



# PLANNING COMMISSION AGENDA

**Thursday, August 04, 2022**

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

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

### **1. Commission Business**

- 1.1. Election of Planning Commission Chair and Vice Chair
- 1.2. Review of City Council Decisions – Michael Maloy, Planning Director
- 1.3. Review of Agenda Items – Planning Staff
- 1.4. Discussion of potential amendments to the Home Occupation Ordinance, which include allowing some home occupations in accessory structures
- 1.5. Discussion of potential amendments to the City Ordinance including changes to the fencing requirements around pools

### **2. Adjournment**

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

### **3. Call to Order**

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

3.2. Roll Call

3.3. Conflicts of Interest

**4. Administrative Items**

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

**4.1. Consideration to approve the Anthem Commercial 9<sup>th</sup> Amended Subdivision at 5122 W Denali Park Drive in the C-2 (Commercial) Zone. (Public Hearing)**  
**Applicant: Cory Gust, Anthem Center, LLC**  
**File Number: S2022-073**

4.2. Discussion and consideration of a request (File No. S2022-094) by Wasatch Commercial to amend a condition for the Academy Village POD 35 Subdivision at approximately 4104 W College View Drive. (Public Hearing)  
Applicant: Alex Dahlstrom  
Acres: 24.81  
File Number: S2022-094

**4.3. Discussion and consideration of a request to approve elevations for a new commercial building on Lot 35-N in the Academy Village Subdivision located at 4026 W Real Vista Drive in the C-2 Commercial Zone.**  
**Applicant: Alex Dahlstrom, Wasatch Commercial Developers**  
**Acres: 1.02**  
**File No: P2022-098**

4.4. Consideration of approving a two (2) year extension of the Walker Estates Subdivision, renamed the Mardam Subdivision, with forty-four (44) single family lots at 12806 South 6100 West in the R-1-10 (Residential) zone.  
Applicant: Jerry Walker  
Acres: 20.15  
File No.: S2022-105

4.5. Conditional use consideration of roof signs and illuminated wall signs adjacent to residential dwellings for the Lone Peak Hospital Emergency Center located at 13306 S Forth Herriman Parkway in the MU-2 (Mixed Use) Zone.  
Applicant: Kevin Anderson/R&O Construction (agent)  
Acres: ± 3.37

**5. Chair and Commission Comments**

**6. Future Meetings**

6.1. Next City Council Meeting: Wednesday, August 10, 2022

6.2. Next Planning Commission Meeting: Thursday, August 18, 2022

6.3. Next City Council Meeting: Wednesday, August 24, 2022

**7. Adjournment**

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

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

PUBLIC COMMENT POLICY AND PROCEDURE: The purpose of public comment is to allow citizens to address items on the agenda. Citizens requesting to address the Commission will be asked to complete a written comment form and present it to Wendy Thorpe, Deputy City Recorder. In general, the chair will allow an individual three minutes to address the Commission. A spokesperson, recognized as representing a group in attendance, may be allowed up to five minutes. This policy also applies to all public hearings.

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, at the principal office of the public body, on the Utah State Public Notice website [www.utah.gov/pmn/index.html](http://www.utah.gov/pmn/index.html) and on Herriman City's website at [www.herriman.org](http://www.herriman.org), Posted and dated this 28<sup>th</sup> day of July, 2022 /s/ Wendy Thorpe, Deputy City Recorder



## STAFF REPORT

**DATE:** July 20, 2022  
**TO:** The Planning Commission  
**FROM:** Michael Maloy, AICP, Planning Director  
**SUBJECT:** Election of Planning Commission Chair and Vice Chair

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### **RECOMMENDATION:**

Recommend the Planning Commission consider motions to elect a Chair and Vice Chair to serve until the first regularly scheduled Planning Commission meeting is held in August 2023.

### **ISSUE BEFORE COMMISSION:**

Which members of the Planning Commission would be most appropriate to nominate and serve as Chair and Vice Chair until the first regularly scheduled Planning Commission meeting is held in August 2023?

### **BACKGROUND & SUMMARY:**

Consistent with City Code 10-4-5, the Planning Commission shall elect a Chair and Vice Chair to serve until the first regularly scheduled Planning Commission meeting is held in August 2023. Nominees must be selected from members appointed by the City Council to fill a three-year term, which are:

Number	Name	Appointment Date	Term Date
1	Chris Berbert	July 10, 2014	July 2025
2	Andrea Bradford	August 10, 2016	July 2025
3	Jackson Ferguson	March 28, 2018	March 2024
4	Adam Jacobson	May 8, 2014	July 2024
5	Heather Garcia	May 1, 2019	July 2025
6	Andrew Powell	March 28, 2018	March 2024
7	Brody Rypien	March 28, 2018	March 2024

As stated in the City Code and *Herriman Planning Commission Rules of Procedure*, a nominee may be elected to serve in successive terms.

**DISCUSSION:**

The *Herriman Planning Commission Rules of Procedure* specify the following responsibilities of the Chair and Vice Chair and the annual election procedure for these positions:

Section 1. Election of Officers – As the first order of business at the first regularly scheduled Commission meeting held in August, the Commission shall hold elections for the positions of Chair and Vice Chair from among regular Members by a majority vote of the Members present.

Section 2. Officer Terms – Officers may serve successive terms.

Section 3. Officer Duties – The Chair Shall:

- Serve as the Presiding Officer of the Commission
- Implement the Rules of Procedure
- Coordinate with the Supporting Agency staff to provide an agenda for each public meeting, and timely reports and other relevant information to the Commission
- Execute all official documents and letters of the Commission
- Identify and bring before the Commission such policy matters as are within the purview of the Commission
- Conduct Joint Work Meetings with the City Council

The Vice Chair Shall:

- Assist the Chair in all necessary capacities
- Assume the duties and responsibilities for the Chair in all instances where the Chair is not available or unable to carry out the duties and responsibilities

**ALTERNATIVES:**

Alternatives	Pros	Cons
Conduct an election process as per City Code and approved policy	The Commission will fulfill its annual procedural obligation	None identified
Delay the election process for further consideration at a future meeting	None identified	The Commission will not fulfill its annual procedural obligation



## STAFF REPORT

**DATE:** July 20, 2022  
**TO:** Planning Commission  
**FROM:** Talia Wright, Planner I  
**SUBJECT:** Discussion of potential amendments to the Home Occupation Ordinance, which include allowing some home occupations to operate in accessory structures.

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### **RECOMMENDATION:**

Provide staff with direction regarding potential amendments to allow some home occupations to operate within accessory structures.

### **ISSUE BEFORE COMMISSION:**

What approach should the Commission take to allow and regulate home occupations in accessory structures?

### **BACKGROUND & SUMMARY:**

While recently reviewing and updating standards for daycares, preschools, and “group instruction” in City Code, the Planning Commission asked staff to research allowing home occupations to operate within accessory structures. Currently, the zoning ordinance prohibits this use except for “special home occupations,” which is allowed as a conditional use in Agricultural zoning districts.

On Thursday, April 7, 2022, the Planning Commission briefly discussed this item in a work session. The Planning Commission asked staff to revisit this issue once the text amendment regarding the number of children and employees in home occupations had been completed.

### **DISCUSSION:**

Planning Staff has prepared the following two (2) issues for discussion. However, the Commission is encouraged to identify additional issues or approaches as well.

1. ***Allow home occupations to be run in an accessory structure***
  - a. *What types of home occupations should be allowed to operate in accessory structures?*

2. *Limit the amount of space used in a home occupation to a certain amount of square feet*

**ALTERNATIVES:**

Action from the Planning Commission may include the following:

1. **Direct** staff to prepare a draft amendment of the Home Occupation ordinance regarding special home occupations for review and consideration during the September 1, 2022, Planning Commission meeting.
2. **Continue** the item to a future meeting (with or without a certain date)
  - a. Specify the reason(s) for continuing the item, and identify any additional information needed to make a decision or recommendation to the City Council.

**ATTACHMENTS**

- A. Existing Home Occupation Ordinance
- B. City Examples

# **Attachment A**

## Existing Home Occupation Ordinance

**10-22-1: Purpose**

The purpose of this chapter is to establish use and development regulations for home occupations. These regulations are intended to ensure that limited business activities allowed in a residence do not disturb the residential character of a neighborhood. (Ord. 2018-36, 11-14-2018)

**10-22-2: Scope**

The requirements of this chapter shall apply to any home occupation conducted within the City. (Ord. 2018-36, 11-14-2018)

**10-22-3: Definitions**

Certain words and phrases in this chapter, including uses, are defined in chapter 3 of this title. (Ord. 2018-36, 11-14-2018)

**10-22-4: Permitted And Prohibited Uses**

1. Permitted Uses In Agricultural And Residential Zones: Except for prohibited uses set forth in subsection B of this section, a person residing in a dwelling located in an Agricultural or Residential Zone may conduct a home occupation, subject to the home occupation standards set forth in section 10-22-5 of this chapter and any other applicable requirement under this title.
2. Prohibited Uses In All Zones: The uses set forth below involve operations not suited to a residential area and shall be prohibited as home occupations in all zones:

Any use that requires or utilizes chemicals or hazardous materials in excess of volumes allowed by the International Fire Code in a dwelling.

Auto body or fender work.

Junkyards, storage or recycling yards.

Manufacture or sale of ammunition, explosives, or similar products.

Mortuaries and crematoriums.

Rental or sale of vehicles exceeding two (2) rentals or sales per year.

Sexually oriented businesses.

Short term rentals.

Vehicle towing operations. (Ord. 2018-36, 11-14-2018)

**10-22-5: Home Occupation Standards**

The standards set forth in this section shall apply to any home occupation, except as otherwise provided in section 10-22-6 of this chapter.

1. Accessory Buildings: Home occupations may not be operated out of an accessory structure except as provided for in 10-22-5(E) and 10-22-6.
2. Business License: Approval of a home occupation shall not relieve a person from obtaining a City business license as required by this Code.
3. Employees: Home Occupations may have up to (2) employees who do not reside in the home. One off-street parking spot on the premise shall be provided for each employee. The residential

driveway (including garage) may be used provided that each of the vehicles of the occupants of the single-family home can be parked off-street.

4. Fire Inspection: Every facility used in a home occupation may be inspected by the Fire Department prior to initial use and shall meet Fire Department standards at all times.
5. Inventory: Products associated with a home occupation may be kept on the premises provided that storage of such items shall be inside the dwelling or an accessory structure located on the premise and shall be limited to a maximum of two hundred fifty (250) cubic feet.
6. Modification Of Structures: There shall be no visible evidence from the exterior of a dwelling indicating any use other than for a dwelling.
7. Neighborhood Disturbance: A home occupation shall not alter the residential character of the premises or unreasonably disturb the peace and quiet of the neighborhood by reason of construction, dust, electrical or electromagnetic wave interference, fumes, lighting, noise, odor, smoke, sounds, traffic, vibration, or other causes.
8. Parking: Additional parking may be created in areas customarily associated with parking. Parking shall not be created in front of the home's living space or in front or side yard opposite of the home's existing attached garage.
9. Product Display: There shall be no external display of products or merchandise.
10. Promotional Meetings: Promotional meetings for the purpose of selling merchandise, taking orders, or training shall be prohibited.
11. Secondary Use Only: A home occupation shall be conducted entirely indoors and shall be incidental and secondary to the primary use of a dwelling for residential purposes. Not more than twenty percent (20%) of the floor area of a dwelling unit shall be used for a home occupation.
12. Signs: See chapter 27 of this title.
13. Traffic And Access: A home occupation shall not generate pedestrian, parking, or vehicular traffic in excess of that customarily associated with the zone where the home occupation is located. A home occupation which generates additional pedestrian, parking, or vehicular traffic is prohibited in a dwelling unit which shares a common driveway or other access with an adjoining dwelling unit.
14. Utility Demand: A home occupation shall not cause a demand for public utilities in excess of that necessarily and customarily provided for residential uses.
15. Yards: Yards surrounding a dwelling:
  1. May be used for activities customarily conducted outside a dwelling unit, such as swimming lessons and child play areas; and
  2. Shall not be used for storage of any materials or equipment associated with a home occupation.
16. Hours: Home occupations involving pedestrian or vehicle traffic shall be conducted only between the hours of seven o'clock (7:00) A.M. and seven o'clock (7:00) P.M. except as provided for in 10-22-7(A)(5).
17. Customers: Home occupations are limited to two (2) customers at a time except as provided in 10-22-7(A)(2) and 10-22-8(A)(7) (Ord. 2018-36, 11-14-2018)

#### HISTORY

*Amended by Ord. 2022-25 on 6/8/2022*

#### **10-22-6: Special Home Occupations**

Notwithstanding any contrary provision in section 10-22-5 of this chapter, and subject to the provisions of this section, a person residing in a dwelling located in an Agricultural Zone and up to two (2) employees may conduct a special home occupation. If the lot where the home occupation is located is larger than one acre, up to four (4) employees on the premises may operate the home occupation. A special home occupation shall be a conditional use in the Agricultural Zones.

1. Accessory Buildings: Work may be done in accessory buildings if any nuisance arising from noise and odors, other than those incidental to legitimate agricultural uses, is mitigated.
2. Business License: A business license for a home occupation in an Agricultural Zone shall not exceed two (2) years but may be renewed subject to applicable provisions of this chapter.
3. Equipment: Equipment may be stored outside a building in a rear yard.
4. Parking: One additional parking space on the premises shall be provided for each employee coming to the dwelling as a result of the home occupation. Such parking shall be located only in a side or rear yard.
5. Restrooms: Any accessory buildings where employees work shall have restrooms for such employees.
6. Secondary Use Only: A home occupation shall be incidental and secondary to the use of the dwelling and the premises for agricultural purposes and shall not change the character of the dwelling.
7. Storage: Storage of material shall be within an enclosed building. (Ord. 2018-36, 11-14-2018)

#### **10-22-7: Home Daycare**

1. A home daycare shall meet the home occupation standards of section 10-22-5 of this chapter and the following additional requirements:
  1. The operator of the daycare shall be a bona fide resident of the premises where the home occupation is conducted.
  2. The number of children attending a daycare center shall be no more than twelve (12) and conform to applicable requirements of the Utah Code.
  3. Outdoor play areas shall be fenced and located only in a rear yard or side yard. No play or yard equipment shall be located in the front yard.
  4. A daycare center operated as a home occupation shall be prohibited if located on a shared driveway.
  5. Daycares shall be conducted only between the hours of six o'clock (6:00)A.M. and seven o'clock P.M. (Ord. 2018-36, 11-14-2018)

#### **10-22-8: Home Group Instruction**

1. A home occupation for group instruction, including, but not limited to, preschools, tumbling lessons, swimming lessons, dance lessons, and other types of pick up and drop off activities, shall meet the home occupation standards of section 10-22-5 of this chapter and the following additional requirements:
  1. The operator shall be a bona fide resident of the premises where the home occupation is conducted.
  2. For purposes of this section, a group shall be defined as three (3) or more students attending a session.
  3. The number of children attending for preschool instruction shall conform to applicable requirements of the Utah Code.
  4. The number of classes shall be limited to two (2) sessions per day. The sessions must be separated by at least thirty (30) minutes to allow adequate time for pick-up and drop-off.
  5. Outdoor play areas shall be fenced and located only in a rear yard or side yard. No play or yard equipment shall be located in the front yard.
  6. A home occupation for instruction shall be prohibited if located on a shared driveway.
  7. No more than twelve (12) students may be allowed per session. (Ord. 2018-36, 11-14-2018)

# **Attachment B**

## City Examples

## **Lehi**

“Any space that is used for the business in a garage or accessory building is counted toward the maximum allowed square footage for the home occupation;”

## **Orem**

“The home occupation is clearly incidental to and secondary to the residential use of the dwelling unit and does not occupy more than one thousand (1,000) square feet or forty percent (40%) of the total floor area of such dwelling unit, whichever is less. Enclosed garages and accessory buildings may be used in conjunction with the home occupation, the square footage of which shall count toward the maximum allowed for the home occupation.

## **Saratoga Springs**

“Dwelling Type

- a. Class 1 Home Occupations are permitted in any single or multi-family dwelling, or an accessory building to such a dwelling
- b. Class 2 and 3 Home Occupation are only permitted in single family dwellings, or an accessory building to such a dwelling.”

## **Riverton**

“(8) Designating Areas of Property to Be Used. The home occupation applicant must designate the portion of the home, accessory structure, yard, attached or detached garage dedicated as the principal location for business activities.”

## **West Valley**

“Garages and Accessory Buildings shall not be used for Home Occupations except for vehicle storage. If a Conditional Use Permit is obtained, other storage may occur in garages and Accessory Buildings if the home retains two parking spaces for residents and the garage is still usable for parking.”

## **Murray**

“Business To Be Conducted Within Main Dwelling: The home occupation business use must be conducted entirely within the main dwelling, except that the outside yard areas may be used for group instruction, residential daycare facilities and group education uses.”



## STAFF REPORT

**DATE:** July 19, 2022  
**TO:** Planning Commission  
**FROM:** Talia Wright, Planner I  
**SUBJECT:** Discussion of potential amendments to City Ordinance regarding changes to fencing requirements around pools.

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### **RECOMMENDATION:**

Provide staff with direction regarding potential amendments to required fencing around outdoor pools.

### **ISSUE BEFORE COMMISSION:**

What approach should the City take concerning fencing around outdoor pools?

### **BACKGROUND & SUMMARY:**

In recent months, staff has heard concerns about the fencing requirement around outdoor pools. The current City Code states:

“Swimming pools of permanent construction not enclosed within a building shall be set back at least five feet (5') from all property lines and shall be completely surrounded by a fence or wall having a lockable self-closing gate and a height of at least six feet (6') which conforms to Building Code requirements. If the applicable Building Code has a different requirement, such requirement shall prevail over this section.”

The 2015 International Swimming Pool and Spa Code (ISPSA) states:

“The provisions of this section shall apply to the design of barriers for pools and spas. These design controls are intended to provide protection against the potential drowning and near drowning by restricting access to such pools or spas. These requirements provide an integrated

level of protection against potential drowning through the use of physical barriers and warning devices.

Exceptions:

1. Spas and hot tubs with a lockable safety cover that complies with [the American Society for Testing and Materials] ASTM F 1346.
2. Swimming pools with a powered safety cover that complies with ASTM F 1346.”

Because the Building Code only requires one form of barrier to the pool, the City cannot require an applicant to have a six-foot fence if they have a pool cover. Citizens have expressed concerns about pool safety, and staff wants to discuss a possible text amendment with the Planning Commission.

**ALTERNATIVES:**

Action from the Planning Commission may include the following:

1. **Direct** staff to prepare a draft amendment of the ordinance regarding fencing around pools for review and consideration during the September 1, 2022, Planning Commission meeting.
2. **Continue** the item to a future meeting (with or without a certain date)
  - a. Specify the reason(s) for continuing the item, and identify any additional information needed to make a decision or recommendation to the City Council.
3. **No Action** make no changes to the current City Code and continue with the current mode of operation for review and approval process.



## STAFF REPORT

**DATE:** July 19, 2022

**TO:** Planning Commission

**FROM:** Sheldon Howa, Planner II

**SUBJECT:** Consideration to approve the Anthem Commercial 9<sup>th</sup> Amended Subdivision at 5122 W Denali Park Drive in the C-2 (Commercial) Zone. (Public Hearing)  
Applicant: Cory Gust, Anthem Center, LLC  
File Number: S2022-073

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### **RECOMMENDATION:**

Staff recommends the Commission approve the following findings:

- The proposed lot subdivision meets all zoning standards in Title 10 of City Code.

Staff recommends that the Planning Commission approve the proposed Anthem Commercial 9<sup>th</sup> Amended Subdivision located at 5122 W Denali Park Drive in the C-2 (Commercial) Zone.

### **ISSUE BEFORE COMMISSION:**

Should the Planning Commission approve the proposed plat amendment to create two (2) new commercial parcels?

### **BACKGROUND & SUMMARY:**

The applicant proposes splitting Lot 309 of the Anthem Commercial 3<sup>rd</sup> Amended Subdivision into two (2) commercial lots. The existing 1.81 acre lot will be subdivided to create a ±0.64 acre lot (901) and ±1.16 acre lot (902). Both lots have frontage on Denali Park Drive (public street), and Lot 901 will have additional frontage on a private street on its west boundary.

As this item requires a public hearing, Staff mailed four (4) notices to all affected entities and property owners within 300 feet of the proposed subdivision amendment on July 22, 2022, and noticed the item on the Utah State notification website.

## **DISCUSSION:**

### **Engineering Review**

*Staff Finding* – Engineering reviewed the proposed subdivision amendment and has no concerns with the proposal.

### **Zoning Ordinance Compliance**

#### **Lots Size and Width.**

*Staff Finding* – The two (2) proposed lots are located in the C-2 (Commercial) Zone, which does not have a minimum lot area or width. As such, the proposal meets the C-2 Zone requirements.

#### **Lot Setbacks.**

The setbacks for the C-2 Zone are listed below:

- Front yard: 20'
- Rear yard: None, except when adjacent to a residential zone
- Side yards: None, except when adjacent to a residential zone

*Staff Finding* – With the proposed lot subdivision occurring on an undeveloped parcel, no adjustment to the proposed boundary lines is required to accommodate the zone's setback requirements. However, any future development of the site will have to meet the above setback requirements.

#### **Lots – Street Frontage.**

*Staff Finding* – All buildable lots will have frontage on a public or private street as per City Code 10-28-8.

## **ALTERNATIVES:**

Action from the Planning Commission may include the following:

1. *Approve* the item as proposed with staff recommendations. **(Staff recommendation)**

2. **Approve** the item with other or amended conditions the Commission requires to comply with the ordinance. (state additional/ amended conditions)
3. **Continuing** the item to a future meeting (with or without a certain date)
  - a. Specify reasons for continuing and required information necessary from the applicant and/or Staff.
4. **Deny** the item
  - a. Specify reasons for a negative recommendation.

**ATTACHMENTS:**

- A. Application
- B. Zoning Map
- C. Existing Plat
- D. Proposed Plat
- E. Public Notice





APPLICANT'S AFFIDAVIT

State of Utah )
City of Herriman )

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

Signed [Signature]

STATE OF UTAH )
COUNTY OF SALT LAKE )

Cory Gust, Mgr. of Anthem Center, LLC On this 13 of May, in the year 2022, before me Melanie Maxfield, personally appeared. proved to me through satisfactory evidence of identification, which was, to be the person whose name is signed on the preceding document in my presence.

[Signature]
Notary Signature



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

AGENT AUTHORIZATION

I (we), the owner(s) of the real property at Herriman, Utah, do hereby appoint as my (our) agent to represent me (us) with regard to this application affecting the above described real property, and authorize to appear on my (our) behalf before any City Boards considering this application.

Signed

STATE OF UTAH )
COUNTY OF SALT LAKE )

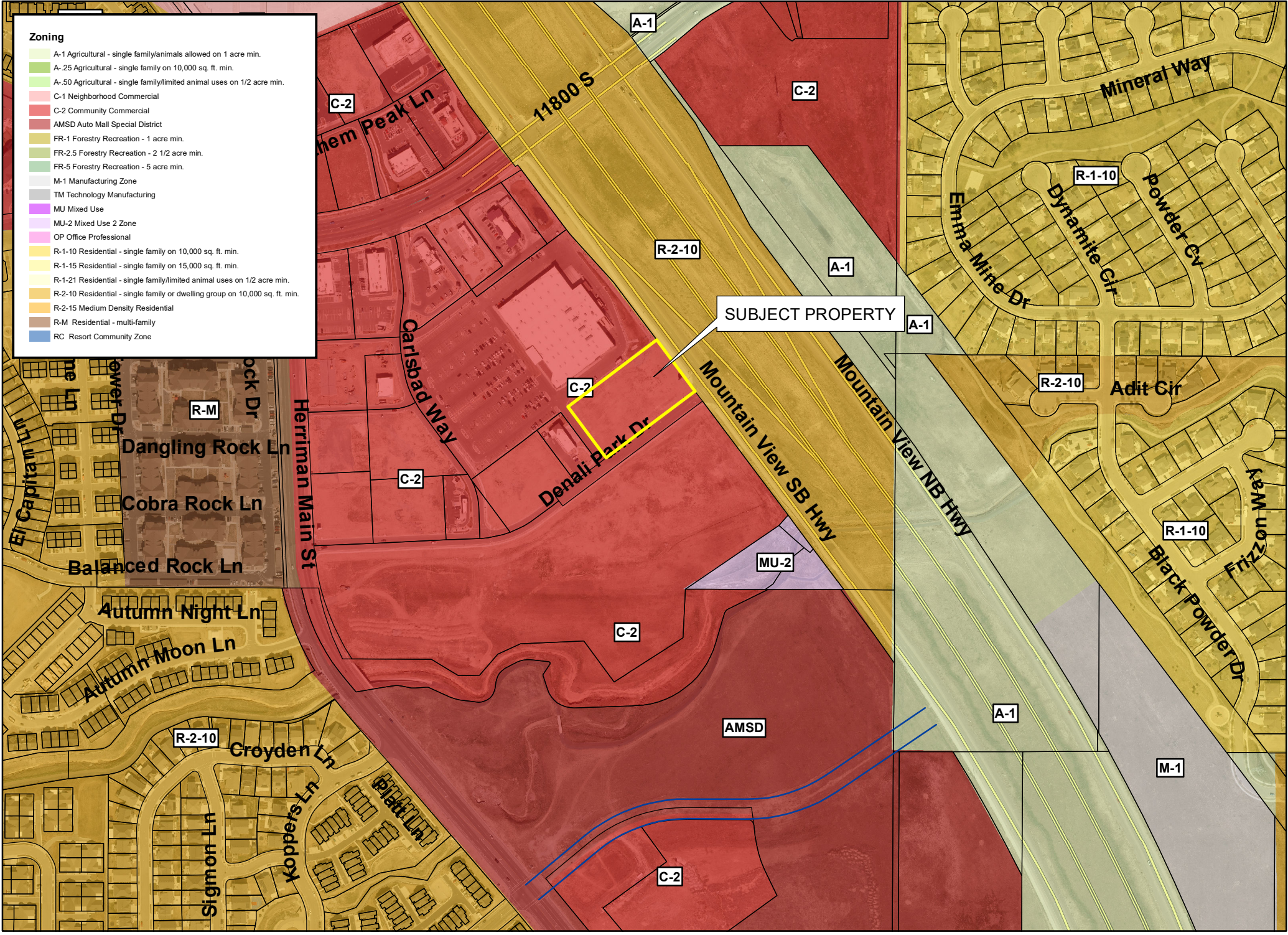
On this of, in the year 20, before me, personally appeared, proved to me through satisfactory evidence of identification, which was, to be the person whose name is signed on the preceding document in my presence.

Notary Signature



**Zoning**

- A-1 Agricultural - single family/animals allowed on 1 acre min.
- A-25 Agricultural - single family on 10,000 sq. ft. min.
- A-50 Agricultural - single family/limited animal uses on 1/2 acre min.
- C-1 Neighborhood Commercial
- C-2 Community Commercial
- AMSD Auto Mall Special District
- FR-1 Forestry Recreation - 1 acre min.
- FR-2.5 Forestry Recreation - 2 1/2 acre min.
- FR-5 Forestry Recreation - 5 acre min.
- M-1 Manufacturing Zone
- TM Technology Manufacturing
- MU Mixed Use
- MU-2 Mixed Use 2 Zone
- OP Office Professional
- R-1-10 Residential - single family on 10,000 sq. ft. min.
- R-1-15 Residential - single family on 15,000 sq. ft. min.
- R-1-21 Residential - single family/limited animal uses on 1/2 acre min.
- R-2-10 Residential - single family or dwelling group on 10,000 sq. ft. min.
- R-2-15 Medium Density Residential
- R-M Residential - multi-family
- RC Resort Community Zone



**Subdivision Plat Amendment - 5122 W Denali Park Drive**  
**File# S2022-073 (Cory Gust/Anthem Commercial)**











BENCHMARK	
NORTH QUARTER CORNER OF SECTION 25, TOWNSHIP 3 SOUTH, RANGE 2 WEST SALT LAKE BASE AND MERIDIAN	ELEV = 4843.48'

# ANTHEM COMMERCIAL PHASE 9 IMPROVEMENTS

5122 WEST DENALI PARK DRIVE  
HERRIMAN, UTAH

## INDEX OF DRAWINGS

1 OF 1	SUBDIVISION PLAT
C-001	GENERAL NOTES
C-100	OVERALL GRADING PLAN
C-200	OVERALL UTILITY PLAN
C-300	DETAILS

DATE PRINTED  
July 6, 2022

### NOTICE TO CONTRACTOR

ALL CONTRACTORS AND SUBCONTRACTORS PERFORMING WORK SHOWN ON OR RELATED TO THESE PLANS SHALL CONDUCT THEIR OPERATIONS SO THAT ALL EMPLOYEES ARE PROVIDED A SAFE PLACE TO WORK AND THE PUBLIC IS PROTECTED. ALL CONTRACTORS AND SUBCONTRACTORS SHALL COMPLY WITH THE OCCUPATIONAL SAFETY AND HEALTH REGULATIONS OF THE U.S. DEPARTMENT OF LABOR AND THE STATE OF UTAH DEPARTMENT OF INDUSTRIAL RELATIONS CONSTRUCTION SAFETY ORDERS. THE CIVIL ENGINEER SHALL NOT BE RESPONSIBLE IN ANY WAY FOR THE CONTRACTORS AND SUBCONTRACTORS COMPLIANCE WITH SAID REGULATIONS AND ORDERS.

CONTRACTOR FURTHER AGREES TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB-SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, AND THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE CIVIL ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR ENGINEER.

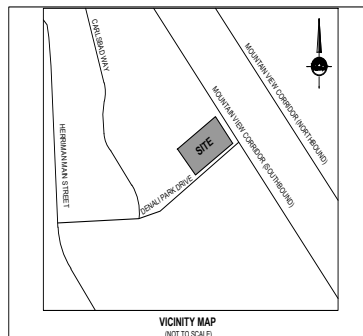
### NOTICE TO DEVELOPER/CONTRACTOR

UNAPPROVED DRAWINGS REPRESENT WORK IN PROGRESS, ARE SUBJECT TO CHANGE, AND DO NOT CONSTITUTE A FINISHED ENGINEERING PRODUCT. ANY WORK UNDERTAKEN BY DEVELOPER OR CONTRACTOR BEFORE PLANS ARE APPROVED IS UNDERTAKEN AT THE SOLE RISK OF THE DEVELOPER, INCLUDING BUT NOT LIMITED TO BIDS, ESTIMATION, FINANCING, BONDING, SITE CLEARING, GRADING, INFRASTRUCTURE CONSTRUCTION, ETC.

### UTILITY DISCLAIMER

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND / OR ELEVATIONS OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

### VICINITY MAP



### GENERAL NOTES

1. ALL WORK SHALL CONFORM TO HERRIMAN CITY STANDARDS & SPECIFICATIONS.
2. CALL BLUE STAKES AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES.
3. BENCHMARK ELEVATION = NORTHWEST QUARTER CORNER SECTION 25, T3S, R2W SALT LAKE BASE & MERIDIAN ELEV = 4889.91'



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45 W. 10000 S., Suite 500  
Sandy, UT 84070  
Phone: 801.255.0529

LAYTON  
Phone: 801.547.1100

TOOELE  
Phone: 435.843.3590

CEDAR CITY  
Phone: 435.865.1453

RICHFIELD  
Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:  
ANTHEM CENTER, LLC  
1910 SOUTH JORDAN GATEWAY, SUITE 110  
SOUTH JORDAN, UT 84095  
CONTACT:  
CORY GUST  
PHONE: 801-981-4594

ANTHEM COMMERCIAL  
PHASE 9 IMPROVEMENTS  
5122 WEST DENALI PARK DRIVE  
HERRIMAN, UTAH



COVER SHEET

PROJECT NUMBER: 40600000  
DATE: 7/6/22

DRAWN BY: CHECKED BY:

PROJECT MANAGER:

C-000

# ANTHEM COMMERCIAL 9TH AMENDED SUBDIVISION

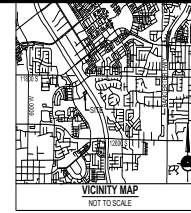
AMENDING LOT 309 OF ANTHEM COMMERCIAL 3RD AMENDED SUBDIVISION  
 LOCATED IN THE NORTHEAST QUARTER OF SECTION 25,  
 TOWNSHIP 3 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN  
 HERRIMAN CITY, SALT LAKE COUNTY, UTAH  
**FINAL PLAT**

NORTHWEST CORNER SECTION 25  
 TOWNSHIP 3 SOUTH, RANGE 2 WEST  
 SALT LAKE BASE AND MERIDIAN  
 FOUND 2.9 BRASS CAP  
 S 89°33'51"E BASIS OF BEARING 2677.33 (MEASURED)  
 S 89°22'17"E (APP) 2677.84 (APP)  
 536.93'

NORTH QUARTER CORNER SECTION 25  
 TOWNSHIP 3 SOUTH, RANGE 2 WEST  
 SALT LAKE BASE AND MERIDIAN  
 FOUND 2.9 BRASS CAP  
 S 89°50'17"E BASIS OF BEARING 2677.87 (MEASURED)  
 S 89°50'17"E (APP) 2677.92 (APP)  
 536.93'

S 89°50'17"E BASIS OF BEARING 2677.87 (MEASURED)  
 S 89°50'17"E (APP) 2677.92 (APP)  
 536.93'

NORTHEAST CORNER SECTION 25  
 TOWNSHIP 3 SOUTH, RANGE 2 WEST  
 SALT LAKE BASE AND MERIDIAN  
 FOUND 2.9 BRASS CAP  
 241.48'

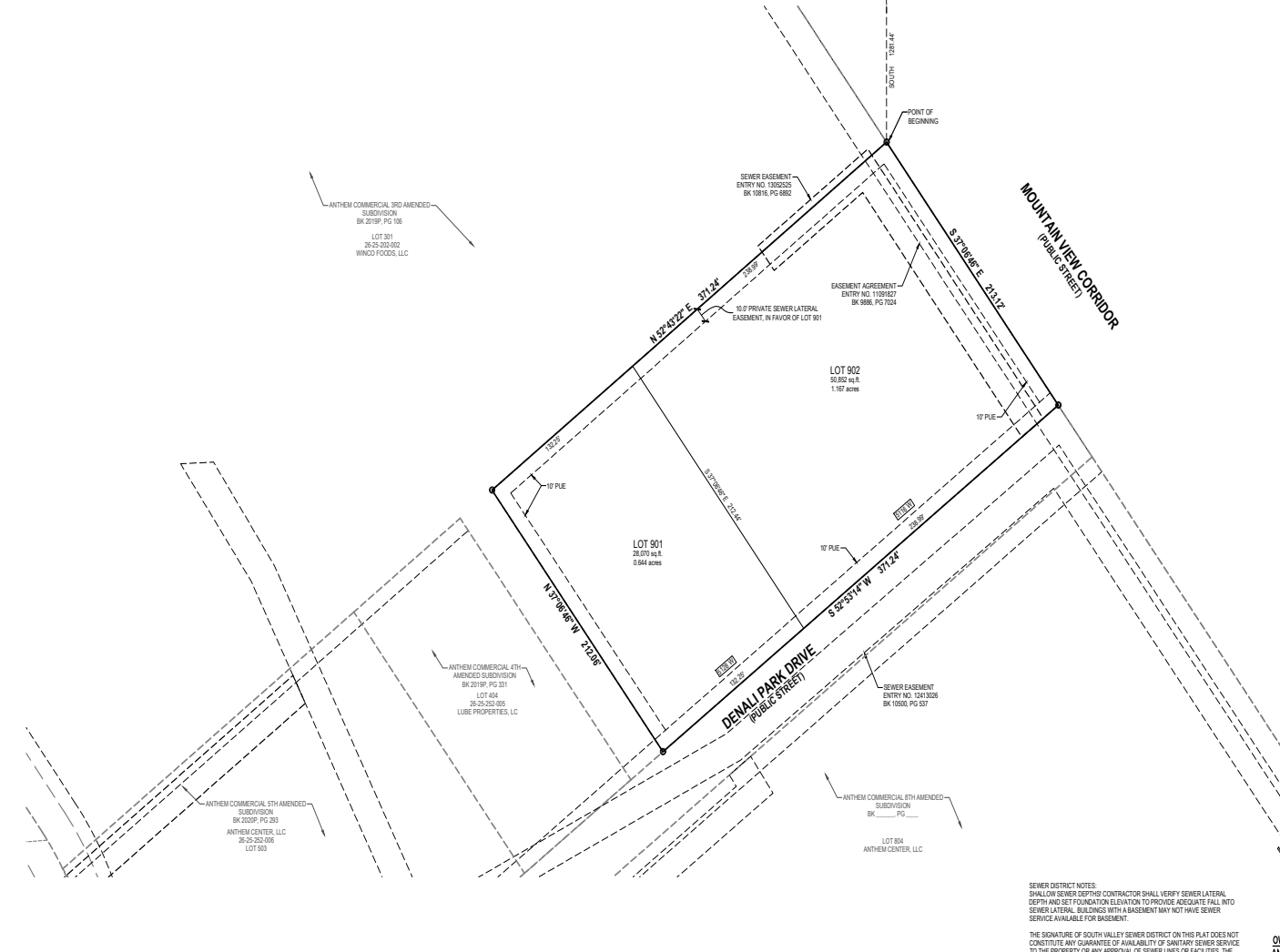


**SURVEYOR'S CERTIFICATE**  
 I, KAREN F. WHITE, do hereby certify that I am a Professional Land Surveyor in the State of Utah and that I hold Certificate No. 191326 in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyor's Act. I further certify that by authority of the Owners, I have completed a survey of the property described on this subdivision plat in accordance with Section 17-21-7 and have verified all measurements, that the reference measurements shown on this plat are located as indicated and are sufficient to accurately establish the lateral boundaries of the herein described tract of real property, and has been drawn correctly to the designated scale and is a true and correct representation of the herein described lands included in said subdivision, based upon data compiled from records of the Salt Lake County Recorder's Office. Further, I certify that all lots meet frontage width and area requirements of the applicable zoning ordinances.

**BOUNDARY DESCRIPTION**  
 All of Lot 309 of Anthem Commercial 3rd Amended Subdivision, recorded April 1, 2019 in Book 2019P at Page 106 in the Office of the Salt Lake County Recorder and additional lands, said parcel being more particularly described as follows:  
 Beginning at a point on the Southwesterly Right-of-Way Line of the Mountain View Corridor, said point being South 89°50'17" East 536.93 feet along the section line and South 1.821 feet from the North Quarter Corner of Section 25, Township 3 South, Range 2 West, Salt Lake Base and Meridian; and running  
 Hence South 37°06'48" East 213.12 feet along said Southwesterly Right-of-Way Line to the Northwesterly Right-of-Way Line of Denali Park Drive;  
 Hence South 52°53'14" West 37.24 feet along said Northwesterly Right-of-Way Line;  
 Hence North 37°06'48" West 212.06 feet;  
 Hence North 52°42'22" East 371.24 feet to the point of beginning.  
 Contains 78,521 Square Feet of 1.812 Acres and 2 Lots.



DATE \_\_\_\_\_ KAREN F. WHITE  
 P.L.S. 19133



**LEGEND**

- EXISTING STREET MONUMENT
- SECTION CORNER
- ENCLAVING LAND SURVEY
- SET 6" REBAR AND CAP OR NAIL STAMPED TRIGON (ENG. & LAND SURV.) AT ALL LOT CORNERS, OFFSET PINS TO BE PLACED IN THE BACK OF CURBS WHERE APPLICABLE, IN LIEU OF REBAR AND CAP AT FRONT CORNERS.
- BOUNDARY LINE
- SECTION LINE
- CENTER LINE
- EASEMENT LINE

**HORIZONTAL GRAPHIC SCALE**

(IN FEET)  
 HORIZ. 1 inch = 80 ft

**SEWER DISTRICT NOTES:**  
 SHALLOW SEWER DEPTHS CONTRACTOR SHALL VERIFY SEWER LATERAL DEPTH AND SET FOUNDATION ELEVATION TO PROVIDE ADEQUATE FALL INTO SEWER LATERAL. BUILDINGS WITH AGREEMENT MAY NOT HAVE SEWER SERVICE AVAILABLE FOR BASEMENT.

THE SIGNATURE OF SOUTH VALLEY SEWER DISTRICT ON THIS PLAT DOES NOT CONSTITUTE ANY GUARANTEE OF AVAILABILITY OF SANITARY SEWER SERVICE TO THE PROPERTY OR ANY APPROVAL OF SEWER LINES OR FACILITIES. THE OWNER OF THE PROPERTY MUST PROVIDE SATISFACTORY PLANS TO THE SEWER DISTRICT FOR REVIEW AND APPROVAL BEFORE CONNECTING TO THE DISTRICTS SEWER SYSTEM AND WILL BE REQUIRED TO COMPLY WITH THE DISTRICTS RULES AND REGULATIONS.

**OWNER / DEVELOPER**  
 ANTHEM CENTER, LLC  
 126 W. SEGO LLYN DRIVE, STE 275  
 SANDY, UTAH 84070

**RECORD SURVEY DATA**  
 ROS NO. 5206-11-087

**OWNER'S DEDICATION**  
 I, the undersigned owner (s) of the above described land, having caused same to be subdivided, heretofore known as the

## ANTHEM COMMERCIAL 9TH AMENDED SUBDIVISION

AMENDING LOT 309 OF ANTHEM COMMERCIAL 3RD AMENDED SUBDIVISION

do hereby dedicate for perpetual use of the public all parcels of land shown on this plat as intended for Public Use. Owner(s) hereby agree to warrant and defend and save the City harmless against any easements or other encumbrances on a dedicated street which interfere with the City's use, maintenance, and operation of the street.

In witness whereof I have hereunto set our hand (s) this \_\_\_\_\_ day of \_\_\_\_\_ A.D. 20\_\_\_\_

By: Cory Guat, Manager  
 Anthem Center, LLC

**LIMITED LIABILITY COMPANY ACKNOWLEDGMENT**

STATE OF UTAH )  
 COUNTY OF \_\_\_\_\_ ) s.s.  
 I, \_\_\_\_\_, DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_, BEING THE \_\_\_\_\_ DAY OF \_\_\_\_\_, PERSONALLY APPEARED, WHO SOLELY ACKNOWLEDGED TO ME THAT SHE IS A \_\_\_\_\_ OF ANTHEM CENTER, LLC, A UTAH LIMITED LIABILITY COMPANY, AND IS AUTHORIZED TO EXECUTE THE FOREGOING AGREEMENT IN ITS BEHALF AND THAT SHE IS AN AUTHORIZED SIGNATORY THEREOF.

NOTARY PUBLIC \_\_\_\_\_

## ANTHEM COMMERCIAL 9TH AMENDED SUBDIVISION

AMENDING LOT 309 OF ANTHEM COMMERCIAL 3RD AMENDED SUBDIVISION  
 LOCATED IN THE NORTHEAST QUARTER OF SECTION 25,  
 TOWNSHIP 3 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN  
 HERRIMAN CITY, SALT LAKE COUNTY, UTAH

RECORDED # \_\_\_\_\_  
 STATE OF UTAH, COUNTY OF 28 RECORDED AND FILED AT THE  
 REQUEST OF: \_\_\_\_\_  
 DATE: \_\_\_\_\_ TIME: \_\_\_\_\_ BOOK: \_\_\_\_\_ PAGE: \_\_\_\_\_  
 FEES \_\_\_\_\_ DEPUTY SALT LAKE COUNTY RECORDER

**ROCKY MOUNTAIN POWER NOTES:**  
 1. PURSUANT TO UTAH CODE ANN. § 64-3-7 THIS PLAT CONVEYS TO THE OWNERS/ OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND OUTLIES DESCRIBED THEREIN.  
 2. PURSUANT TO UTAH CODE ANN. § 17-21-6(4)(b)(ii) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUE AS DESCRIBED IN THIS PLAT AND APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS AND APPROXIMATES THE LOCATION OF THE PUBLIC UTILITY EASEMENTS, BUT DOES NOT WARRANT THEIR PRECISE LOCATION. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT AFFECT ANY RIGHT THAT ROCKY MOUNTAIN POWER HAS UNDER:  
 2.1. A RECORDED EASEMENT OR RIGHT OF WAY  
 2.2. THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS  
 2.3. TITLE 54, CHAPTER 9A, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR  
 2.4. ANY OTHER PROVISION OF LAW.

**Domion Energy Utah - Note:**  
 Questar Gas Company dba Domion Energy Utah, approves this plat for the purpose of approximating the location, boundaries, course and dimensions of the Right-of-Way and Easement Grants and existing underground facilities. Nothing herein shall be construed to warrant or verify the precise location of such items. The Right-of-Way and easements are subject to numerous restrictions appearing on the recorded right-of-way and easement grants. Domion Energy Utah also approves this plat for the purpose of confirming that the plat contains public utility easements, however, Domion Energy Utah may require additional easements in order to serve this development. This approval does not constitute an obligation or waiver of any other existing rights, obligations or liabilities provided by law or equity. This approval does not constitute an acceptance, approval or acknowledgment of any terms contained in the plat, including those set in the Owners Dedication or the Notes, and does not constitute a guarantee of particular terms or conditions of natural gas service. For further information please contact Domion Energy Utah's Right-of-Way Department at 800-366-8532.

**SHEET 1 OF 1**

PROJECT NUMBER: 4056  
 MANAGER: BDM  
 DRAWN BY: KPW  
 CHECKED BY: PMH  
 DATE: 7/22

**TABULATIONS**

1. TOTAL PLAT ACRES	1.812 ACRES
2. TOTAL LOT ACRES	1.812 ACRES
3. TOTAL ACRES IN STREETS	0 ACRES
4. TOTAL ACRES IN OPEN SPACE	0 ACRES
5. AVERAGE LOT SIZE	0.906 ACRES
6. NUMBER OF LOTS	2

**CHECKED FOR ZONING**

ZONE: \_\_\_\_\_ DATE: \_\_\_\_\_  
 AREA: \_\_\_\_\_ WIDTH: \_\_\_\_\_  
 NAME: \_\_\_\_\_

**PLANNING COMMISSION APPROVAL**

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_ BY HERRIMAN PLANNING COMMISSION

**HERRIMAN CITY MUNICIPAL WATER**

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_ BY HERRIMAN CITY MUNICIPAL WATER

**HERRIMAN CITY ENGINEER**

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 \_\_\_\_\_ 20\_\_\_\_

**HERRIMAN CITY**

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_ BY HERRIMAN CITY

ATTEST: RECORDER \_\_\_\_\_ PLANNING DIRECTOR \_\_\_\_\_



SALT LAKE CITY  
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 Sandy, UT 84070  
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LAYTON  
 PHOENIX  
 TROUBLE  
 PINK OAKS  
 CLEAR CITY  
 PINK OAKS  
 RICHFIELD  
 PINK OAKS

<b>HEALTH DEPARTMENT APPROVAL</b>	<b>COMCAST</b>	<b>CENTURYLINK COMMUNICATIONS</b>	<b>ROCKY MOUNTAIN POWER</b>	<b>SOUTH VALLEY SEWER DISTRICT</b>	<b>DOMINION ENERGY</b>
APPROVED THIS _____ DAY OF _____ 20____ BY HEALTH DEPARTMENT	APPROVED THIS _____ DAY OF _____ 20____ BY COMCAST	APPROVED THIS _____ DAY OF _____ 20____ BY CENTURYLINK	APPROVED THIS _____ DAY OF _____ 20____ BY ROCKY MOUNTAIN POWER	APPROVED THIS _____ DAY OF _____ 20____ BY SOUTH VALLEY SEWER DISTRICT	APPROVED THIS _____ DAY OF _____ 20____ BY DOMINION ENERGY
DIRECTOR, SALT LAKE COUNTY HEALTH DEPARTMENT	COMCAST	CENTURYLINK COMMUNICATIONS	ROCKY MOUNTAIN POWER	SOUTH VALLEY SEWER DISTRICT MANAGER	DOMINION ENERGY

**GENERAL NOTES**

- ALL CONSTRUCTION MUST STRICTLY FOLLOW THE STANDARDS AND SPECIFICATIONS SET FORTH BY THE DESIGN ENGINEER, LOCAL AGENCY JURISDICTION, APWA (CURRENT EDITION), AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.). THE ORDER LISTED ABOVE IS ARRANGED BY SENIORITY. THE LATEST EDITION OF ALL STANDARDS AND SPECIFICATIONS MUST BE ADHERED TO. IF A CONSTRUCTION PRACTICE IS NOT SPECIFIED BY ANY OF THE LISTED SOURCES, CONTRACTOR MUST CONTACT DESIGN ENGINEER FOR DIRECTION.
- CONTRACTOR TO STRICTLY FOLLOW THE MOST CURRENT COPY OF THE SOIL REPORT FOR THIS PROJECT. ALL GRADING INCLUDING BUT NOT LIMITED TO CUT/FILL, COMPACTION, ASPHALT SECTION, SUBBASE, TRENCH EXCAVATION/BACKFILL, SITE GRUBBING, AND FOOTINGS MUST BE ACCORDING TO THE REPORT'S RECOMMENDATIONS.
- CONTRACTOR MUST VERIFY ALL EXISTING CONDITIONS BEFORE BEGINNING WORK AND BRING UP ANY QUESTIONS BEFORE SUBMITTING BID.
- CONTRACTOR SHALL PROVIDE A CONSTRUCTION SCHEDULE IN ACCORDANCE WITH THE CITY, STATE, OR COUNTY REGULATIONS FOR WORKING IN THE PUBLIC WAY.
- CONTRACTOR SHALL BE RESPONSIBLE FOR DUST CONTROL, ACCORDING TO GOVERNING AGENCY STANDARDS. WET DOWN DRY MATERIALS AND REDUCED TO PREVENT DUST FROM EXISTING UTILITIES, WATER SLOPES, AND OTHER AREAS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO ADJACENT SURFACE IMPROVEMENTS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING ANY SETTLEMENT OF OR DAMAGE TO EXISTING UTILITIES.
- THE CONTRACTOR IS RESPONSIBLE TO FURNISH ALL MATERIALS TO COMPLETE THE PROJECT.
- ALL EXPOSED SURFACES WILL HAVE A TEXTURED FINISH, RUBBERED, OR BROOMED, ANY PLASTERING OF NEW CONCRETE WILL BE DONE WHILE IT IS STILL "GREEN".
- PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.
- 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 RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES TO LOCATE THEIR FACILITIES PRIOR TO PROCEEDING WITH CONSTRUCTION. NO ADDITIONAL COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR DAMAGE AND REPAIR TO THESE FACILITIES CAUSED BY HIS WORK FORCE. CONTRACTOR SHALL START INSTALLATION AT LOW POINTS OF EXISTING UTILITIES.
- ALL DIMENSIONS, GRACES, AND UTILITY DESIGN SHOWN ON THE PLANS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER IF ANY DISCREPANCIES EXIST. PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PAVEMENT OR GRADE CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO THE DIMENSIONS OR GRACES SHOWN INCORRECTLY ON THESE PLANS, IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.
- NO CHANGE IN DESIGN LOCATION OR GRADE WILL BE MADE BY THE CONTRACTOR WITHOUT THE WRITTEN APPROVAL OF THE PROJECT ENGINEER.
- 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.
- CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING, MAINTAINING, OR RESTORING ALL MONUMENTS AND MONUMENT REPAIRS MARKED WITHIN THE PROJECT SITE. CONTACT THE CITY OR COUNTY SURVEYOR FOR INFORMATION ON MONUMENTS AND CONSTRUCTION DETAILS.
- EXISTING UTILITY INFORMATION SHOWN IS FOR INFORMATIONAL PURPOSES ONLY. IT IS DERIVED FROM ON-SITE SURVEY AND/OR UTILITY MAPPING PROVIDED TO THE ENGINEER, AND THEREFORE UTILITIES MAY NOT BE LOCATED CORRECTLY, EITHER HORIZONTALLY OR VERTICALLY, AND MAY NOT BE ALL INCLUSIVE. CONTRACTOR IS REQUIRED TO FOLLOW THE PROCEDURE OUTLINED BELOW.
  - CONTRACTOR IS REQUIRED TO LOCATE AND PROTECT ALL EXISTING UTILITIES (BOTH HORIZONTALLY AND VERTICALLY) THAT AFFECT THE PROJECT CONSTRUCTION, EITHER ON-SITE OR OFF-SITE, AND DETERMINE IF THERE ARE ANY CONFLICTS WITH THE DESIGN OF THE SITE AS SHOWN ON THE APPROVED PLANS PRIOR TO ANY CONSTRUCTION. IF IT IS DETERMINED THAT CONFLICTS EXIST BETWEEN EXISTING UTILITIES AND DESIGN UTILITIES (OR ANOTHER ASPECT OF PROPOSED CONSTRUCTION) THE ENGINEER MUST BE NOTIFIED IMMEDIATELY TO CORRECT THE CONFLICTS BEFORE ANY WORK CAN BEGIN. IF THE CONTRACTOR FAILS TO FOLLOW THIS ABSOLUTE REQUIREMENT AND CONFLICTS ARISE DURING CONSTRUCTION THE CONTRACTOR WILL BEAR THE SOLE RESPONSIBILITY TO FIX THE CONFLICTS.
  - CONTRACTOR IS REQUIRED TO VERIFY THAT PROPER COVERAGE AND PROTECTION OF EXISTING UTILITY LINES IS MAINTAINED OR ATTAINED WITHIN THE DESIGN ONE VERIFICATION OF THE EXISTING UTILITIES IS COMPLETED AS OUTLINED IN 16.1 ABOVE. IN ADDITION TO 16.1 AND 16.2 ABOVE THE CONTRACTOR WILL VERIFY DEPTHS OF UTILITIES IN THE FIELD BY "POTHOLING" A MINIMUM OF 30 FEET DEEPS OF PROPOSED PAVEMENT CONSTRUCTION TO AVOID POTENTIAL CONFLICTS WITH DESIGNER PIPELINE ALIGNMENT AND GRADE AND EXISTING UTILITIES.
  - IF A CONFLICT ARISES BETWEEN EXISTING UTILITIES AND DESIGN UTILITIES (OR ANOTHER ASPECT OF PROPOSED CONSTRUCTION) AS DETERMINED UNDER 16.1, 16.2 OR 16.3 THE CONTRACTOR WILL NOTIFY THE ENGINEER IMMEDIATELY TO RESOLVE THE CONFLICT.
  - IF A CONFLICT ARISES BETWEEN EXISTING UTILITIES AND DESIGN UTILITIES (OR ANOTHER ASPECT OF PROPOSED CONSTRUCTION) RESULTING FROM THE CONTRACTOR'S NEGLIGENCE TO IDENTIFY AND/OR "POTHOLE" EXISTING UTILITIES AS REQUIRED IN 16.1, 16.2 AND 16.3 ABOVE, THE CONTRACTOR WILL BE REQUIRED TO RESOLVE THE CONFLICT WITHOUT ADDITIONAL COST OR CLAIM TO THE OWNER OR ENGINEER.
- ANY AREA OUTSIDE THE LIMIT OF WORK THAT IS DISTURBED SHALL BE RESTORED TO ITS ORIGINAL CONDITION AT NO COST TO OWNER.
- CONSULT ALL OF THE DRAWINGS AND SPECIFICATIONS FOR COORDINATION REQUIREMENTS BEFORE COMMENCING CONSTRUCTION.
- AT ALL LOCATIONS WHERE EXISTING PAVEMENT ADJUTS NEW CONSTRUCTION, THE EDGE OF THE EXISTING PAVEMENT SHALL BE SAWCUT TO A CLEAN, SMOOTH EDGE.
- ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE MOST RECENT, ADOPTED EDITION OF AQA ACCESSIBILITY GUIDELINES.
- CONTRACTOR SHALL, AT THE TIME OF BIDDING AND THROUGHOUT THE PERIOD OF THE CONTRACT, BE LICENSED IN THE STATE OF UTAH AND SHALL BE BONDABLE FOR AN AMOUNT REQUIRED BY THE OWNER.
- CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE ALL WATER, POWER, SANITARY FACILITIES AND TELEPHONE SERVICES AS REQUIRED FOR THE CONTRACTORS USE DURING CONSTRUCTION.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATELY SCHEDULING INSPECTION AND TESTING OF ALL FACILITIES CONSTRUCTED UNDER THIS CONTRACT. ALL TESTING SHALL CONFORM TO THE REGULATORY AGENCY'S STANDARD SPECIFICATIONS. ALL TESTING AND/OR INSPECTION SHALL BE PAID FOR BY THE CONTRACTOR.
- IF EXISTING IMPROVEMENTS NEED TO BE DISTURBED AND/OR REMOVED FOR THE PROPER PLACEMENT OF IMPROVEMENTS TO BE CONSTRUCTED UNDER THESE PLANS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXISTING IMPROVEMENTS FROM DAMAGE. COST OF REPLACING OR REPAIRING EXISTING IMPROVEMENTS SHALL BE INCLUDED IN THE UNIT PRICE BID FOR ITEMS REQUIRING REMOVAL AND/OR RE-REPLACEMENT. THERE WILL BE NO EXTRA COST DUE TO THE CONTRACTOR FOR REPLACING OR REPAIRING EXISTING IMPROVEMENTS.
- WHENEVER EXISTING FACILITIES ARE REMOVED, DAMAGED, BROKEN, OR CUT IN THE INSTALLATION OF THE WORK COVERED BY THESE PLANS OR SPECIFICATIONS, SUCH FACILITIES SHALL BE REPLACED AT THE CONTRACTORS EXPENSE WITH MATERIALS EQUAL TO OR BETTER THAN THE MATERIALS USED IN THE ORIGINAL EXISTING FACILITIES. THE FINISHED PRODUCT SHALL BE SUBJECT TO THE APPROVAL OF THE OWNER, THE ENGINEER, AND THE RESPECTIVE REGULAR AGENCY.
- CONTRACTOR SHALL MAINTAIN A NEATLY MARKED SET OF FULL SIZE RECORD DRAWINGS SHOWING THE FINAL LOCATION AND LAYOUT OF ALL STRUCTURES AND OTHER FACILITIES. RECORD DRAWINGS SHALL REFLECT CHANGE ORDERS, ACCOMMODATIONS, AND ADJUSTMENTS TO ALL IMPROVEMENTS CONSTRUCTED. WHERE NECESSARY, SUPPLEMENTAL DRAWINGS SHALL BE PREPARED AND SUBMITTED TO THE OWNER AND THE CONTRACTOR. PRIOR TO ACCEPTANCE OF THE PROJECT, THE CONTRACTOR SHALL DELIVER TO THE ENGINEER ONE SET OF NEATLY MARKED RECORD DRAWINGS SHOWING THE INFORMATION REQUIRED ABOVE. RECORD DRAWINGS SHALL BE REVIEWED AND THE COMPLETE RECORD DRAWINGS SET SHALL BE CURRENT WITH ALL CHANGES AND DETAILS RELIABLE AS A PRECEDENT TO THE FINAL PROCESS PAYMENT APPROVAL AND/OR FINAL ACCEPTANCE.
- WHERE THE PLANS OR SPECIFICATIONS DESCRIBE PORTIONS OF THE WORK IN GENERAL TERMS, BUT NOT IN COMPLETE DETAIL, IT IS UNDERSTOOD THAT ONLY THE BEST GENERAL PRACTICE IS TO PREVAIL AND THAT ONLY MATERIALS AND WORKMANSHIP OF THE FIRST QUALITY ARE TO BE USED.
- ALL EXISTING GATES AND FENCES TO REMAIN UNLESS OTHERWISE NOTED ON PLANS. PROTECT ALL GATES AND FENCES FROM DAMAGE.
- ALL EXISTING TREES ARE TO REMAIN UNLESS OTHERWISE NOTED ON PLANS. PROTECT ALL TREES FROM DAMAGE.
- ASPHALT MIX DESIGN MUST BE SUBMITTED AND APPROVED BY THE GOVERNING AGENCY PRIOR TO THE PLACEMENT.
- CONTRACTORS SHALL COMPLY WITH ALL OSHA REQUIREMENTS ON THE PROJECT SITE.
- A LINES UTAH POLLUTANT DISCHARGE ELIMINATION SYSTEM PERMIT IS REQUIRED FOR ALL CONSTRUCTION ACTIVITIES 1 ACRE OR MORE AS WELL AS A STORM WATER POLLUTION PREVENTION PLAN.

**UTILITY NOTES**

- ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THESE CONTRACT DOCUMENTS, CITY AND STATE REQUIREMENTS AND THE MOST RECENT EDITIONS OF THE FOLLOWING: THE INTERNATIONAL PLUMBING CODE, UTAH DRINKING WATER REGULATIONS, APWA MANUAL OF STANDARD PLANS AND SPECIFICATIONS, THE CONTRACTOR IS REQUIRED TO ADHERE TO ALL OF THE ABOVE MENTIONED DOCUMENTS UNLESS OTHERWISE NOTED AND APPROVED BY THE ENGINEER.
- CONTRACTOR SHALL COORDINATE LOCATION OF ANY "DRIEY UTILITIES" WITH THE APPROPRIATE UTILITY COMPANY, INCLUDING BUT NOT LIMITED TO: TELEPHONE A NETWORK SERVICE, GAS SERVICE, CABLE AND POWER.
- EXISTING UTILITIES HAVE BEEN SHOWN ON THE PLANS BASED ON ON-SITE SURVEY. PRIOR TO COMMENCING ANY WORK IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO HAVE EACH UTILITY COMPANY LOCATE IN THE FIELD THEIR MAIN AND SERVICE LINES. THE CONTRACTOR SHALL NOTIFY BLUE STAKES AT 48 HOURS (4-11 HOURS IN ADVANCE OF PERFORMING ANY EXCAVATION WORK. THE CONTRACTOR SHALL RECORD THE BLUE STAKES ORDER NUMBER AND FURNISH ORDER NUMBER TO OWNER AND ENGINEER PRIOR TO THE START OF CONSTRUCTION. IT WILL BE THE CONTRACTOR'S RESPONSIBILITY TO CONTACT ANY OTHER UTILITY COMPANIES THAT ARE NOT MEMBERS OF BLUE STAKES. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO PROTECT ALL EXISTING UTILITIES SO THAT NO DAMAGE RESULTS TO THEM DURING THE PERFORMANCE OF THIS CONTRACT. ANY REPAIRS NECESSARY TO DAMAGED UTILITIES SHALL BE PAID FOR BY THE CONTRACTOR. THE CONTRACTOR SHALL BE REQUIRED TO COOPERATE WITH OTHER CONTRACTORS AND UTILITY COMPANIES INSTALLING NEW STRUCTURES, UTILITIES AND SERVICE TO THE PROJECT.
- CARE SHOULD BE TAKEN IN ALL EXCAVATIONS DUE TO POSSIBLE EXISTENCE OF UNRECORDED UTILITY LINES. EXCAVATION REQUIRED WITHIN PROXIMITY OF EXISTING UTILITY LINES SHALL BE DONE BY HAND. CONTRACTOR SHALL REPAIR ANY DAMAGE TO EXISTING UTILITY LINES OR STRUCTURES INCURRED DURING CONSTRUCTION OPERATIONS AT CONTRACTOR'S EXPENSE.
- TRENCH BACKFILL MATERIAL AND COMPACTION TESTS ARE TO TWICE PER APWA STANDARD SPECIFICATIONS (CURRENT EDITION), SECTION 0220 - BACKFILLING TRENCHES, OR AS REQUIRED BY THE GEOTECHNICAL REPORT IF NATIVE MATERIALS ARE USED. NO NATIVE MATERIALS ARE ALLOWED IN THE PIPE ZONE. THE MINIMUM LIFT FOR BACKFILLING OPERATIONS IS DETERMINED BY THE GEOTECHNICAL RECOMMENDATIONS.
- THE CONTRACTOR IS SOLELY RESPONSIBLE FOR CONFORMING TO LOCAL AND FEDERAL CODES GOVERNING SHORING AND BRACING OF EXCAVATIONS AND TRENCHES AND FOR THE PROTECTION OF WORKERS.
- THE 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. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN ANY PERMISSION AND/OR AGREEMENTS FROM THE APPROPRIATE GOVERNING ENTITY (AND/OR INDIVIDUAL PROPERTY OWNERS) FOR WORK OR STAGING OUTSIDE OF THE PROJECT LIMITS.
- THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE CAUSED BY ANY CONDITION INCLUDING SETTLEMENT, TO EXISTING UTILITIES FROM WORK PERFORMED ON OR NEAR EXISTING UTILITIES. THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO PROTECT ALL EXISTING PUBLIC AND PRIVATE ROADWAY AND UTILITY FACILITIES. DAMAGE TO EXISTING FACILITIES CAUSED BY THE CONTRACTOR MUST BE REPAIRED BY THE CONTRACTOR AT HIS/HER EXPENSE TO THE SATISFACTION OF THE OWNER OR SAID FACILITIES.
- ALL WATER LINE AND SEWER LINE INSTALLATION AND TESTING TO BE IN ACCORDANCE WITH LOCAL GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
- ALL MANHOLES, HYDRANTS, VALVES, CLEANOUT BOXES, CATCH BASINS, METERS, ETC. MUST BE BASED OR LOANED TO FINAL GRADE PER APWA (CURRENT EDITION) STANDARDS AND INSPECTOR REQUIREMENTS. CONCRETE COLLARS MUST BE CONSTRUCTED ON ALL MANHOLES, CLEANOUT BOXES, CATCH BASINS, AND VALVES PER APWA STANDARDS. ALL MANHOLE, CATCH BASIN, OR CLEANOUT BOX CONNECTIONS MUST BE MADE WITH THE PIPE FLUSH WITH THE INSIDE OF THE BOX AND GROUDED OR SEALED.
- CONTRACTOR SHALL NOT ALLOW ANY GROUNDWATER OR DEBRIS TO ENTER THE NEW OR EXISTING PIPE DURING CONSTRUCTION.
- SILT AND DEBRIS ARE TO BE CLEANED OUT OF ALL STORM DRAIN BOXES. CATCH BASINS ARE TO BE MAINTAINED IN A CLEANED CONDITION AS NEEDED UNTIL AFTER THE FINAL BIDDING NOTICE INSPECTION.
- CONTRACTOR SHALL CLEAN ASPHALT, TAR OR OTHER ADHESIVES OFF OF ALL MANHOLE LIDS AND INLET GRATES TO ALLOW ACCESS.
- EACH TRENCH SHALL BE EXCAVATED TO THAT THE PIPE CAN BE LAID TO THE ALIGNMENT AND GRADE AS REQUIRED. THE RENOIL SHALL BE SUDE SO BRACKED THAT THE WORKMAN MAY WORK SAFELY AND EFFICIENTLY. ALL TRENCHES SHALL BE DRAINAGE SO THE PIPE LAYING MAY TAKE PLACE IN DRY WEATHERED CONDITIONS.
- CONTRACTOR SHALL PROVIDE AND MAINTAIN AT ALL TIMES AMPLE MEANS AND DEVICES WITH WHICH TO REMOVE PROMPTLY AND TO PROPERLY DISPOSE OF ALL WATER ENTERING THE TRENCH EXCAVATION.
- ALL SEWER LINES AND SEWER SERVICES SHALL HAVE A MINIMUM SEPARATION OF 10 FEET, EDGE TO EDGE, FROM THE WATER LINES. IF A 10 FOOT SEPARATION CAN NOT BE MAINTAINED, CONSTRUCT PER GOVERNING AGENCY'S MINIMUM SEPARATION STANDARDS.
- CONTRACTOR SHALL INSTALL THRUST BLOCCING AT ALL WATERLINE ANGLE POINTS AND TEES.
- ALL UNDERGROUND UTILITIES SHALL BE IN PLACE PRIOR TO INSTALLATION OF CURB, GUTTER, SIDEWALK AND STREET PAVING.
- CONTRACTOR SHALL INSTALL MAGNETIC LOCATING TAPE CONTINUOUSLY OVER ALL NONMETALLIC PIPE.

**TRAFFIC CONTROL AND SAFETY NOTES**

- TRAFFIC CONTROL AND STRIPING TO CONFORM TO THE CURRENT MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.).
- BARRIADING AND DETOURING SHALL BE IN CONFORMANCE WITH THE REQUIREMENTS OF THE CURRENT M.U.T.C.D.
- NO STREET SHALL BE CLOSED TO TRAFFIC WITHOUT WRITTEN PERMISSION FROM THE APPROPRIATE AGENCY EXCEPT WHEN DIRECTED BY LAW ENFORCEMENT OR FIRE OFFICIALS.
- THE CONTRACTOR SHALL MAKE EVERY EFFORT TO PROVIDE FOR SMOOTH TRAFFIC FLOW AND SAFETY. ACCESS SHALL BE MAINTAINED FOR ALL PROPERTIES ADJACENT TO THE WORK.
- DETOURING OPERATIONS FOR A PERIOD OF SIX CONSECUTIVE CALENDAR DAYS, OR MORE, REQUIRE THE INSTALLATION OF TEMPORARY STREET STRIPING AND REMOVAL OF INTERFERING STRIPING BY SANDBLASTING. THE DETOURING STRIPING PLAN OR CONSTRUCTION TRAFFIC CONTROL PLAN MUST BE SUBMITTED TO THE GOVERNING AGENCY FOR REVIEW AND APPROVAL.
- ALL TRAFFIC CONTROL DEVICES SHALL BE RESTORED TO THEIR ORIGINAL CONDITION AT THE END OF THE WORK TO THE SATISFACTION OF THE GOVERNING AGENCY.
- TRAFFIC CONTROL DEVICES (TCDS) SHALL REMAIN VISIBLE AND OPERATIONAL AT ALL TIMES.
- ALL PERMANENT TRAFFIC CONTROL DEVICES CALLED FOR HEREON SHALL BE IN PLACE AND IN FINAL POSITION PRIOR TO ALLOWING ANY PUBLIC TRAFFIC TO PORTION OF THE ROADWAY BEING IMPROVED/REENGINEER, REGARDLESS OF THE STATUS OF COMPLETION OF PAVING OR OTHER ON-SITE IMPROVEMENTS CALLED FOR BY THESE PLANS.
- CONTRACTOR SHALL PROVIDE BARRIADGES, SIGNS, FLAGMERS, OTHER EQUIPMENT AND FLAG PERSONNEL NECESSARY TO INSURE THE SAFETY OF WORKERS AND VISTORS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING UTAH TRANSIT AUTHORITY (UTA) IF THE CONSTRUCTION INTERFERES OR REDUCES SERVICE OR HAS AN ADVERSE EFFECT ON BUS SERVICE ON THAT STREET TO ARRANGE FOR TEMPORARY RELOCATION OF STOP.

**DEMOLITION NOTES**

- EXISTING UTILITY INFORMATION SHOWN IS FOR INFORMATIONAL PURPOSES ONLY. IT IS DERIVED FROM ON-SITE SURVEY AND/OR UTILITY MAPPING PROVIDED TO THE ENGINEER, AND THEREFORE UTILITIES MAY NOT BE LOCATED CORRECTLY, AND IS NOT ALL INCLUSIVE. CONTRACTOR SHALL FIELD ALL UTILITIES WITHIN THE PROJECT LIMITS BEFORE BEGINNING DEMOLITION/CONSTRUCTION.
- THERE MAY BE BURIED UTILITIES WITHIN THE LIMITS OF DISTURBANCE THAT ARE NOT SHOWN ON THE PLANS DUE TO LACK OF MAPPING OR RECORD INFORMATION. CONTRACTOR SHALL NOTIFY THE ENGINEER WHEN UNEXPECTED UTILITIES ARE DISCOVERED.
- THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR LOCATING AND PROTECTING FROM DAMAGE ALL EXISTING UTILITIES AND IMPROVEMENTS WHETHER OR NOT SHOWN ON THESE PLANS. THE FACILITIES AND IMPROVEMENTS ARE BELIEVED TO BE CORRECTLY SHOWN BUT THE CONTRACTOR IS REQUIRED TO VERIFY THEMSELF AS TO THE COMPLETENESS AND ACCURACY OF THE LOCATIONS. ANY CONTRACTOR PERFORMING WORK ON THIS PROJECT SHALL FURNISH HIMSELF WITH THE SITE AND SHALL BE HELD SOLELY RESPONSIBLE FOR ANY DAMAGE TO EXISTING FACILITIES RESULTING DIRECTLY, OR INDIRECTLY, FROM HIS OPERATIONS, WHETHER OR NOT SAID FACILITIES ARE SHOWN ON THESE PLANS.

**GRADING AND DRAINAGE NOTES**

- SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE GEOTECHNICAL REPORT AND ALL RELATED ADDENDUMS.
- THE CONTRACTOR SHALL STRIP AND CLEAR THE TOPSOIL, LAJOR ROOTS AND ORGANIC MATERIAL FROM ALL PROPOSED BUILDING AND PAVEMENT AREAS PRIOR TO SITE GRADING. (THE TOPSOIL MAY BE STOCKPILED FOR LATER USE IN LANDSCAPED AREAS).
- THE CONTRACTOR SHALL REMOVE ALL ORGANIC MATERIAL AND OTHER DELETERIOUS MATERIALS PRIOR TO PLACING GRADING FILL OR BASE COURSE. THE AREA SHOULD BE PROOF-ROLLED TO IDENTIFY ANY SOFT AREAS. THESE SOFT AREAS ARE ENCOUNTERED, THE CONTRACTOR SHALL REMOVE THE SOIL AND REPLACE WITH COMPACTED FILL.
- ALL DEBRIS PILES AND BERMS SHALL BE REMOVED AND HAULED AWAY FROM SITE OR USED AS GENERAL FILL IN LANDSCAPED AREAS.
- THE CONTRACTOR SHALL CONSTRUCT THE BUILDING PAD TO THESE DESIGN PLANS AS PART OF THE SITE GRADING CONTRACT, AND STRICTLY ADHERE TO THE SITE PREPARATION AND GRADING REQUIREMENTS OUTLINED IN THE GEOTECHNICAL REPORT.
- THE CONTRACTOR SHALL GRADE THE PROJECT SITE TO PROVIDE A SMOOTH TRANSITION BETWEEN NEW AND EXISTING ASPHALT, CURBS AND GUTTER, AND ADJOINING SITE IMPROVEMENTS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE AND DEBRIS ON ADJACENT STREETS WHEN EQUIPMENT IS TRAVELING THOSE STREETS.
- THE CONTRACTOR SHALL BE FAMILIAR WITH ALL CONDITIONS AND RECOMMENDATIONS OUTLINED IN THE GEOTECHNICAL REPORT AND TAKE ALL NECESSARY PRECAUTIONS AND RECOMMENDED PROCEDURES TO ASSURE SOUND GRADING PRACTICES.
- THE CONTRACTOR SHALL TAKE APPROPRIATE GRADING MEASURES TO DIRECT STORM SURFACE RUNOFF TOWARDS CATCH BASINS.
- THE LOCATIONS OF UNDERGROUND FACILITIES SHOWN ON THESE PLANS ARE BASED ON ON-SITE SURVEY. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES TO LOCATE THEIR FACILITIES PRIOR TO PROCEEDING WITH CONSTRUCTION. NO ADDITIONAL COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR DAMAGE AND REPAIR TO THESE FACILITIES CAUSED BY HIS WORK FORCE.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PERFORM ALL NECESSARY CUTS AND FILLS WITHIN THE LIMITS OF THIS PROJECT AND THE RELATED OFF-SITE WORK, SO AS TO GENERATE THE DESIRED SURFACE, FRESH GRASSES, AND SLOPES SHOWN.
- THE CONTRACTOR IS WARNED THAT AN EARTHWORK BALANCE WAS NOT NECESSARILY THE INTENT OF THIS PROJECT. ANY ADDITIONAL MATERIAL REQUIRED OR LEFTOVER MATERIAL FOLLOWING EARTHWORK OPERATIONS BECOMES THE RESPONSIBILITY OF THE CONTRACTOR.
- THE GRADING CONTRACTOR IS RESPONSIBLE TO COORDINATE WITH THE OWNER TO PROVIDE FOR THE REQUIREMENTS OF THE PROJECT STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND ASSOCIATED PERMIT. ALL CONTRACTOR ACTIVITIES 1 ACRE OR MORE IN SIZE ARE REQUIRED TO PROVIDE A STORM WATER POLLUTION PREVENTION PLAN.
- ALL CUT AND FILL SLOPES SHALL BE PROTECTED UNTIL EFFECTIVE EROSION CONTROL HAS BEEN ESTABLISHED.
- THE USE OF POTABLE WATER WITHOUT A SPECIAL PERMIT FOR BUILDING OR CONSTRUCTION PURPOSES INCLUDING CONSOLIDATION OF BACKFILL OR SOIL CONTROL IS PROHIBITED. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FOR CONSTRUCTION WATER FROM GOVERNING AGENCY.
- THE CONTRACTOR SHALL MAINTAIN THE STREETS, SIDEWALKS, AND ALL OTHER PUBLIC RIGHT-OF-WAYS IN A CLEAN, SAFE AND USABLE CONDITION. ALL SPILLS OF SOIL, ROCK OR CONSTRUCTION DEBRIS SHALL BE PROMPTLY REMOVED FROM THE PUBLICLY OWNED PROPERTY CURBS AND GUTTERS AND UPON COMPLETION OF THE PROJECT. ALL ADJACENT PROPERTY, PRIVATE OR PUBLIC, SHALL BE MAINTAINED IN A CLEAN, SAFE AND USABLE CONDITION.

**ABBREVIATIONS**

ASTM	AMERICAN PUBLIC WORKS ASSOCIATION
ASPH	ASPHALT
ASPH	ACCESSIBLE ROUTE
ASPH	AMERICAN SOCIETY FOR TESTING AND MATERIALS
AWWA	AMERICAN WATER WORKS ASSOCIATION
BVC	BEGIN VERTICAL CURVE
BVC	BEGIN VERTICAL CURVE
C	CURVE
CB	CATCH BASIN
CB	CURB FACE OR CURB FEET
CL	CENTER LINE
CL	CLEAN OUT
CO	COMBINATION
CONC	CONCRETE
CONT	CONTINUOUS
DIA	DIAMETER
DIP	DITCH/LEAK PIPE
ELEC	ELECTRICAL
ELEV	ELEVATION
EDA	EDGE OF ASPHALT
END	END OF VERTICAL CURVE
EW	EACH WAY
EXIST	EXISTING
FF	FRESH FLOOR
FR	FRESH GRADE
FL	FIRE HYDRANT OR FLANGE
GB	GRADE BREAK
GF	GARAGE FLOOR
GV	GATE VALVE
HC	HANDICAP
HP	HIGH POINT
HR	PROBATION
K	RATE OF VERTICAL CURVATURE
L	LAND DRAIN
LF	LINEAR FEET
LO	LOW POINT
LS	MATCH EXISTING
LM	MANHOLE
MJ	MECHANICAL JOINT
NG	NATURAL GRADE
NI	NOT IN CONTRACT
NO	NUMBER
OC	ON CENTER
OCEW	ON CENTER EACH WAY
ONP	POINT OF INTERSECTION
PC	POINT OF CURVATURE OR PRESSURE CLASS
PCC	POINT OF COMPOUND CURVATURE
PI	POINT OF INTERSECTION
PIV	POST INDICATOR VALVE
PL	PROPERTY LINE
PVC	POINT OF REVERSE CURVATURE
PRO	PROPOSED
PRO	PROPOSED
PVI	POINT OF VERTICAL INTERSECTION
R	RADIUS
RD	ROAD
ROW	RIGHT OF WAY
S	SLOPE
SAN	SANITARY SEWER
SD	STORM DRAIN
SEC	SECONDARY
SS	SANITARY SEWER
STA	STATION
SW	SECONDARY WATER LINE
TBC	TOP BACK OF CURB
TGC	TOP OF GRADE
TOA	TOP OF ASPHALT
TOC	TOP OF CONCRETE
TOF	TOP OF FOUNDATION
TOH	TOP OF HILL
TOS	TOP OF STEP
TTP	TYPICAL
VC	VERTICAL CURVE
W	WALL INDICATOR VALVE
WL	WATER LINE

**LEGEND**

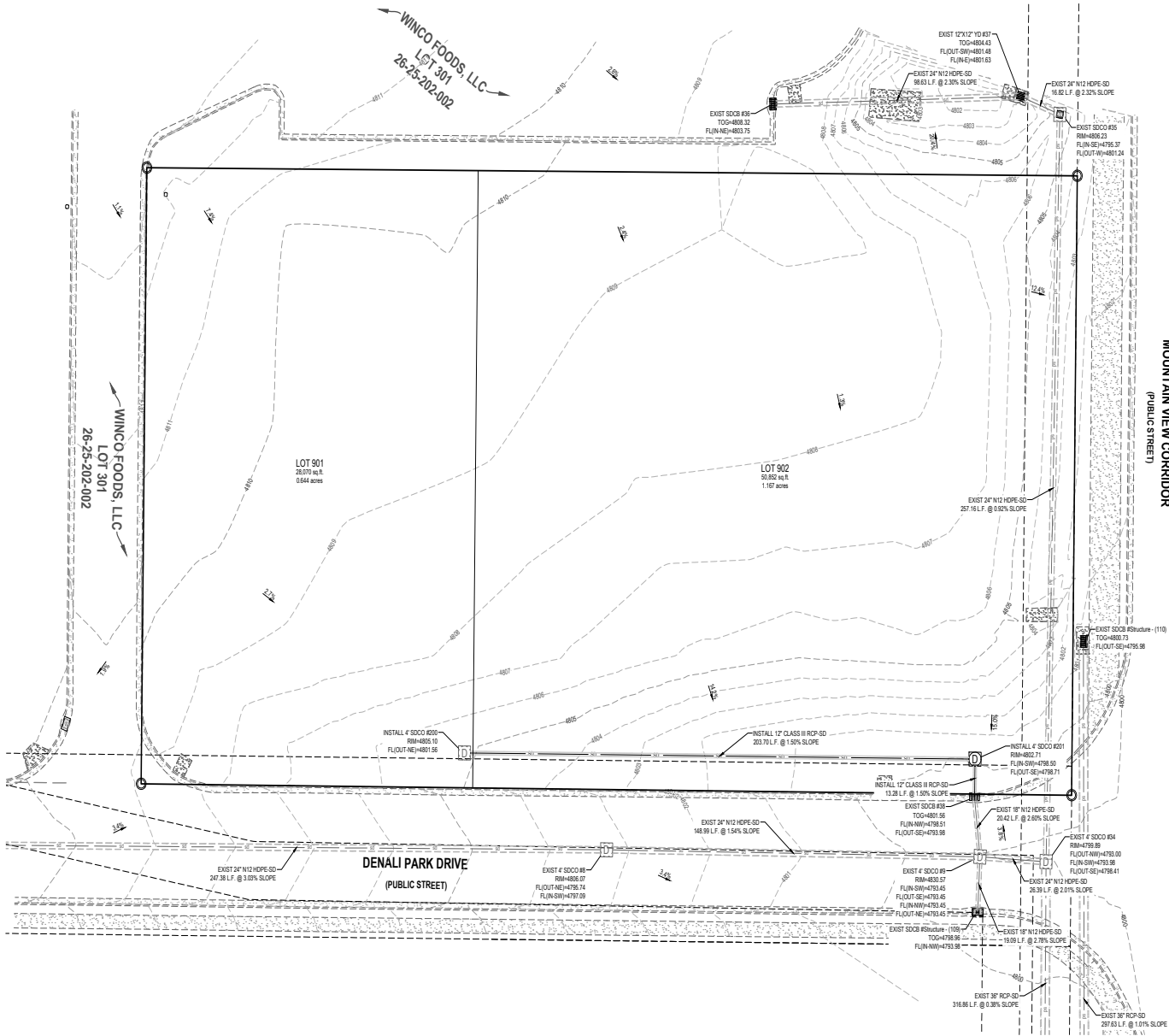
	SECTION CORNER		EXISTING EDGE OF ASPHALT
	EXISTING MONUMENT		PROPOSED EDGE OF ASPHALT
	EXISTING STRIPPING		EXISTING STRIPPING
	EXISTING REAR AND CAP		PROPOSED STRIPPING
	EXISTING REAR AND CAP		EXISTING FENCE
	EXISTING WATER METER		PROPOSED FENCE
	PROPOSED WATER METER		EXISTING FLOW LINE
	EXISTING WATER MANHOLE		PROPOSED FLOW LINE
	PROPOSED WATER MANHOLE		GRADE BREAK
	EXISTING WATER BOX		EXISTING STORM DRAIN LINE
	EXISTING WATER VALVE		PROPOSED STORM DRAIN LINE
	PROPOSED WATER VALVE		ROOF DRAIN LINE
	EXISTING FIRE HYDRANT		CATCHMENTS
	PROPOSED FIRE HYDRANT		HIGHWATER LINE
	PROPOSED FIRE DEPARTMENT CONNECTION		EXISTING SANITARY SEWER
	EXISTING SECONDARY WATER VALVE		PROPOSED SANITARY SEWER LINE
	EXISTING SECONDARY WATER VALVE		PROPOSED SAN. SWR. SERVICE LINE
	EXISTING IRRIGATION BOX		EXISTING LAND DRAIN LINE
	EXISTING IRRIGATION VALVE		PROPOSED LAND DRAIN LINE
	EXISTING IRRIGATION VALVE		PROPOSED LAND DRAIN SERVICE LINE
	EXISTING SANITARY SEWER MANHOLE		EXISTING CULINARY WATER LINE
	EXISTING SANITARY SEWER MANHOLE		PROPOSED CULINARY WATER LINE
	EXISTING SANITARY CLEAN OUT		PROPOSED SECONDARY WATER LINE
	EXISTING STORM DRAIN CLEAN OUT BOX		PROPOSED SEC. WATER SERVICE LINE
	PROPOSED STORM DRAIN CLEAN OUT BOX		EXISTING STORM DRAIN CATCH BASIN
	EXISTING STORM DRAIN INLET BOX		PROPOSED STORM DRAIN CATCH BASIN
	EXISTING STORM DRAIN CATCH BASIN		EXISTING IRRIGATION LINE
	EXISTING STORM DRAIN CATCH BASIN		PROPOSED IRRIGATION LINE
	EXISTING STORM DRAIN COMBO BOX		EXISTING OVERHEAD POWER LINE
	EXISTING STORM DRAIN COMBO BOX		EXISTING ELECTRICAL LINE
	EXISTING STORM DRAIN CLEAN OUT		EXISTING GAS LINE
	EXISTING STORM DRAIN CLEAN OUT		EXISTING TELEPHONE LINE
	PROPOSED STORM DRAIN CLEAN OUT		ACCESSIBLE ROUTE
	PROPOSED STORM DRAIN CLEAN OUT		SAW CUT
	TEMPORARY SAG INLET PROTECTION		STRAW WATTLE
	TEMPORARY IN-LINE INLET PROTECTION		TEMPORARY BERM
	ROOF DRAIN		TEMPORARY SOIL FENCE
	EXISTING ELECTRICAL MANHOLE		LIMITS OF DISTURBANCE
	EXISTING ELECTRICAL BOX		EXISTING WALL
	EXISTING TRANSFORMER		PROPOSED WALL
	EXISTING LIGHT POLE		EXISTING CONTOURS
	EXISTING LIGHT		PROPOSED CONTOURS
	PROPOSED LIGHT		BUILDING AREA WITHIN SETBACKS
	EXISTING GAS METER		PUBLIC DRAINAGE EASEMENT
	EXISTING GAS MANHOLE		EXISTING ASPHALT TO BE REMOVED
	EXISTING GAS VALVE		PROPOSED ASPHALT
	EXISTING TELEPHONE MANHOLE		EXISTING CURB AND GUTTER
	EXISTING TELEPHONE BOX		PROPOSED CURB AND GUTTER
	EXISTING TRAFFIC SIGNAL BOX		PROPOSED REVERSE PAN CURB AND GUTTER
	EXISTING CABLE BOX		TRANSITION TO REVERSE PAN CURB
	EXISTING BOLLARD		CONCRETE TO BE REMOVED
	PROPOSED BOLLARD		EXISTING CONCRETE
	EXISTING SIGN		PROPOSED CONCRETE
	PROPOSED SIGN		BUILDING TO BE REMOVED
	EXISTING SPOT ELEVATION		EXISTING BUILDING
	PROPOSED SPOT ELEVATION		PROPOSED BUILDING
	EXISTING FLOW DIRECTION		
	EXISTING TREE		
	DENSE VEGETATION		

NOTE: MAY CONTAIN SYMBOLS THAT ARE NOT USED IN THIS PLAN SET.

NOTE: MAY CONTAIN ABBREVIATIONS THAT ARE NOT USED IN THIS PLAN SET.



BENCHMARK	
NORTH QUARTER CORNER OF SECTION 26, TOWNSHIP 3 SOUTH, RANGE 2 WEST SALT LAKE BASE AND MERIDIAN	
ELEV =	4843.48



- GENERAL NOTES**
- ALL WORK TO COMPLY WITH THE GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
  - ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.
  - ALL WORK SHALL COMPLY WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER POSSIBLY INCLUDING, BUT NOT LIMITED TO, REMOVAL OF UNCONSOLIDATED FILL, ORGANICS, AND DEBRIS; PLACEMENT OF SURFACE DRAIN LINES AND GUTTER TILE; AND OVERPACKING OF UNSUITABLE BEARING MATERIALS AND PLACEMENT OF ACCEPTABLE FILL MATERIAL.
  - THE CONTRACTOR SHALL BECOME FAMILIAR WITH THE EXISTING SOIL CONDITIONS.
  - LANDSCAPED AREAS REQUIRE SUBGRADE TO BE MAINTAINED AT A SPECIFIC ELEVATION BELOW FINISHED GRADE AND REQUIRE SUBGRADE TO BE PROPERLY PREPARED AND SCARIFIED. SEE LANDSCAPE PLANS FOR ADDITIONAL INFORMATION.
  - SLOPE ALL LANDSCAPED AREAS AWAY FROM BUILDING FOUNDATIONS TOWARD CURB AND GUTTER OR STORM DRAIN INLETS.
  - EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF THE CONTRACTOR'S FAILURE TO VERIFY THE LOCATIONS OF EXISTING UTILITIES PRIOR TO THE BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT. THE CONTRACTOR IS TO VERIFY ALL CONNECTION POINTS WITH THE EXISTING UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO THE EXISTING UTILITIES AND UTILITY STRUCTURES THAT ARE TO REMAIN. IF CONFLICTS WITH EXISTING UTILITIES OCCUR, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION TO DETERMINE IF ANY FIELD ADJUSTMENTS SHOULD BE MADE.
  - ALL STORM DRAIN INFRASTRUCTURE TO BE INSTALLED PER GOVERNING AGENCY OR APWA STANDARD PLANS AND SPECIFICATIONS.
  - ENSURE MINIMUM COVER OVER ALL STORM DRAIN PIPES PER MANUFACTURER'S RECOMMENDATIONS. NOTIFY ENGINEER IF MINIMUM COVER CANNOT BE ATTAINED.
  - ALL FACILITIES WITH DOWNSPOUTS/ROOF DRAINS SHALL BE CONNECTED TO THE STORM DRAIN SYSTEM. SEE PLUMBING PLANS FOR DOWNSPOUT/ROOF DRAIN LOCATIONS AND SIZES. ALL ROOF DRAINS TO HAVE MINIMUM 1% SLOPE.
  - THE CONTRACTOR SHALL ADJUST TO GRADE ALL EXISTING UTILITIES AS NEEDED PER LOCAL GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
  - NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING CONCRETE, ASPHALT, OR STORM DRAIN STRUCTURES OR PIPES.
  - THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.

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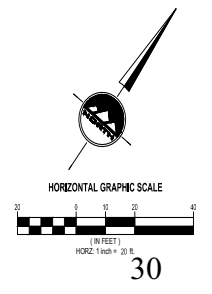
**ANTHEM COMMERCIAL  
PHASE 9 IMPROVEMENTS**  
5122 WEST DENALI PARK DRIVE  
HERRIMAN, UTAH



**GRADING AND  
DRAINAGE PLAN**

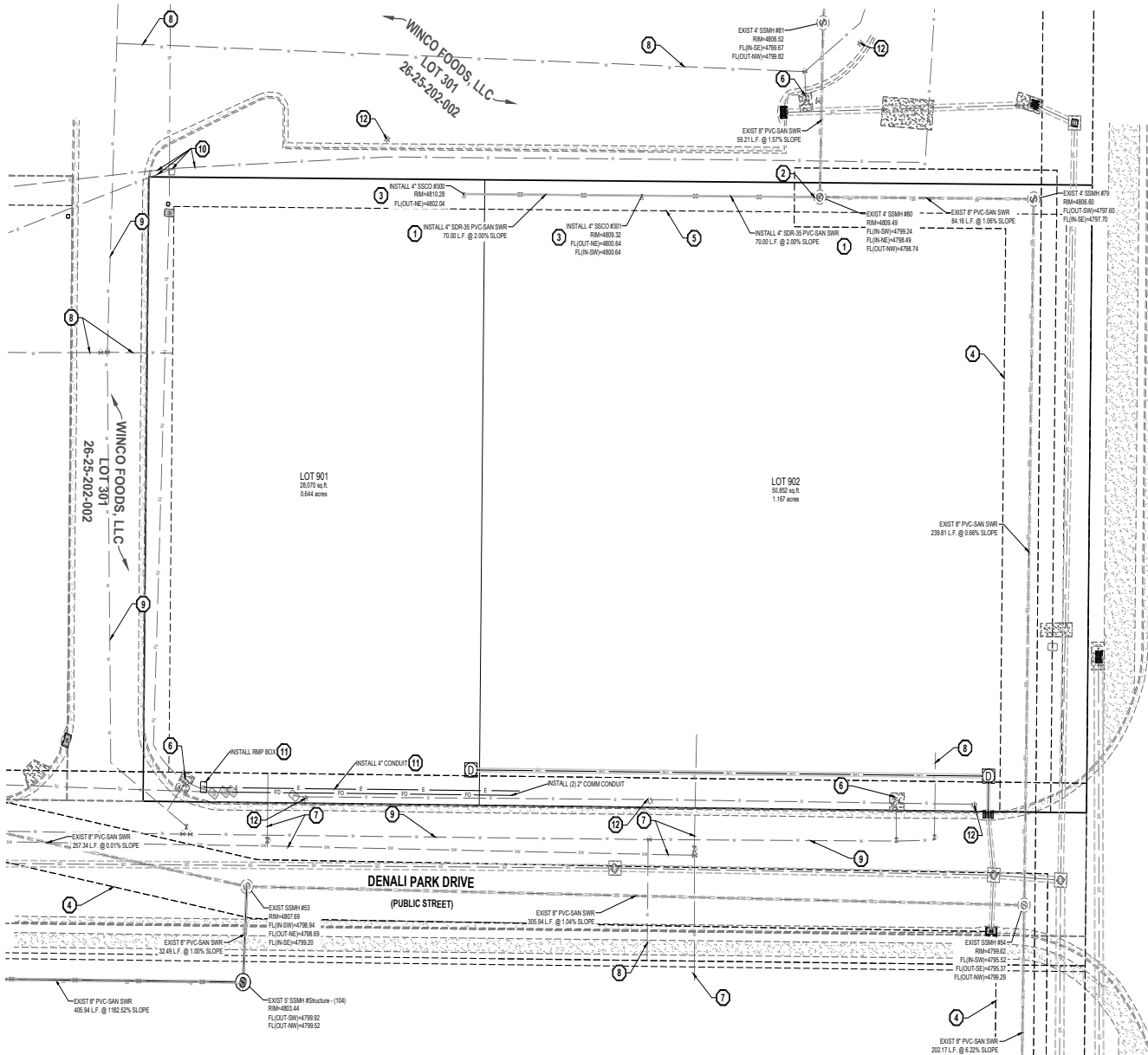
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PROJECT MANAGER: [Redacted]

**C-100**



**811**  
 CALL BLUESTAKES  
 @ 811 AT LEAST 48 HOURS  
 PRIOR TO THE  
 COMMENCEMENT OF ANY  
 CONSTRUCTION.  
*Know what's below.  
 Call before you dig.*

**BENCHMARK**  
 NORTH QUARTER CORNER OF SECTION 26,  
 TOWNSHIP 3 SOUTH, RANGE 2 WEST  
 SALT LAKE BASE AND MERIDIAN  
 ELEV = 4843.87



**GENERAL NOTES**

1. ALL WORK TO COMPLY WITH THE GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
2. EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF THE CONTRACTOR'S FAILURE TO VERIFY THE LOCATIONS OF EXISTING UTILITIES PRIOR TO THE BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT. THE CONTRACTOR IS TO VERIFY ALL CONNECTION POINTS WITH THE EXISTING UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO THE EXISTING UTILITIES AND UTILITY STRUCTURES THAT ARE TO REMAIN. IF CONFLICTS WITH EXISTING UTILITIES OCCUR, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION TO DETERMINE IF ANY FIELD ADJUSTMENTS SHOULD BE MADE.
3. ALL SANITARY SEWER INFRASTRUCTURE TO BE INSTALLED PER GOVERNING AGENCY STANDARD PLANS AND SPECIFICATIONS.
4. ALL WATER INFRASTRUCTURE TO BE INSTALLED PER GOVERNING AGENCY OR APWA STANDARD PLANS AND SPECIFICATIONS.
5. DEFLECT OR LOOP ALL WATER LINES TO AVOID CONFLICTS WITH OTHER UTILITIES PER GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
6. PROJECT SHALL COMPLY WITH ALL UTILITY DIVISION OF DRINKING WATER RULES AND REGULATIONS INCLUDING, BUT NOT LIMITED TO, THOSE PERTAINING TO BACKFLOW PROTECTION AND CROSS CONNECTION PREVENTION.
7. THE CONTRACTOR IS TO COORDINATE ALL UTILITIES WITH MECHANICAL PLUMBING PLANS.
8. NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING UTILITY STRUCTURES OR PIPES.
9. THE CONTRACTOR SHALL GRADE ALL EXISTING UTILITIES AS NEEDED PER LOCAL GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
10. THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.
11. FUTURE DEVELOPMENT WILL BE LAID OUT TO PROVIDE ACCESS FOR MAINTENANCE EQUIPMENT TO MANHOLE LIDS.
12. SEWER MANHOLES SHALL BE LOCATED IN PAVEMENT, NO CLOSER THAN 5' FROM LIP OF GUTTER.

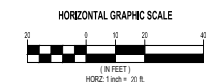
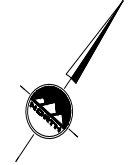
**SEWER NOTES**

1. ALL CONSTRUCTION SHALL COMPLY WITH SOUTH VALLEY SEWER DISTRICTS DESIGN 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 OF COVER IS REQUIRED OVER ALL SEWER LINES.

**SCOPE OF WORK:**

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

- 1. SEWER LATERAL PER SOUTH VALLEY SEWER DISTRICT STANDARDS AND SPECIFICATIONS.
- 2. CONNECT TO EXISTING SEWER MAIN PER GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
- 3. SEWER CLEANOUT PER SOUTH VALLEY SEWER DISTRICT STANDARDS AND SPECIFICATIONS.
- 4. EXIST. 20' WIDE SANITARY SEWER EASEMENT.
- 5. PROPOSED 10' WIDE PRIVATE SANITARY SEWER LATERAL EASEMENT.
- 6. EXIST. FIRE HYDRANT.
- 7. EXIST. 6" SECONDARY WATER LINE.
- 8. EXIST. 8" WATER LINE.
- 9. EXIST. 12" WATER LINE.
- 10. EXIST. POWER EQUIPMENT.
- 11. PROPOSED POWER EQUIPMENT.
- 12. EXISTING LIGHT POLE.



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CEDAR CITY  
 Phone: 435.865.1453

RICHFIELD  
 Phone: 435.896.2983

WWW.ENSIGNENG.COM

1525 ANHEM CENTER, LLC  
 15615 SOUTH JORDAN GATEWAY, SUITE 110  
 SOUTH JORDAN, UT 84095  
 CONTACT:  
 CORY GUST  
 PHONE: 801-981-6592

**ANHEM COMMERCIAL**  
**PHASE 9 IMPROVEMENTS**  
 5122 WEST DENALI PARK DRIVE  
 HERRIMAN, UTAH

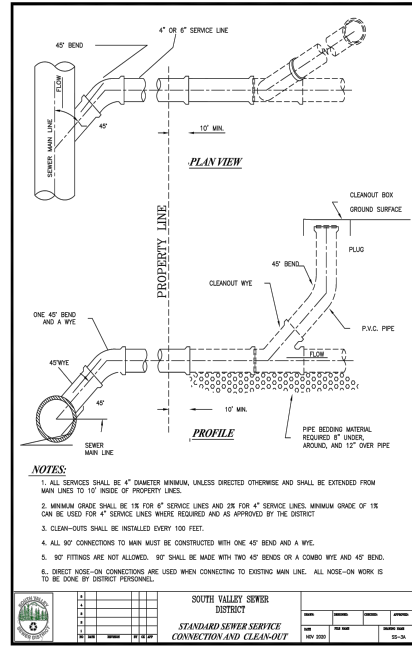
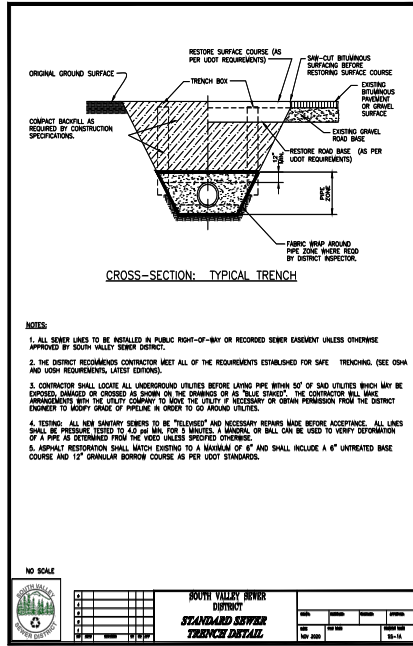


UTILITY PLAN

PROJECT NUMBER: 4060000  
 DRAWN BY: [blank]  
 PROJECT DATE: 7/6/22  
 CHECKED BY: [blank]

PROJECT MANAGER

**C-200**



THE STANDARD IN ENGINEERING

SALT LAKE CITY  
 45 W. 10000 S., Suite 500  
 Sandy, UT 84070  
 Phone: 801.255.0529

LAYTON  
 Phone: 801.547.1100

TOOELE  
 Phone: 435.843.3590

CEDAR CITY  
 Phone: 435.865.1453

RICHFIELD  
 Phone: 435.896.2983

**WWW.ENSIGNENG.COM**

205  
 ANHEM CENTER LLC  
 10615 SOUTH JORDAN GATEWAY, SUITE 110  
 SOUTH JORDAN, UT 84095  
 CONTACT  
 CORY GUST  
 PHONE: 801-901-8394

**ANHEM COMMERCIAL**  
**PHASE 9 IMPROVEMENTS**  
 5122 WEST DENALI PARK DRIVE  
 HERRIMAN, UTAH



**DETAILS**

PROJECT NUMBER: 4569CCCC  
 DRAWN BY: [blank]  
 PROJECT DATE: 7/6/22  
 CHECKED BY: [blank]

PROJECT MANAGER

**C-300**





## Planning Commission Meeting

August 4, 2022

Time: 7pm

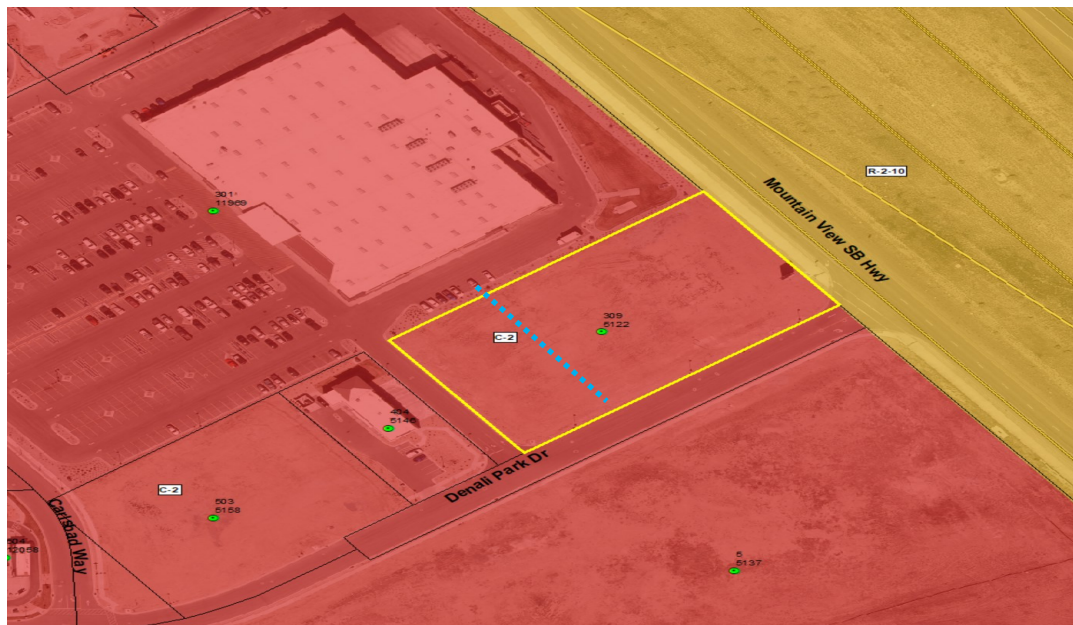
Place: 5355 W Herriman Main St.

Please Contact Herriman City Planning  
With Questions/ Concerns At:  
[planning@herriman.org](mailto:planning@herriman.org)  
OR  
801-727-0938  
Comments Due by August 3, 2022



# PUBLIC NOTICE

You are encouraged to attend a Public Hearing regarding a request that has been made by Cory Gust to amend the Anthem Commercial 3rd Amended Subdivision to create two (2) lots at 5122 W Denali Park Drive in the C-2 (Commercial) Zone.



Scan the QR Code or go to [www.herriman.org/Public-Notices](http://www.herriman.org/Public-Notices) for more plat information  
Staff Reports available at <https://www.herriman.org/pc-agendas-minutes> on July 28, 2022



## Planning Commission Meeting

April 7, 2022

Time: 7pm

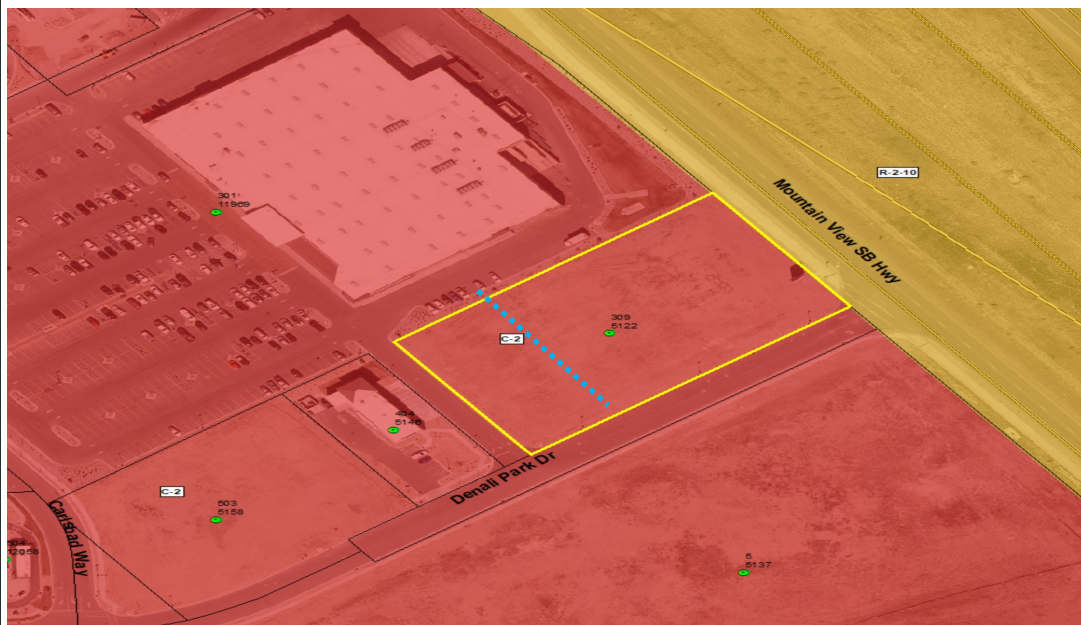
Place: 5355 W Herriman Main St.

Please Contact Herriman City Planning  
With Questions/ Concerns At:  
[planning@herriman.org](mailto:planning@herriman.org)  
OR  
801-727-0938  
Comments Due by August 3, 2022



# PUBLIC NOTICE

You are encouraged to attend a Public Hearing regarding a request that has been made by Cory Gust to amend the Anthem Commercial 3rd Amended Subdivision to create two (2) lots at 5122 W Denali Park Drive in the C-2 (Commercial) Zone.



Scan the QR Code or go to [www.herriman.org/Public-Notices](http://www.herriman.org/Public-Notices) for more plat information  
Staff Reports available at <https://www.herriman.org/pc-agendas-minutes> on July 28, 2022

# Anthem 9<sup>th</sup> Amendment

Planning Commission Meeting

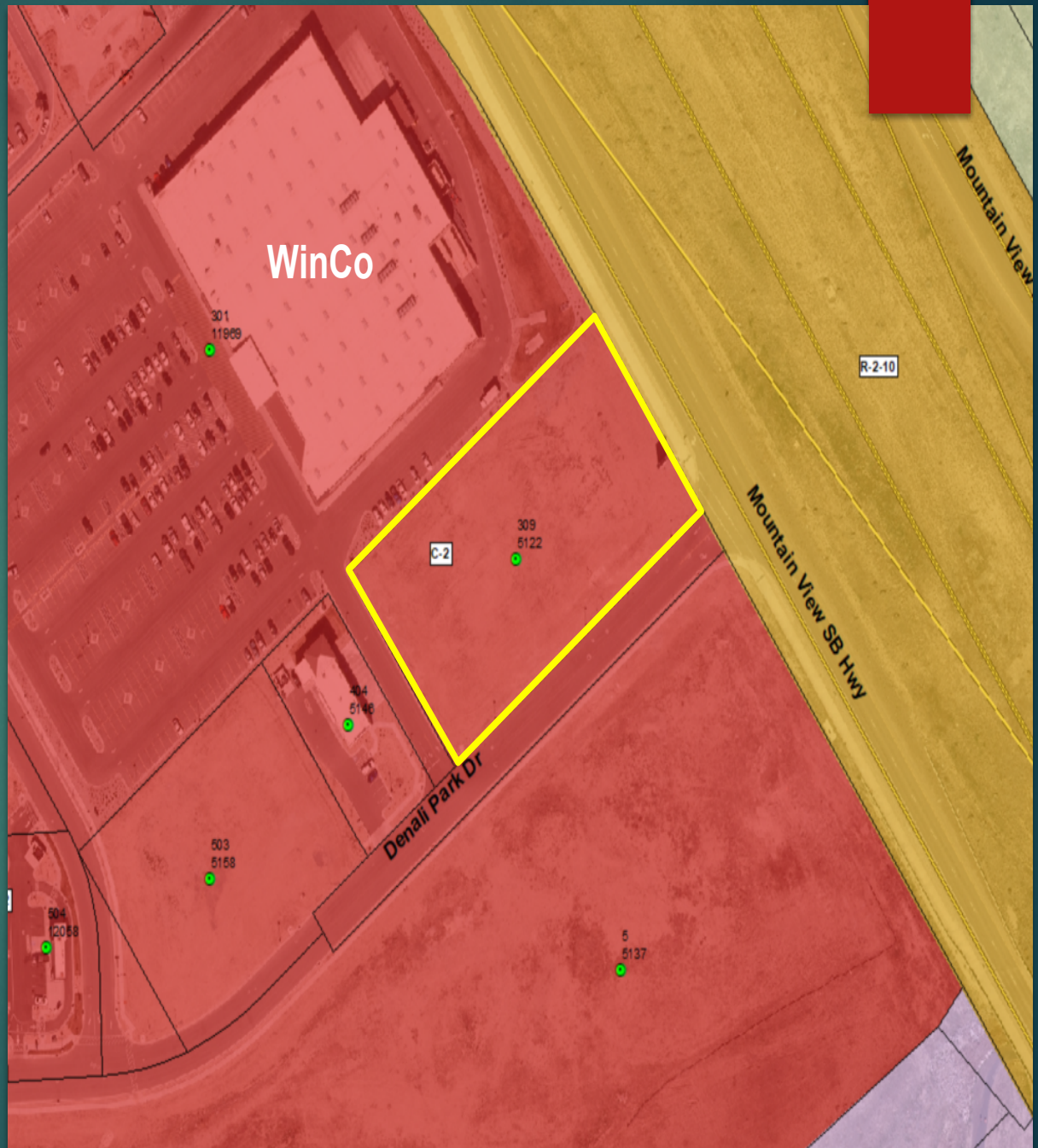
AUGUST 4, 2022

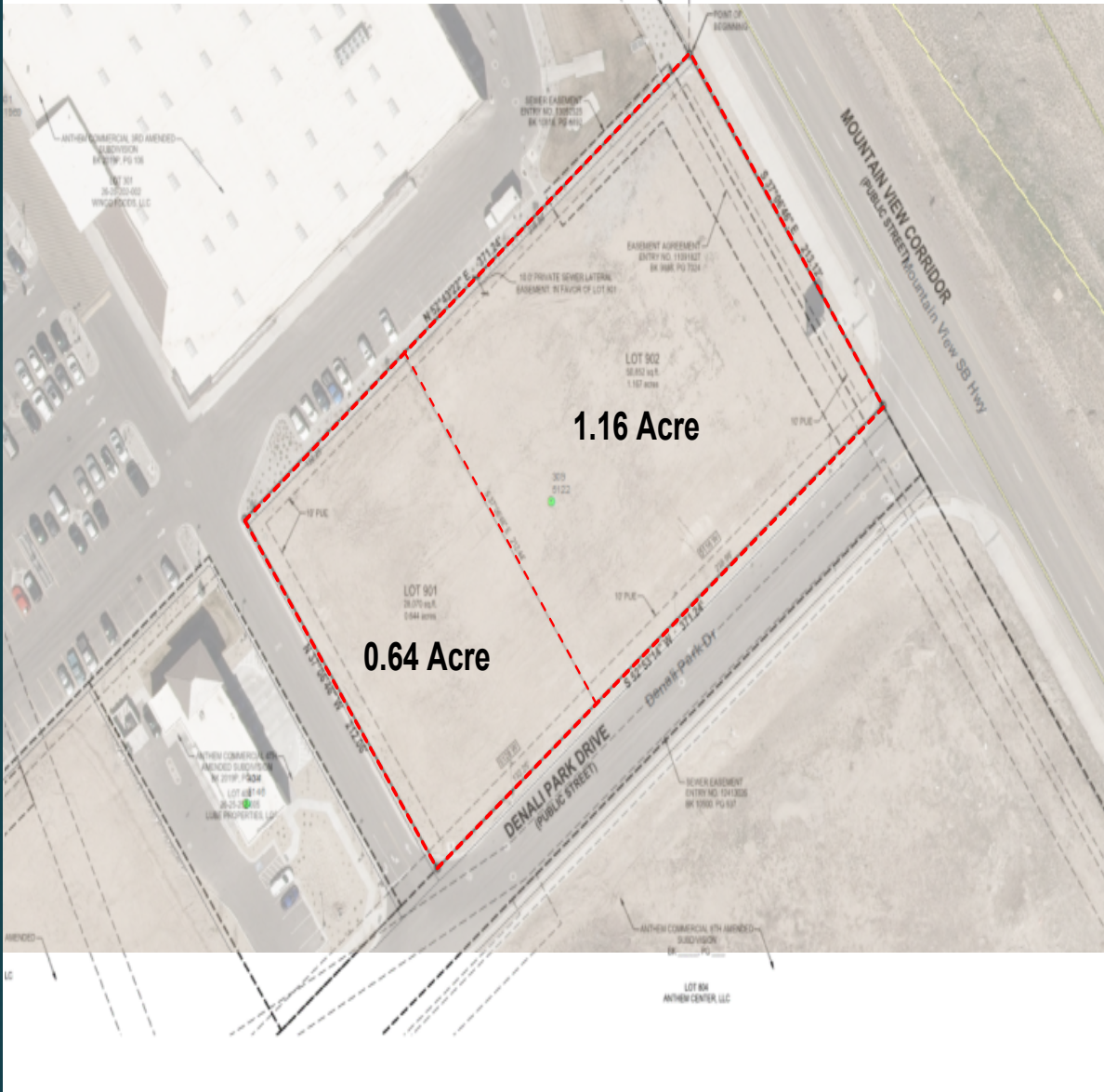




# Background

- ◆ Zone: C-2
- ◆ 1.81 Acre Lot
- ◆ Creating 2 commercial lots
- ◆ Meets all zoning requirements





# Proposal Overlay





# Staff Recommendation



- ◆ **Approve** the proposed Anthem Commercial 9th Amended Subdivision located at 5122 W Denali Park Drive in the C-2 (Commercial) Zone.



## STAFF REPORT

**DATE:** July 20, 2022

**TO:** The Planning Commission

**FROM:** Michael Maloy, AICP, Planning Director

**SUBJECT:** Discussion and consideration of a request (File No. S2022-094) by Wasatch Commercial to amend a condition for the Academy Village POD 35 Subdivision at approximately 4104 W College View Drive. (Public Hearing)

---

### **RECOMMENDATION:**

Staff recommends approval of the proposed amendment to modify sidewalk placement adjacent to Autumn Spring Drive as described within the staff report and attachment D.

### **ISSUE BEFORE COMMISSION:**

Should the Commission approve the request to amend a condition of approval and modify the location of a private sidewalk adjacent to Autumn Spring Drive?

### **BACKGROUND & SUMMARY:**

The Planning Commission approved a preliminary subdivision application for Academy Village POD 35 on December 3, 2020, with the following condition (see Attachments A, B, and C):

3. The applicant shall install improvements adjacent to Lots L and RES along the south side of Autumn Spring Drive. Sidewalk and streetlighting at minimum to mirror north side of the road with a 5-foot sidewalk, 5-foot landscaped park strip, and City standard streetlights.

Due to changes in the commercial development plan, the applicant is requesting the Planning Commission approve the following amendment to condition number 3:

3. The applicant shall install ~~improvements adjacent to Lots L and RES along the south side of Autumn Spring Drive. Sidewalk and streetlighting at minimum to mirror north side of the road with a 5-foot sidewalk, 5-foot landscaped park strip, and City standard streetlights~~ pedestrian improvements adjacent to lots POD 35-A, POD 35-D, POD 35-K, and a portion of POD 35-L along the south side of Autumn Spring Drive to provide an accessible path from the McKellen Drive intersection as shown in Attachment D. All improvements shall comply with applicable City standards.

**DISCUSSION:**

Following Planning Commission approval on December 3, 2020, the applicant learned the adjacent property owner decided not to allow construction of a new intersection on the privately owned portion of Autumn Spring Drive, which was intended for access into Academy Village. As such, the development plan needed to be altered, and one section of the proposed private improvements were no longer necessary.

In addition to the change noted above, the Commission approved on April 21, 2022, a site plan for a 215-unit apartment building on POD 35-R, which included significant grade changes. The final plan for this project features a “stepped grading plan” adjacent to Autumn Spring Drive that facilitates the development and use of the property by residents of the apartment building.

In response to the abovementioned changes to the development plan, the applicant met with City staff and proposed an alternate plan for sidewalks along Autumn Spring Drive that improves pedestrian access to Academy Village while complying with applicable standards (see Attachment D).

**ALTERNATIVES:**

The Planning Commission may consider the following alternatives subject to compliance with applicable standards:

<b>Alternatives</b>	<b>Pros</b>	<b>Cons</b>
Approve the proposed amendment	Approval will facilitate commercial development while improving accessibility and connectivity from an adjacent neighborhood	Residents parking on the south side of Autumn Spring Drive will not have a sidewalk along one portion of the private road
Modify the proposed amendment	Modifying the proposal may improve the development	Modifying the proposal may have unintended consequences
Deny the proposed amendment	Denial of the proposal will maintain the Commission’s original condition	Denial of the proposal will require plan revisions or additional alternatives
Table the proposed amendment	Continuing the proposal may allow the Commission, staff, and the applicant to consider additional options	Continuing the proposal may delay planning and development decisions for the subject property

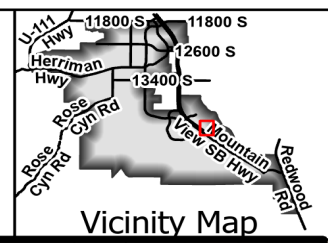
**ATTACHMENTS:**

- A. Vicinity Map
- B. Subdivision Plat
- C. Approval Letter
- D. Proposed Amendment

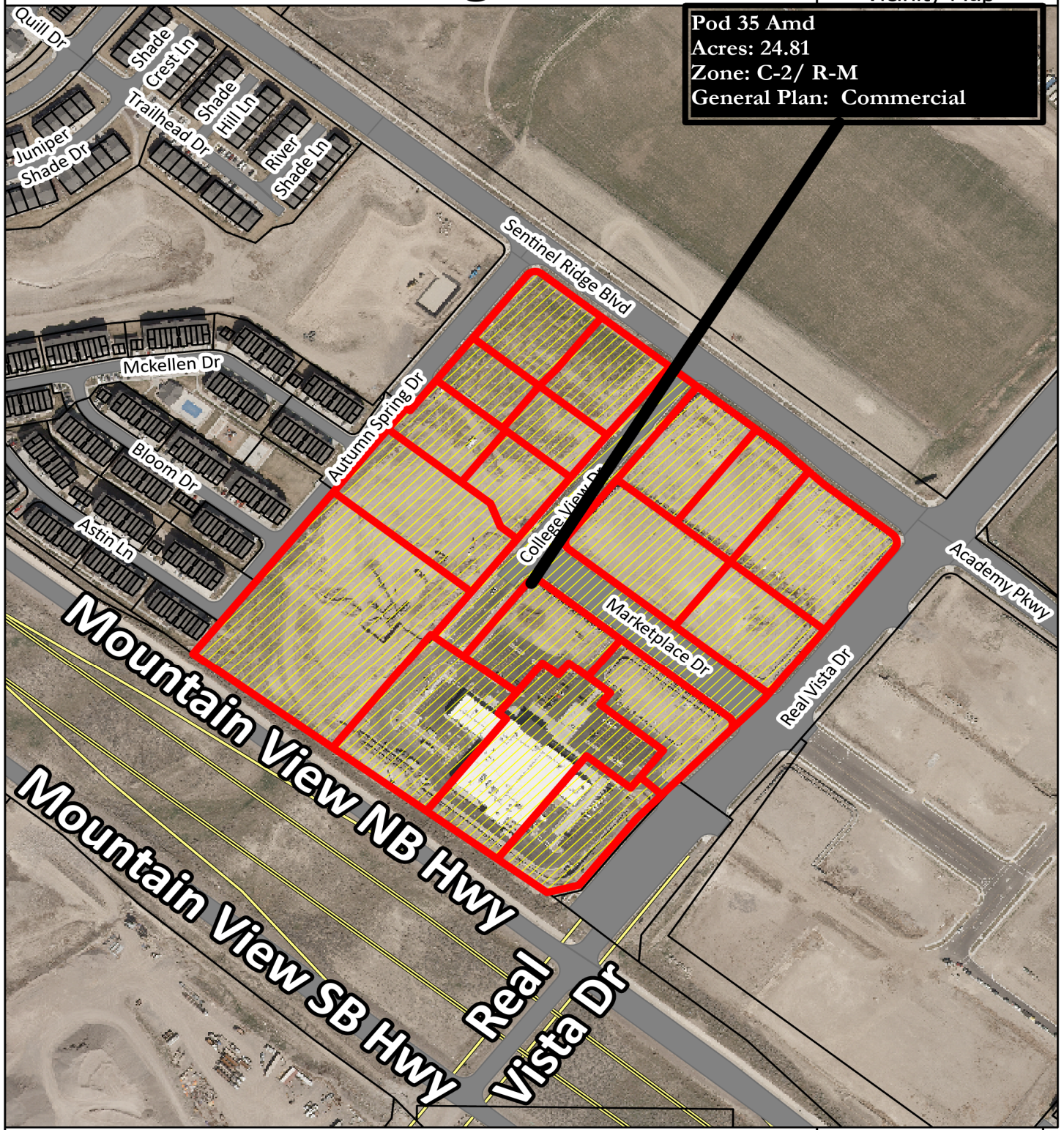
**Attachment A**  
**Vicinity Map**

# Pod 35 Amendment

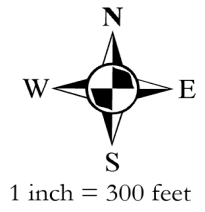
## Sentinel Ridge Blvd



**Pod 35 Amd**  
 Acres: 24.81  
 Zone: C-2/ R-M  
 General Plan: Commercial

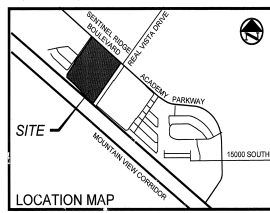


Herriman Planning & Zoning



# **Attachment B**

## **Subdivision Plat**



**CURVE TABLE**

CURVE	LENGTH	RADIUS	DELTA	TAN	CHORD	CHORD BRG
C1	101.78'	1249.00'	4°40'00"	50.92	101.75'	N40°44'04"E
C2	31.42'	20.00'	90°00'00"	20.00	28.28'	N63°24'00"E
C3	39.27'	25.00'	90°00'00"	25.00	35.36'	S6°36'00"E
C4	31.42'	20.00'	90°00'00"	20.00	28.28'	S6°36'00"E
C5	19.63'	12.50'	90°00'00"	12.50	17.68'	N63°24'00"E
C6	33.39'	20.00'	95°35'08"	22.08	29.64'	N3°46'30"W
C7	31.42'	20.00'	90°00'00"	20.00	28.28'	S83°24'00"W

**NOTES FOR COMMON AREA CROSS ACCESS EASEMENTS:**

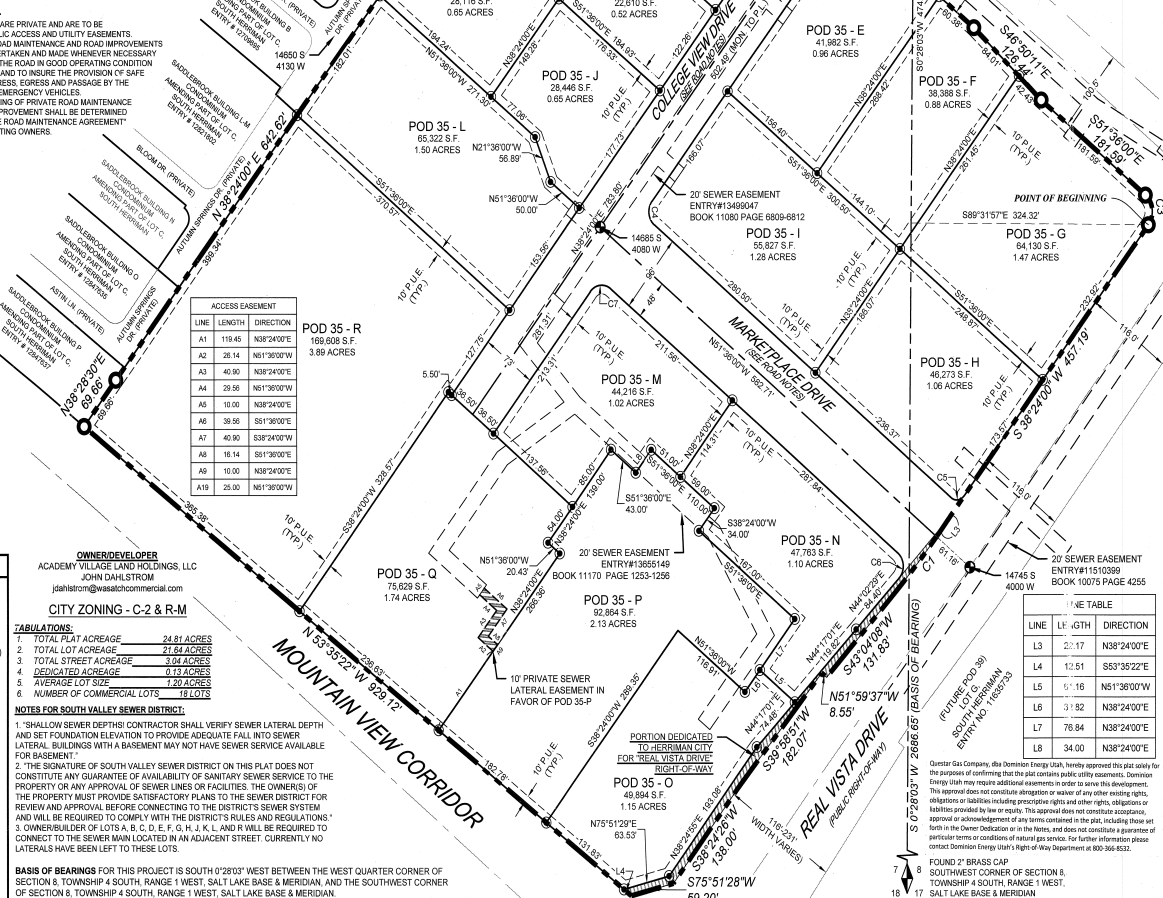
- ALL LOTS WILL HAVE COMMON ROADWAYS AND SIDEWALKS AND THE VEHICULAR AND PEDESTRIAN AREA SHALL BE BURDENED BY A PERPETUAL NON-EXCLUSIVE RIGHT-OF-WAY AND EASEMENT FOR VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS (BUT NOT PARKING) ON, OVER AND ACROSS THOSE AREAS DESIGNED FOR SUCH USE.
- THESE COMMON ROADWAYS AND SIDEWALKS ARE NOT TO BE BLOCKED OR IMPEDED OR LOCKED AT ANY TIME.
- THE COMMON AREA EASEMENTS ARE AS DEFINED IN THAT CERTAIN MASTER DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS FOR ACADEMY VILLAGE WHICH WILL RUN WITH THE LAND.

**LEGEND**

- FOUND SECTION CORNER
- FOUND QUARTER CORNER
- BOUNDARY CORNER (SET 5/8" REBAR W/CAP)
- LOT CORNER (SET 5/8" REBAR W/CAP)
- CENTER LINE MONUMENT (ALL REBAR CAPS WILL BE SET UNLESS OTHERWISE NOTED)
- DEDICATED TO HERRIMAN CITY
- EXISTING N/LW SEWER EASEMENT
- SECTION LINE
- BOUNDARY LINE
- RIGHT OF WAY LINE
- LOT LINE
- PUBLIC UTILITY EASEMENT (P.U.E.)
- SEWER EASEMENT
- EXISTING UTILITY EASEMENT
- CENTERLINE ROAD
- SECTION TIE

**ROAD NOTES:**

- ALL ROADS ARE PRIVATE AND ARE TO BE USED AS PUBLIC ACCESS AND UTILITY EASEMENTS.
- PRIVATE ROAD MAINTENANCE AND ROAD IMPROVEMENTS WILL BE UNDERTAKEN AND MADE WHENEVER NECESSARY TO MAINTAIN THE ROAD IN GOOD OPERATING CONDITION AT ALL TIMES AND TO INSURE THE PROVISION OF SAFE ACCESS, INGRESS, EGRESS AND PASSAGE BY THE PUBLIC AND EMERGENCY VEHICLES.
- GOOD SHARING OF PRIVATE ROAD MAINTENANCE AND ROAD IMPROVEMENT SHALL BE DETERMINED BY A PRIVATE ROAD MAINTENANCE AGREEMENT BY PARTICIPATING OWNERS.



**OWNER/DEVELOPER**  
ACADEMY VILLAGE LAND HOLDINGS, LLC  
JOHN DAHLSTROM  
jdahlstrom@wasatchcommercial.com

**CITY ZONING - C-2 & R-M**

**TABULATIONS:**

- TOTAL PLAT ACREAGE: 24.81 ACRES
- TOTAL LOT ACREAGE: 21.84 ACRES
- TOTAL STREET ACREAGE: 3.04 ACRES
- DEDICATED ACREAGE: 0.13 ACRES
- AVERAGE LOT SIZE: 7.20 ACRES
- NUMBER OF COMMERCIAL LOTS: 11 LOTS

**NOTES FOR SOUTH VALLEY SEWER DISTRICT:**

- SHALLOW SEWER DEPTHS: CONTRACTOR SHALL VERIFY SEWER LATERAL DEPTH AND SET FOUNDATION ELEVATION TO PROVIDE ADEQUATE FALL INTO SEWER LATERAL. BUILDINGS WITH A BASEMENT MAY NOT HAVE SEWER SERVICE AVAILABLE FOR BASEMENT.
- THE SIGNATURE OF SOUTH VALLEY SEWER DISTRICT ON THIS PLAT DOES NOT CONSTITUTE ANY GUARANTEE OF AVAILABILITY OF SANITARY SEWER SERVICE TO THE PROPERTY OR ANY APPROVAL OF SEWER LINES OR FACILITIES. THE OWNER(S) OF THE PROPERTY MUST PROVIDE SATISFACTORY PLANS TO THE SEWER DISTRICT FOR REVIEW AND APPROVAL BEFORE CONNECTING TO THE DISTRICT'S SEWER SYSTEM AND WILL BE REQUIRED TO COMPLY WITH THE DISTRICT'S RULES AND REGULATIONS.
- OWNER/BUILDER OF LOTS A, B, C, D, E, F, G, H, J, K, L AND R WILL BE REQUIRED TO CONNECT TO THE SEWER MAIN LOCATED IN AN ADJACENT STREET. CURRENTLY NO LATERALS HAVE BEEN LEFT TO THESE LOTS.

**BASIS OF BEARINGS FOR THIS PROJECT IS SOUTH 0°28'03" WEST FROM THE WEST QUARTER CORNER OF SECTION 8, TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, AND THE SOUTHWEST CORNER OF SECTION 8, TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN.**

AGAINST ANY EASEMENTS OR OTHER ENCUMBRANCES ON A THAT CITY'S USE, MAINTENANCE, AND OPERATION OF THE STREET. IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL OF OFFICE, THIS 23rd DAY OF MARCH, A.D. 2022.

*Alex Dahlstrom*  
ALEX DAHLSTROM

**ACKNOWLEDGED**

**LIMITED LIABILITY COMPANY**

STATE OF UTAH )  
COUNTY OF )

ON THIS 3<sup>rd</sup> DAY OF MARCH, IN THE YEAR 2022, BEFORE ME, I APPEARED Alex Dahlstrom WHO DULY ACKNOWLEDGED TO ME THAT HE IS THE MEMBER WITH MANAGEMENT AUTHORITY OF A UTAH LIMITED LIABILITY COMPANY, AND IS AUTHORIZED TO EXECUTE THIS INSTRUMENT ON BEHALF AND THAT HE OR SHE EXECUTED IT IN SUCH CAPACITY.

*Belinda Bostrom*  
BELINDA BOSTROM  
Notary Public, State of Utah  
My Comm. Expires 08/21/2024

**ACKNOWLEDGED**

**LIMITED LIABILITY COMPANY**

STATE OF UTAH )  
COUNTY OF )

ON THIS 3<sup>rd</sup> DAY OF MARCH, IN THE YEAR 2022, BEFORE ME, I APPEARED Alex Dahlstrom WHO DULY ACKNOWLEDGED TO ME THAT HE IS THE MEMBER WITH MANAGEMENT AUTHORITY OF A UTAH LIMITED LIABILITY COMPANY, AND IS AUTHORIZED TO EXECUTE THIS INSTRUMENT ON BEHALF AND THAT HE OR SHE EXECUTED IT IN SUCH CAPACITY.

*Belinda Bostrom*  
BELINDA BOSTROM  
Notary Public, State of Utah  
My Comm. Expires 08/21/2024

**SOUTH HILLS DESIGN REVIEW**

SOUTH HILLS DESIGN REVIEW COMMITTEE ASSURES THAT THIS PROJECT MEETS ALL APPLICABLE RESIDENTIAL TECHNICAL GUIDELINES. APPROVED THIS 3<sup>rd</sup> DAY OF MARCH, 2022.

*Alex Dahlstrom*  
CHAIRMAN

**infinite CONSULTANTS**

2975 Executive Parkway, Suite 300  
Lehi, Utah 84043 • Tel: 801.541.3131

**HEALTH DEPARTMENT**

APPROVED THIS 4<sup>th</sup> DAY OF March A.D. 2022 BY HEALTH DEPARTMENT

*John Dahlstrom*  
DIRECTOR, SALT LAKE CO. HEALTH DEPARTMENT

**COMCAST**

APPROVED THIS 4<sup>th</sup> DAY OF March A.D. 2022 BY COMCAST

*John Dahlstrom*  
COMCAST

**CENTURY LINK COMMUNICATION**

APPROVED THIS 29<sup>th</sup> DAY OF Dec. A.D. 2021 BY CENTURY LINK COMMUNICATIONS

*Paul Bievers*  
CENTURY LINK COMMUNICATIONS

**ROCKY MOUNTAIN POWER**

APPROVED THIS 27<sup>th</sup> DAY OF Dec. A.D. 2021 BY ROCKY MOUNTAIN POWER

*John Dahlstrom*  
ROCKY MOUNTAIN POWER

**DOMINION ENERGY**

APPROVED THIS 23<sup>rd</sup> DAY OF March A.D. 2022 BY DOMINION ENERGY GAS

*John Dahlstrom*  
DOMINION ENERGY GAS

**SOUTH VALLEY SEWER DISTRICT**

APPROVED THIS 23<sup>rd</sup> DAY OF March A.D. 2022 BY S.V.S.D.

*John Dahlstrom*  
S.V.S.D.

**CHECKED FOR ZONING**

ZONE: C-2 DATE: 3/10/22  
AREA: N/A WIDTH: N/A  
NAME: *Alex Dahlstrom*

**PLANNING COMMISSION**

APPROVED THIS 28<sup>th</sup> DAY OF March A.D. 2022 BY HERRIMAN PLANNING COMMISSION

*John Dahlstrom*  
CHAIRMAN, HERRIMAN PLANNING COMMISSION

**HERRIMAN CITY MUNICIPAL WATER**

APPROVED THIS 28<sup>th</sup> DAY OF FEB. A.D. 2022 BY HERRIMAN CITY MUNICIPAL WATER

*John Dahlstrom*  
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

3/11/2022 *JMS*  
DATE HERRIMAN CITY ENGINEER

**APPROVAL AS TO FORM**

APPROVED AS TO FORM THIS 23<sup>rd</sup> DAY OF MARCH, A.D. 2022

*John Dahlstrom*  
HERRIMAN CITY ATTORNEY

**HERRIMAN CITY**

APPROVED THIS 10<sup>th</sup> DAY OF MARCH, A.D. 2022 BY HERRIMAN CITY.

*John Dahlstrom*  
PLANNING DIRECTOR

**ACADEMY VILLAGE**

AMENDING PART OF LOT C, LOCATED IN THE EAST HALF OF SECTION 7 AND TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, HERRIMAN CITY.

**SALT LAKE COUNTY**

RECORD # 1392320  
STATE OF UTAH COUNTY OF SALT LAKE RECORD # 2022-0001  
DATE 3/31/2022 TIME 11:24 AM BOOK 206

\$ 86.00  
FEE \$

33-07428-005, 006

**Attachment C**  
**Approval Letter**



March 15, 2021

Alex Dahlstrom  
299 S Main St., Ste. 2400  
SLC, UT 84111

Re: File Number S2020-076

To Whom It May Concern:

Your request to approve the Academy Village Subdivision with 18 commercial lots was heard by the Planning Commission on December 3, 2020. The Commission voted 5-0 to approve the subdivision with the following conditions:

1. Final plat and all associated civil engineering plans shall comply with all applicable provisions of City Code as vested in the South Hills Master Development Agreement.
2. The applicant shall provide evidence of approval to access Autumn Spring Drive for lots labeled "Lot L" and "RES."
3. The applicant shall install improvements adjacent to Lots L and RES along the south side of Autumn Spring Drive. Sidewalk and streetlighting at minimum to mirror north side of the road with a 5-foot sidewalk, 5-foot landscaped park strip, and City standard streetlights.
4. All public improvements along Real Vista Drive and Sentinel Ridge Boulevard shall be designed, constructed, and maintained according to all applicable City standards, including sidewalks and planted park strips.
5. Whereas Lot O appears to have no access, the applicant shall provide a suitable cross-access easement.
6. Subdivision plat includes a vacated ROW area along Mountain View Corridor that is not yet owned by the applicant. Applicant must resolve this issue before the final plat may be recorded.

For questions concerning the approval process, please contact Michael Maloy at [planning@herriman.org](mailto:planning@herriman.org). If you have any other questions, please contact the Planning Department during regular business hours.

Sincerely,

*Michael Maloy*

Michael Maloy, AICP  
Planning Director  
[planning@herriman.org](mailto:planning@herriman.org)

**Attachment D**  
**Proposed Amendment**

Proposed pedestrian paths

McKellen Drive







## STAFF REPORT

**DATE:** July 21, 2022

**TO:** The Planning Commission

**FROM:** Michael Maloy, AICP, Planning Director

**SUBJECT:** Discussion and consideration of a request to approve elevations for a new commercial building on Lot 35-N in the Academy Village Subdivision located at 4026 W Real Vista Drive in the C-2 Commercial Zone.

**Applicant:** Alex Dahlstrom, Wasatch Commercial Developers

**Acres:** 1.02

**File No:** P2022-098

---

### **RECOMMENDATION:**

Recommend approval of the proposed building elevations for Lot 35-N in the Academy Village commercial development located approximately at 4026 W Real Vista Drive (see Attachment A).

### **ISSUE BEFORE COMMISSION:**

Should the Commission approve the proposed elevations for Lot 35-N in the Academy Village Subdivision at approximately 4026 W Real Vista Drive?

### **BACKGROUND & SUMMARY:**

The Commission approved a site plan for POD 35 Phase 1 of Academy Village on January 21, 2021 (see Attachment B). One of the Commission's conditions of approval required the following:

- 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 (italics added).

As per the condition of approval noted above, the applicant has submitted the final building elevations for Lot 35-N for Planning Commission review and approval (see Attachment C).

**DISCUSSION:**

The proposal is subject to the South Hills Master Development Agreement (MDA) and Commercial Design Guidelines, both of which have been adopted by the City Council. Relevant excerpts from this Commercial Design Guidelines have been attached for reference (see Attachment D).

**ALTERNATIVES:**

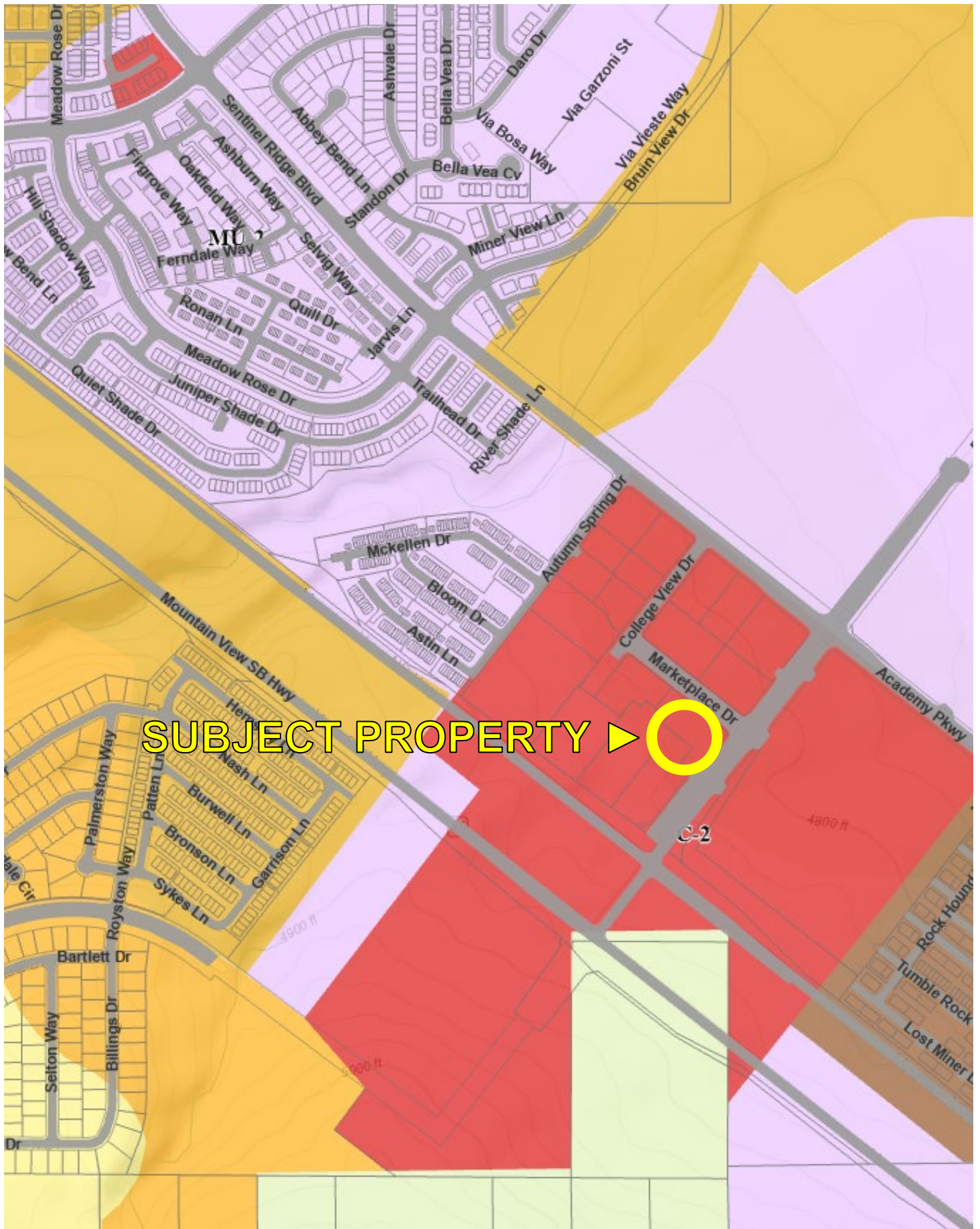
The Planning Commission may consider the following alternatives subject to compliance with applicable standards:

<b>Alternatives</b>	<b>Pros</b>	<b>Cons</b>
Approve the proposal	Approval will facilitate commercial development that is consistent with the master development agreement and applicable standards	None identified
Modify the proposal	Modifying the proposal may enhance compliance with applicable development standards	Modifying the proposal may be inconsistent with applicable standards or have unintended consequences
Deny the proposal	None identified	Denial of the proposal will initiate mediation procedures between the City and the applicant as outlined in the South Hills Master Development Agreement, which will require additional resources and delay commercial development
Table the proposal	Continuing the proposal may allow the Commission, staff, and the applicant to consider additional options	Continuing the proposal will delay planning and development decisions for the subject property

**ATTACHMENTS:**

- A. Vicinity Map
- B. Site Plan
- C. Building Elevations
- D. Design Guidelines

**Attachment A**  
**Vicinity Map**



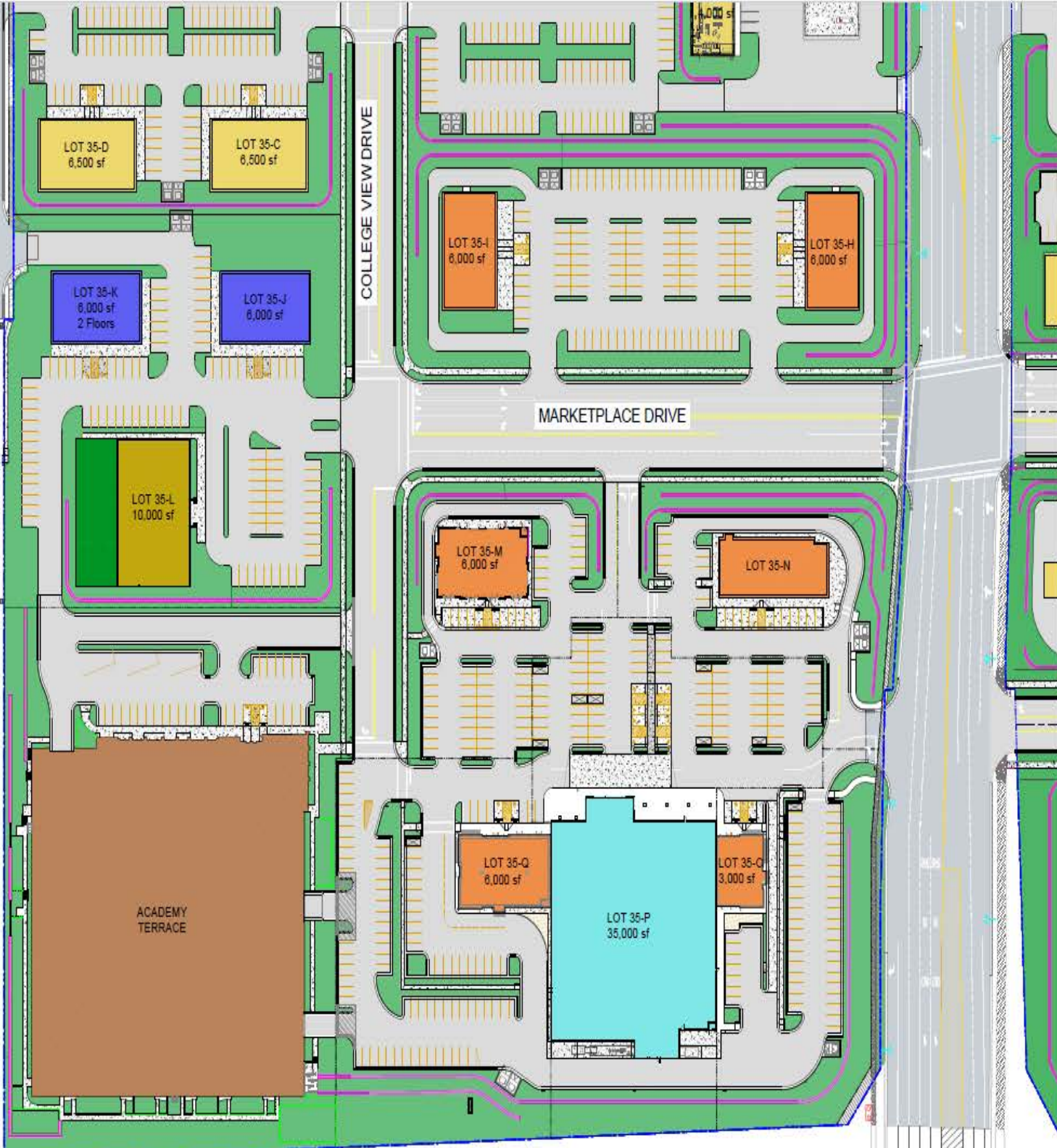
SUBJECT PROPERTY ►

**Attachment B**  
**Site Plan**

AUTUMN SPRING DRIVE

COLLEGE VIEW DRIVE

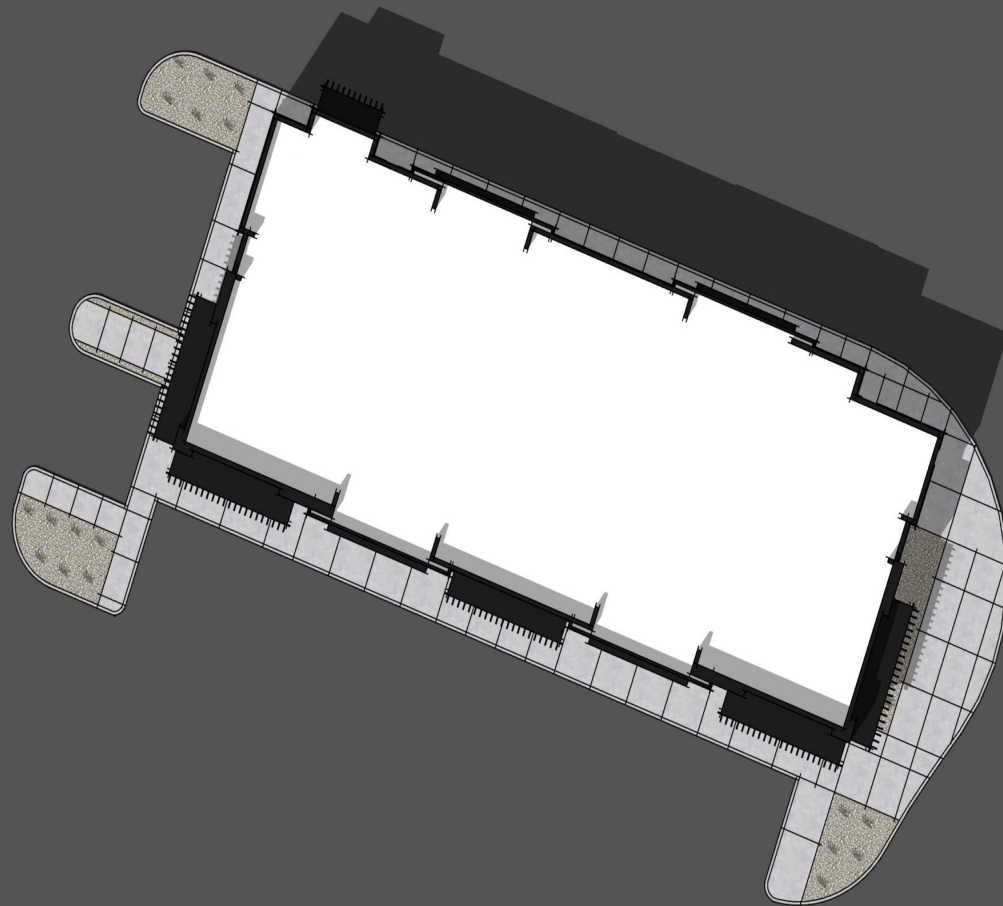
MARKETPLACE DRIVE



- GENERAL NOTES
1. TREES IN PARKSTRIP EVERY 30 FEET.
  2. AS EACH PAD DEVELOPS, SIDEWALK CONNECTION WITH BE PROVIDED.
  3. PHASING WILL BE PROVIDED WITH FINAL SITE PLAN.
  4. LANDSCAPING WILL BE OWNED AND MAINTAINED BY THE DEVELOPER.

LEGEND	
<span style="display:inline-block; width:15px; height:15px; background-color:yellow; border:1px solid black;"></span>	RETAIL PAD
<span style="display:inline-block; width:15px; height:15px; background-color:orange; border:1px solid black;"></span>	RESTAURANT PAD
<span style="display:inline-block; width:15px; height:15px; background-color:brown; border:1px solid black;"></span>	RESIDENTIAL PAD
<span style="display:inline-block; width:15px; height:15px; background-color:blue; border:1px solid black;"></span>	PROFESSIONAL SERVICES PAD
<span style="display:inline-block; width:15px; height:15px; background-color:lightpink; border:1px solid black;"></span>	OFFICE PAD
<span style="display:inline-block; width:15px; height:15px; background-color:cyan; border:1px solid black;"></span>	HOTEL PAD

**Attachment C**  
**Building Elevations**







Front



FRONT ELEVATION (NORTHWEST)



Babcock Design

ACADEMY VILLAGE DENTAL RETAIL 35-N  
WASATCH COMMERCIAL DEVELOPERS | HERRIMAN, UTAH

Salt Lake City 52 Exchange Place SLC, UT 84111 801.531.1144 | Boise 800 W. Main Street Suite 940 Boise, ID 83702 208.424.7675 | babcockdesign.com

20 JULY 2022



RIGHT SIDE ELEVATION (SOUTHWEST)

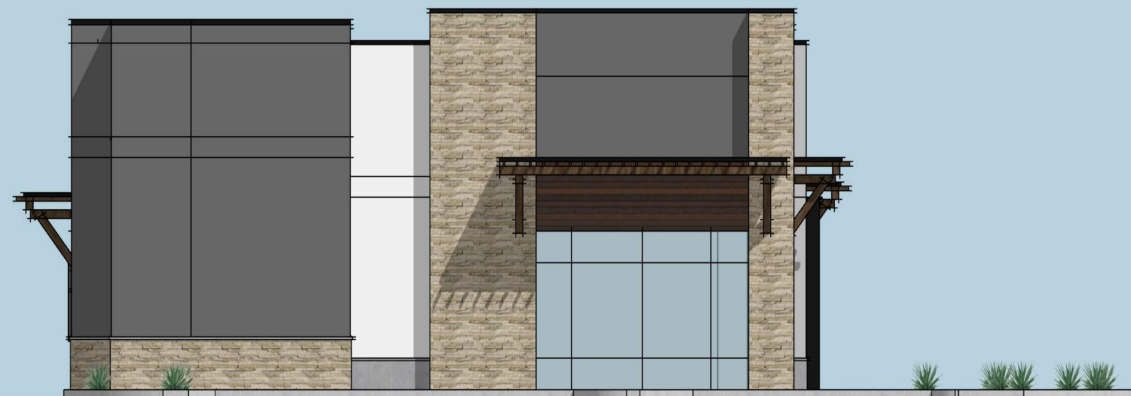




BACK ELEVATION (SOUTHEAST)



Left



LEFT SIDE ELEVATION (NORTHEAST)











# **Attachment D**

## **Design Guidelines**

## **12.0 Executive Summary - Commercial Development**

These Guidelines are to act as an intermediary link between the main body of the Master Development Agreement and the Master CC&Rs for the overall South Hills Development. Contained herein are the basic standards for commercial development of master planned improvements, pods, lots, structures, landscaping, and other site improvements such as lighting, signage, and monumentation. The same design review process will apply for commercial projects as outlined in section 2.0 Design Review Process of the South Hills MDA. More detail regarding the mechanics or legal processes governing the project's development is included in the Master CC&Rs and the 3<sup>rd</sup> Amendment to the MDA of the South Hills Master Planned Community.

The information in these sections address the South Hills Commercial Technical Guidelines. The term commercial in this document will refer to Commercial and Office and Medium and High Density Residential within a commercial development. These guidelines establish patterns of design for the appearance, functionality, and theming of the South Hills Development (as identified in the Approved PUD). They are to be used to inform developers, builders, engineers, architects, landscape architects and other professionals and help them understand expectations for commercial development. The intent of these guidelines is to allow for ingenuitive and creative design of the project while maintaining continuity of style, theme, and quality and preventing incompatible new construction.

The standards and guidelines in this document consider the natural environment of the project itself, the surrounding environment of the project, and the future developments and communities that may be created. These Guidelines also consider and plan for the engineering, land planning, landscape architecture, and building architecture that will occur on a phase by phase basis in the future. The incorporation of innovative technology is encouraged. Visual quality, functionality and safety are all key aspects of these Design Guidelines. Unique and creative design principles are also discussed in these guidelines which will enhance the desirability and long-term viability of the commercial improvements created within the South Hills development, and within the surrounding affected areas.

These Commercial Technical Guidelines are to guide the decisions that are made by the South Hills Design Review Committee (SHDRC) when reviewing applications for development or construction. The same design review process will apply for commercial projects as outlined in section 2.0 Design Review Process of the South Hills MDA.

Commercial Developments will be characterized by a variety of lot and building sizes, types, and uses. Variation in setbacks is encouraged and can be influenced by quality landscape design to improve people's experience by helping to promote connectivity and synergy within the development. Land planning, engineering, landscape architecture, and building architecture should recognize existing surrounding developments/communities and consider available views and amenities.

## **16.0 Architectural Standards - Commercial and Office**

Mountain Modern is the established theme for the South Hills Development. All new development from this point forward within South Hills must reflect this theme and be presented to the SHDRC for review and approval. The design review process will apply as outlined in section 2.0 Design Review Process of the South Hills MDA.

The theme should be used as a guide to promote good cohesive building design and architecture. The theme shall be used to help influence design style and decisions for each pod and building. Various combinations of materials and forms are encouraged and should be used in a complementary manner to produce a harmonious design. The SHDRC may reject any design proposal which they view to conflict with the intent or overall philosophy of these Technical Guidelines.

Section 10 provides the design guidelines and criteria for Commercial (C-1, C-2) zones and Office (OP) zones within the South Hills Development. The intent is to create vibrant and lively areas for business offices and community commercial development, where various uses and purposes are interconnected.

### **16.1 Style and Character**

The general style and character of each building shall be appropriate to the size of the structure and lot. The location within the development and topography should also be considered.

### **16.2 Design Criteria**

The following design criteria are provided to help inform developers, builders, and design professionals of the standards and expectations for each new building within the South Hills Development. Buildings and structures shall conform to the following regulations.

16.2.1 For all buildings, at least two (2) of the following elements should repeat horizontally. Buildings with facades greater than one hundred feet (100') in length should include several of such elements, repeated at appropriate intervals, either horizontally or vertically. Large and monotonous wall and roof planes shall be avoided

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

16.2.2 Buildings should have a mix of building forms and complementary building materials and color schemes.

16.2.3 Buildings should have a variety of materials with the suggested composition of one or two primary materials (up to 70% - 80% of exterior surfaces excluding windows) and two or more accent materials (20% - 30% of exterior surfaces excluding windows).

16.2.4 No fewer than 3 materials (combined between primary and accent materials) may be used on each building. Additional accent colors matching tenant branding standards may be used with the approval of the SHDRC, however, dominant surface materials and colors shall follow the development theme.

- a. Preferred Primary Materials: Brick, stone, fiber-cement siding, simulated wood, integral color CMU, finished concrete, metal panels, and EIFS
- b. Preferred Accent Materials: Brick, stone, fiber-cement siding, wood or simulated wood, CMU, architectural concrete, painted or weathered metal, metal panels, EIFS, and tile.
- c. Prohibited materials: Stucco stone or brick patterns, unfinished gray CMU as a primary material, and vinyl siding. Bright colors, such as neon or fluorescent colors are only permitted as accent colors but require approval from the SHDRC.

16.2.5 Building forms should terminate, and materials/finishes should transition at logical points.

16.2.6 Franchise architecture (building designs that are prototypical or identifiable with a particular chain or corporation) shall be reviewed by the SHDRC. Applicant to provide site specific colored elevations with finishes specified and noted for approval. The SHDRC shall recommend modifications to the building so that it is more cohesive with the development theme. The applicant, upon request, shall provide color pictures of other national tenant buildings (non-prototype examples) that have been built in other cities and states.

16.2.7 The stores, shops or businesses designated in this development shall strive to be free from objection due to odor, dust, smoke, noise, vibration, or other causes. The SHDRC may require changes and modifications if problems or complaints occur.

16.2.8 New buildings near predominantly residential areas should consider the architecture of the adjacent structures in their approach to provide a complementary design.

16.2.9 Parapets for concealing flat roofs shall be designed to match the existing architecture.

16.2.10 Roof mounted equipment shall be screened from public view. Changes in grade and taller buildings will be considered in this determination. The SHDRC may recommend some modifications to the building to meet this requirement.

16.2.11 Free standing accessory structures, such as enclosed service/refuse areas and covered parking should be designed to relate to the building architecture. Similar forms, colors, textures and materials should be utilized in the design of these structures.

16.2.12 All utility connections should be designed to not be exposed where possible. Where exposed and visible, appropriate screening treatment to be provided.

16.2.13 Electrical panels, including Service electrical system (SES) and Main Distribution Panel (MDP), should be appropriately screened or considered in the design to blend in with the building's exterior finishes; or placed in the back of the building if not exposed to adjoining properties.

16.2.14 Building lighting should be shielded and/or designed to not shine directly into surrounding residences.

16.2.15 Proposed outdoor display and sales areas should not displace required parking and landscaping or interfere with required pedestrian access.

### **16.3 Building Heights**

There is no maximum height restriction for commercial buildings within the South Hills Development.

## **18.0 Modifications of Commercial Architectural Standards**

The architectural requirements for structures in these Guidelines may be modified upon approval of the SHDRC. The text of such modifications is to be made available for review at the offices of South Hills Development. Requested changes to the architectural guidelines will be reviewed by the SHDRC in their next meeting following the submittal of the requested modifications. The entity or person requesting the modification may be requested to attend the SHDRC meeting in which the modification request will be discussed to explain the request or answer the questions by the SHDRC. Approval of the modification request can be postponed by the SHDRC has had sufficient opportunity to review the modification request. The modifications shall become effective upon approval of the SHDRC.

Proposed modifications of the architectural standards shall be filed with the Administrator after being approved by the SHDRC. If the Administrator determines for any reason that it would be inappropriate for the Administrator to determine the acceptability of the proposed modification, then the Administrator may require the proposed modifications to be processed as a Modification Application pursuant to the MDA. The Administrator shall consider and decide upon the proposed modifications within a reasonable time. If the Administrator approves any proposed modifications, then the Administrator shall notify the Planning Commission in writing of the proposed approval. Unless the Administrator receives a notice specified below that the proposed modification be considered by the Planning Commission as a Modification Application then approval of the proposed modification by the Administrator shall be conclusively deemed binding on the City. Any member of the Planning Commission may, within ten (10) business days after notification by the Administrator, notify the Administrator that the proposed modification must be processed as a Modification Application. If the Administrator denies any proposed modification, then the Applicant may process the proposed modification as a Modification Application pursuant to the MDA.

## **19.0 Deviations**

All deviations from standards shall be requested in writing specifically “Deviation Request”. Any deviations not requested in this manner will be considered unauthorized and a fine, as outlined below, will be assessed at the developer’s discretion.

Per deviation:

Fencing and Walls: \$500

Landscaping: \$250

Architectural: \$1000

Building Elevations: \$500

## **20.0 Improvement Damages**

Prior to builder commencing construction, builder shall walk all improvements and note any material deficiencies, if any, and shall make note and sign the Improvement Turnover document (Attachment A). Builder is responsible for all damages henceforth and agrees to make necessary repairs to damages as required by Herriman City.



## STAFF REPORT

**DATE:** July 21, 2022  
**TO:** The Planning Commission  
**FROM:** Clint Spencer  
**SUBJECT:** Consideration of approving a two (2) year extension of the Walker Estates Subdivision, renamed the Mardam Subdivision, with forty-four (44) single family lots at 12806 South 6100 West in the R-1-10 (Residential) zone.  
**Applicant:** Jerry Walker  
**Acres:** 20.15  
**File No:** S2022-105

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### **RECOMMENDATION:**

Staff recommends the Commission *approve* the following findings:

- The proposed subdivision complies with all zoning requirements.
- The proposed request for an extension of time complies with 10-5-4(M) of City Code.

Staff recommends approving the extension of time for the proposed Mardam (formerly Walker Estates) Subdivision located at 12806 South 6100 West in the R-1-10 (Residential) zone with the following requirements:

1. All existing conditions of approval for the original application request from August 16, 2018, be completed.
2. No further extension of approval shall be granted if the subdivision is not recorded by August 4, 2024.

### **ISSUE BEFORE COMMISSION:**

Based on staff's findings, should the Planning Commission approve the proposed extension of time with staff's required conditions?

If approved by the Planning Commission with any required conditions, the applicant will continue working with staff to make all necessary corrections before any permits are issued.

### **BACKGROUND/SUMMARY:**

The applicant received approval for the proposed subdivision on August 16, 2018, but has yet to record the plat. As stated by the applicant, work has taken place on the property to remediate the soil, which has taken longer than expected and is causing a delay in recording the subdivision.

The Planning Commission’s original conditions of approval were as follows (see Attachment B):

1. Receive and agree to the recommendations from other agencies, including all comments from the Development Review Committee.
2. Install curb, gutter, park strip, street trees, and sidewalk on all public streets, including 6000 West. Work with the engineering on the timing of the installation of these improvements. This may be a fee in lieu for the improvements.
3. Dedicate right of way for 6000 West.
4. Work with UFA on providing emergency turnarounds if required for construction phasing.
5. All public roads to meet City Standards.
6. Coordinate with other utilities at the time of road improvements in order to minimize future road cuts.
7. Provide a Traffic Impact Study per the requirements set forth in the Herriman Engineering Standards Manual.
8. Provide a storm drain study. If there is no outfall constructed for this area, full retention must be provided. All on-site retention is required to have a maintenance agreement.
9. If a storm drain outfall is constructed, provide permanent detention to meet all City requirements. The detention pond should be landscaped with sod, sprinklers, and trees.
10. All homes shall meet the Single-family design criteria.
11. Each of the lots shall be a minimum of eighty-five (85) feet wide and 10,000 square feet.
12. Install a six (6) foot vinyl fence along the west property line, and on the south side of lots 14, 15, and 16.
13. Provide a contamination remediation plan to Engineering for review and approval. All remediation must be completed prior to any development occurring on the site.
14. Comply with the eight (8) Zoning review comments and eight (8) Engineering Review comments in the attached DRC document.

The applicant has been through three (3) Engineering reviews, and additional corrections are still necessary, which the applicant will still be required to complete before recording. By way of information, although the subdivision was approved before Water Efficient Standards (WES) were required by the City, the applicant will be installing WES landscaping in the detention and park strip areas.

**DISCUSSION:**

**Zoning Ordinance Compliance**

10-5-15(J) allows the applicant to file an extension for a subdivision, and then 10-5-4(M) restricts the time of an extension such that it “shall not exceed twice the length of the original time period.”

**Staff Finding:** Where the original extension time period was two (2) years, and the applicant is applying for another two (2) years, this request will be the final extension for this subdivision. If not recorded by August 4, 2024, the subdivision will be required to comply with all current engineering and zoning standards.

**ALTERNATIVES:**

The following alternative actions are offered for consideration:

1. ***Approve*** this request as proposed by staff with the recommended conditions of approval. **(Staff recommendation)**
2. ***Approve*** this request with amended or additional requirements and conditions. (Commission must list additional conditions.)
3. ***Deny*** this request. Denial must be based upon a finding that the proposed project:
  - Is inconsistent with the General Plan or Zoning Ordinance,
  - Will adversely affect the environment, or
  - Is detrimental to the health, safety, or welfare of the surrounding neighborhood or community in general.

In conclusion, staff has found the applicant has met all the standards for a subdivision plat extension and has not identified any grounds for denial of this request.

**ATTACHMENTS:**

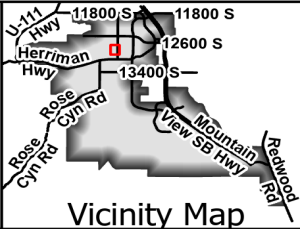
- A. Extension Application
- B. Original Approval Letter
- C. Subdivision Drawings
- D. Letter of Explanation for Extension

# **Attachment A**

## Vicinity Map

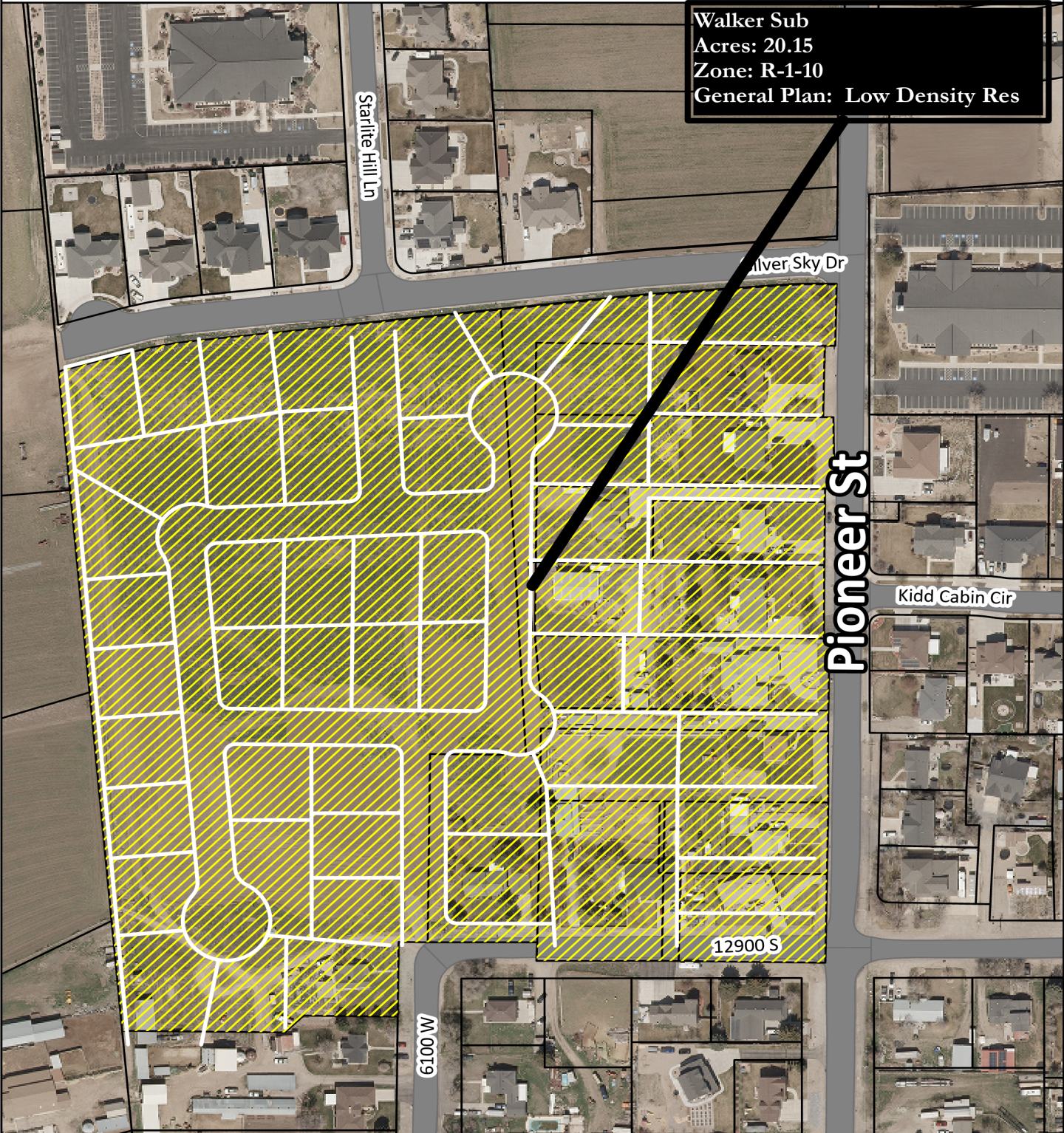
# Walker Sub Extension

## 12806 S 6100 West

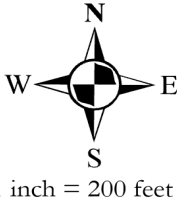


Vicinity Map

**Walker Sub**  
Acres: 20.15  
Zone: R-1-10  
General Plan: Low Density Res



**Herriman Planning & Zoning**



**Attachment B**  
Extension Application



## Preliminary Subdivision Plat Application

SUBDIVISION INFORMATION			
Property Address: <u>12806 S. GLOW</u>			
Parcel Numbers:			
<input type="checkbox"/> New Lots/Units		<u>44</u> Number of lots/units	Total Acres: <u>20.15</u>
<input type="checkbox"/> Plat Amendment <u>EXTENSION</u> Number of new lots/units			
Name of Proposed Subdivision: <u>MARDAM (FORMERLY KNOWN AS WALKER ESTATES)</u>			
APPLICANT INFORMATION			
Name of Applicant: <u>JERRY WALKER</u>			
Address of Applicant: <u>12806 S GLOW</u>			
Email of Applicant: [REDACTED]		Phone: [REDACTED]	
Applicants Affiliation with the Subject Property:			
<input checked="" type="checkbox"/> Owner <input type="checkbox"/> Engineer <input type="checkbox"/> Architect <input type="checkbox"/> Other			
Engineer: (if not listed above)			
Email of Engineer:		Phone of Engineer:	
Architect: (if applicable)			
Email of Architect		Phone of Architect:	
Property Owner: (if not listed above) <u>SAME AS ABOVE</u>			
Email of Owner:		Phone:	
OFFICE USE ONLY			
Date Received: <u>7-19-2022</u>	Received By: <u>M MALOY</u>	File Number: <u>32022-105</u>	Fee: <u>\$250-</u>
Zone: <u>R-1-10</u>	Assigned Planner:		Receipt # <u>1204257</u>

**Attachment C**  
Original Approval Letter



August 17, 2018

Jerry Walker  
12806 S 6000 W  
Herriman, UT 84096

Re: File Number S2018-08

Dear Mr. Walker:

Your application for a 44 lot subdivision on property located at approximately 12900 S 6000 West was approved by the Planning Commission on August 16, 2018. The approval is subject to the following conditions:

1. Receive and agree to the recommendations from other agencies, including all comments from the Development Review Committee.
2. Install curb, gutter, park strip, street trees, and sidewalk on all public streets, including 6000 West. Work with engineering on the timing of the installation of these improvements. This may be a fee in lieu for the improvements.
3. Dedicate right of way for 6000 West.
4. Work with UFA on providing emergency turnarounds if required for construction phasing.
5. All public roads to meet City Standards.
6. Coordinate with other utilities at the time of road improvements in order to minimize future road cuts.
7. Provide a Traffic Impact Study per the requirements set forth in the Herriman Engineering Standards Manual.
8. Provide a storm drain study. If there is no outfall constructed for this area, full retention must be provided. All on-site retention is required to have a maintenance agreement.
9. If a storm drain outfall is constructed, provide permanent detention to meet all City requirements. The detention pond should be landscaped with sod, sprinklers, and trees.
10. All homes shall meet the Single-family design criteria.
11. Each of the lots shall be a minimum of 85 feet wide and 10,000 square feet.
12. Install 6-foot vinyl fence along the west property line, and on the south side of lots 14, 15, and 16.
13. Provide a contamination remediation plan to Engineering for review and approval. All remediation must be completed prior to any development occurring on the site.

14. Comply with the 8 Zoning Review comments and 8 Engineering Review comments in the attached DRC document.

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

Sincerely,

A handwritten signature in blue ink that reads "Craig P. Evans". The signature is written in a cursive style with a large initial "C".

Craig P. Evans  
Planner I  
[planning@herriman.org](mailto:planning@herriman.org)



## Development Review Committee

**S2018-008**

Walker 44 lot Subdivision  
12900 S 6000 W

DATE	DEPARTMENT	STATUS/RESULT	ACTION BY	COMMENTS
3/14/2018	Delivered	Routed for DRC review	McCarty, Bryn	Submitted application for a subdivision with 44 single family lots
4/27/2018	Zoning Review	Complete	McCarty, Bryn	<ol style="list-style-type: none"> <li>1. Property was rezoned to R-1-10 with a zoning condition of 2.2 units per acre. The proposed plan meets this requirement.</li> <li>2. Setbacks shall meet those required in the Land Development Code</li> <li>3. All homes shall meet the single family design criteria found in section 10-29 of the Land Development Code.</li> <li>4. Homes on Lots 23 and 26 shall face south. Homes on lots 22 and 19 shall face north.</li> <li>5. Verify that there are adequate building envelopes on each of the lots, specifically lots 13, 17, 33, 37, 38, and 39.</li> <li>6. Provide a 6 foot solid vinyl fence along the entire west property line of the subdivision, and on the south side along lots 14, 15, and 16.</li> <li>7. Work with the Parks Department on the appropriate park strip treatment for the back of lots 36, 37, and 38, along Silver Sky.</li> <li>8. Fencing on lots 38 and 39 will need to maintain clear view at the intersections. Modify the property lines on the corners to better facilitate the clear view area.</li> </ol>
4/24/2018	Unified Fire Authority	Complete	Devoogd, Dan	UFA has no concerns with this application
4/24/2018	Building Review	Complete	Hunting, Boyd	Building has no concerns with this application
4/27/2018	Water Review	Complete	Edwards, Justun	Fire flow analysis will be required through the engineering review process
5/1/2018	Parks Department	Complete	Sharp, Wade	Landscaping plans for the detention pond to be reviewed by the Parks Department

5/7/2018	Engineering Review	Complete	Thomas, Blake	<ol style="list-style-type: none"> <li>1. Preliminary plat does not include the following: <ol style="list-style-type: none"> <li>a. Location and dimensions to nearest existing benchmark or monument and section line.</li> <li>b. Show all easements on plat, existing irrigation easements do not appear to be shown.</li> </ol> </li> <li>2. Site plan does not include: <ol style="list-style-type: none"> <li>a. Vicinity map at 500 scale is not included.</li> <li>b. Proposed utilities are not shown on plan.</li> <li>c. Show all existing wells within the project boundary <ol style="list-style-type: none"> <li>i. Provide plan for what the future use will be for existing wells.</li> </ol> </li> <li>d. Crosswalk locations are not shown on plan.</li> <li>e. Proposed and existing streetlight locations are not shown.</li> <li>f. Proposed and existing street signage is not shown.</li> <li>g. Contour map is not stamped by surveyor or engineer.</li> <li>h. Plan needs to show street improvements along 6000 West. <ol style="list-style-type: none"> <li>i. Developer is responsible to construct or pay a fee in lieu for all improvements behind the curb along 6000 West <ol style="list-style-type: none"> <li>1. Park strip, street lights, driveways, sidewalk, utility relocations (public &amp; private), restoration of private property.</li> </ol> </li> </ol> </li> <li>i. Show "old town curb and gutter exception" road improvements along the frontage of lots 16 and 30 where they front 6100 West and 12900 South.</li> </ol> </li> <li>3. What is the planned use for the existing building located on lot 34? <ol style="list-style-type: none"> <li>a. Will this require a second driveway for the lot?</li> </ol> </li> <li>4. Access to Silver Sky Drive is not allowed from lots 36, 37, and 38.</li> <li>5. Define maintenance responsibility for the following <ol style="list-style-type: none"> <li>a. Park strip of lot 2 of Walker Estates Ph. 2 Amended along frontage with new road.</li> <li>b. Park strip along Silver Sky Drive behind lots 36, 37, and 38.</li> <li>c. Parcel A and park strip along Parcel A.</li> </ol> </li> <li>6. Storm water study should include plan for connecting off-site storm drain improvements along 6000 West. <ol style="list-style-type: none"> <li>a. If outfall is not provided, the pond will need to be a retention pond and ownership will remain private. <ol style="list-style-type: none"> <li>i. All private storm water systems require a long-term storm water maintenance agreement.</li> </ol> </li> </ol> </li> <li>7. Contaminated soils remediation plan required to be prepared and executed before any site grading for development can occur.</li> <li>8. Verify that the proposed plat includes amendments to all previous plats.</li> </ol>
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## Staff Report

**DATE:** August 7, 2018

**TO:** Planning Commission

**FROM:** Bryn McCarty, AICP, Assistant City Planner

**MEETING:** Planning Commission August 16, 2018

**REQUEST:** Preliminary Plat approval for a 44 lot subdivision

Applicant: Jerry Walker  
Address: 6000 W 12900 South (approximate)  
Zone: A-.25 and R-1-10zc  
Acres: 20.12  
File Number: S2018-08

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### **Request**

The applicant is requesting preliminary plat approval for a 44 lot subdivision.

### **Site**

The subject property is located at approximately 6000 W and 12900 South.

### **Zoning**

The site is zoned A-.25 and R-1-10 with a zoning condition. The City rezoned a portion of the property to R-1-10 in 2017 (City File 05Z17). At that time, the City Council also placed a zoning condition on the property that limited density to 2.2 units per acre. The remaining property (approximately 2 acres) is zoned A-.25.

### **Process**

A subdivision is an administrative decision. The applicant is required to go through the Development Review Committee (DRC) process with staff. They are also required to hold a neighborhood meeting. The Planning Commission will then hold a public hearing and make a decision based on compliance with the applicable ordinances.

### **Development Review Committee**

The staff has been working with the applicant for several months on revisions to the site plan to comply with the ordinance. Staff sent written DRC comments to the applicant on May 8, 2018. The comments from the DRC are included in this packet. The applicant revised his plan before being scheduled for Planning Commission review.



## Staff Report

### **Neighborhood Meeting**

A neighborhood meeting was held on June 9, 2018. Notices were mailed to 48 residents, of which 19 attended the meeting. Minutes from the meeting are included in the packet. There were several concerns addressed, including traffic on 6000 West and the minimum lot size.

### **Notices**

Staff mailed notices to all property owners within 300 feet of the subject property. Notices were mailed to 48 property owners on August 6, 2018. At this time, staff has not received any comments on the request.

### **Issue 1 – Density**

The proposal is 44 lots on 20.12 acres. The property has a zoning condition of 2.2 units per acre on 18.14 acres. This allows 40 units.

The remaining 1.98 acres is zoned A-.25. Property in the A-.25 zone has a base density of 1.8 units per acre. They can also achieve bonus density by meeting the requirements outlined in the ordinance. This project is required to provide system improvements on 6000 West, which earns an additional 0.2 units per acre. This density allows an additional 4 lots, for a total of 44 lots in the subdivision.

### **Issue 2 – Contamination**

The property is noted to have lead and arsenic contamination. This requires a remediation plan be prepared by the applicant and reviewed and approved by the City Engineer. The plan must be executed before any site grading for development can occur.

### **Issue 3 – Storm Water**

There is no storm drain system connected to this property. The development will need to provide full retention on site, or provide off-site storm drain improvements on 6000 West. This will likely require the use of 1 or 2 building lots for retention. Once the off-site improvements are completed, then the lots can be released for building and the permanent detention basin will need to be landscaped.

### **Recommendation**

Staff recommends approval of the preliminary plat for a 44 lot subdivision with the following requirements:

1. Receive and agree to the recommendations from other agencies, including all comments from the Development Review Committee.
1. Install curb, gutter, park strip, street trees, and sidewalk on all public streets, including 6000 West. Work with engineering on the timing of the installation of these improvements. This may be a fee in lieu for the improvements.



## Staff Report

2. Dedicate right of way for 6000 West.
2. Work with UFA on providing emergency turnarounds if required for construction phasing.
3. All public roads to meet City Standards.
4. Coordinate with other utilities at the time of road improvements in order to minimize future road cuts.
5. Provide a Traffic Impact Study per the requirements set forth in the Herriman Engineering Standards Manual.
6. Provide a storm drain study. If there is no outfall constructed for this area, full retention must be provided. All on-site retention is required to have a maintenance agreement.
7. If a storm drain outfall is constructed, provide permanent detention to meet all City requirements. The detention pond should be landscaped with sod, sprinklers, and trees.
8. All homes shall meet the Single-family design criteria.
9. Each of the lots shall be a minimum of 85 feet wide and 10,000 square feet.
10. Install 6-foot vinyl fence along the west property line, and on the south side of lots 14, 15, and 16.
11. Provide a contamination remediation plan to Engineering for review and approval. All remediation must be completed prior to any development occurring on the site.

### **Attachments**

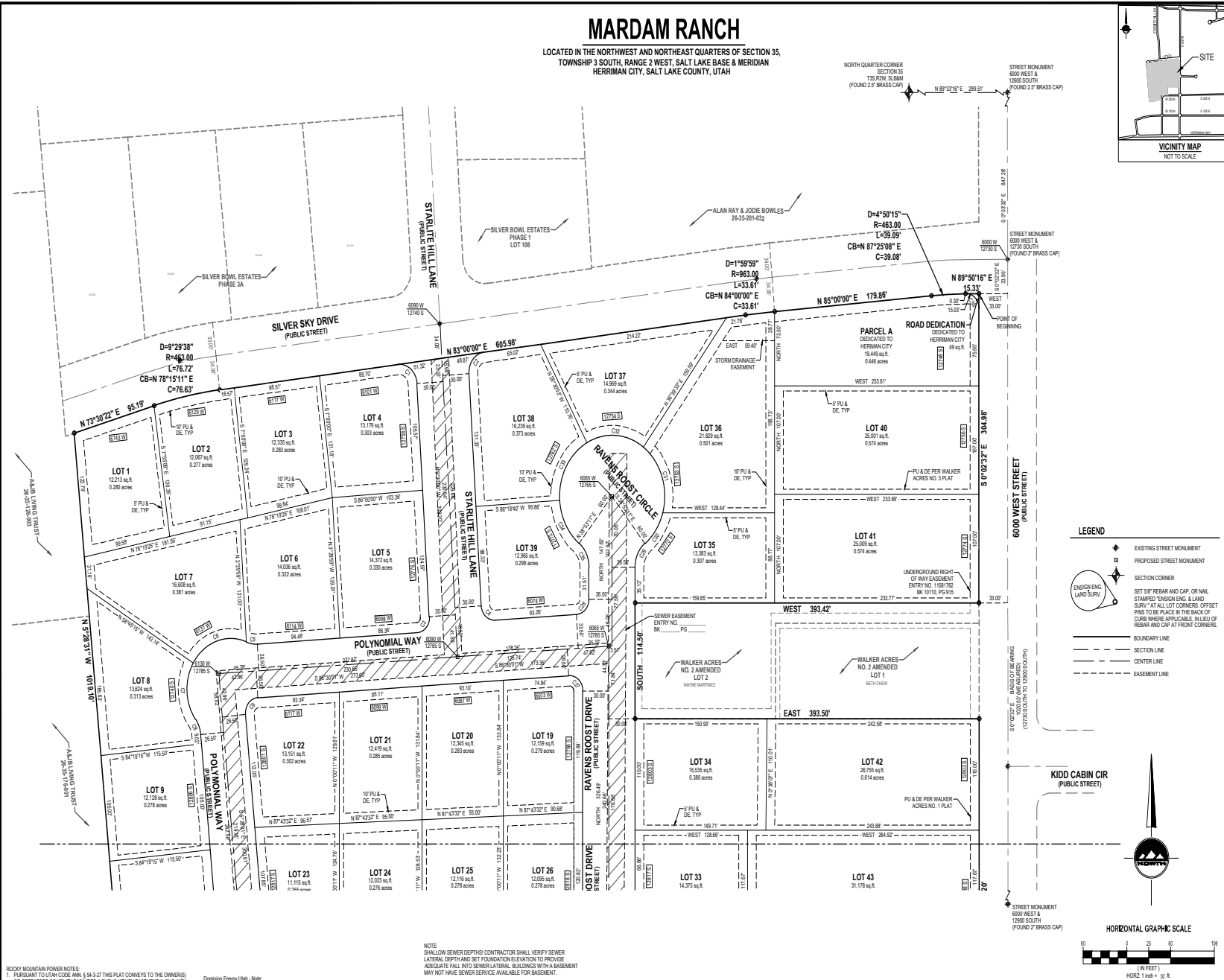
- A. Application
- B. DRC Comments
- C. Vicinity Map
- D. Site Plan
- E. Neighborhood Meeting Minutes
- F. Neighborhood Meeting Sign In

# **Attachment D**

## Subdivision Drawings

# MARDAM RANCH

LOCATED IN THE NORTHWEST AND NORTHEAST QUARTERS OF SECTION 35,  
TOWNSHIP 3 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN  
HERRIMAN CITY, SALT LAKE COUNTY, UTAH



**SURVEYOR'S CERTIFICATE**  
I, **PATRICK W. HARRIS**, do hereby certify that I am a Licensed Professional Land Surveyor in the State of Utah and that I hold Certificate No. **38882** in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyor's Act. I further certify that by authority of the Owners, I have completed a survey of the property described in this subdivision plat in accordance with Section 17-21-17 and have verified all measurements, that the reference monuments shown on this plat are located as indicated and are sufficient to accurately establish the lateral boundaries of the herein described tract of real property, and has been drawn correctly to the designated scale and a true and correct representation of the herein described lands included in said subdivision. Based upon data compiled from records of the Salt Lake County Recorder's Office. I further certify that all lot, meet, fence, width and area requirements of the applicable zoning ordinances.

**BOUNDARY DESCRIPTION**  
A parcel of land situate in the Northwest and Northeast Quarters of Section 35, Township 3 South, Range 2 West, Salt Lake Base and Meridian, more particularly described as follows:  
Beginning at a point on the Western Right-of-Way Line of 6000 West Street, said point being North 89°33'19" East 295.51 feet and South 0°02'32" East 847.28 feet to a Street Monument at the intersection of 6000 West Street and 12700 South Street, and South 0°02'32" East 33.35 feet and West 33.30 feet to the North Quarter Corner of Section 35, Township 3 South, Range 2 West, Salt Lake Base and Meridian; and running

Thence South 0°02'32" East 304.58 feet along said Right-of-Way Line to the Northeast Corner of Lot 2 of Walker Acres No. 2 Amended, recorded as Entry No. 11550768 in Book 2013P at Page 3 in the Office of the Salt Lake County Recorder;  
Thence along the Northern, Western, and Southern Boundary Lines of said Walker Acres No. 2 Amended Subdivision the following (3) courses:  
(1) West 393.42 feet;  
(2) South 114.10 feet;  
(3) East 363.02 feet to a point on the Western Right-of-Way Line of 6000 West Street;  
Thence South 0°02'32" East 336.20 feet along said Western Right-of-Way Line;  
Thence South 89°32'29" West 368.77 feet;  
Thence South 0°02'32" East 239.69 feet;  
Thence South 89°32'29" West 255.65 feet;  
Thence South 114.10 feet;  
Thence South 89°32'29" West 142.13 feet;  
Thence South 44°32'37" West 55.88 feet;  
Thence South 89°32'29" West 160.25 feet;  
Thence North 02°25'31" West 176.15 feet to a point on the Southern Right-of-Way Line of Silver Sky Drive;  
Thence along said Southern Right-of-Way Line the following seven (7) courses:  
(1) North 73°30'22" East 95.19 feet;  
(2) Northwesteally 78°12'24" west along the arc of a 453.00 foot radius curve to the right (center bears South 0°02'30" East and the chord bears North 78°11'11" East 76.63 feet with a central angle of 09°29'32");  
(3) North 83°00'00" East 605.98 feet;  
(4) Northwesteally 35°01'36" west along the arc of a 963.00 foot radius curve to the right (center bears South 0°02'30" East and the chord bears North 84°00'00" East 338.11 feet with a central angle of 01°59'59");  
(5) North 85°00'00" East 179.88 feet;  
(6) Northwesteally 35.00 feet along the arc of a 453.00 foot radius curve to the right (center bears South 0°02'30" East and the chord bears North 87°29'00" East 39.02 feet with a central angle of 04°30'15");  
(7) North 89°50'16" East 15.33 feet to the point of beginning.

Contains 600,291 Square Feet or 19,750 Acres and 44 Lots and 1 Parcel

DATE: \_\_\_\_\_ PATRICK W. HARRIS  
P.L.S. 38882

**OWNER'S DEDICATION**  
Known all men by these presents that I, the undersigned owner (s) of the above described tract of land, having caused same to be subdivided, heretofore known as the

**MARDAM RANCH**  
do hereby dedicate for perpetual use of the public all parcels of land shown on this plat as intended for Public Use. Owner(s) hereby agree to warrant and defend and save the City harmless against any assessments or other encumbrances as a dedicated street which interferes with the City's use, maintenance, and operation of the street.

In witness whereof I have hereunto set our hand (s) this \_\_\_\_\_ day of \_\_\_\_\_ A.D., 20\_\_\_\_

By: \_\_\_\_\_

**LIMITED LIABILITY COMPANY ACKNOWLEDGMENT**  
STATE OF UTAH )  
COUNTY OF ) ss.  
On this \_\_\_\_\_ day of \_\_\_\_\_, in the year 20\_\_\_\_, before me \_\_\_\_\_, Personally  
appeared \_\_\_\_\_, who solemnly acknowledged to me that he/she is a \_\_\_\_\_ of  
a Utah Limited Liability Company, and is authorized to execute the foregoing agreement in his  
behalf and that he or she executed it in such capacity.

**LIMITED LIABILITY COMPANY ACKNOWLEDGMENT**  
STATE OF UTAH )  
COUNTY OF ) ss.  
On this \_\_\_\_\_ day of \_\_\_\_\_, in the year 20\_\_\_\_, before me \_\_\_\_\_, Personally  
appeared \_\_\_\_\_, who solemnly acknowledged to me that he/she is a \_\_\_\_\_ of  
a Utah Limited Liability Company, and is authorized to execute the foregoing agreement in his  
behalf and that he or she executed it in such capacity.

**LIMITED LIABILITY COMPANY ACKNOWLEDGMENT**  
STATE OF UTAH )  
COUNTY OF ) ss.  
On this \_\_\_\_\_ day of \_\_\_\_\_, in the year 20\_\_\_\_, before me \_\_\_\_\_, Personally  
appeared \_\_\_\_\_, who solemnly acknowledged to me that he/she is a \_\_\_\_\_ of  
a Utah Limited Liability Company, and is authorized to execute the foregoing agreement in his  
behalf and that he or she executed it in such capacity.

**LIMITED LIABILITY COMPANY ACKNOWLEDGMENT**  
STATE OF UTAH )  
COUNTY OF ) ss.  
On this \_\_\_\_\_ day of \_\_\_\_\_, in the year 20\_\_\_\_, before me \_\_\_\_\_, Personally  
appeared \_\_\_\_\_, who solemnly acknowledged to me that he/she is a \_\_\_\_\_ of  
a Utah Limited Liability Company, and is authorized to execute the foregoing agreement in his  
behalf and that he or she executed it in such capacity.

NOTARY SIGNATURE \_\_\_\_\_

**ROCKY MOUNTAIN POWER NOTES:**  
1. PURSUANT TO UTAH CODE ANN. § 94-3-7 THIS PLAT CONVEYS TO THE OWNERS OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.  
2. PURSUANT TO UTAH CODE ANN. § 17-21-16(4)(B)(C) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PLAT AS DESCRIBED IN THIS PLAT AND APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS AND APPROXIMATES THE LOCATION OF THE PUBLIC UTILITY EASEMENTS, BUT DOES NOT WARRANT THEIR PRECISE LOCATION. ROCKY MOUNTAIN POWER MAY ACQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT AFFECT ANY RIGHT THAT ROCKY MOUNTAIN POWER HAS UNDER THE UTILITY CODE.  
3. THE LAW APPLICABLE TO THESE RIGHTS IS:  
2.1. A RECORDED EASEMENT OR RIGHT OF WAY  
2.2. THE LAW APPLICABLE TO PREScriptive RIGHTS  
2.3. TITLE 14, CHAPTER 6A, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR  
2.4. ANY OTHER PROVISION OF LAW.

Division Energy Utah - Note: Center Gas Company, Gas Distribution Energy Utah, hereby approve this plat solely for the purpose of confirming that the plat contains public utility easements. Division Energy Utah may require additional easements in order to serve this development. This approval does not constitute attestation or waiver of any other existing rights, obligations or liabilities provided by law or equity. This approval does not constitute acceptance, approval or acknowledgment of any terms contained in the plat, including those set in the Owners Declaration or in the Notes, and does not constitute a guarantee of particular terms or conditions of natural gas service. For further information please contact Division Energy Utah's Right-of-Way Department at 800-366-6522.

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

TABULATIONS	SOUTH VALLEY SEWER DISTRICT	HEALTH DEPARTMENT APPROVAL
TOTAL PLAT ACREAGE 19,750 ACRES	APPROVED THIS _____ DAY OF _____ BY SOUTH VALLEY SEWER DISTRICT.	APPROVED THIS _____ DAY OF _____ BY HEALTH DEPARTMENT.
TOTAL LOT ACREAGE 15,568 ACRES		
TOTAL ACREAGE IN PUBLIC STREET 3,768 ACRES		
TOTAL ACREAGE IN OPEN SPACE 0.448 ACRES		
NUMBER OF LOTS 44	SOUTH VALLEY SEWER DISTRICT MANAGER _____	DIRECTOR, SALT LAKE COUNTY HEALTH DEPARTMENT _____

CENTURYLINK COMMUNICATIONS	COMCAST	DOWNSON ENERGY	ROCKY MOUNTAIN POWER
APPROVED THIS _____ DAY OF _____ BY CENTURYLINK COMMUNICATIONS.	APPROVED THIS _____ DAY OF _____ BY COMCAST.	APPROVED THIS _____ DAY OF _____ BY DOWNSON ENERGY.	APPROVED THIS _____ DAY OF _____ BY ROCKY MOUNTAIN POWER.
RECORD SURVEY DATA RCS NO. _____			
CENTURYLINK COMMUNICATIONS _____	COMCAST _____	DOWNSON ENERGY _____	ROCKY MOUNTAIN POWER _____

CHECKED FOR ZONING	PLANNING COMMISSION APPROVAL	HERRIMAN CITY MUNICIPAL WATER	HERRIMAN CITY ENGINEER
ZONE _____ DATE _____ AREA _____ WIDTH _____ NAME _____	APPROVED THIS _____ DAY OF _____ BY HERRIMAN PLANNING COMMISSION.	APPROVED THIS _____ DAY OF _____ 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.
	CHIEF, HERRIMAN PLANNING COMMISSION _____	HERRIMAN CITY _____	DATE _____ HERRIMAN CITY ENGINEER _____

APPROVAL AS TO FORM	HERRIMAN CITY
APPROVED AS TO FORM THIS _____ DAY OF _____	APPROVED THIS _____ DAY OF _____ BY HERRIMAN CITY.
	TESTES RECORDER _____ PLANNING DIRECTOR _____

RECORD SURVEY DATA
RCS NO. _____

**ENSIGN**  
SALT LAKE CITY  
45 W. 1000 S., Suite 500  
Stark 101, UT 84119  
Phone: 801.255.9259  
Fax: 801.255.4449  
www.ensign.com

**LARRY**  
PROJECT NUMBER: 785A  
MANAGER: JKF  
DRAWN BY: JKH  
CHECKED BY: PHM  
DATE: 8/21

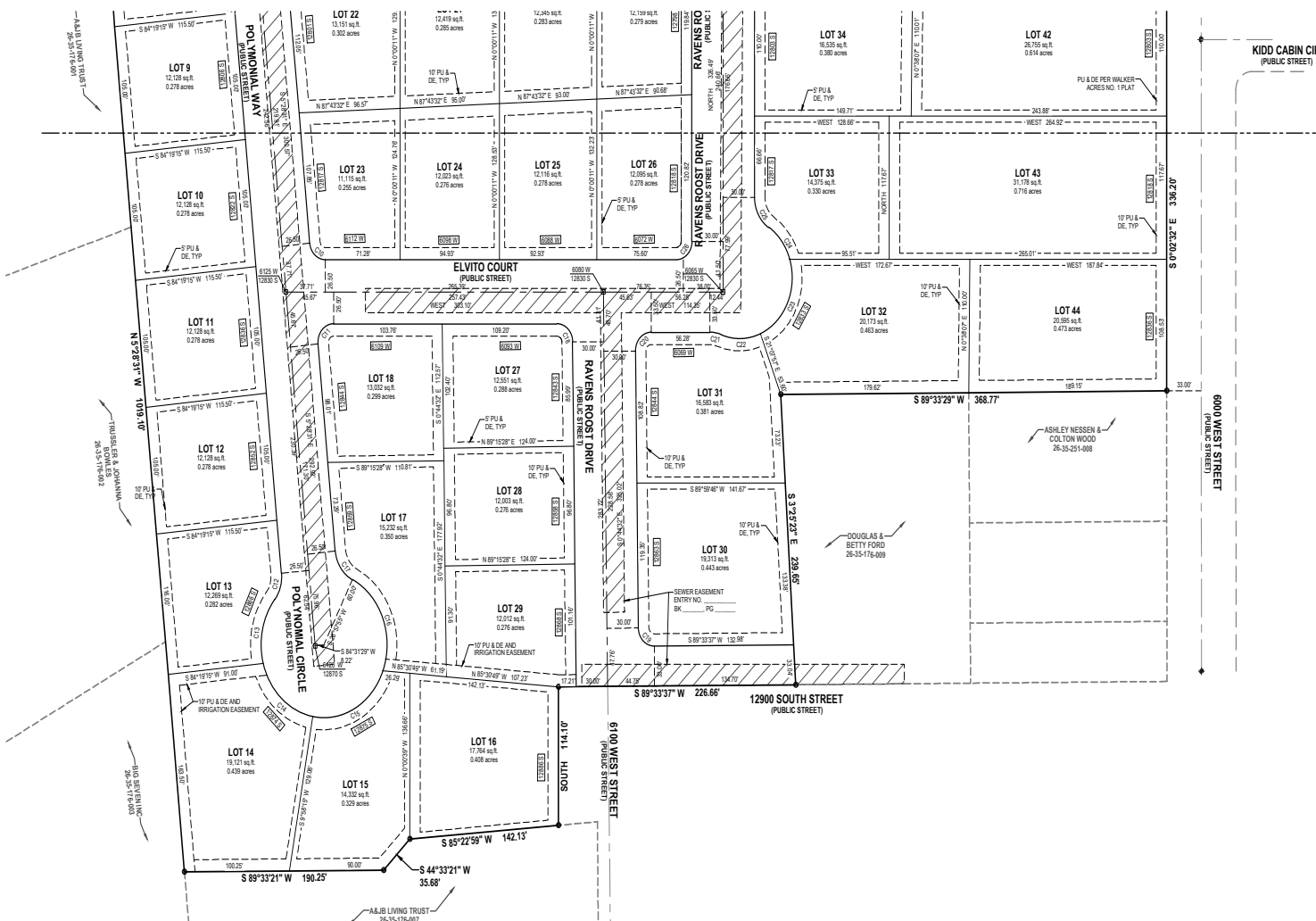
**SHEET 1 OF 2**

**MARDAM RANCH**  
LOCATED IN THE NORTHWEST AND NORTHEAST QUARTERS OF SECTION 35,  
TOWNSHIP 3 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN  
HERRIMAN CITY, SALT LAKE COUNTY, UTAH

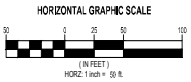
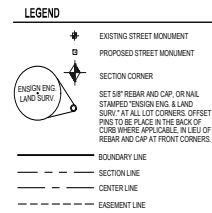
RECORDED # \_\_\_\_\_  
STATE OF UTAH, COUNTY OF **93** RECORDED AND FILED AT THE  
REQUEST OF: \_\_\_\_\_  
DATE \_\_\_\_\_ TIME \_\_\_\_\_ BOOK \_\_\_\_\_ PAGE \_\_\_\_\_  
FEE \_\_\_\_\_ DEPUTY SALT LAKE COUNTY RECORDER \_\_\_\_\_

# MARDAM RANCH

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



CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	20.00'	32.64'	93°30'00"	N69°15'00"W	29.13'
C2	20.00'	30.19'	89°30'00"	S39°45'00"W	27.41'
C3	15.00'	23.56'	99°00'01"	N41°30'00"E	21.21'
C4	15.00'	23.56'	89°59'59"	S48°30'00"E	21.21'
C5	30.00'	12.84'	24°31'24"	S81°44'17"E	12.74'
C6	50.00'	69.62'	79°46'30"	S71°09'05"W	64.13'
C7	50.00'	69.18'	67°48'30"	S27°33'45"	66.78'
C8	30.00'	16.26'	31°02'23"	N21°01'12"W	16.08'
C9	15.00'	24.08'	91°58'32"	S49°30'45"W	21.58'
C10	15.00'	22.13'	84°31'20"	S47°44'19"E	20.18'
C11	15.00'	25.00'	89°28'31"	S42°19'45"W	22.20'
C12	30.00'	23.05'	44°01'52"	N19°32'00"E	22.48'
C13	60.00'	55.77'	53°15'25"	S11°54'49"W	53.78'
C14	60.00'	58.40'	65°19'51"	S17°22'19"E	56.75'
C15	60.00'	62.63'	79°56'30"	N69°25'29"E	76.41'
C16	60.00'	67.67'	83°54'31"	N21°04'44"W	69.23'
C17	30.00'	30.14'	57°33'31"	S34°15'18"E	28.89'
C18	15.00'	23.37'	89°15'28"	N45°22'18"W	21.08'
C19	15.00'	23.48'	89°41'51"	N45°32'27"W	21.16'
C20	15.00'	23.78'	90°44'32"	S44°37'44"W	21.35'
C21	30.00'	16.70'	20°32'58"	N70°43'31"W	16.70'
C22	50.00'	36.54'	44°59'41"	N88°38'07"E	37.59'
C23	50.00'	39.19'	84°31'47"	N64°07'26"E	47.29'
C24	50.00'	33.32'	38°11'31"	N37°13'58"W	32.71'
C25	30.00'	29.49'	96°19'31"	S38°09'45"E	28.32'
C26	15.00'	23.56'	99°00'00"	N45°00'00"E	21.21'
C27	15.00'	24.48'	89°29'59"	N45°00'00"W	21.85'
C28	15.00'	22.65'	89°30'01"	N45°19'00"E	20.56'
C29	30.00'	26.78'	51°06'40"	S23°32'29"W	25.88'
C30	60.00'	36.91'	39°14'40"	S23°32'29"E	36.32'
C31	60.00'	72.47'	69°12'30"	N18°44'12"W	68.19'
C32	60.00'	68.25'	65°10'20"	S89°54'45"E	64.63'
C33	60.00'	68.25'	65°10'20"	N38°53'45"E	64.63'
C34	60.00'	49.66'	47°25'32"	N27°24'04"E	48.26'
C35	30.00'	26.78'	51°06'45"	N29°32'29"W	25.88'
C36	15.00'	23.59'	89°07'12"	N45°06'08"W	21.24'



## MARDAM RANCH

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

**SALT LAKE CITY**  
45 W. 1000 S., Suite 500  
Shree, UT 84119  
Phone: 801.226.0529  
Fax: 801.226.4449  
WWW.ENSIGN.COM

**LAYTON**  
Phone: 801.961.1100

**TORRELL**  
Phone: 434.3300

**CARRA CITY**  
Phone: 434.3300

**MCIFIELD**  
Phone: 434.3300

**SHEET 2 OF 2**

PROJECT NUMBER: 1983A  
MANAGER: JCF  
DRAWN BY: KRW  
CHECKED BY: PMH  
DATE: 6/21

RECORDED # \_\_\_\_\_

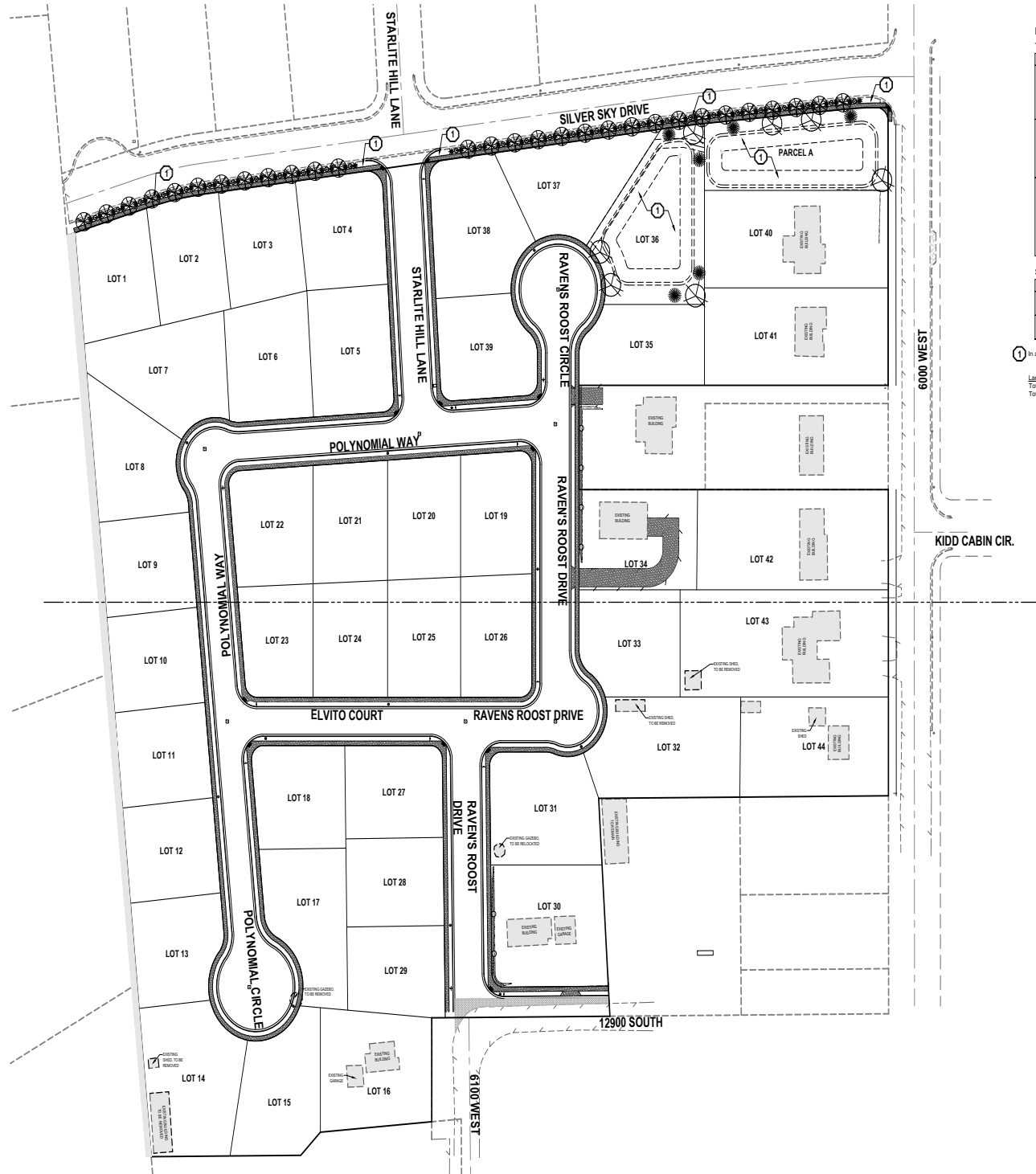
STATE OF UTAH, COUNTY OF \_\_\_\_\_, RECORDED AND FILED AT THE

REQUEST OF: **94**

DATE: \_\_\_\_\_ TIME: \_\_\_\_\_ BOOK: \_\_\_\_\_ PAGE: \_\_\_\_\_

FEES: \_\_\_\_\_

DEPUTY SALT LAKE COUNTY RECORDER



**Landscape**

**Trees**

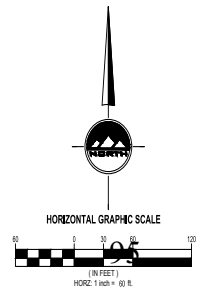
Qty	Symbol	Common Name	Botanical Name	Plant Size
6		Blue Atlas Cedar	Cedrus atlantica glauca	6' Min.
29		Columnar Maple	Acer platanoides 'Columnar'	2" Cal.
7		Littleleaf Linden	Tilia cordata	2" Cal.

**Shrubs**

Qty	Symbol	Common Name	Botanical Name	Plant Size
30		Dwarf Burning Bush	Euonymus alatus 'Cole's Compact'	5 Gallon
60		Creeping Juniper	Juniperus horizontalis	5 Gallon

① In all planter bed areas, install 4" deep 2'-3" dia. Nepe Rock & Gravel color 'Southwest' or equiv. decorative rock over weed barrier, typ.

Landscape Park Strip Calculations:  
Total Park Strip Area = 5,961 sq. ft.  
Total Plant Coverage Area = 30 x 29 sq. ft. + 60 x 50 sq. ft. = 3,840 sq. ft. (64%)



# **Attachment E**

## Letter of Explanation for Extension

19 July 2022

To: Herriman City Planning and Zoning Commission

RE: File S2022-105

Largely due to extended timelines working with Utah Department of Environmental Quality, Herriman City, Geological Engineers, etc. I am requesting a two year extension for the final plat of file number S2018-08. The family took on and met all requirements to completely remediate it to Herriman Specifications. In addition, the process of bringing multiple property owners together and moving in the same direction presented unforeseen delays. This extension will allow us to complete the platting process, and construction. Thank you for your consideration.

Sincerely,

Jerry Walker for George Walker & Sons Partnership



## STAFF REPORT

**DATE:** July 20, 2022  
**TO:** Planning Commission  
**FROM:** Sheldon Howa, Planner II  
**SUBJECT:** Conditional use consideration of roof signs and illuminated wall signs adjacent to residential dwellings for the Lone Peak Hospital Emergency Center located at 13306 S Forth Herriman Parkway in the MU-2 (Mixed Use) Zone.  
**Applicant:** Kevin Anderson/R&O Construction (agent)  
**Acres:** ± 3.37  
**File Number:** C2022-100

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### **RECOMMENDATION:**

Staff recommends the Commission approve the following findings:

- The proposed use complies with the Conditional Use standards.
- The proposed use complies with all other zoning ordinance requirements.
- The proposed use complies with the Herriman Towne Center Master Development Agreement.

Staff recommends **approval** of a conditional use of roof signs and illuminated wall signs adjacent to residential dwellings for the Lone Peak Hospital Emergency Center with the following requirements:

1. Receive and agree with the recommendations from other agencies.
2. No additional signage shall be installed on the building's north façade.
3. Signage is approved as proposed, and any modifications to the size, location, or copy, shall go back to Planning Commission for approval.
4. Illumination of signs shall dim automatically based on ambient lighting.
5. Lighting shall be internal to the signage and diffused through an opaque surface.
6. The illumination of the signs shall not exceed 0.3 candle-foot above ambient lighting at seventy (70) feet or 1.7 candle-foot at the property line, whichever is less.

### **ISSUE BEFORE COMMISSION:**

Should the Planning Commission approve the proposed request to allow roof and illuminated wall signs adjacent to residential dwellings?

If approved by the Planning Commission with any required conditions, the applicant will continue working with Staff to make all necessary corrections before any permits are issued.

**BACKGROUND & SUMMARY:**

On June 16, 2022, the applicant submitted a sign plan for the Lone Peak Hospital Emergency Center (see Attachment – D). The sign plan consisted of two (2) wall signs, two (2) monument signs, two (2) roof signs, and four (4) directional signs. The site is located within the Herriman Towne Center (HTC) Master Development Agreement (MDA), and all signage is regulated under the Design Guidelines of the MDA.

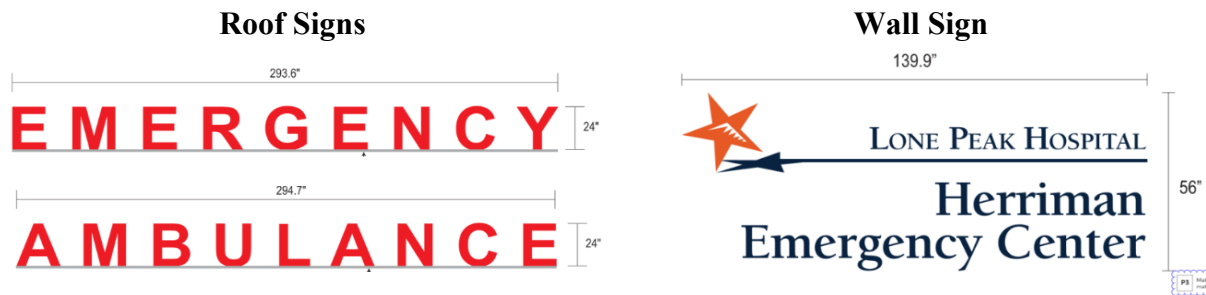
The sign plan was reviewed and approved by the development’s Design Review Committee (DRC). Under the approval of the DRC, an exception was granted for the roof signs, which are otherwise prohibited under the MDA. The exception was granted through an entitlement of the MDA, which allows the DRC to grant variances of the town center’s design guidelines.

Under the signage design guidelines, any conflicts or discrepancies with federal, state, or local regulations or for issues not addressed in the guidelines shall be regulated by the most restrictive standard. The HTC Design Guidelines have no provision for illuminated signage adjacent to residential dwellings or roof signs. Under the Conflicts with Other Regulations provision in the design guidelines, the illuminated wall and roof signs shall comply with City standards. Per 10-27-7 of City Code, illuminated wall signs adjacent to residential dwellings and roof signs are conditional uses in the MU-2 (Mixed Use) Zone.

The applicant is requesting conditional use approval for two (2) internally lit roof signs and one (1) internally lit wall sign. The proposed roof signs are composed of channel letters and run horizontally across the east and west building canopies (facing to the north). Each roof sign is approximately twenty-four (24) feet long and two feet tall ( $\pm 49$  square feet), and seventeen (17) feet above grade. The wall sign is located on the building’s north elevation, constructed of channel letters, and approximately thirteen (13) feet above grade. The proposed wall sign is 11.5 feet wide and 4.6 feet tall ( $\pm 54$  square feet). All signage is adjacent to north-lying residential dwellings (see Attachment – C). Sign distances from the rear elevation of the adjacent residential dwellings range from 195 to 230 feet.



## STAFF REPORT



### DISCUSSION:

Per 10-27-7 of City Ordinance, illuminated wall signs adjacent to a residential dwelling and roof signs are Conditional Uses and are subject to the approval standards outlined below:

#### Conditional Use Standards: (From 10-5-11.E.1)

- a. **Detrimental effects of decreased street service levels and/or traffic patterns including the need for street modifications such as dedicated turn lanes, traffic control devices, safety, street widening, curb, gutter and sidewalks, location of ingress/egress, lot surfacing and design of off-street parking and circulation, loading docks, as well as compliance with off-street parking standards, including other reasonable mitigation as determined by a qualified traffic engineer.**

*Staff Findings* – The proposed sign request has no detrimental impacts on street service levels and traffic patterns.

- b. **Detrimental effects on the adequacy of utility systems, service delivery, and capacities, including the need for such items as relocating, upgrading, providing additional capacity, or preserving existing systems, including other reasonable mitigation as determined by the City’s engineering staff, contracted engineers, and utility service providers.**

*Staff Findings* – Staff has found that the services available to the site will be adequate and will not require additional utility improvements.

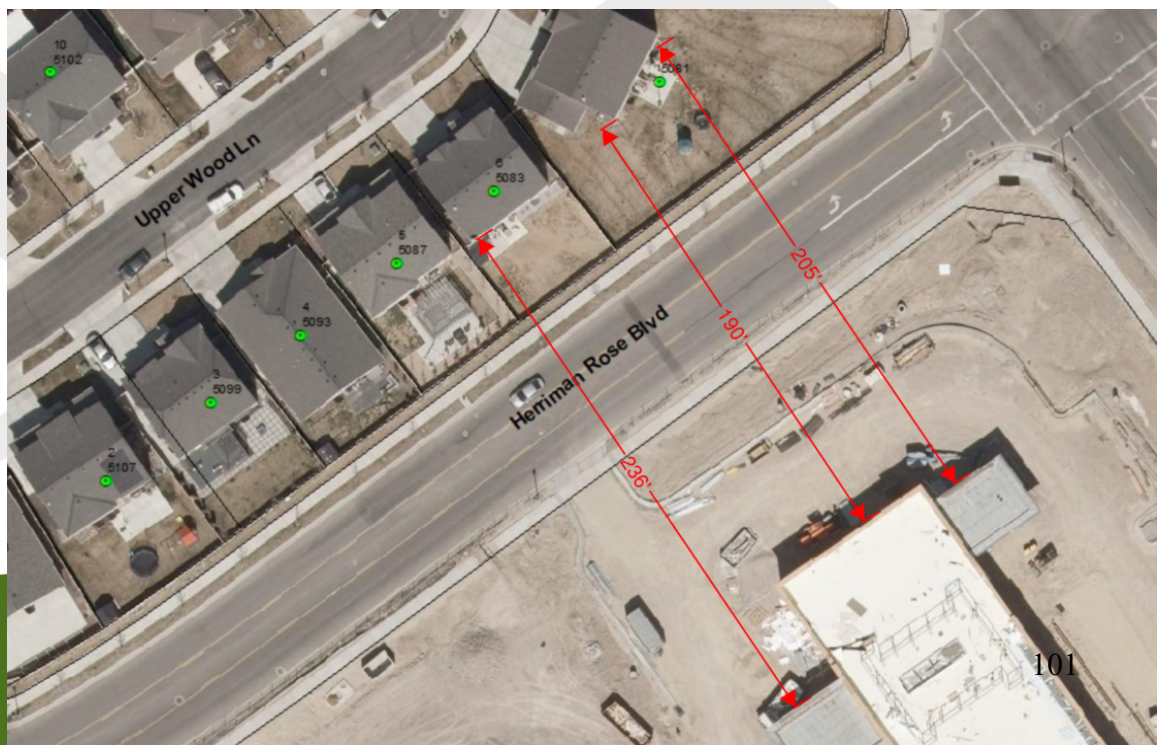
- c. **Detrimental effects on connectivity and safety for pedestrians and bicyclists.**

**Staff Findings** – Staff has found that the proposal has no detrimental effects on pedestrian/bicyclist connectivity.

- d. **Detrimental effects by the use due to its nature including (1) noise that exceeds sound levels normally found within the neighborhood or surrounding zone, (2) odors beyond what is normally considered acceptable within the neighborhood or surrounding zone, and (3) environmental impacts such as dust, fumes, smoke, odor, noise, vibrations, chemicals, toxins, pathogens, gases, heat, light, electromagnetic disturbances, and radiation. Detrimental effects by the use may also include hours of operation and the potential to create an attractive nuisance.**

**Staff Findings** – The applicant has provided light measurements from a similar project located in Odgen, Utah. These examples show a light intensity of the roof sign of 0.33 candle foot at fifty (50) feet and 0.44 candle foot at fifty (50) feet for the wall sign. The wall sign shown in the provided exhibit is larger than the one proposed. City ordinance does not have a light intensity standard for static signs. However, the city does have illumination standards for electronic signage. Based on these standards, any electronic sign which has a sign face six (6) feet above grade shall not be within 225' of a residential dwelling (Ord. 10-27-11(B)(3)). The brightness of the sign face shall not exceed 0.3 candle-foot above ambient lighting at a distance calculated from the square root of the product of the area of the sign face multiplied by one hundred.

Based on these standards, the light projected from each sign should not exceed 0.3 candle foot at a distance of seventy (70) feet from the sign's face. However, this is the minimum requirement for an electronic sign located 225' from a residential dwelling. Of the three (3) signs, one (1) of the roof signs would meet the 225' setback requirement. The other two (2) signs would be approximately 200 feet from residential dwellings.



*As shown in the photometric plan provided by the applicant, the average light intensity at the north property line is approximately 1.7 candle-foot (including the light output of each sign). These figures are based on the overall light output of all fixtures and do not consider any ambient lighting of the site (see Attachment - E).*

*There are no Illuminating Engineering Society (IES) files available for these signs, so the photometric plan is based on a non-diffused 5,000-lumen source. The lighting engineer has estimated that once the sign copy diffuses the light source, the light output from the signs will be approximately 1.7 candle-foot at the property line ( $\pm 80$  feet). This is substantially less than the 5 candle-foot per the IES public street lighting recommendation. Considering that the light source will be diffused, any light trespass past the property line will be less than the light source at the street surface.*

*Using the electronic sign standards as a baseline, and considering these signs will be illuminated throughout the evening (24-hour medical service), staff recommends the illumination of the signs shall not exceed 0.3 candle-foot above ambient lighting at seventy (70) feet or 1.7 candle-foot at the property line, whichever is less. In addition, the sign fixtures output shall also dim automatically based on the outside ambient lighting.*

- e. **Detrimental effects that increase the risk of contamination of or damage to adjacent properties and injury or sickness to people arising from, but not limited to, waste disposal, fire safety, geologic hazards, soil or slope conditions, liquefaction potential, site grading/topography, storm drainage/flood control, high groundwater, sensitive lands, environmental health hazards, or wetlands, as determined by City Engineer, City geologist and other qualified specialists.**

***Staff Findings** – The proposal will require no site work or ground disturbance. Concerns regarding waste disposal, fire safety, geologic hazards, soil or slope conditions, liquefaction potential, site grading/topography, storm drainage/flood control, high groundwater, sensitive lands, and environmental health hazards do not apply to this request.*

- f. **Detrimental effects of modifications to or installation of signs and exterior lighting that conflict with neighborhood compatibility.**

***Staff Findings** – The signs proposed in the request or located in the MU-2 (Mixed-Use) zone. This zoning designation allows for a mix of commercial and residential uses, which may be either combined into one building (vertical) or adjacent to each other (horizontal). In this case, the commercial use is separated from the nearest residential use by a sixty-six (66) foot right of way. The proposed signage that faces the adjacent residential properties to the north covers approximately 150 square feet of the building's north façade, less than the 430 square feet permitted by ordinance.*

*The detrimental effects on neighborhood compatibility would be negligible with the right of way separation and the minimal signage proposed. However, staff recommends that no additional signage be installed on the building's north façade. In addition, all signage is approved as proposed; any modifications to the size, location, or copy, shall go back to Planning Commission for approval.*

- g. Detrimental effects arising from incompatible designs in terms of use, scale, intensity, height, mass, setbacks, character, construction, solar access, landscaping, fencing, screening, and architectural design and exterior detailing/finishes and colors within the neighborhood in which the conditional use will be located.**

***Staff Finding** – The site is located within the Herriman Towne Center. All design elements, including signage, are regulated by the Design Guidelines adopted under the development's MDA (see Attachment – F). Under the standards set in the Design Guidelines, roof signs are not permitted in the town center. Through provisions specified in the MDA, the Design Review Committee can approve deviations from these standards and has granted the applicant an exception for the roof signs (see Attachment – D). All signage, including the wall and roof signs, was reviewed and approved by the Herriman Towne Center Design Review Committee.*

- h. Detrimental effects on the tax base and property values.**

***Staff Findings** – This proposal will have no detrimental impacts on the tax base or property values.*

- i. Detrimental effects on the current level of economy in governmental expenditures.**

***Staff Findings** – The proposed signage will have no detrimental effects on the current level of economy in governmental expenditures.*

- j. Detrimental effects on emergency fire service and emergency vehicle access.**

***Staff Findings** – The proposed signage will have no detrimental impacts on the site for emergency and fire access.*

- k. Detrimental effects on usable open space.**

***Staff Findings** – This proposal has no impact on usable open space.*

- l. Inadequate maintenance of the property and structures in perpetuity including performance measures, compliance reviews, and monitoring.**

***Staff Finding** – There are currently no violations, compliance issues, or ongoing monitoring of the site. The property is currently under development and is in good standing with City.*

**Herriman Towne Center MDA:**

**5.0 Total Allowable Signage (Signage Design Guidelines)**

As regulated under the development’s design guidelines, the maximum amount of signage allowed per site is two (2) square feet per linear footage of building frontage for the first 200 linear feet and one (1) additional square foot thereafter. One (1) Freestanding identity sign (monument) is permitted per frontage and shall not count towards the allowable sign for that premise.

*Staff Findings – The building has a total street frontage of 328 feet, permitting up to 656 square footage of signage. The overall sign package proposed has a total, excluding the monument signs, of 230 square feet. The signs related to this request total 152 square feet. As proposed, the overall signage does not exceed the maximum permitted for the site.*

*Under section 2.0 of the design guidelines, roof signs are prohibited in the Herriman Towne Center. Under provisions of the MDA, the DRC can deviate from the design standards, and the applicant was granted an exception to allow roof signs for this particular application. Their decision was based on the nature of the signage and the health and emergency services this use provided (see Attachment – D).*

**Zoning Compliance:**

**Signs Allowed**

Per 10-27-7, the proposed signs which are located in the MU-2 (Mixed-Use) Zone are a conditional use and shall meet the standards shown below:

<b>MU-2 Zone</b>				
<b>Sign Type</b>	<b>Maximum Size</b>	<b>Maximum Height</b>	<b>Location</b>	<b>Other Requirements</b>
<b>Flat or Wall</b>	20% of Wall Area	None	Building Wall	Illumination may be built into or attached to signs, unless exposed to a dwelling on adjacent property or a residential zone boundary, in which case it may be allowed with conditional use approval.
<b>Roof</b>	Same as ground sign	10' above roof		A roof sign may be substituted for ground or projecting signs, but is subject to conditional use approval. Support structure must not be visible.

*Staff Findings – The maximum wall area for wall signs is regulated under the development’s design guidelines. The wall signs, as proposed, meet these standards and those listed under*

*our current ordinance. As such, the design guidelines have no provision for illuminated wall signs adjacent to residential dwellings and shall require Planning Commission approval.*

*As mentioned, the development's DRC granted an exception to allow roof signs for this site. The design guidelines have no standards for roof signs and, therefore, shall meet City standards. Per ordinance, the maximum size of a roof sign shall not exceed what is permitted for ground signs. The maximum size for a ground sign under City Code is sixty-four (64) square feet. The proposed roof signs are approximately forty-nine (49) square feet and meet this requirement. The roof signs extend two (2) feet above the roofline, and the supporting structure is not visible, which meets City standards.*

**Conclusion:**

Staff has determined that the applicant's request is consistent with the required standards and recommends approval to the Planning Commission.

**ALTERNATIVES:**

Action from the Planning Commission may include the following:

1. Continuing the item to a future meeting (with or without a certain date)
  - a. Specify reasons for continuing and required information necessary from the applicant and/or Staff
2. Deny the item
  - a. Specify reasons for denial, which would include why any expected or anticipated impact cannot be reasonably mitigated
3. Approve the item with other, or amended, conditions the Commission feels necessary to mitigate impacts from this development

**ATTACHMENTS:**

- A. Application
- B. Maps
- C. Site Plan
- D. Sign Plans
- E. Photometric Exhibit
- F. HTC Design Guidelines

# CUP – Roof & Illuminated wall Signs

Planning Commission

August 4, 2022

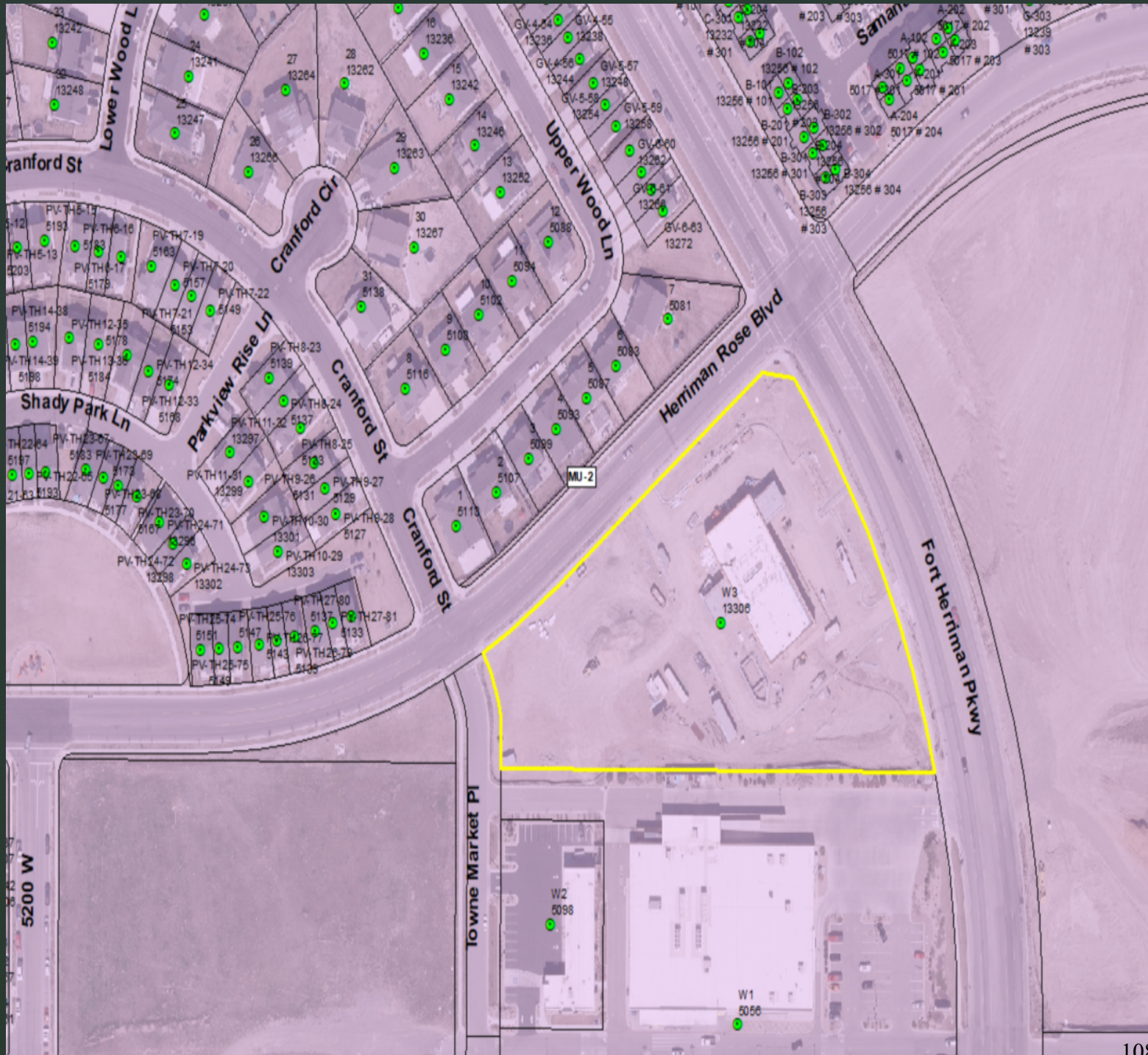


HERRIMAN  
CITY

# Vicinity Map



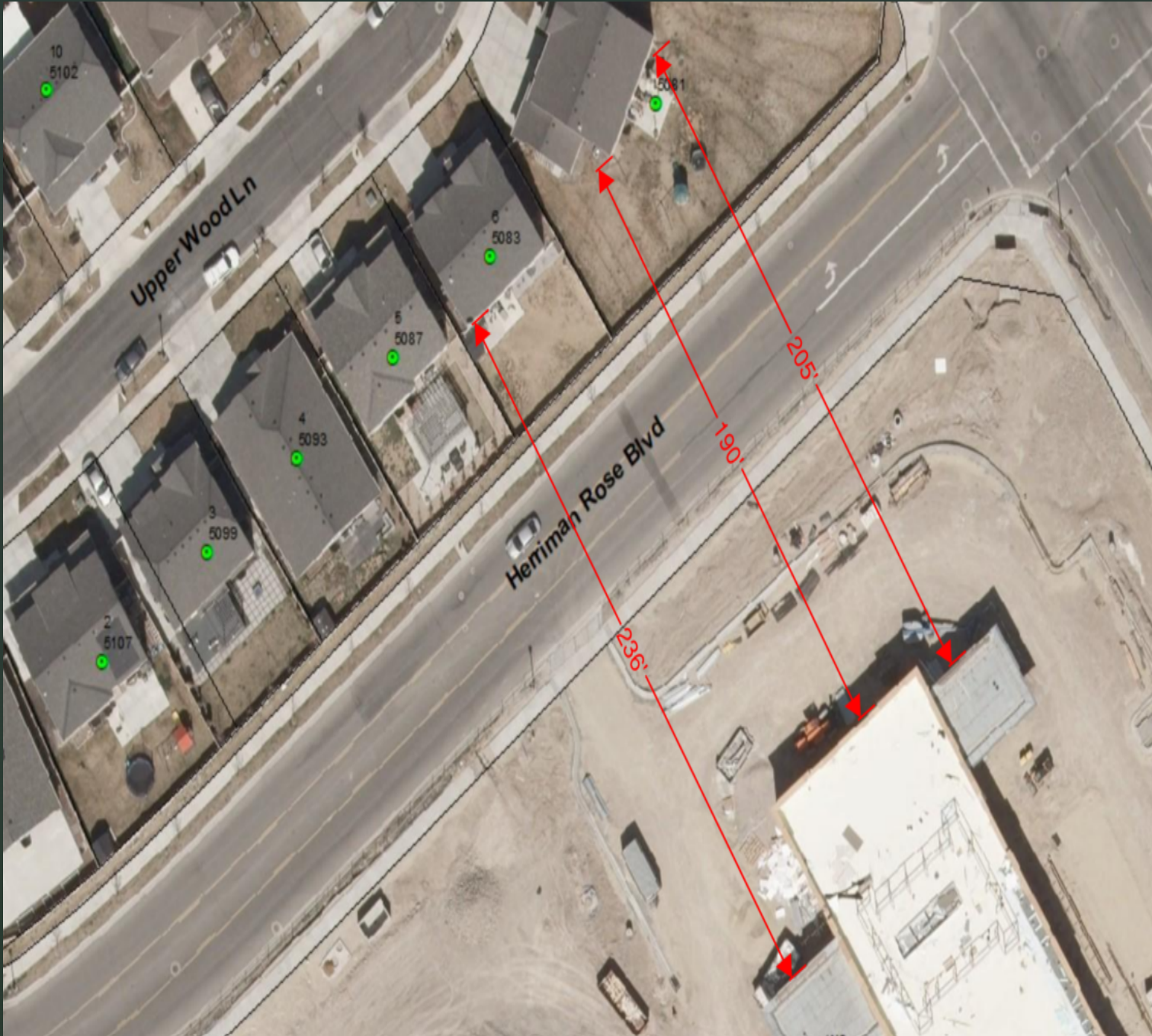
# Zoning Map



# Background Information

- 24 Hour Medical Service
- 2 - Roof Signs (49 sq. ft. )
- 1 - Illuminate Wall Sign (54 sq. ft)

# Site



ELEVATIONS



# Considerations of Approval

- Engineering
- Zoning Ordinance
- Conditional Use Standards
- HTC Design Guidelines

# Considerations of Approval

- Zoning Ordinance
  - No Illumination Standard
  - 0.3 Candle-Foot Above Ambient @ 70 feet
  - 1.7 Candle-Foot @ Property Line

# Staff Recommendation

■ Staff recommends *approval* of a conditional use of roof signs and illuminated wall signs adjacent to residential dwellings for the Lone Peak Hospital Emergency Center with the following requirements:

1. Receive and agree with the recommendations from other agencies.
2. No additional signage shall be installed on the building's north façade.
3. Signage is approved as proposed, and any modifications to the size, location, or copy, shall go back to Planning Commission for approval.
4. Illumination of signs shall dim automatically based on ambient lighting.
5. Lighting shall be internal to the signage and diffused through an opaque surface.
6. The illumination of the signs shall not exceed 0.3 candle-foot above ambient lighting at seventy (70) feet or 1.7 candle-foot at the property line, whichever is less.





## Conditional Use Application

PROPERTY INFORMATION			
Property Address:			
Parcel Numbers:			
Acres:	Proposed building square footage:		
Request:			
APPLICANT INFORMATION			
Name of Applicant:			
Address of Applicant:			
Email of Applicant:	Phone:		
Applicants Affiliation with the Subject Property:			
<input type="checkbox"/> Owner	<input type="checkbox"/> Engineer	<input type="checkbox"/> Architect	<input type="checkbox"/> Other
Engineer: (if not listed above)			
Email of Engineer:	Phone of Engineer:		
Architect: (if applicable)			
Email of Architect	Phone of Architect:		
Property Owner: (if not listed above)			
Email of Owner:	Phone:		
OFFICE USE ONLY			
Date Received:	Received By:	File Number:	Fee:
Zone:	Assigned Planner:		Receipt #



## **CONDITIONAL USE STANDARDS**

Approval Standards: A conditional use permit shall run with the land and may require the applicant to record documents to that effect. The Planning Commission and staff, in their review capacity, may impose site plan modifications and conditions to mitigate the reasonably anticipated detrimental effects of a conditional use. All conditional uses shall meet the following standards:

1. The proposed conditional use shall comply with City, State, and Federal codes as applicable to the site where the conditional use will be located.
2. The proposed conditional use is consistent with the applicable objectives, goals, and policies of the General Plan.
3. The proposed conditional use and associated plans include substantial mitigation of reasonably anticipated detrimental effects arising from the conditional use, including, but not limited to:
  - a. Detrimental effects of decreased street service levels and/or traffic patterns including the need for street modifications such as dedicated turn lanes, traffic control devices, safety, street widening, curb, gutter and sidewalks, location of ingress/egress, lot surfacing and design of off-street parking and circulation, loading docks, as well as compliance with off-street parking standards, including other reasonable mitigation as determined by a qualified traffic engineer.
  - b. Detrimental effects on the adequacy of utility systems, service delivery, and capacities, including the need for such items as relocating, upgrading, providing additional capacity, or preserving existing systems, including other reasonable mitigation as determined by the City's engineering staff, contracted engineers, and utility service providers.
  - c. Detrimental effects on connectivity and safety for pedestrians and bicyclists.
  - d. Detrimental effects by the use due to its nature including (1) noise that exceeds sound levels normally found within the neighborhood or surrounding zone, (2) odors beyond what is normally considered acceptable within the neighborhood or surrounding zone, and (3) environmental impacts such as dust, fumes, smoke, odor, noise, vibrations, chemicals, toxins, pathogens, gases, heat, light, electromagnetic disturbances, and radiation. Detrimental effects by the use may also include hours of operation and the potential to create an attractive nuisance.
  - e. Detrimental effects that increase the risk of contamination of or damage to adjacent properties and injury or sickness to people arising from, but not limited to, waste disposal, fire safety, geologic hazards, soil or slope conditions, liquefaction potential, site grading/topography, storm drainage/flood control, high ground water, sensitive lands, environmental health hazards, or wetlands, as determined by City Engineer, City geologist and other qualified specialists.
  - f. Detrimental effects of modifications to or installation of signs and exterior lighting

- g. that conflict with neighborhood compatibility.
  - g. Detrimental effects arising from incompatible designs in terms of use, scale, intensity, height, mass, setbacks, character, construction, solar access, landscaping, fencing, screening, and architectural design and exterior detailing/finishes and colors within the neighborhood in which the conditional use will be located.
  - h. Detrimental effects on the tax base and property values.
  - i. Detrimental effects on the current level of economy in governmental expenditures.
  - j. Detrimental effects on emergency fire service and emergency vehicle access.
  - k. Detrimental effects on usable open space.
  - l. Inadequate maintenance of the property and structures in perpetuity including performance measures, compliance reviews, and monitoring.
4. Conditions may be imposed as necessary to conform the proposed conditional use permit to the requirements set forth in subsection E of this section. Such conditions shall be expressly set forth in the approval authorizing the conditional use.

# memo

To: Herriman City Planning Commission  
From: Kevin Anderson, Project Manager, R&O Construction Company  
CC: Marshall Kania, Victoria Rivard, Dren Anderson  
Date: 7/8/2022  
Re: Herriman FSER Building Signage

---

## Comments:

Requesting Conditional Use approval for lighted building signage on North facing frontage of the new Herriman City FSER, located at 13306 South Fort Herriman Parkway (see attached for location of building, noted as **Exhibit A**).

Specifically requesting approval for lit “Emergency”, “Ambulance” canopy elevation mounted signage, along with lit North facing building information signage. (Attachment noted as **Exhibit B** illustrates the location, etc. of the signage). These signs all face the adjacent residential properties that are approximately 150 linear feet from nearest (farthest North) signage to the property line of the nearest residences, but of note the illuminated footcandles of the signage are minimal, as they are internally lit and covered with plexiglass/acrylic material that further diffuses any direct lighting.

Variance has been granted by the Herriman Town Center review committee (see attached letter noted as **Exhibit C**)

Low impact lit signage to facilitate emergency medical services way-finding for area surrounding building location, requesting to install on North side of building as indicated.

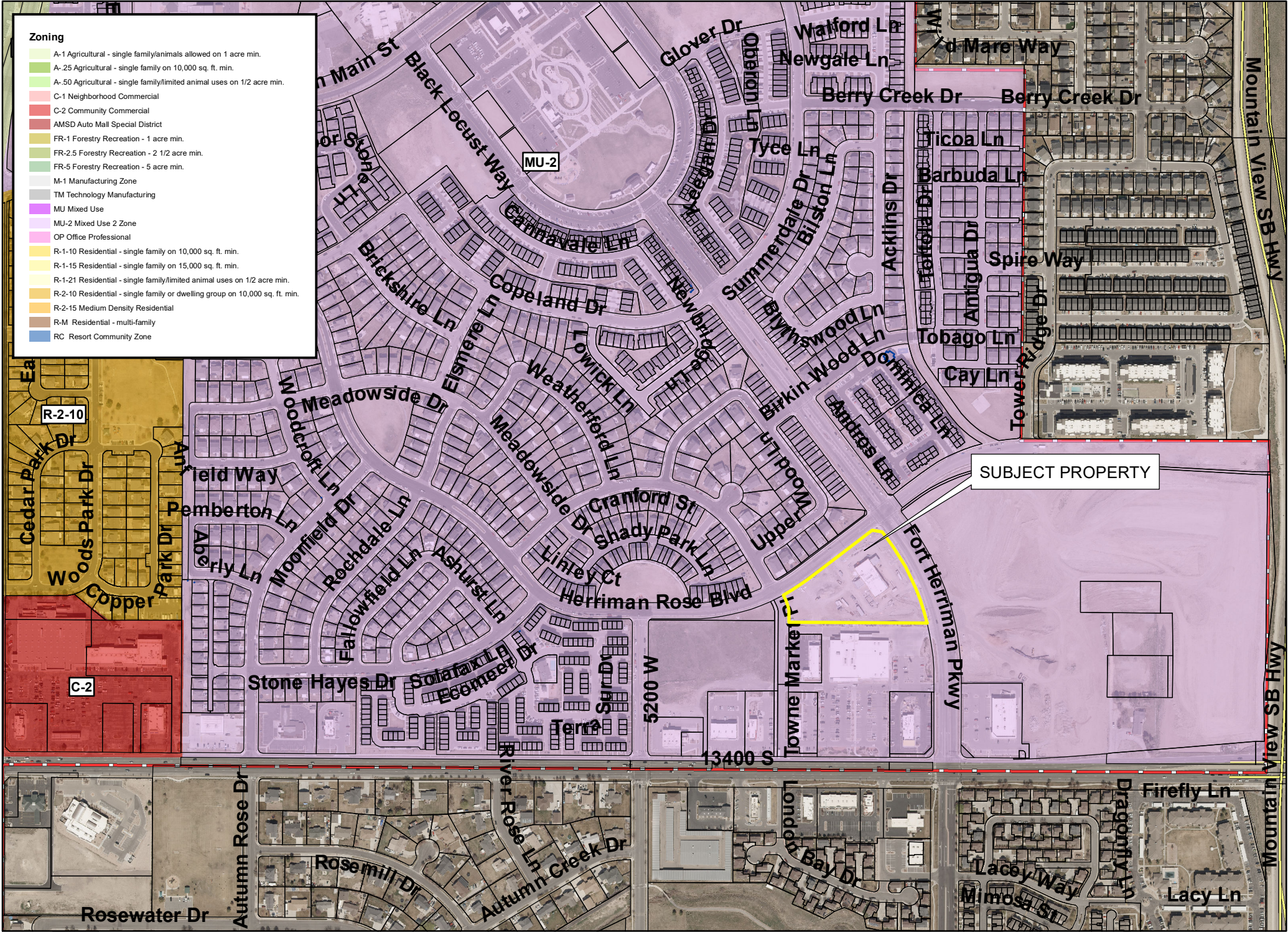






**Zoning**

- A-1 Agricultural - single family/animals allowed on 1 acre min.
- A-25 Agricultural - single family on 10,000 sq. ft. min.
- A-50 Agricultural - single family/limited animal uses on 1/2 acre min.
- C-1 Neighborhood Commercial
- C-2 Community Commercial
- AMSD Auto Mall Special District
- FR-1 Forestry Recreation - 1 acre min.
- FR-2.5 Forestry Recreation - 2 1/2 acre min.
- FR-5 Forestry Recreation - 5 acre min.
- M-1 Manufacturing Zone
- TM Technology Manufacturing
- MU Mixed Use
- MU-2 Mixed Use 2 Zone
- OP Office Professional
- R-1-10 Residential - single family on 10,000 sq. ft. min.
- R-1-15 Residential - single family on 15,000 sq. ft. min.
- R-1-21 Residential - single family/limited animal uses on 1/2 acre min.
- R-2-10 Residential - single family or dwelling group on 10,000 sq. ft. min.
- R-2-15 Medium Density Residential
- R-M Residential - multi-family
- RC Resort Community Zone



SUBJECT PROPERTY



Conditional Use - Illuminated Wall and Roof Signs  
File# C2022-100 (13306 S Fort Herriman Parkway)





**PROJECT NAME**

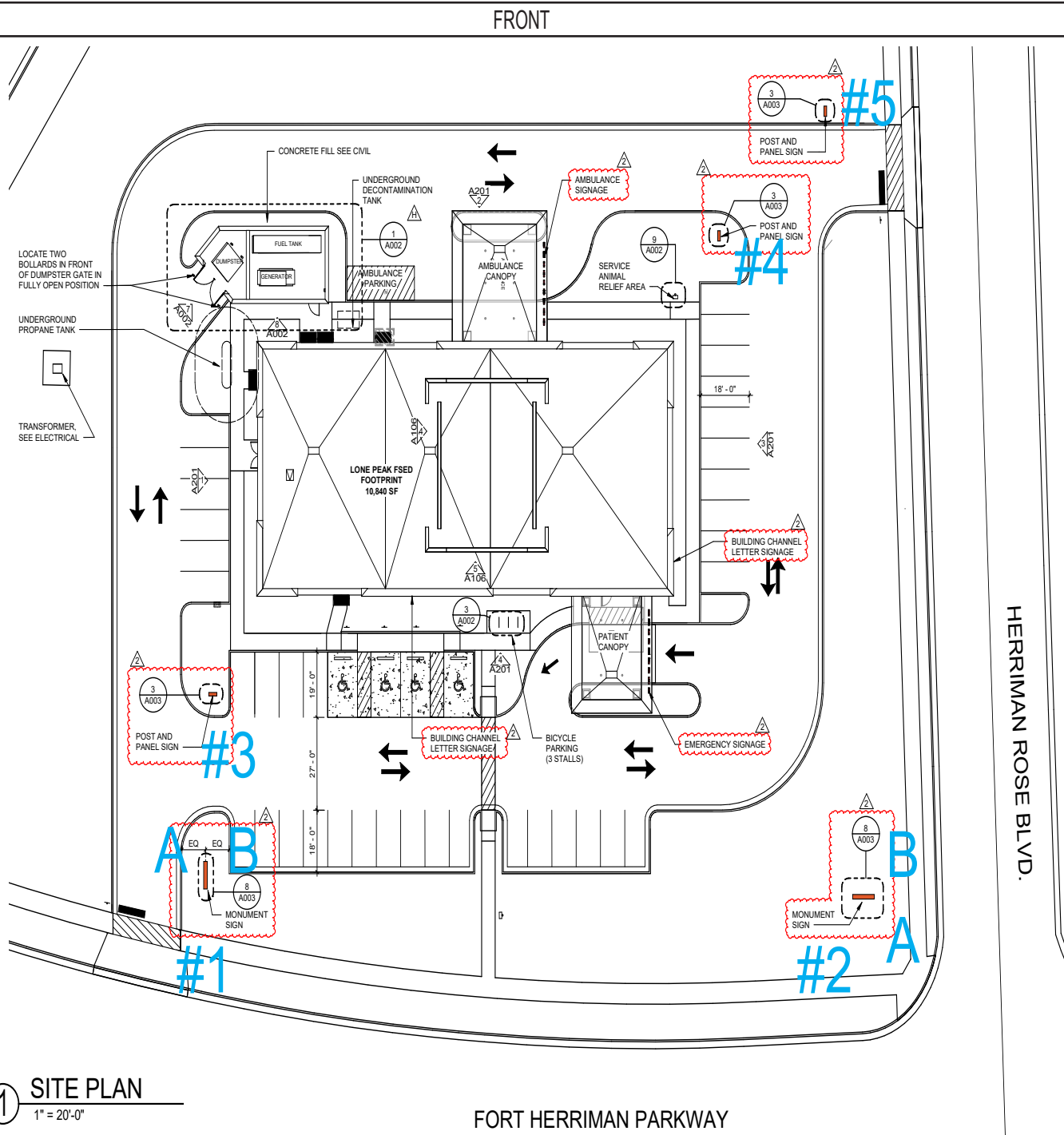
HCA LONE PEAK HOSPITAL IN HERRIMAN  
 5073 W. HERRIMAN ROSE BLVD.  
 HERRIMAN UT 84096

**GENERAL CONTRACTOR**

R&O CONSTRUCTION  
 933 WALL AVENUE  
 OGDEN UT 84004

**ARCHITECT**

DEVENNEY GROUP LTD., ARCHITECTS  
 201 W. INDIAN SCHOOL ROAD  
 PHOENIX AZ 85013



① **SITE PLAN**  
 1" = 20'-0"

FORT HERRIMAN PARKWAY

HERRIMAN ROSE BLVD.

DATE	BY	DESCRIPTION OF CHANGES
11/08/21	MDW	SHOP DRAWINGS CREATED
4/12/22	NC	SHOP DRAWINGS REVISED

PROJECT#	17527	DATE	11/08/21	ARTWORK	MDW	REVIEWED	
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PAGE TOC/IDX.11

SHEET NO.

EXTERIOR SIGN  
 SITE MAP



Upper Wood Ln

Herriman Rose Blvd

1  
5113

2  
5107

3  
5099

4  
5093

5  
5087

6  
5083

7  
5081

11  
5094

10  
5102

9  
5108

W3  
13308

126







Matt Watson  
HTC Communities, LLC  
Design Review Committee Chairman  
10421 S Jordan Gateway Blvd., #200  
South Jordan, UT 84095

June 29, 2022

Kevin Anderson  
R&O Construction  
933 Wall Ave.  
Ogden, UT 84404

RE: Herriman Towne Center Lot W-3 Signage Review

Dear Mr. Anderson,

The Herriman Towne Center Design Review Committee (HTCDRC) has reviewed the signage plans, submitted on 6/27/2022. The plans have been approved as submitted. The HTCDRC is granting a variance for the roof mounted signage based on the nature of this use and the health/emergency services provided. Thank you for your submittal.

Sincerely,

Matt Watson  
HTCDRC Chairman

1. Attachments
  - (a) Approved signage plan set with approval stamp dated 6/29/2022

FRONT

293.6"

EMERGENCY 24"

LETTERS MOUNTED TO RAIL

ALLOTECH

2300 S. 3600 W. - SALT LAKE CITY, UT  
TEL 801.973.7915 - FAX 801.973.0434  
WWW.ALLOTECH.COM

PROJECT NAME

HCA LONE PEAK HOSPITAL IN HERRIMAN  
5073 W. HERRIMAN ROSE BLVD.  
HERRIMAN UT 84096

GENERAL CONTRACTOR

R&O CONSTRUCTION  
933 WALL AVENUE  
OGDEN UT 84404

ARCHITECT

DEVENNEY GROUP LTD., ARCHITECTS  
201 W. INDIAN SCHOOL ROAD  
PHOENIX AZ 85013

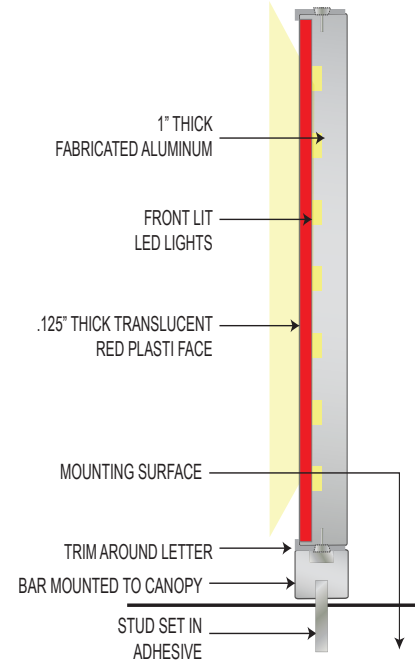
COLOR LEGEND

■ PLASTIC FACE  
RED

NOTES

- 1. SIZING FOR LETTERS BASED ON "X". FONT SHOWN IS ARIAL BOLD- PLEASE CONFIRM.
- 2. 1 SET TOTAL TO BE PROVIDED.

SIDE PROFILE



DESCRIPTION OF CHANGES	BY	DATE	SHOP DRAWINGS CREATED	SHOP DRAWINGS REVISED				
	MDW	11/08/21						
	NC	4/12/22						

PROJECT#	17527	DATE	11/08/21	ARTWORK	MDW	REVIEWED	
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PAGE TOC/IDX.2

SHEET NO.

EMERGENCY

EMERGENCY TEXT  
DRAWING / SPECIFICATION

DRAWINGS SCALE = NTS

FRONT

294.7"

AMBULANCE

24"

LETTERS MOUNTED TO RAIL

ALLOTECH

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PROJECT NAME

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5073 W. HERRIMAN ROSE BLVD.  
HERRIMAN UT 84096

GENERAL CONTRACTOR

R&O CONSTRUCTION  
933 WALL AVENUE  
OGDEN UT 84404

ARCHITECT

DEVENNEY GROUP LTD., ARCHITECTS  
201 W. INDIAN SCHOOL ROAD  
PHOENIX AZ 85013

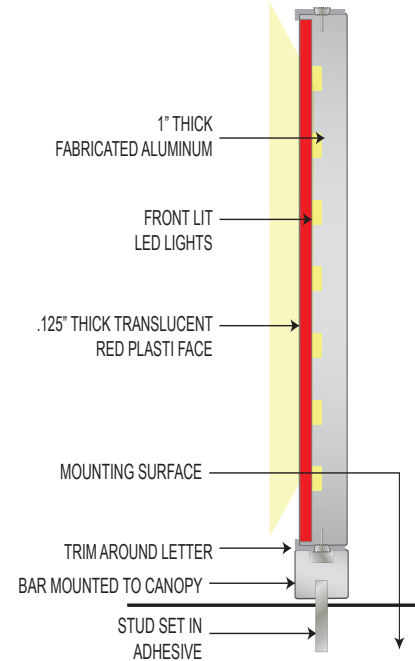
COLOR LEGEND

■ PLASTIC FACE  
RED

NOTES

- 1. SIZING FOR LETTERS BASED ON "X". FONT SHOWN IS ARIAL BOLD- PLEASE CONFIRM. ✓
- 2. 1 SET TOTAL TO BE PROVIDED.

SIDE PROFILE



DESCRIPTION OF CHANGES	BY	DATE	SHOP DRAWINGS CREATED	SHOP DRAWINGS REVISED				
	MDW	11/08/21						
	NC	4/12/22						

PROJECT#	17527	DATE	11/08/21	ARTWORK	MDW	REVIEWED	
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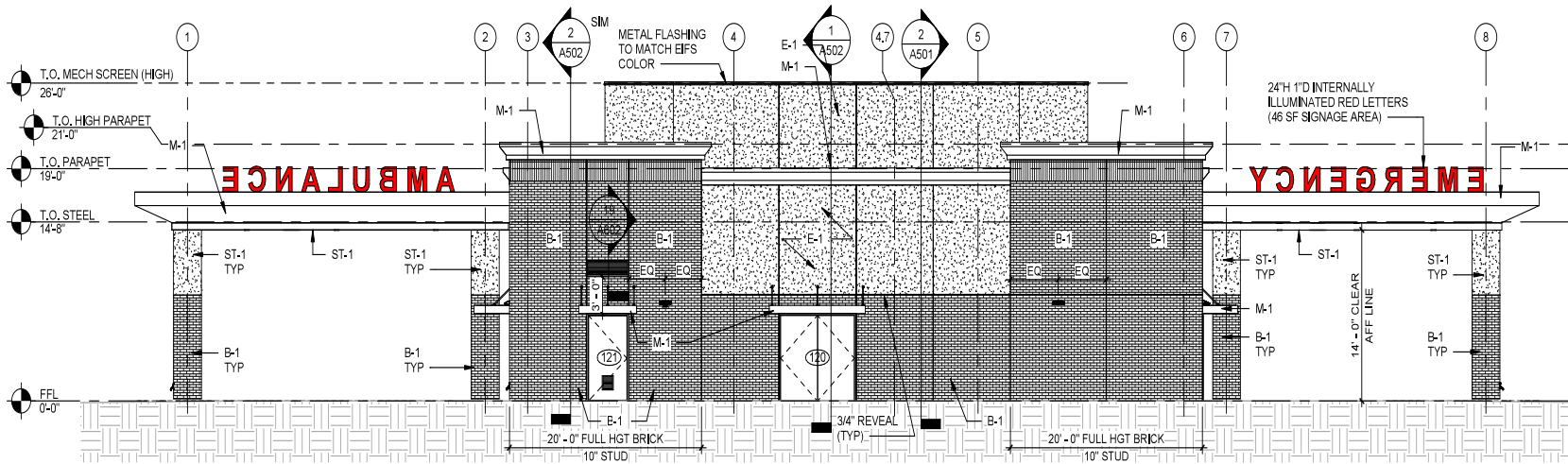
SHEET NO.

AMBULANCE

AMBULANCE TEXT  
DRAWING / SPECIFICATION

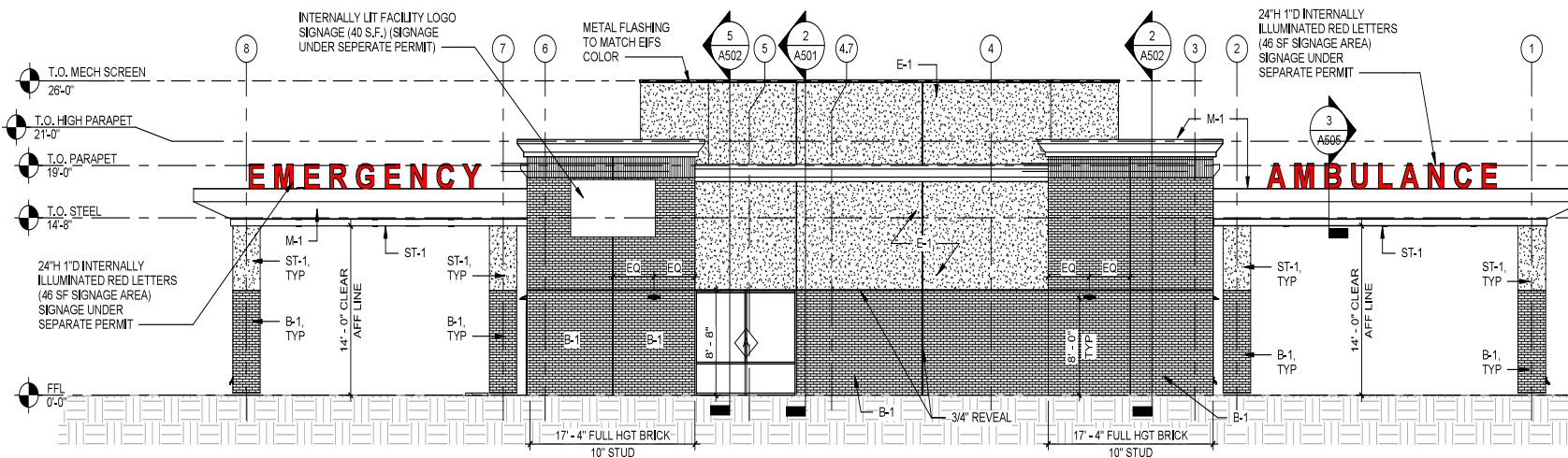
DRAWINGS SCALE = NTS

# ELEVATIONS



1 SOUTHEAST ELEVATION

1/8" = 1'-0"



3 NORTHWEST ELEVATION

1/8" = 1'-0"

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 WWW.ALLOTECH.COM

**PROJECT NAME**

HCA LONE PEAK HOSPITAL IN HERRIMAN  
 5073 W. HERRIMAN ROSE BLVD.  
 HERRIMAN UT 84096

**GENERAL CONTRACTOR**

R&O CONSTRUCTION  
 933 WALL AVENUE  
 OGDEN UT 84004

**ARCHITECT**

DEVENNEY GROUP LTD., ARCHITECTS  
 201 W. INDIAN SCHOOL ROAD  
 PHOENIX AZ 85013

DATE	BY	DESCRIPTION OF CHANGES
11/08/21	MDW	SHOP DRAWINGS CREATED
4/12/22	NC	SHOP DRAWINGS REVISED

PROJECT#	DATE	ARTWORK	REVIEWED
17527	11/08/21	MDW	

PAGE TOC/IDX.4

SHEET NO.

ELEVATIONS

LETTERING ELEVATIONS

**PROJECT NAME**

HCA LONE PEAK HOSPITAL IN HERRIMAN  
5073 W. HERRIMAN ROSE BLVD.  
HERRIMAN UT 84096

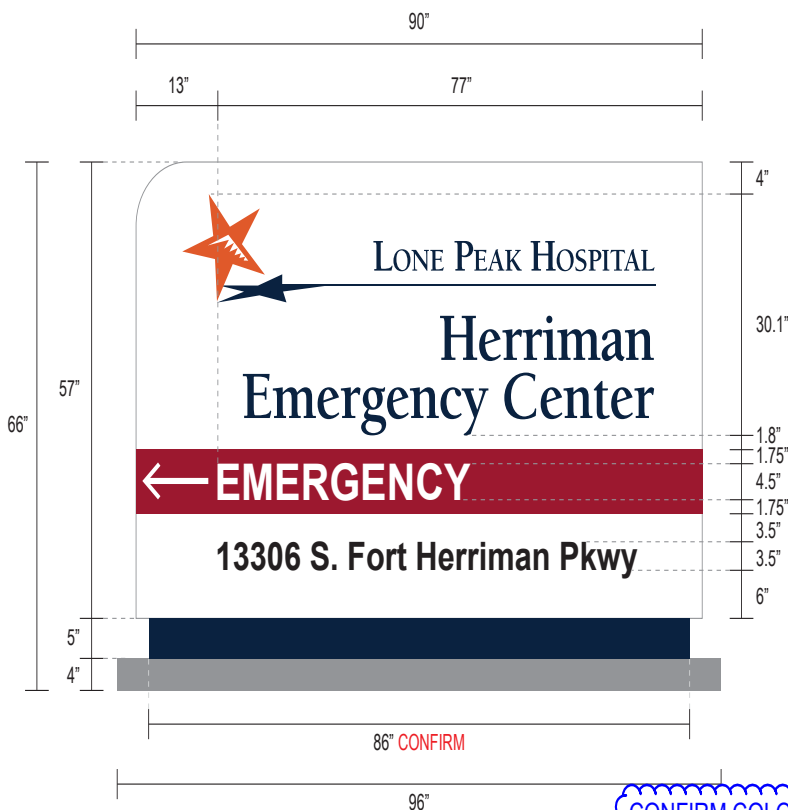
**GENERAL CONTRACTOR**

R&O CONSTRUCTION  
933 WALL AVENUE  
OGDEN UT 84404

**ARCHITECT**

DEVENNEY GROUP LTD., ARCHITECTS  
201 W. INDIAN SCHOOL ROAD  
PHOENIX AZ 85013

**FRONT SIDE A**



**FRONT SIDE B**



CONFIRM COLORS THOSE LISTED ON SHEETA003

**COLOR LEGEND**

- BASE CABINET PAINTED METALLIC WHITE- PROVIDE PAINT COLOR
- BLUE ALUMINUM REVEAL (BASE) PAINTED 289 C W/ UV RESISTANT SATIN TOP COAT
- WHITE DAY/NIGHT BACKER #2447 MILK WHITE ACRYLIC
- VINYL COLOR (TEXT & SIDES) 3M 3630-124 BURNT ORANGE
- METALLIC WHITE
- VINYL COLOR (TEXT) 3M 3630-36 BLUE
- VINYL COLOR (BAND) 3M 3630-53 CARDINAL RED W/ SCOTCHCAL 8519 LUSTER OVERLAMINITE

**NOTES**

1. SIZING FOR LETTERS BASED ON "X". FONT SHOWN IS ARIAL BOLD- PLEASE CONFIRM. NO HCA FONT FILE WAS FOUND.
2. MONUMENT TO BE DOUBLE SIDED.
4. CONCRETE FOOTING BY GC. CONFIRM ORIENTATION OF SITE PLAN. POWER TO BE PROVIDED TO CONCRETE FOOTING WITH STUB BY OTHERS. CONNECTED TO EXISTING CIRCUIT TIMING CONTROL- LER
5. PLEASE CONFIRM LAYOUT, TEXT, ETC. ✓

DRAWINGS SCALE = NTS

PROJECT#	DATE	BY	DESCRIPTION OF CHANGES		DATE	BY	DATE	BY
			SHOP DRAWINGS CREATED	SHOP DRAWINGS REVISED				
17527	11/08/21	MDW						
	4/12/22	NC						
	11/08/21	MDW						

PAGE TOC/IDX.5

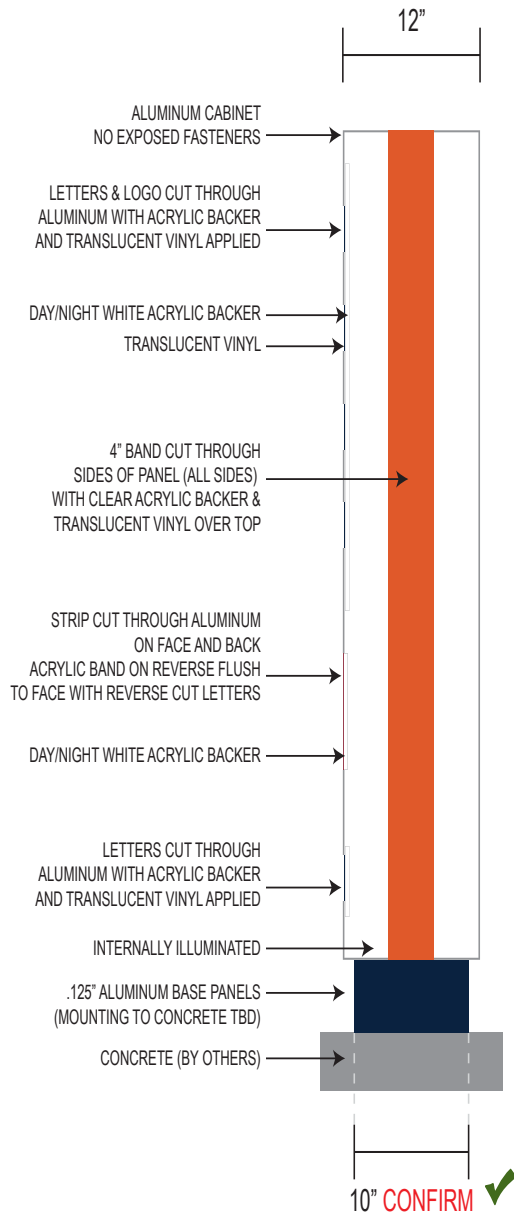
SHEET NO.

LIT MONUMENT

LOCATION #1  
ILLUMINATED MONUMENT  
DRAWING / SPECIFICATION



SIDE VIEW



**PROJECT NAME**

HCA LONE PEAK HOSPITAL IN HERRIMAN  
5073 W. HERRIMAN ROSE BLVD.  
HERRIMAN UT 84096

**GENERAL CONTRACTOR**

R&O CONSTRUCTION  
933 WALL AVENUE  
OGDEN UT 84404

**ARCHITECT**

DEVENNEY GROUP LTD., ARCHITECTS  
201 W. INDIAN SCHOOL ROAD  
PHOENIX AZ 85013

DESCRIPTION OF CHANGES	SHOP DRAWINGS CREATED	SHOP DRAWINGS REVISED				
BY	MDW	NC				
DATE	11/08/21	4/12/22				
PROJECT#	17527	DATE	11/08/21	ARTWORK	MDW	REVIEWED

PAGE TOC/IDX.7

SHEET NO.

SIDE VIEW

ILLUMINATED MONUMENT  
DRAWING / SPECIFICATION

DRAWINGS SCALE = NTS



THUMBNAIL

**ALLOTECH**

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 WWW.ALLOTECH.COM

**PROJECT NAME**

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 5073 W. HERRIMAN ROSE BLVD.  
 HERRIMAN UT 84096

**GENERAL CONTRACTOR**

R&O CONSTRUCTION  
 933 WALL AVENUE  
 OGDEN UT 84404

**ARCHITECT**

DEVENNEY GROUP LTD., ARCHITECTS  
 201 W. INDIAN SCHOOL ROAD  
 PHOENIX AZ 85013

**← EMERGENCY**

→ Main Entrance  
 → Visitor Parking  
 Employee Parking  
 ↑ Ambulance

✓

#3

**← EMERGENCY**

← Main Entrance  
 ← Visitor Parking  
 Employee Parking  
 ↑ Ambulance

✓

#4

**← EMERGENCY**

← Main Entrance  
 ← Visitor Parking  
 Employee Parking  
 ↑ Ambulance

✓

#5

DATE	BY	DESCRIPTION OF CHANGES
11/08/21	MDW	SHOP DRAWINGS CREATED
4/12/22	NC	SHOP DRAWINGS REVISED

PROJECT#	17527
DATE	11/08/21
ARTWORK	MDW
REVIEWED	

PAGE TOC/IDX.9

SHEET NO.

POST AND PANEL

THUMBNAIL

156

**APPROVED**

By mwatson at 2:24 pm, Jun 29, 2022

SIGNAGE SHOP DRAWING / SPECIFICATIONS

FRONT

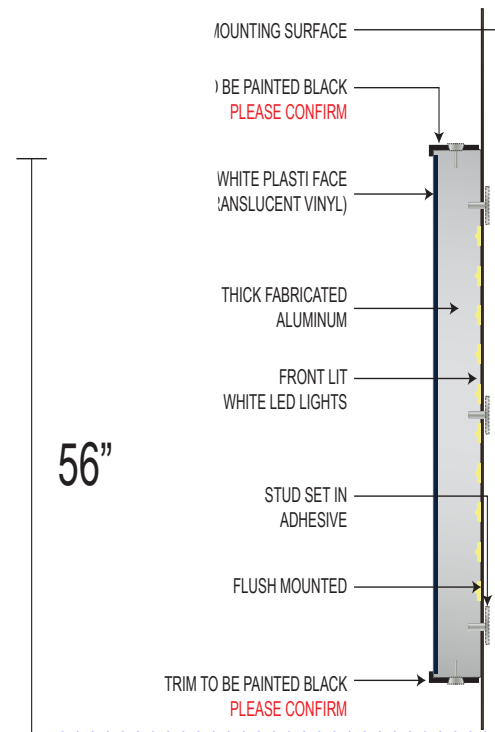
SIDE VIEW

139.9"



LONE PEAK HOSPITAL

Herriman  
Emergency Center



**P3** Matthews White Wonder MP-32071 (or approved equivalent to match, e.g. Akzo Nobel) with UV resistant clear satin top coat.

**ALLOTECH**

2300 S. 3600 W. - SALT LAKE CITY, UT  
TEL 801.973.7915 - FAX 801.973.0434  
WWW.ALLOTECH.COM

**PROJECT NAME**

HCA LONE PEAK HOSPITAL IN HERRIMAN  
5073 W. HERRIMAN ROSE BLVD.  
HERRIMAN UT 84096

**GENERAL CONTRACTOR**

R&O CONSTRUCTION  
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OGDEN UT 84404

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201 W. INDIAN SCHOOL ROAD  
PHOENIX AZ 85013

DATE	BY	DESCRIPTION OF CHANGES	SHOP DRAWINGS CREATED	SHOP DRAWINGS REVISED				
11/08/21	MDW							
4/1/2022	NC							

PROJECT#	17527	DATE	11/08/21	ARTWORK	MDW	REVIEWED	
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PAGE TOC/IDX.10

SHEET NO.

#2 BUILDING  
CHANNEL

MONUMENT SIGN  
DRAWING / SPECIFICATION

COLOR LEGEND

 VINYL COLOR  
3M 3630-124 BURNT ORANGE

 VINYL COLOR  
3M 3630-36 BLUE

NOTES

1. PLEASE PROVIDE USABLE VECTOR ARTWORK FOR ALL GRAPHICS SHOWN.

2.2 LOCATIONS

3. FACE ILLUMINATED - CHANNEL LETTERS

 4. LINE UNDER STAR WILL CHANGE THICKNESS DEPENDING ON MINIMUM REQUIREMENTS.

DRAWINGS SCALE = NTS

**PROJECT NAME**

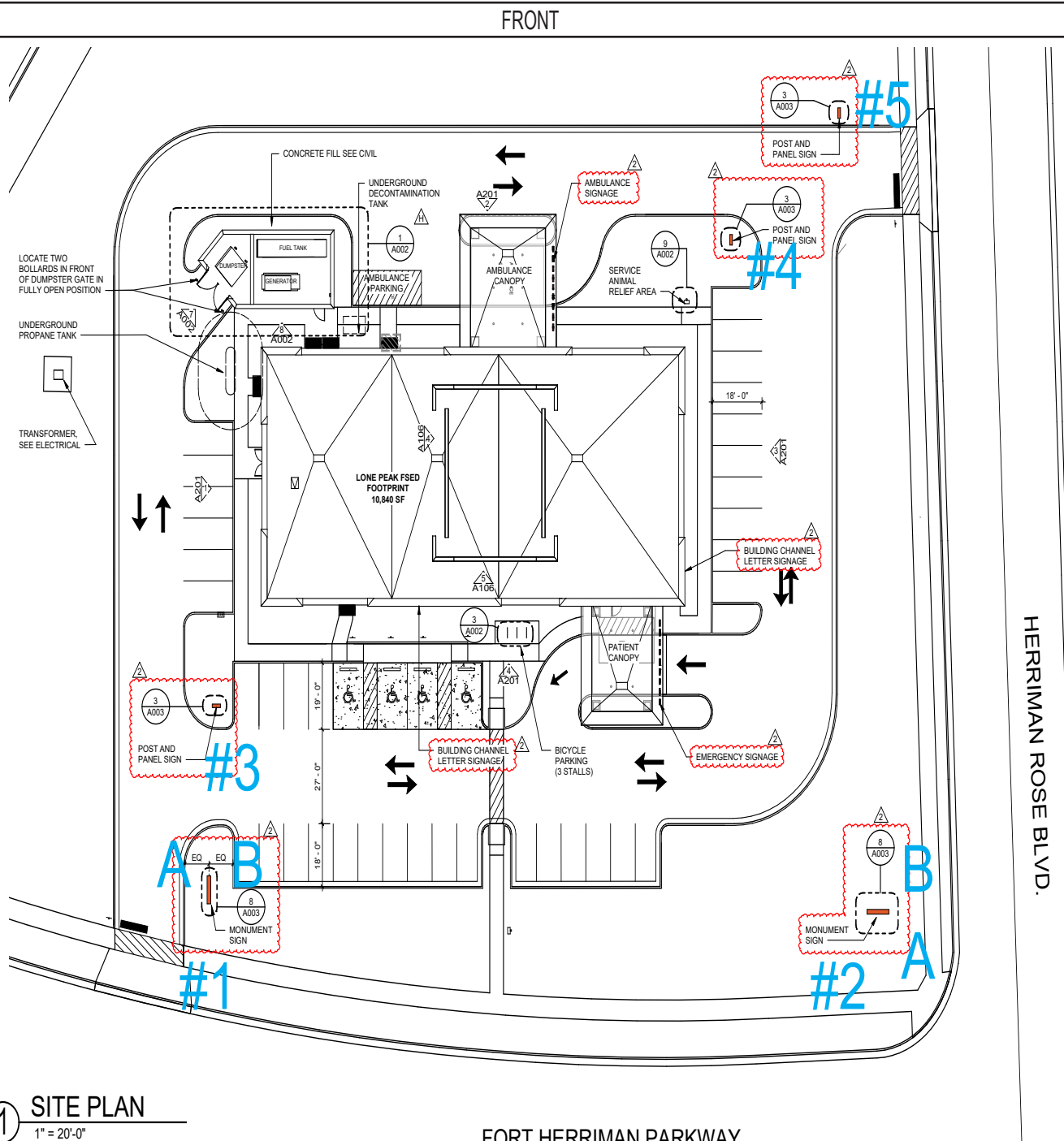
HCA LONE PEAK HOSPITAL IN HERRIMAN  
 5073 W. HERRIMAN ROSE BLVD.  
 HERRIMAN UT 84096

**GENERAL CONTRACTOR**

R&O CONSTRUCTION  
 933 WALL AVENUE  
 OGDEN UT 84004

**ARCHITECT**

DEVENNEY GROUP LTD., ARCHITECTS  
 201 W. INDIAN SCHOOL ROAD  
 PHOENIX AZ 85013



HERRIMAN ROSE BLVD.

FORT HERRIMAN PARKWAY

① **SITE PLAN**  
 1" = 20'-0"

DATE	BY	DESCRIPTION OF CHANGES
11/08/21	MDW	SHOP DRAWINGS CREATED
4/12/22	NC	SHOP DRAWINGS REVISED

PROJECT#	17527
DATE	11/08/21
ARTWORK	MDW
REVIEWED	

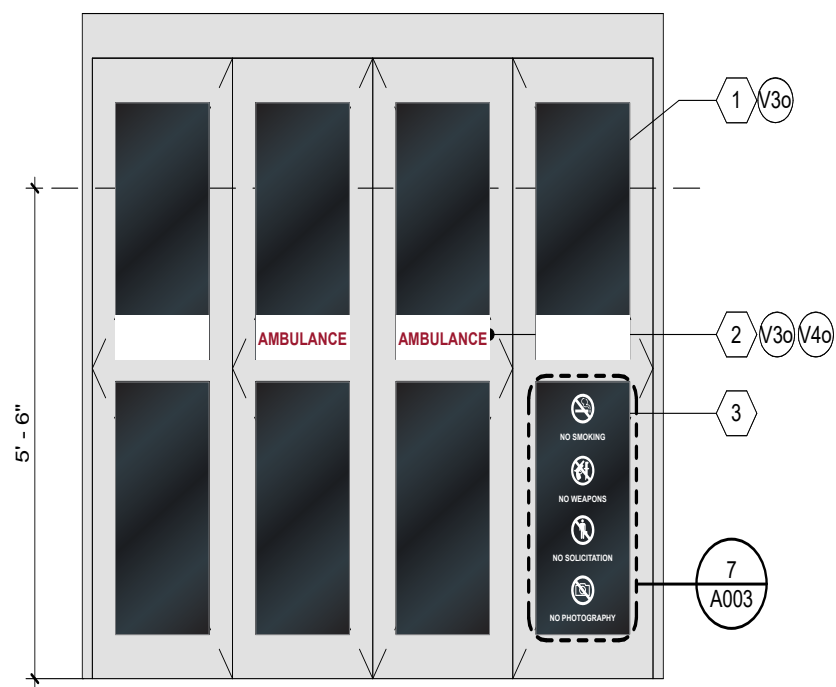
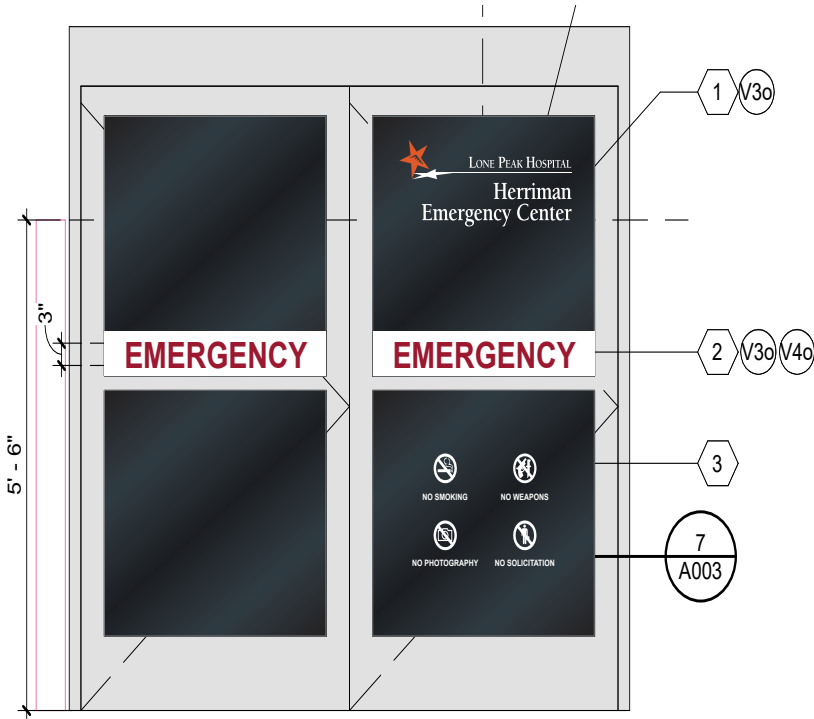
PAGE TOC/IDX.11

SHEET NO.

EXTERIOR SIGN  
 SITE MAP

**APPROVED**  
 By myctoon at 2:24 pm Jun 20, 2022

FRONT



**ALLOTECH**

2300 S. 3600 W. - SALT LAKE CITY, UT  
 TEL 801.973.7915 - FAX 801.973.0434  
 WWW.ALLOTECH.COM

**PROJECT NAME**

HCA LONE PEAK HOSPITAL IN HERRIMAN  
 5073 W. HERRIMAN ROSE BLVD.  
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DESCRIPTION OF CHANGES	BY	DATE
SHOP DRAWINGS CREATED	MDW	11/08/21
SHOP DRAWINGS REVISED	NC	4/12/22

PROJECT#	17527
DATE	11/08/21
ARTWORK	MDW
REVIEWED	

PAGE TOC/IDX.12

SHEET NO.

VINYL

WINDOW VINYL  
 DRAWING / SPECIFICATION

COLOR LEGEND

- VINYL TEXT, ICONS, & BANDS  
 3M SCOTCHCAL 7722-20  
 MATTE WHITE
- VINYL STAR  
 3M 3630-124 BURNT ORANGE
- VINYL COLOR (TEXT)  
 3M 3630-53 CARDINAL RED

NOTES

1. SIZING FOR LETTERS BASED ON "X". FONT SHOWN IS ARIAL BOLD- PLEASE CONFIRM.
2. 1 EACH OF WHAT IS SHOWN.
4. VINYL TO BE APPLIED FIRST SURFACE
5. PLEASE CONFIRM LAYOUT, TEXT, ICONS, COLORS, ETC.

DRAWINGS SCALE = NTS





Standing across the street (Exhibit D) -  
0.07 Foot candles @ approximately 150' (same  
distance as signage to North side of Herriman Rose  
Blvd.)

Foot candle is a term of  
measurement. It indicates the  
amount of light generated by a  
single candle that falls on a single  
square foot of surface no more  
than a foot away from the candle.

Examples of foot-candle intensity:

Full, unobstructed sunlight has an intensity of approximately  
10,000 fc.  
An overcast day will produce an intensity of around 100 fc.

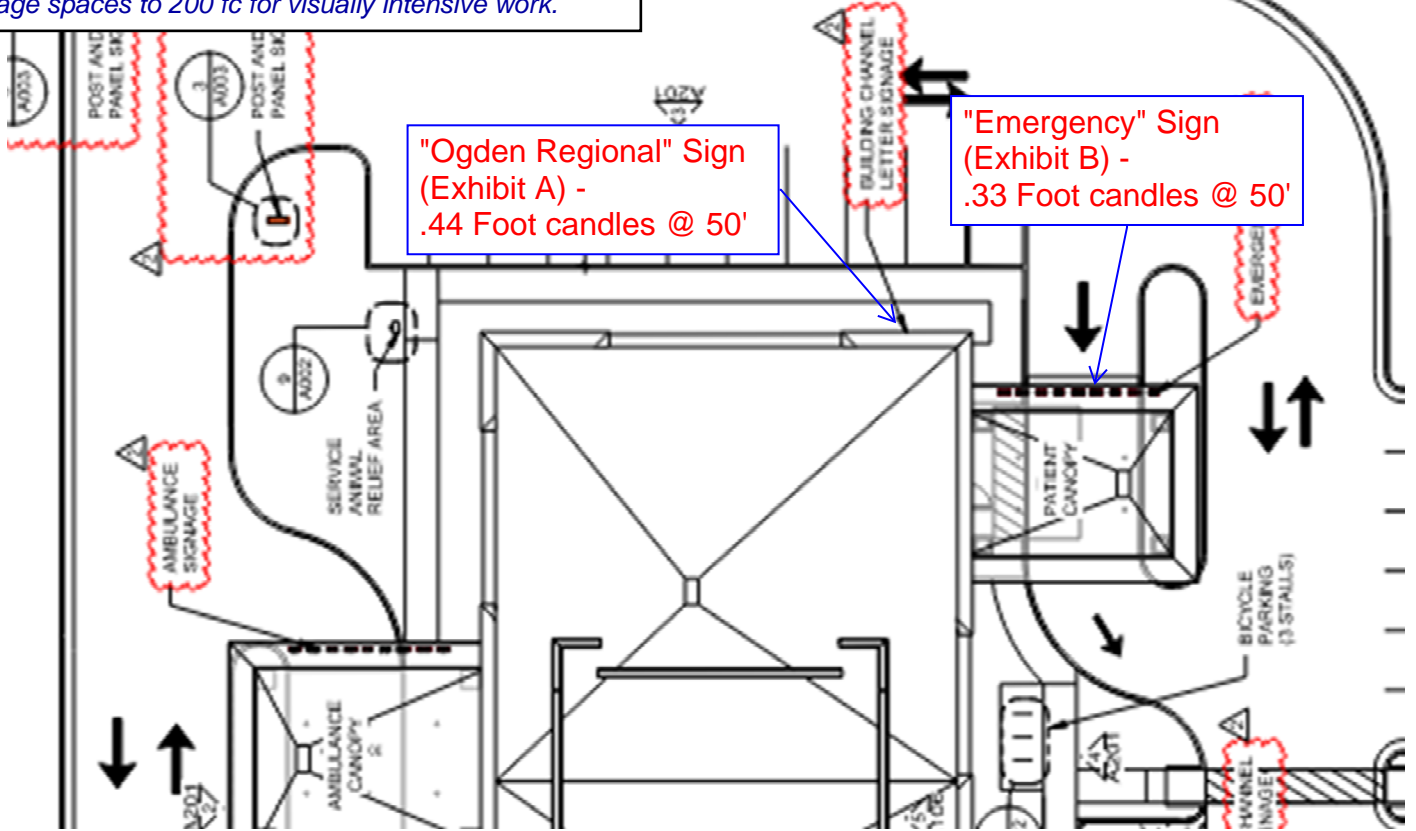
*Indoor lighting for residences seeks to provide 5-40 fc for  
general spaces and 70-90 fc for work spaces.*

*Lighting requirements for commercial spaces range from 5 fc  
for storage spaces to 200 fc for visually intensive work.*

Site light pole (for  
representation only)  
(Exhibit C) -  
4.42 Foot candles @  
20' (curb to light head)

"Ogden Regional" Sign  
(Exhibit A) -  
.44 Foot candles @ 50'

"Emergency" Sign  
(Exhibit B) -  
.33 Foot candles @ 50'



Overall signage on Herriman FSR considerably smaller footprint that Pleasant View. (Reference Exhibit A)

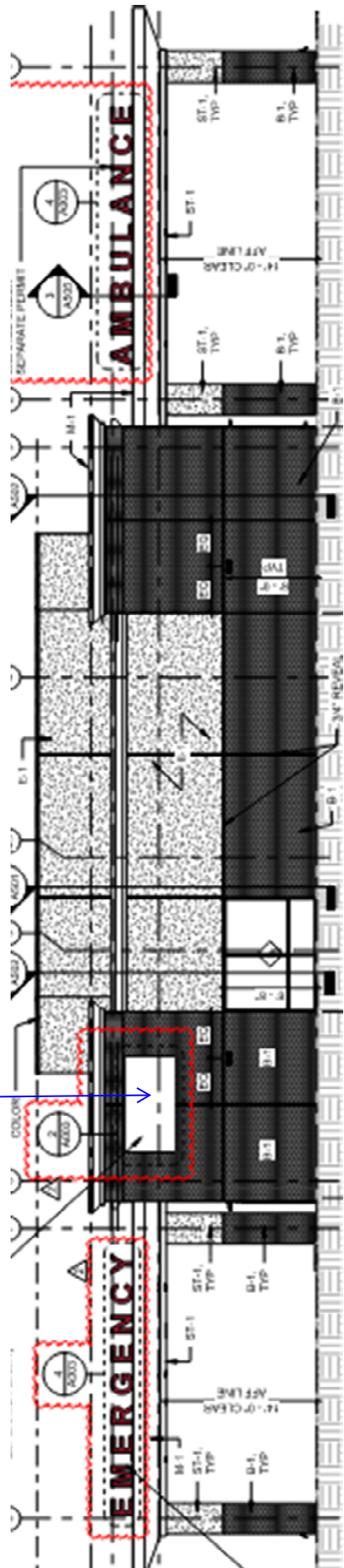


Exhibit A



Exhibit B



Exhibit C



Exhibit D





# Herriman Towne Center

Signage Guidelines 2009

## Purpose of Signage Guidelines

These sign guidelines are intended to create a strong image and reduce visual clutter, while allowing for signs that inform residents and visitors of the various amenities, services, and products within the Herriman Towne Center. Unity of freestanding signs is achieved by the repetition of design elements, in some cases lettering style, illumination source, and a cohesive palette of sign face colors. Building mounted wall signs are also strictly regulated in terms of size and appearance.

## Applicability

This Sign Guidelines Section applies to all signs within the Herriman Towne Center. All significant projects are encouraged to develop a Planned Sign Program. Planned Sign Programs, in concert with The Herriman Towne Center Sign Guidelines, shall both be enforced by the Design Review Committee (DRC).

## Conflicts with Other Regulations

All development within the Herriman Towne Center is subject to the Guidelines contained in this document.

In addition to these Guidelines, developers and builders are expected to meet all the criteria established by other governing documents (Development Agreements, etc.) as well as the City of Herriman Codes and Regulations. All development within Herriman Towne Center shall comply with Federal, State and Local codes and regulations. The Herriman Towne Center Guidelines may be more restrictive than existing regulations, however it does not supersede or modify any existing codes, ordinances, or regulations. In the event of a conflict or discrepancy, or for issues not addressed herein, the appropriate regulations and codes shall take precedence and the most restrictive standards shall apply.

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Menu Boards	PG. 8

## Prepared for:

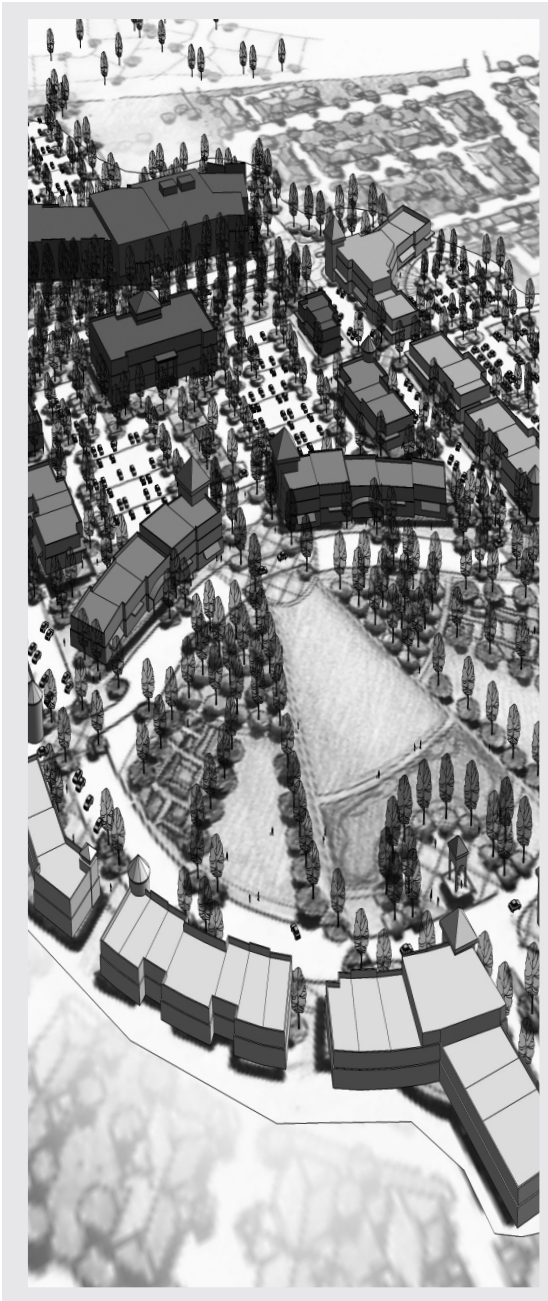
The Sorenson Group  
4393 Riverboat Road (800 W), #450  
Salt Lake City, UT 84123

## Prepared by:

DTJ Design, Inc.  
1881 Ninth Street, Suite 103  
Boulder, CO 80302

May 2009

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## 1.0 Regulations Applicable to All Signs

### 1.1 Site Distance Triangle

- 1.1.1 Only pole or ground mounted signs are permitted within sight triangles. All signs located within the sight distance triangle shall either be of pole construction or ground mounted.
- 1.1.2 Limit pole diameter to twelve (12) inches, maximum.
- 1.1.3 Locate pole signs a minimum of seven (7) feet above finished grade (as measured to the bottom of the sign).
- 1.1.4 Limit ground mounted signs to a maximum height of 24 inches above finished grade.

### 1.2 Off-Premise Signs

- 1.2.1 Prohibit off-premise signs, except for Project Identity Signs. These are the exclusive responsibility of the Master Developer.

## 2.0 Prohibited Signs

### 2.1 Prohibit the following signs, except as specifically approved by the DRC:

- 2.1.1 Animated, Changeable Copy, Exposed Light Bulb, Flashing Signs or, Exposed LED Signs
- 2.1.2 Roof Signs
- 2.1.3 Portable Signs, including signed vehicles
- 2.1.4 Hand-lettered Signs
- 2.1.5 Paper or Cardboard Signs (attached to or temporarily placed within windows of buildings and/or affixed to the exterior or interior of doors, handbills, and hand-held signs)
- 2.1.6 Signs in the Public Right-of-Way (R.O.W.)
- 2.1.7 Internally illuminated awnings
- 2.1.8 No "Sale" or "Special Announcement" signs without specific DRC approval
- 2.1.9 Inflatable features without specific DRC approval
- 2.1.10 Cabinet Signs (Internally illuminated plastic face) with the exception of convenience stores as described in this Section
- 2.1.11 Signs on benches, trash receptacles, vending machines or other site furniture
- 2.1.12 Neon or flexible LED signs

2.1.13 Signs held by people, animals, or people in costume

2.1.14 Plastic Signs (formed plastic or injection molded)

2.1.15 Other Signs as identified in the Master or Community Association Covenants

2.1.16 Signs on Umbrellas

2.1.17 Search Lights

## 3.0 Construction, Installation, and Maintenance Requirements

3.1 Prohibit exposed conduit, raceways, ballast boxes, or transformers.

3.2 Prohibit labels on exposed surfaces, except those required by ordinances. Where necessary, labels shall be placed in inconspicuous locations.

3.3 Insure that all metal surfaces are uniform and free from dents, warps, and other defects. Painted surfaces shall be free of particles, drips, and runs. Use only durable paints specifically intended for outdoor use.

3.4 Flush mount exposed screws, rivets, or other fastening devices and finish so as to be unnoticeable.

3.5 Limit individual letter depth. Depth of individual dimensional letters shall not exceed one-quarter of the letter height to a maximum of 6 inches deep. No letter is required to be less than four inches deep if internally illuminated. Text that has capital and lower-case letters shall use the capital letter height to determine the maximum depth of all letters.

3.6 All sign applicants shall provide assurance that the sign will be adequately maintained. All signs will be kept neatly finished and repaired, including all fasteners and supports. A Herriman Towne Center or Herriman City representative may inspect and have authority to order painting, repair, alterations or removal of a sign that constitutes a hazard to safety, health, or public welfare by reason of inadequate maintenance, dilapidation, or obsolescence.

3.7 Any sign which is associated with a business that is no longer being conducted, shall have the sign face altered so that the message is no longer visible to the public within 30 days of the cessation of such business.

3.8 The substrate for a sign which has been removed shall be repaired to eliminate any evidence that the sign (patches, paint, etc.) was previously in this location.

## 4.0 Sign Area Measurement

- 4.1 Provide proper sign area measurement.
- 4.2 Measure individual letter and logo signs that are mounted on a landscape wall by the outline of the letters and logo, as if it were a building-mounted wall sign.
- 4.3 The sign area (face) shall be measured by including within a single continuous rectilinear perimeter of not more than eight straight lines which enclose the extreme limits of writing, representation, lines, emblems, or figures contained within all modules together with any air space, materials, or colors forming an integral part of background of the display or materials used to differentiate such sign from the structure against which the sign is placed. Architectural features, structural supports, and landscape elements shall not be included within the sign area.

## 5.0 Total Allowable Sign Area

- 5.1 Design sign area, based upon the following standards:
  - 5.1.1 One (1) sign per building face, a maximum of two (2) signs per building frontage.
  - 5.1.2 Total allowable sign area shall be equal to 2.0 square feet per linear foot of building frontage for the first 200 linear feet. An additional 1.0 square foot of sign area may be provided for each additional linear foot of building frontage.
  - 5.1.3 Up to two sides of a building may be counted as frontage, but may not be used in aggregate for one sign.
  - 5.1.4 In multi-tenant retail projects, each business is entitled to one wall sign per building entrance. (See Section 11 for additional information.)
  - 5.1.5 All signs, including Project Directional, Freestanding Menu Boards, Freestanding Identity Signs, and Building Mounted Signs shall be counted as part of the total allowable sign area.
  - 5.1.6 A Project Identity Sign shall count as one of the two maximum Freestanding Identity Signs for the premise on which it is located, but shall not count towards the total allowable sign area for that premise.

## 6.0 Freestanding Signs - General Regulations (Not allowed in Mixed Use Towne Core)

### 6.1 Style

- 6.1.1 Provide a solid base for all freestanding signs. Signs shall be designed to be in character with Herriman Towne Center. Pole signs shall not be permitted.

### 6.2 Number of Signs

- 6.2.1 One (1) Freestanding Identity Monument or Sign per street frontage, maximum of two (2) signs per premise.
- 6.2.2 Project Identity Monument or Signs count as one (1) Freestanding Identity Sign for the premise on which it is located, but do not count towards the total allowable sign area for that premise.

### 6.3 Height

- 6.3.1 Eight (8) feet in height and one (1) foot of height for each foot of setback beyond the ROW or PUE up to a maximum height of twenty-five (25) feet.
- 6.3.2 The height of a sign is the vertical distance measured from either the elevation of the nearest public or private sidewalk within twenty-five feet of the sign, to the upper most point of the sign structure, including architectural appendages, or from the lowest grade within twenty-five feet of the sign to the upper most point of the sign structure, including architectural appendages, whichever is lower.
- 6.3.3 Maximum height for all Convenience Store associated Freestanding Signs shall be eight feet.

### 6.4 Setbacks

- 6.4.1 Freestanding Identity Signs shall not be placed within the public Right of Way (ROW) or Public Utility Easement (PUE), which is typically 10'-20'. Owner is responsible for verifying PUE dimension with DRC in their particular location.

### 6.5 Maximum Sign Area

- 6.5.1 Freestanding Identity Signs shall contain a Maximum sign area of up to 120 square feet per face, to a maximum of 240 square feet for all sign faces. Note that this maximum sign area is dependant of the acceptance by the DRC.

### 6.6 Number of Items of Information

- 6.6.1 Sign shall not contain more than four items of information, not including an address.
- 6.6.2 Directional arrows shall not be included on Identity Signs.

### 6.7 Changeable Copy and Electronic Messages

- 6.7.1 Signs with changeable copy or electronic messages shall not be permitted, except for those displaying time and temperature, or price associated with fuel.

### 6.8 Separation Between Signs

- 6.8.1 Provide a minimum separation of 75 feet between any two freestanding identity signs.





## 7.0 Freestanding Identity Monuments and Signs

### 7.1 Illumination

- 7.1.1 Freestanding Identity Monuments and Signs shall be internally illuminated with only the text lighted, or directly externally illuminated by a fully shielded source.
- 7.1.2 Cabinets signs shall not be permitted
- 7.1.3 All light sources shall be shielded to prevent glare and uplighting into the sky.

### 7.2 Landscaping

- 7.2.1 Freestanding Identity Monuments and Signs shall be located entirely within a landscaped area.
- 7.2.2 Freestanding Identity Monuments and Signs shall have an appropriate amount of landscape associated with the sign based on its location. Mixed-Use District signs may have less landscaping if placed in a more urban setting.
- 7.2.3 Only one (1) face of the sign shall be counted, unless the plane of the sign face is perpendicular to the street, then two (2) faces shall be counted.
- 7.2.4 The portion of the sign located on the ground plane (foot print) shall not be counted as landscape area.
- 7.2.5 The landscape area shall be designed to have 75 percent of the area covered by live plant material within three years of installation.
- 7.2.6 Landscaping shall be installed within six months of installation of the sign.

### 7.3 Freestanding Private Development Identity Monuments and Signs for Non-Residential Projects. All freestanding private development identity signs shall comply with the following guidelines, unless specifically approved by the DRC:

- 7.3.1 For cohesive projects of greater than ten (10) acres in land area, one (1) Freestanding Landmark Project Identity Monument that identifies the name of the overall project, without specific tenants, may be placed at the primary vehicular entrance to the site or other location approved by the DRC
- 7.3.2 Additional freestanding landmark project identity monuments may be placed at additional entries if approved by the DRC.

## 7.4 Commercial/Retail Signs

- 7.4.1 Freestanding signs (Commercial/Retail Tenant Signs) for the identification of multiple tenants may be considered for approval by the DRC in addition to a landmark project identity monument for retail/commercial projects.
- 7.4.2 All Commercial/Retail Tenant Signs shall be designed to be a variation of the other freestanding signs used at Herriman Towne Center, subject to DRC approval.
- 7.4.3 Single tenant freestanding Commercial/Retail Tenant Signs are discouraged. Where necessary, provide a smaller version of a sign that is sympathetic to the intent of other signs in the project, subject to DRC approval

## 7.5 Mixed-Use District Center Signs

- 7.5.1 Mixed-Use District Center Signs are designed to identify the special district centers.
- 7.5.2 Mixed-Use District Center Signs may vary in size and design per the size of the property and DRC discretion.
- 7.5.3 Letters on Mixed-Use District Center Signs shall be uniformly colored with the option of color variation in the back lighting that will be visible only at night.

\*This sign has not been designed at the time of publication of this booklet.

(Note: On larger projects, the applicant may be required to provide the following signs. In many cases, these will be provided by the Master Developer and maintained by the Master Association).

## 8.0 Herriman Towne Center Community Directional Signs - General

### 8.1 Project Directional Signs

- 8.1.1 Project Pedestrian Directional Signs are intended to inform pedestrians about destinations within a project, designed to complement the overall signage theme of that project.
- 8.1.2 Project Pedestrian Directional Signs shall be reviewed by the DRC on a case-by-case basis and shall be included in the total allowable sign area.

### 8.2 Project Vehicular Directional Signs

- 8.2.3 Project Vehicular Directional Sign shall not exceed eight square feet in size and are included in the total allowable sign area.
- 8.2.4 Other signs that provide direction to destinations within a project are also allowed, and will be reviewed and approved by the DRC on a case-by-case basis.
- 8.2.5 Vehicular Project Directional Signs shall harmonize with the overall signage design theme created for that project.

## 9.0 Building-Mounted Identity Signs - General

### 9.1 Size

- 9.1.1 Maximum sign area for all combined building-mounted signs shall be 15 percent of the wall surface on which they are mounted.
- 9.1.2 Maximum size of an individual sign shall not exceed 150 square feet per signable wall for each business, except as prohibited by size restrictions noted below, or as approved as part of a specific Project Master Sign Program.

### 9.2 Materials - Option 1 - Individual Channel Letters, Internally Illuminated

- 9.2.1 Unless otherwise approved by the DRC, individual channel letters and logo marks shall be formed of welded aluminum including returns (.036 minimum on sides and .080 minimum on backs) with no exposed mounting hardware.
- 9.2.2 Letter and logo faces shall be a minimum one-eighth inch thick acrylic (non-yellowing material).
- 9.2.3 Color on Building Mounted Identity Signs shall be uniform, unless specifically reviewed and approved by the DRC.
- 9.2.4 Letters shall be internally illuminated.
- 9.2.5 The symbol for registered trademarks may not be included on signs.

### 9.3 Materials - Option 2-Including Halo Lit Letters

- 9.3.1 Individual metal letters and logo marks shall be dark, light, or patina-colored with concealed halo illumination.

### 9.4 Materials - Option 3-Push - Through Cabinets

- 9.4.1 Individual letters shall be a uniform color, cutout from an opaque fascia panel and backlit.

### 9.5 Materials - Option 4-Flat-Cut Out (F.C.O.), Externally Illuminated

- 9.5.1 Flat-Cut Out (F.C.O.) letters and/or logomark. F.C.O. letters shall have a minimum depth of 1" and pegged off the surface of the building a minimum of 3/4". Directly illuminate with decorative fixtures, fully shielded from glare.

## 10.0 Building-Mounted Primary Identification Sign - Office Building or Other Single-Use, Multi-Story Building

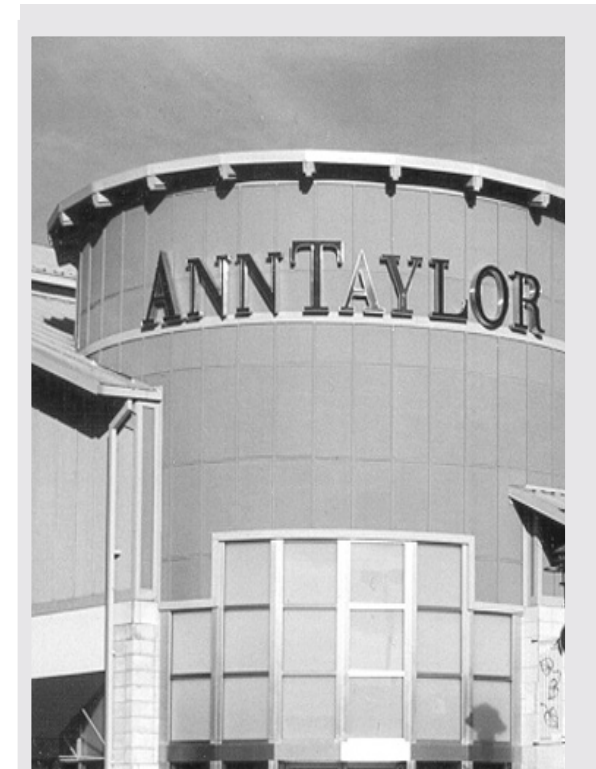
- 10.1 Only one (1) Primary Identification Sign that names the building or major tenant shall be permitted, located between the highest floor and top of the building parapet or in a location appropriate to the building architecture and as approved by the DRC.
- 10.2 Signs shall be limited to a single line of copy with the name of the building or major tenant and/or logo mark.

- 10.3 Products or service descriptions shall not be permitted.
- 10.4 The height of the area on which the sign appears shall not be less than twice the height of the sign.
- 10.5 Primary Identification Sign area shall not exceed five percent of the building elevation on which it is located.
- 10.6 A minimum distance of three feet shall be maintained between the end of the sign and building corner
- 10.7 Determine maximum letter/symbol height and maximum sign area, based upon the formula:

- One-Story Building: Maximum Symbol Height : 2'-0", Maximum Letter Height: 1'-6"
- Two-Story Building: Maximum Symbol Height : 2'-6", Maximum Letter Height: 2'-0"
- Three-Story Building: Maximum Symbol Height : 3'-0", Maximum Letter Height: 2'-6"
- Four-Story Building: Maximum Symbol Height : 3'-6", Maximum Letter Height: 3'-0"

## 11.0 Single-Story Buildings (Retail, Restaurant, Customer Service, Office)

- 11.1 For buildings with multiple occupants, provide a sign containment area (sign band) between eight and 26 feet above the finished floor as an integral part of the building architecture.
- 11.2 Signs shall be limited to a single line of copy with the business name and/or logo mark, only, unless specifically reviewed and approved by the DRC.
- 11.3 Products or service descriptions shall not be permitted.
- 11.4 The height of the area on which the sign appears shall not be less than twice the height of the sign.
- 11.5 One (1) main or front entrance sign shall be allowed for each individual tenant.
- 11.6 The allowable signage for each tenant shall be prorated based upon its proportionate share of the primary building frontage or as directed by the building owner representative, and reviewed and approved by the DRC. Unless otherwise modified by an approved Planned Sign Program, tenants may not exceed a maximum sign area of 150 sf, subject to the locations of the calculation in Sections 4.0 and 5.0. For example a single in-line tenant with 30' of store front may not exceed 60sf of sign area (30'x2.0)
- 11.7 Total sign area for the premise (including freestanding signs) shall be determined by Total Allowable Sign Area requirements (See 5.0, above).
- 11.8 Tenants with two distinct entrances on different facades shall be permitted a maximum of two signs (one (1) per entrance), subject to DRC review and approval.
- 11.9 Signs shall not be located any closer than 24 feet on-center, unless otherwise reviewed and approved by the DRC.





## 12.0 Secondary Signs on Mixed-Use Multi-Story Buildings (Office, Research and Development, Multi-Family Residential)

12.1 In addition to Primary Identification Signs, additional signs may be permitted if Retail, Restaurant, or Customer Service uses are contained within the building, subject to DRC review and approval.

12.2 Secondary Signs shall be placed between the first and second floors.

12.3 Maximum letter height shall not exceed 18 inches.

12.4 Primary Office Buildings shall be limited to one (1) ground floor Secondary Sign per building elevation, with a maximum of three signs per building. Consideration shall be given for a maximum of two Secondary Signs per building elevation, in situations where two major entrances occur on a building elevation.

12.5 The distance between Secondary Signs shall not be less than one-third of the building frontage on which the signs are located.

12.6 Building that have the entire ground floor devoted to Retail, Restaurant, or Customer Service uses shall follow the regulations contained in 11.6 Single Story Buildings, above.

## 13.0 Fuel/Convenience Store Canopy Signs

13.1 Signs on canopies associated with fuel/convenience stores shall be limited to one (1) corporate sign or logo mark associated with the principal use per canopy face. The maximum number of signs/logos marks per canopy is two.

13.2 Signs and logos shall have a vertical dimension of no greater than 75 percent of the vertical dimension of the canopy face, and shall not exceed a maximum sign area of 12 square feet unless approved by the DRC

## 14.0 Awnings

14.1 Signs on awnings are allowed only as specifically approved by the DRC and shall not exceed eight (8) square feet in size and shall be applied to the building allowable sign area.

14.2 Awnings shall not be internally illuminated.

## 15.0 Projecting Signs - Retail or Main Street Setting

15.1 Individual tenants in a retail or main street setting, tenants may provide a one (1) wall or canopy mounted projecting (blade) sign. Tenants located on ends of buildings may have two blade signs, one (1) per façade. Blade signs shall not exceed 15 square feet per face and must be located no less than 24 feet apart. Blade sign area shall be applied to the building total allowable sign area. Blade signs shall be mounted between 8'-9' above the walkway surface, shall not protrude from the building face more than 5 feet, and shall not be internally illuminated.

## 16.0 Banners

16.1 Banners may be permitted, subject to DRC review and approval, on an individual case-by-case basis, based upon the following requirements:

16.1.1 Retail uses may be allowed one (1) banner per building, not-to-exceed 14 calendar days announcing grand opening of that particular location.

16.1.2 Office, and Commercial uses shall be permitted a one (1) day Special Event Banner announcing open house/grand openings. Not to exceed 12 events per year.

16.1.3 Additional restrictions or exceptions may be contained in the Covenants for special developments.

## 17.0 Window Signs

17.1 Window Signs shall be permitted, based upon the following requirements:

17.1.1 Painted windows shall not be permitted.

17.1.2 Each business shall be allowed one (1) neon or LED "OPEN" sign. No other neon or LED window signs shall be permitted.

17.1.3 Excessive amounts of signs, decals, or decorations shall not be installed in doorways, windows, or other areas visible from public view. Excessive will be determined by the DRC on an individual basis.

17.1.4 Real Estate Window Signs intended to identify leasable or retail office space shall be permitted.

17.1.5 Real Estate Window Sign message text shall be Gill Sans Medium typeface.

17.1.6 Real Estate Window Sign message text shall have a maximum height of one-and-one-half inches.

17.1.7 Real Estate Window Sign message text shall be machine cut.

17.1.8 The Real Estate Window Sign message panel shall be composed of one-quarter inch thick smooth finish PVC Sintra. Message panel paint color shall match.

## 18.0 Temporary Signs

- 18.1.1 Temporary Real Estate Project Signs shall be designed in accordance with the Herriman Towne Center Planned Sign Program.
- 18.1.2 Temporary Project Information (construction and real estate) Signs shall be permitted in non-residential areas only, unless approved by the DRC.
- 18.1.3 Temporary Project Information (construction and real estate) Signs shall be used where land or leaseable space is available and to identify project and future development prior to and during construction. These signs shall be placed in a location on the property and of a design reviewed and approved by the DRC.
- 18.1.4 Color of message text for Temporary Signs may vary and may have individual graphics as approved by the DRC.
- 18.1.5 The sign fabricator shall provide the required subgrade foundation to ensure that the sign will withstand wind loads.

## 19.0 Building Entry Information Signs

### 19.1 Building Entry Window Signs - General

- 19.1.1 Each business shall be permitted to post information including building or occupant names, hours of operation, emergency information, delivery hours, and other required notices, adjacent to the main exterior entrance on a wall or glass side-light adjacent to the entrance door.

### 19.2 Building Entry Window Signs

- 19.2.1 Building Entry Window Signs are allowed only on glass side-lights adjacent to entrance door
- 19.2.2 Glass sidelight letters shall be die-cut vinyl, silk-screened, or gold/silver leaf.
- 19.2.3 Maximum letter height shall be one-inch for basic information.
- 19.2.4 Maximum letter height for building names or occupants may be three-inches.
- 19.2.5 Logo marks shall be a maximum height of 3" inches.
- 19.2.6 All type shall fit within a maximum two-foot-by-two-foot area.
- 19.2.7 Type style shall be consistent with other building signs.

## 20.0 Building Entry Wall Mounted Signs

- 20.1 Wall mounted signs shall be applied to a panel that is compatible with surrounding wall treatments.
- 20.2 Decals or hand painted signs shall not be permitted unless reviewed and approved by the DRC.
- 20.3 Building Entry Service Entrance Signs
  - 20.3.1 Buildings that provide service entrances shall be permitted an additional sign on or adjacent to each delivery door.
  - 20.3.2 Information area shall not exceed two (2) square feet and may include tenant name and suite number.
  - 20.3.3 Sign design shall be consistent with all exterior doors of the building and approved by the DRC.

## 21.0 Flags and Pennants

### 21.1 Flags and Pennants - General

- 21.1.1 Flagpoles are not permitted, except when associated with a public facility, or as specifically approved by the DRC.
- 21.1.2 Flags that project a maximum of four feet from the building face, shall be permitted on retail, entertainment, service, or commercial buildings only when approved by the DRC.
- 21.1.3 All flag and pennant faces shall count as part of the Total Allowable Sign Area (See Total Allowable Sign Area, 7.0).
- 21.1.4 Flags may not exceed a dimension of 4' x 6'.
- 21.1.5 Flag illumination may only be downlighting from above.

## 22.0 Menu Boards

- 22.1 A maximum of two Menu Boards shall be permitted per premise.
- 22.2 Maximum Menu Board height is six feet.
- 22.3 Maximum Menu Board area is 25 square feet.
- 22.4 Freestanding Menu Board area shall be included in the Total Allowable Sign Area for the premise (See 7.0, above). Check the reference.
- 22.4 Wall Mounted Menu Board area (25 square feet) is allowed in addition to other wall mounted signs, but is included in overall allowable sign area for the premise.

