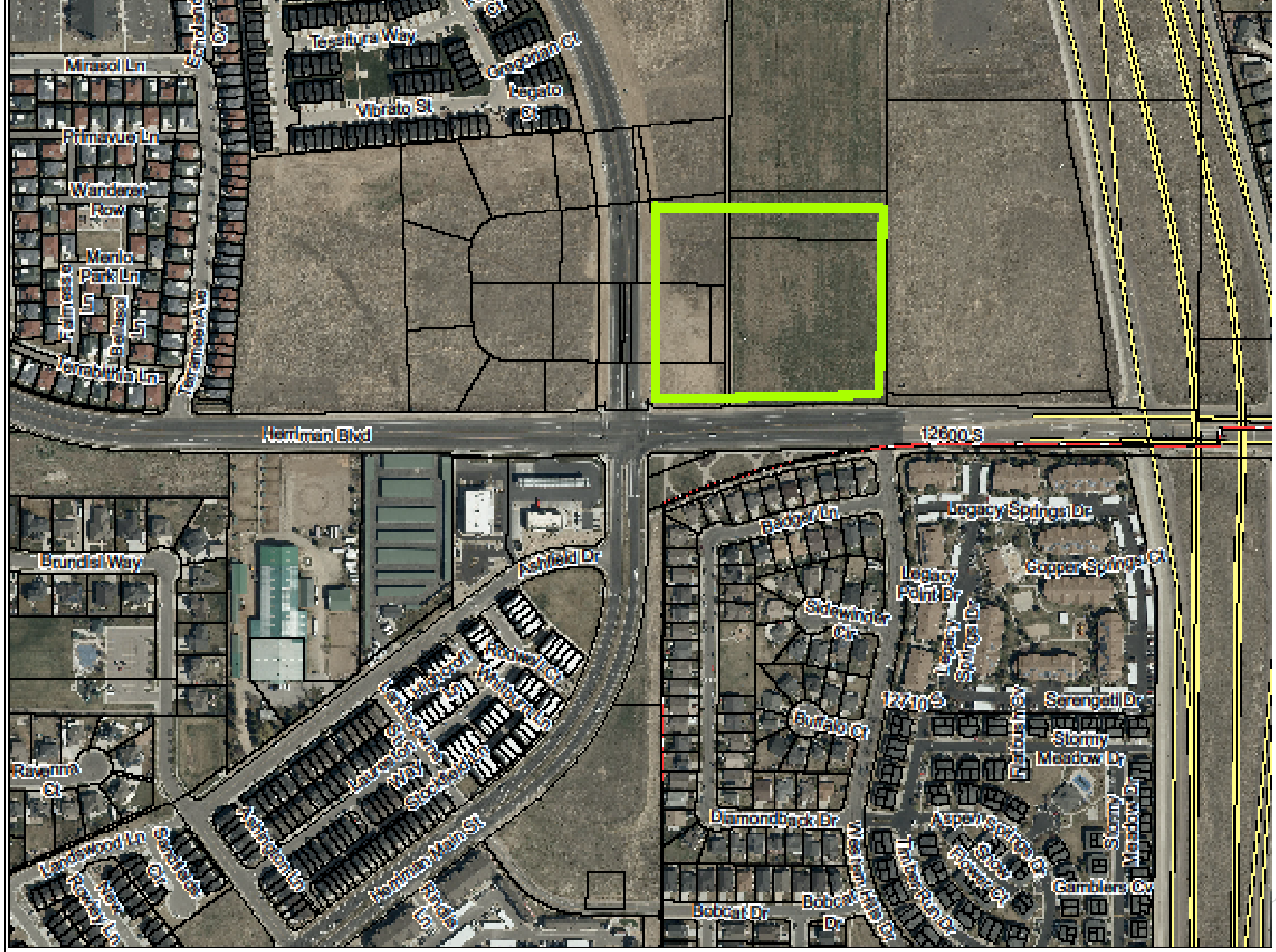
2. In making a decision on an administrative application, the decision-making body or official shall apply the plain language of applicable land use regulations.
    a. If a land use regulation does not plainly restrict a land use application, the decision-making body or official shall interpret and apply the land use regulation to favor the land use application.
    b. A land use decision of a decision-making body or official is an administrative act, even if the decision is made by the City Council.
3. Decisions regarding administrative applications shall be based on the "substantial evidence" standard and shall include at least the following:
    a. A statement of the standards for approval applicable to the application;
    b. A summary of evidence presented to the decision-making body or official;
    c. A statement of findings of fact or other factors considered, including the basis upon which such facts were determined and specific references to applicable standards set forth in this title or other provisions of this Code; and
    d. A statement of approval, approval with conditions, or disapproval, as the case may be.

# Item 3.1
# Midas Crossing Commercial Subdivision, Phase 2. Preliminary Plat

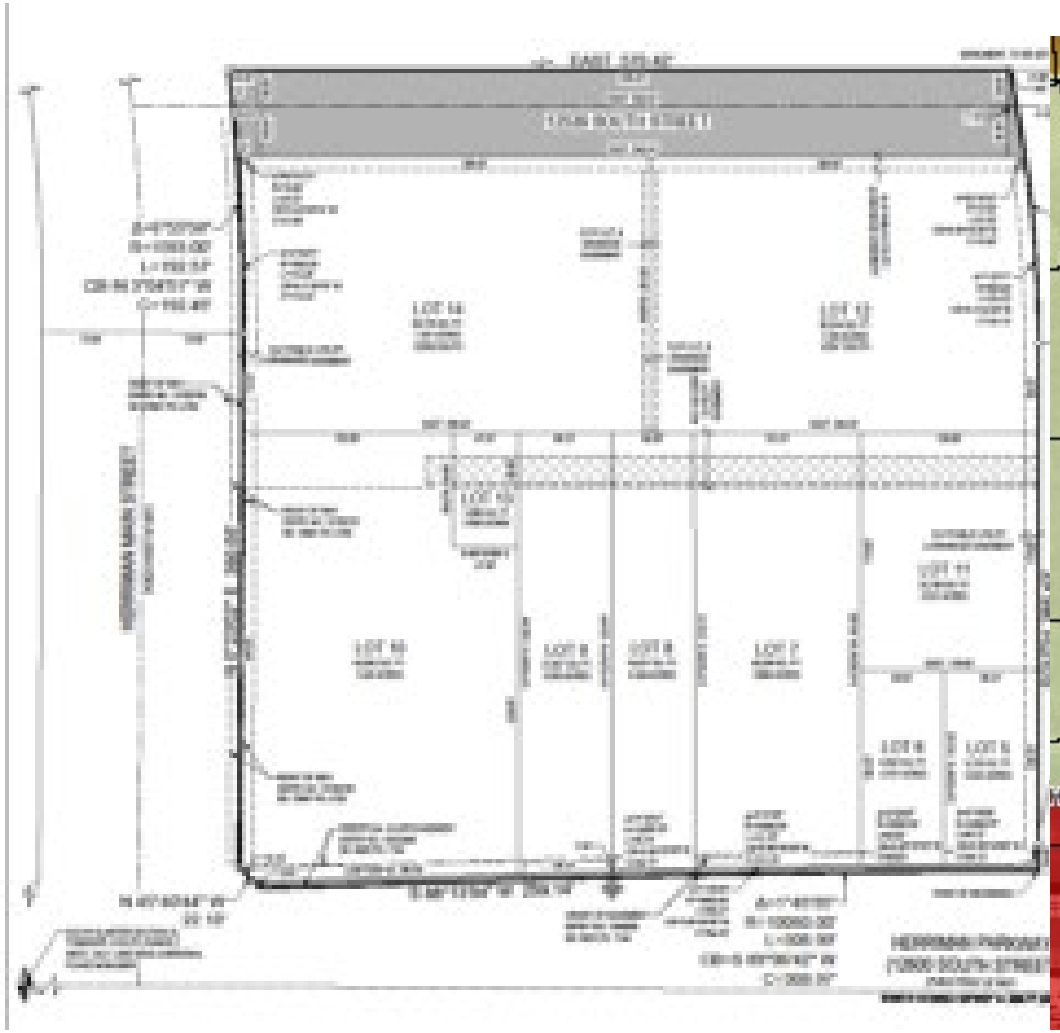
**File Number S2021-016**

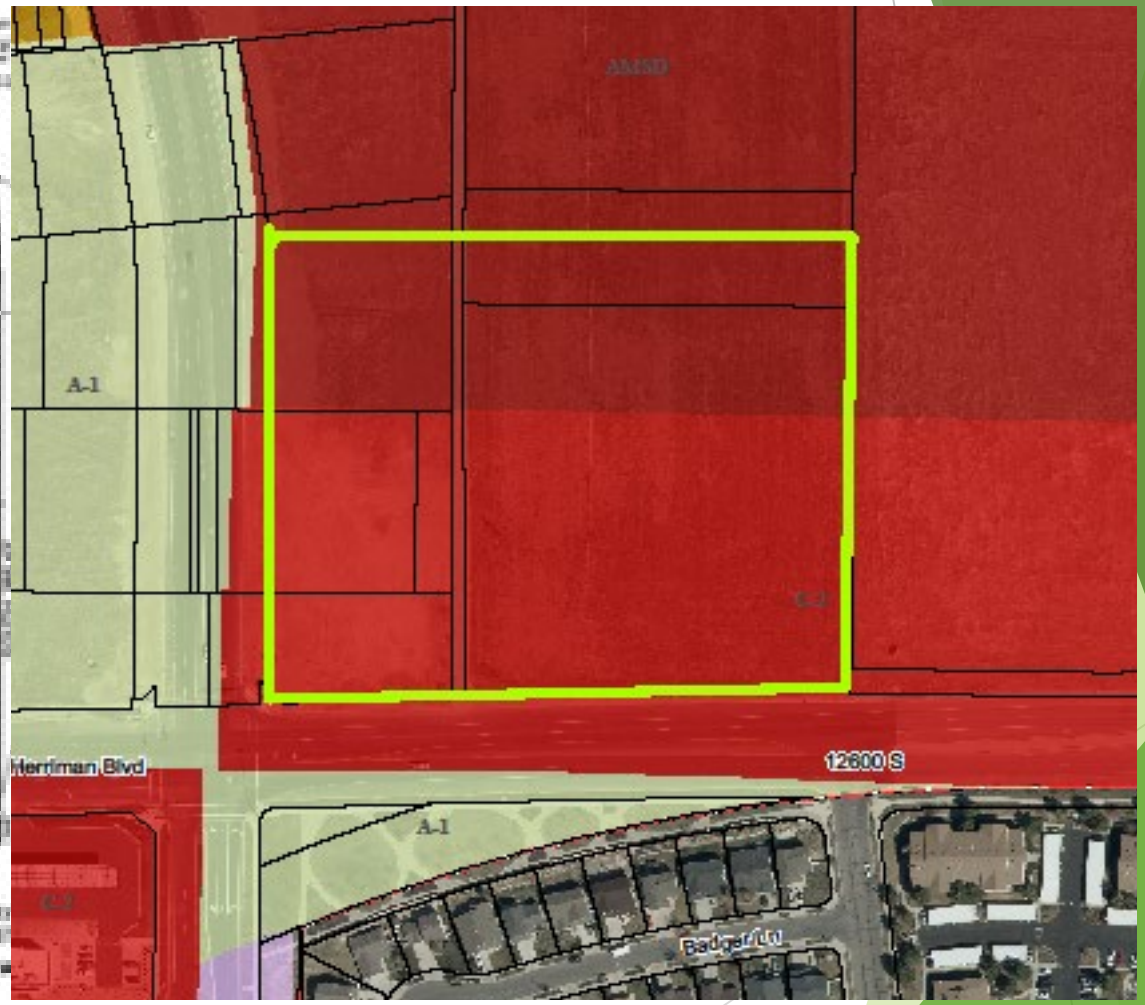

Mountain View SB Hwy
Mountain View NB Hwy
Black Powder Dr
M-1
A-1
AMSD
R-2-10
C-2
Koppers Ln
Duet Dr
Tessitura Way
Vibrato St
Legato St
Mezzo Dr
Forza St
Gregorian Ct
Mirasol Ln
Primavue Ln
Wanderer Row
Menlo Park Ln
Fairmeade Ln
Bellasol Ln
Terraberina Ln
Terramar Ave
Herriman Blvd
12600 S
Brundisi Way
Ashfield Dr
Ravenna St
Landswood Ln
Herriman Main St
Rindle Ln
Legacy Springs Dr
Copper Springs Ct
Legacy Point Dr
Sidewinder Cir
Buffalo Ct
12710 S
Serengeti Dr
Stormy Meadow Ln
Diamondback Dr
Aspen Springs Dr
Gamblers Cv
Bobcat Dr
Proposed Midas Crossing Retail Center Phase 2 Subdivison
N


Gregorian Ct
Legato Ct
Mountain View SB Hwy
A-1
Herriman Blvd
12600 S
Ashfield Dr
Badger Ln
Legacy Springs Dr
Copper Springs Ct
Legacy Point Dr
Skywinder Cir
Western Jims Dr
Diamondback Dr
Rockwell Ct
Whitburn Ln
Herriman Main St
Buffalo Ct
12300 S
Serengeti Dr
Tuber Run Dr
Stormy Meadow Dr
Proposed Midas Crossing Retail Center Phase 2 Subdivison
N



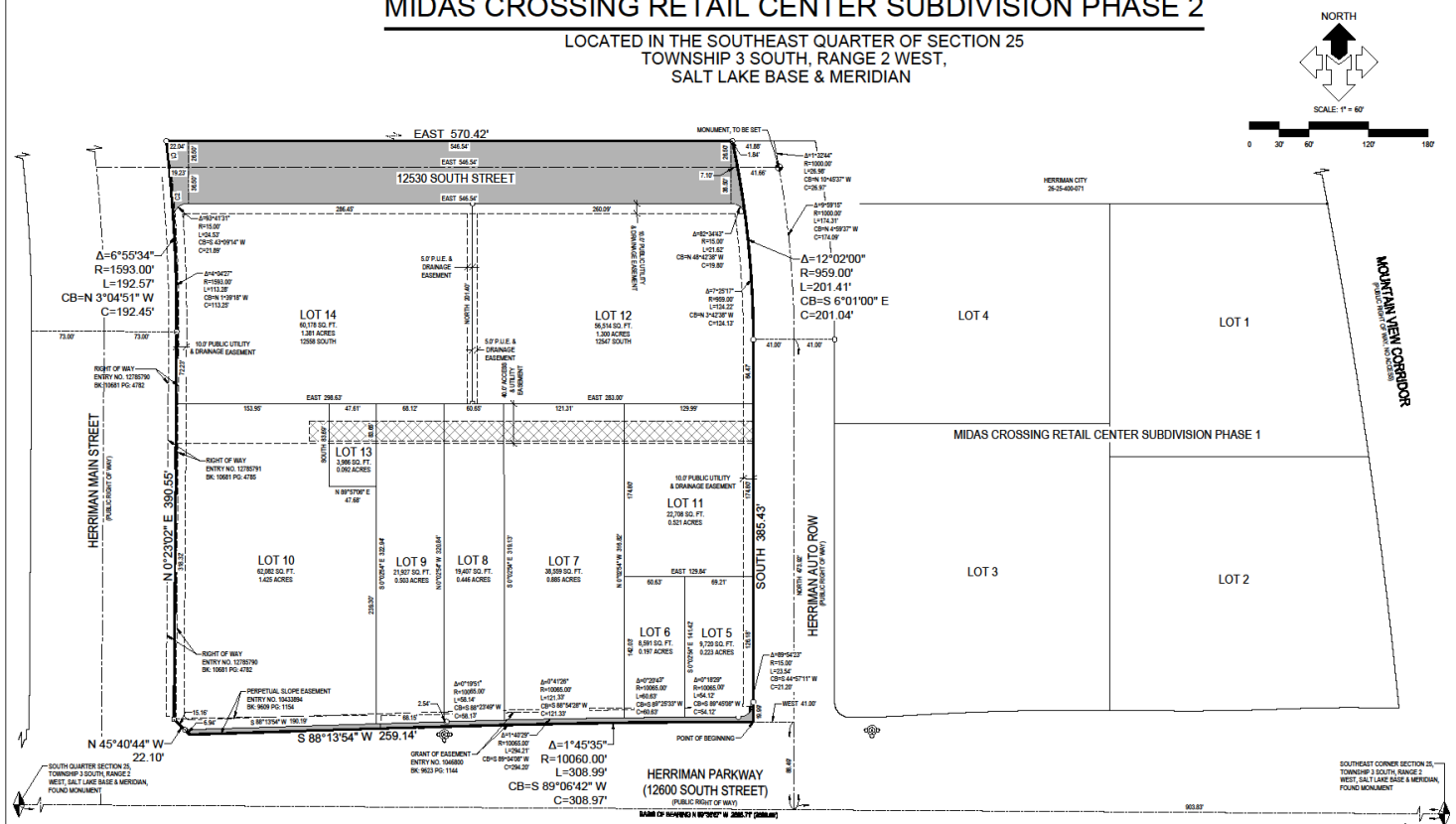

*Proposed Midas Crossing Retail Center Phase 2 Subdivison*




A-1
C-2
Herriman Blvd
12600 S
A-1
Badger Ln

# 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




## 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 SURVEYOR'S 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 THOSE CERTAIN PARCELS CONVEYED BY WARRANTY DEED RECORDED DECEMBER 30, 2008 AS ENTRY NO. 10588480 IN BOOK 9669 AT PAGE 3487, WARRANTY DEED RECORDED DECEMBER 30, 2008 AS ENTRY 10588479 IN BOOK 9699 AT PAGE 3485 AND QUIT CLAIM DEED RECORDED JULY 11, 1994 AS ENTRY NO. 5870776 IN BOOK 6978 AT PAGE 1209 AND PORTIONS OF THOSE CERTAIN PARCELS CONVEYED BY WARRANTY DEED RECORDED FEBRUARY 16, 2010 AS ENTRY NO. 10866165 IN BOOK 9804 AT PAGE 1906, WARRANTY DEED RECORDED JANUARY 26, 2005 AS ENTRY NO. 9282614 IN BOOK 9087 AT PAGE 4798, WARRANTY DEED RECORDED DECEMBER 24, 2007 AS ENTRY NO. 10307380 IN BOOK 9551 AT PAGE 5560 AND QUIT CLAIM DEED RECORDED JULY 26, 1996 AS ENTRY NO. 6413937 IN BOOK 7451 AT PAGE 692 IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER, SAID TRACT BEING DESCRIBED MORE PARTICULARLY AS FOLLOWS:

BEGINNING 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°39'57" 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 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 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 ARC OF A 1593.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 6°55'34" A DISTANCE OF 192.57 FEET, CHORD BEARS NORTH 3°04'51" WEST 192.45 FEET; THENCE EAST 570.42 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF AUTO MALL DRIVE 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 12°02'00" A DISTANCE OF 201.41 FEET, CHORD BEARS SOUTH 6°01'00" EAST 201.04 FEET, THENCE SOUTH 385.43 FEET TO THE POINT OF BEGINNING.

CONTAINS 342,776 SQ. FT. OR 7.869 ACRES (10 LOTS)

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

## OWNER'S DEDICATION

KNOWN 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 HEREAFTER 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 _____ DAY OF _____ A.D., 20____

HERRIMAN 73 PARTNERS, LLC

BY: _____
(PRINT NAME)

ITS: _____
(TITLE)

BY: _____
(SIGNATURE)

### LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH }
COUNTY OF SALT LAKE } S.S.

ON THE _____ DAY OF _____ A.D., 20____, _____ PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY OF SALT LAKE IN SAID STATE OF UTAH, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HERRIMAN 73 PARTNERS, LLC, A UTAH LIMITED LIABILITY COMPANY, AND THAT _____ SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED AND THAT SAID LIMITED LIABILITY COMPANY EXECUTED THE SAME.

MY COMMISSION EXPIRES: _____

_____
NOTARY PUBLIC
RESIDING IN SALT LAKE COUNTY

### DOMINION NOTE

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 OWNER 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 DOMINION ENERGY UTAH'S RIGHTS-OF-WAY DEPARTMENT AT 800-366-8532.

QUESTAR GAS COMPANY
dba DOMINION ENERGY UTAH

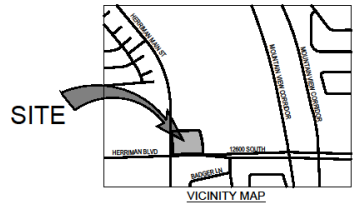
APPROVED THIS _____ DAY OF _____, 20____

BY: _____

TITLE: _____

### 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
- PUE/DE PUBLIC UTILITIES & DRAINAGE EASEMENT
- () DENOTES RECORD INFORMATION
- AREA DEDICATED TO HERRIMAN CITY




VICINITY MAP
SCALE: N.T.S.

### UFA NOTES

1. DEADEND ROADS LONGER THAN 150 FEET REQUIRE A TURNAROUND. SEE C1.01 GRADING PLAN.

### TABULATIONS:

| | |
|---|---|
| 1. TOTAL PLAT ACREAGE | 7.622 ACRES |
| 2. TOTAL LOT ACREAGE | 6.310 ACRES |
| 3. TOTAL ACREAGE IN STREETS | 1.312 ACRES |
| 4. TOTAL ACREAGE IN OPEN SPACE | 0 ACRES |
| 5. AVERAGE LOT SIZE | 68,717 SQ.FT. |
| 6. NUMBER OF LOTS | 4 LOTS |

| HEALTH DEPARMENT | COMCAST | CENTURY LINK COMMUNICATION | ROCKY MOUNTAIN POWER | SOUTH VALLEY SEWER DISTRICT |
|---|---|---|---|---|
| APPROVED THIS _____ DAY OF _____ A.D., 20____ BY HEALTH DEPARTMENT | APPROVED THIS _____ DAY OF _____ A.D., 20____ BY COMCAST | APPROVED THIS _____ DAY OF _____ A.D., 20____ BY CENTURY LINK COMMUNICATIONS | APPROVED THIS _____ DAY OF _____ A.D., 20____ BY ROCKY MOUNTAIN POWER. | APPROVED THIS _____ DAY OF _____ A.D., 20____ BY S.V.S.D. |
| DIRECTOR, SALT LAKE CO. HEALTH DEPARTMENT | COMCAST | CENTURY LINK COMMUNICATIONS | ROCKY MOUNTAIN POWER | S.V.S.D. |

| CHECKED FOR ZONING | PLANNING COMMISSION | HERRIMAN CITY MUNICIPAL WATER | HERRIMAN CITY ENGINEER | APPROVAL AS TO FORM | HERRIMAN CITY | RECORDER |
|---|---|---|---|---|---|---|
| ZONE: _____ DATE: _____ AREA: _____ WIDTH: _____ NAME: _____ | APPROVED THIS _____ DAY OF _____ A.D., 20____ BY HERRIMAN PLANNING COMMISSION. | APPROVED THIS _____ DAY OF _____ A.D., 20____ BY HERRIMAN CITY MUNICIPAL WATER | I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE. | APPROVED AS TO FORM THIS _____ DAY OF _____ A.D., 20____ | APPROVED AS TO FORM THIS _____ DAY OF _____ A.D., 20____ BY HERRIMAN CITY | STATE OF UTAH COUNTY OF SALT LAKE RECORDED AND FILED AT THE REQUEST OF _____ DATE: _____ TIME: _____ BOOK: _____ PAGE: _____ FEE $ _____ |
| | CHAIRMAN, HERRIMAN PLANNING COMMISSION | HERRIMAN CITY | DATE: HERRIMAN CITY ENGINEER | HERRIMAN CITY ATTORNEY | ATTEST: RECORDER PLANNING DIRECTOR | DEPUTY SALT LAKE COUNTY RECORDER |

# Staff Recomendations

1. Regarding Midas Crossing Plat and Civils

   A. Label public utility and drainage easement along south lot line.
   B. Provide right-of-way for future signal infrastructure at southeast corner of Lot 5.
   C. Consider adding 24 foot wide cross access easement for shared lot between Lots 11 and 5-6.
   D. Reduce right-of-way dedication for 12530 South Street to 60'.
      - Remove landscape buffer from dedication area along 12530 South.
   E. Entrance to central private drive between Lots 12 and 14 and the remaining lots should be right in/right out at entrance to Herriman Main Street.
   F. Provide right turn land pocket at 12530 South intersections with Herriman Main St. and Herriman Auto Row for right turn pocket.
   G. 12530 South right-of-way should be City standard 60' cross section.
   H. All public street improvements to be to city standard, including street lighting, sidewalk, park strip landscaping, and street trees.
   I. Private road through site to be constructed with curb and gutter on both sides of road.
   J. Remove Lot 13 and designate it as a city easement rather than a lot.
   K. Move northern lot line behind the sidewalk.
      - Coordinate this with the Engineering Department

2. Recieve and agree to any additional recommendations of City Staff, Planning Commission, and any other city department, legislative and/or administrative body.
3. Final plat to be reviewed and approved by the Engineering Department.
4. Final elevations and design standards to conform with city standards and reieve approval from Planning Commission prior to issuing building permits.
5. Developer to provide improvements including, curb and guter, sidewalk, landscaped parkstrip, and street lighting.
6. Developer to pay any and all applicable fees.

**DATE:** March 11, 2021
**TO:** Planning Commission
**FROM:** Clinton Spencer, AICP, Planning Manager
**MEETING:** Planning Commission March 18, 2021
**REQUEST:** Conditional use for Gorilla Carwash

| | |
|---|---|
| Applicant: | Joseph Earnest |
| Address: | 12578 S Herriman Main St |
| Zone: | C-2ZC (Community Commercial with Zoning Conditions) |
| Acres: | 1.38 |
| File Number: | C2020-085 |

## Request

The applicant is requesting conditional use approval for the Gorilla Carwash. Included in the request is a five (5) foot reduction of side yard setback along the north property line.

## Process

Because the proposed site is larger than one acre in the C-2ZC zone it is reviewed as a conditional use which requires Planning Commission approval. A conditional use is an administrative decision and is subject the the standards established in 10-5-11 of the City ordinance. The Planning Commission will hold a public meeting and make a decision based on compliance with the approval standards. If approved by the Planning Commission with the required conditions, the applicant will continue working with Staff to make all necessary corrections before any permits are issued.

## Notices

Notices are not sent for conditional use applications. There is no public hearing required.

## Project Summary



Gorilla Wash on 13400 South

The applicant is proposing to construct a 4,904 square foot (130' x 38') car wash with twenty-seven (27) vacuum stalls in the C-2ZC zone. The property for the project is currently vacant and located near the Mountain View Corridor and adjacent to the Auto Mall Special District zone. The property for the carwash is within the Midas Crossing Phase 2 Subdivision on Lot 14, which will be considered for approval on March 18, 2021 as well. The property includes 1.38 acres and has public road frontage on the west and north sides of the site. The finish materials for the building include mostly brick and stone veneer, some metal trim painted blue, including a canopy and metal awning, and several window and door openings.

The applicant is also requesting a landscaping reduction of five (5) feet on the northern side of the property which is discussed later in the report.

**Issues for Consideration**
**Conditional Use Issues: (From 10-5-11.E.1)**

**The suitability of the specific property for the proposed use**
***Staff Comment:***
*The proposed use will be located on the corner of Herriman Main Street and another yet to be named public street. It is adjacent to the Auto Mall Special District zone which is designed to attract vehicle oriented uses, making the property for the car wash suitable in that area. With the recordation of a new subdivision all utilities necessary to service the area for this and other future uses will be provided as part of the required improvements to the area.*

**The development or lack of development adjacent to the proposed site and the harmony of the proposed use with existing uses in the vicinity**
***Staff Comment:***
*The property where the proposed car wash will be constructed is vacant. The subdivision, Midas Crossing Phase 2, will provide nine (9) potential lots for development in the area. As of now, the only other business proposed in this area is the Garage Grill which is farther east of the proposed car wash. Zoning conditions have been applied to the Midas Crossing subdivision which restricts uses in that area. The permitted uses are conducive to vehicular services and sales which include car washes. Also, the adjacency of the car wash to Mountain View Corridor makes the use attractive and convenient to travelers along that corridor.*

**Whether or not the proposed use or facility may be injurious to potential or existing development in the vicinity**
***Staff Comment:***
*With the proposed use being part of a new subdivision measures will be taken to ensure the safe and efficient development in the area. With the use also being located within a new commercial development, Staff does not anticipate any negative impacts from the car wash to other adjacent commercial uses that are developed in the future. One of the main concerns with the car wash is sound from the blowers drying vehicles. The building exit where the blowers are is oriented towards the street where the sound will not be as noticeable. Properties to the east are protected from the sound.*

**The economic impact of the proposed facility or use on the surrounding area**
***Staff Comment:***
*The development of the property from a vacant lot to the use of a car wash will help increase the property tax and commercial tax base in the city and increases services available to Herriman's growing population.*

**The aesthetic impact of the proposed facility or use on the surrounding area**
***Staff Comment:***
*As proposed the building will have a mostly brick exterior. This material is durable and long lasting and will establish a level of development for other buildings in the future. Some alterations of the exterior are recommended by Staff such as projecting the proposed stone veneer columns a minimum of six (6) inches from the main wall of the building to provide architectural variety and wall projections as required by ordinance.*

**The present and future requirements for transportation, traffic, water, sewer, and other utilities for the proposed site and surrounding area**

***Staff Comment:***
*With the approval of the Midas Crossing Phase 2 subdivision, all of the above issues will be addressed and, with some minor changes to the plat, can accommodate the proposed car wash and provide all necessary utilities and access for the property. The site provides stacking area for several vehicles which exceeds ordinance requirements.*

**The safeguards provided or proposed to prevent noxious or offensive omissions such as noise, glare, dust, pollutants and odor from the proposed facility or use**
***Staff Comment:***
*As stated earlier in the report the issue of sound from the car dryers is addressed by orienting the exit towards the street.*

**The impact of the proposed facility or use on the health, safety, and welfare of the City, the area, and persons owning or leasing property in the area**
***Staff Comment:***
*Overall, there are not a lot of issues to mitigate with the car wash being located in a commercial zone next to similar, or like commercial uses other than those previously covered. If the Commission finds other issues that need mitigation, detailed corrective actions should be included in any motion taken on this item.*

**Zoning Ordinance Issues:**

**Issue 1 – Parking**
***Staff Comment:***
*A car wash is required 1 parking space per employee, plus four stacked parking spaces per car wash bay. The proposed building is 4,904 square feet. The site plan shows thirty-two (32) parking spaces; twenty-seven (27) for vacuums, and five (5) other additional stalls. With only one wash bay, the minimum parking and stacking standards are satisfied.*

**Issue 2 – Building Design**
***Staff Comment:***
*The C-2 ordinance requires sixty (60) percent brick or stone on each side of the building which is provided with the application. For buildings longer than 100 feet, several of the other following architectural design features are required:*

- *Color change. Minimum of three (3) colors per elevation shall be required.*
- *Texture change.*
- *Material change.*
- *Architectural variety and interest through a change in plane, such as offsets.*
- *Reveals, archways or projecting ribs.*
- *Wall plan projections of recesses.*

*The elevations do include several of the above items such as texture, color and material changes. Staff recommends that the applicant also project the proposed stone veneer*



*columns to extend a minimum of six (6) inches from the wall of the building to provide additional architectural variety and wall projections.*

**Issue 3 – Landscaping**

***Staff Comment:***

*The ordinance requires commercial developments to provide 15% landscaping. The proposed landscape plan provides 26.3% landscaping on the site. This total will likely increase as property lines are adjusted to the back of the sidewalks. The City has recently adopted Water Efficiency requirements for landscaping. Although the applicant has provided a comprehensive and adequate landscape plan, adjustments will need to be made to incorporate the standards for water conservation.*

*The ordinance requires the applicant to provide 20 feet of landscaping adjacent to a street. This landscaping must be behind the property line, and not include any right of way. City ordinance does allow for a reduction of that width from twenty (20) feet to fifteen (15) feet when the following details are provided:*

- *50% of shrubs, flowers and trees*
- *A minimum 2' landscape berm required along the street frontage*
- *At least 10% of the site is landscaped (showing 26%)*

*Parking lot landscaping requirements include the provision of one tree per landscaped island. While the applicant is providing trees in the western landscape island, no tree is provided in the eastern landscaped island. Staff recommends that a tree be provided in that location.*

*General landscaping requirements also call for one tree per 500 square feet of provided landscaping. The applicant has provided for 15,816 square feet of landscaping which requires thirty-two (32) trees. Street trees and trees in the landscaped area do not count towards this total amount. The applicant has provided thirty-two (32) trees overall, however sixteen (16) of those trees are in park strips and landscape islands which are considered "planting for buffers" and would not count. Staff recommends the applicant provide an additional sixteen (16) trees on the site to comply with ordinances.*

*With the landscaping plan requiring revisions, Staff also recommends the applicant work with the city Landscape Architect to ensure compliance to the new Water Efficiency standards and ordinance landscape design requirements. While this is not a requirement, with the high use of water the car wash will consume, it would be beneficial to consider water preservation methods for the community and business. (See Attachment G)*

*Where the applicant is showing street trees, Staff recommends that the distance between trees not exceed thirty (30) feet as required by ordinance.*

**Issue 4 – Zoning Conditions**

***Staff Comment:***

*The zoning conditions of the C-2ZC in this area restrict permitted uses. One of the permitted uses listed in the conditions is a car wash. Other uses include alcoholic beverages, brewery, convenience store, gasoline service station, hotel, restaurant, retail and limited vehicle repair.*

*Although the use of the car wash is a permitted use, Staff recommends that no building permit be issued until the Midas Crossing Ph. 2 subdivision has been approved and recorded.*

**Required Findings for Approval:**

1. The proposed site plan complies with the Conditional Use standards.
2. The proposed site plan complies with all other zoning ordinance requirements including the approved zoning restrictions in this area.
3. The proposed setback variance from twenty (20) to fifteen (15) feet is in compliance with 10-23-4.D.2 for said reduction.

**Recommendation**

Staff recommends ***approval*** of the conditional use for the Gorilla Car wash with the following recommendations:

1. The applicant project the proposed stone veneer columns to extend a minimum of six (6) inches from the wall of the building to provide additional architectural variety and wall projections.
2. The applicant receive approval from the Planning Commission to decrease the minimum side yard setback on the north side of the site from twenty (20) to fifteen (15) feet as provided by ordinance.
3. Dumpster elevations are provided showing a minimum six (6) foot wall which materials match the building with a solid gate.
4. Coordinate with City Landscape Architect for options and considerations to follow Water Efficient standards.
5. Get final landscaping approval from the Landscape Architect.
6. Show tree spacing along public streets not to exceed thirty (30) feet on center.
7. Provide an additional sixteen (16) trees on the site.
8. Locate tree in eastern parking island.
9. No permits to be issued until Midas Crossing Ph. 2 subdivision is recorded.
10. Comply with all other Staff comments.

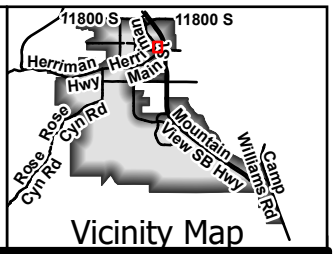
**Attachments**

A. Vicinity Map
B. Midas Crossing Ph. 2 Subdivision Plat
C. Site Plan
D. Building Elevations
E. Color Board
F. Landscaping Plans
G. Water Efficient Standards
H. Conditional Use responses
I. Zoning Conditions Ordinance
J. Staff corrections (Planning & Engineering)

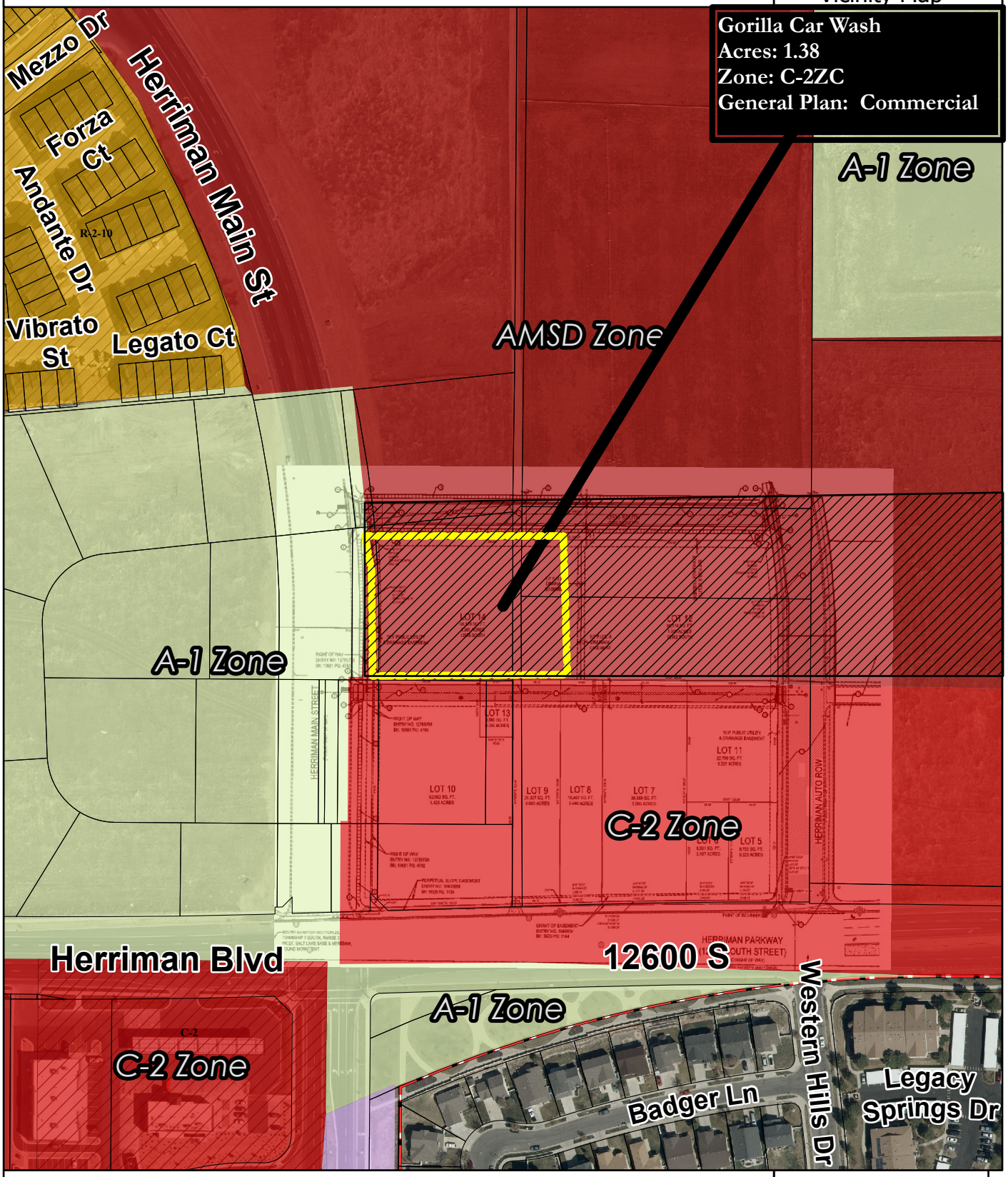
Attachment A - Vicinity Map

# Gorilla Car Wash

## 12578 S Herriman Main St




Gorilla Car Wash
Acres: 1.38
Zone: C-2ZC
General Plan: Commercial




Herriman Planning & Zoning

Feet
0 62.5 125 250 375 500

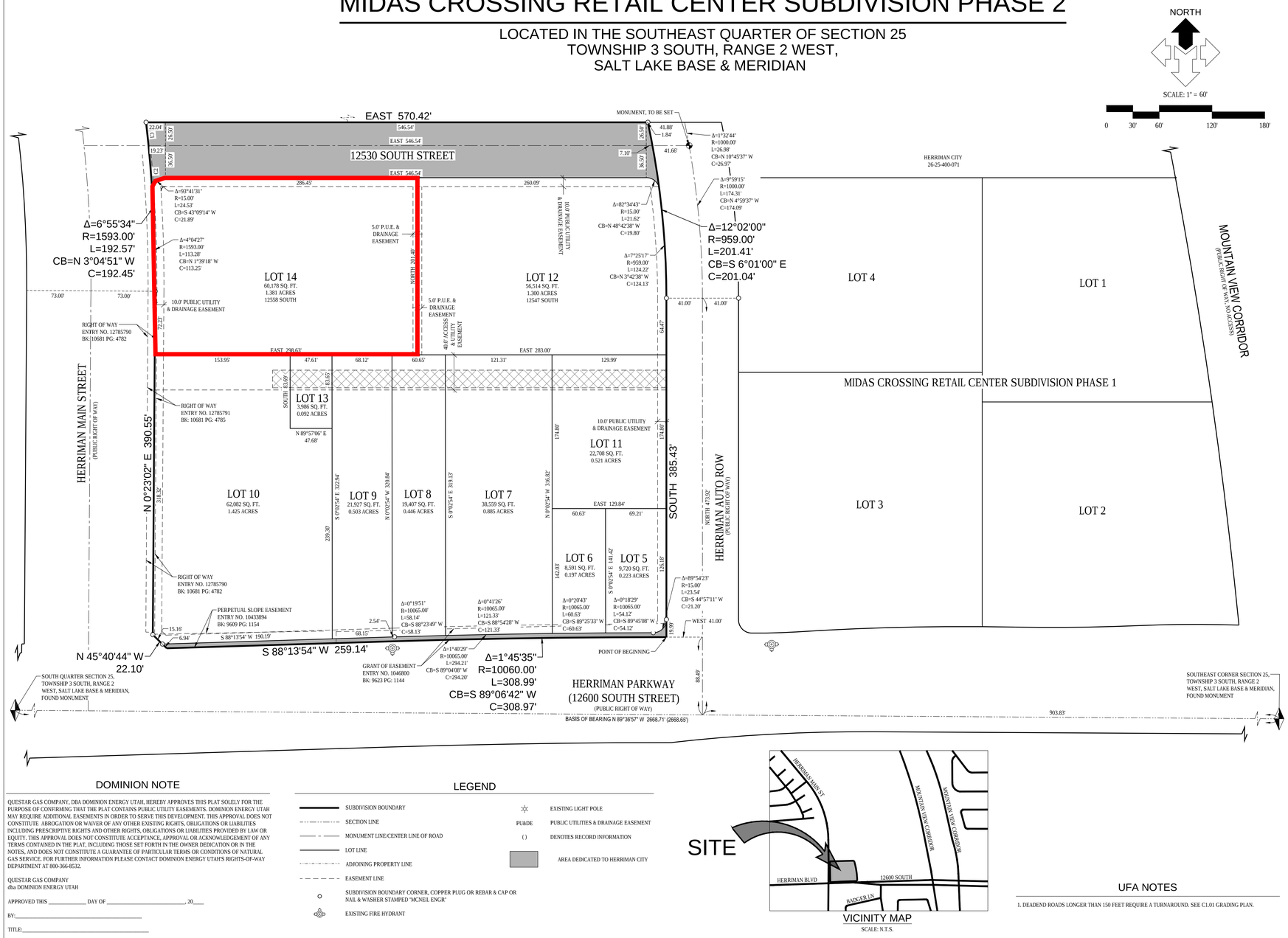
N
W E
S
1 inch = 200 feet

HERRIMAN CITY

# Attachment B - Midas Crossing Ph. 2 Sub Plat

# 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




## 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 SURVEYOR'S 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 THOSE CERTAIN PARCELS CONVEYED BY WARRANTY DEED RECORDED DECEMBER 30, 2008 AS ENTRY NO. 10588480 IN BOOK 9669 AT PAGE 3487, WARRANTY DEED RECORDED DECEMBER 30, 2008 AS ENTRY 10588479 IN BOOK 9699 AT PAGE 3485 AND QUIT CLAIM DEED RECORDED JULY 11, 1994 AS ENTRY NO. 5870776 IN BOOK 6978 AT PAGE 1209 AND PORTIONS OF THOSE CERTAIN PARCELS CONVEYED BY WARRANTY DEED RECORDED FEBRUARY 16, 2010 AS ENTRY NO. 10898165 IN BOOK 9804 AT PAGE 1906, WARRANTY DEED RECORDED JANUARY 26, 2005 AS ENTRY NO. 9282914 IN BOOK 9087 AT PAGE 4796, WARRANTY DEED RECORDED DECEMBER 24, 2007 AS ENTRY NO. 10307380 IN BOOK 9551 AT PAGE 5560 AND QUIT CLAIM DEED RECORDED JULY 26, 1996 AS ENTRY NO. 6413937 IN BOOK 7451 AT PAGE 692 IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER, SAID TRACT BEING DESCRIBED MORE PARTICULARLY AS FOLLOWS:

BEGINNING 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 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 ARC OF A 1593.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 6°55'34" A DISTANCE OF 192.57 FEET, CHORD BEARS NORTH 3°04'51" WEST 192.45 FEET; THENCE EAST 570.42 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF AUTO MALL DRIVE 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 12°02'00" A DISTANCE OF 201.41 FEET, CHORD BEARS SOUTH 6°01'00" EAST 201.04 FEET, THENCE SOUTH 385.43 FEET TO THE POINT OF BEGINNING.

CONTAINS 342,776 SQ. FT. OR 7.869 ACRES (10 LOTS)

PROFESSIONAL LAND SURVEYOR — DAVID B. DRAPER — No. 6861599 — 03/01/21 — STATE OF UTAH

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

## OWNER'S DEDICATION

KNOWN 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 HEREAFTER 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 _____ DAY OF _____A.D., 20_____

HERRIMAN 73 PARTNERS, LLC

BY: _____
(PRINT NAME)

ITS: _____
(TITLE)

BY: _____
(SIGNATURE)

### LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH } S.S.
COUNTY OF SALT LAKE

ON THE _____ DAY OF _____ A.D., 20____, _____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY OF SALT LAKE IN SAID STATE OF UTAH, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HERRIMAN 73 PARTNERS, LLC, A UTAH LIMITED LIABILITY COMPANY, AND THAT _____ SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED AND THAT SAID LIMITED LIABILITY COMPANY EXECUTED THE SAME.

MY COMMISSION EXPIRES: _____

_____
NOTARY PUBLIC
RESIDING IN SALT LAKE COUNTY

### DOMINION NOTE

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 OWNER 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 DOMINION ENERGY UTAH'S RIGHTS-OF-WAY DEPARTMENT AT 800-366-8532.

QUESTAR GAS COMPANY
dba DOMINION ENERGY UTAH

APPROVED THIS _____ DAY OF _____, 20____

BY:_____

TITLE:_____

### 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
- PU&DE — PUBLIC UTILITIES & DRAINAGE EASEMENT
- ( ) — DENOTES RECORD INFORMATION
- AREA DEDICATED TO HERRIMAN CITY




VICINITY MAP
SCALE: N.T.S.

### UFA NOTES

1. DEADEND ROADS LONGER THAN 150 FEET REQUIRE A TURNAROUND. SEE C1.01 GRADING PLAN.

### TABULATIONS:

| | |
|---|---|
| 1. TOTAL PLAT ACREAGE | 7.622 ACRES |
| 2. TOTAL LOT ACREAGE | 6.310 ACRES |
| 3. TOTAL ACREAGE IN STREETS | 1.312 ACRES |
| 4. TOTAL ACREAGE IN OPEN SPACE | 0 ACRES |
| 5. AVERAGE LOT SIZE | 68,717 SQ.FT. |
| 6. NUMBER OF LOTS | 4 LOTS |

### HEALTH DEPARMENT

APPROVED THIS _____ DAY OF _____ A.D., 20____, BY HEALTH DEPARTMENT

DIRECTOR, SALT LAKE CO. HEALTH DEPARTMENT

### COMCAST

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

COMCAST

### CENTURY LINK COMMUNICATION

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

CENTURY LINK COMMUNICATIONS

### ROCKY MOUNTAIN POWER

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

ROCKY MOUNTAIN POWER

### SOUTH VALLEY SEWER DISTRICT

APPROVED THIS _____ DAY OF _____ A.D., 20____, BY S.V.S.D.

S.V.S.D.

### 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

### 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

### HERRIMAN CITY

APPROVED AS TO FORM THIS _____ DAY OF _____ A.D., 20____ BY HERRIMAN CITY

ATTEST: RECORDER PLANNING DIRECTOR

### RECORDER

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

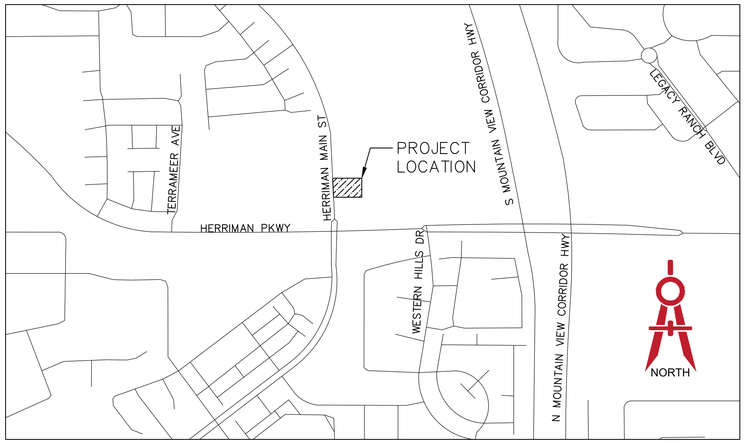
_____

DATE_____ TIME_____ BOOK_____ PAGE_____

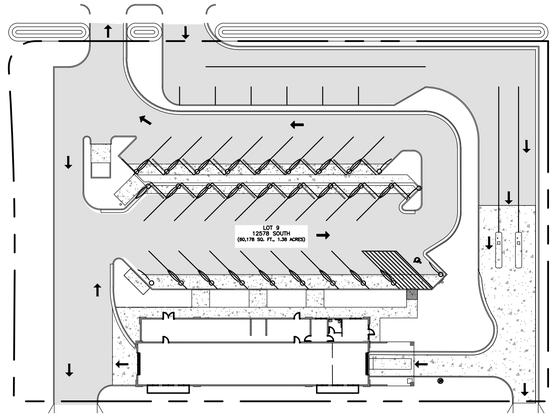
_____ _____
FEE $ DEPUTY SALT LAKE COUNTY RECORDER

# GORILLA WASH
## HERRIMAN, UT

VICINITY MAP




NOT TO SCALE




SITE MAP
1"=40'

## INDEX

C-0 Cover Sheet
C-1 Site Plan
C-2 Grading and Drainage Plan
C-3 Utility Plan
C-4 Standard Details
C-5 Utility Details
C-6 Herriman City Lighting Details
C-7 Stormwater Pollution Prevention Plan
C-8 SWPPP Details
L-1 Landscape Plan
Photometric Plan
A100 Dimension Floor Plan
A200 Exterior Elevations
A200 Exterior Color Elevations

PROJECT ENGINEER:
LARVIN POLLOCK
ELEVATE ENGINEERING
2208 WEST 700 SOUTH
SPRINGVILLE, UT 84663
(801) 718-5993
LARVIN@ELEVATENG.COM

DEVELOPER:
JOSEPH EARNEST
LONESTAR BUILDERS
2208 WEST 700 SOUTH
SPRINGVILLE, UT 84663
(801) 400-1944
JOSEPH@LONESTARBUILDERSINC.COM

SITE DATA

| | | |
|---|---|---|
| LOT AREA: | 60,178 | SF (1.38 ACRES) |
| BUILDING AREA: | 4,904 | SF± 8.2% |
| PAVEMENT AREA: | 39,458 | SF± 65.5% |
| LANDSCAPE AREA: | 15,816 | SF± 26.3% |

ZONING: C-2 (COMMERCIAL)

## LEGEND & ABBREVIATION TABLE

| | |
|---|---|
| R.O.W./PROPERTY LINE | EXISTING CURB AND GUTTER |
| EASEMENT LINE | PROPOSED CURB AND GUTTER |
| CENTER LINE | INVERT ELEVATION — I.E. |
| PROPOSED TRAIL | TOP BACK CURB — TBC |
| PROPOSED WATER LINE — W | TOP ASPHALT — TA |
| PROPOSED PRESSURIZED IRRIGATION — PI | TOP OF GRATE — TOG |
| PROPOSED GROUND WATER DRAIN — GW | FINISHED GRADE — FG |
| PROPOSED SEWER LINE — SS | TOP OF CONCRETE — TC |
| PROPOSED STORM DRAIN LINE — SD | HIGH WATER ELEVATION — HWE |
| EXISTING SEWER LINE — SS | CATCH BASIN |
| EXISTING WATER LINE — W | SURFACE FLOW DIRECTION |
| EXISTING STORM DRAIN LINE — SD | PROPOSED STREET LIGHT |
| EXISTING CONTOUR — 4960 | STORM DRAIN MANHOLE — D |
| FINISHED CONTOUR — 47.00 | SANITARY SEWER MANHOLE — S |
| | PROPOSED WATER VALVE — WV |

| NO. | REVISIONS | BY | DATE |
|---|---|---|---|
| | | | |

PROJECT ENGINEER: LP
DESIGNER: DL

ELEVATE ENGINEERING
2208 WEST 700 SOUTH
SPRINGVILLE, UT 84663
PHONE: (801) 718-5993
larvin@elevateng.com

ELEVATE ENGINEERING

GORILLA WASH
COVER SHEET
12578 SOUTH HERRIMAN MAIN STREET, HERRIMAN UT 84096

PROFESSIONAL ENGINEER
2/10/2021
10844737
LARVIN POLLOCK
STATE OF UTAH

SHEET:
C-0

DATE: Feb 10, 2021

PROJECT ENGINEER:
LARVIN POLLOCK
ELEVATE ENGINEERING
2208 WEST 700 SOUTH
SPRINGVILLE, UT 84663
(801) 718-5993
LARVIN@ELEVATENG.COM

DEVELOPER:
JOSEPH EARNEST
LONESTAR BUILDERS
2208 WEST 700 SOUTH
SPRINGVILLE, UT 84663
(801) 400-1944
JOSEPH@LONESTARBUILDERSINC.COM

PUBLIC ROAD (PROPOSED BY OTHERS)

Required setback line (15') with property line at back of sidewalk.

Δ=93°41'31"
R=15.00'
L=24.53'
CB=N 43°09'14" E
C=21.89'

INSTALL SL-04 HERRIMAN CITY LIGHTING. SEE SHEET C-6 FOR DETAILS.

Δ=4°04'27"
R=1593.00'
L=113.28'
CB=N 1°39'18" W
C=113.25'

HERRIMAN MAIN ST

24.0' ENTRANCE ONLY

20.0' EXIT ONLY

N 90°00'00" E 286.45'

2' TALL LANDSCAPE BERM

PROPOSED STOP SIGN

LOT 9
12578 SOUTH
(60,178 SQ. FT., 1.38 ACRES)

5.0' P.U.E. & DRAINAGE EASEMENT

S 0°00'00" E 201.40'

INSTALL ROLLOVER CURB

5.0' P.U.E. & DRAINAGE EASEMENT

Applicant can reduce setback to provide additional required along frontage

10.0' PUBLIC UTILITY & DRAINAGE EASEMENT

N 0°23'02" E 72.23'

RIGHT OF WAY
ENTRY NO. 12785790
BK: 10681 PG: 4782

PROPOSED GEAR BOXES/CABINETS

PROPOSED STREET LIGHTING TRANSFORMER

PROPOSED GROUND SLEEVE

PROPOSED POWER CONNECTION

N 90°00'00" W 298.63'

PROPOSED STOP SIGN

PROPOSED STOP SIGN

40.0' ACCESS & UTILITY EASEMENT

RIGHT OF WAY
ENTRY NO. 12785791
BK: 10681 PG: 4785

5.0' P.U.E. & DRAINAGE EASEMENT

5.0' P.U.E. & DRAINAGE EASEMENT

# LEGEND

- LOT LINES (PROPERTY)
- EXISTING CURB AND GUTTER
- PROPOSED CURB AND GUTTER
- STRIPING
- BUILDING SETBACK
- ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- VACUUM ENCLOSURE
- DUMPSTER ENCLOSURE

SITE DATA

| | | |
|---|---|---|
| LOT AREA: | 60,178 | SF (1.38 ACRES) |
| BUILDING AREA: | 4,904 | SF± 8.2% |
| PAVEMENT AREA: | 39,458 | SF± 65.5% |
| LANDSCAPE AREA: | 15,816 | SF± 26.3% |

ZONING: C-2 (COMMERCIAL)
CONDITIONAL USE
PARCEL ID: 26254530010000

BUILDING DATA

CONSTRUCTION TYPE: V-B
SPRINKLERS: NO
SETBACKS:
FRONT=20 FEET
REAR=0 FEET
SIDE=0 FEET

PARKING TABULATION

REQUIRED: 1 SPACE PER EMPLOYEE

PROVIDED: 7 STALLS
INCLUDING 1 ADA STALL

VACUUM STALLS: 26 STALLS
TUNNEL LENGTH: 130 FEET
STACKING: 32 STALLS

NOTES:

1. PROPOSED 6' SIDEWALK PER APWA DWG 231. SEE SHEET C-4 FOR DETAILS.
2. ALL HANDICAP STALLS AND RAMPS TO BE INSTALLED PER APWA AND ADA STANDARDS. SEE SHEET C-4 FOR DETAILS.
3. PROPOSED CURB & GUTTER TYPE E PER APWA 205.2. SEE SHEET C-4 FOR DETAILS.
4. PROPOSED CURB TYPE P PER APWA DWG 209. SEE SHEET C-4 FOR DETAILS.
5. PAINT 4" SOLID YELLOW PAINT STRIPE AS SHOWN (TYPICAL).
6. INSTALL OWNER PROVIDED GATES AND LOOP DETECTION SYSTEM. COORDINATE TIMING OF INSTALLATION PRIOR TO CONSTRUCTION OF PAVEMENT. SEE ARCHITECTURAL PLANS FOR DETAILS.
7. PROPOSED DUMPSTER LOCATION. SEE SHEET C-4 FOR DETAILS.

CALL BEFORE YOU DIG! 811 IT'S THE LAW BLUE STAKES 1 800 662 4111

NORTH

SCALE: 1" = 20'

0 10 20 30 40 60

| NO. | REVISIONS | BY | DATE |
|---|---|---|---|
| | | | |

PROJECT ENGINEER: LP
DESIGNER: DL

ELEVATE ENGINEERING
2208 WEST 700 SOUTH
SPRINGVILLE, UT 84663
PHONE: (801) 718-5993
larvin@elevateeng.com

ELEVATE ENGINEERING

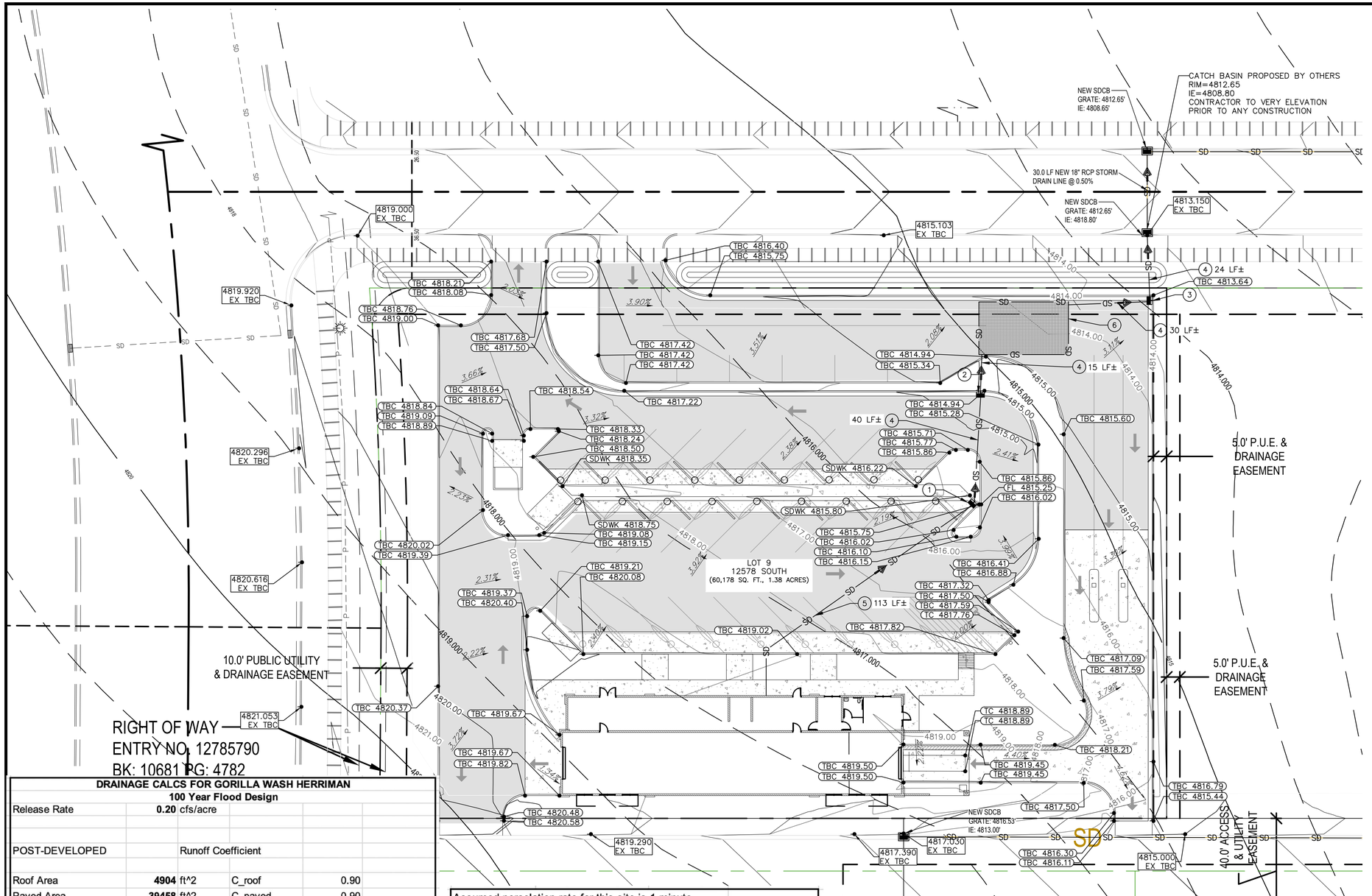
# GORILLA WASH
# SITE PLAN

12578 SOUTH HERRIMAN MAIN STREET, HERRIMAN UT 84096

PROFESSIONAL ENGINEER 10/10/2021 10864737 LARVIN POLLOCK STATE OF UTAH

SHEET: C-1

DATE: Feb 10, 2021




# LEGEND

| | |
|---|---|
| LOT LINES (PROPERTY) | |
| EXISTING CURB AND GUTTER | |
| PROPOSED CURB AND GUTTER | |
| PROPOSED STORM DRAIN LINE | SD |
| EXISTING STORM DRAIN LINE | SD |
| GRADE BREAK | GRADE BREAK |
| FINISH GRADE CONTOUR LINES | 4960 |
| EXISTING GRADE CONTOUR LINES | 4960 |
| FINISH GRADE SLOPE | SLOPE |
| FLOW DIRECTION | |
| GRADE BREAK | GB |
| INVERT ELEVATION | IE |
| TOP OF GRATE | TOG |
| TOP OF ASPHALT | TA |
| TOP BACK OF CURB | TBC |
| EXISTING | EX |
| FINISHED GRADE | FG |
| FINISHED FLOOR ELEVATION | FFE |
| BACK OF SIDEWALK | BOW |
| EDGE OF ASPHALT | EOA |
| TOP OF FOUNDATION | TOF |

DESIGN NOTES:

1. INSTALL CURB INLET BOX PER APWA PLAN 315.1. SEE SHEET C-5 FOR DETAILS. RIM=4815.25 IE=4812.25
2. INSTALL CURB INLET BOX PER APWA PLAN 315.1. SEE SHEET C-5 FOR DETAILS. RIM=4814.44 IE=4811.44
3. INSTALL CURB INLET BOX PER APWA PLAN 315.1 WITH 2.9" ORIFICE ON OUTLET PIPE. SEE SHEET C-5 FOR DETAILS. RIM=4813.14 IE=4810.14
4. INSTALL 12" ADS PIPE @ 0.5% MINIMUM SLOPE
5. INSTALL 6' ROOF DRAIN TO CONNECT TO PROPOSED STORM DRAIN SYSTEM.
6. INSTALL 20'X34' R-TANK DETENTION SYSTEM. RIM=4513.75 IE=4510.75 R-TANK DEPTH=4.2' TOP OF TANKS=4511.75 BOTTOM OF TANKS=4507.55

**DRAINAGE CALCS FOR GORILLA WASH HERRIMAN**
**100 Year Flood Design**

| | | | | |
|---|---|---|---|---|
| Release Rate | **0.20** cfs/acre | | | |
| POST-DEVELOPED | | Runoff Coefficient | | |
| Roof Area | **4904** ft^2 | C_roof | 0.90 | |
| Paved Area | **39458** ft^2 | C_paved | 0.90 | |
| Landscaped | **15816** ft^2 | C_landscaped | 0.20 | |
| Total Area | 60178 ft^2 | Weighted C | 0.72 | |
| | 1.38 acres | CA : | 43089 ft^2 | |

POST-DEVELOPED

| Lapsed Time (min) | Accum Rainfall (in) | "CA" (ft^2) | Accum Flow (ft^3) | Release Rate (ft^3) | Required Storage (ft^3) |
|---|---|---|---|---|---|
| 5 | 0.53 | 43089 | 1910 | 366 | 1544 |
| 15 | 1.00 | 43089 | 3591 | 1099 | 2492 |
| 30 | 1.35 | 43089 | 4848 | 2197 | 2650 |
| 60 | 1.67 | 43089 | 5997 | 4395 | 1602 |
| 120 | 1.82 | 43089 | 6535 | 8789 | -2254 |
| 180 | 1.85 | 43089 | 6643 | 13184 | -6541 |
| 360 | 1.97 | 43089 | 7074 | 26368 | -19294 |
| 720 | 2.29 | 43089 | 8223 | 52736 | -44513 |
| 1440 | 2.43 | 43089 | 8726 | 105472 | -96747 |
| | | | | Rqd Storage | 2650 |

Assumed percolation rate for this site is 1 minute per inch.

Perc rate

| | | |
|---|---|---|
| 1"/1min | 1 | in/min |
| | 0.083 | ft/min |
| | 0.001 | ft/sec |
| 680.0 | sf | Area for Percolation |
| 0.016 | acres | |
| 0.94 | cfs | Release rate from percolation |

**Orifice Plate "C" Calculations**

Q=CAsqrt(2gh)

| | | | |
|---|---|---|---|
| Q= | 0.28 cfs | | |
| H= | 1.61 ft | ( from high water elev. to orifice elev.) | |
| | | A= | 0.045 ft^2 |
| g= | 32.2 ft/s^2 | = | 6.51 in^2 |
| C= | 0.6 | | |
| | | Diameter = | **2.9 inches** |

VOLUME PROVIDED IN R-TANK

| 20'X34' R-TANK Area (ft^2) | Void Ratio | Depth (ft) | Volume/LF (ft^3)/LF | Total Volume (ft^3) |
|---|---|---|---|---|
| 680 | 0.95 | 4.2 | 798 | 2713 |
| | | | Total Individual R-TANK Volume= | 2713 |
| | | | Number of R-TANKS= | 1 |
| | | | Total Volume Provided Within R-TANKS= | 2713 |

CALL BEFORE YOU DIG! 811 OR 1-800-662-4111 BLUE STAKES OF UTAH

NORTH

SCALE: 1" = 20'
0 10 20 30 40 60

ELEVATE ENGINEERING
2288 WEST 700 SOUTH
SPRINGVILLE, UT 84663
PHONE: (801) 376-5983
tarvin@elevateeng.com

| NO. | REVISIONS | BY | DATE |
|---|---|---|---|
| | | | |

PROJECT ENGINEER: LP
DESIGNER: DL

# GORILLA WASH
# GRADING AND DRAINAGE PLAN
12578 SOUTH HERRIMAN MAIN STREET, HERRIMAN UT 84096

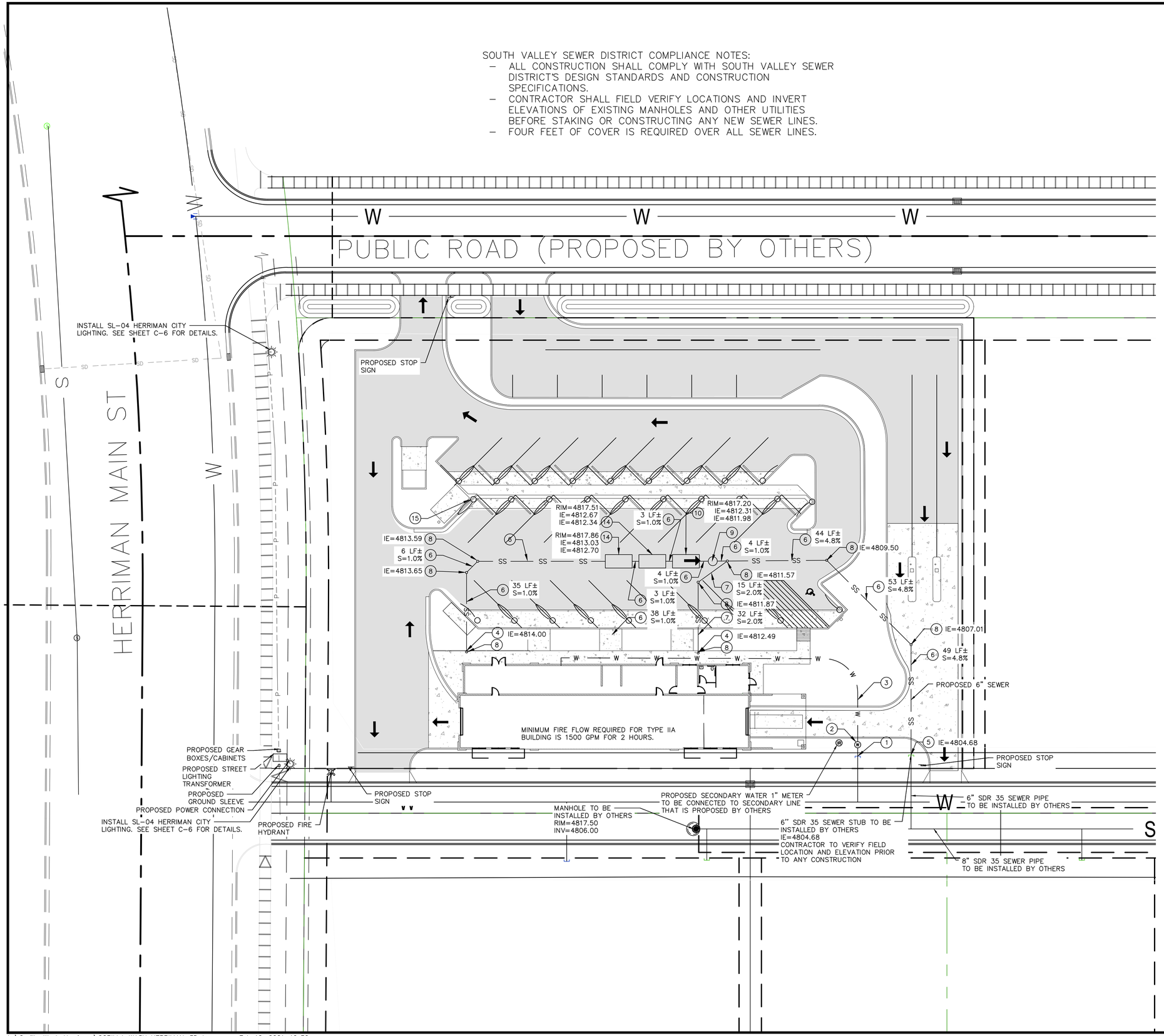
PROFESSIONAL ENGINEER 2/10/2021 10864737 LARVIN POLLOCK STATE OF UTAH

SHEET: **C-2**

DATE: Feb 10, 2021

L:\Gorilla Wash Herriman\GORILLA WASH HERRIMAN_3D.dwg — — Feb 10, 2021-10:30am

SOUTH VALLEY SEWER DISTRICT COMPLIANCE NOTES:
- ALL CONSTRUCTION SHALL COMPLY WITH SOUTH VALLEY SEWER DISTRICT'S DESIGN STANDARDS AND CONSTRUCTION SPECIFICATIONS.
- CONTRACTOR SHALL FIELD VERIFY LOCATIONS AND INVERT ELEVATIONS OF EXISTING MANHOLES AND OTHER UTILITIES BEFORE STAKING OR CONSTRUCTING ANY NEW SEWER LINES.
- FOUR FEET OF COVER IS REQUIRED OVER ALL SEWER LINES.




# LEGEND

| | |
|---|---|
| PROPERTY/ROW LINE | |
| EXISTING CURB AND GUTTER | |
| PROPOSED CURB AND GUTTER | |
| PROPOSED STORM DRAIN LINE | SD |
| EXISTING STORM DRAIN LINE | SD |
| PROPOSED SEWER LINE | SS |
| EXISTING SEWER LINE | SS |
| PROPOSED WATER LINE | W |
| EXISTING WATER LINE | W |
| INVERT ELEVATION | IE |
| EXISTING | EX |
| FINISHED GRADE | FG |
| FINISHED FLOOR ELEVATION | FFE |
| TOP OF FOUNDATION | TOF |

DESIGN NOTES:

1. CONNECT TO 2" STUB TO BE PROPOSED BY OTHERS.
2. INSTALL 2" WATER METER PER CITY STANDARDS.
3. INSTALL 2" POLY WATER LINE PER CITY STANDARDS.
4. END ALL UTILITIES 5' FROM BUILDING, SEE PLUMBING PLANS FOR CONTINUATION.
5. CONNECT TO EXISTING SEWER MAIN PER SVSD DWG NO. SS-3A. SEE SHEET C-5 FOR DETAILS. CONTRACTOR TO VERIFY LOCATION AND ELEVATION PRIOR TO ANY CONSTRUCTION.
6. INSTALL 6"ø PVC SDR-35 SEWER PIPE AT 1% MIN. SLOPE.
7. INSTALL 4"ø PVC SDR-35 SEWER PIPE AT 2% MIN. SLOPE.
8. INSTALL 6" CLEANOUT.
9. INSTALL 48" SANITARY SEWER SAMPLING MANHOLE PER SVSD DWG NO. SS-2A. SEE SHEET C-5 FOR DETAILS. RIM=4817.02 IE IN=4811.94 IE OUT=4812.61
10. INSTALL 1500 GAL. GREASE INTERCEPTOR/RECLAIM TANK. INSTALL 3' OF 6"ø PVC SDR-35 SEWER PIPE AT 1% MIN. SLOPE BETWEEN TANKS. COORDINATE WITH PLUMBING PLANS FOR DETAILS. ALSO SEE SHEET C-5 FOR DETAILS.
11. ALL CONSTRUCTION SHALL COMPLY WITH SOUTH VALLEY SEWER DISTRICT'S DESIGN STANDARDS AND CONSTRUCTION SPECIFICATIONS.
12. CONTRACTOR SHALL FIELD VERIFY LOCATIONS AND INVERT ELEVATIONS OF EXISTING MANHOLES AND OTHER UTILITIES BEFORE STAKING OR CONSTRUCTING ANY NEW SEWER LINES."
13. FOUR FEET OF COVER IS REQUIRED OVER ALL SEWER LINES.
14. INSTALL 1500 GALLON SETTLING TANKS. INSTALL 3' OF 6"ø PVC SDR-35 SEWER PIPE AT 1% MIN SLOPE BETWEEN TANKS. SEE PLUMBING PLANS FOR DETAILS.

CALL BEFORE YOU DIG! IT'S THE LAW! BLUE STAKES 1-800-662-4111

NORTH

SCALE: 1" = 20'

0 10 20 30 40 60

| NO. | REVISIONS | BY | DATE |
|---|---|---|---|
| | | | |

PROJECT ENGINEER: LP
DESIGNER: DL

ELEVATE ENGINEERING
2208 WEST 700 SOUTH
SPRINGVILLE, UT 84663
PHONE: (801) 718-5993
larvin@elevateeng.com

ELEVATE ENGINEERING

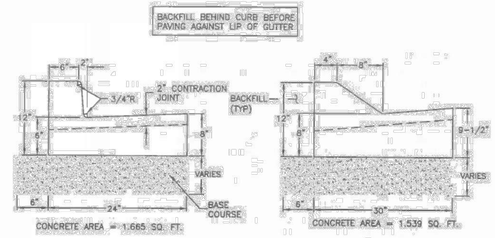
# GORILLA WASH UTILITY PLAN

12578 SOUTH HERRIMAN MAIN STREET, HERRIMAN UT 84096

PROFESSIONAL ENGINEER
2/10/2021
10864737
LARVIN POLLOCK
STATE OF UTAH

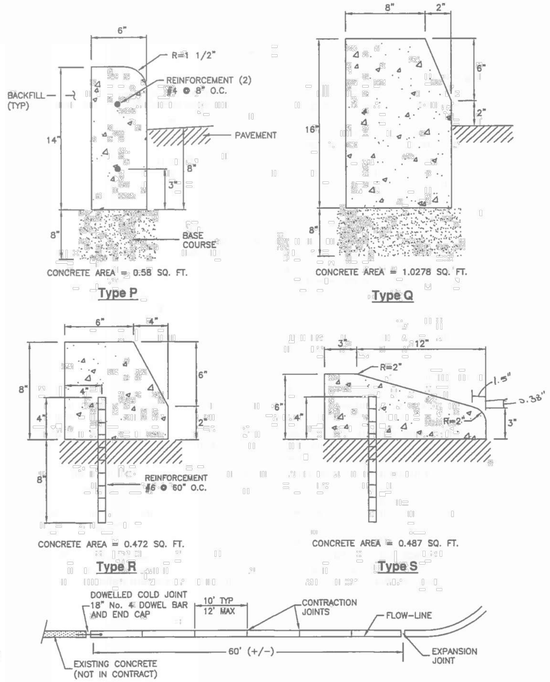
SHEET: C-3

DATE: Feb 10, 2021




Curb and gutter

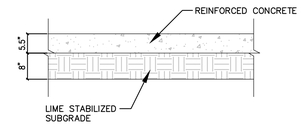
Plan 205.2 April 2011



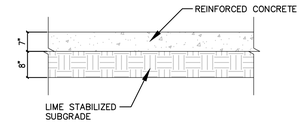

Curbs

Plan 209 November 2009

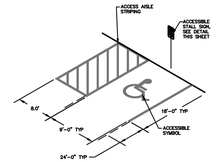
PER GEOTECHNICAL INVESTIGATION
PERFORMED BY ROCK ENGINEERING AND
TESTING LABORATORY, INC.
PROJECT NO. XXXXXXX

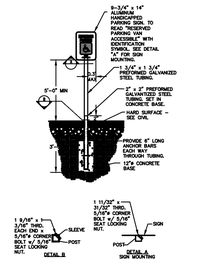



LIGHT DUTY CONCRETE DETAIL
NOT TO SCALE

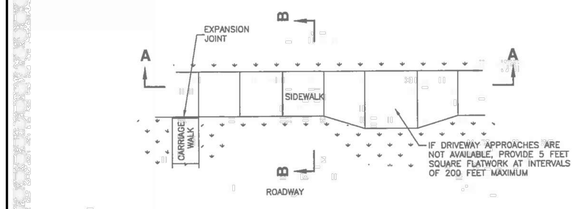



HEAVY DUTY CONCRETE DETAIL
NOT TO SCALE



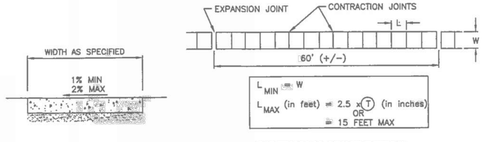

6 **ADA SIGNAGE**
SCALE: N.T.S.




| STREET TYPE | T |
|---|---|
| RESIDENTIAL (WITH PARK STRIP) | 4" |
| RESIDENTIAL (NO PARK STRIP) | 6" |
| OTHER | |
| REPLACING EXISTING SIDEWALK | MATCH EXISTING (4" MIN.) |

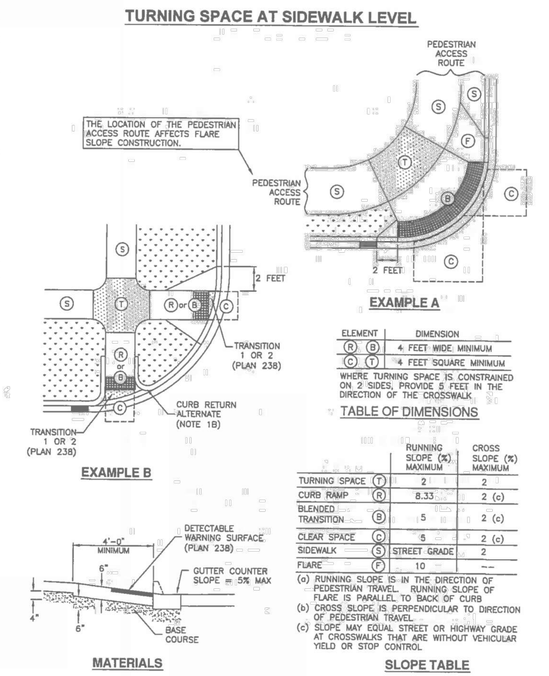
SEE DRIVEWAY APPROACH PLANS FOR SIDEWALK THICKNESS AT DRIVEWAYS

SECTION A-A




Sidewalk

Plan 231 March 2009




| ELEMENT | | DIMENSION |
|---|---|---|
| R | B | 4' FEET WIDE, MINIMUM |
| C | T | 4' FEET SQUARE MINIMUM |

WHERE TURNING SPACE IS CONSTRAINED ON 2 SIDES, PROVIDE 5 FEET IN THE DIRECTION OF THE CROSSWALK

TABLE OF DIMENSIONS



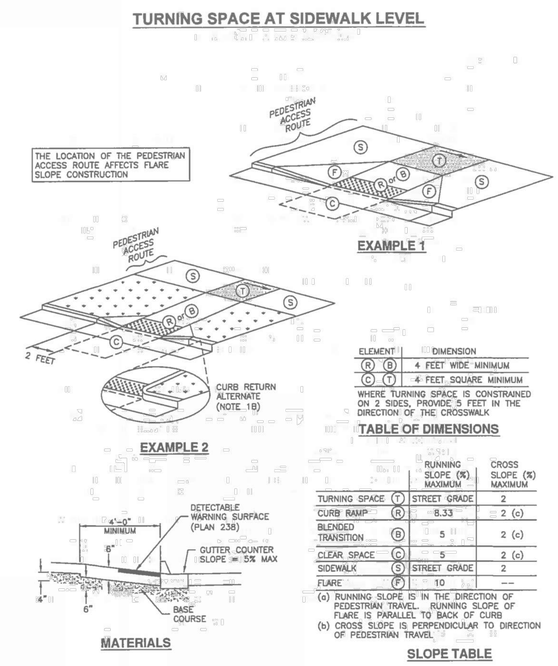

| | | RUNNING SLOPE (%) MAXIMUM | CROSS SLOPE (%) MAXIMUM |
|---|---|---|---|
| TURNING SPACE | T | 2 | 2 |
| CURB RAMP | R | 8.33 | 2 (c) |
| BLENDED TRANSITION | B | 5 | 2 (c) |
| CLEAR SPACE | C | 5 | 2 (c) |
| SIDEWALK | S | STREET GRADE | 2 |
| FLARE | F | 10 | --- |

(a) RUNNING SLOPE IS IN THE DIRECTION OF PEDESTRIAN TRAVEL. RUNNING SLOPE OF FLARE IS PARALLEL TO BACK OF CURB
(b) CROSS SLOPE IS PERPENDICULAR TO DIRECTION OF PEDESTRIAN TRAVEL.
(c) SLOPE MAY EQUAL STREET OR HIGHWAY GRADE AT CROSSWALKS THAT ARE WITHOUT VEHICULAR YIELD OR STOP CONTROL.

SLOPE TABLE

Corner curb cut assembly

Plan 235.1 September 2011




| ELEMENT | | DIMENSION |
|---|---|---|
| R | B | 4' FEET WIDE MINIMUM |
| C | T | 4' FEET SQUARE MINIMUM |

WHERE TURNING SPACE IS CONSTRAINED ON 2 SIDES, PROVIDE 5 FEET IN THE DIRECTION OF THE CROSSWALK

TABLE OF DIMENSIONS




| | | RUNNING SLOPE (%) MAXIMUM | CROSS SLOPE (%) MAXIMUM |
|---|---|---|---|
| TURNING SPACE | T | STREET GRADE | 2 |
| CURB RAMP | R | 8.33 | 2 (c) |
| BLENDED TRANSITION | B | 5 | 2 (c) |
| CLEAR SPACE | C | 5 | 2 (c) |
| SIDEWALK | S | STREET GRADE | 2 |
| FLARE | F | 10 | --- |

(a) RUNNING SLOPE IS IN THE DIRECTION OF PEDESTRIAN TRAVEL. RUNNING SLOPE OF FLARE IS PARALLEL TO BACK OF CURB
(b) CROSS SLOPE IS PERPENDICULAR TO DIRECTION OF PEDESTRIAN TRAVEL

SLOPE TABLE

Mid-block curb cut assembly

Plan 236.1 September 2011

| NO. | REVISIONS | BY | DATE |
|---|---|---|---|
| | | | |

PROJECT ENGINEER: LP DESIGNER: DL

ELEVATE ENGINEERING
ELEVATE ENGINEERING
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PHONE: (801) 718-5993
lp.will@elevateeng.com

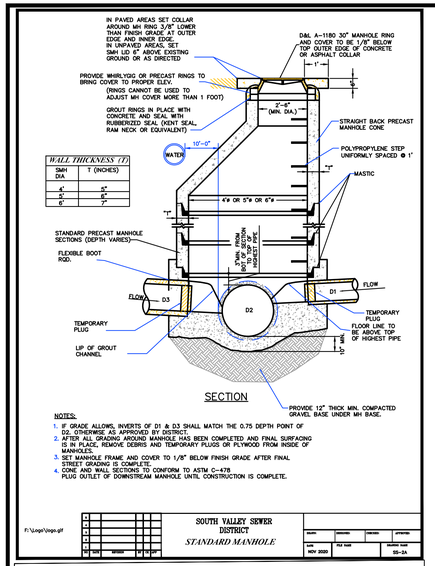
GORILLA WASH
STANDARD DETAILS
12578 SOUTH HERRIMAN MAIN STREET, HERRIMAN UT 84096

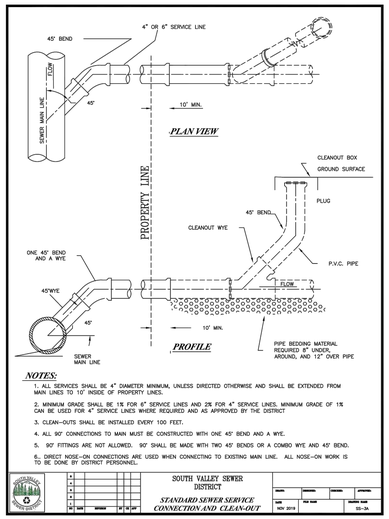
PROFESSIONAL ENGINEER 2/10/2021 10864737 LARVIN POLLOCK STATE OF UTAH

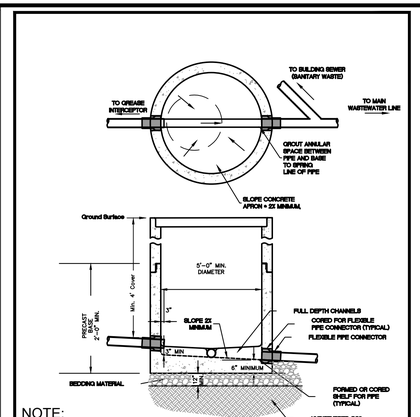
SHEET: C-4

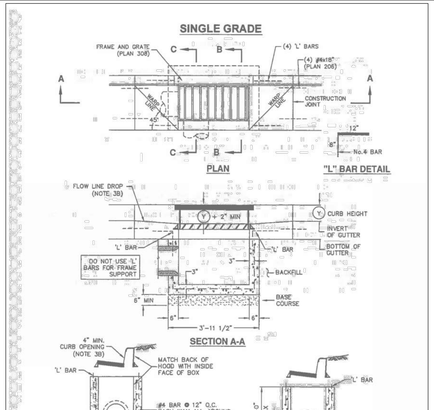
DATE: Feb 10, 2021

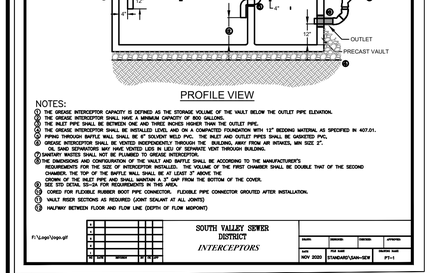
L:\Gorilla Wash Herriman\GORILLA WASH HERRIMAN_3D.dwg – – Feb 10, 2021–10:30am

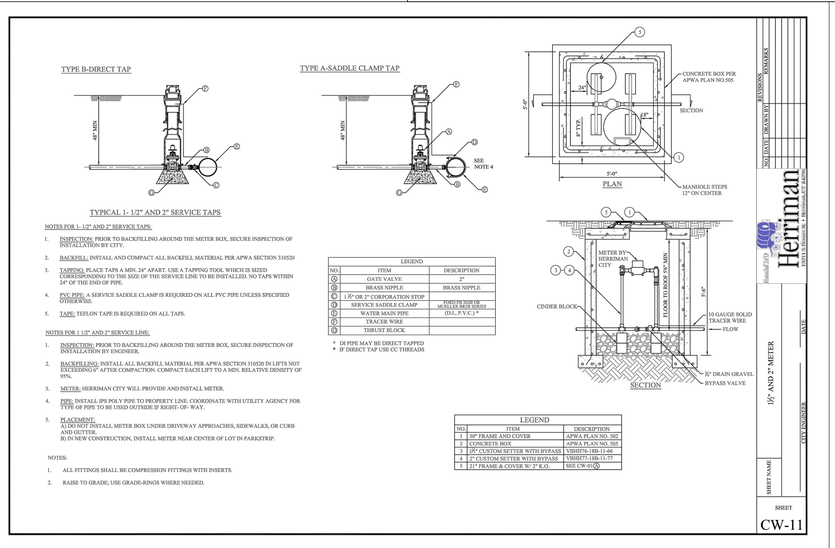


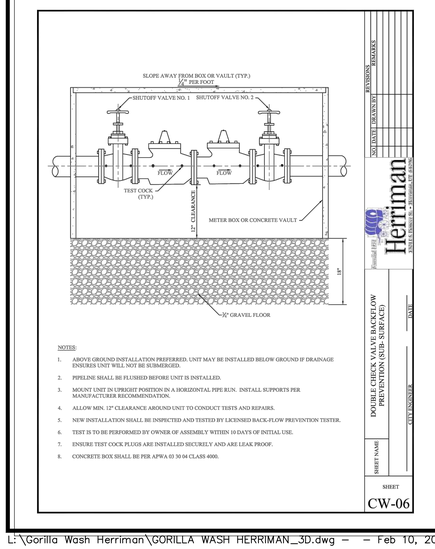



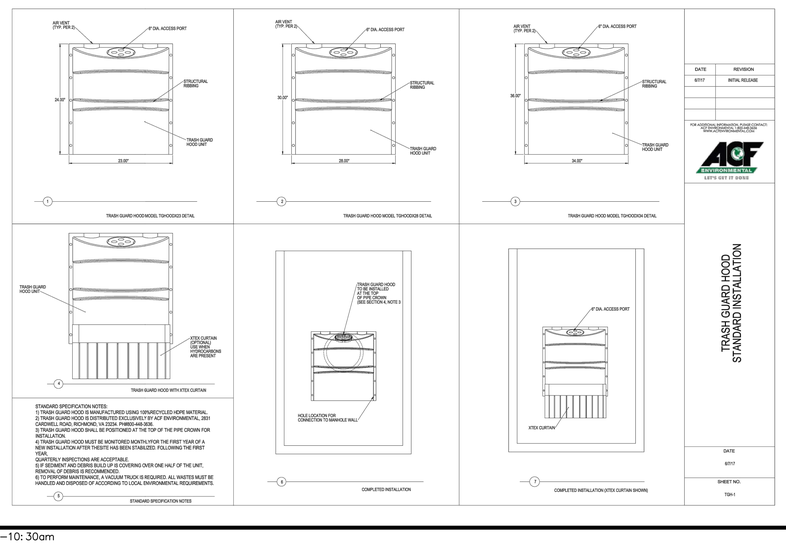



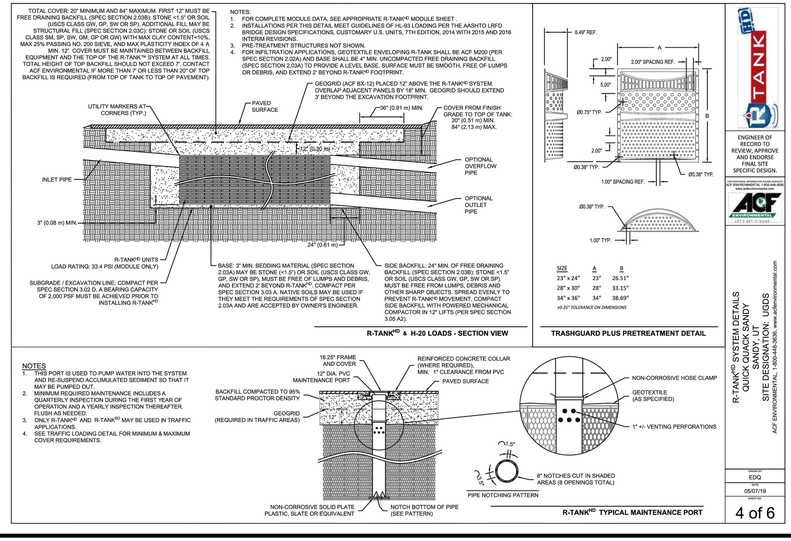

*Catch basin*

1. **GENERAL**
   A. The drawing shows typical pipe connections. Refer to construction drawings for connection locations or refer to field location of existing piping when engineering pipe connection to the box.
2. **PRODUCTS**
   A. Base Course: Untreated base course, APWA Section 32 11 23. Do not use gravel as a base course without ENGINEER's permission.
   B. Backfill: Common fill, APWA Section 31 05 13. Maximum particle size 2-inches.
   C. Concrete: Class 4000, APWA Section 03 30 04.
   D. Reinforcement: Deformed, 60 ksi yield grade steel, ASTM A615.
3. **EXECUTION**
   A. Base Course Placement: APWA Section 32 11 23. Maximum lift thickness is 8-inches before compaction. Compaction is 95 percent or greater relative to a modified proctor density, APWA Section 31 23 26.
   B. Curb Face Opening: Make opening at least 4-inches high. Provide at least a 2-inch drop between the "warp line" in the gutter flow-line and the top of the grate at the curb face opening.
   C. Concrete Placement: APWA Section 03 30 10. Provide 1/2-inch radius edges. Apply a broom finish. Apply a curing agent.
   D. Backfill: Place backfill against the basin wall. Pea gravel and recycled RAP aggregate is NOT ALLOWED. Water jetting is NOT allowed. Maximum lift thickness is 8-inches before compaction. Compaction is 95 percent or greater relative to a standard proctor density, APWA Section 31 23 26.

315.1




ELEVATE ENGINEERING
2208 WEST 700 SOUTH
SPRINGVILLE, UT 84663
PHONE: (801) 718-5993
tyler@elevateeng.com

| NO. | REVISIONS | BY | DATE |
|---|---|---|---|
| | | | |

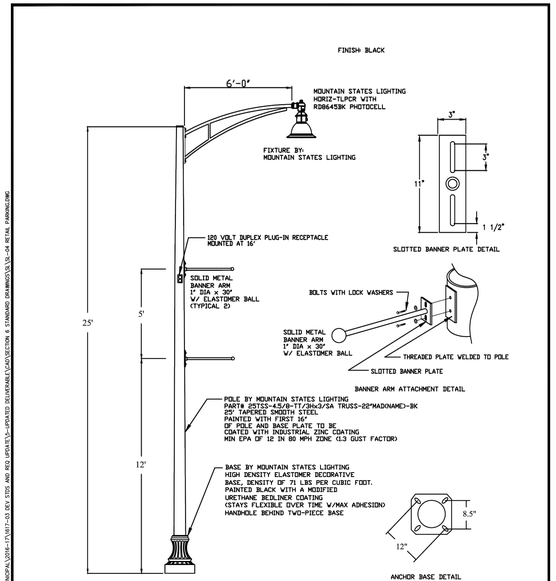
PROJECT ENGINEER: LP
DESIGNER: DL

# GORILLA WASH
# UTILITY DETAILS
## 12578 SOUTH HERRIMAN MAIN STREET, HERRIMAN UT 84096

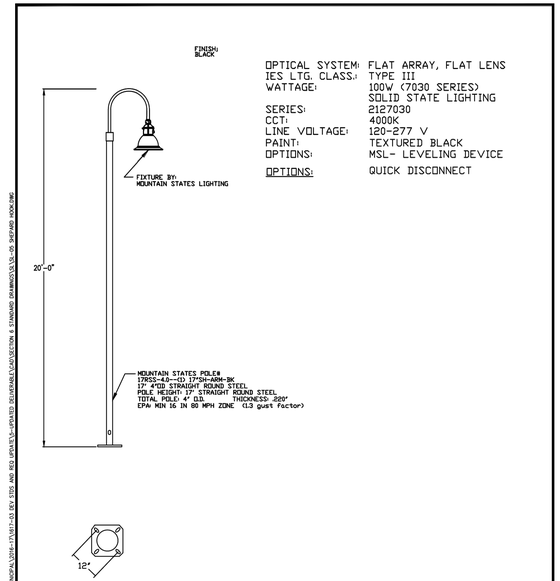
PROFESSIONAL ENGINEER
2/10/2021
10864732
LARVIN POLLOCK
STATE OF UTAH

SHEET:
**C-5**
DATE: Feb 10, 2021

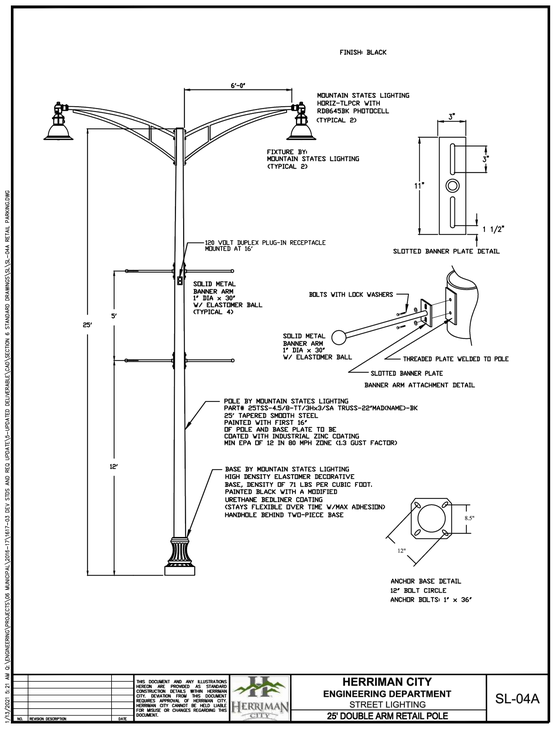
L:\Gorilla Wash Herriman\GORILLA WASH HERRIMAN_3D.dwg — Feb 10, 2021 - 10:30am



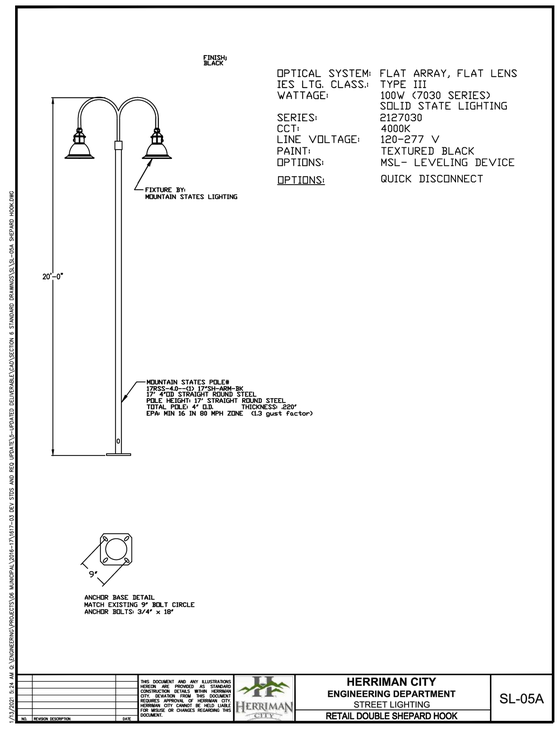

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|---|---|---|---|---|
| NO. | REVISION DESCRIPTION | DATE | THIS DOCUMENT AND ANY ILLUSTRATIONS HEREON ARE PROVIDED AS STANDARD CONSTRUCTION DETAILS WITHIN HERRIMAN CITY. DEVIATION FROM THIS DOCUMENT REQUIRES APPROVAL OF HERRIMAN CITY. HERRIMAN CITY CANNOT BE HELD LIABLE FOR MISUSE OR CHANGES REGARDING THIS DOCUMENT. | HERRIMAN CITY | HERRIMAN CITY ENGINEERING DEPARTMENT STREET LIGHTING 25' SINGLE ARM RETAIL POLE | SL-04 |




| | | | | |
|---|---|---|---|---|
| NO. | REVISION DESCRIPTION | DATE | THIS DOCUMENT AND ANY ILLUSTRATIONS HEREON ARE PROVIDED AS STANDARD CONSTRUCTION DETAILS WITHIN HERRIMAN CITY. DEVIATION FROM THIS DOCUMENT REQUIRES APPROVAL OF HERRIMAN CITY. HERRIMAN CITY CANNOT BE HELD LIABLE FOR MISUSE OR CHANGES REGARDING THIS DOCUMENT. | HERRIMAN CITY | HERRIMAN CITY ENGINEERING DEPARTMENT STREET LIGHTING RETAIL SINGLE SHEPARD HOOK | SL-05 |




| | | | | |
|---|---|---|---|---|
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| NO. | REVISIONS | BY | DATE |
|---|---|---|---|
| | | | |

PROJECT ENGINEER: LP DESIGNER: DL

ELEVATE ENGINEERING
2208 WEST 700 SOUTH
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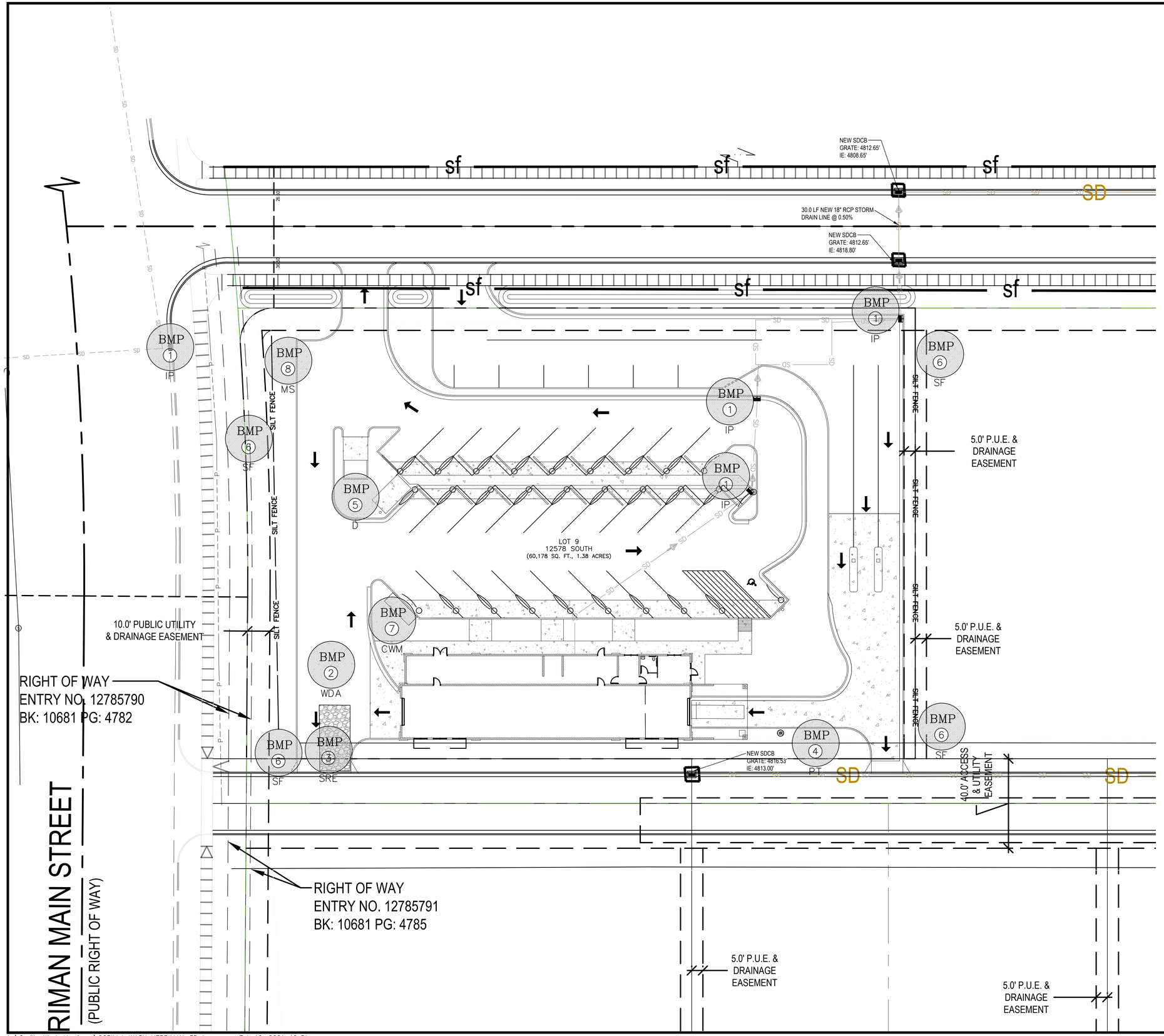
ELEVATE ENGINEERING

# GORILLA WASH
# HERRIMAN CITY LIGHTING DETAILS
12578 SOUTH HERRIMAN MAIN STREET, HERRIMAN UT 84096

PROFESSIONAL ENGINEER
2/10/2021
10864737
LARVIN POLLOCK
STATE OF UTAH

SHEET:
C-6

DATE: Feb 10, 2021




# LEGEND

| | |
|---|---|
| PROPERTY/ROW LINE | |
| EXISTING CURB AND GUTTER | |
| PROPOSED CURB AND GUTTER | |
| PROPOSED STORM DRAIN LINE | SD |
| EXISTING STORM DRAIN LINE | SD |
| EXISTING SEWER LINE | SS |
| EXISTING WATER LINE | W |
| EXISTING CONTOUR LINE | 2732 |
| FINISHED CONTOUR LINE | 21.00 |
| EXISTING FENCE | x |
| SILT FENCE | SILT FENCE |
| CLEAN OUT BOX | |

BEST MANAGEMENT PRACTICE
SEE BEST MANAGEMENT PRACTICE INDEX AND SHEET C-8 FOR DETAILS

BMP XX

NOTES

DURING CONSTRUCTION

1. ALL EROSION CONTROL BEST MANAGEMENT PRACTICES SHALL BE INSPECTED AND MAINTAINED REGULARLY (ONCE A WEEK) AND AFTER EVERY STORM EVENT

2. LAND DISTURBANCE SHALL BE KEPT TO MINIMUM TO CONTROL RUNOFF FROM THE SITE

3. LIMIT LAND CLEARING AND RESTORE ALL GRADING AS SOON AS POSSIBLE

4. STAGED SEEDING TO RE-VEGITATE CUT AND FILL SLOPES AS THE WORK IS IN PROGRESS

5. AT ALL TIMES DURING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PREVENTING AND CONTROLLING EROSION DUE TO WIND AND OTHER EROSION

6. MAINTENANCE OF STREET: STREETS TO BE KEPT CLEAN AND FREE FROM DEBRIS.

7. CONTRACTOR SHALL PROVIDE DUST CONTROL MEASURES AT ALL TIMES DURING CONSTRUCTION.

8. A COPY OF THE STORM WATER POLLUTION PREVENTION PLAN SHALL BE KEPT ON THE SITE DURING ALL CONSTRUCTION ACTIVITY

POST CONSTRUCTION

SEE SHEET C-9

BEST MANAGEMENT PRACTICE INDEX

| | | |
|---|---|---|
| 1 | IP | INLET PROTECTION |
| 2 | WDA | EQUIPMENT AND VEHICLE WASH DOWN AREA |
| 3 | SRE | STABILIZED ROADWAY ENTRANCE |
| 4 | PT | PORTABLE TOILET |
| 5 | D | DUMPSTER LOCATION |
| 6 | SF | SILT FENCE |
| 7 | CWM | CONCRETE WASTE MANAGEMENT |
| 8 | MS | MATERIAL STORAGE |

ADDITIONAL BMP's TO BE ONSITE:
- SPILL CLEANUP
- VEHICLE & EQUIPMENT FUELING

SEE SHEET C-8 FOR BMP DETAILS

CALL BEFORE YOU DIG! IT'S THE LAW! BLUE STAKES 1 800 662 4111

NORTH

SCALE: 1" = 20'
0 10 20 30 40 60

| NO. | REVISIONS | BY | DATE |
|---|---|---|---|
| | | | |

PROJECT ENGINEER: LP
DESIGNER: DL

ELEVATE ENGINEERING
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larvin@elevateeng.com

ELEVATE ENGINEERING

# GORILLA WASH
# SWPPP PLAN

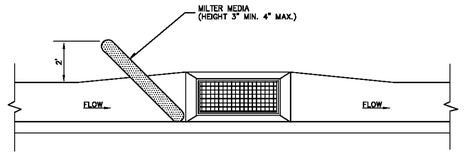
12578 SOUTH HERRIMAN MAIN STREET, HERRIMAN UT 84096

PROFESSIONAL ENGINEER
5/10/2021
10864737
LARVIN POLLOCK
STATE OF UTAH

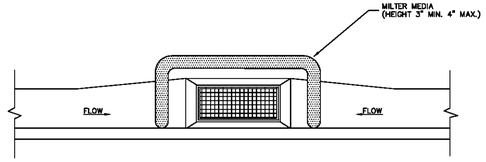
SHEET: C-7

DATE: Feb 10, 2021

NARRATIVE: THIS PLAN MAY BE USED FOR THE CONSTRUCTION OF A STORM WATER BEST MANAGEMENT PRACTICE (BMP). IT IS NOT INCLUSIVE OF ALL PRACTICES AVAILABLE AND IS ONLY SPECIFIC TO THE CONSTRUCTION OF THIS TYPE. MAINTENANCE OF THIS TYPE OF INSTALLATION IS IMPORTANT AND SHOULD BE CONTINUOUSLY MONITORED BY THE CONTRACTOR AND ENGINEER. DETAILS SHOWN HERE HIGHLIGHT IMPORTANT PARTS OF CONSTRUCTION, AND SHOULD BE MODIFIED AS NEEDED.




ON-GRADE INLET PROTECTION DETAIL



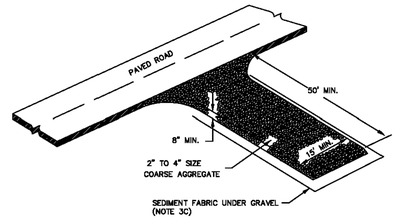

DROP INLET PROTECTION DETAIL

Inlet protection - gravel sock

Plan No. 124

September 2006 | 11 | Drawing 1 of 3

NARRATIVE: THIS PLAN MAY BE USED FOR THE CONSTRUCTION OF A STORM WATER BEST MANAGEMENT PRACTICE (BMP). IT IS NOT INCLUSIVE OF ALL PRACTICES AVAILABLE AND IS ONLY SPECIFIC TO THE CONSTRUCTION OF THIS TYPE. MAINTENANCE OF THIS TYPE OF INSTALLATION IS IMPORTANT AND SHOULD BE CONTINUOUSLY MONITORED BY THE CONTRACTOR AND ENGINEER. DETAILS SHOWN HERE HIGHLIGHT IMPORTANT PARTS OF CONSTRUCTION, AND SHOULD BE MODIFIED AS NEEDED.

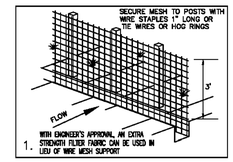


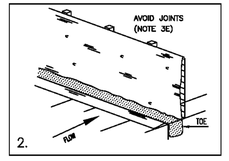

Stabilized roadway entrance

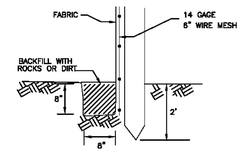
Plan No. 126

February 2006 | 19

NARRATIVE: THIS PLAN MAY BE USED FOR THE CONSTRUCTION OF A STORM WATER BEST MANAGEMENT PRACTICE (BMP). IT IS NOT INCLUSIVE OF ALL PRACTICES AVAILABLE AND IS ONLY SPECIFIC TO THE CONSTRUCTION OF THIS TYPE. MAINTENANCE OF THIS TYPE OF INSTALLATION IS IMPORTANT AND SHOULD BE CONTINUOUSLY MONITORED BY THE CONTRACTOR AND ENGINEER. DETAILS SHOWN HERE HIGHLIGHT IMPORTANT PARTS OF CONSTRUCTION, AND SHOULD BE MODIFIED AS NEEDED.




TOE DETAIL

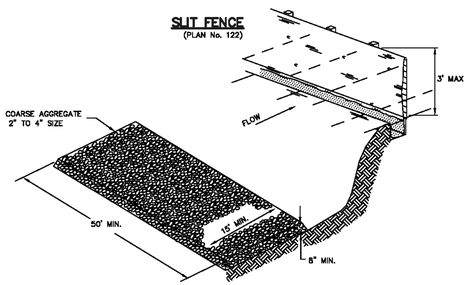
Silt fence

122

February 2006 | 7

NARRATIVE: THIS PLAN MAY BE USED FOR THE CONSTRUCTION OF A STORM WATER BEST MANAGEMENT PRACTICE (BMP). IT IS NOT INCLUSIVE OF ALL PRACTICES AVAILABLE AND IS ONLY SPECIFIC TO THE CONSTRUCTION OF THIS TYPE. MAINTENANCE OF THIS TYPE OF INSTALLATION IS IMPORTANT AND SHOULD BE CONTINUOUSLY MONITORED BY THE CONTRACTOR AND ENGINEER. DETAILS SHOWN HERE HIGHLIGHT IMPORTANT PARTS OF CONSTRUCTION, AND SHOULD BE MODIFIED AS NEEDED.

1. SECURE MESH TO POSTS WITH WIRE STAPLES 1" LONG OR TIE WIRES OR HOG RINGS
2. SECURE FABRIC TO MESH WITH TWINE, STAPLES OR SIMILAR




WASH DOWN AREA

Equipment and vehicle wash down area

Plan No. 125

February 2006 | 17

### Inlet protection – gravel sock

1. DESCRIPTION: Placement of gravel sock on grade upstream of, or in front of storm drain inlets to filter or pond water runoff
2. APPLICATION: At inlets in paved or unpaved areas where up gradient area is to be disturbed by construction activities.
3. INSTALLATION/APPLICATION CRITERIA: Refer to APWA Section 01 57 00.
   A. On-grade inlet protection:
      1. On-grade inlet protection should be used when completely blocking a storm drain inlet box would result in forcing water further downstream would cause flooding or other undesirable results.
      2. Prepare filter media (gravel sock, straw waddle, or other approved media) in accordance with manufacturer's recommendations.
      3. Install filter media just upstream of the inlet box.
      4. Filter media shall butt tightly against the face of the curb and angle at approximately a 45 degree angle away from the curb to trap runoff between the media and the curb.
      5. Excessive flows will flow either over or around the filter media and into the inlet box.
      6. Expect ponding behind the filter media.
   B. Drop inlet protection:
      1. Drop inlet protection should be used at low points in the curb and when diverting flows further downstream will not cause undesirable results.
      2. Prepare filter media (gravel sock, straw waddle, or other approved media) in accordance with manufacturer's recommendations.
      3. Install filter media around the entire perimeter of the inlet grate.
      4. Filter media shall butt tightly against the face of the curb on both sides of the inlet grate.
      5. Excessive flows will either flow around the media or over the top and into the inlet box.
      6. Expect ponding around the inlet box.
4. MAINTENANCE:
   A. Inspect inlet protection after every large storm event and at a minimum of once monthly.
   B. Remove sediment accumulated when it reaches 2 inches in depth.
   C. Replace filter medium when damage has occurred or when medium is no longer functioning as intended.

10

### Stabilized roadway entrance

1. DESCRIPTION: A temporary stabilized pad of gravel for controlling equipment and construction vehicle access to the site.
2. APPLICATION: At any site where vehicles and equipment enter the public right of way.
3. INSTALLATION/APPLICATION CRITERIA: Refer to APWA Section 01 57 00.
   A. Clear and grub area and grade to provide maximum slope of 1 percent away from paved roadway.
   B. Compact subgrade.
   C. Place filter fabric under stone if desired (recommended for entrance area that remains more than 3 months).
4. MAINTENANCE:
   A. Requires periodic top dressing with additional stones.
   B. Prevent tracking or flow of mud into the public right-of-way.
   C. Periodic top dressing with 2 inches stone may be required, as conditions demand, and repair any structures used to trap sediments.
   D. Inspect daily for loss of gravel or sediment buildup.
   E. Inspect adjacent areas for sediment deposit and install additional controls as necessary.
   F. Expand stabilized area as required to accommodate activities.

18

### Silt fence

1. DESCRIPTION: A temporary sediment barrier consisting of a filter fabric stretched across and attached to supporting posts and entrenched.
2. APPLICATION: To intercept sediment from disturbed areas of limited extent.
   A. Perimeter Control: Place barrier at down gradient limits of disturbance.
   B. Sediment Barrier: Place barrier at toe of slope or soil stockpile.
   C. Protection of Existing Waterways: Place barrier at top of stream bank.
   D. Inlet Protection.
3. INSTALLATION/APPLICATION CRITERIA: Refer to APWA Section 01 57 00.
   A. Synthetic filter fabric shall be a pervious sheet of propylene, nylon, polyester, or polyethylene yarn. Synthetic filter fabric shall contain ultraviolet ray inhibitors and stabilizers to provide a minimum of 6 months of expected usable construction life at a temperature range of 0 deg. F. to 120 deg. F.
   B. Burlap shall be 10 ounces per square yard of fabric.
   C. Posts for silt fences shall be either 2" x 4" diameter wood, or 1.33 pounds per linear foot steel with a minimum length of 5 feet. Steel posts shall have projections for fastening wire to them.
   D. The fabric is cut on site to desired width, unrolled, and draped over the barrier. The fabric toe is secured with rocks or dirt. The fabric is secured to the mesh with twin, staples or similar devices.
   E. When attaching two silt fences together, place the end post of the second fence inside the end post of the first fence. Rotate both posts at least 180 degrees on a clockwise direction to create a tight seal with the filter fabric. Drive both posts into the ground and bury the flap.
   F. When used to control sediments from a steep slope, silt fences should be placed away from the toe of the slope for increased holding capacity.
4. MAINTENANCE:
   A. Inspected immediately after each rainfall and at least daily during prolonged rainfall.
   B. Should the fabric on a silt fence or filter barrier decompose or become ineffective before the end of the expected usable life and the barrier still be necessary, the fabric shall be replaced promptly.
   C. Sediment deposits should be removed after each storm event. They must be removed when deposits reach approximately one-half the height of the barrier.
   D. Re-anchor fence as necessary to prevent shortcutting.
   E. Inspect for runoff bypassing ends of barriers or undercutting barriers.

6

### Equipment and vehicle wash down area

1. DESCRIPTION: A temporary stabilized pad of gravel for general washing of equipment and construction vehicles.
2. APPLICATION: At any site where regular washing of vehicles and equipment will occur. May also be used as a filling point for water trucks limiting erosion caused by overflow or spillage of water.
3. INSTALLATION/APPLICATION CRITERIA: Refer to APWA Section 01 57 00.
   A. Clear and grub area and grade to provide maximum slope of 1 percent away from paved roadway.
   B. Compact subgrade.
   C. Place filter fabric under wash down area if desired (recommended for wash area that remains more than 3 months).
   D. Install silt fence down gradient (see Plan No. 122)
4. MAINTENANCE:
   A. Requires periodic top dressing with additional stones.
   B. Solely used to control sediment in wash water. Cannot be utilized for washing equipment or vehicles that may cause contamination of runoff (such as fertilizer equipment or concrete equipment).
   C. The wash area shall be maintained in a condition that will prevent tracking or flow of mud onto public rights-of-way.
   D. Periodic top dressing with 2 inch stone may be required, as conditions demand, and repair any structures used to trap sediments.
   E. Inspect daily for loss of gravel or sediment buildup.
   F. Inspect adjacent area for sediment deposit and install additional controls as necessary.
   G. Expand stabilized area as required to accommodate activities.
   H. Maintain silt fence as outlined in Plan No. 122.

16

| NO. | REVISIONS | BY | DATE |
|---|---|---|---|
| | | | |

PROJECT ENGINEER: LP DESIGNER: DL


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SPRINGVILLE, UT 84663
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larvin@elevateeng.com


ELEVATE ENGINEERING

# GORILLA WASH
# SWPPP DETAILS

12578 SOUTH HERRIMAN MAIN STREET, HERRIMAN UT 84096

PROFESSIONAL ENGINEER
2/10/2021
10864737
LARVIN POLLOCK
STATE OF UTAH

SHEET: C-8

DATE: Feb 10, 2021

L:\Gorilla Wash Herriman\GORILLA WASH HERRIMAN_3D.dwg – – Feb 10, 2021–10:31am

| Luminaire Schedule | | | | | | | |
|---|---|---|---|---|---|---|---|
| Symbol | Qty | Label | Arrangement | LMF | Lum. Lumens | Lum. Watts | Part Number |
| | 5 | SF2b | BACK-BACK | 1.000 | 17291 | 130 | OSQ-A-NM-4ME-K-57K-UL-BK |
| | 3 | SF1 | SINGLE | 1.000 | 17291 | 130 | OSQ-A-NM-4ME-K-57K-UL-BK |
| | 3 | F11 | SINGLE | 1.000 | 6778 | 52 | VT3204HUNV50 |

| Calculation Summary (Footcandles calculated using predicted lumen values @ 50K hrs of operation) | | | | | | |
|---|---|---|---|---|---|---|
| Label | Units | Avg | Max | Min | Avg/Min | Max/Min |
| All Calc Pts | Fc | 3.89 | 11.9 | 0.0 | N.A. | N.A. |
| Pay Canopy | Fc | 15.63 | 22 | 9 | 1.74 | 2.44 |
| Paved Area | Fc | 4.45 | 9.6 | 1.0 | 4.45 | 9.60 |

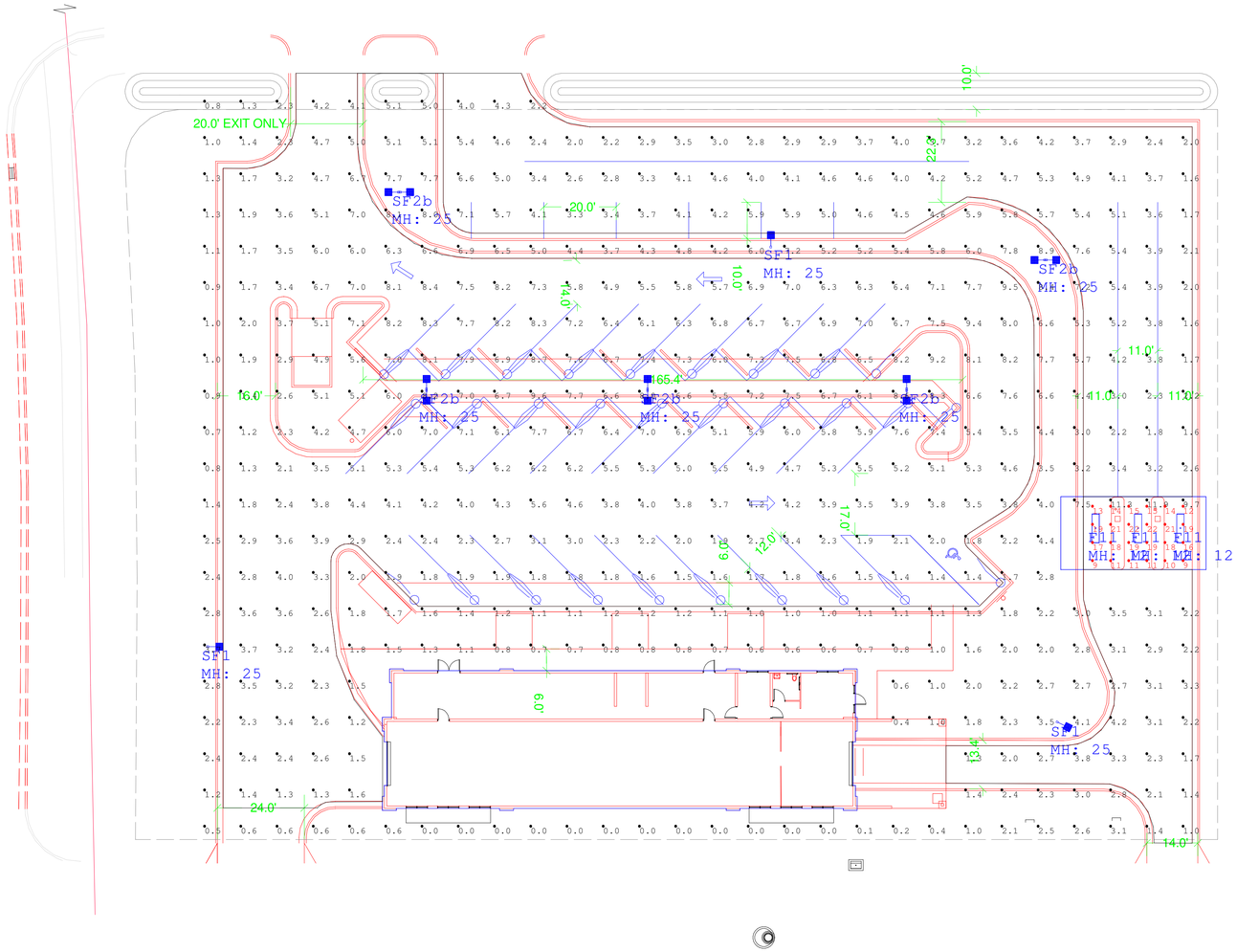
FIXTURE MOUNTING HEIGHTS AS SHOWN:
POLE MOUNTED - 25' AFG
CANOPY - 12' AFG

ADDITIONAL EQUIPMENT REQUIRED:
(5) SSS-4-11-25-CW-BS-2D18-C-__ (25' x 4" STEEL SQUARE POLE, 2@180° MOUNT)
(3) SSS-4-11-25-CW-BS-1D-C-__ (25' x 4" STEEL SQUARE POLE, 1@90° MOUNT)
(13) OSQ-DA__ DIRECT ARM MOUNT

PROPOSED POLES MEET 110MPH SUSTAINED WIND LOADS

***CUSTOMER TO VERIFY MOUNTING, VOLTAGE, AND COLOR
PRIOR TO PLACING ORDER

>CANOPY LIGHTING NOT INCLUDED IN OVERALL SITE PHOTOMETRICS<






CREE LIGHTING
A COMPANY OF IDEAL INDUSTRIES, INC.
9201 Washington Ave, Racine, WI 53406 https://creelighting.com - (800) 236-6800

Illumination results shown on this lighting design are based on project parameters provided to Cree Lighting used inconjunction with luminaire test procedures conducted under laboratory conditions. Actual project conditions differing from these design parameters may affect field results. The customer is responsible for verifying dimensional accuracy along with compliance with any applicable electrical, lighting,or energy code.

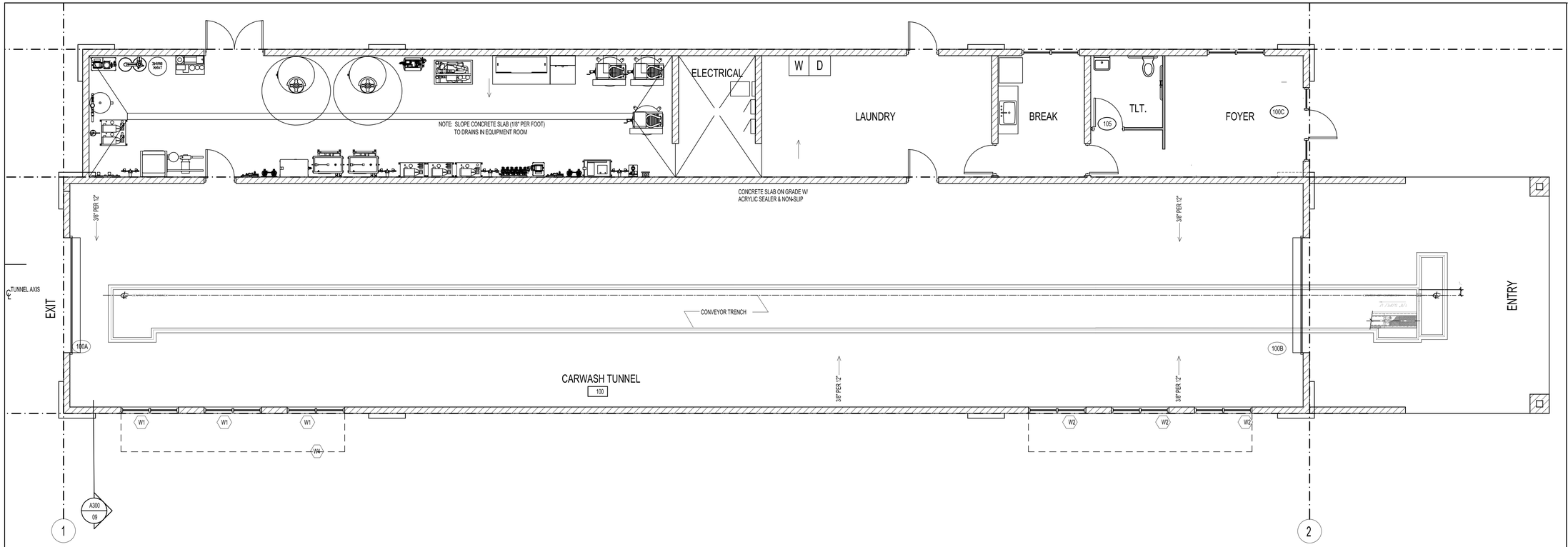
Project Name: Gorrilla Wash, Herriman UT

SR-33314 | Footcandles calculated at grade | Filename: 201028DL1NRPR1.AGI

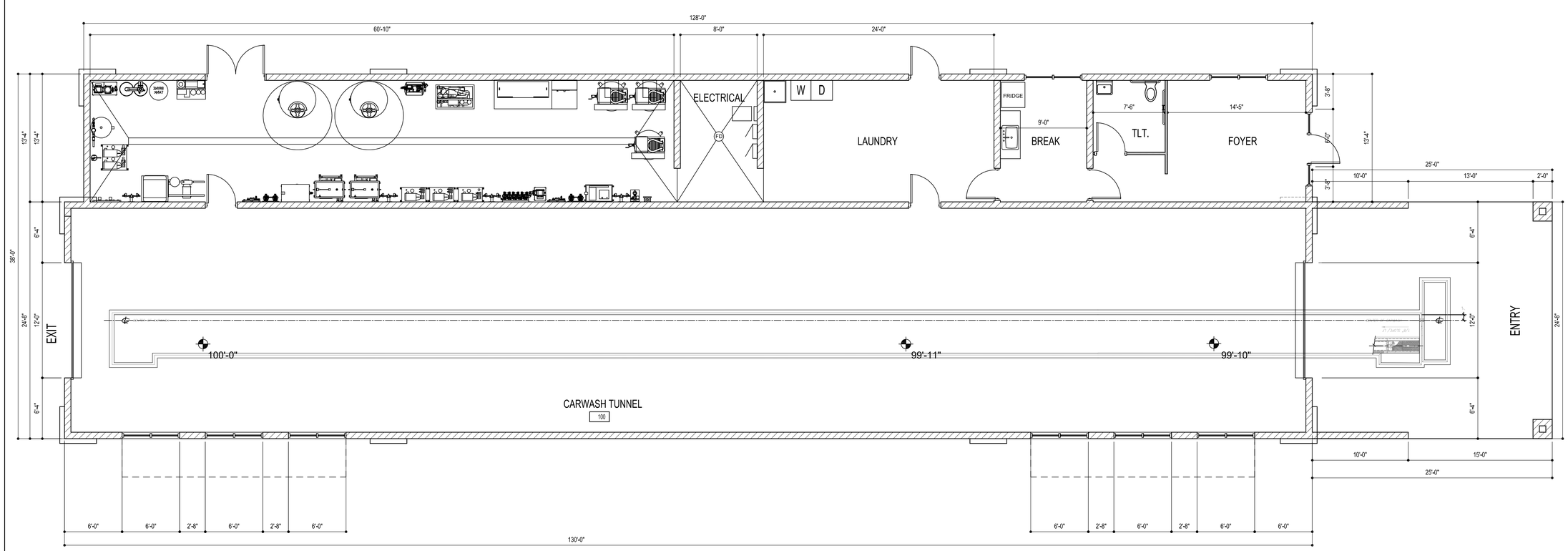
Layout By:
Nicholas Passeri

Date:2/2/2021

Scale 1" = 20'
0 40 80




ANNOTATION FLOOR PLAN | SCALE: 3/16" = 1'-0" 02




DIMENSION FLOOR PLAN | SCALE: 3/16" = 1'-0" 01

PROJECT NOTES

ALL EXTERIOR WALL TO BE FILLED WITH PERLILTE INSULATION

Service counters 36 maximum height. Also areas used for check writing must have an area that is no more than 34 inches maximum in height. Work service counters 28-34 inches maximum in height ANSI 904.4.2 & 904.4.3 ( Front Reception Counters and Breakroom)

PROJECT TITLE
Gorilla Wash
Herriman, Utah

DAIN & ASSOCIATES
ARCHITECTURE | DESIGN | PROJECT MANAGEMENT
JAMES A. DAIN ARCHITECT
PHONE (801)225-8805

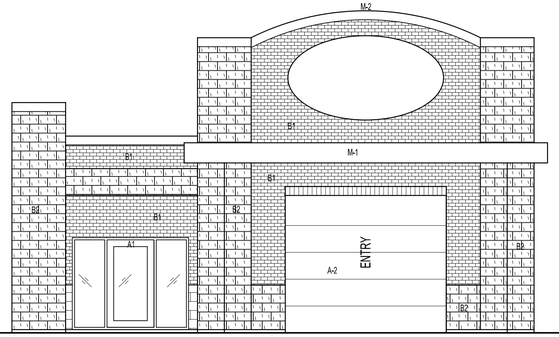
DATE:
April 20, 2020
REVISIONS:

A100

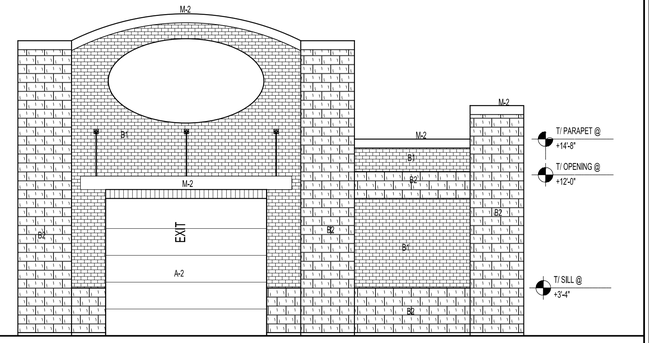
# Attachment D - Building Elevations



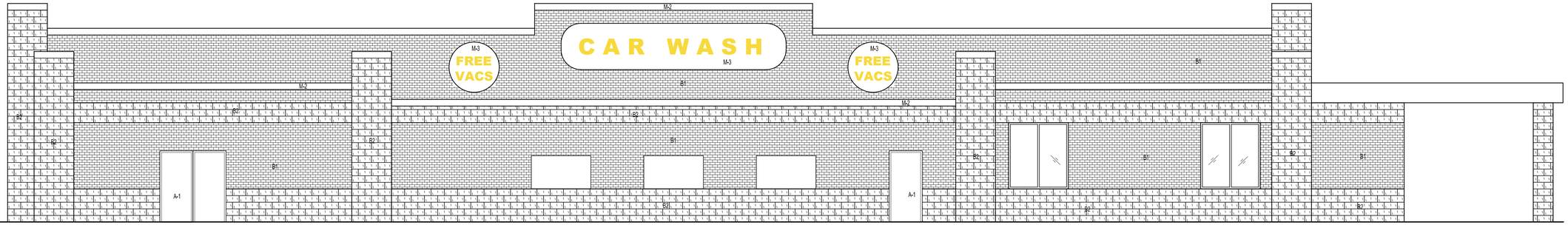
| | | |
|---|---|---|
| B1 | QUICK-BRICK TRADITIONAL | BRICK VENEER INTEGRAL COLOR (MIXED BROWN BRICK) MAROUS FLASHED |
| B2 | CORDOVA STONE | VENEER INTEGRAL COLOR (LIGHT TAN) BUFF CHISEL FACE |
| | | |
| A-1 | EXTERIOR HM DOOR | DARK BRONZE |
| A-2 | PREFINISHED OVERHEAD DOOR | MATCH B1 LIGHT TAN |
| A-3 | ALUMINUM STOREFRONT | DARK BRONZE |
| M-1 | STANDING SEAM ROOFING | HARBOR BLUE |
| M-2 | PRE FINISHED METAL CAP | HARBOR BLUE |
| M-3 | PRE FINISHED SIGN | HARBOR BLUE |



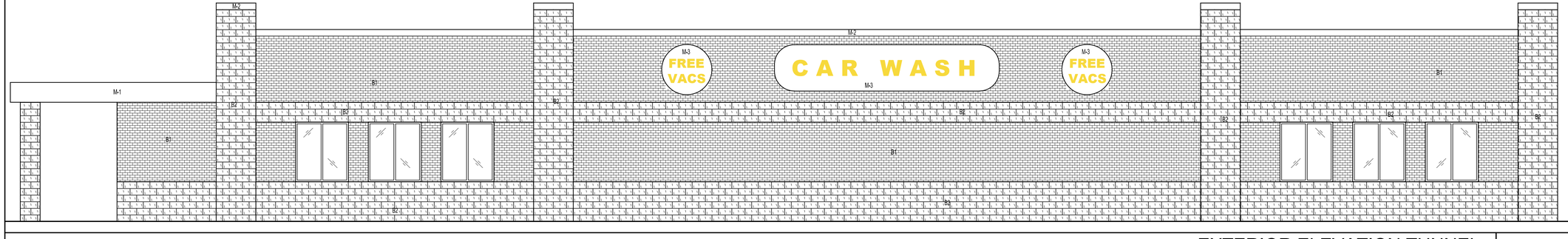

EXTERIOR ELEVATION ENTRY | SCALE: 3/16" = 1'-0" 04




EXTERIOR ELEVATION EXIT | SCALE: 3/16" = 1'-0" 03




EXTERIOR ELEVATION EQUIPMENT | SCALE: 3/16" = 1'-0" 02




EXTERIOR ELEVATION TUNNEL | SCALE: 3/16" = 1'-0" 01

## PROJECT NOTES

EXTERIOR ELEVATION ENTRY

| | | |
|---|---|---|
| B1 BRICK VENEER | 271 S.F. | 34.5% |
| B2 STONE VENEER | 262 S.F. | 33.5% |
| DOOR AND WINDOW | 60 S.F. | 8.0% |
| OVERHEAD DOOR | 120 S.F. | 15.5% |
| METAL TRIM | 66 S.F. | 8.5% |
| TOTAL | 779 S.F. | |

EXTERIOR ELEVATION EXIT

| | | |
|---|---|---|
| B1 BRICK VENEER | 296 S.F. | 38.0% |
| B2 STONE VENEER | 300 S.F. | 38.5% |
| DOOR AND WINDOW | 0 S.F. | 0% |
| OVERHEAD DOOR | 120 S.F. | 15.5% |
| METAL TRIM | 63 S.F. | 8.0% |
| TOTAL | 779 S.F. | |

EXTERIOR ELEVATION EQUIPMENT

| | | |
|---|---|---|
| B1 BRICK VENEER | 1,293 S.F. | 44.0% |
| B2 STONE VENEER | 965 S.F. | 33.0% |
| DOOR AND WINDOW | 201 S.F. | 7.0% |
| OVERHEAD DOOR | 120 S.F. | 4.0% |
| METAL TRIM / SIGNS | 346 S.F. | 12.0% |
| TOTAL | 2,925 S.F. | |

EXTERIOR ELEVATION TUNNEL

| | | |
|---|---|---|
| B1 BRICK VENEER | 1,250 S.F. | 43.0% |
| B2 STONE VENEER | 1,116 S.F. | 38.0% |
| DOOR AND WINDOW | 165 S.F. | 6.0% |
| OVERHEAD DOOR | 120 S.F. | 4.0% |
| METAL TRIM / SIGNS | 274 S.F. | 9.0% |
| TOTAL | 2,925 S.F. | |

PROJECT TITLE
Gorilla Wash
Herriman, Utah

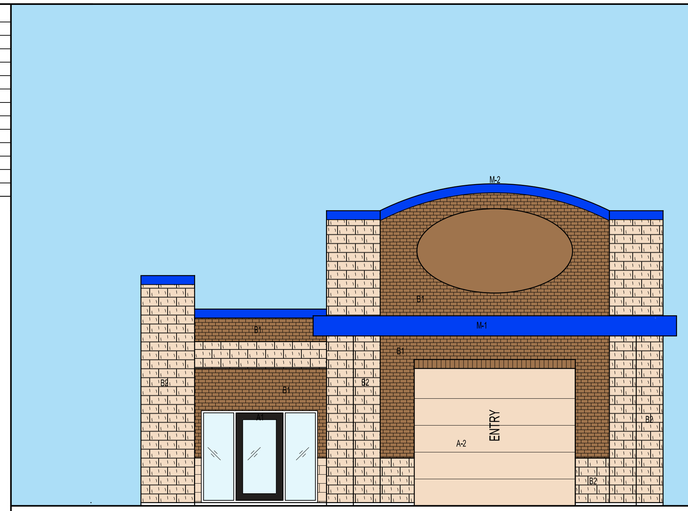
DAIN & ASSOCIATES
ARCHITECTURE DESIGN PROJECT MANAGEMENT
JAMES A. DAIN ARCHITECT
PHONE (801)226-8805

DATE:
April 20, 2020
REVISIONS:

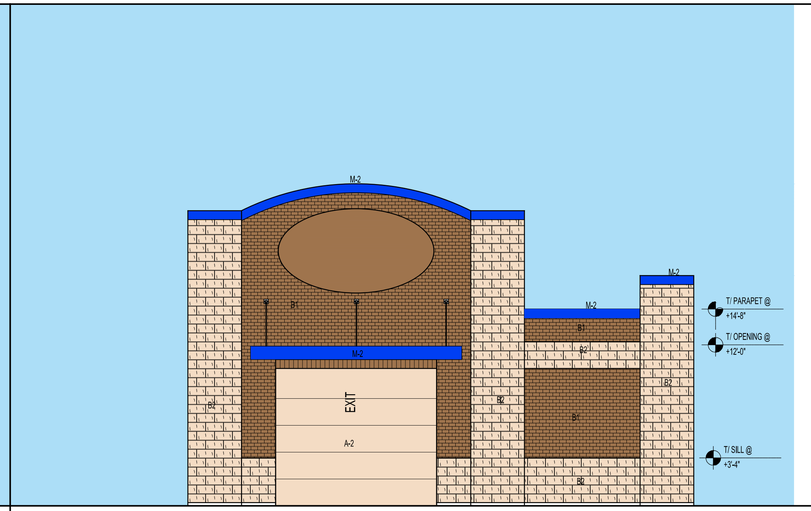
A200

## EXTERIOR FINISH SCHEDULE

| LABEL | MATERIAL | COLOR / MANUFACTURER |
|---|---|---|
| B1 | QUICK-BRICK TRADITIONAL | BRICK VENEER INTEGRAL COLOR (MIXED BROWN BRICK) MAROUS FLASHED |
| B2 | CORDOVA STONE | VENEER INTEGRAL COLOR (LIGHT TAN) BUFF CHISEL FACE |
| | | |
| A-1 | EXTERIOR HM DOOR | DARK BRONZE |
| A-2 | PREFINISHED OVERHEAD DOOR | MATCH B1 LIGHT TAN |
| A-3 | ALUMINUM STOREFRONT | DARK BRONZE |
| M-1 | STANDING SEAM ROOFING | HARBOR BLUE |
| M-2 | PRE FINISHED METAL CAP | HARBOR BLUE |
| M-3 | PRE FINISHED SIGN | HARBOR BLUE |




EXTERIOR ELEVATION ENTRY | SCALE: 3/16" = 1'-0" 04

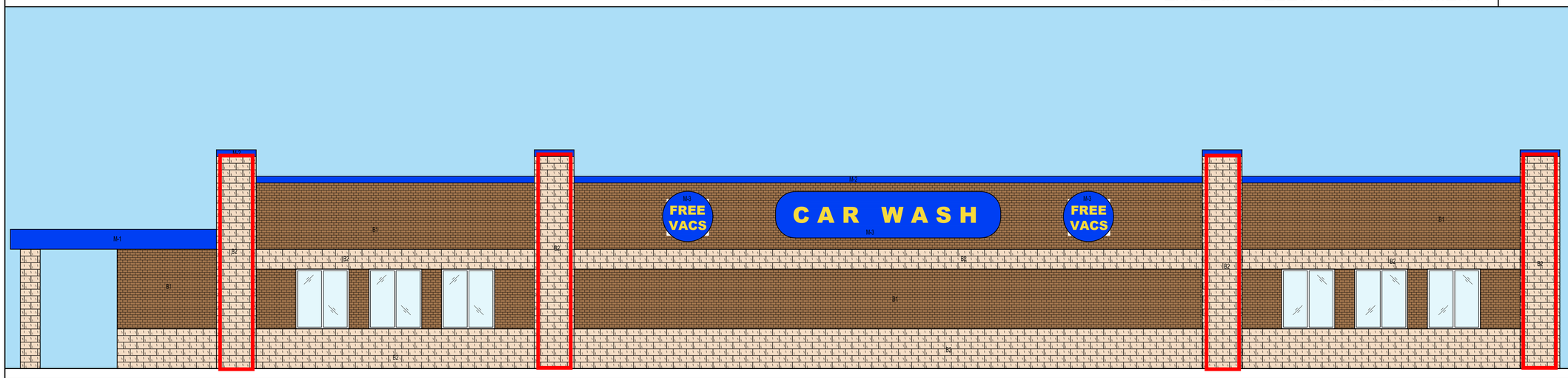



EXTERIOR ELEVATION EXIT | SCALE: 3/16" = 1'-0" 03

Project stone veneer columns a minimum of 6 inches from wall of building




EXTERIOR ELEVATION EQUIPMENT | SCALE: 3/16" = 1'-0" 02




EXTERIOR ELEVATION TUNNEL | SCALE: 3/16" = 1'-0" 01

## PROJECT NOTES

EXTERIOR ELEVATION ENTRY

| | | |
|---|---|---|
| B1 BRICK VENEER | 271 S.F. | 34.5% |
| B2 STONE VENEER | 262 S.F. | 33.5% |
| DOOR AND WINDOW | 60 S.F. | 8.0% |
| OVERHEAD DOOR | 120 S.F. | 15.5% |
| METAL TRIM | 66 S.F. | 8.5% |
| TOTAL | 779 S.F. | |

EXTERIOR ELEVATION EXIT

| | | |
|---|---|---|
| B1 BRICK VENEER | 296 S.F. | 38.0% |
| B2 STONE VENEER | 300 S.F. | 38.5% |
| DOOR AND WINDOW | 0 S.F. | 0% |
| OVERHEAD DOOR | 120 S.F. | 15.5% |
| METAL TRIM | 63 S.F. | 8.0% |
| TOTAL | 779 S.F. | |

EXTERIOR ELEVATION EQUIPMENT

| | | |
|---|---|---|
| B1 BRICK VENEER | 1,293 S.F. | 44.0% |
| B2 STONE VENEER | 965 S.F. | 33.0% |
| DOOR AND WINDOW | 201 S.F. | 7.0% |
| OVERHEAD DOOR | 120 S.F. | 4.0% |
| METAL TRIM / SIGNS | 346 S.F. | 12.0% |
| TOTAL | 2,925 S.F. | |

EXTERIOR ELEVATION TUNNEL

| | | |
|---|---|---|
| B1 BRICK VENEER | 1,250 S.F. | 43.0% |
| B2 STONE VENEER | 1,116 S.F. | 38.0% |
| DOOR AND WINDOW | 165 S.F. | 6.0% |
| OVERHEAD DOOR | 120 S.F. | 4.0% |
| METAL TRIM / SIGNS | 274 S.F. | 9.0% |
| TOTAL | 2,925 S.F. | |

PROJECT TITLE
Gorilla Wash
Herriman, Utah

DAIN & ASSOCIATES
ARCHITECTURE DESIGN PROJECT MANAGEMENT
JAMES A. DAIN ARCHITECT
PHONE (801) 226-8805

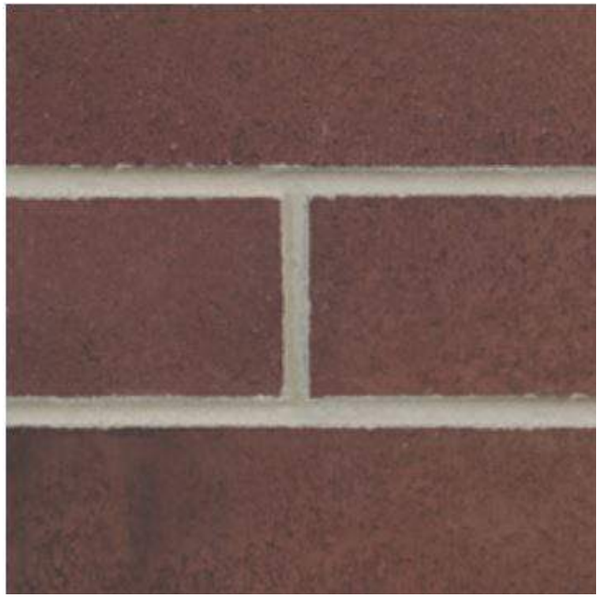
DATE:
April 20, 2020
REVISIONS:

A200

# Attachment E - Color Board



B2 CORDOVA STONE VENEER
INTEGRAL COLOR (LIGHT TAN)
BUFF CHISEL FACE



B1 QUICK BRICK TRADITIONAL BRICK
VENEER INTEGRAL COLOR (MIXED
BROWN BRICK) MAROUS FLASHED

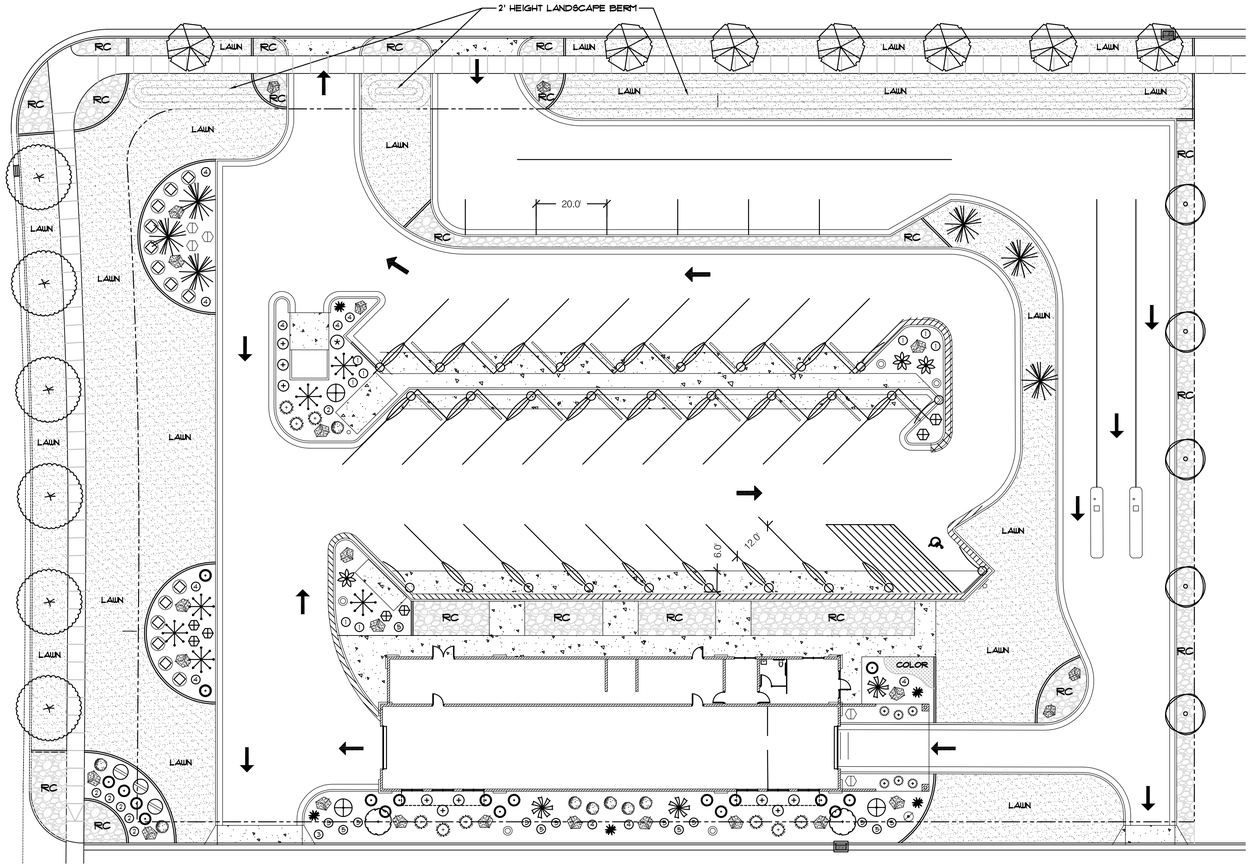
A1 / A3 - METAL DOORS, TRIM
AND STOREFRONT. DARK
BRONZE

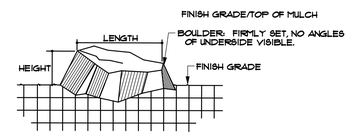


M1 / M2 / M3 METAL ROOF,
METAL CAP, SIGNS
HARBOR BLUE



A-2 OVERHEAD DOOR
MATCH B2 STONE VEENER

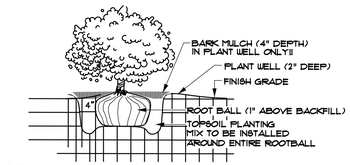



NOTE: USE CARE TO MINIMIZE MARRING & SCRATCHING.

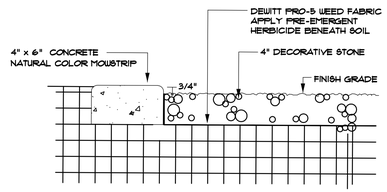
1 / L-1 Landscape Boulder

N. T. S.




2 / L-1 Shrub Planting

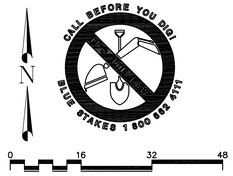
N. T. S.




NOTE: SMOOTH GRADE ENTIRE AREA PRIOR TO PLACEMENT.

3 / L-1 Mowstrip / Stone Mulch

N. T. S.



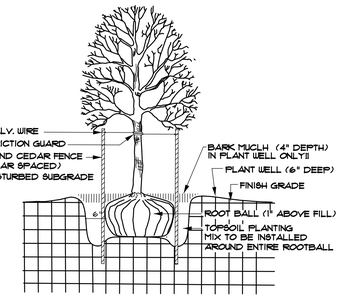

Scale in Feet : 1/16"=1'-0"

## Landscape Architect

RDL Design Company, Inc.
1020 East Yale Avenue
Salt Lake City, Utah 84105
Phone : 801-647-3114
Email : rdldesign@comcast.net

## Tree Calculations

| | | |
|---|---|---|
| Parkstrips (Excludes Site Visibility Triangles) | 380 L.F. | |
| Trees Required | 13 | (1 Per 30 L.F. Frontage) |
| Trees Provided | 13 | |
| Required Landscape Area (15% in C-2 Zone) | 9,027 S.F. | |
| Trees Required | 18 | (1 Per 500 SF Landscape Area) |
| Trees Provided | 19 | |




4 / L-1 Tree Planting

N. T. S.

## Plant List (TREES)

| Quan. | Symbol | Botanical Name | Common Name | Size | Remarks |
|---|---|---|---|---|---|
| 6 | | Ginkgo biloba | Maidenhair Tree | 2" Caliper 10'-12' Height | Full Head Crown Straight Trunk |
| 5 | | Koelreuteria p. 'Golden Candle' | Columnar Golden Rain Tree | 2" Caliper 8'-10' Height | Full Head Crown Straight Trunk |
| 6 | | Pinus leucodermis heidreichi | Dwarf Bosnian Pine | 6'-8' Height B & B | Full Throughout Specimen |
| 6 | | Pinus nigra 'Arnold's Sentinel' | Columnar Austrian Pine | 6'-8' Height B & B | Full Throughout Specimen |
| 2 | | Quercus robur 'Skinny Genes' | Columnar English Oak | 2" Caliper 10'-12' Height | Full Head Crown Straight Trunk |
| 7 | | Zelcova serrata 'Musashino' | Musashino Zelcova | 2" Caliper 10'-12' Height | Full Head Crown Straight Trunk |

## Plant List (SHRUBS)

| Quan. | Symbol | Botanical Name | Common Name | Size | Remarks |
|---|---|---|---|---|---|
| 1 | | Berberis thund. 'Crimson Pygmy' | Crimson Pygmy Barberry | 5 Gallon | 15"-18" Height |
| 6 | | Buxus japonica 'Julia Jane' | Julia Jane Boxwood | 5 Gallon | 18"-24" Height |
| 1 | | Caryopteris clandonensis | Blue Mist Spiraea | 5 Gallon | 15"-18" Height |
| 3 | | Physocarpus o. 'Summer Wine' | Summer Wine Ninebark | 5 Gallon | 24"-30" Height |
| 18 | | Pinus mugo 'Slowumound' | Slowumound Dw. Mugo Pine | 5 Gallon | 18"-24" Spread |
| 9 | | Prunus besseyi 'Pawnee Buttes' | Pawnee Buttes Sandcherry | 5 Gallon | 18"-24" Spread |
| 3 | | Rhus typhina 'Baltiger' | Tigers Eyes Sumac | 5 Gallon | 24"-30" Height |
| 14 | | Rosa 'Meidiland Red' | Red Groundcover Rose | 5 Gallon | 18"-24" Spread |
| 8 | | Rosa 'Knock Out Pink' | Knock Out Pink Rose | 5 Gallon | 18"-24" Height |
| 9 | | Spiraea japonica 'Neon Flash' | Neon Flash Spiraea | 5 Gallon | 15"-18" Height |
| 5 | | Yucca filam. 'Golden Sword' | Golden Sword Yucca | 5 Gallon | 15"-18" Height |

## Plant List (ORNAMENTAL GRASSES)

| Quan. | Symbol | Botanical Name | Common Name | Size | Remarks |
|---|---|---|---|---|---|
| 7 | | Calamagrostis a. 'Avalanche' | Avalanche Feather Grass | 5 Gallon | 24"-30" Height |
| 5 | | Calamagrostis a. 'Foerster' | Foerster Feather Grass | 5 Gallon | 24"-30" Height |
| 3 | | Miscanthus sinensis 'Gracillimus' | Maiden Grass | 5 Gallon | 24"-30" Height |
| 3 | | Panicum virgatum 'Shenandoah' | Shenandoah Switch Grass | 5 Gallon | 18"-24" Height |
| 5 | | Pennisetum alop. 'Hameln' | Hameln Fountain Grass | 5 Gallon | 15"-18" Height |

## Planting Notes

1. All lawn areas shall receive a 4 inch depth of topsoil, all planting areas an eight inch depth. If topsoil is not available at the site, it must be imported from an approved local source. All topsoil shall be of a sandy loam consistency. Provide a chemical analysis of all topsoil for approval.
2. Prior to placement of topsoil, all subgrade areas shall be loosened by scarifying the soil to a depth of 6 inches, by the use of mechanical means, in order to create a transition layer between existing and new soils.
3. All plant material holes shall be dug twice the diameter of the rootball and 6 inches deeper. Excavated material shall be removed from the site.
4. Plant backfill mixture shall be composed of 3 parts topsoil to 1 part humus additive (Soil Pep/or equal), and shall be rotary mixed on-site prior to installation.
5. Plant fertilizer shall be 'Agriform' brand 21 gram tablets used as per manufacturers recommendations.
6. Upon completion of planting operations, all shrub pits and tree wells shall receive a 4 inch depth of shredded bark mulch mixture as a cover. The overall shrub beds themselves (beyond plant wells) shall receive a 4" depth of decorative stone surfacing over Pro-5 weed barrier fabric.
7. In decorative stone beds, cut the fabric from around the water well of each plant, then apply fine ground bark inside water well. The remainder of the planter bed shall receive the depth of decorative stone.
8. Landscape maintenance shall be required for a period through the second mowing of the lawn (30 days minimum) and shall include weeding, pruning and one fertilization.
9. The contractor shall comply with all warranties and guarantees set forth by the Owner, and in no case shall that period be less than two years following the date of completion and final acceptance.
10. Final project certification to be completed by Owner/Contractor.

## Sub-Grade Requirements

1. LAWN AREAS : Six (6) inches below finish grade. This will allow for the installation of a four inch depth of topsoil along with the sodding material, leaving it slightly below finish grade and concrete areas. Soil to be rolled or slightly compacted to provide a solid base prior to lawn installation.
2. PLANTING AREAS : Twelve (12) inches below finish grade. This will allow for the installation of an eight inch depth of topsoil along with a four inch depth of bark mulch or decorative stone, leaving it slightly below finish grade and concrete areas.
3. ROCK ONLY AREAS : Six (6) inches below finish grade. This will allow for the installation of the weed barrier fabric and a six inch depth of decorative cobble stone, leaving it slightly below finish grade and concrete areas.
4. SUB-GRADE COORDINATION : The Landscape contractor shall meet early on in the construction process with the site grading contractor, in order to ensure that all sub-grades, prior to final topsoil placement, are provided. Any discrepancies or questions shall be discussed and resolved at that time. Landscape operations shall not begin until the specified sub-grade elevations have been provided.

## Plant List (PERENNIALS)

| Quan. | Symbol | Botanical Name | Common Name | Size | Remarks |
|---|---|---|---|---|---|
| 8 | ① | Agastache 'Sunset' | Sunset Hyssop | 1 Gallon | Full Can |
| 6 | ② | Hemerocallis 'Stella d'Oro' | Stella d'Oro Day Lily | 1 Gallon | Full Can |
| 1 | ③ | Lavandula 'Hidcote Blue' | Blue Lavender | 1 Gallon | Full Can |
| 10 | ④ | Perovskia atriplicifolia | Russian Sage | 1 Gallon | Full Can |
| 13 | ⑤ | Salvia x. 'May Night' | May Night Salvia | 1 Gallon | Full Can |

## General Notes

1. All bidding landscape contractors shall have a minimum of 5 years experience in the installation of commercial landscape and irrigation projects, and be able to supply the necessary staff to perform all tasks associated with these drawings, and in a professional and timely manner.
2. The landscape contractor, at all times, shall have personnel on-site experienced in being able to interpret the drawings correctly, and accurately measure the design layout using the specified scale.
3. The contractor shall verify the exact location of all existing and proposed utilities, and all site conditions prior to beginning work. The contractor shall coordinate his work with the project manager and all other contractors working on the site.
4. The finish grade of all planting areas shall be smooth, even and consistent, free of any humps, depressions or other grading irregularities. The finish grade of all landscape areas shall be graded consistently 1/2" below all walks, curbs, etc.
5. The contractor shall provide all materials, labor and equipment required for the proper completion of all landscape work as specified and shown on the drawings.
6. All plant materials shall be approved prior to planting. The Owner/Landscape Architect has the right to reject any and all plant material not conforming to the specifications.
7. The contractor shall plant all plants per the planting details, stake/guy as shown. The top of the rootballs shall be planted flush with the finish grade.
8. 60' X 20' clear view triangle. No obstacles over 3 feet high, as measured from top back of curb, are allowed within triangle (typical 4 places).
9. No trees shall be planted in public park strips less than 8 feet wide. Centerline of trees shall be planted minimum of 4 feet away from back of curb and either side of sidewalk.

## Submittal Requirements

1. The contractor shall provide to the Owner/Engineer product samples of all landscape materials such as boulders, decorative stone, bark mulches, weed barrier fabric, soil ammendments & import topsoil in order to obtain approval to be used on the project, and prior to shipment to the site. Failure to provide this in a timely manner will in no way affect or delay the construction schedule and time for project completion.
2. All plant materials shall be secured for the project a minimum of 60 days prior to shipment to the site. The contractor shall provide to the Owner/Engineer written confirmation of this a minimum of 30 days prior to planting of the project. No substitutions will be considered following this time period.

## Legend

| Symbol | Description | Remarks |
|---|---|---|
| | Landscape Boulder / 3'-4' Min. Size / Individually Placed | Boulder Type And Color Shall Be From Nearest Local Source, Blonde-Tan Colored Quartzite, Block Edges (Not Rounded). |
| | 4" x 6" Extruded Concrete Mowstrip / Natural Color | Install In Straight True Lines And Uniform Curves, & Between All Lawn And Shrub Areas. Compact Sub-grade To 90% Prior To Installation. |
| RC | Rock ONLY Area / Cobble / 3" Minus Size / "Nephi Gray" | Install In Areas Shown To A Depth Of 6 Inches Over "DeWitt" Brand Weed Barrier Fabric. Submit Gray-Beige Sample For Approval. |
| LAWN | New Lawn Area / Drought Tolerant Bluegrass Mixture | Install Kentucky Bluegrass Mixture In Areas Shown & Over A 4 Inch Depth Of Topsoil. |
| No Hatch | New Shrub - Rock Area / 1 1/2" Min. Size / "Calico" | Install In Areas Shown To A Depth Of 4 Inches Over "DeWitt" Brand Weed Barrier Fabric. Rock To Be A "Soma" Product Or Equal. |

| NO. | REVISIONS | BY | DATE |
|---|---|---|---|
| | PROJECT ENGINEER: LP | DESIGNER: DP | |

ELEVATE ENGINEERING
492 WEST 1200 NORTH
SPRINGVILLE, UT 84663
PHONE: (801) 718-5993
tarvin@elevateeng.com

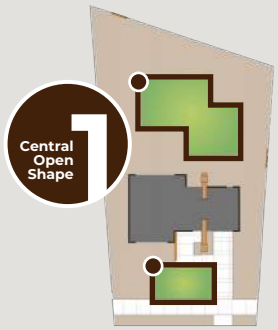
ELEVATE ENGINEERING

GORILLA WASH
LANDSCAPE PLAN
12578 SOUTH HERRIMAN MAIN STREET HERRIMAN, UT




SHEET: L-1

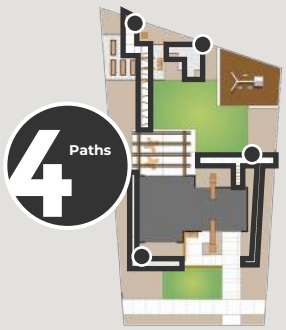
DATE: 01-31-2021













# Water Efficiency Standards

Herriman City's Water Efficiency Standards for residential landscapes are based on Localscapes principles and have been modified as necessary to meet City ordinance requirements.

## 1 - Central Open Shape

Localscapes begin with a Central Open Shape that is geometric in nature. The size and material used for this element can be unique to each landscape, but typically there will be a Central Open Shape in both the front and back yards.

**Design Requirements:**

- The Central Open Shape is unobstructed. Trees, posts, planting beds, playsets, and other elements are not placed inside this area.
- The Central Open Shape is created with a permanent material that is different from and creates contrast with the surrounding landscape.
- The Central Open Shape has a clearly defined edge.
- The Central Open Shape shall not exceed the greater of 250 sq. ft., or 35% of the total landscaped area.
- The Central Open Shape cannot be lawn if it is on a slope with more than a 25% grade.

**Additional Requirements if Lawn is used as a Central Open Shape:**

- The Central Open Shape is irrigated separately. This is the only landscape element that can use overhead sprinklers. All other irrigated areas will use a drip system.
- The Central Open Shape is at least 8 feet wide at its narrowest point.

## 2 - Gathering Areas

Gathering Areas like patios, gazebos, or outdoor seating areas of varying sizes are incorporated throughout the landscape.

**Design Requirements:**

- Gathering Areas are hardscaped. Surfacing materials may include concrete, brick pavers, stone, gravel, or crushed stone.
- In a landscape without lawn, Gathering Areas may function as the Central Open Space.

## 3 - Activity Zones

Activity Zones like children's play areas, fire pits, vegetable gardens, and hot tubs are designed to meet a homeowner's needs and interests.

**Design Requirements:**

- Activity Zones are not surfaced with lawn.
- Activity Zones are placed outside the Central Open Shape.

## 4 - Paths

Paths connect each of the previously designed elements.

**Design Requirements:**

- Paths are not lawn. Paths can be created with hardscape, pavers, mulch, or other groundcover.
- Paths are not irrigated.

## 5 - Planting Beds

Remaining areas of the landscape become Planting Beds.

**Design Requirements:**

- Planting beds are drip irrigated. Drip systems should be equipped with a pressure regulator, filter, flush-end assembly and any other appropriate components. Micro-sprays and bubblers are not allowed in planting beds.
- Planting beds have at least 75% plant coverage at maturity and are covered in 3-4" of mulch.

**Park Strips Design Requirement:**

- Lawn is not allowed in park strips. Park strips should be designed with hardscape, mulch, and other planting materials.

HERRIMAN CITY



## Water Efficiency Standards

The purpose of these Water Efficiency Standards is to conserve the public's water resources by establishing water conservation standards for indoor plumbing fixtures and outdoor landscaping.

The standards shall be required for all developer/contractor installed residential, commercial, institutional, and industrial construction, as applicable. The Outdoor Landscaping Standards shall also be required for new and rehabilitated landscaping installed by homeowners.

## Why should you follow these requirements?

Water Efficiency Standards are designed to offer all sorts of benefits like reduced maintenance, simplified irrigation, high curb appeal—and of course, save water. Following this checklist is the best way to ensure your landscaping project will deliver the benefits you expect. **If your project doesn't meet these requirements, it may not receive approval from the City.**

**Water Efficiency Standards are based on Localscapes principles that have been modified to meet City requirements.**



## Herriman City Outdoor Landscaping:

Outdoor Landscaping Requirements: All new and rehabilitated landscaping for public agency projects, private development projects, developer-installed landscaping in multi-family and single-family residential projects within the front and side yards, and homeowner provided landscape improvements within front and side yards shall comply with the landscaping standards set forth.

- **All irrigation shall be appropriate for the designated plant material to achieve the highest water efficiency.**
- **Each irrigation valve shall irrigate landscaping with similar site, slope and soil conditions, and plant materials with similar watering needs.**
- **Landscaped areas shall be provided with a WaterSense labeled smart irrigation controller which automatically adjusts the frequency and/or duration of irrigation events in response to changing weather conditions.**
- **At least 3-4 inches of Mulch, permeable to air and water, shall be used in Planting Beds to control weeds and improve appearance of the landscaping.**
- **At maturity, landscapes are recommended to have enough plant material to create 75% living plant cover at the ground plane, not including tree canopies.**
- **Lawn shall not be installed in Park Strips, Paths, or on slopes greater than 25% or 4:1 grade and be less than 8 feet wide at its narrowest point.**
- **In residential landscapes, the landscaping shall adhere to the Localscapes requirements.**
- **In commercial, industrial, institutional, and multi-family development common area landscapes, Lawn areas shall not exceed 20% of the Total Landscaped Area, outside of Active Recreation Area.**

# Attachment H - Conditional Use responses

November 12, 2020

From: Joseph Earnest
Lone Star Builders
2208 West 700 South
Springville, UT 84663

To: Herriman City
5355 West Herriman Main Street
Herriman, UT 84096

RE: CUP and Landscape Variance Request

To Whom it May Concern:

We are excited at the prospect of bringing another Gorilla Car Wash to Herriman City!

We desire a conditional use permit and landscape variance approval to go from the required 15' of landscaping along our northern lot boundary to 10'.

The type of development is an automatic car wash facility. This site also has associated vacuum stalls, vehicle floor mat washing station, and an asphalt parking lot. There will be a large 130' by 38' wide automatic wash bay building and many vacuum stations on site. The parcel is zoned Commercial (C-2) and the proposed development will meet the character of the existing zoning by providing a commercial service in a commercial district and by abiding by the architectural and landscape standards for the zone and subdivision.

The access points for this site will connect to Main Street. There is a proposed access road which abuts our northern and southern lot boundaries, each of which provides access to the car wash. In addition, the sites overall size and the available queuing aisles and overall length of the internal drive aisles, ensures the site can easily accommodate all of the future car wash patrons, even at the busiest of times, without any vehicle spillage or back-up to cause a nuisance to any neighbors or nearby roads.

The physical design of the building, as seen on the elevation and seen at other Gorilla Car Wash facilities in the state of Utah, is compatible with surrounding commercial buildings; as it uses aesthetically appealing CMU, stucco, elevation changes and pop outs, modern design features window canopies, etc. Additional transparency is also proposed for this building including glass doors and additional windows. The proposed car wash building will store car wash soaps and the existing storage building will be used for excess car wash equipment and other business supplies. The traffic flow created and drawn into the car wash will be contained within the site of the car wash. The car wash has more vehicle stacking capabilities than needed and the same is true for the vacuum parking stalls. Further, the car wash takes less than three minutes increasing vehicle site flow capability. The site has clearly defined traffic circulation. Parking will be provided for the anticipated four employees on site and 26 vacuum stalls for customers. The power required for operation will not have a significant change from the current use nor will other significant utility impacts occur.

No noise, vibration, odors, steam, or other factors will adversely affect others offsite. Given the nature of the site, there are trash receptacles that are maintained on each side of each customer area. The customer satisfaction ratings reflect the employees' competency to evade potential adverse impact from their own conduct and that of the customers. The garbage will be collected each week by waste management. No other significant environmental impacts will be present and due to the organization of the site operations, general purpose of the site, and the anticipated public need for the services provided, criminal activity will therefore be discouraged.

As for the requested landscape variance along the northern boundary. We request a 10' landscape setback along the northern boundary of the lot be approved. This is instead of the required 15' when a two-foot-tall landscape berm is included, which we are proposing. If approved, from the back of curb from the proposed road to the north, there will be a 5' park strip, then a 5' sidewalk, then our 10' of landscaping with a 2' tall berm. We hope the city agrees with us that this amount of landscape is adequate because it is not along a main road, and even though this site technically accesses the new side road, for all intents and purposes it acts more like a side yard with the front of the site being more oriented toward Main Street and 12600 S.

We appreciate your consideration and are grateful for the tremendous help staff has already been thus far. We have actually come a long way to get to this point, many site plan renditions. We think we have it just right and hope you agree.

Ultimately, if approved, Gorilla Car Wash looks forward to cleaning the dirt off of cars at this new Herriman location for years to come.

Warm regards,
Joseph Earnest
Lone Star Builders, LLC
M: 801.400.1944
E: joseph@lonestarbuildersinc.com

**HERRIMAN, UTAH**
**ORDINANCE NO. 2020-20**

**Z2020-026 – HERRIMAN CITY ZONING MAP AMENDMENT TO REZONE PROPERTY FROM AMSD AUTO MALL SPECIAL DISTRICT TO C-2 COMMERCIAL WITH ZONING CONDITIONS**

**WHEREAS**, the City of Herriman, pursuant to state law, may adopt a zoning map to establish regulations for land use and development; and

**WHEREAS,** pursuant to state law, the Planning Commission shall prepare and recommend to the City Council the proposed zoning map amendment; and

**WHEREAS**, pursuant to City of Herriman Land Development Code, the Planning Commission shall hold a public hearing and provide reasonable notice at least ten (10) days prior to the said public hearing to prepare and recommend to the City Council the proposed zoning map amendment; and

**WHEREAS**, a notice of a Planning Commission public hearing on the zoning map amendment was mailed on April 27, 2020, for a meeting to be held on May 7, 2020, at 7:00 p.m.; and

**WHEREAS**, the Planning Commission made a recommendation on the zoning map amendment in a public meeting held on May 7, 2020, at 7:00 p.m. in the City Council Chamber; and

**WHEREAS**, pursuant to Herriman City Code, the City Council must hold a public meeting; and

**WHEREAS**, the City Council public meeting was held on June 24, 2020, at 7:00 p.m.; and

**WHEREAS**, the City Council finds that it is in the best interest of the citizens of Herriman City to adopt the zoning map amendment as recommended by the Planning Commission, with zoning conditions added by the City Council;

**NOW, THEREFORE,** be it ordained by the Herriman City Council that the following legal description, which contains 6.664± acres of property located at approximately 4950 W 12600 South be amended on the official zoning map of the City from AMSD Auto Mall Special District Zone to C-2 Commercial Zone with zoning conditions as described herein:

Legal Description for Northerly Portion of Grove Subdivision:

Beginning at the Southeast corner of Section 25, Township 3 South, Range 2 West, Salt Lake Base and Meridian, and running thence North 89°36'57" West 322.13 feet; thence North 0°23'03" East 359.77 feet, to the POINT OF BEGINNING, and running thence North 87°53'51" West 1275.81; thence North 0°23'02" East 79.51 feet, to a point on a 1593.00 foot radius curve to the left; running thence along said curve a distance of 128.79 feet (chord bears North 01°51'39" West 128.76 feet; thence EAST 1236.87 feet, to a point on a 6040.00 foot radius curve to the right; running thence along said curve a distance of 258.41 feet (chord bears South 09°17'36" East 258.34 feet) to the POINT OF BEGINNING.

Contains 6.664± acres

Zoning condition **includes** only the following uses from the land use table in City Code 10-16-1 for the C-2 Commercial Zone:

1. Alcoholic beverage (all licenses currently allowed in the C-2 Commercial Zone)
2. Brewery
3. Car wash
4. Convenience store
5. Gasoline service station
6. Hotel
7. Restaurant (fast food and general)
8. Retail, general
9. Vehicle repair, limited

This Ordinance, assigned Ordinance No. 2020-20, shall take immediate effect as soon as it shall be published or posted as required by law and deposited and recorded in the office of the City's recorder.

**PASSED AND APPROVED** this 24th day of June 2020.

**HERRIMAN**

**Mayor David Watts**

**ATTEST**:

**Jackie Nostrom,** City Recorder

# Attachment J - Staff corrections

**Gorilla Car Wash – Planning Corrections:**

1. Call out front and side yard setback dimensions from property line to pavement.
    a. Required front yard = 20'
    b. Required side yard** = 20'/ can be reduced to 15' as per 10-23-4.D.2
        i. With this provision the following is required:
            1. 50% of shrubs, flowers and trees
            2. A minimum 2' landscape berm required along the street frontage
            3. At least 10% of the site is landscaped (showing 26%)
    c. As shown on the Midas Crossing Ph. 2 subdivision there is a 10' gap between the sidewalk and the property line. Staff recommends that the property line be moved to the back of sidewalk and setbacks be reassessed. Further to accommodate the setback, Staff recommends the south setback be reduced to pick up the shortage in setback adjacent to the northern property line along the future public street. **If setbacks cannot be satisfied without changing the layout of the site, Staff recommends the entire northern property line for the subdivision be moved north to accommodate the required setback. This would also result in longer drive approaches.
2. Ensure that front/ side yards are measured from property line, not sidewalk. See engineering comments on Midas Crossing subdivision plat for proper property line placement.
    a. 10-3-5:
    YARD, FRONT: A space on the same lot with a building, **between the front line of the building and the front lot line**, and extending across the full width of the lot. The "depth" of the front yard is the minimum distance between the front lot line and the front line of the building.
    YARD, SIDE: A space on the same lot with a building, **between the side line of the building and the side lot line**, and extending from the front yard to the rear yard. The "width" of the side yard is the minimum distance between the side lot line and the side line of the building.
    b. 10-23-4.D.1.a: (See 10-23-4.D.2 for reduction to 15')
    "a. In a C-1, C-2, M-1, or T-M Zone, front yard and side yard areas on a lot which faces a street shall be landscaped for a minimum distance of twenty feet (20') behind lot lines abutting the street."
3. Provide details for dumpster enclosure. Details called out to be on C-4, but are missing from page. Match materials of building.
4. Comply with Herriman Water Efficient Landscape design guidelines. Staff will provide standards to applicant to review. Include planting requirements to satisfy the landscaping width reduction along the public street.
5. Project stone veneer columns on all sides of the building a minimum of 6 inches from the wall of the building.

**Gorilla Car Wash - Engineering Comments**

- Increase landscape buffer along north lot line to 15 feet.
    - Buffer should not be part of dedicated right-of-way.

- Retain 80th percentile storm on-sight through use of LID methods.
- Provide additional ROW at 12530 South intersections with Herriman Main St. and Herriman Auto Row for right turn pocket.
- Provide 5 sidewalk along south lot line.
- Provide ADA compliant pathway from public street to building.

# Planning Commission Meeting

**C2020-085 Conditional Use for Gorilla Car Wash**

12578 S Herriman Main St

C-2ZC Zone

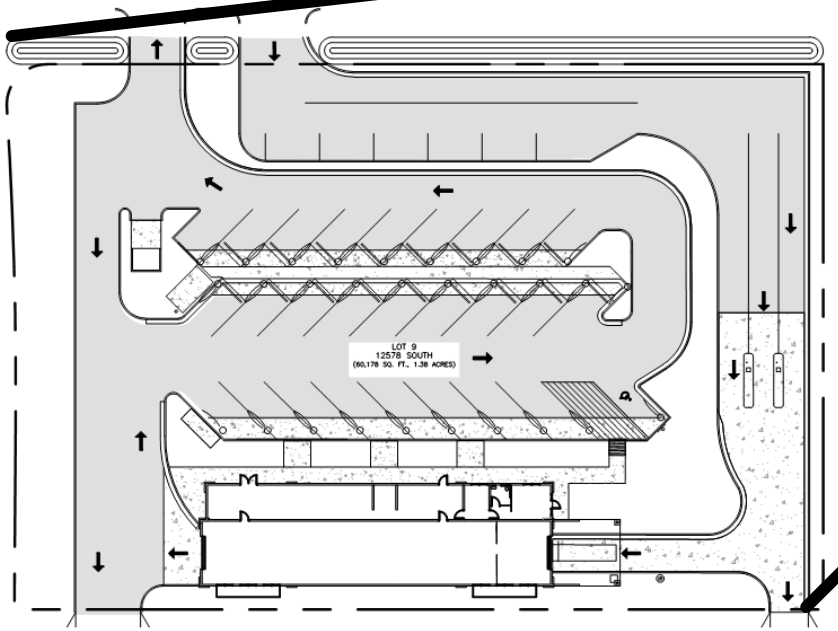
Applicant: Joseph Earnest

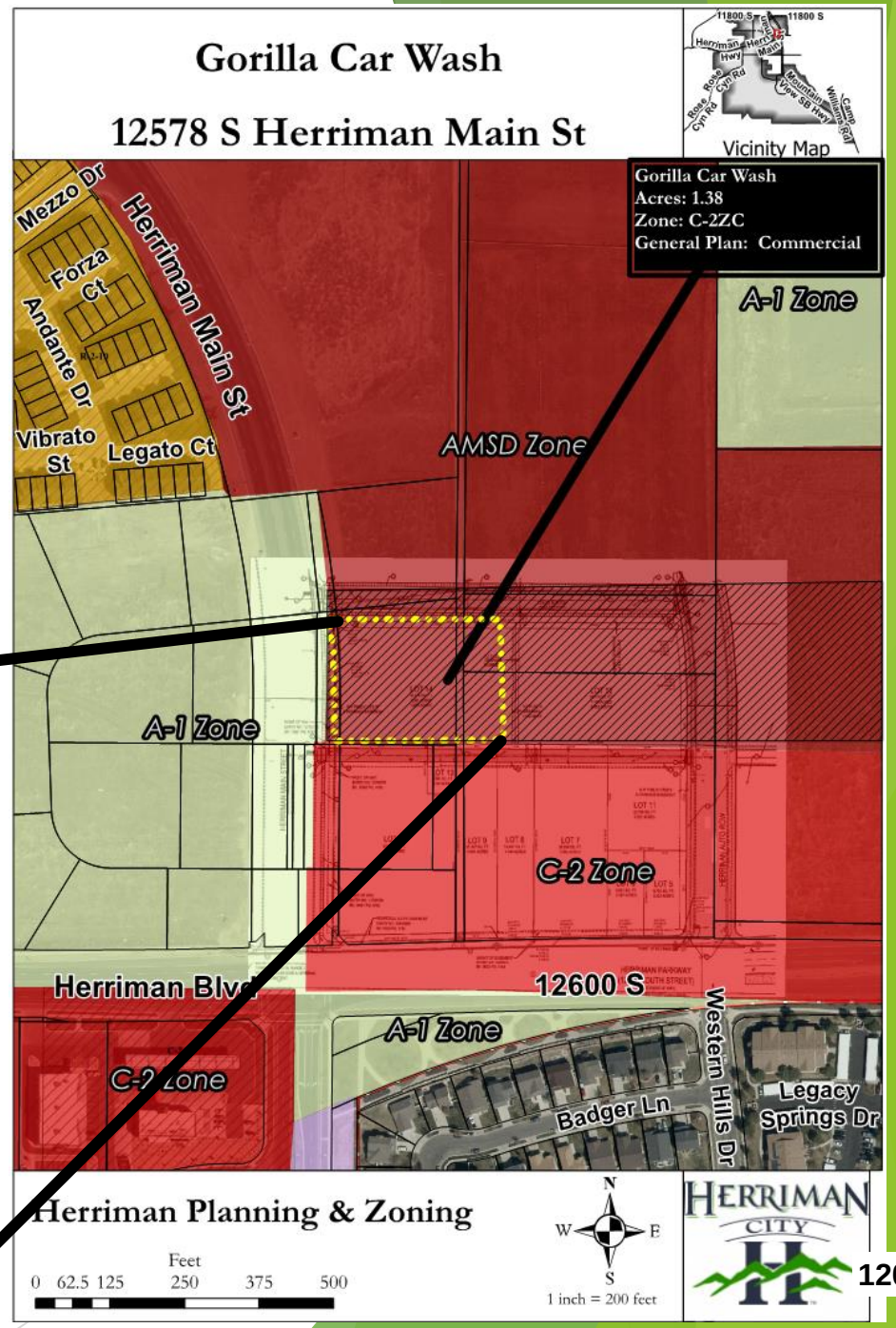
March 18, 2021

# Conditional Use - Site Plan Approval

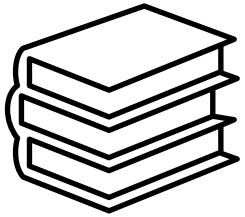
## Applicant's Proposal

- 4,904 Sq. foot car wash
  - 27 vacuum stalls
  - 5' reduction of setback adjacent to public street



# Consideration of Issues for Preliminary Plat

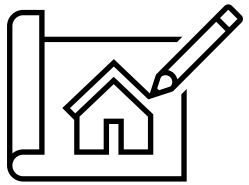


Conditional Use Compliance 10-5-11



Zoning Ordinance Compliance

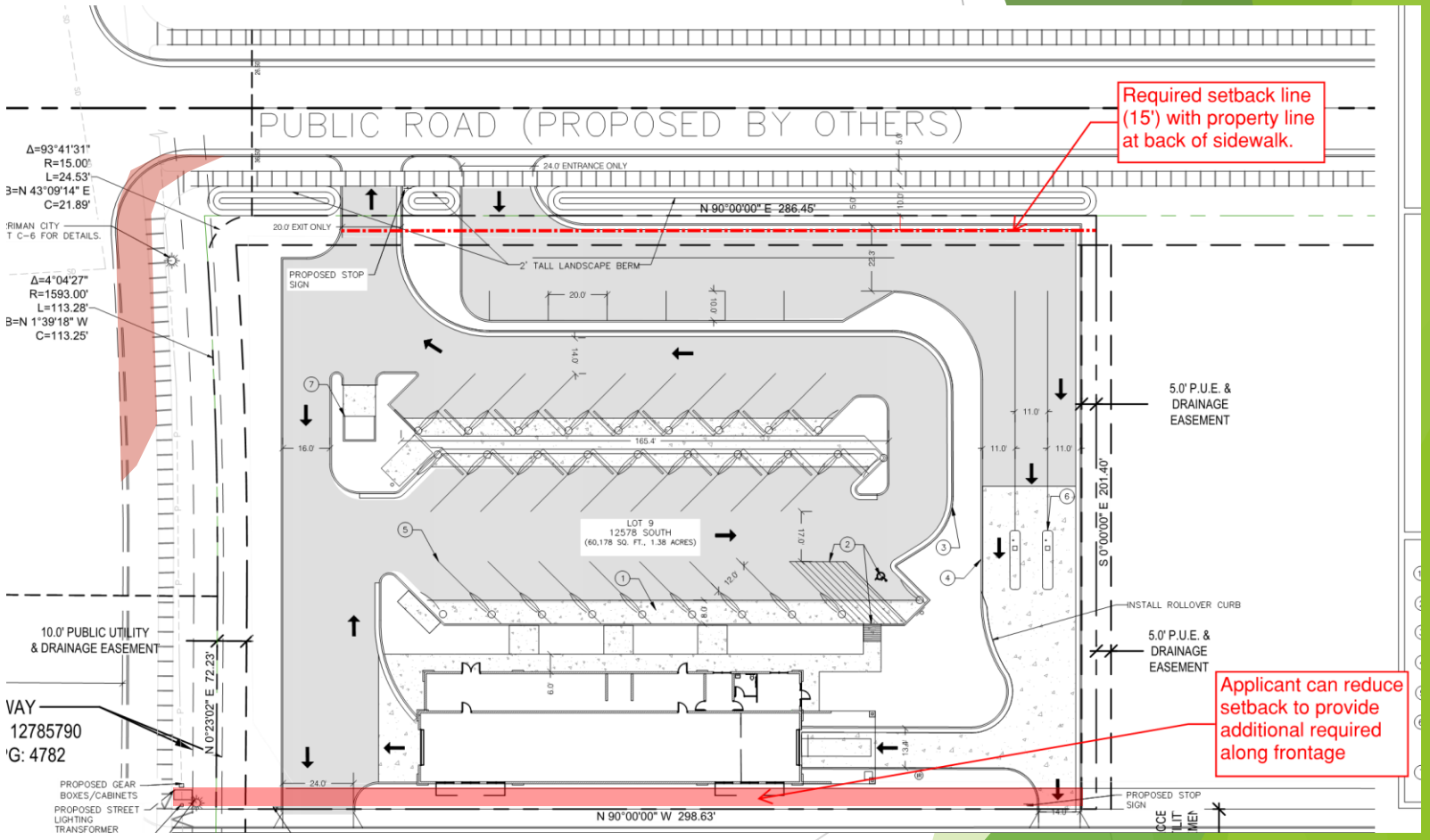
Zoning Conditions



Engineering Standards Compliance

# Engineering Issues

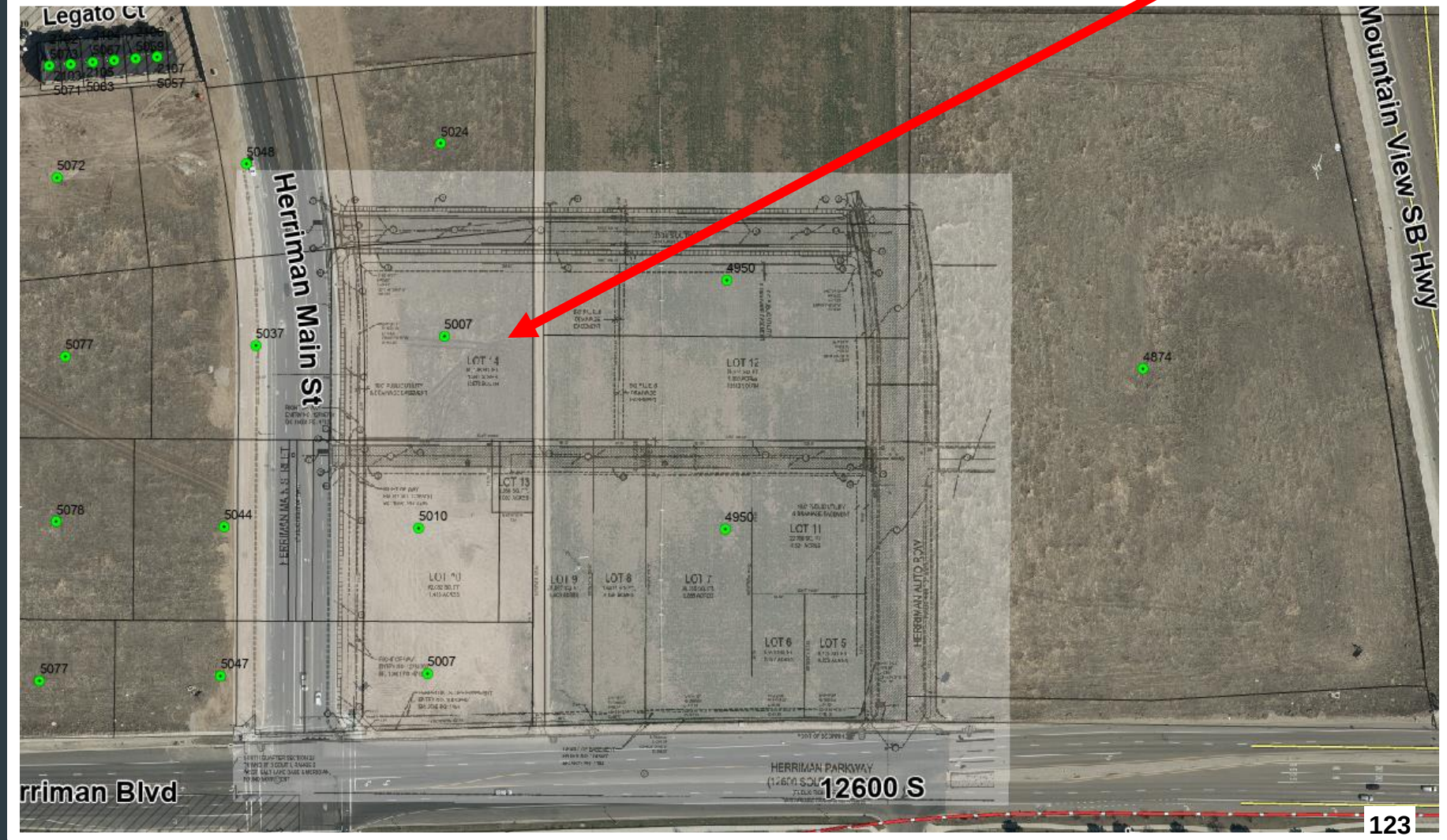
- Retain 80th percentile storm on-site through LID methods
- Provide additional ROW at 12530 intersection for right turn pocket
- Provide 5’ sidewalk along south lot line
- Provide ADA compliant pathway from street to building



# Consideration of Issues - Conditional Use Compatibility

Surrounding Uses:

- Vacant property
- C-2ZC allows:
  - Car wash
  - Alcoholic beverage
  - Brewery
  - Convenience store
  - Gas station
  - Hotel
  - Restaurant
  - Retail
  - Vehicle repair



# Consideration of Issues - Conditional Use Compatibility

## Aesthetic Impact:

- Building is mostly brick
- Establishes standard for the area
- Staff recommending columns project min 6” from wall to provide architectural interest

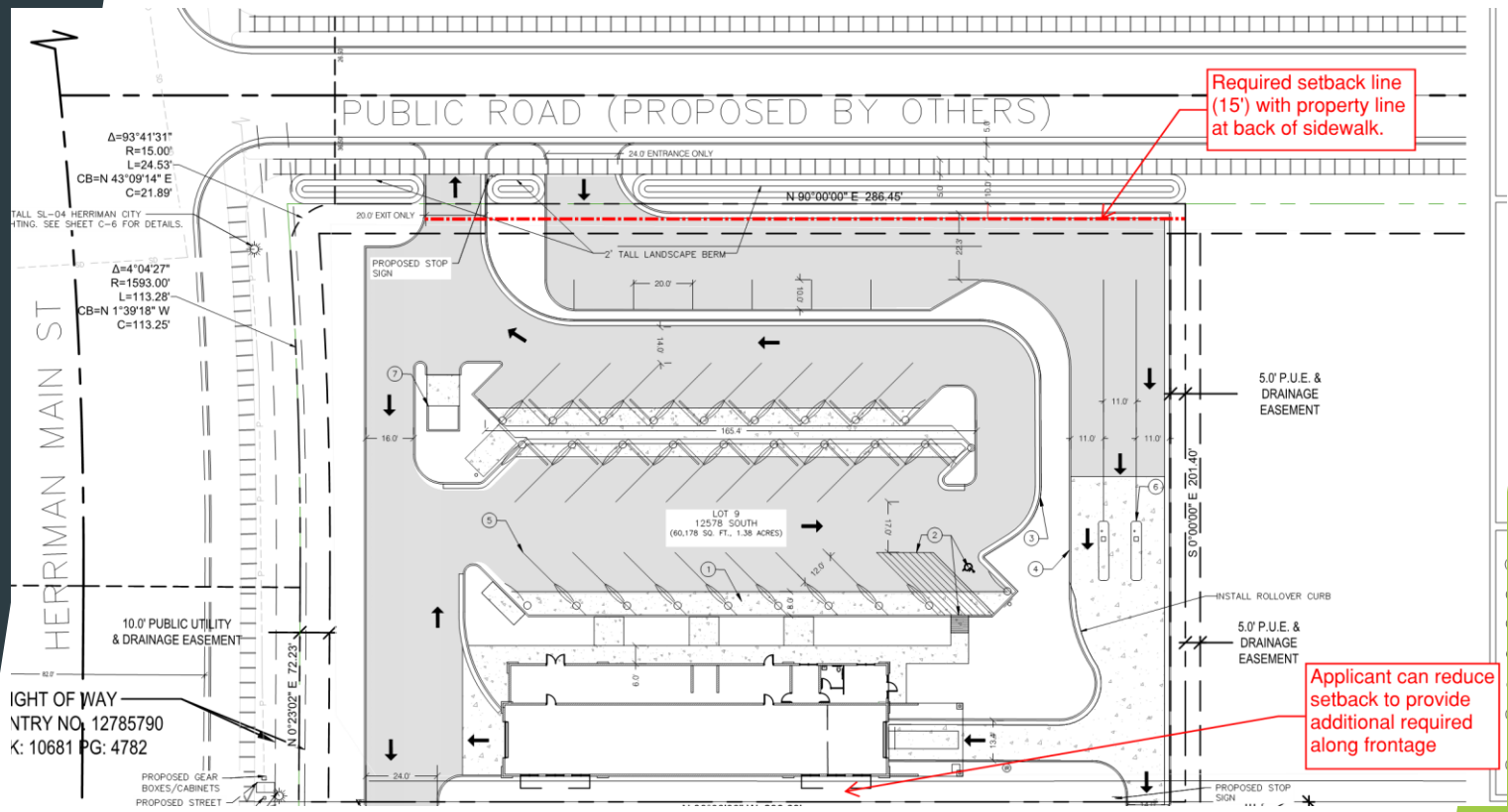





# Consideration of Issues - Zoning Compliance

## Setbacks

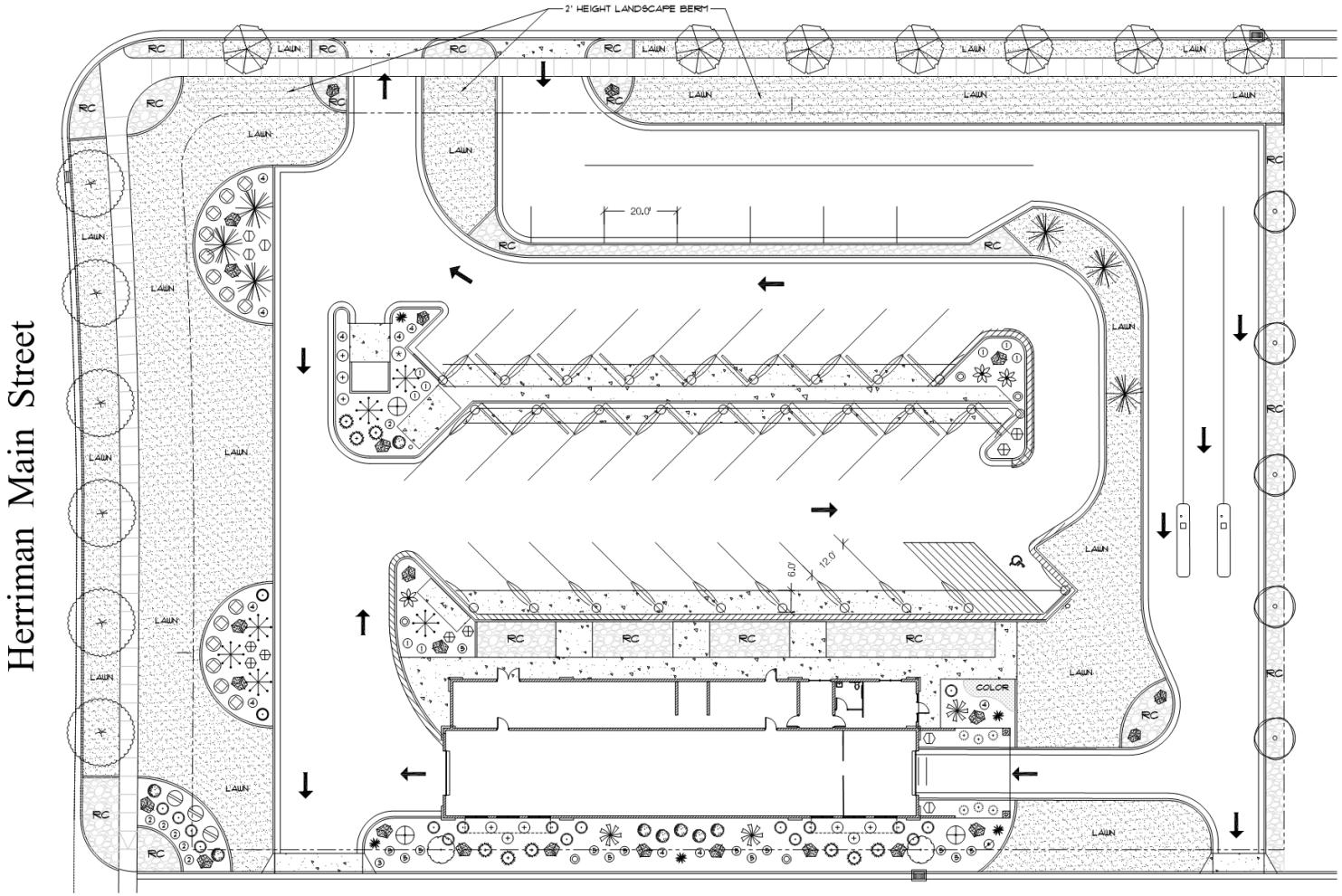
- Side yard adjacent to a street = 20’
  - Can reduce to 15’ if:
    - 50% shrubs, flowers, trees
    - 2’ min berm along frontage
    - 10% of site landscaped (26% provided)
- Move property line to back of sidewalk with plat approval
- Reduce building setback on south to add to side yard



# Consideration of Issues - Zoning Compliance

## Landscaping

- Trees required:
  - 1 per 500 sq. feet
  - @ 15,816 = 32 trees req'd
  - Provided 32 however,
    - 16 are street trees or in landscaped island which don't count towards total
    - 16 additional trees req'd
    - One tree req'd in west landscape island
- Show street tree spacing at 30' max



# Recommendation

**Finding that *<u>with the Staff proposed conditions of approval</u>* the proposed conditional use and site plan for Gorilla Car Wash will be:**

- **Compliant with Conditional Use standards**
- **Compliant with required city zoning ordinances, and**
- **Compliant with the General Plan.**

# Staff Proposed Conditions of Approval:

1. The applicant project the proposed stone veneer columns to extend a minimum of six (6) inches from the wall of the building to provide additional architectural variety and wall projections.
2. The applicant receive approval from the Planning Commission to decrease the minimum side yard setback on the north side of the site from twenty (20) to fifteen (15) feet as provided by ordinance.
3. Dumpster elevations are provided showing a minimum six (6) foot wall which materials match the building with a solid gate.
4. Coordinate with City Landscape Architect for options and considerations to follow Water Efficient standards.
5. Get final landscaping approval from the Landscape Architect.
6. Show tree spacing along public streets not to exceed thirty (30) feet on center.
7. Provide an additional sixteen (16) trees on the site.
8. Locate tree in eastern parking island.
9. No permits to be issued until Midas Crossing Ph. 2 subdivision is recorded.
10. Comply with all other Staff comments.

Staff Report

**DATE:** March 11, 2021

**TO:** Planning Commission

**FROM:** Michael Maloy, AICP, Planning Director

**MEETING:** March 18, 2021

**REQUEST:** Preliminary subdivision approval for 31.9± acres of property located at 13374 S Rose Canyon Road comprised of 60 single-family lots, 1 commercial lot, and 1 lot for stormwater detention.
Applicant: Jeff Neal (agent) on behalf of The Reserves at Sky Ranch, LLC (developer)
Address: 13374 S Rose Canyon Road (approximate)
Zone: A-.25 Agricultural (with zoning conditions) and C-2 Commercial
Acres: 31.9±
File Number: S2020-075

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## Summary

The applicant is requesting preliminary subdivision approval to facilitate the development of 60 single-family lots, 1 commercial lot, and 1 lot for stormwater detention on 31.9± acres of property (see Attachment A – Vicinity Map, Attachment B – Preliminary Subdivision Plan, and Attachment C – Landscape Plan).

## Site

According to an "existing conditions inventory" report submitted by the applicant, the property is described as follows:

> "Subject Property (has been) owned by the Butterfield family since the early 1960s. It consists of (approximately) 31.64 acres located on the Northwest corner of 13400 South and Rose Canyon Road. The property has been a farm since the 1960s used to grow alfalfa by the Butterfield Family. There are no structures on the property, which is considered as "vacant land." There is an irrigation line (on the property) that originates in Rose Canyon and runs through it. It is used to water this property and other properties to the east and north. The terrain appears flat, but it has a gradual slope with the lowest elevation on the northeast side of the property. The southeast corner of the property is at the intersection of Rose Canyon Road and 13400 South. Both roads are major arteries in the city of Herriman. The subject property has 916 feet of frontage on 13400 South and 685 feet of frontage on Rose Canyon Road."

## General Plan

The City Council approved the following General Plan amendment application on February 24, 2021:

- **G2020-093:** General Plan Amendment from 31.9± acres of Low Density Residential (1.8 – 2.5 dwelling units per acre) to 30.4± acres of Agricultural Residential (1.8 – 3.0 dwelling units per acre) and 1.5± acres of Commercial.

The proposed development is consistent with the amended General Plan as noted above.

## Zoning

The City Council approved the following Zoning Map amendment application on February 24, 2021:

- **Z2020-074:** Zoning Map Amendment from 31.9± acres of A-1 Agricultural (1-acre minimum) to 30.4± acres of A-.25 Agricultural (10,000 square feet minimum) and 1.5± acres of C-2 Commercial with the following:
    - Zoning condition (ZC) of two units per gross acre density and 85% of the lots allow for the use of two large animals (i.e., one-half acre minimum).

Whereas the density of the subdivision is 1.97 dwelling units per acre, and more than 85% of the lots would allow for "the use of two large animals," staff finds proposed development is consistent with the amended Zoning Map and zoning conditions as noted above.

## Process

A preliminary subdivision application is an administrative process. As per City Council policy, the applicant is required to present the proposed subdivision in a "Neighborhood Meeting" for discussion with the community. Following the community meeting, the Planning Commission will conduct a public hearing and make the final decision.

## Neighborhood Meeting

The applicant participated in a neighborhood meeting on December 28, 2020. Residents asked questions and expressed concerns regarding the proposed fencing, compatibility with adjacent agricultural uses, location and type of public improvements, the craftsmanship of the development, and future use of the existing irrigation line (see Attachment D – Neighborhood Comments).

## Notices

The Planning Commission held a public hearing on the proposed subdivision on January 21, 2021. Following the hearing, the Planning Commission voted to table the application pending the outcome of two concurrent legislative applications as described above (see Attachment E – Meeting Minutes).

In preparation for the March 18, 2021, public hearing, staff mailed public hearing notices to all property owners within 300 feet of the subject property. Notices were mailed to 61 property owners and affected entities on March 8, 2021. Prior to this report's publication, staff had not received any additional comments regarding the proposed subdivision.

## Standards

As per the following City Code, the Planning Commission shall make an administrative decision based on the following:

**10-5-6.B. (General Decision Making Standards for) Administrative Actions:**

2. In making a decision on an administrative application, the decision-making body or official shall apply the plain language of applicable land use regulations.
   a. If a land use regulation does not plainly restrict a land use application, the decision-making body or official shall interpret and apply the land use regulation to favor the land use application.
   b. A land use decision of a decision-making body or official is an administrative act, even if the decision is made by the City Council.

3. Decisions regarding administrative applications shall be based on the "substantial evidence" standard and shall include at least the following:
   a. A statement of the standards for approval applicable to the application;

      **Finding:** Staff has prepared a statement (i.e., City Code excerpts) of the standards for approval of the application (see Attachment F – Subdivision Standards).

   b. A summary of evidence presented to the decision-making body or official;

      **Finding:** Staff has attached to the staff report a summary of the evidence that is to be presented to the decision-making body (i.e., the Planning Commission) for review and decision.

   c. A statement of findings of fact or other factors considered, including the basis upon which such facts were determined and specific references to applicable standards set forth in this title or other provisions of this Code; and

      **Finding:** Staff has reviewed the proposal against the applicable City standards and has recommended approval subject to compliance with the comments received from the Development Review Committee (see Attachment G – Department Comments).

   d. A statement of approval, approval with conditions, or disapproval, as the case may be.

      **Finding:** Staff recommends approval with conditions stated within the staff report (see below).

## Recommendation

Based on the substantial evidence in the record, staff recommends approval with the following conditions:

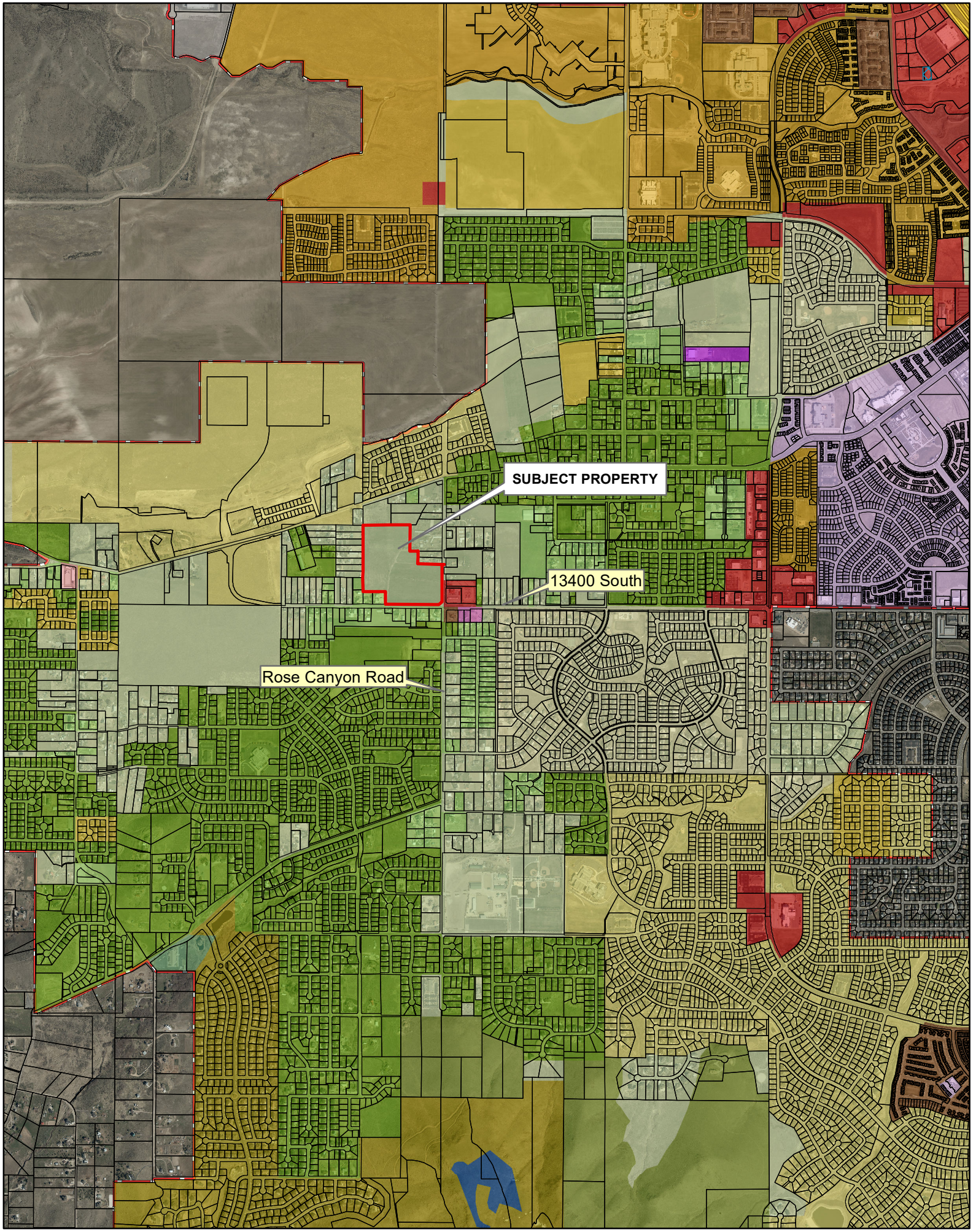
1. Final subdivision plans shall comply with all applicable approval standards as contained within Herriman City Code and Engineering Standards.
2. Final subdivision plans shall comply with all applicable comments provided by the Herriman City Development Review Committee.
3. As per Herriman City Code 10-23-7, parkstrip trees shall be placed equidistant on 30-foot centers. Where a driveway or other public improvement interferes with the placement of a tree, tree spacing may be minimally adjusted as needed but should avoid the “clumping” or “grouping” of trees.

4. As per Herriman City Code, the applicant shall submit a final fence plan to City staff for review and approval before constructing the subdivision infrastructure.
5. The applicant shall complete a masonry wall between the commercial and residential zones before the first issuance of an occupancy permit within the subdivision.

**Attachments**

A. Vicinity Map
B. Preliminary Subdivision Plan
C. Landscape Plan
D. Neighborhood Comments
E. Meeting Minutes
F. Subdivision Standards
G. Department Comments
H. PowerPoint

# Attachment A
## Vicinity Map


SUBJECT PROPERTY
13400 South
Rose Canyon Road

# Attachment B
## Preliminary Subdivision Plans

# THE RESERVE AT SKY RANCH SUBDIVISION

## PRELIMINARY PLAT SUBMITTAL

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 34,
TOWNSHIP 3 SOUTH, RANGE 2 WEST,
SALT LAKE BASE AND MERIDIAN
RESIDENTIAL SUBDIVISION

GENERAL NOTES:

1. ALL MATERIALS AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH HERRIMAN CITY STANDARDS AND SPECIFICATIONS. CONTRACTOR TO OBTAIN CURRENT STANDARDS, SPECIFICATIONS, AND CITY GENERAL NOTES FROM HERRIMAN CITY.
2. CONTRACTOR RESPONSIBLE FOR PROTECTION OF ALL UTILITIES SHOWN OR NOT SHOWN.
3. CONTRACTORS SHALL ATTEND ALL PRE-CONSTRUCTION CONFERENCES AND ABIDE BY DIRECTIVES AND DECISIONS MADE THEREIN.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PUBLIC SAFETY AND OSHA STANDARDS.
5. LOCATION AND INSTALLATION OF GAS, POWER, TELEPHONE, AND CABLE LINES TO BE DONE IN ACCORDANCE WITH HERRIMAN CITY STANDARDS.
6. CONTRACTOR TO FIELD VERIFY LOCATION AND ELEVATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
7. CONTRACTOR IS RESPONSIBLE TO OBTAIN ALL NECESSARY PERMITS FOR WORK.
8. CONTRACTOR IS RESPONSIBLE TO KEEP A COPY OF THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND THE UTAH POLLUTANT DISCHARGE ELIMINATION SYSTEM PERMIT ON SITE DURING THE COURSE OF CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH THESE STATE REQUIRED DOCUMENTS.
9. WHEN INSTALLING PROPOSED UTILITIES, CONTRACTOR TO IDENTIFY POTENTIAL CONFLICTS BETWEEN STORM DRAIN, CULINARY WATER, AND/OR SECONDARY WATER. IN ALL CASES, STORM DRAIN DESIGN SHALL GOVERN.
10. IF CONSTRUCTION WORK IS IN EXISTING ASPHALT AREAS, CONTRACTOR TO SAWCUT EXISTING ASPHALT FOR MATCH.
11. DURING THE CONSTRUCTION PROCESS, THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY BY THE CONTRACTOR IF MORE OR LESS WORK IS REQUIRED THAN WHAT THESE PLANS SHOW.
12. CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH ALL REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT.
13. ALL UTILITY TIE-INS TO BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.
14. ANY EXISTING WELL LOCATED ON THIS PROPERTY MUST BE ELIMINATED BY A CERTIFIED WELL DRILLER, PROPER DOCUMENTATION SHALL BE PROVIDED TO HERRIMAN CITY WATER DEPARTMENT.

PROJECT BENCHMARK AND BASIS OF BEARING:

1. THE BASIS OF BEARING FOR THIS SURVEY IS NORTH 89°51'11" WEST BETWEEN THE SOUTHEAST CORNER AND THE SOUTH QUARTER CORNER OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN.
2. THE BENCHMARK FOR THIS PROPERTY IS A BRASS CAP MONUMENT AT THE SOUTHEAST CORNER OF SECTION 34 TOWNSHIP 3 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN. THE FOUND MONUMENT HAS AN ELEVATION OF 5028.71.

WATERLINE NOTES:

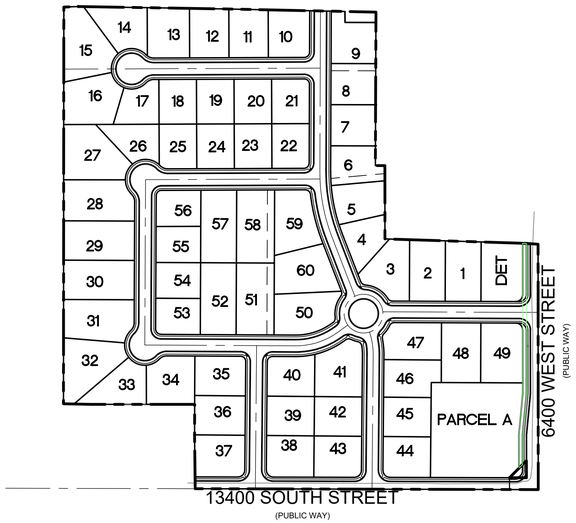
1. CULINARY SERVICE LATERALS TO BE 3/4" SERVICES.
2. ALL CULINARY WATERLINES SHALL BE 48" BELOW FINISHED GRADE TO TOP OF PIPE.
3. ALL VALVE COVERS TO BE RAISED OR LOWERED TO FINISHED GRADE.
4. CULINARY WATER SERVICE LATERALS TO FOLLOW THE HERRIMAN CITY STANDARDS.
5. WATER LATERALS TO BE STUBBED 15' INSIDE PROPERTY AND MARKED WITH A TREATED 2X4 PAINTED BLUE.
6. CONTRACTOR TO ADJUST DEPTH OF WATERLINE TO CLEAR STORM DRAIN LINES.
7. EXISTING UTILITY SERVICES WILL NEED TO BE ELIMINATED PER HERRIMAN CITY STANDARDS

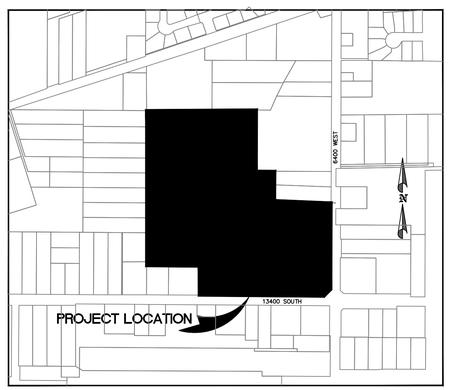
SEWER NOTES:

1. ALL SANITARY SEWER CONSTRUCTION AND MATERIALS SHALL COMPLY WITH HERRIMAN CITY STANDARDS AND CONSTRUCTION SPECIFICATIONS.
2. CONTRACTOR SHALL FIELD VERIFY LOCATIONS AND INVERT ELEVATIONS OF EXISTING MANHOLES AND OTHER UTILITIES BEFORE STAKING OR CONSTRUCTING ANY NEW SEWER LINES.
3. FOUR FEET MINIMUM OF COVER IS REQUIRED OVER ALL SEWER LINES.
4. ALL MANHOLE LIDS TO BE RAISED OR LOWERED TO FINISHED GRADE.
5. SEWER LATERALS TO BE STUBBED 15' INSIDE PROPERTY AND MARKED WITH A TREATED 2X4 PAINTED GREEN.
6. ALL SEWER TO BE BACKFILLED WITH DISTRICT APPROVED SELECT BACKFILL, AND COMPACTED PER DISTRICT STANDARDS.

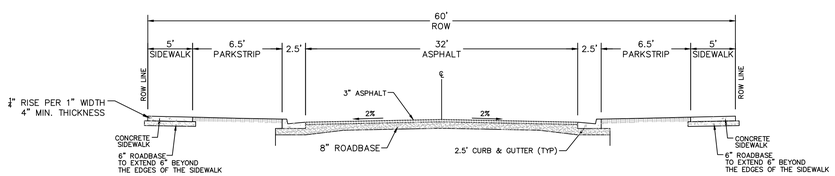
EROSION CONTROL NOTES:

1. CONTRACTOR TO PROVIDE DUST CONTROL AT ALL TIMES. CONTRACTOR SHALL PROVIDE THE NECESSARY MITIGATION TO KEEP DUST TO THE ACCEPTABLE LIMITS IDENTIFIED IN THE AIR QUALITY PERMIT OBTAINED FROM THE STATE OF UTAH, DEPARTMENT OF AIR QUALITY, DIVISION OF AIR QUALITY. IGNORANCE OF THESE CODES AND STATUTES IS NOT AN ACCEPTABLE REASON FOR NOT COMPLYING WITH THESE REQUIREMENTS. THE CITY INSPECTOR MAY REQUIRE SOIL ADDITIVES TO CONTROL DUST. PROVISIONS TO CONTROL DUST MUST BE ON SITE AND OPERATIONAL PRIOR TO ANY LAND DISTURBANCE.
2. EXISTING PAVED ROADWAYS ARE TO BE KEPT CLEAN AT ALL TIMES. CONTRACTOR TO MAINTAIN STREETS TO BE FREE FROM DIRT AND DEBRIS.
3. SILT FENCES, TEMPORARY SEDIMENT TRAPS, TEMPORARY BERMS, AND OTHER EROSION CONTROL DEVICES ARE TO BE INSPECTED AND MAINTAINED WITHIN 24 HOURS AFTER EACH SIGNIFICANT STORM EVENT (0.5 INCHES) OR TWICE MONTHLY.
4. CONTRACTOR TO REPLACE DAMAGED EROSION CONTROL DEVICES, OR DEVICES THAT DO NOT FUNCTION PROPERLY.
5. ENVIRONMENTAL FENCE NOT NEEDED WHERE EXISTING FENCES EXIST ON ADJACENT PROPERTY.




VICINITY MAP
1"=500'
HERRIMAN, UTAH




60' RESIDENTIAL ROAD
NO SCALE

## SHEET INDEX


| | |
|---|---|
| C101 | COVER SHEET |
| 1 OF 1 | FINAL PLAT |
| 1 OF 1 | RECORD OF SURVEY |
| C201 | SITE PLAN |
| C202 | PRELIMINARY UTILITY PLAN |
| C203 | PRELIMINARY DRAINAGE PLAN |


## CONTACT LIST


DEVELOPER:
JEFF NEAL
801-856-4544

PROJECT ENGINEER:
WILDING ENGINEERING
JASON PETERSON, P.E.
801-553-8112
jpeterson@wildingengineering.com

HERRIMAN CITY PLANNING:
MICHAEL MALOY
801-446-5323

HERRIMAN CITY ENGINEERING:
JONATHAN BOWERS
801-446-5323



WILDING
ENGINEERING
14721 South Heritage Crest Way
Bluffdale, Utah 84065
801.553.8112
www.wildingengineering.com


DRAWING NOTES:

G:\DATA\20222 Butterfield 30 Acres\dwg\XREF\VR-SITE.dwg
PLOT DATE: Nov 25, 2020

| NO. | REVISION | DATE |
|---|---|---|
| | | |

PROJECT INFORMATION

THE RESERVE AT SKY RANCH SUBDIVISION

COVER SHEET

HERRIMAN CITY, UTAH

| DRAWN | CHECKED | PROJECT # |
|---|---|---|
| JRP | JRP | 20222 |

DATE: 10/14/20
SCALE: NTS
SHEET: C101

REGISTERED PROFESSIONAL ENGINEER
No. 9233427
JASON REDD PETERSON
STATE OF UTAH
PRELIMINARY
ENGINEER'S STAMP

# THE RESERVE AT SKY RANCH SUBDIVISION

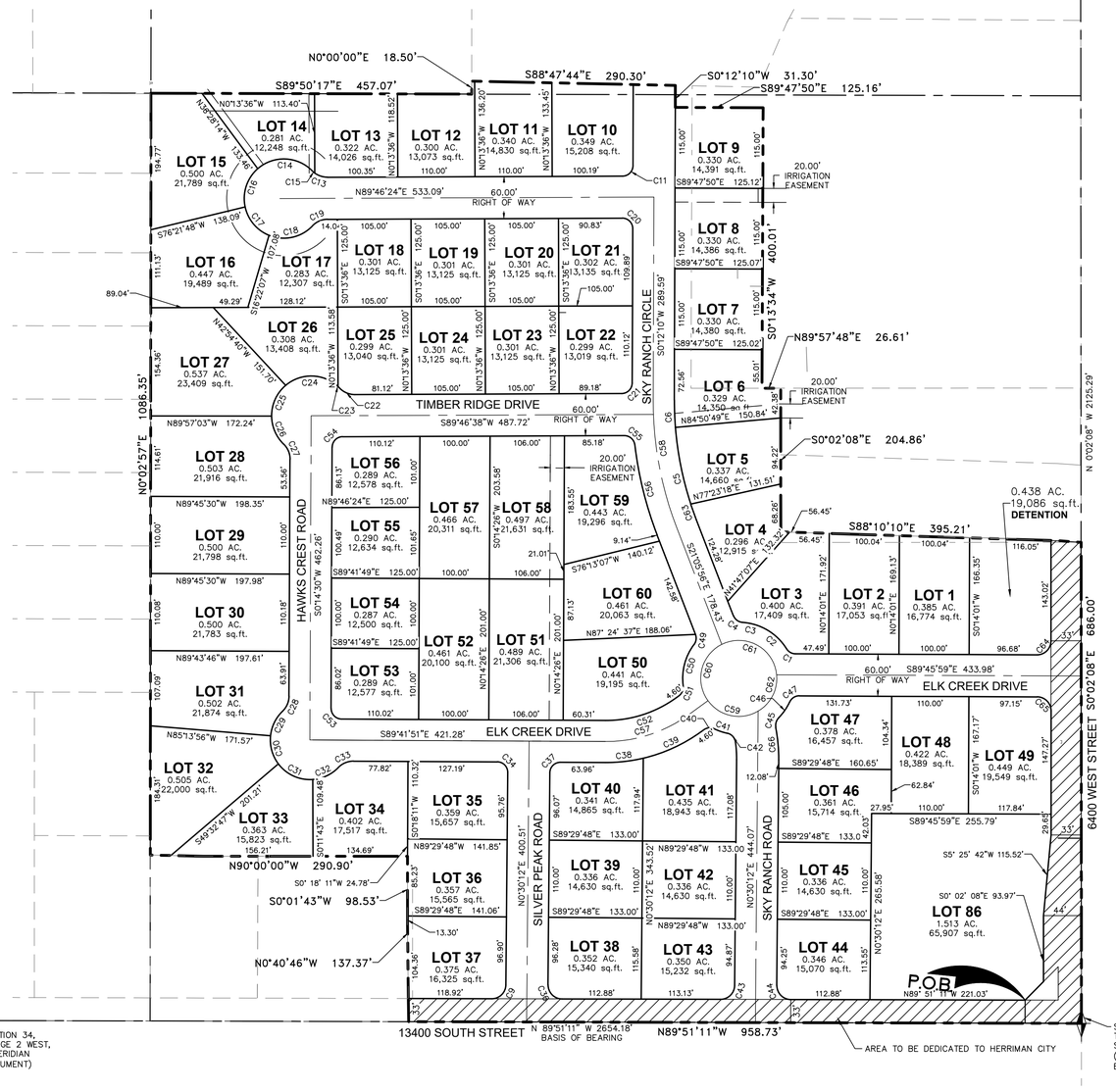
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 34,
TOWNSHIP 3SOUTH, RANGE 2 WEST, SALT LAKE BASE MERIDIAN
HERRIMAN CITY, SALT LAKE COUNTY, UTAH
NOVEMBER 2020

N

100 0 100 200

Scale 1" = 100 ft

| Curve Table | | | | | |
|---|---|---|---|---|---|
| Curve # | Length | Radius | Delta | Chord Bearing | Chord Distance |
| C1 | 15.19' | 15.00' | 58°00'16" | N60°45'51"W | 14.55' |
| C2 | 76.09' | 80.00' | 54°29'46" | N59°00'36"W | 73.26' |
| C3 | 76.09' | 80.00' | 54°29'46" | N59°00'36"W | 73.26' |
| C4 | 17.06' | 15.00' | 65°09'33" | N53°40'43"W | 16.15' |
| C5 | 111.83' | 470.00' | 13°37'59" | N11°20'54"W | 111.57' |
| C6 | 38.84' | 470.00' | 4°44'05" | N02°09'53"W | 38.83' |
| C9 | 31.29' | 20.00' | 89°38'37" | S45°19'31"W | 28.20' |
| C11 | 23.45' | 15.00' | 89°34'14" | S44°59'17"W | 21.13' |
| C13 | 19.16' | 30.00' | 36°35'36" | N71°55'47"W | 18.84' |
| C14 | 85.68' | 56.50' | 86°53'25" | N87°35'27"W | 77.71' |
| C15 | 4.97' | 30.00' | 9°29'15" | N48°53'22"W | 4.96' |
| C16 | 58.45' | 56.50' | 59°16'26" | S19°19'37"W | 55.88' |
| C17 | 57.09' | 56.50' | 57°53'39" | S39°15'25"E | 54.69' |
| C18 | 67.16' | 56.50' | 68°06'12" | N77°44'39"E | 63.27' |
| C19 | 24.13' | 30.00' | 46°04'51" | N66°43'59"E | 23.48' |
| C20 | 23.67' | 15.00' | 90°25'46" | S45°00'43"E | 21.29' |
| C21 | 23.45' | 15.00' | 89°34'14" | S44°59'17"W | 21.13' |
| C22 | 24.14' | 30.02' | 46°04'51" | N67°10'16"W | 23.50' |
| C23 | 81.48' | 56.50' | 82°37'34" | N88°38'15"W | 74.60' |
| C24 | 81.48' | 56.50' | 82°37'34" | N88°38'15"W | 74.60' |
| C25 | 49.79' | 56.50' | 50°29'44" | S24°48'06"W | 48.20' |
| C26 | 44.76' | 56.50' | 45°23'35" | S23°08'34"E | 43.60' |
| C27 | 24.14' | 29.69' | 46°35'45" | S22°47'56"E | 23.48' |
| C28 | 24.13' | 30.00' | 46°04'51" | S23°16'56"W | 23.48' |
| C29 | 39.75' | 56.50' | 40°18'22" | S26°10'03"W | 38.93' |
| C30 | 42.71' | 56.50' | 43°18'48" | S15°38'32"E | 41.70' |
| C31 | 56.16' | 56.50' | 56°57'17" | S65°46'34"E | 53.88' |
| C32 | 40.95' | 56.50' | 41°31'35" | N64°59'00"E | 40.06' |
| C33 | 24.13' | 30.00' | 46°04'51" | N67°15'38"E | 23.48' |
| C34 | 23.61' | 15.00' | 90°12'01" | S44°35'48"E | 21.25' |
| C36 | 31.54' | 20.00' | 90°21'23" | N44°40'29"W | 28.37' |
| C37 | 23.51' | 15.00' | 89°47'59" | N45°24'12"E | 21.18' |
| C38 | 54.62' | 230.00' | 13°36'26" | N83°29'58"E | 54.50' |
| C39 | 91.02' | 230.00' | 22°40'31" | N65°21'29"E | 90.43' |
| C40 | 16.16' | 15.00' | 61°43'35" | N84°53'01"E | 15.39' |
| C41 | 19.42' | 80.00' | 13°54'31" | S71°12'28"E | 19.37' |
| C42 | 18.39' | 15.00' | 70°13'38" | S43°02'54"E | 17.26' |
| C43 | 31.29' | 20.00' | 89°38'37" | S45°19'31"W | 28.20' |
| C44 | 31.54' | 20.00' | 90°21'23" | N44°40'29"W | 28.37' |
| C45 | 14.66' | 15.00' | 55°59'23" | N16°50'27"E | 14.08' |
| C46 | 27.82' | 80.00' | 19°55'28" | N34°52'25"E | 27.68' |
| C47 | 17.10' | 15.00' | 65°19'20" | N57°34'21"E | 16.19' |
| C49 | 15.23' | 15.00' | 58°10'44" | S07°59'26"W | 14.59' |
| C50 | 62.53' | 80.00' | 44°47'09" | S14°41'13"W | 60.95' |
| C51 | 16.16' | 15.00' | 61°43'35" | S23°09'26"W | 15.39' |
| C52 | 107.65' | 170.00' | 36°16'58" | S72°09'42"W | 105.86' |
| C53 | 23.55' | 15.00' | 89°56'19" | N44°43'39"W | 21.20' |
| C54 | 23.44' | 15.00' | 89°31'54" | N45°00'27"E | 21.13' |
| C55 | 21.86' | 15.00' | 83°30'09" | S48°28'31"E | 19.98' |
| C56 | 132.97' | 530.00' | 14°22'29" | S13°54'42"E | 132.62' |




## LEGEND

SECTION LINE
CALCULATED SECTION CORNER
EXISTING ROW CENTERLINE
FOUND STREET MONUMENT
BOUNDARY LINE
ADJACENT PROPERTY / ROW LINE

| Curve Table | | | | | |
|---|---|---|---|---|---|
| Curve # | Length | Radius | Delta | Chord Bearing | Chord Distance |
| C57 | 126.65' | 200.00' | 36°16'58" | N72°09'42"E | 124.54' |
| C58 | 185.89' | 500.00' | 21°18'06" | S10°26'53"E | 184.82' |
| C59 | 80.10' | 54.25' | 84°35'54" | S78°16'44"E | 73.02' |
| C60 | 94.21' | 54.25' | 99°29'47" | S13°46'07"W | 82.81' |
| C61 | 105.17' | 54.25' | 111°04'20" | N60°56'50"W | 89.46' |
| C62 | 61.39' | 54.25' | 64°50'00" | N27°00'20"E | 58.16' |
| C63 | 24.07' | 470.00' | 2°56'02" | S19°37'55"E | 24.06' |
| C64 | 31.51' | 20.00' | 90°16'09" | N45°05'56"E | 28.35' |
| C65 | 31.32' | 20.00' | 89°43'51" | N44°54'04"W | 28.22' |
| C66 | 46.80' | 230.00' | 11°39'27" | N05°19'31"W | 46.72' |

## SURVEYOR'S CERTIFICATE:

I, KAGAN M. DIXON, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 9061091 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY 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, TOGETHER WITH EASEMENTS, HEREAFTER TO BE KNOWN AS:

THE RESERVE AT SKY RANCH SUBDIVISION

AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.

PROFESSIONAL LAND SURVEYOR — STATE OF UTAH — KAGAN M. DIXON No. 9061091

## BOUNDARY DESCRIPTION

BEGINNING AT THE SOUTHEAST CORNER OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE NORTH 89°51'11" WEST ALONG THE SECTION LINE A DISTANCE OF 958.73 FEET; THENCE NORTH 00°40'46" WEST 137.37 FEET; THENCE NORTH 00°01'43" EAST 98.53 FEET TO A POINT ON A PROLONGATION OF THE NORTH LINE OF GARY EASTMAN SUBDIVISION, ON FILE WITH THE OFFICE OF THE SALT LAKE COUNTY RECORDER; THENCE WEST 290.90 FEET TO A POINT ON THE NORTH LINE OF SAID SUBDIVISION; THENCE NORTH 88°43'11" WEST ALONG SAID NORTH LINE A DISTANCE OF 75.70 FEET TO THE NORTH-SOUTH 40-ACRE LINE; THENCE NORTH 00°02'57" EAST ALONG SAID 40-ACRE LINE A DISTANCE OF 1086.35 FEET TO THE EAST-WEST 40-ACRE LINE; THENCE SOUTH 89°50'17" EAST ALONG SAID 40-ACRE LINE A DISTANCE OF 457.07 FEET; THENCE NORTH 18.50 FEET; THENCE SOUTH 88°47'44" EAST 290.30 FEET; THENCE SOUTH 00°12'10" WEST 31.30 FEET; THENCE SOUTH 89°47'50" EAST 125.16 FEET; THENCE SOUTH 00°13'34" WEST 400.01 FEET; THENCE NORTH 89°57'48" EAST 26.61 FEET TO A POINT ON THE PROLONGATION THE WEST LINE OF C. JOLLEY SUBDIVISION, ON FILE WITH THE OFFICE OF THE SALT LAKE COUNTY RECORDER; THENCE SOUTH 00°02'08" EAST ALONG SAID LINE A DISTANCE OF 204.86 FEET TO THE SOUTHWEST CORNER OF SAID SUBDIVISION; THENCE SOUTH 88°10'10" EAST ALONG THE SOUTH LINE OF SAID SUBDIVISION A DISTANCE OF 395.21 FEET; THENCE SOUTH 86°03'53" EAST 33.08 FEET TO THE SECTION LINE; THENCE SOUTH 00°02'08" EAST ALONG SAID SECTION LINE A DISTANCE OF 686.00 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCEL:

BEGINNING AT A POINT WHICH IS NORTH 89°51'11" WEST ALONG THE SECTION LINE A DISTANCE OF 80.37 FEET AND NORTH 00°08'49" EAST 33.00 FEET FROM THE SOUTHEAST CORNER OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE NORTH 44°44'50" EAST 67.09 FEET; THENCE SOUTH 00°02'08" EAST 47.77 FEET; THENCE NORTH 89°51'11" WEST 47.26 FEET TO THE POINT OF BEGINNING.

CONTAINS 1,389,836 SQUARE FEET OR 31.906 ACRES, MORE OR LESS.

## BASIS OF BEARING

THE BASIS OF BEARING FOR THIS SURVEY IS NORTH 89°51'11" WEST BETWEEN THE SOUTHEAST CORNER AND THE SOUTH QUARTER OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN.

## OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND, HEREBY CAUSE THE SAME TO BE SUBDIVIDED INTO LOTS, TOGETHER WITH EASEMENTS AS SET FORTH ON THE ATTACHED PLAT, TO BE HEREAFTER KNOWN AS

THE RESERVE AT SKY RANCH SUBDIVISION

AND DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL AREAS SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE. THE UNDERSIGNED OWNERS ALSO HEREBY CONVEY TO ANY AND ALL PUBLIC AND PRIVATE UTILITY COMPANIES PROVIDING SERVICE TO THE HEREON DESCRIBED TRACT OF LAND A PERPETUAL, NON-EXCLUSIVE EASEMENT OVER THE PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT FOR THE PURPOSE OF PROVIDING ACCESS FOR UTILITY INSTALLATION, MAINTENANCE, USE AND REPLACEMENT.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS

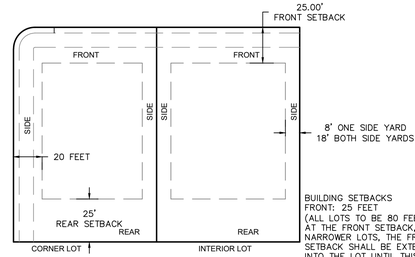
THIS_____ DAY OF _____, A.D. 2020.

MICHAEL ROSIER

HEIDI ROSIER

JON BOWIE

LINDSEY BOWIE




TYPICAL LOT SETBACKS
NTS

BUILDING SETBACKS
FRONT: 25 FEET
(ALL LOTS TO BE 80 FEET WIDE AT THE FRONT SETBACK, ON NARROWER LOTS, THE FRONT SETBACK SHALL BE EXTENDED INTO THE LOT UNTIL THIS REQUIREMENT IS MET)
SIDE: 8 FEET ONE, 18 FEET BOTH
REAR: 25 FEET

NOTE:
1. WILDING ENGINEERING WILL SET REBAR AND CAPS AT ALL REAR LOT CORNERS.
2. RIVETS WILL BE SET IN THE TOP BACK OF CURB FOR FRONT LOT CORNERS REPRESENTING AN EXTENSION OF SIDE LOT LINES.

AREA TABULATIONS

| | | |
|---|---|---|
| TOTAL PLAT ACREAGE | 32.20 | ACRES |
| TOTAL LOT ACREAGE | 22.66 | ACRES |
| TOTAL STREET AREA | 6.41 | ACRES |
| TOTAL OPEN SPACE AREA | 1.68 | ACRES |
| AVERAGE LOT SIZE | 16,184 | SF |
| NUMBER OF LOTS | 60 | |

## ACKNOWLEDGMENT:

STATE OF UTAH
COUNTY OF _____

ON THIS ___ DAY OF _____, A.D. _____, PERSONALLY APPEARED BEFORE ME MICHAEL ROSIER, WHO BEING DULY SWORN OF AFFIRMED, DID SAY THAT HE IS THE SIGNER OF THE WITHIN OWNER'S DEDICATION AND THAT SAID DEDICATION WAS SIGNED BY HIM FREELY AND VOLUNTARILY AND FOR THE PURPOSES THEREIN STATED.

SIGNATURE — PRINTED NAME, A NOTARY PUBLIC COMMISSIONED IN UTAH

COMMISSION NUMBER — EXPIRATION DATE

## ACKNOWLEDGMENT:

STATE OF UTAH
COUNTY OF _____

ON THIS ___ DAY OF _____, A.D. _____, PERSONALLY APPEARED BEFORE ME HEIDI ROSIER, WHO BEING DULY SWORN OF AFFIRMED, DID SAY THAT SHE IS THE SIGNER OF THE WITHIN OWNER'S DEDICATION AND THAT SAID DEDICATION WAS SIGNED BY HER FREELY AND VOLUNTARILY AND FOR THE PURPOSES THEREIN STATED.

SIGNATURE — PRINTED NAME, A NOTARY PUBLIC COMMISSIONED IN UTAH

COMMISSION NUMBER — EXPIRATION DATE

THE RESERVE AT SKY RANCH SUBDIVISION

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 34,
TOWNSHIP 3 SOUTH, RANGE 2 WEST,
SALT LAKE BASE MERIDIAN
HERRIMAN CITY, COUNTY OF SALT LAKE, UTAH

## RECORDER'S OFFICE

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

DATE_____TIME_____ENTRY_____BOOK_____PAGE_____

FEE — SALT LAKE COUNTY RECORDER

WILDING ENGINEERING
14721 SOUTH HERITAGE CREST WAY
BLUFFDALE, UTAH 84065
801.553.8112
WWW.WILDINGENGINEERING.COM

## CHECKED FOR ZONING

ZONE: _____ DATE: _____
AREA: _____ WIDTH: _____
NAME: _____

## HEALTH DEPARTMENT

APPROVED THIS _____DAY OF _____ A.D., 20____BY HEALTH DEPARTMENT

REPRESENTATIVE

## COMCAST

APPROVED THIS _____DAY OF _____ A.D., 20____BY COMCAST

REPRESENTATIVE

## CENTURY LINK

APPROVED THIS _____DAY OF _____ A.D., 20____BY CENTURY LINK COMMUNICATIONS

REPRESENTATIVE

## ROCKY MOUNTAIN POWER

APPROVED THIS _____DAY OF _____ A.D., 20____BY ROCKY MOUNTAIN POWER

REPRESENTATIVE

## SOUTH VALLEY SEWER

APPROVED THIS _____DAY OF _____ A.D., 20____BY SOUTH VALLEY SEWER DISTRICT

REPRESENTATIVE

## SALT LAKE COUNTY SURVEYOR

APPROVED THIS _____DAY OF _____ A.D., 20____BY THE OFFICE OF THE SALT LAKE COUNT SURVEYOR.

SLCO SURVEYOR

DOMINION ENERGY APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION ENERGY MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT, INCLUDING THOSE SET FORTH IN THE OWNERS DEDICATION AND THE NOTES AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT DOMINION ENERGY'S RIGHT-OF-WAY DEPARTMENT AT 1-800-366-8532.

APPROVED THIS _____ DAY OF _____, 20___.

DOMINION ENERGY

BY:_____
TITLE:_____

## 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 — DATE

## 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.

HERRIMAN CITY ENGINEER — DATE

## APPROVAL AS TO FORM

APPROVED AS TO FORM THIS _____ DAY OF _____A.D. 20__

HERRIMAN CITY ATTORNEY

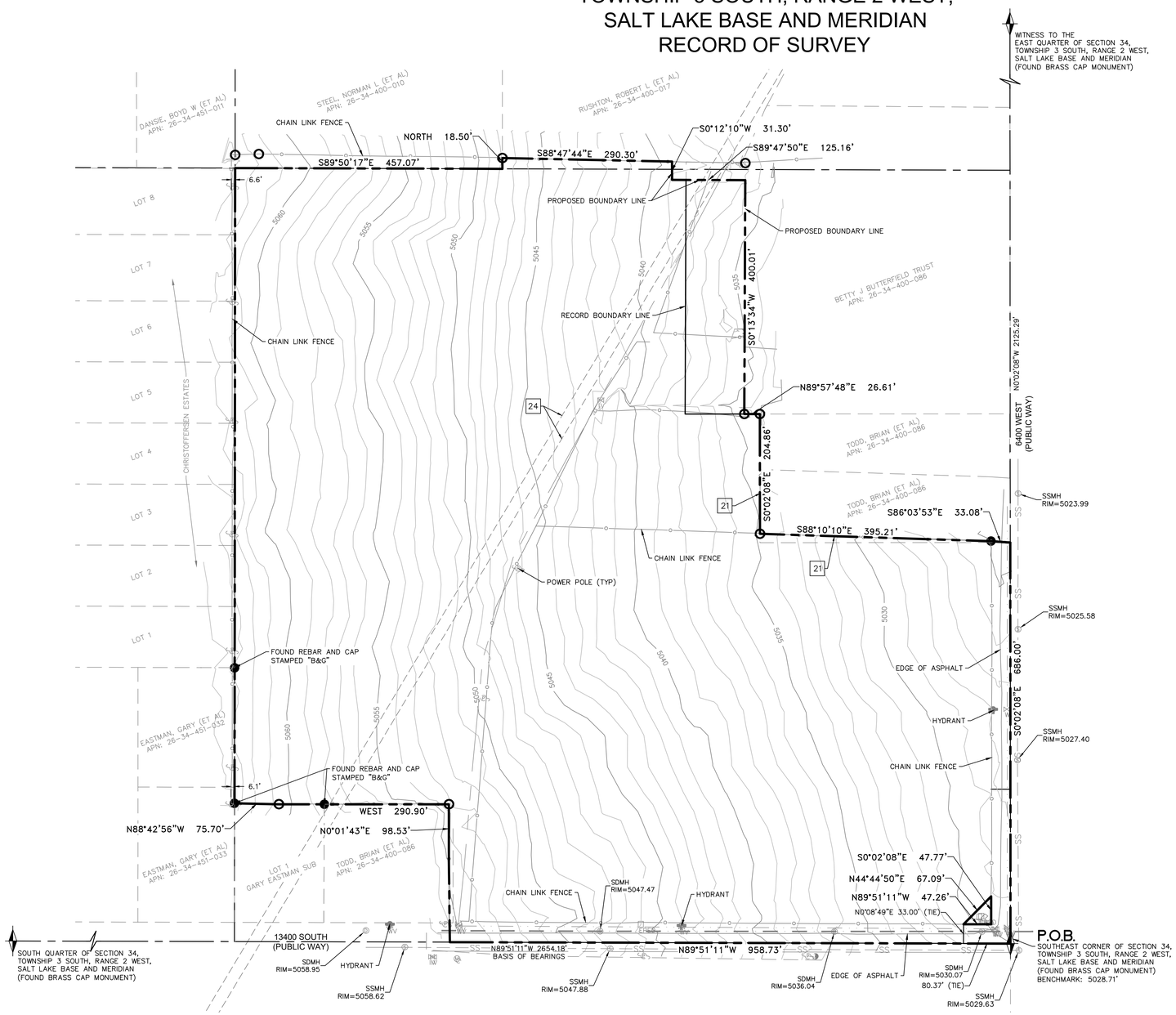
## HERRIMAN CITY

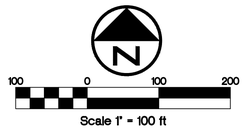
APPROVED THIS _____ DAY OF _____ A.D. 20____ BY HERRIMAN CITY

ATTEST: RECORDER — MAYOR

# BUTTERFIELD PROPERTIES

## LOCATED IN THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN RECORD OF SURVEY




## SURVEYOR'S CERTIFICATE:

I, KAGAN M. DIXON, SALT LAKE CITY, UTAH, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD LICENSE NO. 9061091 AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH; THAT I HAVE MADE A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY; THAT THIS PLAT CORRECTLY SHOWS THE TRUE DIMENSIONS OF THE BOUNDARIES SURVEYED AND OF THE VISIBLE IMPROVEMENTS AFFECTING THE BOUNDARIES AND THEIR POSITION IN RELATIONSHIP TO SAID BOUNDARIES.

## GENERAL NOTES

(1) OTHER DOCUMENTS USED IN THE PREPARATION OF THIS SURVEY:
1. COMMITMENT FOR TITLE INSURANCE ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, FILE NO. 2046345CM, DATED JUNE 4, 2020.
2. OTHER DOCUMENTS AS SHOWN ON THIS MAP

(2) WILDING ENGINEERING SURVEYED ABOVE GROUND VISIBLE EVIDENCE OF STRUCTURES THAT WOULD INDICATE THE POSSIBILITY OF AN EXISTING EASEMENT OR ENCUMBRANCE ON THE PROPERTY, HOWEVER WE RELIED UPON THE TITLE COMPANY TO RESEARCH THE COUNTY RECORDS FOR RECORDED EASEMENTS AND OTHER RECORDED ENCUMBRANCES THAT WOULD AFFECT THE PROPERTY AND THAT MAY OR MAY NOT BE READILY VISIBLE ON THE SITE TO BE SURVEYED AND SHOWN ON THIS MAP. WE REFERRED TO SCHEDULE B, PART 2 OF THE TITLE REPORT TO OBTAIN THIS INFORMATION.

(3) ITEMS FROM THE ABOVE REFERENCED TITLE REPORT HAVE BEEN ADDRESSED AS FOLLOWS:

1–14 NOT ADDRESSED BY THIS SURVEY

15 GRANT OF EASEMENT AND/OR RIGHT-OF-WAY AND THE TERMS, CONDITIONS AND LIMITATIONS CONTAINED THEREIN:
IN FAVOR OF: UTAH WATER AND POWER BOARD
RECORDED: AUGUST 24, 1971
ENTRY NO: 2405222
BOOK.: 2990
PAGE.: 878, OF THE OFFICIAL RECORDS
SURVEY NOTES: THE REFERENCED DOCUMENT IS BLANKET IN NATURE.

16 NOT ADDRESSED BY THIS SURVEY

17 GRANT OF EASEMENT AND/OR RIGHT-OF-WAY AND THE TERMS, CONDITIONS AND LIMITATIONS CONTAINED THEREIN:
IN FAVOR OF: BOARD OF WATER RESOURCES
RECORDED: FEBRUARY 26, 1974
ENTRY NO: 2602125
BOOK.: 3523
PAGE.: 249, OF THE OFFICIAL RECORDS
SURVEY NOTES: THE REFERENCED DOCUMENT IS BLANKET IN NATURE.

18 NOT ADDRESSED BY THIS SURVEY

19 GRANT OF EASEMENT AND/OR RIGHT-OF-WAY AND THE TERMS, CONDITIONS AND LIMITATIONS CONTAINED THEREIN:
IN FAVOR OF: BOARD OF WATER RESOURCES
RECORDED: NOVEMBER 12, 1987
ENTRY NO: 4549293
BOOK.: 5979
PAGE.: 653, OF THE OFFICIAL RECORDS
SURVEY NOTES: THE REFERENCED DOCUMENT IS BLANKET IN NATURE.

20 GRANT OF EASEMENT AND/OR RIGHT-OF-WAY AND THE TERMS, CONDITIONS AND LIMITATIONS CONTAINED THEREIN:
IN FAVOR OF: HERRIMAN PIPELINE AND DEVELOPMENT COMPANY
RECORDED: DECEMBER 23, 1987
ENTRY NO: 4566495
BOOK.: 5990
PAGE.: 2771, OF THE OFFICIAL RECORDS
SURVEY NOTES: DOCUMENT DOES NOT DESCRIBE AN EXACT LOCATION. ONLY THAT IT IS LOCATED WITHIN THE ROSE CANYON ROAD RIGHT-OF-WAY FROM 6700 WEST TO 7100 WEST, AND THEREFORE, DOES NOT APPEAR TO AFFECT THE SUBJECT PROPERTY.

[21] THE TERMS, CONDITIONS, RESTRICTIONS AND LIMITATIONS OF THAT CERTAIN BOUNDARY LINE AGREEMENT BY AND BETWEEN KELLY B. AND CAREY A. JOLLEY, AS PARTY/PARTIES OF THE FIRST PART, AND PRESTON R. AND BETTY J. BUTTERFIELD, AS PARTY/PARIES OF THE SECOND PART.
RECORDED: JULY 29, 1997
ENTRY NO.: 6700817
BOOK.: 7720
PAGE.: 1433, OF THE OFFICIAL RECORDS
SURVEY NOTES: AS SHOWN HEREON

22 THE TERMS, CONDITIONS, RESTRICTIONS, RESERVATIONS AND LIMITATIONS OF THAT CERTAIN TRANSFER AND CONVEYANCE:
RECORDED: OCTOBER 28, 1999
ENTRY NO.: 7500058
BOOK.: 8319
PAGE.: 1430, OF THE OFFICIAL RECORDS
SURVEY NOTES: EASEMENTS CONTAINED IN THIS DOCUMENT ARE BLANKET IN NATURE.

23 NOT ADDRESSED BY THIS SURVEY.

[24] EASEMENTS AND/OR RIGHT-OF-WAYS AS DISCLOSED BY MESNE INSTRUMENTS OF RECORD, INCLUDING BUT NOT LIMITED TO THAT CERTAIN QUIT CLAIM DEED:
RECORDED: MARCH 11, 2004
ENTRY NO.: 9001527
BOOK.: 8956
PAGE.: 7325, OF THE OFFICIAL RECORDS
SURVEY NOTES: AS SHOWN HEREON

25–26 NOT ADDRESSED BY THIS SURVEY

## NARRATIVE OF BOUNDARY

THE PURPOSE OF THIS SURVEY WAS TO LOCATE AND MONUMENT ON THE GROUND THE SURVEYED PROPERTY AS SHOWN HEREON.

DURING THE SECTION BREAKDOWN, THE NORTH QUARTER COULD NOT BE FOUND, NOR ANY RECORD INFORMATION AS TO ITS LOCATION. THE LOCATION OF THE NORTH QUARTER WAS CALCULATED TO ESTABLISH THE QUARTER SECTION LINE, AND THUS, THE 40-ACRE LINES WHICH ARE COMPRISED OF THE NORTH AND WEST BOUNDARY LINES OF THE SURVEYED PROPERTY.

A DEED DISCREPANCY WAS DISCOVERED BETWEEN THE SURVEYED PROPERTY AND THE BUTTERFIELD PROPERTY TO THE EAST. PART OF THE INTENTION OF THIS SURVEY IS TO ESTABLISH A NEW COMMON LINE BETWEEN THE TWO PROPERTIES, SO THAT DISCREPANCY WAS NOT INVESTIGATED.

A LONG ESTABLISHED FENCE LINE BETWEEN THE SURVEYED PROPERTY AND THE NORTH ADJOINING STEEL PROPERTY DOES NOT APPEAR TO MATCH DEED LINES, WHICH RUN ALONG THE 40-ACRE LINE. THE BOUNDARY HAS BEEN SHOWN ALONG THE 40-ACRE LINE WHERE DESCRIBED BY RECORD DOCUMENTATION.

LASTLY, NO DOCUMENTATION COULD BE FOUND WHICH DEDICATES 13400 SOUTH AND 6400 WEST AS PUBLIC RIGHT-OF-WAYS. PRESCRIPTIVE RIGHTS APPEAR TO ESTABLISH BOTH OF THESE ROADS AS HAVING 33 FOOT HALF-WIDTHS. THE PLANNED SUBDIVIDING OF THIS PROPERTY WILL DEDICATE THE ROAD TO HERRIMAN CITY.

## LEGEND

SECTION LINE
FOUND SECTION CORNER
FOUND REBAR AND CAP
SET 5/8 REBAR AND CAP (WILDING ENGINEERING)
(BOUNDARY LINE)
ADJACENT PROPERTY / ROW LINE

## BOUNDARY DESCRIPTION

BEGINNING N 686 FEET FROM THE SOUTHEAST CORNER OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 2 WEST, SALT LAKE MERIDIAN; N 86°01'45" W 33.08 FEET; N 88°08'02" W 395.21 FEET; S 15.16 FEET; E 428 FEET TO BEGINNING.

ALSO BEGINNING AT SAID SOUTHEAST CORNER; THENCE N 00°13'34" E 686 FEET; W 428 FEET; N 00°13'34" E 220 FEET; W 132 FEET; N 00°13'13.11 E 428.03 FEET; S 89°27'19" W 760.07 FEET; S 00°13'34" W 1083.36 FEET; S 88°42'56" E 75.83 FEET; E 77.79 FEET; S 89°55'33" E 213.1 FEET; S 00°01'43" W 35.6 FEET; S 89°42'16" E 7.43 FEET; S 00°13'34" W 200 FEET; S 89°42'16" E 946 FEET TO BEGINNING. LESS STREET.

ALSO BEGINNING S 89°51'11" E 368.27 FEET & N 00°40'46" W 33 FEET FROM THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 2 WEST, SALT LAKE MERIDIAN; N 00°40'46" W 104.36 FEET; N 00°40'46" E 62.65 FEET; S 89°51'11" E 7 .21 FEET; S 00°00'49" W 167 FEET; N 89°51'11" W 5.96 FEET TO BEGINNING.

LESS AND EXCEPTING THEREFROM THOSE PORTIONS CONVEYED IN THAT CERTAIN QUIT CLAIM DEED, RECORDED JANUARY 11, 2018, AS ENTRY NO. 12696157, IN BOOK 10637, AT PAGE 8141, OF THE OFFICIAL RECORDS AS FOLLOWS:

A TRACT OF LAND BEING LOCATED WITHIN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 2 WEST, SALT LAKE MERIDIAN, HERRIMAN CITY, SALT LAKE COUNTY, STATE OF UTAH AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING FROM THE SOUTHEAST CORNER OF SAID SECTION 34, THENCE A DISTANCE OF 33.00 FEET, N 89°35'56" W ALONG THE SECTION LINE & THENCE A DISTANCE OF 33.00 FEET, N 00°13111 E TO THE POINT OF BEGINNING. THENCE RUNNING N 89°35'56" W, A DISTANCE OF 47.26 FEET ALONG THE NORTHERLY LINE OF THE 66 FOOT WIDE RIGHT OF WAY OF 13400 SOUTH STREET; THENCE N 45°00'00" E, A DISTANCE OF 67.09 FEET: THENCE S 00°13'11" WEST, A DISTANCE OF 47.77 FEET ALONG THE WESTERLY LINE OF THE 66 FOOT WIDE RIGHT OF WAY LINE OF 6400 WEST STREET TO THE POINT OF BEGINNING.

## AS-SURVEYED DESCRIPTION

BEGINNING AT THE SOUTHEAST CORNER OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE NORTH 89°51'11" WEST ALONG THE SECTION LINE A DISTANCE OF 958.73 FEET; THENCE NORTH 00°40'46" WEST 137.37 FEET; THENCE NORTH 00°01'43" EAST 98.53 FEET TO A POINT ON A PROLONGATION OF THE NORTH LINE OF GARY EASTMAN SUBDIVISION, ON FILE WITH THE OFFICE OF THE SALT LAKE COUNTY RECORDER; THENCE WEST 290.90 FEET TO A POINT ON THE NORTH LINE OF SAID SUBDIVISION; THENCE NORTH 88°43'11" WEST ALONG SAID NORTH LINE A DISTANCE OF 75.70 FEET TO THE NORTH-SOUTH 40-ACRE LINE; THENCE NORTH 00°02'57" EAST ALONG SAID 40-ACRE LINE A DISTANCE OF 1086.35 FEET TO THE EAST-WEST 40-ACRE LINE; THENCE SOUTH 89°50'17" EAST ALONG SAID 40-ACRE LINE A DISTANCE OF 457.07 FEET; THENCE NORTH 18.50 FEET; THENCE SOUTH 88°47'44" EAST 290.30 FEET; THENCE SOUTH 00°12'10" WEST 31.30 FEET; THENCE SOUTH 89°47'50" EAST 125.16 FEET; THENCE SOUTH 00°13'34" WEST 400.01 FEET; THENCE NORTH 89°57'48" EAST 26.61 FEET TO A POINT ON THE PROLONGATION THE WEST LINE OF C. JOLLEY SUBDIVISION, ON FILE WITH THE OFFICE OF THE SALT LAKE COUNTY RECORDER; THENCE SOUTH 00°02'08" EAST ALONG SAID LINE A DISTANCE OF 204.86 FEET TO THE SOUTHWEST CORNER OF SAID SUBDIVISION; THENCE SOUTH 88°10'10" EAST ALONG THE SOUTH LINE OF SAID SUBDIVISION A DISTANCE OF 395.21 FEET; THENCE SOUTH 86°03'53" EAST 33.08 FEET TO THE SECTION LINE; THENCE SOUTH 00°02'08" EAST ALONG SAID SECTION LINE A DISTANCE OF 686.00 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCEL:

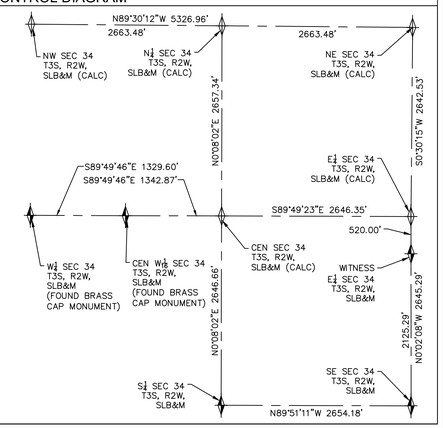
BEGINNING AT A POINT WHICH IS NORTH 89°51'11" WEST ALONG THE SECTION LINE A DISTANCE OF 80.37 FEET AND NORTH 00°08'49" EAST 33.00 FEET FROM THE SOUTHEAST CORNER OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE NORTH 44°44'50" EAST 67.09 FEET; THENCE SOUTH 00°02'08" EAST 47.77 FEET; THENCE NORTH 89°51'11" WEST 47.26 FEET TO THE POINT OF BEGINNING.

CONTAINS 1,389,836 SQUARE FEET OR 31.906 ACRES, MORE OR LESS.

## BASIS OF BEARING

THE BASIS OF BEARING FOR THIS SURVEY IS NORTH 89°51'11" WEST BETWEEN THE SOUTHEAST CORNER AND THE SOUTH QUARTER OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN.

## CONTROL DIAGRAM





WILDING ENGINEERING
14721 South Heritage Crest Way
Bluffdale, Utah 84065
801.553.8112
www.wildingengineering.com


G:\DATA\20222 Butterfield 30 Acres\dwg\20222 ROS No Steel.dwg
PLOT DATE: Jan 06, 2021

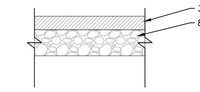
UTILITY STATEMENT:
THE UNDERGROUND UTILITIES SHOWN HEREON HAVE BEEN LOCATED FROM FIELD OBSERVATIONS AND UTILITY MARKINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN HEREON COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN HEREON ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH THE SURVEYOR DOES STATE THAT THE UTILITIES SHOWN HEREON ARE LOCATED AS ACCURATELY AS POSSIBLE, FROM INFORMATION AVAILABLE AT THE TIME THE SURVEY WAS CONDUCTED. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES AND THE EXACT LOCATION OF SOME UTILITIES MAY REQUIRE FURTHER FIELD INVESTIGATION OR EXCAVATION TO DETERMINE THEIR PRECISE LOCATIONS.

| NO. | REVISION | DATE |
|---|---|---|
| | | |

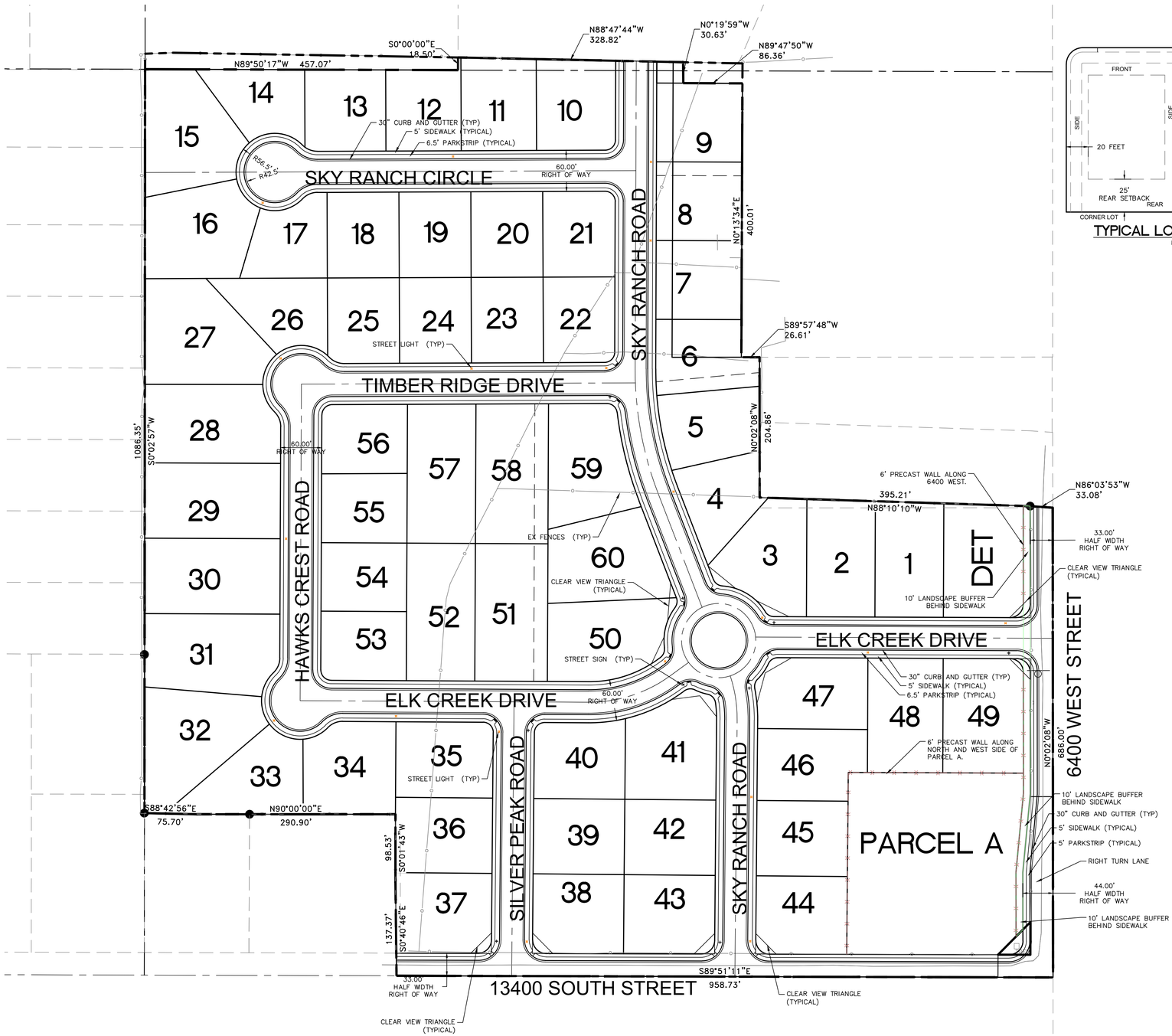
DRAWING TITLE: RECORD OF SURVEY
PROJECT NAME: BUTTERFIELD PROPERTIES
DATE: 1/6/2021
SCALE: 1" = 100'
LOCATION: 13374 S ROSE CANYON RD
DRAWN: KMD
CHECKED: KMD
SHEET: 1 OF 1
HERRIMAN, UTAH
COUNTY: SALT LAKE

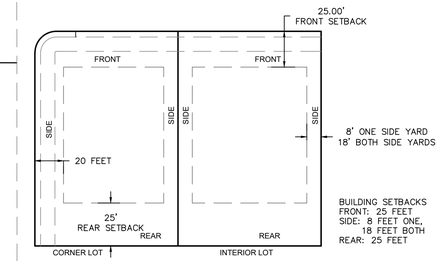
# THE RESERVE AT SKY RANCH SUBDIVISION

## SITE PLAN

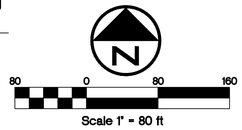



ROAD MATERIAL CROSS SECTION
N.T.S.




TYPICAL LOT SETBACKS
NTS




Scale 1" = 80 ft

WILDING
ENGINEERING
14721 South Heritage Crest Way
Bluffdale, Utah 84065
801.553.8112
www.wildingengineering.com

DRAWING NOTES:

GENERAL NOTES

1. FOR LOTS ADJACENT TO ROUNDABOUT, THE CLOSEST EDGE OF THE DRIVEWAY SHALL BE A MINIMUM OF 20 FEET FROM THE ROUNDABOUT ENTRANCE.
2. NO CONCRETE WILL BE ALLOWED OVER THE IRRIGATION PIPELINE UNLESS THE OWNER AGREE TO REPAIR IT AT THEIR COST.

G:\DATA\20222 Butterfield 30 Acres\dwg\XREF\XR-SITE.dwg
PLOT DATE: Jan 06, 2021

| NO. | REVISION | DATE |
|---|---|---|
| | | |

PROJECT INFORMATION

**THE RESERVE AT SKY RANCH SUBDIVISION**

SITE PLAN

LEHI, UTAH

| DRAWN | CHECKED | PROJECT # |
|---|---|---|
| JRP | JRP | 20222 |

REGISTERED PROFESSIONAL ENGINEER
No. 923[illegible]
JASON REDD PETERSON
STATE OF UTAH
ENGINEER'S STAMP

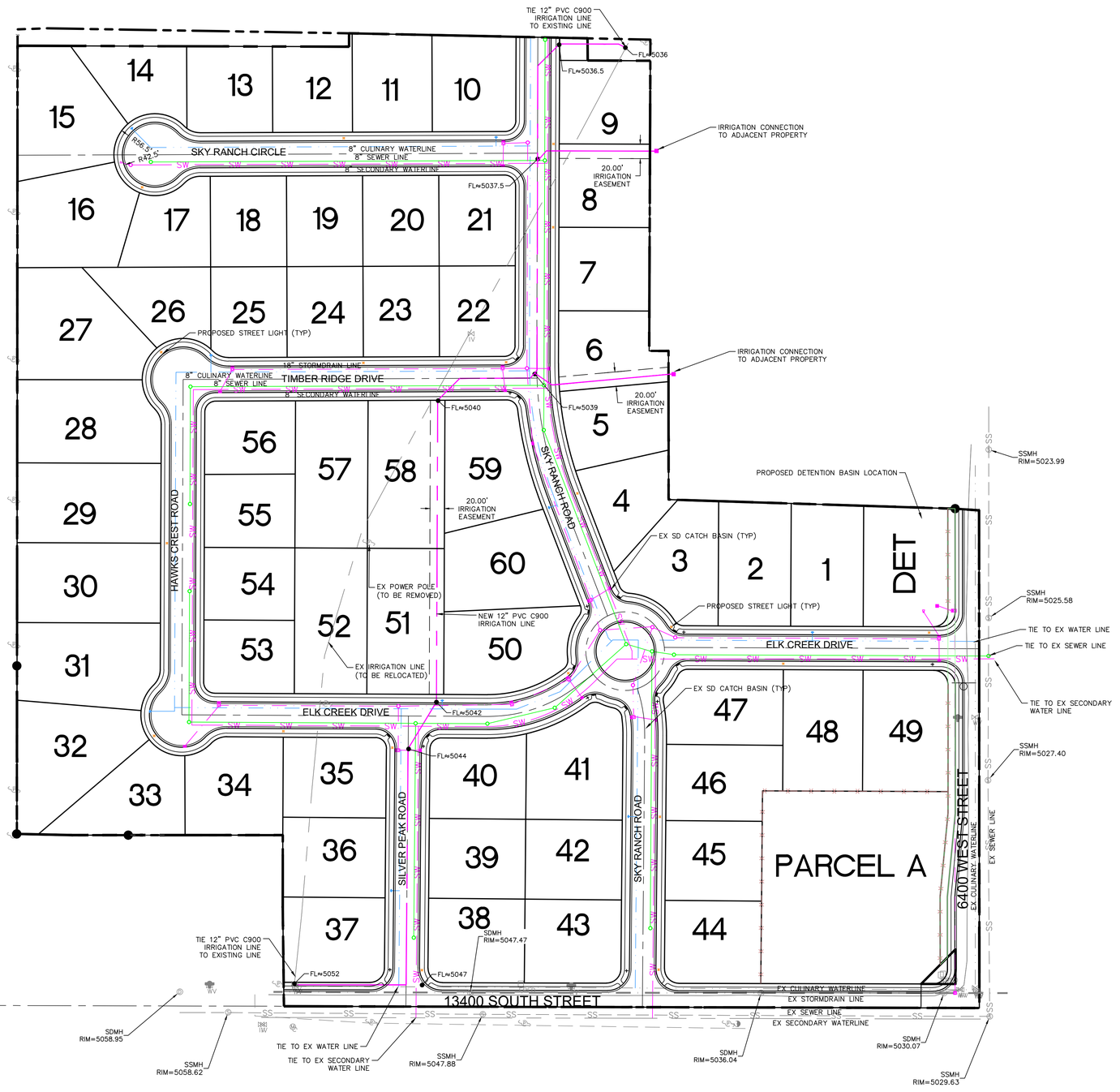
DATE: 10/14/20

SCALE: 1" = 60'

SHEET: C201

# THE RESERVE AT SKY RANCH SUBDIVISION

## PRELIMINARY UTILITY PLAN




Scale 1" = 80 ft


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Bluffdale, Utah 84065
801.553.8112
www.wildingengineering.com


DRAWING NOTES:

GENERAL NOTES:

1. NO CONCRETE WILL BE ALLOWED OVER THE IRRIGATION PIPELINE UNLESS THE OWNER AGREE TO REPAIR IT AT THEIR COST.

G:\DATA\20222 Butterfield 30 Acres\dwg\XREF\XR-SITE.dwg
PLOT DATE: Jan 06, 2021

| NO. | REVISION | DATE |
|---|---|---|

PROJECT INFORMATION

THE RESERVE AT SKY RANCH SUBDIVISION

PRELIMINARY UTILITY PLAN

LEHI, UTAH

| DRAWN | CHECKED | PROJECT # |
|---|---|---|
| JRP | JRP | 20222 |

DATE: 10/14/20

SCALE: 1" = 60'

SHEET: C202

REGISTERED PROFESSIONAL ENGINEER No.9251247 JASON REDD PETERSON STATE OF UTAH

PRELIMINARY

ENGINEER'S STAMP

# THE RESERVE AT SKY RANCH SUBDIVISION

## PRELIMINARY DRAINAGE PLAN

**Storm Drainage Detention Calculations**
**Reserve at Sky Ranch Subdivision**
**100-yr, 24-hr Post-Development Rational Method Calculations[1]**

**Area and Weighted C Calculation**

| Description | Acres | C |
|---|---|---|
| Impervious - Roadways | 6.02 | 0.95 |
| Impervious - Lots (4,000 sf / lot) | 5.50 | 0.90 |
| Total Impervious | 11.52 | 0.93 |
| Total Pervious | 18.50 | 0.15 |
| **Total:** | 30.02 | **0.45** |

**Storage requirements by duration (maximum volume is bolded)**

| Duration (min) | $C_w$ | i (100 yr.) | Area (ac) | Q(cfs) | Vol. (cf) | Allowable Release (cf) | Storage (cf) | Storage (ac-ft) |
|---|---|---|---|---|---|---|---|---|
| 5 | 0.45 | 6.42 | 30.02 | 86.73 | 26,018 | 1,801.20 | 24,217 | 0.56 |
| 10 | 0.45 | 4.88 | 30.02 | 65.92 | 39,554 | 3,602.40 | 35,952 | 0.83 |
| 15 | 0.45 | 4.04 | 30.02 | 54.58 | 49,119 | 5,403.60 | 43,715 | 1.00 |
| 30 | 0.45 | 2.72 | 30.02 | 36.74 | 66,140 | 10,807.20 | 55,333 | 1.27 |
| 60 | 0.45 | 1.68 | 30.02 | 22.70 | 81,702 | 21,614.40 | **60,088** | 1.38 |
| 120 | 0.45 | 0.92 | 30.02 | 12.46 | 89,678 | 43,228.80 | 46,449 | 1.07 |
| 180 | 0.45 | 0.63 | 30.02 | 8.44 | 91,186 | 64,843.20 | 26,343 | 0.60 |
| 360 | 0.45 | 0.34 | 30.02 | 4.57 | 98,627 | 129,686.40 | -31,060 | -0.71 |
| 720 | 0.45 | 0.20 | 30.02 | 2.66 | 114,967 | 259,372.80 | -144,406 | -3.32 |
| 1,440 | 0.45 | 0.11 | 30.02 | 1.46 | 126,055 | 518,745.60 | -392,690 | -9.01 |
| | | | | | | Allowable release (cfs/ac) | | 0.20 |

**Orifice Size**

| | |
|---|---|
| C (sharp edge constant) | 0.61 |
| Q (release rate x area, cfs) | 6.004 |
| H (Depth of pond, ft) | 4 |
| A (Area of orifice, ft²) | 0.613 |
| A (Area of orifice, in²) | 88.3 |
| r (radius of orifice, in) | 5.3 |
| Diameter of Orifice (in) | **10.6** |

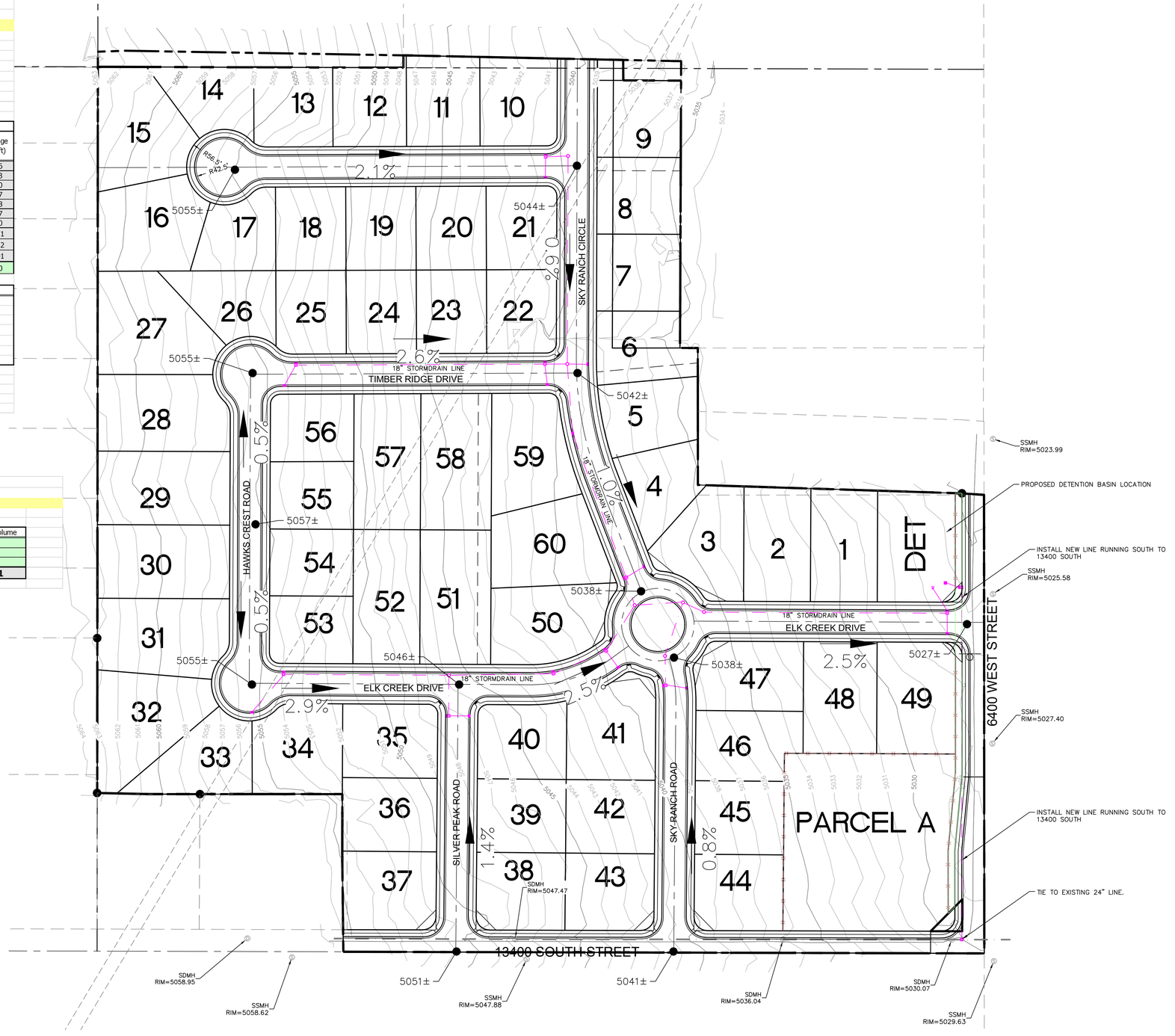
$$A = \frac{Q}{C\sqrt{2gh}} \qquad r = \sqrt{\frac{A}{\pi}}$$

1) Per Herriman City Storage Requirements
2) Runoff Coefficients from "*Hydrologic Analysis and Design*", Richard H. McCuen, 1998
3) Storage = Storm Volume - Allowable Release

**Storm Drainage Detention Calculations**
**Reserve at Sky Ranch Subdivision**
**80% percentile storm event retention volume**

**Area and Weighted C Calculation**

| Description | Acres | 80% depth | C | Retained Volume |
|---|---|---|---|---|
| Impervious - Roadways | 6.02 | 0.50 | 0.95 | 10380 |
| Impervious - Lots (4,000 sf / lot) | 5.50 | 0.50 | 0.90 | 8984 |
| Total Pervious | 18.50 | 0.50 | 0.15 | 5037 |
| **Total:** | 18.50 | | | **24401** |




Scale 1" = 80 ft


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Bluffdale, Utah 84065
801.553.8112
www.wildingengineering.com


DRAWING NOTES:

G:\DATA\20222 Butterfield 30 Acres\dwg\XREF\XR-SITE.dwg
PLOT DATE: Jan 06, 2021

| NO. | REVISION | DATE |
|---|---|---|
| | | |

PROJECT INFORMATION

THE RESERVE AT SKY RANCH SUBDIVISION

PRELIMINARY DRAINAGE PLAN

LEHI, UTAH

| DRAWN | CHECKED | PROJECT # |
|---|---|---|
| JRP | JRP | 20222 |

REGISTERED PROFESSIONAL ENGINEER No.9251147 JASON REDD PETERSON STATE OF UTAH
PRELIMINARY
ENGINEER'S STAMP

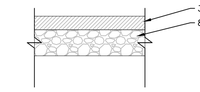
DATE 10/14/20

SCALE 1" = 60'

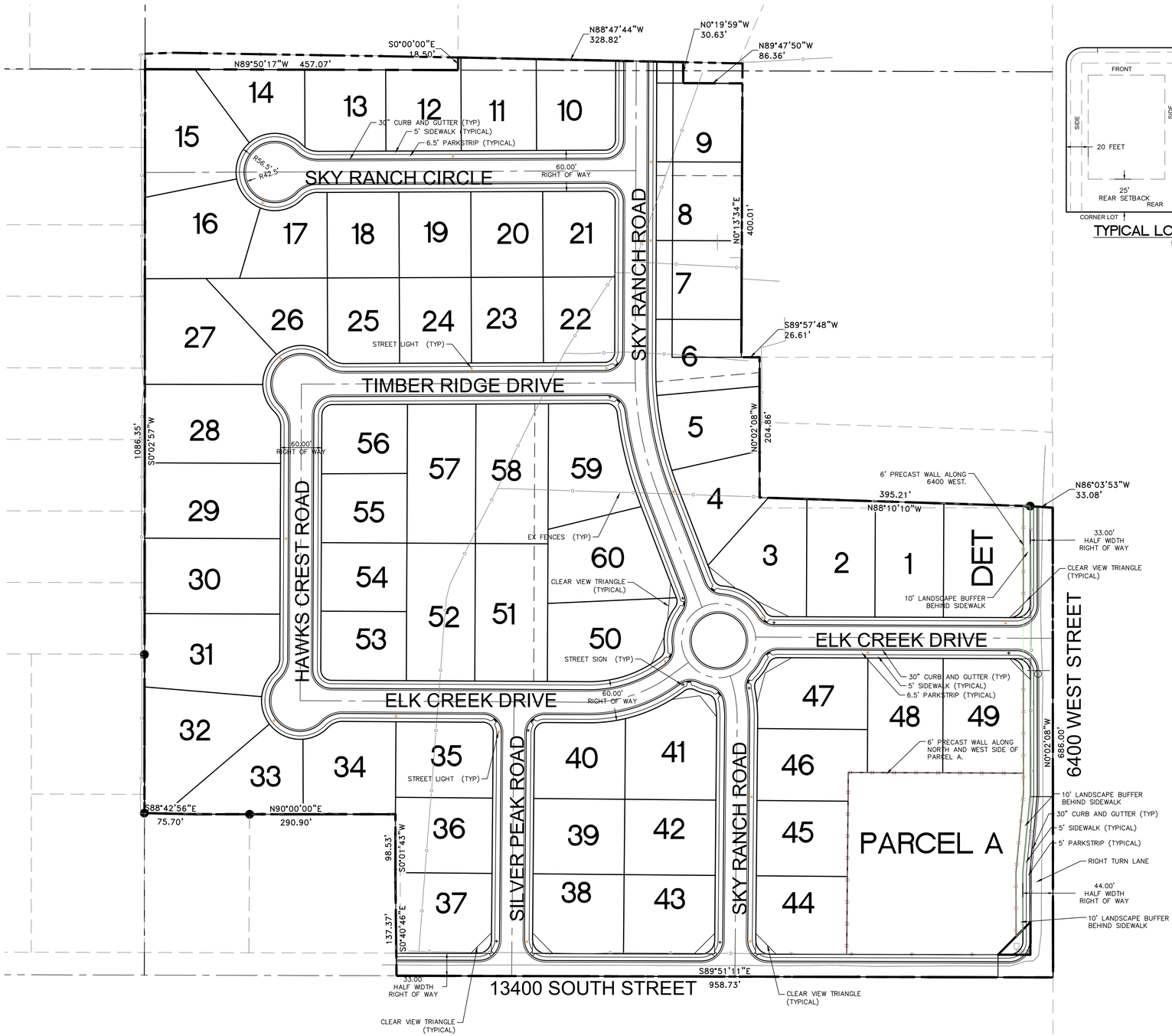
SHEET C203

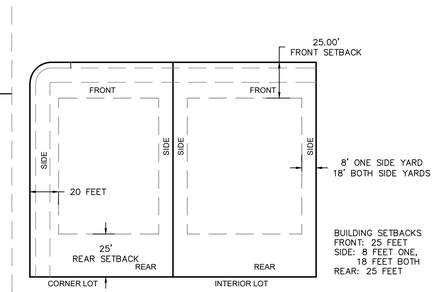
# THE RESERVE AT SKY RANCH SUBDIVISION

## SITE PLAN

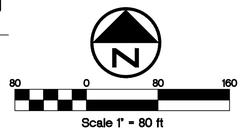



ROAD MATERIAL CROSS SECTION
N.T.S.




TYPICAL LOT SETBACKS
NTS




Scale 1" = 80 ft

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DRAWING NOTES:

GENERAL NOTES

1. FOR LOTS ADJACENT TO ROUNDABOUT, THE CLOSEST EDGE OF THE DRIVEWAY SHALL BE A MINIMUM OF 20 FEET FROM THE ROUNDABOUT ENTRANCE.
2. NO CONCRETE WILL BE ALLOWED OVER THE IRRIGATION PIPELINE UNLESS THE OWNER AGREE TO REPAIR IT AT THEIR COST.

G:\DATA\20222 Butterfield 30 Acres\dwg\XREF\XR-SITE.dwg
PLOT DATE: Jan 06, 2021

| NO. | REVISION | DATE |
|---|---|---|
| | | |

PROJECT INFORMATION

**THE RESERVE AT SKY RANCH SUBDIVISION**

SITE PLAN

LEHI, UTAH

| DRAWN | CHECKED | PROJECT # |
|---|---|---|
| JRP | JRP | 20222 |

REGISTERED PROFESSIONAL ENGINEER
No. 923217
JASON REDD PETERSON
STATE OF UTAH
EXPIRES 11-30-21
ENGINEER'S STAMP

DATE: 10/14/20

SCALE: 1" = 60'

SHEET: C201

# Attachment C
## Landscape Plan

# LANDSCAPE PLAN SPECIFICATIONS

PART 1 - GENERAL

1.1 SUMMARY

A. This section includes landscape procedures for the Project including all labor, materials, and installation necessary, but not limited to, the following:

1. Site Conditions
2. Guarantees
3. Maintenance
4. Soil Amendments
5. Fine Grading
6. Landscape Edging
7. Furnish and Installing Plant
8. Turf Planting
9. Weed Barrier

1.2 SITE CONDITIONS

A. Examination: Before submitting a Bid, each Contractor shall carefully examine the Contract Documents; shall visit the site of the Work; shall fully inform themselves as to all existing conditions and limitations; and shall include in the Bid the cost of all items required by the Contract Documents are at a variance with the applicable laws, building codes, rules, regulations, or contain obvious erroneous or uncoordinated information, the Contractor shall promptly notify the Project Representative and the necessary changes shall be accomplished by Addendum.

B. Protection: Contractor to conduct the Work in such a manner to protect all existing underground utilities or structures. Contractor to repair or replace any damaged utility or structure using identical materials to match existing at no expense to the Owner.

C. Irrigation System: Do not begin planting until the irrigation system is completely installed, is adjusted for full coverage and is completely operational.

1.3 PERMITS

A. Blue Stake/ Dig Line: When digging is required, "Blue Stake" or "Dig Line" the work site and identify the approximate location of all known underground utilities or structures.

1.4 PLANT DELIVERY, QUALITY, AND AVAILABILITY

A. Unauthorized substitutions will not be accepted. If proof is submitted that specific plants or plant sizes are unobtainable, written substitution requests will be considered for the nearest equivalent plant or size. All substitution requests must be made in writing and preferably before the bid due date.

1.5 FINAL INSPECTION

A. All plants will be inspected at the time of Final Inspection prior to receiving a Landscape Substantial Completion for conformance to specified planting procedures, and for general appearance and vitality. Any plant not approved by the Project Representative will be rejected and replaced immediately.

1.6 LANDSCAPE SUBSTANTIAL COMPLETION

A. A Substantial Completion Certificate will only be issued by the Project Representative for "landscape and irrigation" in their entirety. Substantial Completion will not be proportioned to be designated areas of a project.

1.7 MAINTENANCE

A. Plant Material: The Contractor is responsible to maintain all planted materials in a healthy and growing condition for 30 days after receiving a Landscape Substantial Completion at which time the Guarantee period commences. This maintenance is to include mowing, weeding, cultivating, fertilizing, monitoring water schedules, controlling insects and diseases, re-guying and staking, and all other operations of care necessary for the promotion of root growth and plant life so that all plants are in a condition satisfactory at the end of the guarantee period. The Contractor shall be held responsible for failure to monitor watering operations and shall replace any and all plant material that is lost due to improper application of water.

1.8 GUARANTEE

A. Guarantee: A guarantee period of one year shall begin from end of maintenance period and final acceptance for trees, shrubs, and ground covers. All plants shall grow and be healthy for the guarantee period and trees shall live and grow in acceptable upright position. Any plant not alive, in poor health, or in poor condition at the end of the guarantee period will be replaced immediately. Any plant will only need to be replaced once during the guarantee period. Contractor to provide documentation showing where each plant to be replaced is located. Any outside factors, such as vandalism or lack of maintenance on the part of the Owner, shall not be part of the guarantee

PART II - PRODUCTS

2.1 LANDSCAPE MATERIALS

A. Tree Staking: All trees shall be staked for one year warranty period. All trees not plumb shall be replaced. Staked trees shall use vinyl tree ties and tree stakes two (2) inch by two (2) by eight (8) foot common pine stakes used as shown on the details.

B. Tree Wrap: Tree wrap is not to be used.

C. Mulch/Rock: See Plans. All planter beds to receive a minimum 3" layer for trees, shrubs, and perennials and 1" for groundcovers.

D. Weed Barrier: DeWitt 5 oz. weed barrier fabric. Manufactured by DeWitt Company, dewittcompany.com or approved equal.

E. Tree, Shrub, and Grass Backfill Mixture; Backfill mixture to be 75% native soil and 25% topsoil, thoroughly mixed together prior to placement.

F. Topsoil: Required for turf areas, planter beds and Backfill Mixture. Acceptable topsoil shall meet the following standards:

a. PH: 5.5-7.5

b. EC (electrical conductivity): < 2.0 mmhos per centimeter

c. SAR (sodium absorption ration): < 3.0

d. % OM (percent organic matter): >1%

e. Texture (particle size per USDA soil classification): Sand <70%; Clay < 30%; Silt < 70%, Stone fragments (gravel or any soil particle greater than two (2) mm in size) < 5% by volume.

G. Turf Sod: All sod shall be 18 month old as specified on plans (or approved equal) that has been cut fresh the morning of installation. Only sod that has been grown on a commercial sod farm shall be used. Only use sod from a single source.

H. Landscape Curb Edging: six (6) inches by four (4) inches extruded concrete curb made up of the following materials:

a. Washed mortar sand free of organic material.

b. Portland Cement (see concrete spec. below for type)

c. Reinforced fiber - Specifically produced for compatibility with aggressive alkaline environment of Portland cement-based composites.

d. Only potable water for mixing.

I. Landscape Metal Edging: 5.5" steel edging with 18" dowels into the ground for stabilization.

PART III - EXECUTION

3.1 GRADING

A. Topsoil Preparation: Grade planting areas according to the grading plan. Eliminate uneven areas and low spots. Provide for proper grading and drainage.

B. Topsoil Placement: Slope surfaced away from building at two (2) percent slope with no pockets of standing water. Establish finish grades of one (1) inches for planters below grade of adjacent paved surfaced. Provide neat, smooth, and uniform finish grades. Remove surplus sub-soil and topsoil from the site.

C. Compaction: compaction under hard surface areas (asphalt paths and concrete surfaces) shall be ninety-five (95) percent. Compaction under planting areas shall be between eighty-five (85) and ninety (90) percent.

3.2 TURF GRADING

A. The surface on which the sod is to be laid shall be firm and free from footprints, depressions, or undulations of any kind. The surface shall be free of all materials larger than 1/2" in diameter.

B. The finish grade of the topsoil adjacent to all sidewalks, mow-strips, etc. prior to the laying of sod, shall be set such that the crown of the grass shall be at the same level as the adjacent concrete or hard surface. No exceptions.

3.3 PLANTING OPERATIONS

A. Review the exact locations of all trees and shrubs with the Project Representative for approval prior to the digging of any holes. Prepare all holes according to the details on the drawings.

B. Water plants immediately upon arrival at the site. Maintain in moist condition until planted.

C. Before planting, locate all underground utilities prior to digging. Do not place plants on or near utility lines.

D. The tree planting hole should be the same depth as the root ball, and two times the diameter of the root ball.

E. Trees must be placed on undisturbed soil at the bottom of the planting hole.

F. The tree hole depth shall be determined so that the tree may be set slightly high of finish grade, 1" to 2" above the base of the trunk flare, using the top of the root ball as a guide.

G. Plant immediately after removal of container for container plants.

H. Set tree on soil and remove all burlap, wire baskets, twine, wrappings, etc. before beginning and backfilling operations. Do not use planting stock if the ball is cracked or broken before or during planting operation.

I. Apply vitamin B-1 root stimulator at the rate of one (1) tablespoon per gallon.

J. Upon completion of backfilling operation, thoroughly water tree to completely settle the soil and fill any voids that may have occurred. Use a watering hose, not the area irrigation system. If additional prepared topsoil mixture needs to be added. It should be a courser mix as required to establish finish grade as indicated on the drawings.

K. The amount of pruning shall be limited to the minimum necessary to remove dead or injured twigs and branches. All cuts, scars, and bruises shall be properly treated according to the direction of the Project Representative. Proper pruning techniques shall be used. Do not leave stubs and do not cut the leader branch. Improper pruning shall be cause for rejection of the plant material.

L. Prepare a watering circle of 2' diameter around the trunk. For conifers, extend the watering well to the drip line of the tree canopy. Place mulch around the planted trees.

4. TURF - SOD LAYING

A. Top Soil Amendments: Prior to laying sod, commercial fertilizer shall be applied and incorporated into the upper four (4) inches of the topsoil at a rate of four pounds of nitrogen per one thousand (1,000) square feet. Adjust fertilization mixture and rate of application as needed to meet recommendations given by topsoil analysis. Include other amendments as required.

B. Fertilization: Three weeks after sod placement fertilize the turf at a rate of ½ pound of nitrogen per 1000 square feet. Use fertilizer specified above. Adjust fertilization mixture and rates to meet recommendations given by topsoil analysis.

C. Sod Availability and Condition: Sod is to be delivered to the site in good condition. It is to be inspected upon arrival and installed within 24 hours. Sod is to be moist and cool to ensure that decomposition has not begun and is to be free of pests, diseases, or blemishes. The Contractor shall satisfy himself as to the existing conditions prior to any construction. The Contractor shall be fully responsible for furnishing and laying all sod required on the plans. He shall furnish new sod as specified above and lay it so as to completely satisfy the intent and meaning of the plans and specification at no extra cost to the owner. In the case of any discrepancy in the amount of sod to be removed or amount to be used, it shall be the Contractor's responsibility to report such to the Project Representative prior to commencing the work.

D. Sod Laying: The surface upon which the new sod to be laid will be prepared as specified in the detail and be lightly watered before laying. Areas where sod is to be laid shall be cut trimmed, or shaped to receive full width sod (minimum twelve (12) inches). No partial strip or pieces will be accepted.

E. Sod shall be tamped lightly as each piece is set to ensure that good contact is made between edges and also the ground. If voids or holes are discovered, the sod piece(s) is (are) to be raised and topsoil is to be used to fill in the areas until level. Sod laid on any sloped areas shall be anchored with wooden dowels or other materials which are accepted by the grass sod industry.

F. Sod shall be rolled with a roller that is at least 50% full immediately after installation to ensure the full contact with soil is made.

G. Apply water directly after laying sod. Rainfall is not acceptable.

H. Watering of the sod shall be the complete responsibility of the Contractor by whatever means necessary to establish the sod in an acceptable manner to the end of the Maintenance period. If an irrigation system is in place on the site, but for whatever reason, water is not available in the system. It is the responsibility of the Contractor to water the sod by whatever means, until the sod is accepted by the Project Representative.

I. Protection of the newly laid sod shall be the complete responsibility of the Contractor. The Contractor shall provide acceptable visual barriers, to include barricades set appropriate distances with strings or tapes between barriers, as an indication of new work. The Contractor is to restore any damaged areas caused by others (including vehicular traffic), erosion, etc, until such time as the lawn is accepted by the Owner.

J. All sod that has not been laid within 24 hours shall be deemed unacceptable and will be removed from the site.

3.5 WEED BARRIER

A. For the health of the soil and the microorganisms, weed barrier is not recommended. If use is required or requested, do not place in annual or grass areas.

B. Cut weed barrier back to the edge of the plant rootball.

C. Overlap rows of fabric min. 6"

D. Stable fabric edges and overlaps to ground.

END OF SECTION

# LANDSCAPE NOTES

INSTALLATION

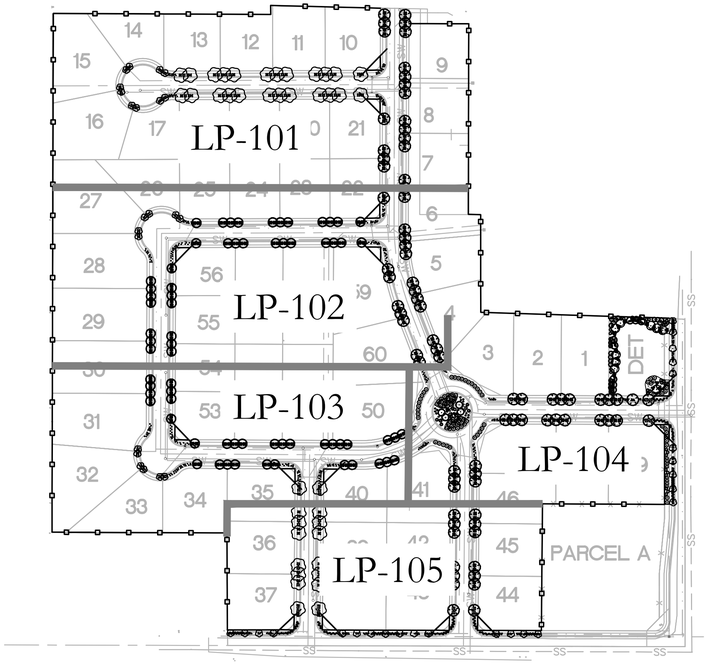
1. LANDSCAPE CONTRACTOR SHALL HAVE ALL UTILITIES BLUE STAKED PRIOR TO DIGGING. ANY DAMAGE TO UTILITIES SHALL BE REPAIRED AT CONTRACTORS EXPENSE WITH NO ADDITIONAL COST TO THE OWNER.
2. DURING THE BIDDING AND INSTALLATION PROCESS, THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFYING QUANTITIES OF ALL MATERIALS. IF DISCREPANCIES EXIST, THE PLAN SHALL DICTATE QUANTITIES TO BE USED.
3. ALL PLANT MATERIAL SHALL BE PLANTED ACCORDING TO INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA) STANDARDS WITH CONSIDERATION TO INDIVIDUAL SOIL AND SITE CONDITIONS, AND NURSERY CARE AND INSTALLATION INSTRUCTIONS.
4. SELECTED PLANTS WILL BE ACCORDING TO THE PLANT LEGEND. IF SUBSTITUTIONS ARE NECESSARY, PROPOSED LANDSCAPE CHANGES MUST BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO LAYING SOD.
5. SHOULD THE SITE REQUIRE ADDITIONAL TOPSOIL, REFER TO SOIL TEST WHEN MATCHING EXISTING SOIL. IF A MATCHING SOIL IS NOT LOCATABLE, A 6" DEPTH OF SANDY LOAM TOPSOIL (MIXED PRIOR TO SPREADING WITH 2-3" OF QUALITY COMPOST) CAN BE INCORPORATED INTO THE EXISTING SOIL USING THE FOLLOWING DIRECTIONS: SCARIFY TOP 6" OF EXISTING SUBSOIL AND INCORPORATE 3" OF NEW COMPOST ENRICHED TOPSOIL. SPREAD REMAINING TOPSOIL TO REACH FINISHED GRADE.
6. SOD FOR NEW LAWN AREAS SHALL BE A DROUGHT TOLERANT VARIETY. FINE LEVEL ALL AREAS PRIOR TO LAYING SOD.
7. EDGING, AS INDICATED ON PLAN, IS TO BE INSTALLED BETWEEN ALL LAWN AND PLANTER AREAS. ANY TREES LOCATED IN LAWN MUST HAVE A 4-6' TREE RING OF THE SAME EDGING.
8. IF REQUIRED BY CITY OR OWNER SPECIFIED, DeWitt 5 OZ WEED BARRIER FABRIC TO BE INSTALLED IN ALL PLANTER AREAS EXCEPT UNDER ANNUAL PLANTING AREAS AS SHOWN ON PLAN. WEED BARRIER SHALL BE CUT BACK FROM EACH PLANT TO THE DIAMETER OF THE ROOTBALL.
9. ROCK MULCH (INORGANIC MULCH) TO BE APPLIED AT THE FOLLOWING DEPTHS: 3" IN ALL TREE, SHRUB, AND PERENNIAL PLANTER AREAS; ANNUAL PLANTING AREAS AS SHOWN ON PLAN TO RECEIVE 4" OF SOIL AID MATERIAL (ORGANIC MULCH). NO MULCH SHALL BE PLACED WITHIN 12" OF BASE OF TREE AND 6" WITHIN BASE OF SHRUBS AND PERENNIALS.
10. A NEW UNDERGROUND, AUTOMATIC IRRIGATION SYSTEM IS TO BE INSTALLED BY CONTRACTOR IN ALL LANDSCAPED AREAS. LAWN AREAS TO RECEIVE AT LEAST 100% HEAD TO HEAD COVERAGE AND PLANTER AREAS TO RECEIVE A FULL DRIP SYSTEM TO EACH TREE AND SHRUB. POINT SOURCE DRIP OR IN-LINE DRIP TUBING TO BE SECURED AT EDGE OF ROOTBALL, NOT AGAINST TRUNK. SEE IRRIGATION PLAN.
11. UPON REQUEST, A PLANT GUIDE IS AVAILABLE WITH OUR RECOMMENDATIONS REGARDING WEED BARRIER, PLANT CARE AND MAINTENANCE

INSTALLER RESPONSIBILITIES AND LIABILITIES

1. THESE PLANS ARE FOR BASIC DESIGN LAYOUT AND INFORMATION. LANDSCAPE CONTRACTOR IS REQUIRED TO USE TRADE KNOWLEDGE FOR IMPLEMENTATION. OWNER ASSUMES NO LIABILITIES FOR INADEQUATE ENGINEERING CALCULATIONS, MANUFACTURER PRODUCT DEFECTS, INSTALLATION OF ANY LANDSCAPING AND COMPONENTS, OR TIME EXECUTION.
2. LANDSCAPE CONTRACTOR IS RESPONSIBLE AND LIABLE FOR INSTALLATION OF ALL LANDSCAPING AND IRRIGATION SYSTEMS INCLUDING CODE REQUIREMENTS, TIME EXECUTIONS, INSTALLED PRODUCTS AND MATERIALS.

GRADING AND DRAINAGE REQUIREMENTS

1. AS PER CODE, ALL GRADING IS TO SLOPE AWAY FROM ANY STRUCTURE. SURFACE OF THE GROUND WITHIN 10' FEET OF THE FOUNDATION SHOULD DRAIN AWAY FROM THE STRUCTURE WITH A MINIMUM FALL OF 6"
2. AS PER CODE, FINISHED GRADE WILL NOT DRAIN ON NEIGHBORING PROPERTIES
3. A MINIMUM OF 6" OF FOUNDATION WILL BE LEFT EXPOSED AT ALL CONDITIONS
4. LANDSCAPE CONTRACTOR TO MAINTAIN OR IMPROVE FINAL GRADE AND PROPER DRAINAGE ESTABLISHED BY EXCAVATOR, INCLUDING BUT NOT LIMITED TO ANY MAINTENANCE, PRESERVATION, OR EXAGGERATION OF SLOPES, BERMS, AND SWALES.
5. LANDSCAPE CONTRACTOR IS RESPONSIBLE TO CORRECT ANY DAMAGED OR IMPROPER WATERFLOW OF ALL SWALES, BERMS, OR GRADE
6. DEVICES FOR CHANNELING ROOF RUN-OFF SHOULD BE INSTALLED FOR COLLECTION AND DISCHARGE OF RAINWATER AT A MINIMUM OF 10' FROM THE FOUNDATION, OR BEYOND THE LIMITS OF FOUNDATION WALL BACKFILL; WHICHEVER DISTANCE IS GREATER




# SITE REQUIREMENT CALCULATIONS

**STREET FRONTAGE**
**PARKSTRIPS** — **PROVIDED**

**1 TREE PER 30 LINEAR FEET**
**75% COVERED IN PLANT MATERIAL**

| | REQUIRED: | PROVIDED: |
|---|---|---|
| 13400 SOUTH STREET<br>1 TREE / 30 FT (385 LN FT) | 11 | 11 |
| 6400 WEST STREET<br>1 TREE / 30 FT (385 LN FT) | 10 | 10 |
| SKY RANCH ROAD SOUTH<br>1 TREE / 30 FT (296 LN FT) | 20 | 20 |
| SKY RANCH ROAD NORTH<br>1 TREE / 30 FT (1,213 LN FT) | 40 | 40 |
| ELK CREEK DRIVE EAST<br>1 TREE / 30 FT (610 LN FT) | 20 | 20 |
| ELK CREEK DRIVE WEST<br>1 TREE / 30 FT (610 LN FT) | 25 | 25 |
| HAWKS CREST ROAD (KNUCKLE) NORTH<br>1 TREE / 30 FT (165 LN FT) | 6 | 6 |
| HAWKS CREST ROAD<br>1 TREE / 30 FT (648 LN FT) | 22 | 22 |
| HAWKS CREST ROAD KNUCKLE SOUTH<br>1 TREE / 30 FT (165 LN FT) | 6 | 6 |
| TIMBER RIDGE ROAD<br>1 TREE / 30 FT (700 LN FT) | 23 | 23 |
| SKY RANCH CIRCLE<br>1 TREE / 30 FT (762 LN FT) | 25 | 25 |
| SKY RANCH CIRCLE (CUL-DE-SAC)<br>1 TREE / 30 FT (235 LN FT) | 8 | 10 |

**DETENTION AREA AND ROUND A BOUTE** — **PROVIDED**

**1 TREE PER 500 SQUARE FEET**

| | | |
|---|---|---|
| DETENTION AREA<br>1 TREE / 500 SQ FT ( 20,704 SQ. FT.) | 41 | 41 |

# PARKSTRIP SHRUB LIST

Aronia melancarpa 'UCONNAM165' TM: Low scape Mound Chokeberry

Prunus besseyi 'P0115'TM: Pawnee Buttes Sand Cherry

Rhus trilobata 'Autumn Amber': Autumn Amber Sumac

# PLANT LEGEND

| DECIDUOUS TREES | CODE | QTY | BOTANICAL / COMMON NAME | CONT | CAL |
|---|---|---|---|---|---|
| | Ar'g | 16 | Acer tataricum `GarAnn`<br>Hot Wings Tatarian Maple | B & B | Multi-trunked |
| | Ag'a | 12 | Amelanchier x grandiflora `Autumn Brilliance`<br>`Autumn Brilliance` Serviceberry | B & B | Multi-trunked |
| | Bp'p | 9 | Betula platyphylla `Jefpark`<br>Parkland Pillar Birch | B & B | 2"Cal |
| | Ga | 69 | Gymnocladus dioicus `Skinny Latte`<br>Skinny Latte Kentucky Coffeetree | B & B | 2"Cal |
| | Qr'a | 47 | Quercus robur x alba `JFS-KW1QX` TM<br>Street Spire Oak | B & B | 2"Cal |
| | Ux'f | 80 | Ulmus x `Frontier`<br>Frontier Elm | B & B | 2"Cal |
| | Zs'b | 40 | Zelkova serrata `Burgundy Vase`<br>Burgundy Vase Zelkova | B & B | 2"Cal |

| DECIDUOUS SHRUBS | CODE | QTY | BOTANICAL / COMMON NAME | CONT |
|---|---|---|---|---|
| | Am'm | 437 | Aronia melanocarpa `UCONNAM165` TM<br>Low Scape Mound Chokeberry | 5 gal |
| | Cs'c | 8 | Cornus sericea `Cardinal`<br>Cardinal Red-twig Dogwood | 5 gal |
| | Pb'p | 20 | Prunus besseyi `P0115` TM<br>Pawnee Buttes Sand Cherry | 5 gal |
| | Rt'a | 89 | Rhus trilobata `Autumn Amber`<br>Autumn Amber Sumac | 5 gal |

| EVERGREEN SHRUBS | CODE | QTY | BOTANICAL / COMMON NAME | CONT |
|---|---|---|---|---|
| | Cp's | 23 | Cytisus purgans `Spanish Gold`<br>Spanish Gold Broom | 5 gal |

| GRASSES | CODE | QTY | BOTANICAL / COMMON NAME | CONT |
|---|---|---|---|---|
| | Bg'b | 176 | Bouteloua gracilis `Blonde Ambition`<br>Blonde Ambition Blue Grama | 1 gal |
| | Ca'k | 122 | Calamagrostis x acutiflora `Karl Foerster`<br>Feather Reed Grass | 1 gal |
| | Fm'a | 632 | Festuca mairei<br>Atlas Fescue | 1 gal |
| | Hs's | 340 | Helictotrichon sempervirens `Sapphire`<br>Blue Oat Grass | 1 gal |
| | M'ml | 15 | Miscanthus sinensis `Morning Light`<br>Morning Light Maiden Grass | 2 gal |
| | Pv's | 552 | Panicum virgatum `Shenandoah`<br>Shenandoah Switch Grass | 1 gal |
| | Pv'k2 | 6 | Pennisetum orientale `Karley Rose`<br>Karley Rose Fountain Grass | 1 gal |

| ROSES | CODE | QTY | BOTANICAL / COMMON NAME | CONT |
|---|---|---|---|---|
| | R're | 131 | Rosa x `Noare` TM<br>Flower Carpet Red Groundcover Rose | 5 gal |

# SITE MATERIALS LEGEND

| SYMBOL | DESCRIPTION | QTY |
|---|---|---|
| 1 | STONE MULCH. COLOR: BROWN. SIZE: 2"<br>PLANTING AREAS TO RECEIVE MIN. 12" DEPTH OF QUALITY TOPSOIL. IF TOPSOIL IS PRESENT ON SITE, PROVIDE SOIL TEST TO DETERMINE APPROPRIATE SOIL QUALITY FOR PROPOSED PLANTINGS. | 2,193 sf |

| SYMBOL | DESCRIPTION | QTY |
|---|---|---|
| 2 | BOULDERS - DECORATIVE BROWN SANDSTONE | 127 |

| SYMBOL | 1 LANDSCAPE DESCRIPTION | QTY |
|---|---|---|
| I-01 | SODDED LAWN AREA<br>LAWN AREAS SHALL BE SOD. NEW TURF AREAS TO BE SODDED WITH 18% "BLUESTAR KENTUCKY BLUEGRASS, 19% "MARQUIS" KENTUCKY BLUEGRASS, 17% "NEWPORT" KENTUCKY BLUEGRASS, 17% "TOUCHDOWN" KENTUCKY BLUEGRASS, 16% "APM PERENNIAL RYEGRASS, 13% "ACCENT PERENNIAL RYEGRASS OR APPROVED EQUAL AT A RATE OF 220 LBS. PER ACRE. FINE LEVEL ALL AREAS PRIOR TO LAYING SOD.<br>ALL LAWN AREAS SHALL BE IRRIGATED WITH 100% COVERAGE BY POP-UP SPRAY HEADS AND GEAR-DRIVEN ROTORS. ALL DECIDUOUS AND CONIFER TREES PLANTED WITHIN SOD AREAS SHALL HAVE A FOUR FOOT(4') DIAMETER TREE RING COVERED WITH CHOCOLATE BROWN BARK MULCH, NO SHREDDED FINES. SUBMIT SAMPLES TO BE APPROVED BY LANDSCAPE ARCHITECT AND OWNER BEFORE INSTALLATION. | 14,153 sf |
| I-03 | STONE MULCH. COLOR: DARK GRAY. SIZE: 1"<br>PLANTING AREAS TO RECEIVE MIN. 12" DEPTH OF QUALITY TOPSOIL. IF TOPSOIL IS PRESENT ON SITE, PROVIDE SOIL TEST TO DETERMINE SOIL QUALITY FOR PROPOSED PLANTINGS. PROVIDE 3" DEPTH OF STONE MULCH TOP DRESSING. | 67,943 sf |

| ISSUE DATE | PROJECT NUMBER |
|---|---|
| 1/7/2021 | UT21001 |

| NO. | REVISION | DATE |
|---|---|---|
| 1 | XXXX | XX-XX-XX |
| 2 | | |
| 3 | | |
| 4 | | |
| 5 | | |
| 6 | | |
| 7 | | |

**PLAN INFORMATION**

811 BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC
1-800-662-4111
www.bluestakes.org

0' 75' 150' 300' 600'
GRAPHIC SCALE: 1" = 150'

**PROJECT INFORMATION**

# THE RESERVE AT SKY RANCH
13400 S. 6400 W.
HERRIMAN, UTAH

**DEVELOPER / PROPERTY OWNER / CLIENT**

Developer / Property Owner:
COLDWELL BANKER
ATT: JEFF NEAL
801-856-4544
JEFF@NEALUTAHHOMES.COM

Client / Engineer:
WILDING ENGINEERING
14721 S. HERITAGE CREST WAY
BLUFFDALE,UT 84065

**LANDSCAPE ARCHITECT / PLANNER**

PKJ DESIGN GROUP
Landscape Architecture / Planning & Visualization
3450 N. TRIUMPH BLVD. SUITE 102
LEHI, UTAH 84043 (801) 960-2698
www.pkjdesigngroup.com

**LICENSE STAMP**

LICENSED LANDSCAPE ARCHITECT
KEVIN AINSWORTH
6139121-5301
01/07/2021
STATE OF UTAH

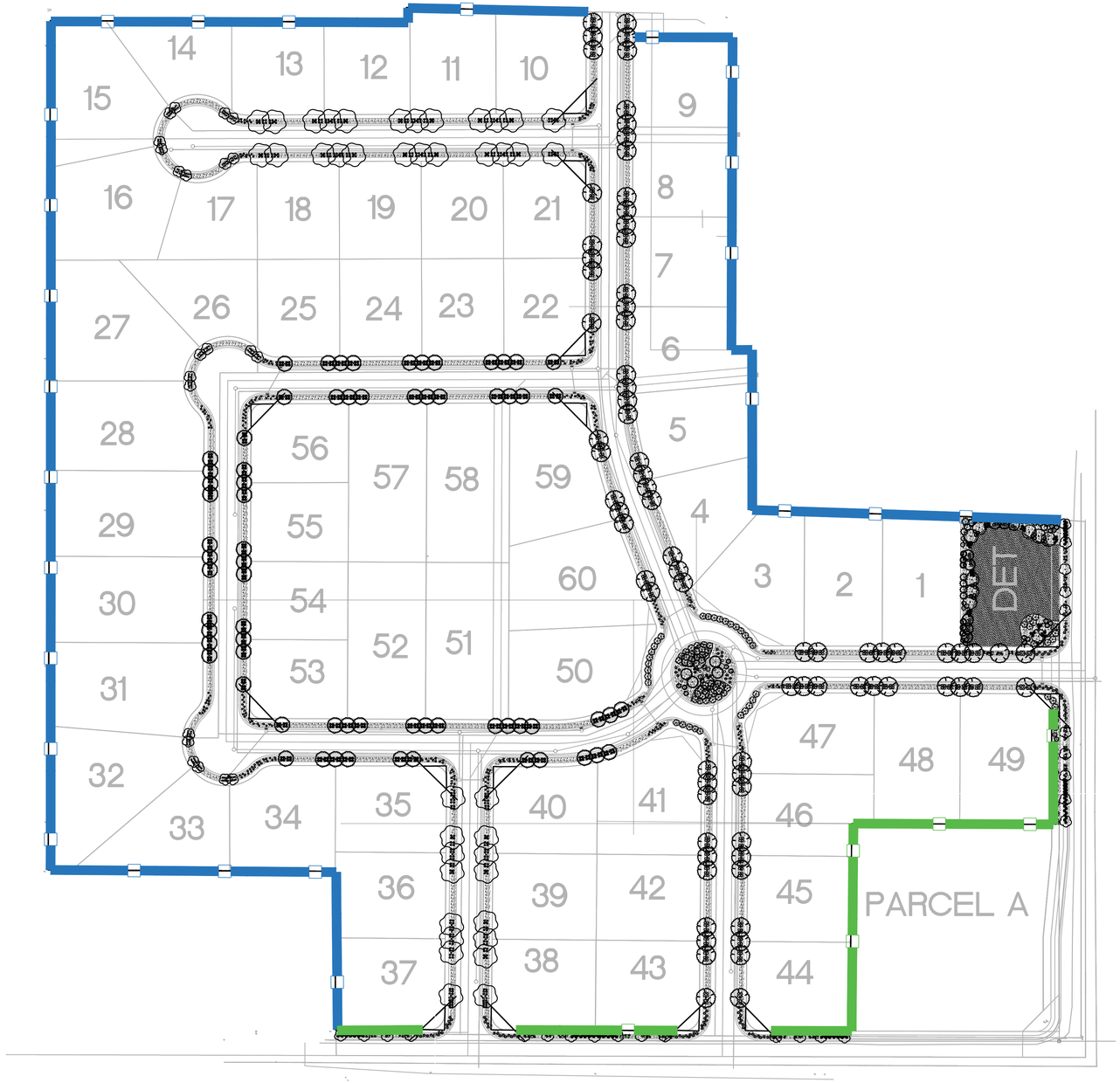
**DRAWING INFO**

PM: JTA
DRAWN: KBA
CHECKED: JMA
PLOT DATE: 1/7/2021

**PLANTING PLAN**

PRELIMINARY PLANS NOT FOR CONSTRUCTION

LP-100




## PLANT LEGEND

| DECIDUOUS TREES | CODE | QTY | BOTANICAL / COMMON NAME | CONT | CAL |
|---|---|---|---|---|---|
| | Ar'g | 16 | Acer tataricum `GarAnn`<br>Hot Wings Tatarian Maple | B & B | Multi-trunked |
| | Ag'a | 12 | Amelanchier x grandiflora `Autumn Brilliance`<br>`Autumn Brilliance` Serviceberry | B & B | Multi-trunked |
| | Bp'p | 9 | Betula platyphylla `Jefpark`<br>Parkland Pillar Birch | B & B | 2"Cal |
| | Ga | 69 | Gymnocladus dioicus `Skinny Latte`<br>Skinny Latte Kentucky Coffeetree | B & B | 2"Cal |
| | Qr'a | 47 | Quercus robur x alba `JFS-KW1QX` TM<br>Street Spire Oak | B & B | 2"Cal |
| | Ux'f | 80 | Ulmus x `Frontier`<br>Frontier Elm | B & B | 2"Cal |
| | Zs'b | 40 | Zelkova serrata `Burgundy Vase`<br>Burgundy Vase Zelkova | B & B | 2"Cal |

| DECIDUOUS SHRUBS | CODE | QTY | BOTANICAL / COMMON NAME | CONT |
|---|---|---|---|---|
| | Am'm | 437 | Aronia melanocarpa `UCONNAM165` TM<br>Low Scape Mound Chokeberry | 5 gal |
| | Cs'c | 8 | Cornus sericea `Cardinal`<br>Cardinal Red-twig Dogwood | 5 gal |
| | Pb'p | 20 | Prunus besseyi `P011S` TM<br>Pawnee Buttes Sand Cherry | 5 gal |
| | Rt'a | 89 | Rhus trilobata `Autumn Amber`<br>Autumn Amber Sumac | 5 gal |

| EVERGREEN SHRUBS | CODE | QTY | BOTANICAL / COMMON NAME | CONT |
|---|---|---|---|---|
| | Cp's | 23 | Cytisus purgans `Spanish Gold`<br>Spanish Gold Broom | 5 gal |

| GRASSES | CODE | QTY | BOTANICAL / COMMON NAME | CONT |
|---|---|---|---|---|
| | Bg'b | 176 | Bouteloua gracilis `Blonde Ambition`<br>Blonde Ambition Blue Grama | 1 gal |
| | Ca'k | 122 | Calamagrostis x acutiflora `Karl Foerster`<br>Feather Reed Grass | 1 gal |
| | Fm'a | 632 | Festuca mairei<br>Atlas Feseue | 1 gal |
| | Hs's | 340 | Helictotrichon sempervirens `Sapphire`<br>Blue Oat Grass | 1 gal |
| | M'ml | 15 | Miscanthus sinensis `Morning Light`<br>Morning Light Maiden Grass | 2 gal |
| | Pv's | 552 | Panicum virgatum `Shenandoah`<br>Shenandoah Switch Grass | 1 gal |
| | Po'k2 | 6 | Pennisetum orientale `Karley Rose`<br>Karley Rose Fountain Grass | 1 gal |

| ROSES | CODE | QTY | BOTANICAL / COMMON NAME | CONT |
|---|---|---|---|---|
| | R're | 131 | Rosa x `Noare` TM<br>Flower Carpet Red Groundcover Rose | 5 gal |

## SITE MATERIALS LEGEND

| SYMBOL | DESCRIPTION | QTY |
|---|---|---|
| 1 | STONE MULCH. COLOR: BROWN. SIZE: 2"<br>PLANTING AREAS TO RECEIVE MIN. 12" DEPTH OF QUALITY TOPSOIL. IF TOPSOIL IS PRESENT ON SITE, PROVIDE SOIL TEST TO DETERMINE APPROPRIATE SOIL QUALITY FOR PROPOSED PLANTINGS. | 2,193 sf |

| SYMBOL | DESCRIPTION | QTY |
|---|---|---|
| 2 | BOULDERS - DECORATIVE BROWN SANDSTONE | 127 |

| SYMBOL | 1 LANDSCAPE<br>DESCRIPTION | QTY |
|---|---|---|
| I-01 | SODDED LAWN AREA<br>LAWN AREAS SHALL BE SOD. NEW TURF AREAS TO BE SODDED WITH 18% "BLUESTAR KENTUCKY BLUEGRASS, 19% "MARQUIS" KENTUCKY BLUEGRASS, 17% "NEWPORT" KENTUCKY BLUEGRASS, 17% "TOUCHDOWN" KENTUCKY BLUEGRASS, 16% "APM PERENNIAL RYEGRASS, 13% "ACCENT PERENNIAL RYEGRASS OR APPROVED EQUAL AT A RATE OF 220 LBS. PER ACRE. FINE LEVEL ALL AREAS PRIOR TO LAYING SOD.<br>ALL LAWN AREAS SHALL BE IRRIGATED WITH 100% COVERAGE BY POP-UP SPRAY HEADS AND GEAR-DRIVEN ROTORS. ALL DECIDUOUS AND CONIFER TREES PLANTED WITHIN SOD AREAS SHALL HAVE A FOUR FOOT(4') DIAMETER TREE RING COVERED WITH CHOCOLATE BROWN BARK MULCH, NO SHREDDED FINES. SUBMIT SAMPLES TO BE APPROVED BY LANDSCAPE ARCHITECT AND OWNER BEFORE INSTALLATION. | 14,153 sf |
| I-03 | STONE MULCH. COLOR: DARK GRAY. SIZE: 1"<br>PLANTING AREAS TO RECEIVE MIN. 12" DEPTH OF QUALITY TOPSOIL. IF TOPSOIL IS PRESENT ON SITE, PROVIDE SOIL TEST TO DETERMINE SOIL QUALITY FOR PROPOSED PLANTINGS. PROVIDE 3" DEPTH OF STONE MULCH TOP DRESSING. | 67,943 sf |

## FENCING LEGEND

- 6' SOLID FENCE
- 8' MASONRY WALL

| ISSUE DATE | PROJECT NUMBER |
|---|---|
| 1/7/2021 | UT21001 |

| NO. | REVISION | DATE |
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| 1 | XXXX | XX-XX-XX |
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**PLAN INFORMATION**

811 BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC
1-800-662-4111
www.bluestakes.org

0' 40' 80' 160' 320'
GRAPHIC SCALE: 1" = 80'

**PROJECT INFORMATION**

# THE RESERVE AT SKY RANCH
13400 S. 6400 W.
HERRIMAN, UTAH

**DEVELOPER / PROPERTY OWNER / CLIENT**

Developer / Property Owner:
COLDWELL BANKER
ATT: JEFF NEAL
801-856-4544
JEFF@NEALUTAHHOMES.COM

Client / Engineer:
WILDING ENGINEERING
14721 S. HERITAGE CREST WAY
BLUFFDALE,UT 84065

**LANDSCAPE ARCHITECT / PLANNER**

PKJ DESIGN GROUP
Landscape Architecture / Planning &Visualization
3450 N. TRIUMPH BLVD. SUITE 102
LEHI, UTAH 84043 (801) 960-2698
www.pkjdesigngroup.com

**LICENSE STAMP**

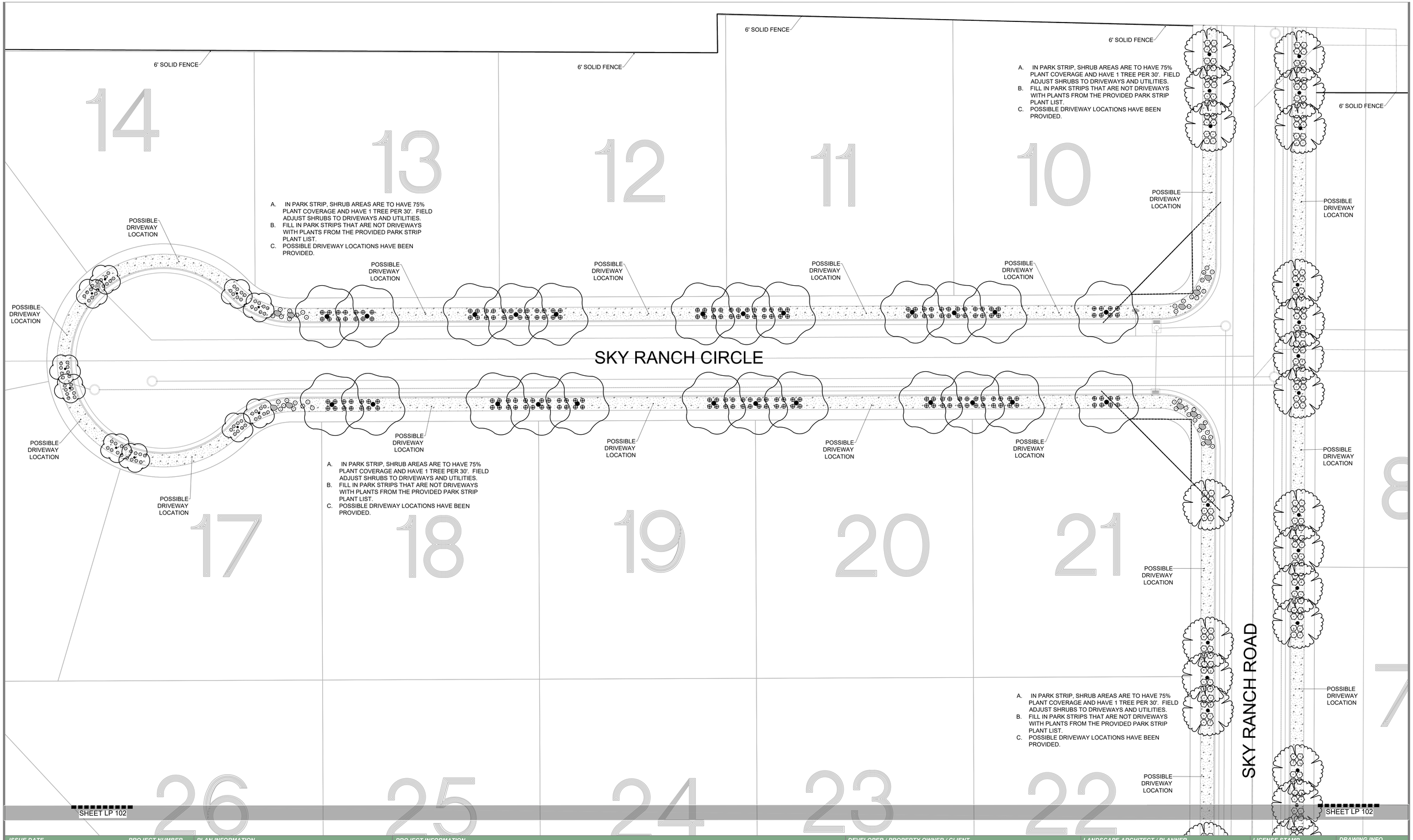
REGISTERED LANDSCAPE ARCHITECT JEREMY AINSWORTH 8159814-5301 01/07/2021 STATE OF UTAH

| DRAWING INFO | |
|---|---|
| PM: | JTA |
| DRAWN: | KBA |
| CHECKED: | JMA |
| PLOT DATE: | 1/7/2021 |

**LANDSCAPE PLAN**

PRELIMINARY PLANS NOT FOR CONSTRUCTION

OVERALL




| ISSUE DATE | PROJECT NUMBER |
|---|---|
| 1/7/2021 | UT21001 |

| NO. | REVISION | DATE |
|---|---|---|
| 1 | XXXX | XX-XX-XX |
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**PLAN INFORMATION**

811 BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC
1-800-662-4111
www.bluestakes.org

0' 10' 20' 40' 80'
GRAPHIC SCALE: 1" = 20'

**PROJECT INFORMATION**

# THE RESERVE AT SKY RANCH
13400 S. 6400 W.
HERRIMAN, UTAH

**DEVELOPER / PROPERTY OWNER / CLIENT**

Developer / Property Owner:
COLDWELL BANKER
ATT: JEFF NEAL
801-856-4544
JEFF@NEALUTAHHOMES.COM

Client / Engineer:
WILDING ENGINEERING
14721 S. HERITAGE CREST WAY
BLUFFDALE,UT 84065

**LANDSCAPE ARCHITECT / PLANNER**

PKJ DESIGN GROUP
Landscape Architecture Planning & Visualization
3450 N. TRIUMPH BLVD. SUITE 102
LEHI, UTAH 84043 (801) 960-2698
www.pkjdesigngroup.com

**LICENSE STAMP**

REGISTERED LANDSCAPE ARCHITECT
KRISTI ANSWORTH
8139171-5301
01/07/2021
STATE OF UTAH

**DRAWING INFO**

| | |
|---|---|
| PM: | JTA |
| DRAWN: | KBA |
| CHECKED: | JMA |
| PLOT DATE: | 1/7/2021 |

**LANDSCAPE PLAN**

PRELIMINARY PLANS NOT FOR CONSTRUCTION

LP-101

SHEET LP 101

SHEET LP 101

POSSIBLE DRIVEWAY LOCATION

A. IN PARK STRIP, SHRUB AREAS ARE TO HAVE 75% PLANT COVERAGE AND HAVE 1 TREE PER 30'. FIELD ADJUST SHRUBS TO DRIVEWAYS AND UTILITIES.
B. FILL IN PARK STRIPS THAT ARE NOT DRIVEWAYS WITH PLANTS FROM THE PROVIDED PARK STRIP PLANT LIST.
C. POSSIBLE DRIVEWAY LOCATIONS HAVE BEEN PROVIDED.

TIMBER RIDGE DRIVE

HAWKS CREST ROAD

SKY RANCH ROAD

SHEET LP 103

SHEET LP 103

| ISSUE DATE | PROJECT NUMBER |
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| 1/7/2021 | UT21001 |

| NO. | REVISION | DATE |
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PLAN INFORMATION

811 BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC
1-800-662-4111
www.bluestakes.org

0' 10' 20' 40' 80'
GRAPHIC SCALE: 1" = 20'

PROJECT INFORMATION

# THE RESERVE AT SKY RANCH
13400 S. 6400 W.
HERRIMAN, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT

Developer / Property Owner:
COLDWELL BANKER
ATT: JEFF NEAL
801-856-4544
JEFF@NEALUTAHHOMES.COM

Client / Engineer:
WILDING ENGINEERING
14721 S. HERITAGE CREST WAY
BLUFFDALE,UT 84065

LANDSCAPE ARCHITECT / PLANNER

PKJ DESIGN GROUP
Landscape Architecture / Planning & Visualization
3450 N. TRIUMPH BLVD. SUITE 102
LEHI, UTAH 84043 (801) 960-2698
www.pkjdesigngroup.com

LICENSE STAMP

REGISTERED LANDSCAPE ARCHITECT JEREMY ANDREPONT 8139121-5301 APPROVED 01 Jul 2021 STATE OF UTAH

DRAWING INFO

| | |
|---|---|
| PM: | JTA |
| DRAWN: | KBA |
| CHECKED: | JMA |
| PLOT DATE: | 1/7/2021 |

LANDSCAPE PLAN

PRELIMINARY PLANS NOT FOR CONSTRUCTION

LP-102

SHEET LP 102

SHEET LP 102

SHEET LP 104

SHEET LP 104

54

52

51

53

50

POSSIBLE DRIVEWAY LOCATION

POSSIBLE DRIVEWAY LOCATION

POSSIBLE DRIVEWAY LOCATION

POSSIBLE DRIVEWAY LOCATION

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B. FILL IN PARK STRIPS THAT ARE NOT DRIVEWAYS WITH PLANTS FROM THE PROVIDED PARK STRIP PLANT LIST.
C. POSSIBLE DRIVEWAY LOCATIONS HAVE BEEN PROVIDED.

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B. FILL IN PARK STRIPS THAT ARE NOT DRIVEWAYS WITH PLANTS FROM THE PROVIDED PARK STRIP PLANT LIST.
C. POSSIBLE DRIVEWAY LOCATIONS HAVE BEEN PROVIDED.

ROUND A BOUT TO SLOPE UP TO A 2' HIGH BERM IN THE CENTER

MON

ELK CREEK DRIVE

ELK CREEK DRIVE

A. IN PARK STRIP, SHRUB AREAS ARE TO HAVE 75% PLANT COVERAGE AND HAVE 1 TREE PER 30'. FIELD ADJUST SHRUBS TO DRIVEWAYS AND UTILITIES.
B. FILL IN PARK STRIPS THAT ARE NOT DRIVEWAYS WITH PLANTS FROM THE PROVIDED PARK STRIP PLANT LIST.
C. POSSIBLE DRIVEWAY LOCATIONS HAVE BEEN PROVIDED.

35

40

41

33

34

SHEET LP 105

SHEET LP 105

6' SOLID FENCE

6' SOLID FENCE

36

39

42

R PEAK ROAD

| ISSUE DATE | PROJECT NUMBER |
|---|---|
| 1/7/2021 | UT21001 |

| NO. | REVISION | DATE |
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| 1 | XXXX | XX-XX-XX |
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PLAN INFORMATION

811 BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC
1-800-662-4111
www.bluestakes.org

N

0' 10' 20' 40' 80'

GRAPHIC SCALE: 1" = 20'

PROJECT INFORMATION

# THE RESERVE AT SKY RANCH
13400 S. 6400 W.
HERRIMAN, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT

Developer / Property Owner:

COLDWELL BANKER
ATT: JEFF NEAL
801-856-4544
JEFF@NEALUTAHHOMES.COM

Client / Engineer:

WILDING ENGINEERING
14721 S. HERITAGE CREST WAY
BLUFFDALE,UT 84065

LANDSCAPE ARCHITECT / PLANNER

PKJ DESIGN GROUP
Landscape Architecture / Planning & Visualization
3450 N. TRIUMPH BLVD. SUITE 102
LEHI, UTAH 84043 (801) 960-2698
www.pkjdesigngroup.com

LICENSE STAMP

LICENSED LANDSCAPE ARCHITECT
JEREMY ANDERSEN
No. 9258125-5301
01/01/2021
RENEWAL DATE
STATE OF UTAH

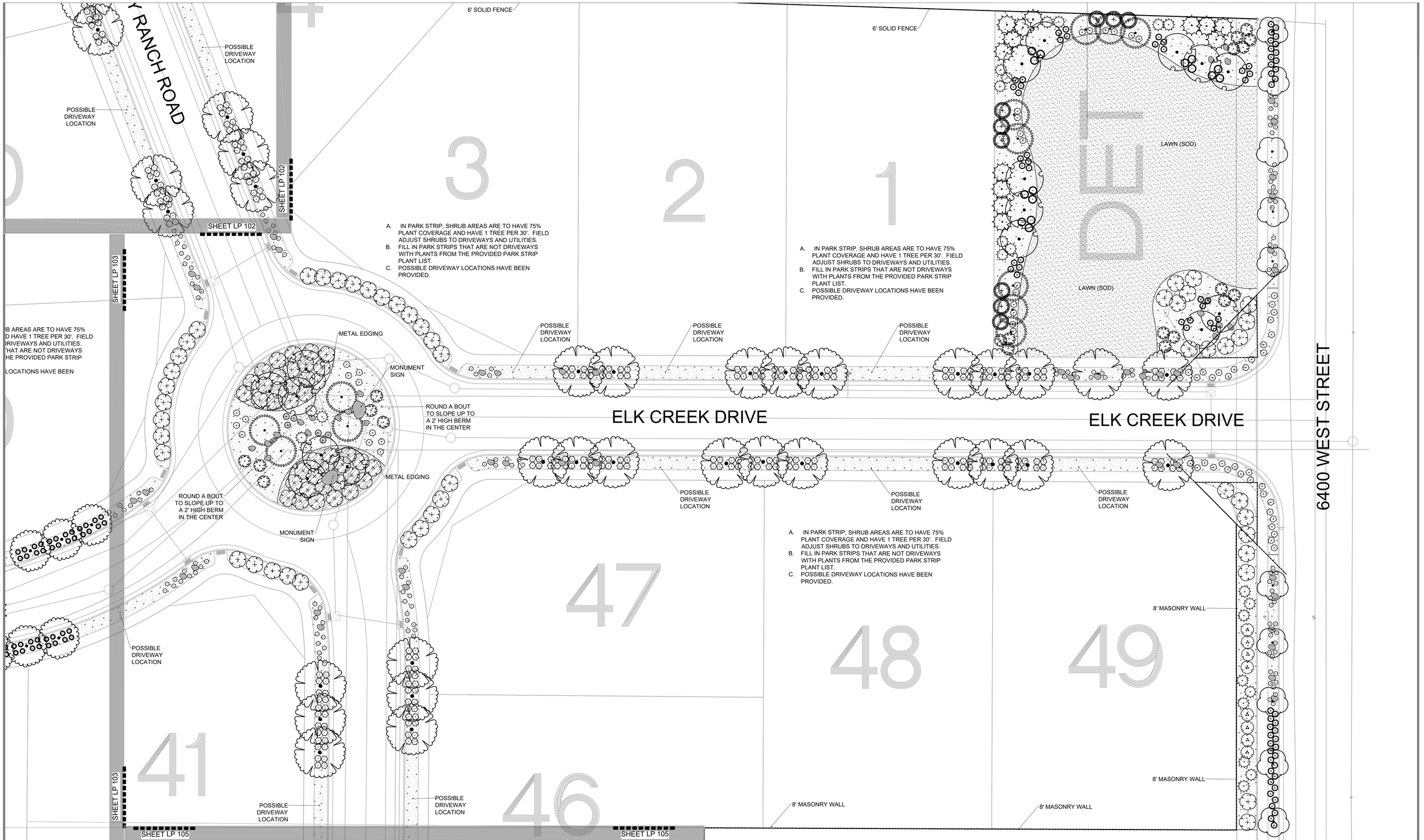
DRAWING INFO

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| PM: | JTA |
| DRAWN: | KBA |
| CHECKED: | JMA |
| PLOT DATE: | 1/7/2021 |

LANDSCAPE PLAN

PRELIMINARY PLANS NOT FOR CONSTRUCTION

LP-103




| ISSUE DATE | PROJECT NUMBER |
|---|---|
| 1/7/2021 | UT21001 |

| NO. | REVISION | DATE |
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| 1 | XXXX | XX-XX-XX |
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PLAN INFORMATION

811 BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC
1-800-662-4111
www.bluestakes.org

0' 10' 20' 40' 80'
GRAPHIC SCALE: 1" = 20'

PROJECT INFORMATION

# THE RESERVE AT SKY RANCH
13400 S. 6400 W.
HERRIMAN, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT

Developer / Property Owner:
COLDWELL BANKER
ATT: JEFF NEAL
801-856-4544
JEFF@NEALUTAHHOMES.COM

Client / Engineer:
WILDING ENGINEERING
14721 S. HERITAGE CREST WAY
BLUFFDALE,UT 84065

LANDSCAPE ARCHITECT / PLANNER

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3450 N. TRIUMPH BLVD. SUITE 102
LEHI, UTAH 84043 (801) 960-2698
www.pkjdesigngroup.com

LICENSE STAMP

LICENSED LANDSCAPE ARCHITECT
JEREMY ANGELETTA
8139125-5301
01/07/2021
STATE OF UTAH

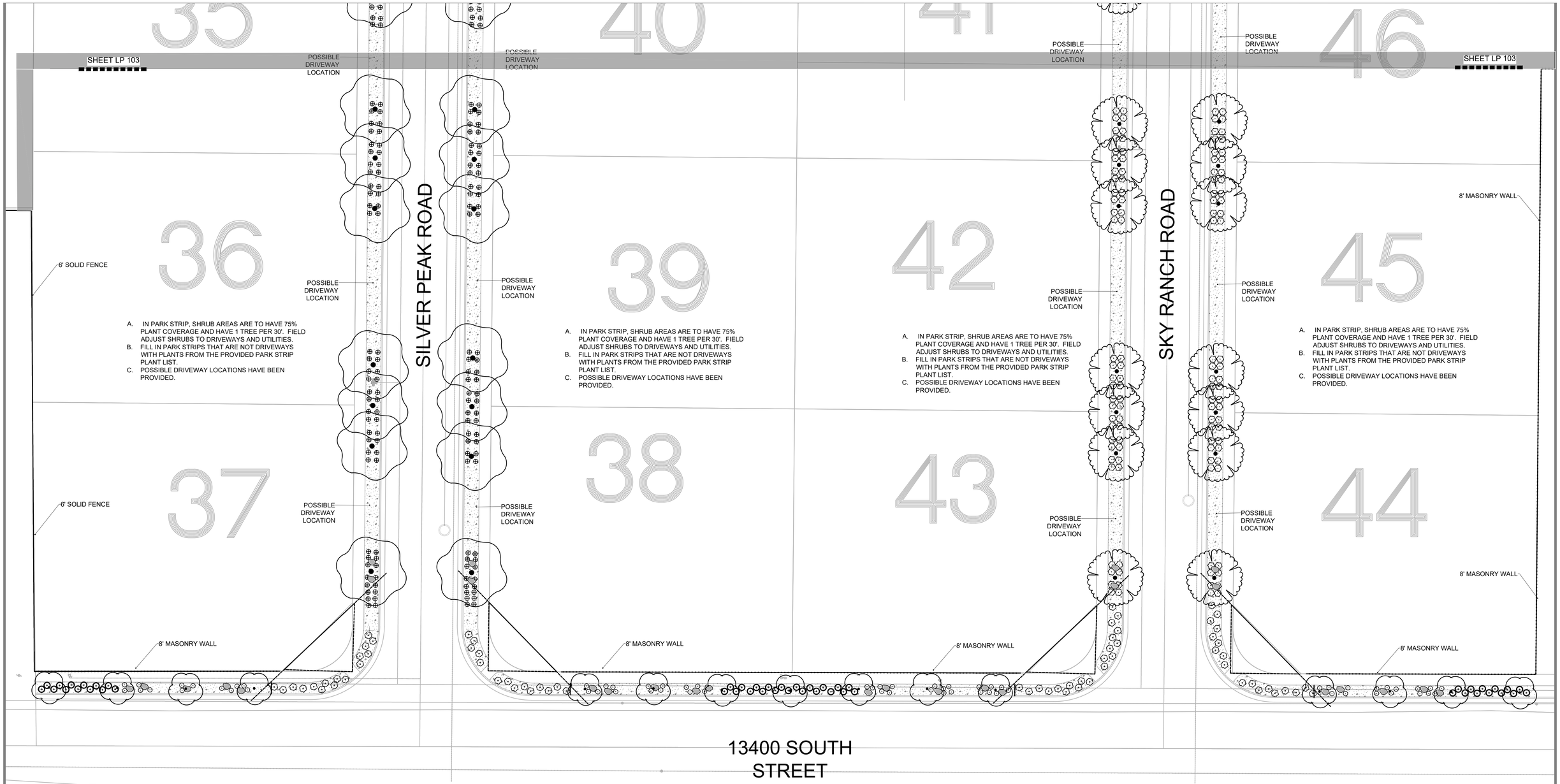
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|---|---|
| PM: | JTA |
| DRAWN: | KBA |
| CHECKED: | JMA |
| PLOT DATE: | 1/7/2021 |

LANDSCAPE PLAN

PRELIMINARY PLANS NOT FOR CONSTRUCTION

LP-104




| ISSUE DATE | PROJECT NUMBER |
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| 1/7/2021 | UT21001 |

| NO. | REVISION | DATE |
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| 1 | XXXX | XX-XX-XX |
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**PLAN INFORMATION**

811 BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC
1-800-662-4111
www.bluestakes.org

0' 10' 20' 40' 80'
GRAPHIC SCALE: 1" = 20'

**PROJECT INFORMATION**

# THE RESERVE AT SKY RANCH
13400 S. 6400 W.
HERRIMAN, UTAH

**DEVELOPER / PROPERTY OWNER / CLIENT**

Developer / Property Owner:
COLDWELL BANKER
ATT: JEFF NEAL
801-856-4544
JEFF@NEALUTAHHOMES.COM

Client / Engineer:
WILDING ENGINEERING
14721 S. HERITAGE CREST WAY
BLUFFDALE,UT 84065

**LANDSCAPE ARCHITECT / PLANNER**

PKJ DESIGN GROUP
Landscape Architecture / Planning & Visualization
3450 N. TRIUMPH BLVD. SUITE 102
LEHI, UTAH 84043 (801) 960-2698
www.pkjdesigngroup.com

**LICENSE STAMP**

REGISTERED LANDSCAPE ARCHITECT
JEREMY ANDREASEN
8139121-5301
01/04/2021
STATE OF UTAH

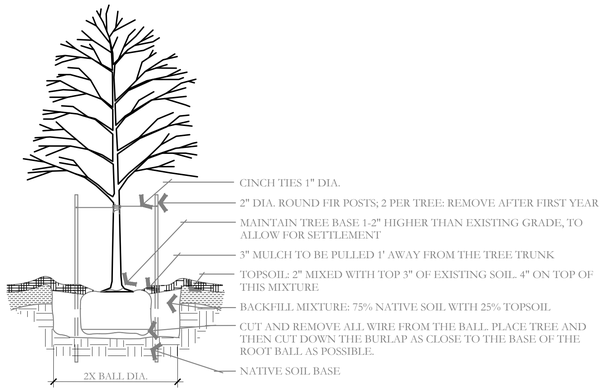
**DRAWING INFO**

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|---|---|
| PM: | JTA |
| DRAWN: | KBA |
| CHECKED: | JMA |
| PLOT DATE: | 1/7/2021 |

**LANDSCAPE PLAN**

PRELIMINARY PLANS NOT FOR CONSTRUCTION

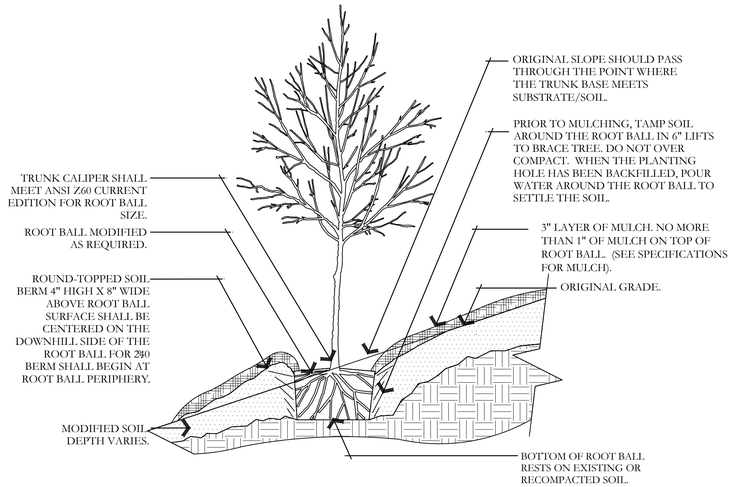
LP-105




A DECIDUOUS TREE PLANTING

NOT TO SCALE

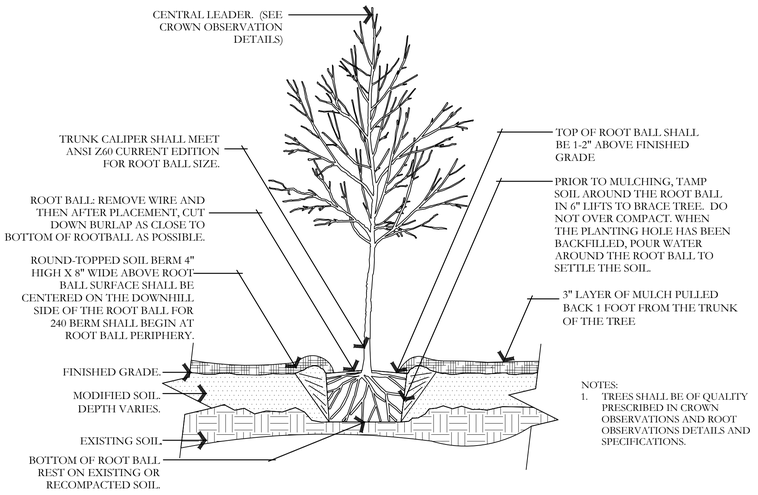
PKJ DESIGN GROUP




B TREE ON SLOPE 5% (20:1) TO 50% (2:1)

NOT TO SCALE

PKJ DESIGN GROUP




C TREE W/ BERM (EXISTING SOIL MODIFIED)

NOT TO SCALE

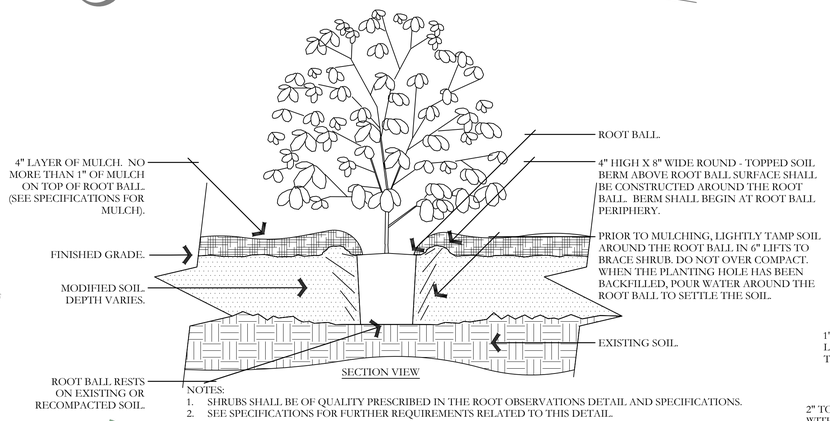
PKJ DESIGN GROUP




D EVERGREEN TREE PLANTING

NOT TO SCALE

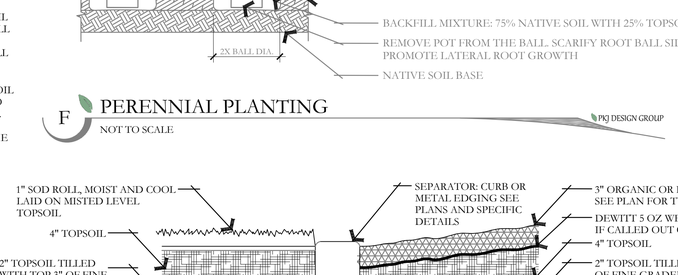
PKJ DESIGN GROUP




E SHRUB - MODIFIED SOIL

NOT TO SCALE

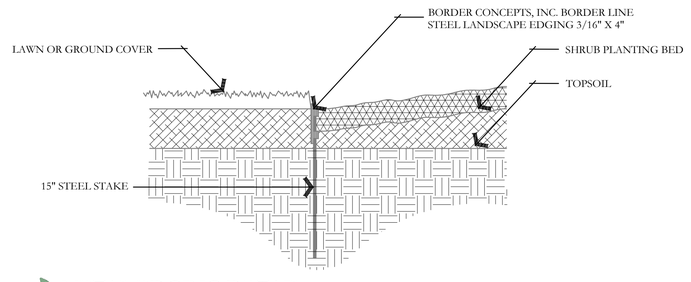
PKJ DESIGN GROUP




F PERENNIAL PLANTING

NOT TO SCALE

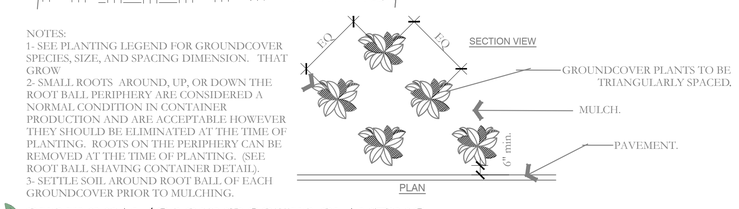
PKJ DESIGN GROUP




G METAL EDGING DETAIL

NOT TO SCALE

PKJ DESIGN GROUP




NOTES:
1- SEE PLANTING LEGEND FOR GROUNDCOVER SPECIES, SIZE, AND SPACING DIMENSION. THAT GROW
2- SMALL ROOTS AROUND, UP, OR DOWN THE ROOT BALL PERIPHERY ARE CONSIDERED A NORMAL CONDITION IN CONTAINER PRODUCTION AND ARE ACCEPTABLE HOWEVER THEY SHOULD BE ELIMINATED AT THE TIME OF PLANTING. ROOTS ON THE PERIPHERY CAN BE REMOVED AT THE TIME OF PLANTING. (SEE ROOT BALL SHAVING CONTAINER DETAIL).
3- SETTLE SOIL AROUND ROOT BALL OF EACH GROUNDCOVER PRIOR TO MULCHING.

H PERENNIAL/GROUNDCOVER PLANTING

NOT TO SCALE

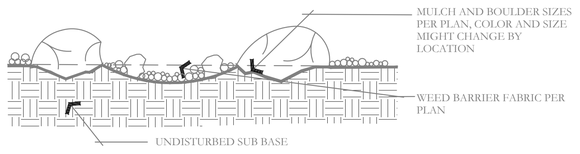
PKJ DESIGN GROUP




I SOD LAYING/MULCH DETAIL

NOT TO SCALE

PKJ DESIGN GROUP




J BOULDER AND DRY STREAM BED DETAIL

NOT TO SCALE

PKJ DESIGN GROUP

| ISSUE DATE | PROJECT NUMBER |
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| 1/7/2021 | UT21001 |

| NO. | REVISION | DATE |
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| 1 | XXXX | XX-XX-XX |
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PLAN INFORMATION

811 BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC
1-800-662-4111
www.bluestakes.org

PROJECT INFORMATION

# THE RESERVE AT SKY RANCH
13400 S. 6400 W.
HERRIMAN, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT

Developer / Property Owner:
COLDWELL BANKER
ATT: JEFF NEAL
801-856-4544
JEFF@NEALUTAHHOMES.COM

Client / Engineer:
WILDING ENGINEERING
14721 S. HERITAGE CREST WAY
BLUFFDALE,UT 84065

LANDSCAPE ARCHITECT / PLANNER

PKJ DESIGN GROUP
Landscape Architecture / Planning & Visualization
3450 N. TRIUMPH BLVD. SUITE 102
LEHI, UTAH 84043 (801) 960-2698
www.pkjdesigngroup.com

LICENSE STAMP

LICENSED LANDSCAPE ARCHITECT JEREMY ANDREWS 8139124-5301 01/07/2021 STATE OF UTAH

DRAWING INFO

| | |
|---|---|
| PM: | JTA |
| DRAWN: | KBA |
| CHECKED: | JMA |
| PLOT DATE: | 1/7/2021 |

LANDSCAPE DETAILS

PRELIMINARY PLANS NOT FOR CONSTRUCTION

LP-501

# Attachment D
## Neighborhood Comments

# Community Outreach
# Neighborhood Meeting

**Date: December 28, 2020**
**Developer/Applicant: Jeff Neal**
**Community Facilitator: Sandra Llewellyn**
**# of Mailed Notices: 61**
**# Attendees: 7 online 14 in person**

**Applicant Jeff Neal presented his proposed The Reserves at Sky Ranch Subdivision which will require a rezone of the property from A-1 to A-.25. There are currently 3 local home builders that will participate in the project. The project is just over 32 acres in size which will include a commercial corner of 1.4 acres. There is currently no commercial use yet. They are requesting 2 units per acre with a total of 60 single family homes. The smallest lot size in the development is .30 acres with lots going up to .50 acres. The large lots buffering the west side of the development. All homes will require a 3-car garage. They project these homes to be mid to higher range builds. The site plan shows a round about which will direct traffic to 13400 S. Jeff showed images of the homes to be built in the subdivision.**

**Christopher McMurrin had concerns about the fencing which will be required adjacent to his property. He requested it to be an 8' wall to keep the zoning separated. He had concerns about the current power lines located on 6400 W, would they be located on the west side underground? He would like to see the commercial lot be used for a restaurant or a strip mall rather than another gas station.**

**Ross Richard has similar concerns as Christopher with the fencing. He is concerned new residents will have complaints about the horses in his field. He would like to know if there will be any required green space for this subdivision. Concerned about the power line that is being shared with the residents on Cocomo Ct, what will happen with that? It may need to be repaired. Will there be curb and gutter required on 13400 S with this development. Another concern he has is the grade on Cocomo Ct, this creates a current run off onto this proposed project.**
**Gary Cannon expressed his support for this project and the developer. He represents the Rushton and Farley families. He has**

**worked with the builders over the years and complimented their craftsmanship and their qualifications. He stated that the relationship that the builders have had so far with the property owners has exceeded their expectations.**

**Sherry Christoffersen wanted the developer to know that they put in Cocomo Ct years ago. She is concerned about the irrigation that is done during the summer months and the lots located near her. Will this affect them? She would also love a precast wall to separate the uses. She is happy with the proposed development.**

**Blayde Hamilton stated he would like there to be only one access on 13400 South. The proposed Silver Peak Road entrance will put headlights directly into Boyd Hamilton's bedroom windows. He requested that they adjust the plans to make that road a cul-de-sac instead. He complimented the developer on the lot sizes in this development.**

**Boyd Hamilton is concerned about Silver Peak Road entrance onto 13400 S and the lack of sidewalk. He stated that overall, this is a great subdivision.**

**Jeff Neal responded to the concerns:**

**Sidewalks – he will adhere to all requirements by the City. He stated that there will be a 10' setback on 6400 W (park strip). All entrances will have sidewalk, curb, and gutter.**

**Power lines – they will not touch the power line running to the west of the subdivision. All new power lines will be running underground.**

**Water run off – he will work with his engineer to make sure the concerns are addressed.**

**Fencing – he will adhere to all city requirements on fencing.**

**Open Space – no plans for parks in this development.**

**Entrances – will double check to make sure he is meeting fire code on requirements.**

**David Freiss said he will work with their engineer on the possibility of doing a cul-de-sac on Silver Peak Road. They will work through all of the concerns addressed tonight. He encouraged all in attendance to reach out to them.**

# Attachment E
## Meeting Minutes

# PLANNING COMMISSION MINUTES

## Thursday, January 21, 2021
## Approved March 4, 2021

The following are the minutes of the Planning Commission Meeting held on **Thursday, January 21, 2021 at 6:00 p.m.** in the Herriman City Council Chambers, 5355 W. Herriman Main Street (12090 South), Herriman, Utah. Adequate notice of this meeting, as required by law, was posted in City Hall, on the City's website, and delivered to members of the Commission and media.

**Presiding:** Chair Lorin Palmer

**Commission Members Present in Person:** Brody Rypien

**Commission Members Present Electronically:** Andrea Bradford, Jackson Ferguson, Heather Garcia, Joy Kaseke

**Commission Members Excused:** Andy Powell, Chris Berbert and Adam Jacobson

**Staff Present in Person:** City Planner Michael Maloy, Communication Specialist Mitch Davis, Deputy Recorder Wendy Thorpe, Interim City Manager Wendy Thomas, City Attorney Chase Andrizzi, HPD Deputy Chief of Police Cody Stromberg, and Community Development Director Blake Thomas

**Staff Present Electronically:** City Engineer Jonathan Bowers, Planner Sheldon Howa, and Engineer Josh Peterson

### 6:00 PM Work Meeting *(Council Chambers)*

*Commission Rypien moved to nominate Commissioner Lorin Palmer Chair for the meeting tonight. Commissioner Garcia seconded and all voted aye.*

Chair Lorin Palmer called the work meeting to order at 6:05 pm.

## 1. Discussion Items

### 1.1 Review of City Council Decisions – Michael Maloy, City Planner

City Planner Maloy informed the Commission the Council approved the five-acre Darger rezone. Council added a zoning condition requiring half acre lots for the properties abutting unincorporated High-Country Estates.

### 1.2 Review of Agenda Items

City Planner Maloy mentioned the PC may choose to change the order of the agenda and move item 3.2 to after item 4.3 with a motion and vote during the regular meeting. He also stated Lee's grocery was anxious to move forward. If more information was needed the Commission may consider the option to grant approval subject to further review of sections of the application.

### 1.3 Presentation of Engineering Standards Update – Jonathan Bowers, City Engineer

City Engineer Jonathan Bowers presented the engineering standards update. He directed their attention to the summary list and stated the engineering standards were last updated in 2011. Main factors of modification included reorganization of the document structure, an audit for overlap, gaps, or redundancy, and conformation to new state requirements. Floodplain development permits were added as requested by FEMA. Standard drawings were updated with new logos. Requests from staff, Council and the Commission were incorporated into the update. The updated workflow charts were presented. New standards provided essential infrastructure definitions for completed water systems and all-weather roadway surfaces. Future plans included designation of a standards committee to oversee yearly updates.

The Commissioners offered the organization made more sense and thanked the engineering department for their efforts. The final update would be available online. City Engineer Bowers asked the Commission to reach out later with any comments or recommendations. Light brightness standards, light pollution, and dark sky initiatives were briefly discussed.

*Planning Commission work meeting adjourned by consensus at 6:30 p.m.*

## 7:00 PM - Regular Planning Commission Meeting

## 2. Call to Order

Chair Lorin Palmer called the meeting to order at 7:02 p.m. and welcomed those in attendance.

### 2.1 Invocation/Thought/Reading and Pledge

Chase Andrizzi led the audience in the Pledge of Allegiance.

### 2.2 Roll call

Full Quorum Present.

### 2.3 Conflicts of Interest

No Comments were offered.

### 2.4 Approval of Minutes for December 3, 2020

*Commissioner Brody Rypien moved to approve item 2.4 Approval of Minutes for December 3, 2020. Commissioner Heather Garcia seconded and all voted aye.*

*Commissioner Andrea Bradford moved to change the order of items on the agenda and move item 3.2 to after item 4.3. Commissioner Heather Garcia seconded and all voted aye.*

Chair Palmer reviewed the public hearing guidelines.

## 3. 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 applications compliance with the ordinance.*

### 3.1 Request: Conditional Use for Final Site Plan Approval of Academy Village Place Phase 1 comprised of one 34,000 square foot grocery store, two inline commercial pads, and two detached commercial pads
**Applicant: Alex Dahlstrom, Wasatch Commercial Management**
**Address: 4002 W Real Vista Drive**
**Zone: C-2 (Commercial)**
**Acres: 7.12±**
**File Number: C2020-073**

City Planner Maloy stated the applicant prepared a fly over of the development proposal. The uses were permitted within the zone, however due to the scale of the project City Code required conditional use approval. The final site plan phase one included Lee's Marketplace, two inline commercial pads, and two stand-alone commercial pads in Academy Village. Approval tonight would be for site plan only, not architecture. It was noted that POD 35 Phase 1 only included the southeastern quadrant of POD 35. City Planner Maloy identified each phase location and discussed conditions of approval. The elevations and renderings were displayed, and the developer hoped to move forward with construction as soon as possible.

Applicant Alex Dahlstrom approached the podium and offered to answer questions. They were excited about the project and were happy to work with the City.

Commissioner Rypien appreciated the walking paths and quality of the renderings. City Planner Maloy addressed walkability and said ADA compliance was subject to further review and any noncompliance would be addressed with engineering. He also stated a condition of approval may be added to state the pads would

return for architectural review at the time of development. Commissioner Ferguson mentioned minor variations between the renderings and the plan for the drive thru areas. City Planner Maloy responded those plans would be finalized as tenants commited to the project. City Planner Maloy said the City Landscape Architect had concerns when the open space was measured. The staff and developer were confident the issue would be resolved during final review. Commissioner Kaseke questioned if cart receptacle placement would impact parking. City Planner Maloy assured parking requirements would be met.

**Recommendations:**

1. Final building elevations for Lot 35-M and Lot 35-N shall be submitted to the Planning Commission for final review and approval before building permit issuance.
2. Final site plan, improvements, landscaping, amenities, and structures shall be subject to compliance with all Development Review Comments in Attachment J of the Planning Commission Staff Report.

*Commissioner Jackson Ferguson moved to recommend approval of item 3.1 file # C2020-073 Conditional Use for Final Site Plan Approval of Academy Village Place Phase 1 comprised of one 34,000 square foot grocery store, two inline commercial pads, and two detached commercial pads with two staff recommendations and an additional third recommendation to have pad approval for lot M & N return to the Planning Commission. Commissioner Brody Rypien seconded the motion.*

*The vote was recorded as follows:*
*Commissioner Brody Rypien Aye*
*Commissioner Jackson Ferguson Aye*
*Commissioner Andrea Bradford Aye*
*Commissioner Heather Garcia Aye*
*Commissioner Joy Kaseke Aye*
*The motion passed unanimously.*

## 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 Request: Rezone to add the Village Mixed Use (VMU) Overlay Zone (Public Hearing)
### Applicant: Judd Messenger, Wasatch Commercial
### Address: 4002 W Real Vista Drive and 14752 S Academy Parkway
### Zone: C-2 Commercial and MU-2 Mixed Use
### Acres: 48.45±
### File Number: Z2020-045

City Planner Maloy stated in November 2020 the City Council approved the Village Mixed Use (VMU) overlay zone, which regulated signage in mixed-use commercial developments that contain a minimum of 40 acres. The project area and aerial photos were displayed. He stated the applicant requested to amend the Official Zoning Map of Herriman City and apply the VMU Overlay Zone to 24.8± acres located at 4002 W Real Vista Drive and

23.65± acres at 14752 S Academy Parkway. City Council would make the final decision after a recommendation from the Planning Commission and a public meeting.

The applicant had no comments.

Chair Palmer opened the public hearing.

No comments were offered.

Chair Palmer closed the public hearing.

Commissioner Ferguson liked the plan overall and the large monument signs but did not like the monument sign which had lots of smaller signs. City Planner Maloy stated they were concepts to provide scale and anticipated locations only. The developer would submit new concepts for Commission review later.

*Commissioner Brody Rypien moved to refer to City Council for approval item 4.1 file # Z2020-045 Rezone to add the Village Mixed Use (VMU) Overlay Zone (Public Hearing). Commissioner Joy Kaseke seconded the motion.*

*The vote was recorded as follows:*
*Commissioner Brody Rypien Aye*
*Commissioner Jackson Ferguson Aye*
*Commissioner Andrea Bradford Aye*
*Commissioner Heather Garcia Aye*
*Commissioner Joy Kaseke Aye*
*The motion passed unanimously.*

**4.2 Request: General Plan Amendment from 31.9± acres of Low Density Residential (1.8 – 2.5 dwelling units per acre) to 30.4± acres of Agricultural Residential (1.8– 3.0 dwelling units per acre) and 1.5± acres of Commercial. (Public Hearing)**
**Applicant: Jeff Neal, The Reserve at Sky Ranch, LLC**
**Address: 13374 S Rose Canyon Road**
**Zone: A-1 (Agricultural)**
**Acres: 31.9±**
**File Number: G2020-093**

City Planner Maloy stated this item and the following items were all regarding the same project. The General Plan designated the subject property as low density residential, it was currently zoned A-1 Agricultural (1 acre minimum). The underlying density requirement allowed between 1.8 to 2.5 dwelling units per acre. Commissioner Jackson Ferguson appreciated the commercial development on the corner, and asked if tenants were already interested.

Applicant Jeff Neal, The Reserve at Sky Ranch, LLC approached the podium. Local homebuilders would complete the construction. The applicant stated commercial partners have not been selected. They hope it will be something the current neighborhood would like. The number of lots was reduced from 69 to 60 to increase individual lot sizes. The development included eleven half acre lots and twenty over .4 acre. The smallest lot size was 12,500 square feet. The sizes varied throughout the subdivision and half acre lots were located along the west side as a buffer. A landscape archictect company was hired and has coordinated with staff. A six or eight foot masonry fence was planned along the main roads, and to separate residential from the commercial portion. A six foot privacy fence was planned around the exterior with materials recommended by the City.

Chair Lorin Palmer opened the public hearing.

Deputy Recorder Thorpe read the following comment:
**Travis Law** I'd like to know what the city is planning on doing to address the increased traffic on 134th and S 6400 W (Rose Canyon Road)? With this new large development and the one South of it, having both roads at two lanes isn't going to cut it anymore. The traffic in that part of the city is getting worse with all the new housing development going in.

Deputy Recorder Thorpe read the following comment:
**Shawnee Wright** I would like to express concern with the widening of 13400 south above 6400 west. This will cut in to our property significantly and put traffic really close to our home. We have been assured in the past that this road would remain a 'country' road without the sidewalk, curb and gutter that would cut in to our property. This road was never intended to handle more traffic than the houses that have frontage along it. If you plan to go ahead with this, against our will how are you planning to pay for it and maintain it?

**Chris McMurrin** Spoke on behalf of his father David McMurrin. They were concerned with the amount of bright light they receive on their property from the Holiday that's already there. Would prefer something not so bright. They would like an 8 foot precast wall between their neighborhood and the new development. He wanted to curtail issues with zoning differences.

**Boyd Hamilton** Was concerned that two roads were proposed to come out of the new subdivision very near each other and one of them was across from his home. He objected to the one closest to his home and voiced his concerns to Jeff Neal. He recommended a cul-de-sac and was told today the city would not allow it. Mayor Crane told him the road would never be wider than 60 feet, and now it's 68 feet. He's against widening the road and concerned with speeders on the road. He said 45 mph was too fast and he was promised it would be a country road. He donated property before and if they want it now the city will pay for it.

**Lamont Hamilton** He thought the project looked nice and suited the area but was concerned with the road being widened. He thought 66 feet was wide enough. He thanked the Commission for their consideration and time.

**Kennie Alton** He had concerns with the lot size change from 1 acre to smaller lots. He's a horse owner and trail easements were needed through the new subdivision for riding horses to the rodeo. The City told him more commercial properties would be added. He owns property and was told he couldn't divide it because it had to be commercial. There was too much traffic westbound on 13400 South and cars cross the double line to access the credit union, dentist and dance studio causing accidents. He said the infrastructure would not be able handle the vehicles from 60 new homes. What is best for Herriman needs to be done.

**Karly Richard** She was concerned with lighting on commercial property. Sbe does not want anything open and lit up all night. She thought a wall should separate horse property form the new subdivision. She doesn't think new house people will want to see horses so an 8 foot precast wall should be installed. She asked if power lines would be installed above or underground. She said there was already too much traffic on 13400 south.

**Troy Rushton** He spoke on behalf of his parents and wanted to go back to old Herriman, but this was a good project. He said expecting 1 acre lots was not realistic. Traffic was a concern but Herriman was a good place. He asked if traffic could be directed off of 6400 West. The power lines limit options for widening and he's concerned the road will be widened onto his parents' property. Overall it was a good plan and the builders have a good history.

**Walt Hoffman** Represented the Butterfield family who had owned the land for 80 years. He provided a history of the family and the property. He respected the buyers and the time and money they have spent. They have attempted to accommodate requests from neighbors and the city. In his opinion this was one of the best subdivision we could hope for in this area. Most of the traffic was from neighborhoods further west.

Chair Lorin Palmer closed the public hearing.

Applicant Neal stated the two roundabout entrances were discussed at a DRC meeting and another road was stubbed to the north to increase accessibility. The cul-de-sac would remove an entrance. They plan to meet the city fencing standards with six foot privacy fences between residential, and concrete separating residential from commercial.

City Planner Maloy explained the general plan designation for agricultural residential does go up to 3.0 dwelling units per acre but that does not establish the development regulations. This subdivision can not exceed 2.5 units per acre as designated by the zoning. The number of units would be approved with the subdivision and was under two units per acre. Commissioners requested for staff to discuss future widening for 6400 west. Engineer Josh Peterson clarified the transportation master plan designated for 6400 West to be 68 feet wide, with a center turn lane. The standard for a minor collector street included a five foot sidewalk, 5 foot park strip, eleven foot travel lanes and a twelve foot center lane, plus two and a half feet of curb and gutter. A turn

lane was planned on 13400 South east bound. Commissioners debated the best locations for half acres lots. City Planner Maloy explained that could be addressed with a zoning recommendation.

*Commissioner Brody moved to recommend approval to the City Council of item 4.2 file number G2020-093 General Plan Amendment from 31.9± acres of Low Density Residential (1.8 – 2.5 dwelling units per acre) to 30.4± acres of Agricultural Residential (1.8– 3.0 dwelling units per acre) and 1.5± acres of Commercial. (Public Hearing) Commissioner Jackson Ferguson seconded the motion.*

*The vote was recorded as follows:*
*Commissioner Brody Rypien Aye*
*Commissioner Jackson Ferguson Aye*
*Commissioner Andrea Bradford Aye*
*Commissioner Heather Garcia Aye*
*Commissioner Joy Kaseke Aye*
*Commissioner Lorin Palmer Aye*
*The motion passed unanimously.*

**4.3 Request: Zoning Map Amendment from 31.9± acres of A-1 Agricultural (1-acre minimum) to 30.4± acres of A-.25 Agricultural (10,000 square feet minimum) and 1.5± acres of C-2 Commercial. (Public Hearing)**
**Applicant: Jeff Neal, The Reserve at Sky Ranch, LLC**
**Address: 13374 S Rose Canyon Road**
**Zone: A-1 Agricultural**
**Acres: 31.9±**
**File Number: Z2020-074**

City Planner Maloy reviewed the requested zoning change and displayed the map. He identified the commercial areas.

Applicant Neal stated eight half acre lots were located on the northeast side, as a buffer between the one acre lots. The Butterfield family to the north suppored the subdivision.

Chair Palmer opened the public hearing.

No comments were offered.

Chair Palmer closed the public hearing.

Commissioners requested for staff to address the problem with lights shining into homes. Engineer Peterson stated UFA required two entrances for all subdivisions with more than thirty lots. If preferred one of the roundabouts could be reconfigured to a cul-de-sac. Commissioners asked if access to the north could be

considered the second access. Engineer Peterson responded if it were built today, it could. City Planner Maloy talked about the need to relocate an irrigation line, which had impacted road placement. Commissioners asked if the maximum number of houses could be part of the zoning requirement. City Planner Maloy said density could be specified but not lot sizes.

*Commissioner Jackson Ferguson moved to recommend approval to the City Council as noted in the staff recommendations for item 4.3 file number Z2020-074 Zoning Map Amendment from 31.9± acres of A-1 Agricultural (1-acre minimum) to 30.4± acres of A-.25 Agricultural (10,000 square feet minimum) and 1.5± acres of C-2 Commercial. (Public Hearing). Commissioner Heather Garcia seconded the motion.*

*The vote was recorded as follows:*
*Commissioner Brody Rypien Aye*
*Commissioner Jackson Ferguson Aye*
*Commissioner Andrea Bradford Aye*
*Commissioner Heather Garcia Aye*
*Commissioner Joy Kaseke Aye*
*The motion passed unanimously.*

### 3.2 Request: Preliminary Approval of the Reserve at Sky Ranch Subdivision comprised of 60 single-family lots, 1 commercial lot, and detention lot. (Public Hearing)
**Applicant: Jeff Neal, The Reserve at Sky Ranch, LLC**
**Address: 13374 S Rose Canyon Road**
**Zone: A-1 (Agricultural)**
**Acres: 31.9±**
**File Number: S2020-075**

City Planner Maloy explained items 4.1 and 4.2 needed City Council approval before item 3.2 could be decided by the Commission. Staff recommended the item may be tabled after the discussion and public hearing. The preliminary subdivision plat included 60 single-family lots, 1 detention lot and 1 commercial lot. Maintenance of the detention pond and addition of a roundabout had not been determined.

Applicant Dave Freiss, with Freiss Development Group approached the podium and stated the hardscape of the roundabout would be low maintenance. The community did not include an HOA.

Chair Palmer opened the public hearing.

Deputy Recorder Thorpe read the following comment:
**Philip Peterson** If they are going to develop the north west corner of 13400 south and Rose Canyon Road, make sure the developer provides enough setback along the city streets so the intersection can have the alignment of the southbound lane fixed and the widening of the roads accomplished without having to buy houses and backyards in the future. Will this development necessitate the intersection improvements, as the

traffic demands will increase? I am glad they will be low density and I support that portion of the plan.

**Chris McMurrin** Approached the podium and stated lots 1-5 plus the water retention lot would border his property. He was concerned with mosquitos from the detention pond and wanted assurance it would properly drain. He would appreciate a precast wall along their property. He was concerned children or pets could injure themselves on his barbed wire fence.

**Kennie Alton** He thought the walkways, and landscape, trails need to be looked at more. He asked how the commercial property on the corner would be accessed. He thought the extra commercial traffic would create havoc.

Chair Powell requested guidance from the Commissioners regarding the public hearing status. Commissioner Rypien requested a timeline for intersection improvements. City Engineer Peterson responded the turn lane and striping should be completed early in this project. The City already had the needed right of way along the south side of 13400 for widening, but an extra foot was needed along the north side. He stated a storm drain line would reduce standing water.

The Commissioners agreed the public hearing should be left open.

*Commissioner Garcia moved to keep the public hearing open, without date. Commissioner Rypien seconded and all voted aye.*

Engineer Peterson offered the best location for a culdesac would be at Sky Ranch Road between lots 43 and 44. Three entrances would help with connectivity but only two were required. Commissioners debated the benefits of multiple entrances. The location of a driveway for lot three would need to be on the east side of the property. Potential horse trail locations were proposed. City Planner Maloy stated trail improvement had not been anticipated in internal review but he offered to check with the parks department and the neighborhood. Commissioner Rypien emphasized the importance of a central gathering place for the subdivision. The access and lighting for the commercial lot would be discussed when the subdivision approval was brought back. City Planner Maloy stated double fencing was allowed for large animal containment, and reviewed fencing material requirements for precast wall locations. The public hearing would be re-notice when scheduled.

*Commissioner Heather Garcia moved to continue the public hearing, table the proposal and direct staff to reschedule the application for consideration at a future public hearing date unknown for item 3.2 file number C2020-075 Preliminary Approval of the Reserve at Sky Ranch Subdivision comprised of 60 single-family lots, 1 commercial lot, and detention lot. (Public Hearing). Commissioner Andrea Bradford seconded the motion.*

*The vote was recorded as follows:*
*Commissioner Brody Rypien Aye*
*Commissioner Jackson Ferguson Aye*
*Commissioner Andrea Bradford Aye*

*Commissioner Heather Garcia* *Aye*
*Commissioner Joy Kaseke* *Aye*
*The motion passed unanimously.*

## 5. Chair and Commission Comments

Commissioner Rypien would like central gathering places required for larger subdivisions.

## 6. Future Meetings

6.1 Wednesday, January 27, 2021 ~ City Council Meeting
6.2 Thursday, February 4, 2021 ~ Planning Commission Meeting
6.3 Wednesday, February 10, 2021 ~ City Council Meeting

## 7. Adjournment

*Commissioner Heather Garcia moved to adjourn the meeting at 9:05 p.m. and all voted aye.*

*I, Wendy Thorpe, 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, 2021. This document constitutes the official minutes for the Herriman City Planning Commission Meeting.*

Wendy Thorpe

*Wendy Thorpe*
*Deputy City Recorder*

# Attachment F
## Subdivision Standards

**CITY CODE 10-5-15 PRELIMINARY PLATS**

E. Approval Standards: All preliminary plat applications shall be reviewed for compliance with the submittal requirements set forth in this section and applicable provisions of this title, this Code, Construction Codes, and City standards and specifications.

D. A preliminary plat application shall be reviewed and processed as provided in this subsection and as required by applicable provisions of sections 10-5-4, "General Requirements", 10-5-5, "Public Hearings and Meetings", and 10-5-6, "General Decision-Making Standards", of this chapter.

2. The application shall include at least the following information:
   a. The name, address, and telephone number of the applicant and the applicant's agent, if any;
   b. Existing conditions inventory as required by chapter 17 of this title;
   c. The proposed preliminary plat, drawn as required by City standards and specifications, showing on each sheet of the set, the name of the subdivision, scale, sheet number, preparation date, and north arrow; including:
      (1) The boundary lines and legal description of the property to be subdivided, with all dimensions shown;
      (2) The location of existing permanent buildings and structures on or within fifty feet (50') of the proposed subdivision;
      (3) The layout of streets, showing location, widths and other dimensions of proposed streets (designated by actual or proposed names and numbers), crosswalks, alleys, easements, and streetlights;
      (4) The layout, numbers, and typical dimensions of lots;
      (5) Land intended to be dedicated or temporarily reserved for public use or set aside for use of property owners in the subdivision;
      (6) Minimum building setback lines;
      (7) Easements proposed for water, sewer, drainage, utility lines, and other purposes;
      (8) The location of the subdivision as it relates to any associated lot owned by the applicant, including a sketch of the prospective future street system on any unplatted portion of the property, and the street system proposed within the subdivision in accordance with the future street system of the surrounding area and the General Plan;
      (9) The boundary lines of adjacent unsubdivided land within one hundred feet (100') of the property proposed for subdivision, showing ownership and property monuments;
      (10) A vicinity map of the subdivision, drawn at a scale of 500 feet to the inch, showing all lots and streets in the subdivision, and all abutting streets with street names;
      (11) The names and addresses of the applicant, the engineer or surveyor of the subdivision, and the owners of land immediately adjoining the subdivision;
      (12) A contour map at intervals of at least two feet (2'), showing all unusual topographic features with verification by a qualified engineer or land surveyor;
      (13) The location of existing sanitary sewers, storm drains, subdrains, culinary and secondary water supply mains, and culverts and other utilities within the property or within one hundred feet (100') thereof, indicating pipe sizes, grades, and manholes;
      (14) The location, widths, and other dimensions of proposed streets, alleys, easements, parks, and other open spaces and lots with the size and buildable area of each proposed lot in square footage and proper labeling of spaces to be dedicated to the public;
      (15) The location, principal dimension, and names of all existing and recorded streets, alleys, and easements, both within the proposed subdivision and within one hundred feet (100') of the boundary thereof, showing whether recorded or claimed by usage;
      (16) The location and dimensions to the nearest existing bench mark or monument, and section line;

(17) The location and principal dimensions of all water courses, public utilities, and other features and existing structures on the land adjacent to the proposed subdivision, including railroads, power lines, and topography;
(18) The location of existing bridges, culverts, surface or subsurface drainage channels, utilities, buildings or other structures, pumping stations, or appurtenances, within the subdivision or within two hundred feet (200') thereof, and all known wells or springs, and location of any 100-year floodplain as delineated by the Federal Emergency Management Agency;
(19) Proposed off-site and on-site culinary and secondary water facilities, sanitary sewers, storm drainage facilities, and fire hydrants;
(20) A plan showing how the applicant proposes to handle stormwater drainage for an event with a 10-year return interval, as determined by the City Engineer;
(21) A plan for providing street lighting in the subdivision;
(22) Plans showing any required landscaping and/or parkstrip tree planting;
(23) A soil erosion and sedimentation control plan prepared by a registered civil engineer; if the site requires substantial cutting, clearing, grading, or other earthmoving operations in the construction of improvements if required by the City Engineer; and

d. The following documents:
(1) Certification of the accuracy of the preliminary plat by the landowner;
(2) Certification of the accuracy of the preliminary plat and any traverse to permanent survey monuments by a land surveyor registered to practice in the State of Utah;
(3) Copies of any agreements with adjacent property owners relevant to the proposed subdivision;
(4) A geologic hazards, geotechnical, and/or soils report prepared by a qualified engineer based upon adequate test borings or excavations in accordance with City standards and specifications, if required by the City Engineer;
(5) Evidence that all utilities and services will be available for the subdivision;
(6) A traffic report prepared by a qualified traffic engineer, if required by the City Engineer;
(7) Evidence of compliance with other applicable Federal, State and local laws and regulations, if requested by the Community Development Director; and
(8) A copy of proposed protective covenants, if subsurface drains or common open space are to be located within the subdivision.

**CITY CODE 10-28 SUBDIVISION AND SITE DEVELOPMENT STANDARDS**

**10-5-12. E. Approval Standards** (for Site Plans): The following standards shall apply to the approval of a site plan.

1. The entire site shall be developed at one time unless a phased development plan is approved. A phased development plan shall show:
   a. The planned development of the entire site; and
   b. The timing and sequencing of improvements to be completed with each phase, particularly amenities, open space, and public improvements.
2. A site plan shall conform to applicable standards set forth in this title and other applicable provisions of City standards and specifications. Conditions may be imposed as necessary to achieve compliance with applicable requirements.
3. In order to assure development shown on an approved site plan will be constructed to completion in an acceptable manner, the applicant shall enter into an improvement completion assurance and warranty agreement and shall conform to the requirements set forth in chapter 20 of this title.

**10-28-4: CITY STANDARDS AND SPECIFICATIONS:**

C. Subdivision Design Generally: The design of preliminary and final plats of a subdivision in relation to streets, blocks, lots, open spaces and other design factors shall be in harmony with design standards adopted by the

City and shall include provisions set forth in this chapter. Where trees, groves, waterways, scenic points, historic spots, or other City assets and landmarks, as determined by the Planning Commission, are located within a proposed subdivision, reasonable steps should be taken to preserve these features.

D. Compliance: Any installation, construction, alteration, repair, maintenance, or other work on infrastructure improvements within the City, or within any public right-of-way, shall comply with City standards and specifications and the requirements set forth in this chapter.

E. Compliance with General Plan: The layout of lots in a subdivision, which includes the size, placement and number of lots, and street design shall comply with the intent and purpose of the General Plan. (Ord. 2017-54, 12-13-2017)

**10-28-7: PROTECTION STRIPS:** The use of protection strips shall be prohibited.

**10-28-8: LOTS:**

A. Arrangement: Lot arrangement and design shall be such that lots will provide satisfactory and desirable sites for buildings, and be properly related to topography, to the character of surrounding development and to existing requirements.

B. Zones: All lots shown on the preliminary and final plats shall conform to the minimum requirements of the zone in which the subdivision is located, and to the minimum requirements of the Health Department for water supply and sewage disposal.

C. Streets: Each lot shall abut on a street shown on the subdivision plat or on an existing publicly dedicated street which has become public by right of use and which is more than twenty six feet (26') wide. Double frontage lots shall be prohibited, except where unusual conditions make other designs undesirable.

D. Lot Lines: Side lines of lots shall be approximately at right angles, or radial to the street lines.

E. Remnants: In general, all remnants of lots below minimum size shall be added to adjacent lots, rather than allowed to remain as unusable parcels.

F. Flag Lots: All flag lots shall meet the requirements of section 10-29-18 of this title. (Ord. 2017-54, 12-13-2017)

**10-28-11: STORM DRAINAGE:**

No ditch or canal shall be approved as suitable for the use of storm drainage water without the written permission of the appropriate ditch or canal company or of the water users for such use. No ditch or canal shall be used for stormwater unless adequately improved to handle such water as might be reasonably expected to flow from canal and ditch water, subdivision runoff water, and other water expected to reach such canal or ditch. No ditch, canal or other waterway shall be permitted within property dedicated or to be dedicated for public use. The applicant shall remove such waterways from property to be so dedicated prior to the construction of required off site improvements. (Ord. 2017-54, 12-13-2017)

**10-28-13: ARRANGEMENT OF STREETS:**

The arrangement of streets in new subdivisions shall provide for the continuation of the existing streets in adjoining areas and shall provide access to unsubdivided adjoining areas insofar as such continuation or access is necessary as reasonably determined by the Planning Commission. New streets shall connect with existing public streets. (Ord. 2017-54, 12-13-2017)

**10-28-17: TRAILS:**

A. When Required: Trails may be required within a subdivision so long as the need for the trail is roughly proportional, both in nature and extent, to the impact of the subdivision.

B. Location: Trails shall be located so that the route is feasible for both construction and long term maintenance; insurmountable physical obstructions shall be avoided. The specific location of the trail right-of-way shall be verified on the ground before approval of the subdivision. (Ord. 2017-54, 12-13-2017)

**10-28-21: FENCING REQUIREMENTS:**

A. Areas Where Fencing Required: The applicant shall install a six foot (6') non-climbable chainlink fence, or its equivalent, in conformance with the standards and rules and regulations as provided in chapter 21 of this title, along all open ditches, canals, or waterways, non-access streets, open reservoirs or bodies of water, railroad rights-of-way, and other such features of potentially hazardous nature on, crossing, or contiguous to the property being subdivided, except along those features which the Planning Commission shall determine would not be a hazard to life, or where the conforming structure would create a hazard to the safety of the public.

B. Non-Access Streets: Fencing and landscaping along non-access streets shall be reviewed and approved by the Planning Commission to provide a uniform and aesthetically pleasing streetscape.

C. Lots on a Private Right-of-Way: All lots on a private right-of-way shall have a six foot (6') solid vinyl fence along both sides of the private right-of-way. (Ord. 2017-54, 12-13-201)

**10-29 SUPPLEMENTARY AND QUALIFYING PROVISIONS:**

**10-29-29: LOT, DOUBLE FRONTAGE:**

A lot having frontage on two (2) or more streets shall be prohibited except for corner lots and double frontage lots in subdivisions which abut an arterial or collector street shown on the City's Master Street Plan.

A. Access: Double-frontage lots shall be accessed only from an internal subdivision street.

B. Lots with More Than One Front Lot Line: Frontage on lots having a front lot line on more than one street shall be measured on one street only. (Ord. 2017-54, 12-13-2017)

**10-29-30: LOT GRADE:**

A. Grade at Property Line: The grade of a lot along a property line shall be:
   1. The grade shown on an approved subdivision grading plan; or
   2. The naturally occurring grade.

B. Grade from Property Line: The grade of a slope from a property line shall not exceed twenty five percent (25%) except as permitted by a variance approved under section 10-5-21 of this title. (Ord. 2017-54, 12-13-2017)

**10-29-43: SLOPE LIMITS, DRIVEWAYS:**

No driveway shall exceed a slope of twelve percent (12%). When a driveway slopes downward from a street, the driveway shall be designed to prohibit surface water drainage from entering a building. (Ord. 2017-54, 12-13-2017)

# Attachment G
## Department Comments

DEVELOPMENT REVIEW COMMITTEE

NOVEMBER 4, 2020

Reserve at Sky Ranch
S2020-075
13374 S Rose Canyon Road

| DATE | DEPARTMENT |
|---|---|
| 7/14/2020 | Submittal |

Applied for preliminary plat approval containing 61 single family lots, known as The Reserve at Sky Ranch.

Applicant- Jeff Neal

Engineer- Greg Wilding

| | |
|---|---|
| 11/4/2020 | Zoning<br>Bryn MacDonald bmacdonald@herriman.org |

1. Property is currently zoned A-1 and the application indicates it is a total of 31.64 acres.
2. Applicant has also submitted a rezone to A-.25.
3. Plan shows a parcel on the corner of 1.423 acres of commercial (Parcel C).
4. Density in the A-.25 zone is 1.8 units per acre. The plat indicates the total property is 30.75 acres. Subtracting the commercial corner leaves 29.327 acres. This would allow a total of 53 lots. The proposal is for 61 lots, which is 2.1 units per acre. The applicant needs to indicate which of the density criteria they comply with in order to qualify for the greater density.
5. Applicant is proposing an additional 10 foot wide landscape buffer along 6400 West and 13400 South to qualify for additional density. Provide a plan that shows how this property will be landscaping and maintained.
6. Each of the lots needs to be a minimum of 10,000 square feet and 85 feet wide
7. 6 foot precast wall will be required along 6400 West, and on the north and west sides of Parcel A. Make sure the wall complies with clear view requirements at the intersections.
8. Provide paperwork to clarify property line discrepancies at the north east corner of the property.
9. Provide a legal description for the rezone (for the A-.25 and the C-2 zones).
10. Work with staff on “Parcel A”, being used for the irrigation equipment. Maybe this should be left out of the subdivision plat?

| | |
|---|---|
| 11/4/2020 | Unified Fire Authority<br>Lynn Egbert legbert@unifiedfire.org |

No comments and this time. Must comply with all UFA standards and requirements.

| | |
|---|---|
| 11/4/2020 | Community Coordinator<br>Sandra Llewellyn sllewellyn@herriman.org |

A neighborhood meeting will need to be held prior to Planning Commission. Contact Sandra Llewellyn for more details on scheduling the meeting.

| | |
|---|---|
| 11/3/2020 | Public Works<br>Justun Edwards jedwards@herriman.org |

Work with the irrigation company on the alignment of the existing irrigation system; they have concerns about the proposed alignment; work on a solution to eliminate the line running between lot lines

| 11/3/2020 | Parks/ Landscaping<br>Wendy Thomas wthomas@herriman.org Heidi Shegrud hshegrud@herriman.org |
|---|---|

Need landscaping plans for the detention pond and park strips along 13400 South and 6400 West, and include park strip trees every 30 feet

Who will install the park strips along 13400 South and 6400 West. Local scape and low maintenance; follow water efficient guidelines

Will the roundabout be landscaped? Who will maintain this?

| 11/3/2020 | GIS<br>Eric Blackett eblackett@herriman.org |
|---|---|

Need to add street names, lot addresses, and intersection coordinates to the plat

| 11/3/2020 | Engineering Review<br>Josh Petersen jpetersen@herriman.org |
|---|---|

- Use Herriman standard cross section for 60' wide ROW.
- Use Herriman City standard details for sidewalk, curb, and gutter etc.
- Geotech report required for pavement thickness.
  - Can be done at engineering review stage.
- ROW for this section of 134th South is 66 feet wide, appears this plan over-dedicates ROW.
  - Keep dedication for right turn pocket on Rose Canyon Road.
  - Provide a road cross section for the half width.
- Work with irrigation company to relocate existing irrigation system and easement through property.
  - Provide agreement/letter of approval from irrigation company.
- Install all improvements along the north side of 134th South and west side of Rose Canyon Road, including landscaped park strip, streetlighting, curb and gutter and sidewalk to Herriman City Standard.
- Provide 20 foot wide easements for utilities running through and between lots, and avoid where possible.
- Show location of storm drain detention area.
  - Calculations to provided in separate storm drain report after PC approval.
- 80th percentile rain event must be retained on-site through use of LID methodology.
  - Design can be included at time of engineering review after PC approval.
- All storm drain pipes to be 18" diameter minimum.
- Waterline sizing to be finalized during engineering review after PC approval.
  - Hydraulic analysis to be provided by city consultant Hansen Allen Luce.
- Roundabout needs to comply with AASHTO requirements. May need to provide some type of clear view on the lots adjacent to the roundabout.

| 11/4/2020 | Jonathan Bowers<br><br>Water/Storm Drain |
|---|---|

- Submit the required items for the hydraulic report checklist to Ridley Griggs at rgriggs@hansenallenluce.com
-

## The Reserve at Sky Ranch Subdivision – Second Review of Revised Plans

Engineering DRC Comments
1/12/2021

- All streets to be built to Herriman City Standards, including asphalt, curb and gutter, parkstrip landscaping, street lighting and sidewalk.
- Install all improvements along the north side of 134th South and west side of Rose Canyon Road, including landscaped parkstrip, streetlighting, curb and gutter and sidewalk to Herriman City Standard.
- Geotech report required for pavement thickness.
    - Can be done at engineering review stage.
- Work with irrigation company to receive approval for existing irrigation system relocation and easements through property.
    - Provide agreement/letter of approval from irrigation company.
- Provide 20 foot wide easements for utilities running through and between lots, and avoid where possible.
- Show location of storm drain detention area.
    - Calculations to provided in separate storm drain report after PC approval.
- 80th percentile rain event must be retained on-site through use of LID methodology.
    - Design can be included at time of engineering review after PC approval.
- All storm drain pipes to be 18” diameter minimum.
- Waterline sizing to be finalized during engineering review after PC approval.
    - Hydraulic analysis to be provided by city consultant Hansen Allen Luce.

# Attachment H
## PowerPoint

# Planning Commission Meeting

**January 21, 2021**

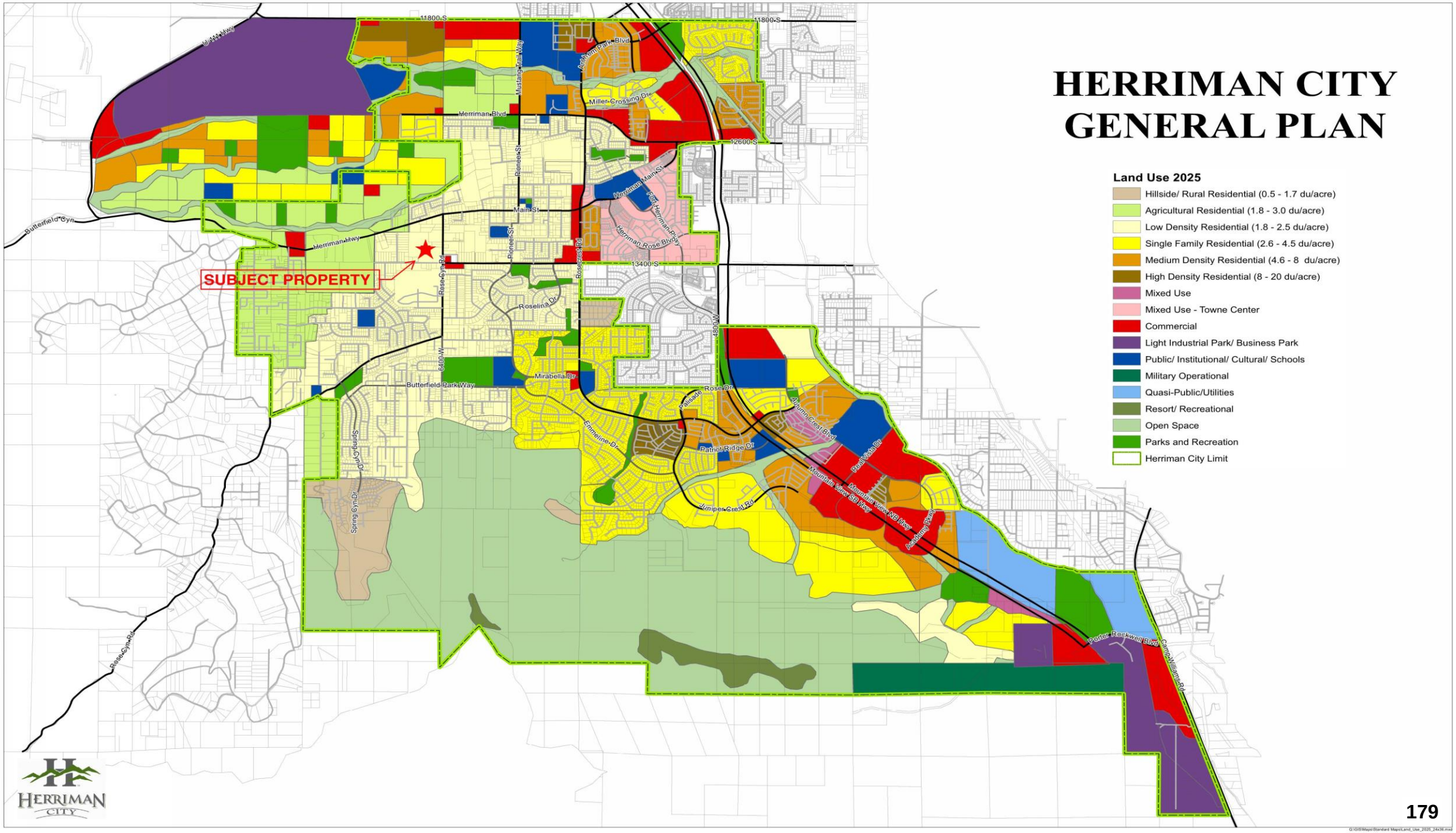
**S2020-075 Preliminary Plat Approval** - The Reserves as Sky Ranch Subdivision
60 single-family lots, 1 commercial lot, and 1 detention lot. (Public Hearing)

**Applicant:** Jeff Neal, The Reserve at Sky Ranch, LLC
**Address:** 13374 S Rose Canyon Road
**Zone:** A-1 Agricultural
**Acres:** 31.9±

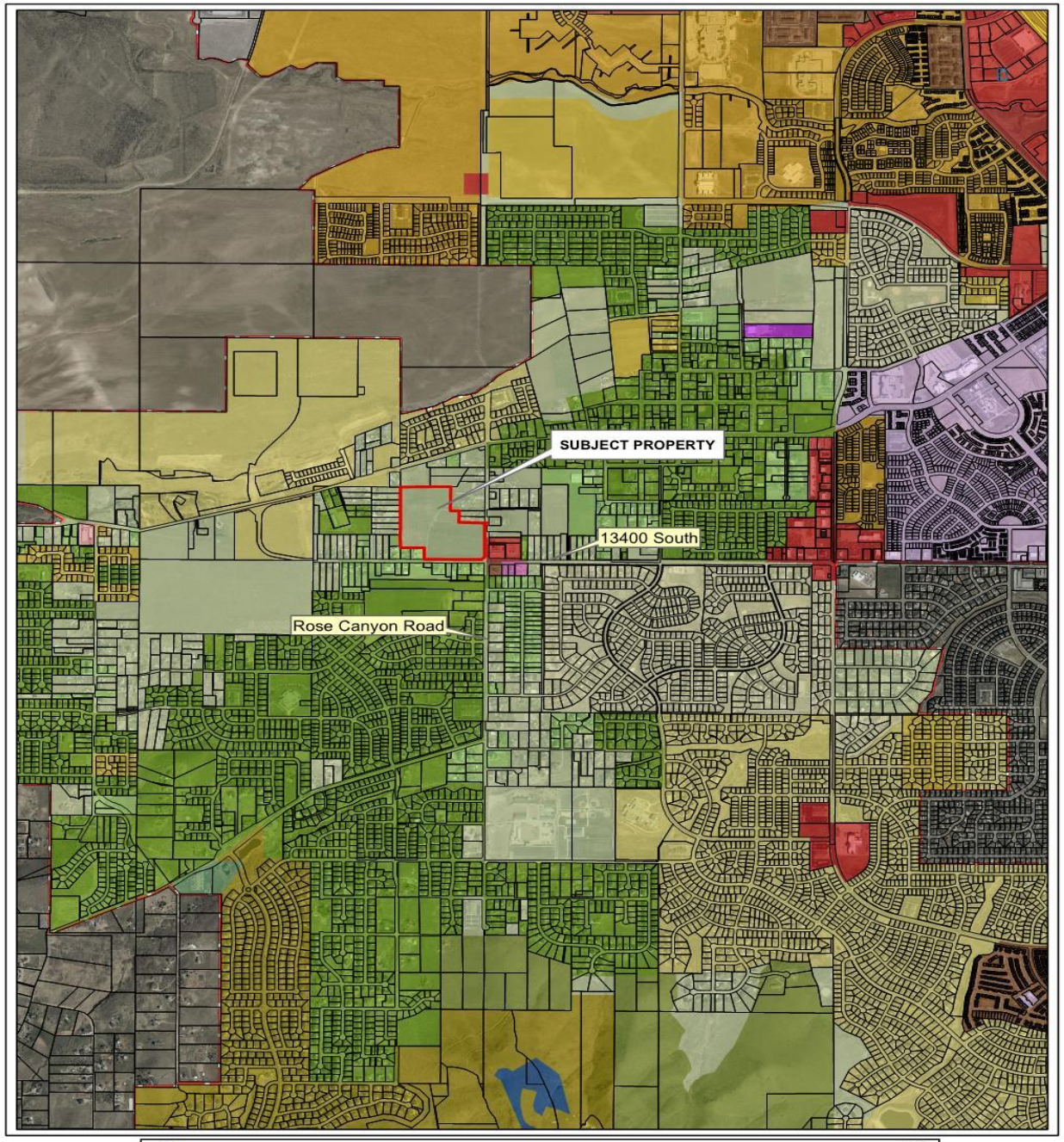
# The Reserves at Sky Ranch

- Applicant is proposing a 62 lot subdivision located at 13374 S Rose Canyon Road.
- Proposed Subdivision:
  - 31.9± total acres
  - 60 single-family lots
  - 1 detention lot
  - 1 commercial lot (1.513 acre)

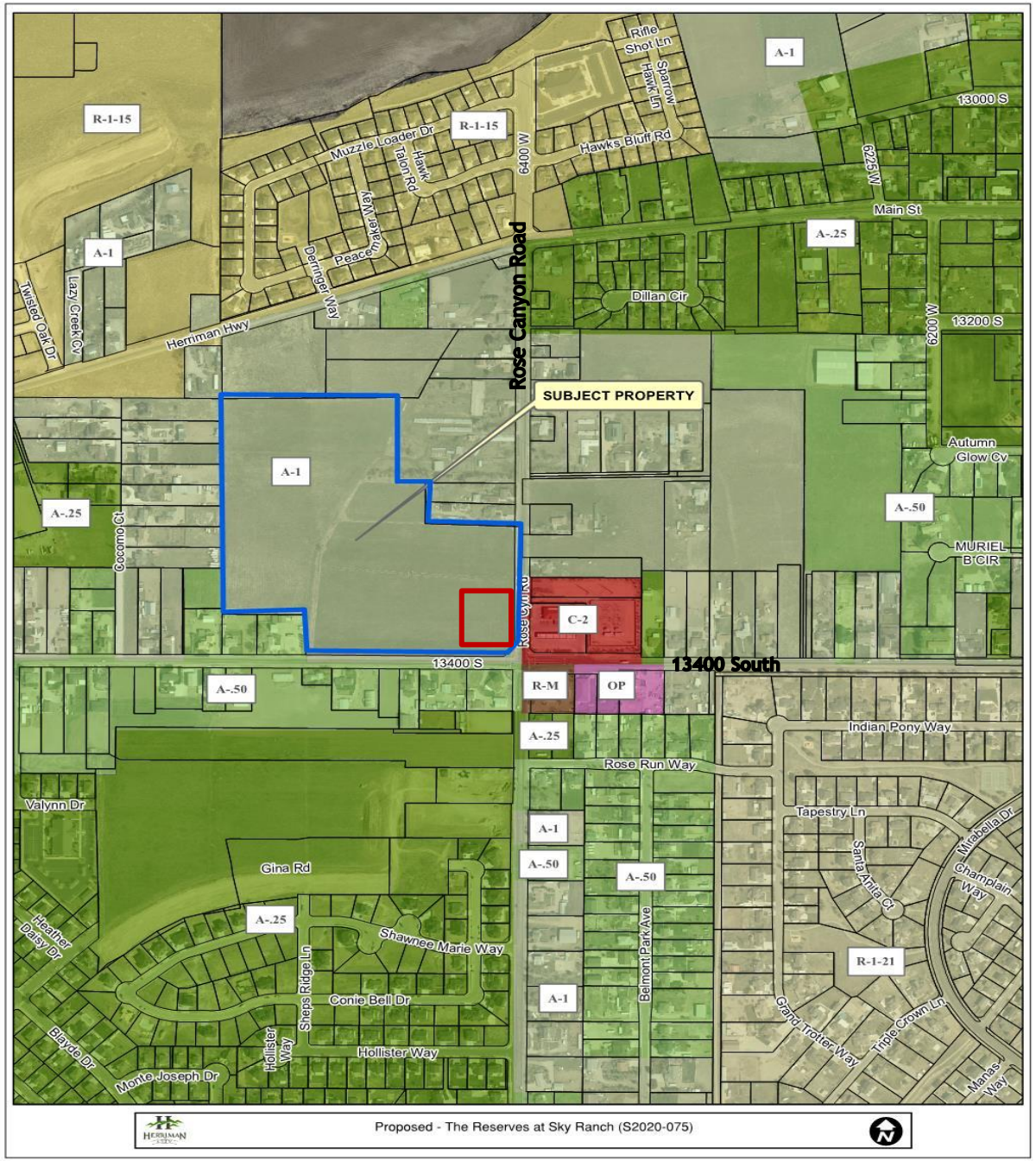
# Vicinity Map



# Zoning Map


SUBJECT PROPERTY
13400 South
Rose Canyon Road
The Reserves at Sky Ranch

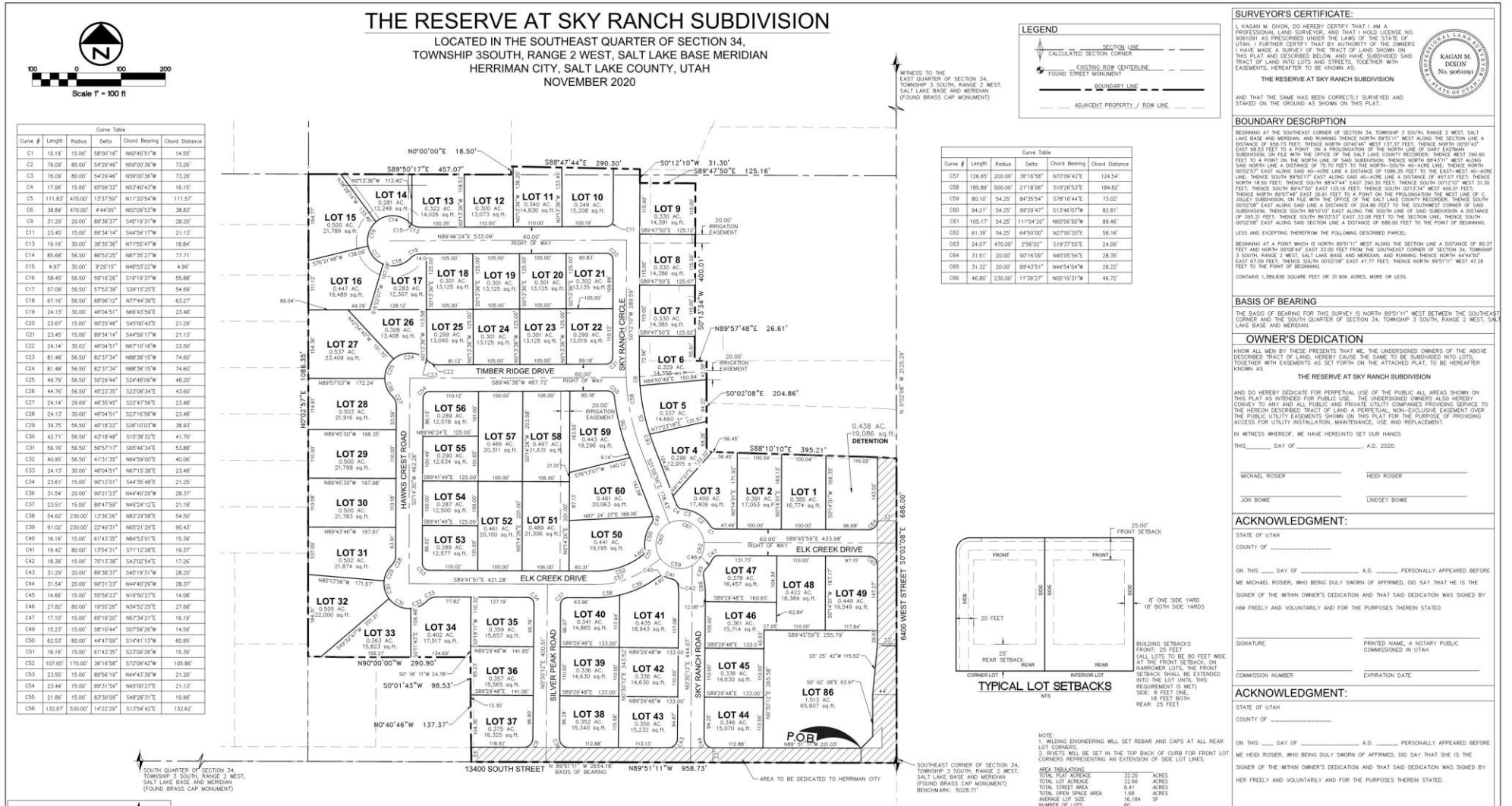
# Zoning Map


SUBJECT PROPERTY
Rose Canyon Road
13400 South
13000 S
13200 S
13400 S
Main St
Herriman Hwy
Hawks Bluff Rd
Rifle Shot Ln
Sparrow Hawk Ln
Muzzle Loader Dr
Talon Rd
Hawk Way
Peacemaker Way
Derringer Way
Twisted Oak Dr
Lazy Creek Cv
Dillan Cir
Autumn Glow Cv
MURIEL B CIR
Cocomo Ct
Rose Cyn Rd
Indian Pony Way
Rose Run Way
Tapestry Ln
Mirabella Dr
Champlain Way
Santa Anita Ct
Valynn Dr
Gina Rd
Heather Daisy Dr
Shawnee Marie Way
Sheps Ridge Ln
Conie Bell Dr
Hollister Way
Blayde Dr
Monte Joseph Dr
Belmont Park Ave
Grand Trotter Way
Triple Crown Ln
Manas Way
6400 W
6225 W
6200 W
R-1-15
A-1
A-.25
A-.50
C-2
R-M
OP
R-1-21
Proposed - The Reserves at Sky Ranch (S2020-075)

Preliminary Subdivision Plan

# THE RESERVE AT SKY RANCH SUBDIVISION

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 34,
TOWNSHIP 3SOUTH, RANGE 2 WEST, SALT LAKE BASE MERIDIAN
HERRIMAN CITY, SALT LAKE COUNTY, UTAH
NOVEMBER 2020




| Curve Table | | | | | |
|---|---|---|---|---|---|
| Curve # | Length | Radius | Delta | Chord Bearing | Chord Distance |
| C1 | 15.19' | 15.00' | 58°00'16" | N60°45'51"W | 14.55' |
| C2 | 76.09' | 80.00' | 54°29'46" | N59°00'36"W | 73.26' |
| C3 | 76.09' | 80.00' | 54°29'46" | N59°00'36"W | 73.26' |
| C4 | 17.06' | 15.00' | 65°09'33" | N53°40'43"W | 16.15' |
| C5 | 111.83' | 470.00' | 13°37'59" | N11°20'54"W | 111.57' |
| C6 | 38.84' | 470.00' | 4°44'05" | N02°09'53"W | 38.83' |
| C9 | 31.29' | 20.00' | 89°38'37" | S45°19'31"W | 28.20' |
| C11 | 23.45' | 15.00' | 89°34'14" | S44°59'17"W | 21.13' |
| C13 | 19.16' | 30.00' | 36°35'36" | N71°55'47"W | 18.84' |
| C14 | 85.68' | 56.50' | 86°53'25" | N87°35'27"W | 77.71' |
| C15 | 4.97' | 30.00' | 9°29'15" | N48°53'23"W | 4.96' |
| C16 | 58.45' | 56.50' | 59°16'28" | S19°19'37"W | 55.88' |
| C17 | 57.09' | 56.50' | 57°53'39" | S39°15'25"E | 54.69' |
| C18 | 67.16' | 56.50' | 68°06'12" | N77°44'39"E | 63.27' |
| C19 | 24.13' | 30.00' | 46°04'51" | N68°43'58"E | 23.48' |
| C20 | 23.67' | 15.00' | 90°25'46" | S45°00'43"E | 21.29' |
| C21 | 23.45' | 15.00' | 89°34'14" | S44°59'17"W | 21.13' |
| C22 | 24.14' | 30.02' | 46°04'51" | N67°10'16"W | 23.50' |
| C23 | 81.48' | 56.50' | 82°37'34" | N88°38'15"W | 74.60' |
| C24 | 81.48' | 56.50' | 82°37'34" | N88°38'15"W | 74.60' |
| C25 | 49.79' | 56.50' | 50°29'44" | S24°48'06"W | 48.20' |
| C26 | 44.76' | 56.50' | 45°23'35" | S23°08'34"E | 43.60' |
| C27 | 24.14' | 29.69' | 46°35'45" | S22°47'56"E | 23.48' |
| C28 | 24.13' | 30.00' | 46°04'51" | S23°16'56"W | 23.48' |
| C29 | 39.75' | 56.50' | 40°18'22" | S26°10'03"W | 38.93' |
| C30 | 42.71' | 56.50' | 43°18'48" | S15°38'32"E | 41.70' |
| C31 | 56.16' | 56.50' | 56°57'17" | S65°46'34"E | 53.88' |
| C32 | 40.95' | 56.50' | 41°31'35" | N64°59'00"E | 40.06' |
| C33 | 24.13' | 30.00' | 46°04'51" | N67°15'38"E | 23.48' |
| C34 | 23.61' | 15.00' | 90°12'01" | S44°35'48"E | 21.25' |
| C36 | 31.54' | 20.00' | 90°21'23" | N44°40'29"W | 28.37' |
| C37 | 23.51' | 15.00' | 89°47'59" | N45°24'12"E | 21.18' |
| C38 | 54.62' | 230.00' | 13°36'26" | N83°29'58"E | 54.50' |
| C39 | 91.02' | 230.00' | 22°40'31" | N65°21'29"E | 90.43' |
| C40 | 16.16' | 15.00' | 61°43'35" | N84°53'01"E | 15.39' |
| C41 | 19.42' | 80.00' | 13°54'31" | S71°12'28"E | 19.37' |
| C42 | 18.39' | 15.00' | 70°13'38" | S43°02'54"E | 17.26' |
| C43 | 31.29' | 20.00' | 89°38'37" | S45°19'31"W | 28.20' |
| C44 | 31.54' | 20.00' | 90°21'23" | N44°40'29"W | 28.37' |
| C45 | 14.66' | 15.00' | 55°59'23" | N16°50'27"E | 14.08' |
| C46 | 27.82' | 80.00' | 19°55'28" | N34°52'25"E | 27.68' |
| C47 | 17.10' | 15.00' | 65°19'20" | N57°34'21"E | 16.19' |
| C49 | 15.23' | 15.00' | 58°10'44" | S07°59'26"W | 14.59' |
| C50 | 62.53' | 80.00' | 44°47'09" | S14°41'13"W | 60.95' |
| C51 | 16.16' | 15.00' | 61°43'35" | S23°09'26"W | 15.39' |
| C52 | 107.65' | 170.00' | 36°16'58" | S72°09'42"W | 105.86' |
| C53 | 23.55' | 15.00' | 89°56'19" | N44°43'39"W | 21.20' |
| C54 | 23.44' | 15.00' | 89°31'54" | N45°00'27"E | 21.13' |
| C55 | 21.86' | 15.00' | 83°30'09" | S48°28'31"E | 19.98' |
| C56 | 132.97' | 530.00' | 14°22'29" | S13°54'42"E | 132.62' |

| Curve Table | | | | | |
|---|---|---|---|---|---|
| Curve # | Length | Radius | Delta | Chord Bearing | Chord Distance |
| C57 | 126.65' | 200.00' | 36°16'58" | N72°09'42"E | 124.54' |
| C58 | 185.89' | 500.00' | 21°18'06" | S10°26'53"E | 184.82' |
| C59 | 80.10' | 54.25' | 84°35'54" | S78°16'44"E | 73.02' |
| C60 | 94.21' | 54.25' | 99°29'47" | S13°46'07"W | 82.81' |
| C61 | 105.17' | 54.25' | 111°04'20" | N60°56'58"W | 89.46' |
| C62 | 61.39' | 54.25' | 64°50'00" | N27°00'20"E | 58.16' |
| C63 | 24.07' | 470.00' | 2°56'02" | S19°37'55"E | 24.06' |
| C64 | 31.51' | 20.00' | 90°16'09" | N45°05'56"E | 28.35' |
| C65 | 31.32' | 20.00' | 89°43'51" | N44°54'04"W | 28.22' |
| C66 | 46.80' | 230.00' | 11°39'27" | N05°19'31"W | 46.72' |

## SURVEYOR'S CERTIFICATE:

I, KAGAN M. DIXON, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 9061091 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY 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, TOGETHER WITH EASEMENTS, HEREAFTER TO BE KNOWN AS:

**THE RESERVE AT SKY RANCH SUBDIVISION**

AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.

KAGAN M. DIXON No. 9061091 — PROFESSIONAL LAND SURVEYOR — STATE OF UTAH

## BOUNDARY DESCRIPTION

BEGINNING AT THE SOUTHEAST CORNER OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE NORTH 89°51'11" WEST ALONG THE SECTION LINE A DISTANCE OF 958.73 FEET; THENCE NORTH 00°40'46" WEST 137.37 FEET; THENCE NORTH 00°01'43" EAST 98.53 FEET TO A POINT ON A PROLONGATION OF THE NORTH LINE OF GARY EASTMAN SUBDIVISION, ON FILE WITH THE OFFICE OF THE SALT LAKE COUNTY RECORDER; THENCE WEST 290.90 FEET TO A POINT ON THE NORTH LINE OF SAID SUBDIVISION; THENCE NORTH 88°43'11" WEST ALONG SAID NORTH LINE A DISTANCE OF 75.70 FEET TO THE NORTH-SOUTH 40-ACRE LINE; THENCE NORTH 00°02'57" EAST ALONG SAID 40-ACRE LINE A DISTANCE OF 1086.35 FEET TO THE EAST-WEST 40-ACRE LINE; THENCE SOUTH 89°50'17" EAST ALONG SAID 40-ACRE LINE A DISTANCE OF 457.07 FEET; THENCE NORTH 18.50 FEET; THENCE SOUTH 88°47'44" EAST 290.30 FEET; THENCE SOUTH 00°12'10" WEST 31.30 FEET; THENCE SOUTH 89°47'50" EAST 125.16 FEET; THENCE SOUTH 00°13'36" WEST 400.01 FEET; THENCE NORTH 89°57'48" EAST 26.61 FEET TO A POINT ON THE PROLONGATION THE WEST LINE OF C. JOLLEY SUBDIVISION, ON FILE WITH THE OFFICE OF THE SALT LAKE COUNTY RECORDER; THENCE SOUTH 00°02'08" EAST ALONG SAID LINE A DISTANCE OF 204.86 FEET TO THE SOUTHWEST CORNER OF SAID SUBDIVISION; THENCE SOUTH 88°10'10" EAST ALONG THE SOUTH LINE OF SAID SUBDIVISION A DISTANCE OF 395.21 FEET; THENCE SOUTH 86°03'53" EAST 33.08 FEET TO THE SECTION LINE; THENCE SOUTH 00°02'08" EAST ALONG SAID SECTION LINE A DISTANCE OF 686.00 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCEL:

BEGINNING AT A POINT WHICH IS NORTH 89°51'11" WEST ALONG THE SECTION LINE A DISTANCE OF 80.37 FEET AND NORTH 00°08'49" EAST 33.00 FEET FROM THE SOUTHEAST CORNER OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE NORTH 44°54'50" EAST 67.09 FEET; THENCE SOUTH 00°02'08" EAST 47.77 FEET; THENCE NORTH 89°51'11" WEST 47.26 FEET TO THE POINT OF BEGINNING.

CONTAINS 1,389,836 SQUARE FEET OR 31.906 ACRES, MORE OR LESS.

## BASIS OF BEARING

THE BASIS OF BEARING FOR THIS SURVEY IS NORTH 89°51'11" WEST BETWEEN THE SOUTHEAST CORNER AND THE SOUTH QUARTER OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN.

## OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND, HEREBY CAUSE THE SAME TO BE SUBDIVIDED INTO LOTS, TOGETHER WITH EASEMENTS AS SET FORTH ON THE ATTACHED PLAT, TO BE HEREAFTER KNOWN AS:

**THE RESERVE AT SKY RANCH SUBDIVISION**

AND DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL AREAS SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE. THE UNDERSIGNED OWNERS ALSO HEREBY CONVEY TO ANY AND ALL PUBLIC AND PRIVATE UTILITY COMPANIES PROVIDING SERVICE TO THE HEREON DESCRIBED TRACT OF LAND A PERPETUAL NON-EXCLUSIVE EASEMENT OVER THE PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT FOR THE PURPOSE OF PROVIDING ACCESS FOR UTILITY INSTALLATION, MAINTENANCE, USE AND REPLACEMENT.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS

THIS_____ DAY OF _____, A.D. 2020.

MICHAEL ROSIER — HEIDI ROSIER

JON BOWIE — LINDSEY BOWIE

## ACKNOWLEDGMENT:

STATE OF UTAH

COUNTY OF _____

ON THIS ___ DAY OF _____ A.D. _____ PERSONALLY APPEARED BEFORE ME MICHAEL ROSIER, WHO BEING DULY SWORN OF AFFIRMED, DID SAY THAT HE IS THE SIGNER OF THE WITHIN OWNER'S DEDICATION AND THAT SAID DEDICATION WAS SIGNED BY HIM FREELY AND VOLUNTARILY AND FOR THE PURPOSES THEREIN STATED.

SIGNATURE — PRINTED NAME, A NOTARY PUBLIC COMMISSIONED IN UTAH

COMMISSION NUMBER — EXPIRATION DATE

## ACKNOWLEDGMENT:

STATE OF UTAH

COUNTY OF _____

ON THIS ___ DAY OF _____ A.D. _____, PERSONALLY APPEARED BEFORE ME HEIDI ROSIER, WHO BEING DULY SWORN OF AFFIRMED, DID SAY THAT SHE IS THE SIGNER OF THE WITHIN OWNER'S DEDICATION AND THAT SAID DEDICATION WAS SIGNED BY HER FREELY AND VOLUNTARILY AND FOR THE PURPOSES THEREIN STATED.

SIGNATURE — PRINTED NAME, A NOTARY PUBLIC COMMISSIONED IN UTAH

COMMISSION NUMBER — EXPIRATION DATE

NOTE:
1. WILDING ENGINEERING WILL SET REBAR AND CAPS AT ALL REAR LOT CORNERS.
2. PIVETS WILL BE SET IN THE TOP BACK OF CURB FOR FRONT LOT CORNERS REPRESENTING AN EXTENSION OF SIDE LOT LINES.

AREA TABULATIONS

| | | |
|---|---|---|
| TOTAL PLAT ACREAGE | 32.05 | ACRES |
| TOTAL LOT ACREAGE | 22.66 | ACRES |
| TOTAL STREET AREA | 6.41 | ACRES |
| TOTAL OPEN SPACE AREA | 1.68 | ACRES |
| AVERAGE LOT SIZE | 16,184 | SF |
| NUMBER OF LOTS | 60 | |

WILDING ENGINEERING
14721 South Heritage Crest Way
Bluffdale, Utah 84065
801.893.8113
www.wildingengineering.com

| CHECKED FOR ZONING | HEALTH DEPARTMENT | COMCAST | CENTURY LINK | ROCKY MOUNTAIN POWER | SOUTH VALLEY SEWER | SALT LAKE COUNTY SURVEYOR |
|---|---|---|---|---|---|---|
| ZONE: _____ DATE: _____ | APPROVED THIS _____DAY OF _____ A.D., 20___BY HEALTH DEPARTMENT | APPROVED THIS _____DAY OF _____ A.D., 20___BY COMCAST | APPROVED THIS _____DAY OF _____ A.D., 20___BY CENTURY LINK COMMUNICATIONS | APPROVED THIS _____DAY OF _____ A.D., 20___BY ROCKY MOUNTAIN POWER | APPROVED THIS _____DAY OF _____ A.D., 20___BY SOUTH VALLEY SEWER DISTRICT | APPROVED THIS _____DAY OF _____ A.D., 20___BY THE OFFICE OF THE SALT LAKE COUNT SURVEYOR. |
| AREA: _____ WIDTH: _____ | REPRESENTATIVE | REPRESENTATIVE | REPRESENTATIVE | REPRESENTATIVE | REPRESENTATIVE | SLCO SURVEYOR |
| NAME: _____ | | | | | | |

DOMINION ENERGY APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION ENERGY MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT, INCLUDING THOSE SET FORTH IN THE OWNERS DEDICATION AND THE NOTES AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT DOMINION ENERGY'S RIGHT-OF-WAY DEPARTMENT AT 1-800-366-8532.

APPROVED THIS _____ DAY OF _____, 20____.

DOMINION ENERGY

BY:_____
TITLE:_____

| PLANNING COMMISSION | HERRIMAN CITY MUNICIPAL WATER | HERRIMAN CITY ENGINEER | APPROVAL AS TO FORM | HERRIMAN CITY |
|---|---|---|---|---|
| APPROVED THIS _____DAY OF_____ A.D. 20_____BY HERRIMAN PLANNING COMMISSION | APPROVED THIS _____DAY OF_____ A.D., 20____ BY HERRIMAN CITY MUNICIPAL WATER. | I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE. | APPROVED AS TO FORM THIS _____ DAY OF _____A.D. 20__ | APPROVED THIS _____ DAY OF _____ A.D. 20____ BY HERRIMAN CITY |
| CHAIRMAN: HERRIMAN PLANNING COMMISSION | HERRIMAN CITY — DATE | HERRIMAN CITY ENGINEER — DATE | HERRIMAN CITY ATTORNEY | ATTEST: RECORDER — MAYOR |

**THE RESERVE AT SKY RANCH SUBDIVISION**

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 34,
TOWNSHIP 3 SOUTH, RANGE 2 WEST,
SALT LAKE BASE MERIDIAN
HERRIMAN CITY, COUNTY OF SALT LAKE, UTAH

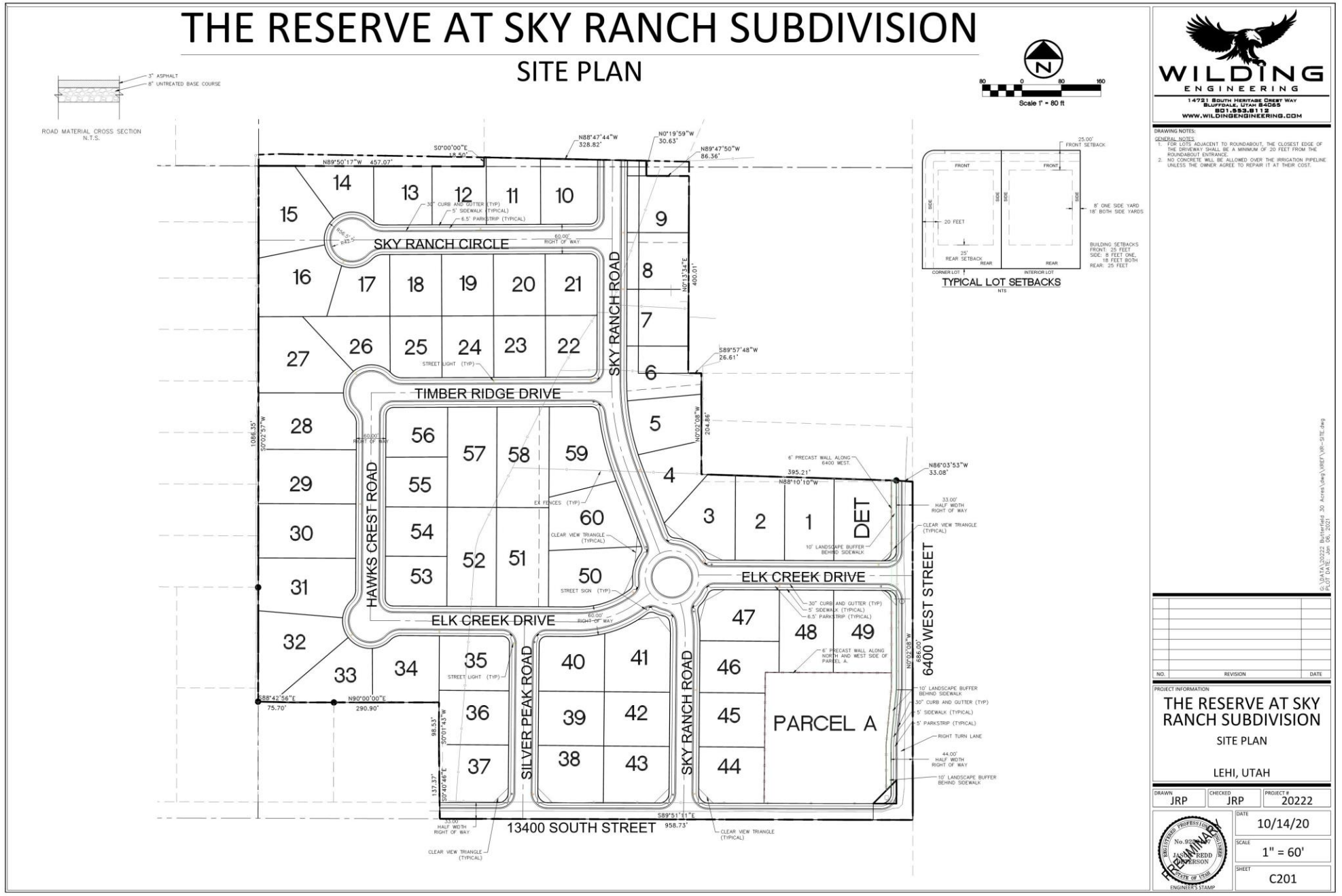
## RECORDER'S OFFICE

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

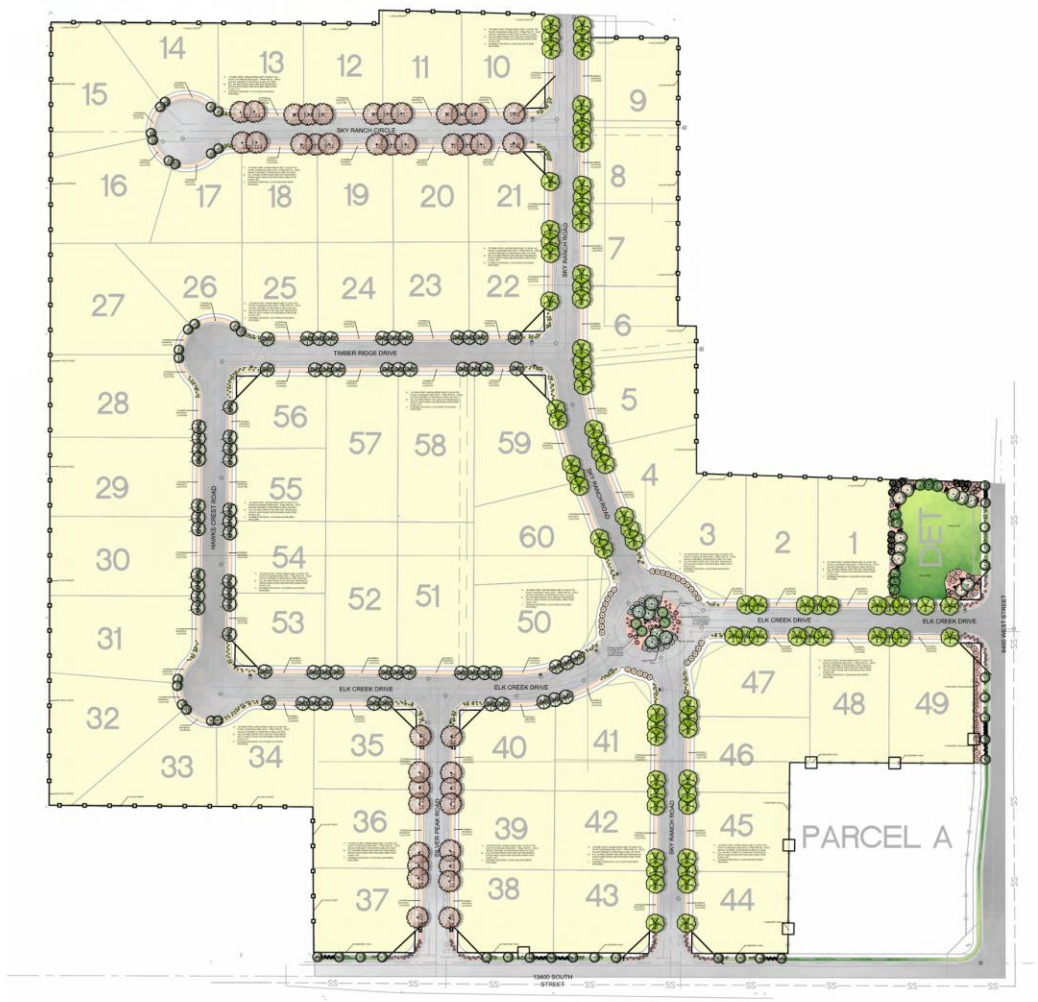
DATE_____TIME_____ENTRY_____BOOK_____PAGE_____

FEE — SALT LAKE COUNTY RECORDER

Preliminary Subdivision Plan



# Preliminary Landscape Plan




## PLANT LEGEND

| DECIDUOUS TREES | CODE | QTY | BOTANICAL / COMMON NAME | CONT | CAL |
|---|---|---|---|---|---|
| | Ar'g | 16 | Acer tataricum 'Garaan' Hot Wings Tatarian Maple | B & B | Multi-trunked |
| | Ag'a | 12 | Amelanchier x grandiflora 'Autumn Brilliance' 'Autumn Brilliance' Serviceberry | B & B | Multi-trunked |
| | Bp'p | 9 | Betula platyphylla 'Jefpark' Parkland Pillar Birch | B & B | 2"Cal |
| | Gs | 69 | Gymnocladus dioicus 'Skinny Latte' Skinny Latte Kentucky Coffeetree | B & B | 2"Cal |
| | Qr'a | 47 | Quercus robur x alba 'JFS-KW1QX' TM Street Spire Oak | B & B | 2"Cal |
| | Us'f | 80 | Ulmus x 'Frontier' Frontier Elm | B & B | 2"Cal |
| | Zs'b | 40 | Zelkova serrata 'Burgundy Vase' Burgundy Vase Zelkova | B & B | 2"Cal |

| DECIDUOUS SHRUBS | CODE | QTY | BOTANICAL / COMMON NAME | CONT |
|---|---|---|---|---|
| | Am'm | 437 | Aronia melanocarpa 'UCONNAM16S' TM Low Scape Mound Chokeberry | 5 gal |
| | Cs'c | 8 | Cornus sericea 'Cardinal' Cardinal Red-twig Dogwood | 5 gal |
| | Pb'p | 20 | Prunus besseyi 'P011S' TM Pawnee Buttes Sand Cherry | 5 gal |
| | Rs'a | 89 | Rhus trilobata 'Autumn Amber' Autumn Amber Sumac | 5 gal |

| EVERGREEN SHRUBS | CODE | QTY | BOTANICAL / COMMON NAME | CONT |
|---|---|---|---|---|
| | Cp'a | 23 | Cytisus purgans 'Spanish Gold' Spanish Gold Broom | 5 gal |

| GRASSES | CODE | QTY | BOTANICAL / COMMON NAME | CONT |
|---|---|---|---|---|
| | Bg'b | 176 | Bouteloua gracilis 'Blonde Ambition' Blonde Ambition Blue Grama | 1 gal |
| | Ca'k | 122 | Calamagrostis x acutiflora 'Karl Foerster' Feather Reed Grass | 1 gal |
| | Fm'a | 632 | Festuca mairei Atlas Fescue | 1 gal |
| | Hs's | 340 | Helictotrichon sempervirens 'Sapphire' Blue Oat Grass | 1 gal |
| | Mt'ml | 15 | Miscanthus sinensis 'Morning Light' Morning Light Maiden Grass | 2 gal |
| | Pv'v | 552 | Panicum virgatum 'Shenandoah' Shenandoah Switch Grass | 1 gal |
| | Pv'kl | 6 | Pennisetum orientale 'Karley Rose' Karley Rose Fountain Grass | 1 gal |

| ROSES | CODE | QTY | BOTANICAL / COMMON NAME | CONT |
|---|---|---|---|---|
| | R'nc | 131 | Rosa x 'Noare' TM Flower Carpet Red Groundcover Rose | 5 gal |

## SITE MATERIALS LEGEND

| SYMBOL | DESCRIPTION | QTY |
|---|---|---|
| 1 | STONE MULCH, COLOR: BROWN, SIZE: 2" PLANTING AREAS TO RECEIVE MIN. 12" DEPTH OF QUALITY TOPSOIL. IF TOPSOIL IS PRESENT ON SITE, PROVIDE SOIL TEST TO DETERMINE APPROPRIATE SOIL QUALITY FOR PROPOSED PLANTINGS. | 2,193 sf |

| SYMBOL | DESCRIPTION | QTY |
|---|---|---|
| 2 | BOULDERS - DECORATIVE BROWN SANDSTONE | 127 |

| SYMBOL | 1 LANDSCAPE DESCRIPTION | QTY |
|---|---|---|
| 1.01 | SODDED LAWN AREA LAWN AREAS SHALL BE SOD. NEW TURF AREAS TO BE SODDED WITH 18% "BLUESTAR KENTUCKY BLUEGRASS, 19% "MARQUIS" KENTUCKY BLUEGRASS, 17% "NEWPORT" KENTUCKY BLUEGRASS, 17% "TOUCHDOWN" KENTUCKY BLUEGRASS, 16% "APM PERENNIAL RYEGRASS, 13% "ACCENT PERENNIAL RYEGRASS OR APPROVED EQUAL AT A RATE OF 220 LBS. PER ACRE. FINE LEVEL ALL AREAS PRIOR TO LAYING SOD. ALL LAWN AREAS SHALL BE IRRIGATED WITH 100% COVERAGE BY POP-UP SPRAY HEADS AND GEAR DRIVEN ROTORS. ALL DECIDUOUS AND CONIFER TREES PLANTED WITHIN SOD AREAS SHALL HAVE A FOUR FOOT(4') DIAMETER TREE RING COVERED WITH CHOCOLATE BROWN BARK MULCH, NO SHREDDED FINES. SUBMIT SAMPLES TO BE APPROVED BY LANDSCAPE ARCHITECT AND OWNER BEFORE INSTALLATION. | 14,533 sf |

| SYMBOL | | QTY |
|---|---|---|
| 1.03 | STONE MULCH, COLOR: DARK GRAY, SIZE: 1" PLANTING AREAS TO RECEIVE MIN. 12" DEPTH OF QUALITY TOPSOIL. IF TOPSOIL IS PRESENT ON SITE, PROVIDE SOIL TEST TO DETERMINE SOIL QUALITY FOR PROPOSED PLANTINGS. PROVIDE 3" DEPTH OF STONE MULCH TOP DRESSING. | 67,943 sf |

ISSUE DATE: 1/7/2021 | PROJECT NUMBER: UT21001

| NO. | REVISION | DATE |
|---|---|---|
| 1 | XXXX | XX-XX-XX |
| 2 | | |
| 3 | | |
| 4 | | |
| 5 | | |
| 6 | | |
| 7 | | |

PLAN INFORMATION

811 BLUE STAKES OF UTAH UTILITY NOTIFICATION CENTER, INC 1-800-662-4111 www.bluestakes.org

0' 40' 80' 160' 320'
GRAPHIC SCALE: 1" = 80'

PROJECT INFORMATION

# THE RESERVE AT SKY RANCH
13400 S. 6400 W.
HERRIMAN, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT

Developer / Property Owner:
COLDWELL BANKER
ATT: JEFF NEAL
801-856-4544
JEFF@NEALUTAHHOMES.COM

Client / Engineer:
WILDING ENGINEERING
14721 S. HERITAGE CREST WAY
BLUFFDALE,UT 84065

LANDSCAPE ARCHITECT / PLANNER

PKJ DESIGN GROUP
Landscape Architecture // Planning & Visualization
3450 N. TRIUMPH BLVD. SUITE 102
LEHI, UTAH 84043 (801) 960-2698
www.pkjdesigngroup.com

LICENSE STAMP

DRAWING INFO

| | |
|---|---|
| PM: | JTA |
| DRAWN: | KBA |
| CHECKED: | JMA |
| PLOT DATE: | 1/7/2021 |

COLOR PLAN

PRELIMINARY PLANS NOT FOR CONSTRUCTION

LP-COLOR

# Recommendation

Planning staff recommends approval with the following conditions:

1. Final subdivision plans shall comply with all applicable approval standards as contained within Herriman City Code and Engineering Standards.
2. Final subdivision plans shall comply with all applicable comments provided by the Herriman City Development Review Committee.
3. As per Herriman City Code 10-23-7, parkstrip trees shall be placed equidistant on 30-foot centers. Where a driveway or other public improvement interferes with the placement of a tree, tree spacing may be minimally adjusted as needed but should avoid the “clumping” or “grouping” of trees.
4. As per Herriman City Code, the applicant shall submit a final fence plan to City staff for review and approval before constructing the subdivision infrastructure.
5. The applicant shall complete a masonry wall between the commercial and residential zones before the first issuance of an occupancy permit within the subdivision.