



## PLANNING COMMISSION AGENDA

**Thursday, April 16, 2020**

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

**\* THIS MEETING WILL BE CONDUCTED ELECTRONICALLY \***

THIS MEETING MAY BE VIEWED BY CLICKING ON THE WATCH LIVE LINK AT [HTTPS://WWW.HERRIMAN.ORG/AGENDAS-AND-MINUTES/PC-AGENDAS-MINUTES/](https://www.herriman.org/agendas-and-minutes/pc-agendas-minutes/)

PUBLIC HEARINGS FOR THIS MEETING WILL BE CONDUCTED ELECTRONICALLY. ANY PERSON INTERESTED IN ADDRESSING THE COMMISSION MAY SUBMIT A COMMENT BY EMAILING [RECORDER@HERRIMAN.ORG](mailto:RECORDER@HERRIMAN.ORG) OR BY VISITING [HERRIMAN.ORG/AGENDAS-AND-MINUTES/](https://www.herriman.org/agendas-and-minutes/) WHERE THERE WILL BE A LINK TO JOIN THE ELECTRONIC MEETING TO SUBMIT A WRITTEN COMMENT. YOUR STATEMENT WILL BE READ INTO THE PUBLIC RECORD.

1. **6:00 PM - Work Meeting (City Council Chambers)**
  - 1.1. **Review of City Council Decisions**
  - 1.2. **Review of Agenda**
  - 1.3. **Discussion of recessed windows in Parkside**  
[C2008-014-26 PACKET 4-16-20.pdf](#)

5355 W. Herriman Main St. • Herriman, Utah 84096  
(801) 446-5323 office • [herriman.org](https://www.herriman.org)



Herriman City

**1.4. Training**

**2. 7:00 PM - Regular Planning Commission Meeting (City Council Chambers)**

Call to Order

**2.1. Roll Call**

**2.2. Conflicts of Interest**

**3. Administrative Items**

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

**3.1. Request: Preliminary Plat approval for a 30 lot subdivision (THIS PUBLIC HEARING HAS BEEN CANCELLED)**

**Applicant: Clark Colledge**

**Address: 7598 W 13100 S**

**Zone: A-25 (Agricultural - 10,000 square foot minimum)**

**Acres: 13.96**

**File: S2019-087**

**3.2. Request: Preliminary plat approval for a subdivision of 222 single family lots, known as Teton Ranch (Public Hearing opened on January 2, 2020)**

**Applicant: Doug Young, Anthem Utah LLC**

**Address: 6000 W Herriman Blvd**

**Zone: R-1-10 (Residential) & A-1 (Agricultural)**

**Acres: 136.84**

**File Number: S2019-047**

[S2019-047 PACKET 4-16-20.pdf](#)

**3.3. Request: Preliminary Plat approval for 48 single family lots known as Hidden Oaks Pod 1 phase 1 (PUBLIC HEARING)**

**Applicant: Perry Development, LLC**

**Address: 6710 W Herriman Main Street**

**Zone: R-1-15**

**Acres: 13.74**

**File Number: S2019-082**

[S2019-082 PACKET 04-16-20.pdf](#)

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**3.4. Request: Final Site plan approval for 48 single family lots known as Hidden Oaks Pod 1 phase 1**

**Applicant: Perry Development, LLC**  
**Address: 6710 W Herriman Main Street**  
**Zone: R-1-15**  
**Acres: 13.74**  
**File Number: P2019-083**

**3.5. Request: Preliminary Plat approval for 88 single family lots known as Hidden Oaks Pod 20 (PUBLIC HEARING)**

**Applicant: Perry Development, LLC**  
**Address: 6710 W Herriman Main Street**  
**Zone: R-1-15 (Residential)**  
**Acres: 20.76**  
**File Number: S2019-084**  
[S2019-084 PACKET 04-16-20.pdf](#)

**3.6. Request: Site Plan approval for 88 single family lots known as Hidden Oaks Pod 20**

**Applicant: Perry Development, LLC**  
**Address: 6710 W Herriman Main Street**  
**Zone: R-1-15**  
**Acres: 20.76**  
**File Number: P2020-004**

**3.7. Request: Preliminary Plat approval for 160 single family lots known as Hidden Oaks Pods 4-7 (PUBLIC HEARING)**

**Applicant: Ivory Development, LLC**  
**Address: 6710 W Herriman Main Street**  
**Zone: R-1-15**  
**Acres: 58.1**  
**File Number: S2020-006**  
[S2020-006 PACKET 04-16-20.pdf](#)

**3.8. Request: Site Plan approval for 160 single family lots known as Hidden Oaks Pods 4-7**

**Applicant: Ivory Development, LLC**  
**Address: 6710 W Herriman Main Street**  
**Zone: R-1-15**  
**Acres: 58.1**



**File Number: P2020-007**

**3.9. Request: Review of the development plan for Wasatch South Hills pod 5 sand and gravel operation**

**Applicant: Wasatch South Hills Development Company**

**Address: 15090 S Mountain View Corridor**

**Zone: MU-2 and R-2-10**

**Acres: 54.91**

**File Number: C2008-044-07**

[C2008-044-07 PACKET 4-16-20.pdf](#)

**4. Chair and Commission Comments**

**5. Future Meetings**

5.1 City Council Meeting - Wednesday, April 22, 2020 @ 7:30 PM

5.2 Planning Commission Meeting - Thursday, May 7, 2020 @ 7:00 PM

5.3 City Council Meeting - Wednesday, May 13, 2020 @ 7:30 PM

**6. Adjournment**

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

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

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

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

Posted and dated this 10th day of April, 2020

**Wendy Thorpe,  
Deputy Recorder**

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(801) 446-5323 office • [herriman.org](http://herriman.org)



Herriman City



## Staff Report

**DATE:** April 10, 2020

**TO:** Planning Commission

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

**MEETING:** Planning Commission April 16, 2020

**REQUEST:** Review of recessed windows for the Parkside project in HTC

Applicant: Jaran Nichols, Edge Homes

Address: Approximately 5250 W Copeland Drive

Zone: MU-2 Mixed Use Zone

Acres: 16.93 ±

File Number: C2008-014-26

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### **Summary**

The applicant received approved for the Parkside project in October, 2019. One of the conditions of approval required the following:

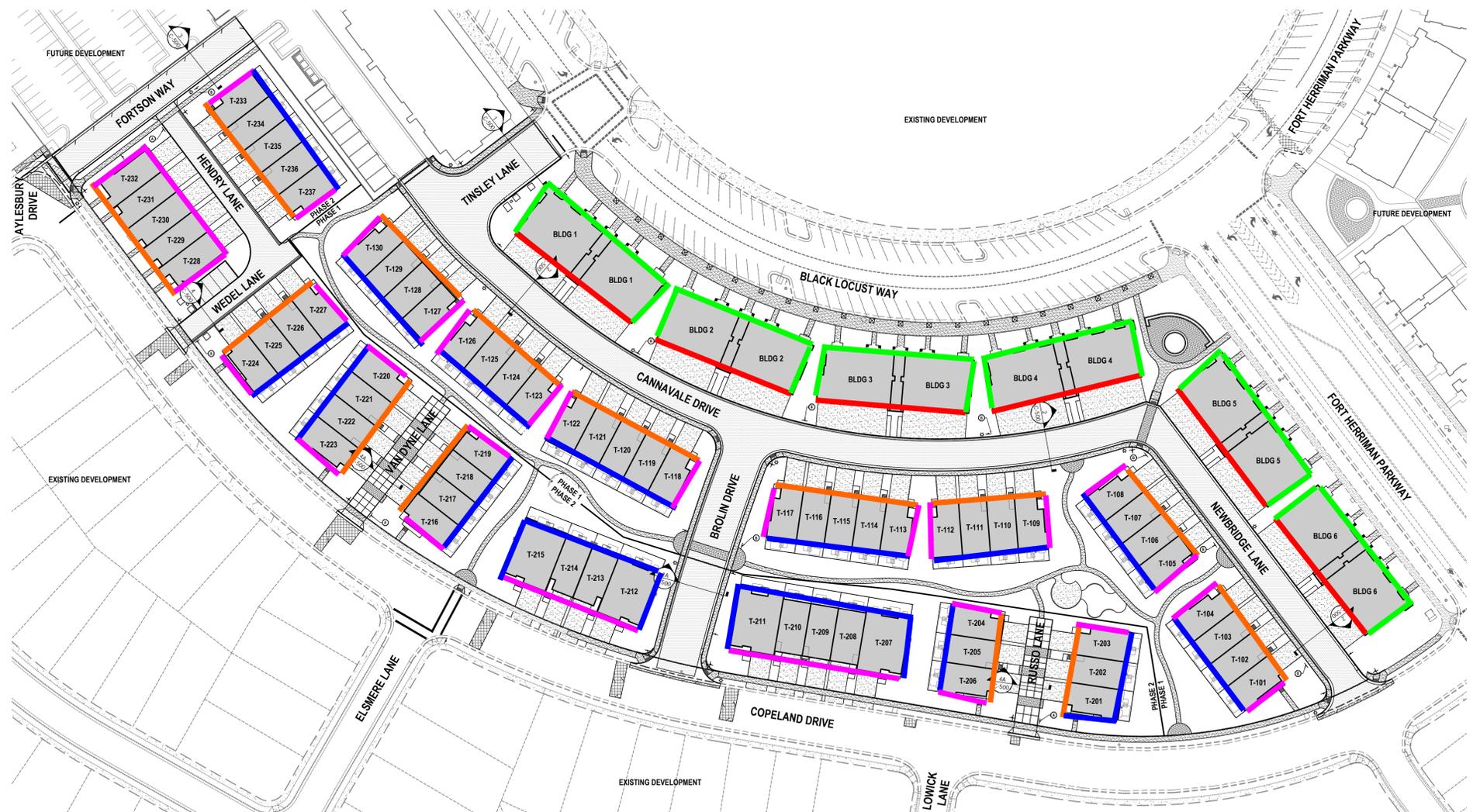
1. *All windows shall comply with the Herriman Towne Center Design Guidelines for “Window Characteristics” including a minimum window recess of three-inches to express building mass.*

The applicant has some concerns with this condition and would like to discuss their options with the Planning Commission.

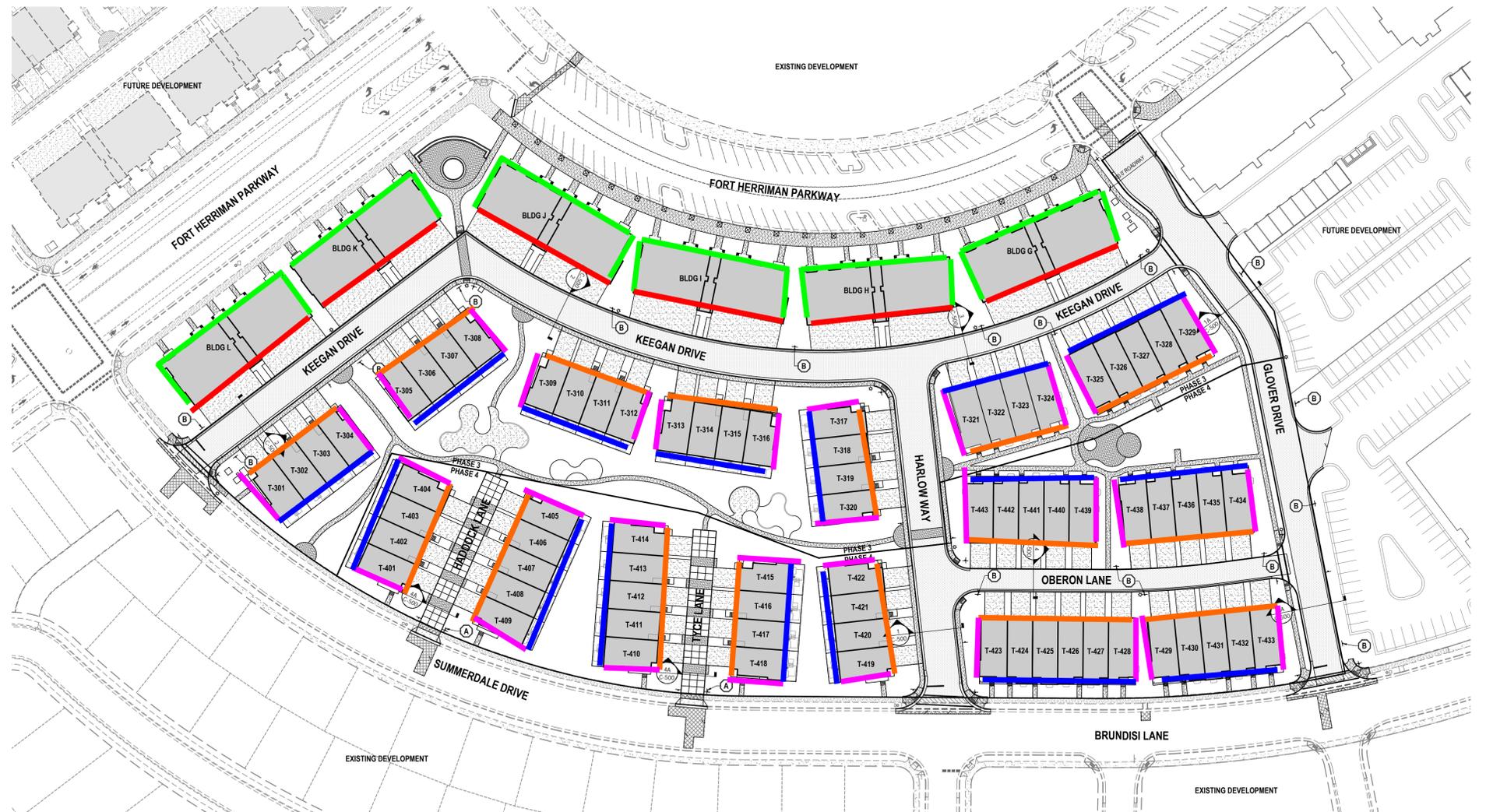
### **Recommendation**

This item is on for discussion only. No action will be taken at this time.

# PARKSIDE AT HERRIMAN TOWNE CENTER PHASE 1 AND PHASE 2



# PARKSIDE AT HERRIMAN TOWNE CENTER PHASE 3 AND PHASE 4





*Designing Building Solutions*

1•801•885•1235  
www.repairutah.com

Dec. 4, 2019

Reference: Recessed windows on residential structures.

To whom it may concern,

My name is Dennis McCoy and I have been in the remedial/remodeling construction business for more than 30 years. I was the Owner of RAM Builders, Inc. for more than 30 years and I am now a consultant for several of Utah's largest builders regarding solutions to post construction problems and new building envelope design. I have personally provided oversight on the repair/ retrofit of well over 200K windows in 6 states in my career. I have a college degree in Construction Inspection and I have been a certified Building Inspector since 1988 (license valid 1988- 2010). I have recently been involved in providing solutions to a post-construction problem involving many hundreds of recessed windows on condominium buildings in South Jordan.

The recessing of windows on all buildings is problematic; furthermore, if windows are recessed on residential structures the problems are expanded. On residential structures, including multi-family structures where the International Building Code (IBC) is applicable, the industry norm is to use "pre-flashed" windows. A "pre-flashed" window refers to a window that has an integral fin built into the window frame. Recessing a window in a way that leaves the wall penetration waterproof precludes the use of windows with fins. Finned vinyl windows WILL NOT WORK in such an application. They cannot be installed in a way that complies with the AAMA standards. Even when window sill pans are part of the window opening, integral finned windows will fail because the 9 inch required extensions to the integral fin part of the window has to be bent at multiple 90 degree angles. The critical concept of "the shingle effect" is wholly compromised. The problem with implementing a commercial type, store front finless windows is twofold.

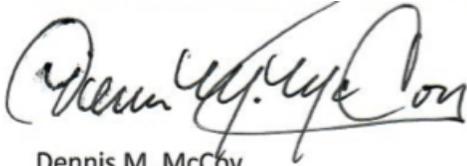
The first problem with a finless window is that the framers/window installers, that have associated themselves with residential structures in Utah, are not knowledgeable or practiced with the complex requirements associated with commercial building applications. On "fast track" type residential buildings the local installers, regardless of added training efforts, WILL NOT GET IT RIGHT. The second problem is that finless windows require a complex engineered positive connection at their edges. This is most commonly achieved by implementing a backer rod and caulking detail around the window edges. Backer rod and caulking requires regular maintenance involving removal and replacement of sealants. This is extremely impractical where Home Owners Associations (HOAs) are involved. It is a general practice in Utah for HOAs to "own" the exterior of buildings. What will happen, in truth, is that the window connections will not be maintained. It has been my experience, that HOAs do not discover catastrophic damage behind these types of window connections until long after the caulking and baker-rod connections have failed.

There is really, in a way, a third reason to never use commercial type windows on a multi-family structure. The truth is, that most recessed windows on commercial buildings leak. Most leak, to some degree, almost immediately after the buildings are completed. Because these structures are not someone's personal dwelling the leaks go unnoticed. A perfect example of this are "The Xango Buildings" that are located in the

Thanksgiving Point Business Park. The recessed windows on those buildings continue to leak, despite the application of many hundreds of cases of caulking.

It is my professional opinion that the implementation of any kind of a recessed exterior window on a multi family residential structure, in Utah, WILL RESULT IN CATASTROPHIC LATENT CONSTRUCTION DEFECT. The implementation of custom-made window pans with fully soldered end caps won't even provide a lasting solution. Wind driven rain water will be pushed uphill due to negative pressure differentials that exist between the outside and the inside of the walls. Any sealants that are used will erode and eventually be overcome and will fail over time.

Respectfully yours,



Dennis M. McCoy





<b>Date of Meeting:</b> <b>04/16/2020</b>	
<b>File #</b>	C2019-047
<b>Applicant</b>	Anthem Utah, LLC
<b>Address</b>	6000 W Herriman Blvd
<b>Request</b>	Preliminary plat for a 222 lot subdivision



Staff Report

**DATE:** April 8, 2020

**TO:** Planning Commission

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

**MEETING:** Planning Commission April 16, 2020

**REQUEST:** Preliminary Plat Approval for a subdivision of 222 single family lots, known as Teton Ranch

Applicant: Doug Young, Anthem Utah, LLC

Address: 6000 W Herriman Blvd

Zone: R-1-10 and A-1

Acres: 136.84

File Number: S2019-047

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**Request**

The applicant is requesting preliminary plat approval for a subdivision of 222 single family lots, known as Teton Ranch. This property is subject to the Teton Ranch Development Agreement.

**Site**

The subject property is located at 6000 W Herriman Blvd and is 136.84 acres in size. The property is zoned R-1-10 and A-1. The R-1-10 zone allows a minimum lot size of 10,000 square feet. The A-1 zone is agricultural and requires a minimum one acre lot.

**Neighborhood Meeting**

A neighborhood meeting was held on November 20, 2019. Notices were mailed to 22 residents. Three residents attended the meeting. Minutes from the meeting are included in the packet. Residents had concerns about the proposed lot sizes and amenities meeting the approved Development Agreement.

**Notices**

Staff mailed notices to all property owners within 750 feet of the subject property. Notices were mailed to 137 property owners on November 9, 2019. At this time, staff hasn't received any comments regarding the application.

The public hearing was left open during the meeting on January 2, 2020. Notices were mailed again on April 7, 2020. At this time, staff hasn't received any comments regarding the application.



Staff Report

**Process**

A subdivision is an administrative decision. The Planning Commission will hold a public hearing and make a decision based on compliance with the applicable ordinances and with the approved Master Development Agreement. The PC opened the public hearing on January 2, 2020.

**Issue 1 – Development Agreement**

The property is subject to the Teton Ranch Master Development Agreement (MDA). This portion of the development is a regular subdivision, and does not have the same requirements as the northern half of the project, which is a planned development. The MDA allows a maximum of 222 lots on “Pod 1”, which is the subject property, now known as Teton Ranch.

LAND USE SUMMARY				
POD #	LAND USE	ACRES	BASE	MAXIMUM
1	Single Family	129.54	222	222

**Issue 2 – Lot Size**

As per the R-1-10 zoning ordinance, each lot must be a minimum of 10,000 square feet and have a minimum width of 80 feet. The A-1 zone requires a minimum one acre lot with 100 feet of frontage. Each of the lots meets these requirements.

The MDA also requires the lot sizes be distributed in a specific manner (See exhibit below). The proposed plan has two more lots in the one acre category, and seven additional lots in the middle/half acre category. The MDA requires a minimum lot size of 12,000 square feet. All of the lots in the proposed subdivision are greater than 13,000 square feet.

MDA Requirement

LOT SIZE BREAKDOWN	
Lots 43,560 sf (1 ac) or greater	20
Lots 20,000 sf to 43,560 sf	90
Lots 12,000 sf to 20,000 sf	112

Proposed Plat

SIZE	PROVIDED	REQD
1 ACRE LOTS	22	20
20,000 SF- 43560 SF	97	90
13,000 SF - 20,000 SF	103	112
	<b>222</b>	<b>222</b>



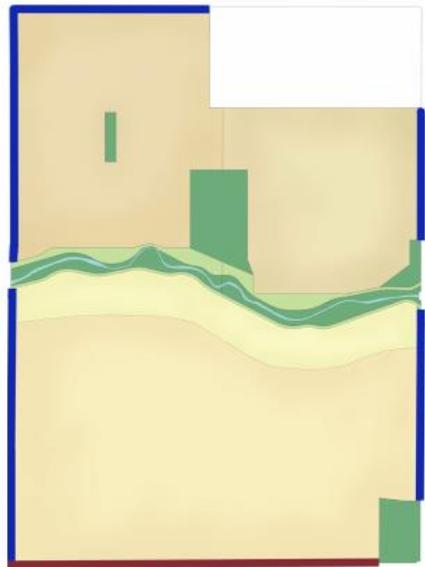
## Staff Report

### **Issue 3 – Fencing**

The MDA requires a 6 foot precast wall be installed along Herriman Blvd, 6000 West, and 6400 West. (See exhibit below) The plans also show ten feet of park strip behind the sidewalk as a landscape buffer, in addition to the regular five foot park strip. The fence and adjacent landscape buffer has to be installed when the adjacent phase of the subdivision is built.

#### WALL LEGEND

-  6' Owell Precast Concrete Wall with 2' Berm
-  6' Owell Precast Concrete Wall



### **Issue 4 – Parks/Open Space**

There is a 3.359 acre park on the corner of Herriman Blvd and 6000 West. This park is part of the open space requirement for the Planned Development portion of the development. The subdivision does not require open space, therefore this park is not a requirement of the subdivision. The MDA outlines that this park needs to begin construction upon issuance of the 50<sup>th</sup> building permit in Pod 1.

At the last meeting, the PC talked about the possibility of moving the park off the corner, to a more central location in the project. The applicant has worked with staff and moved the park to a different location in the project. A portion of the park moved to the north side of the subdivision, adjacent to the trail. The rest of the open space is still on the southeast side of the property, in order to accommodate detention, but it is no longer located directly on the corner of the property.



## Staff Report

### **Recommendation**

Staff recommends approval of the preliminary plat for a subdivision of 222 lots with the following requirements:

1. Receive and agree to the recommendations from other agencies.
2. Final plat to be reviewed and approved by the Engineering Department.
3. Receive and agree to the recommendations from other agencies, including those included in the Development Review Committee comments dated May 29, 2019.
4. Meet with staff to review compliance with all requirements of the Master Development Agreement when each phase is submitted for final engineering review.
5. Trails between lots shall be at least a 20 feet wide with an 8 foot hard surface trail and landscaping approved by the Parks Department.
6. Construct a 6 foot precast wall on 6000 West, Herriman Blvd, and 6400 West. The walls shall be installed when the adjacent pod is being constructed. The wall should maintain the clear view at all intersections.
7. Lots that back onto the trail shall have a 6 foot vinyl fence installed. This can be private or semi-private, as long as it's consistent the length of the fence. This shall also include the lots that back onto the large City park. Fencing shall be installed by the builder prior to certificate of occupancy on each home.
8. The size, location, design, and nature of entry monument signs, and the intensity and direction of area floodlighting, shall be detailed in a separate site plan application.
9. Setbacks shall be standard City setbacks.
10. All building elevations shall meet the requirements of the Teton Ranch Design Guidelines and receive approval from the Teton Ranch ARC.
11. No residential driveways shall access onto 6400 W, 6000 W, or Herriman Blvd.
12. Temporary retention/detention may be used in each pod as long as it is owned and maintained by the developer and has temporary storm water easements placed over the property as well as easements for any necessary conveyance.
13. Comply with all recommendations from the Traffic Study, including additional right-of-way dedication for future traffic signals or turn lanes.
14. Infrastructure improvements, including but not limited to utilities, street signs, street lighting, fencing, and other required improvements, shall be provided in accordance with city standards and specifications.
15. Install curb, gutter, park strip, street lights, and sidewalk along all public streets in accordance with City standards.
16. Streets shall be public and built in accordance with city standards and specifications. All streets shall be 53 feet, except for the main street that provides access to the City park shall be 60 feet.
17. No more than 30 building permits to be issued on one access. The second access onto 6400 West must be connected to meet UFA requirements before more than 30 permits are issued.

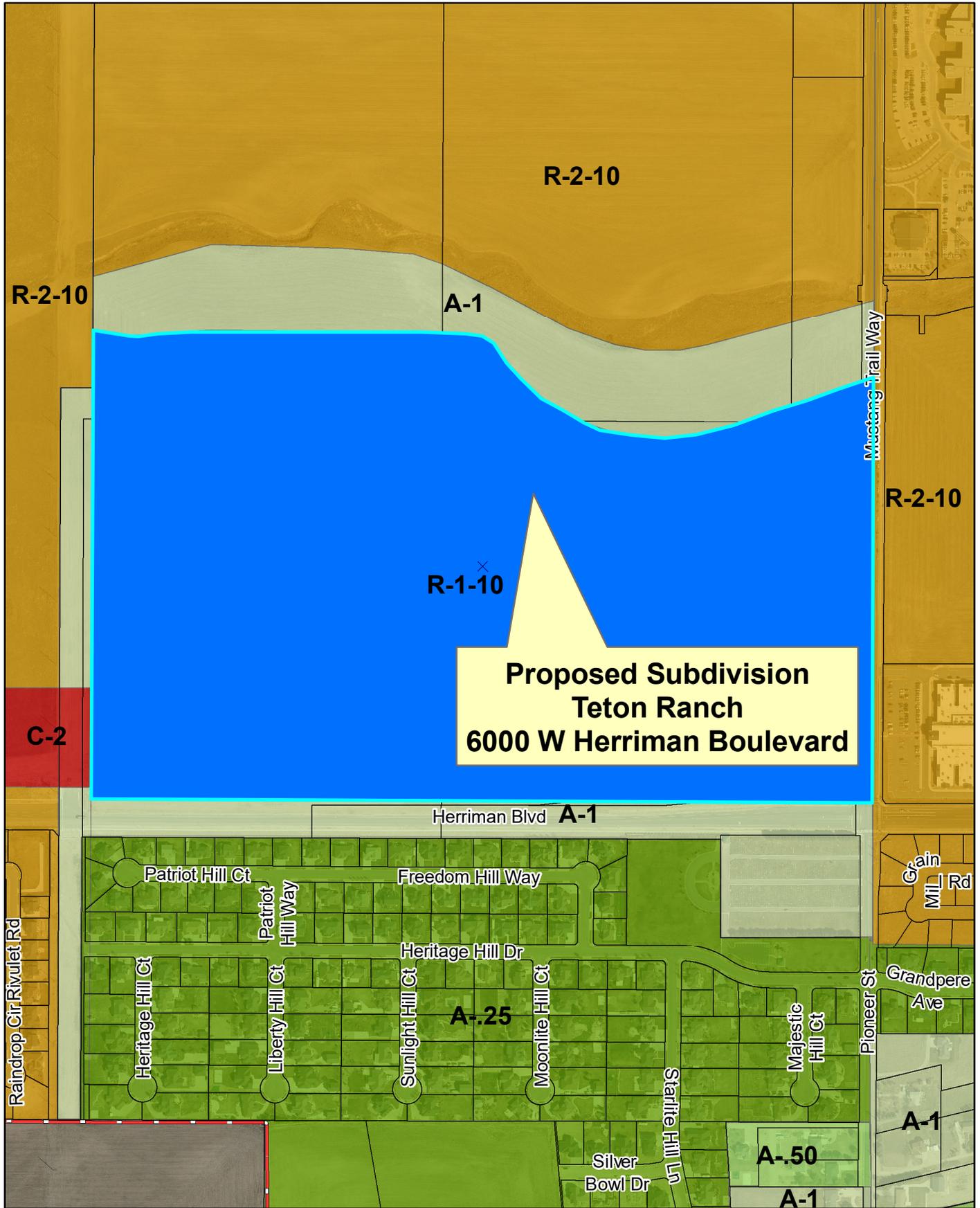


## Staff Report

18. No driveways will be allowed within 50 ft of the right-of-way line of 6000 West or 6400 West.
19. Indicate the location of the FEMA Floodway on the plats.
20. Dedicate right of way on the north side of Herriman Blvd in order to provide a 126 foot ROW width.

### **Attachments**

- A. Vicinity Map
- B. Preliminary Plat
- C. Engineered drawings
- D. DRC comments



**Teton Ranch  
222 Lot Subdivison  
6000 W Herriman Boulevard**

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

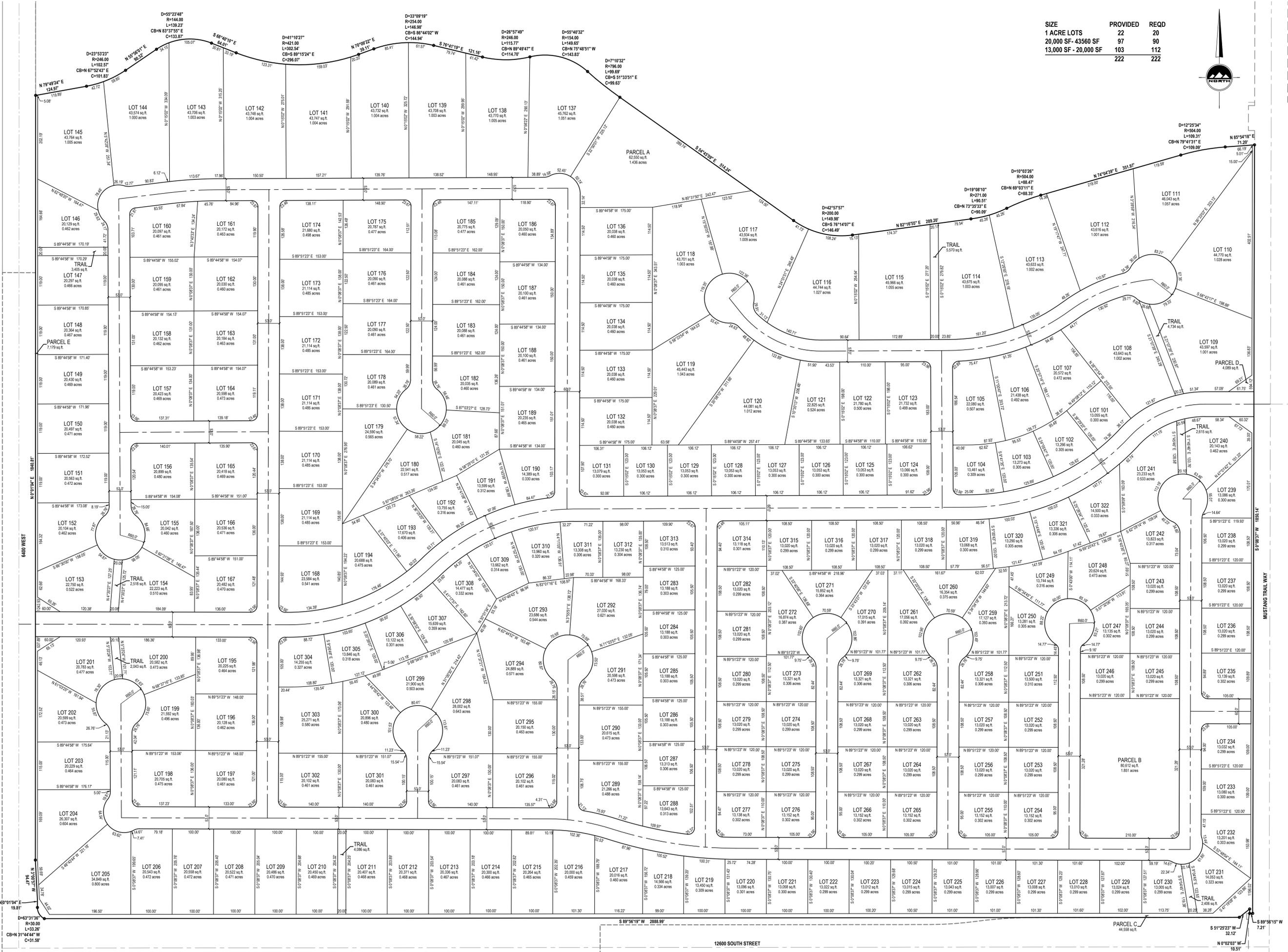
RICHFIELD  
Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:  
ANHEIM UTAH, LLC  
6150 S. REDWOOD RD., STE. 150  
TAYLORSVILLE, UTAH 84123

CONTACT:  
DOUG YOUNG  
PHONE: 801-205-5500

SIZE	PROVIDED	REQD
1 ACRE LOTS	22	20
20,000 SF - 43560 SF	97	90
13,000 SF - 20,000 SF	103	112
	222	222

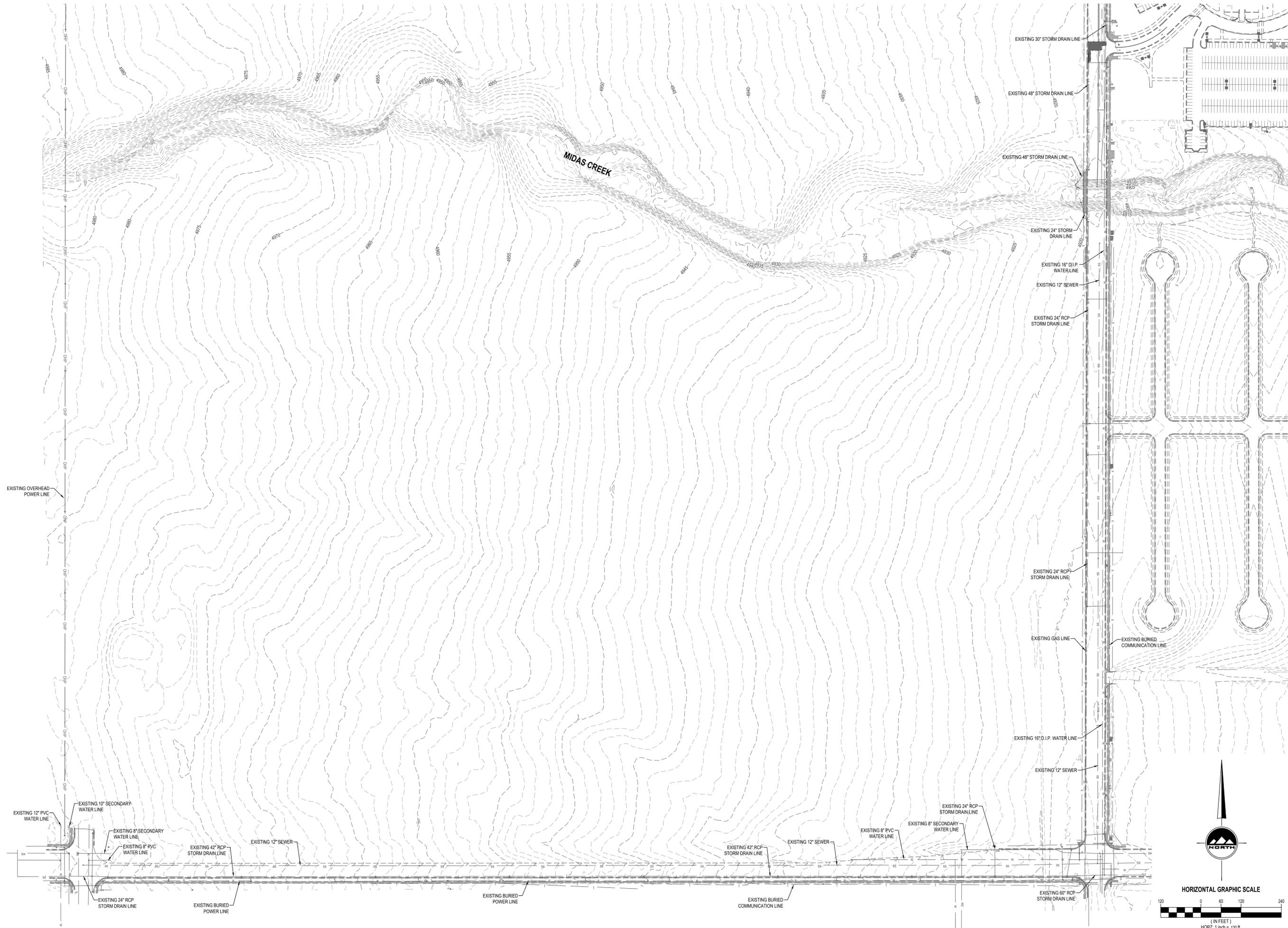


**TETON RANCH**  
**PRELIMINARY SUBMITTAL**  
6200 WEST 11800 SOUTH  
HERRIMAN CITY, UTAH

PRELIMINARY PLAT

PROJECT NUMBER: 40508  
PRINT DATE:  
DRAWN BY:  
CHECKED BY:  
PROJECT MANAGER:

**C-100**



**ENSIGN**  
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](http://WWW.ENSIGNENG.COM)

FOR:  
ANHEIM UTAH, LLC  
6150 S. REDWOOD RD., STE. 150  
TAYLORSVILLE, UTAH 84123

CONTACT:  
DOUG YOUNG  
PHONE: 801-205-5500

**TETON RANCH**  
**PRELIMINARY SUBMITTAL**  
6200 WEST 11800 SOUTH  
HERRIMAN CITY, UTAH



**EXISTING CONDITIONS INVENTORY MAP**

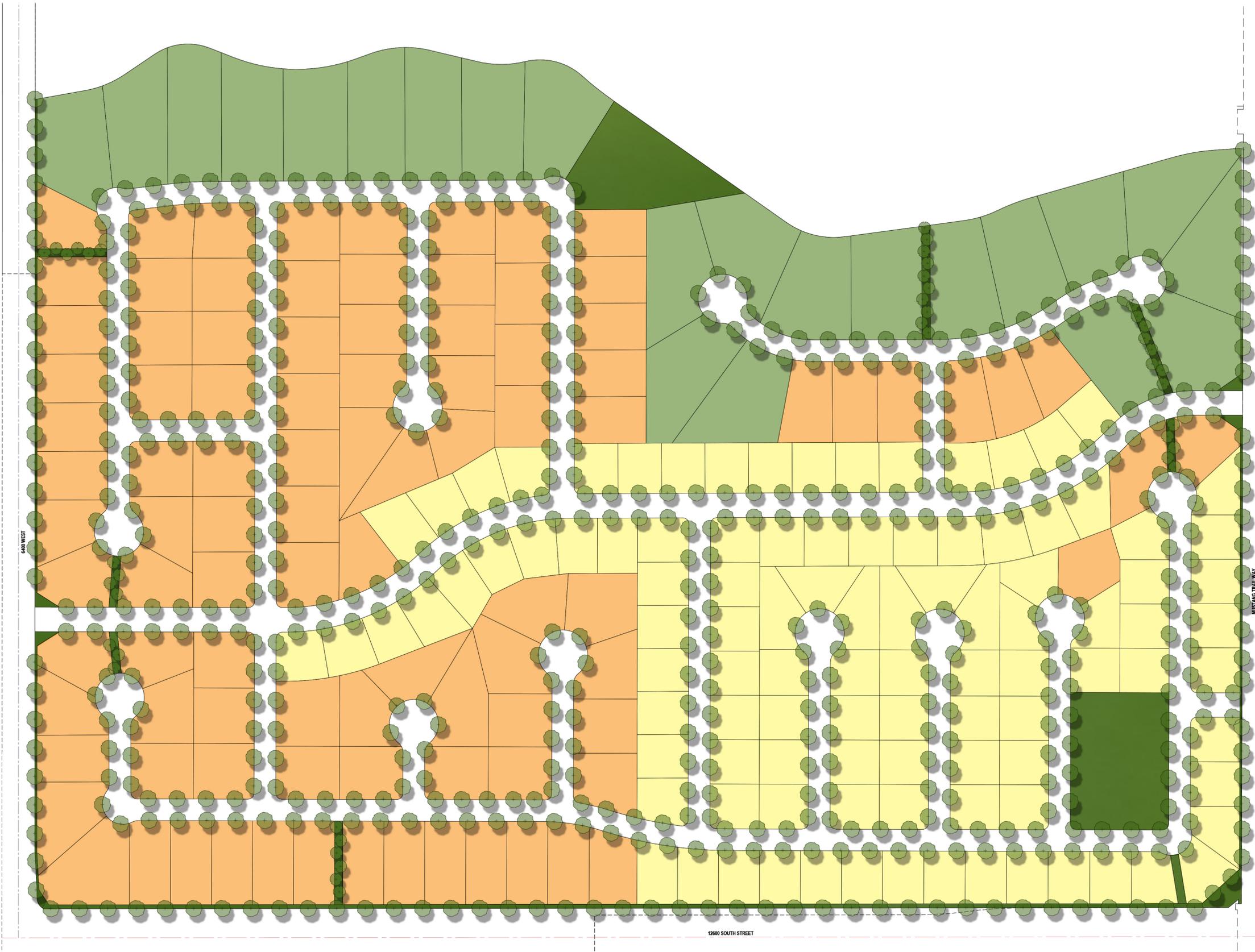
PROJECT NUMBER: 40568  
PRINT DATE: 8/6/19  
DRAWN BY: JWJ  
CHECKED BY:  
PROJECT MANAGER:

**C-002**



**LEGEND**

- 22 1ac LOTS
- 97 1/2ac LOTS
- 103 1/3ac LOTS
- 222 Total
  
- Open Space



**TETON RANCH**

MASTER PLANNED COMMUNITY



APRIL 7, 2020



## Development Review Committee

May 29, 2019

Teton Ranch  
 S2019-047  
 12308 S Mustang Trail Way

DATE	DEPARTMENT								
5/7/2019	Submittal								
Submitted an application for a 222 lot subdivision. This is for a regular subdivision which is subject to the Teton Ranch Development Agreement.									
5/29/2019	Zoning Bryn MacDonald <a href="mailto:bmacdonald@herriman.org">bmacdonald@herriman.org</a>								
<ol style="list-style-type: none"> <li>1. Subject to the Teton Ranch Development Agreement and Design Guidelines.</li> <li>2. Demonstrate that lot sizes meet the MDA (per the chart below) -</li> <li>3. Install curb, gutter, sidewalk, park strip, street lights on all public streets.</li> <li>4. Who will maintain the park strip on Teton Ranch Blvd and how will it be landscaped? Trees required every 30'</li> </ol>									
<table border="1" style="margin: auto; border-collapse: collapse;"> <thead> <tr> <th colspan="2">LOT SIZE BREAKDOWN</th> </tr> </thead> <tbody> <tr> <td style="width: 80%;">Lots 43,560 sf (1 ac) or greater</td> <td style="width: 20%; text-align: center;">20</td> </tr> <tr> <td>Lots 20,000 sf to 43,560 sf</td> <td style="text-align: center;">90</td> </tr> <tr> <td>Lots 12,000 sf to 20,000 sf</td> <td style="text-align: center;">112</td> </tr> </tbody> </table>		LOT SIZE BREAKDOWN		Lots 43,560 sf (1 ac) or greater	20	Lots 20,000 sf to 43,560 sf	90	Lots 12,000 sf to 20,000 sf	112
LOT SIZE BREAKDOWN									
Lots 43,560 sf (1 ac) or greater	20								
Lots 20,000 sf to 43,560 sf	90								
Lots 12,000 sf to 20,000 sf	112								
5/24/2019	Unified Fire Authority Dan Devoogd <a href="mailto:ddevoogd@unifiedfire.org">ddevoogd@unifiedfire.org</a>								
Cul de sac length okay since the roads are full width and public.									
5/28/2019	Community Coordinator Sandra Llewellyn <a href="mailto:sllewellyn@herriman.org">sllewellyn@herriman.org</a>								
A neighborhood meeting is required to be held prior to be placed on a Planning Commission agenda. Contact Sandra to schedule a neighborhood meeting, once all planning and engineering concerns have been addressed.									
5/29/2019	Water Review Justun Edwards <a href="mailto:jedwards@herriman.org">jedwards@herriman.org</a>								
Make sure utilities are centered in the trails.									
5/29/2019	GIS Eric Blackett <a href="mailto:eblackett@herriman.org">eblackett@herriman.org</a>								
The plat needs: Intersection coordinates Lot addresses									

5/29/2019	Parks/ Landscaping Heidi Shegrud <a href="mailto:hshegrud@herriman.org">hshegrud@herriman.org</a>
<ol style="list-style-type: none"> <li>1. Provide bollards at the end of each trail</li> <li>2. Provide lower maintenance landscaping along the trail connections.</li> <li>3. White barn park?</li> </ol>	
5/24/2019	Engineering Review Josh Petersen <a href="mailto:jpetersen@herriman.org">jpetersen@herriman.org</a>
<ul style="list-style-type: none"> <li>• Provide dedication area to Herriman City for 6400 West (if necessary).</li> <li>• Install precast concrete fence along 6400 West.</li> <li>• Pay fee in lieu for landscaped parkstrip, sidewalk, and street lighting along east side of 6400 West.</li> <li>• Provide dedication area to Herriman City for 12600 South (126 foot ROW width).</li> <li>• Install improvements along north side of 12600 South ROW including asphalt needed to complete road, curb and gutter, parkstrip landscaping, sidewalk, street lighting, and precast concrete fence.</li> <li>• Install improvements along west side of Mustang Trail Way including curb and gutter, parkstrip landscaping, sidewalk, street lighting, and precast concrete fence.</li> <li>• Cul-de-sacs may not exceed 600 feet from centerline of adjoining street to cul-de-sac center. Many appear to exceed maximum length. Revise street layout.</li> <li>• Provide traffic impact study.</li> <li>• Submit stormwater report for detention, piping, etc.</li> <li>• Provide detention pond for 100 year, 24 hour storm.</li> </ul>	
5/17/2019	Operations Monte Johnson <a href="mailto:mjohnson@herriman.org">mjohnson@herriman.org</a>
Need to show locations for meter cabinets, transformers, switchgear boxes, and connections for street lights.	



## Staff Report

**DATE:** April 8, 2020

**TO:** Planning Commission

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

**MEETING:** Planning Commission April 16, 2020

**REQUEST:** Preliminary plat and final site plan approval for 48 single family lots (Hidden Oaks Pod 1 phase 1)

Applicant: Perry Development LLC  
Address: 6710 W Herriman Main Street  
Zone: R-1-15 (Residential)  
Acres: 13.74  
File Number: P2019-083 & S2019-082

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### **Summary**

The applicant is requesting preliminary plat approval and final site plan approval for a subdivision of 48 single family lots, known as Hidden Oaks Pod 1 phase 1. This development was approved as part of the Hidden Oaks Development Agreement.

### **Process**

The Planned Development (PD) Overlay zone (File Z2017-30) was approved by the Council in February 2018. The overlay zone requires that a final site plan be approved by the Planning Commission for each phase.

### **Notices**

The final site plan approval is a permitted use and does not require any notices be mailed. Staff mailed notices for the preliminary plat on April 7, 2020. Notices were mailed to 63 property owners. No responses have been received so far.

### **Neighborhood Meeting**

A neighborhood meeting was held on January 23, 2020, for the preliminary plat. Notices were mailed to 54 residents. Nine (9) residents attended the meeting. Attendees had several questions regarding the project. The minutes from the meeting are attached (See Attachment D).

### **Development Review Committee (DRC)**

The applicant met with the Development Review Committee on September 4, 2019. The applicant received written comments regarding the project from staff.



## Staff Report

### **Discussion**

This property received approval for the Planned Development (PD) Overlay Zone in February 2018. A preliminary site plan and density was approved at that time. The Planning Commission and City Council also reviewed and approved Design Guidelines for the development, including setbacks and architectural requirements.

The PD overlay zone requires each phase to come back to the Planning Commission for site plan approval. Each phase also has to receive preliminary subdivision plat approval. This requires two separate applications and approvals from the Planning Commission.

The site plan process listed in City Code 10-5-12 requires the following information be submitted for review:

- (1) Site plan showing the following:
- (2) Grading and drainage plan showing the following:
- (3) Utility plan showing the following:
- (4) Landscaping plan, consistent with the requirements of chapter 23 of this title; and
- (5) Building elevations for all buildings showing the following:
  - (A) Accurate front, rear, and side elevations drawn to scale;
  - (B) Exterior surfacing materials and colors, including roofing material and color;
  - (C) Outdoor lighting, furnishings, and architectural accents; and
  - (D) Location and dimensions of proposed signs;

The PD overlay zone had several conditions of approval placed on the development. Several of these included items that needed to come back during the site plan approval phase. These are:

- a. Lot area and widths shall be shown on an approved site plan for each phase.
- b. Traffic studies will be required for each pod in compliance with the Engineering Design Standards. Each study shall be done as an addendum to the master traffic study already completed.
- c. Each pod that is adjacent to Butterfield Creek shall provide verification from Salt Lake County Flood Control that the top of bank line has been established and there is an additional 20 foot maintenance access outside the top of bank. This access should be dedicated to the City. No lots can be located within the top of bank or 20 foot access. The access can be combined with the trail.
- d. A detailed grading and drainage plan shall be submitted as part of a site plan application.
- e. Landscaping, fencing, and screening related to the uses within the site and as a means of integrating the proposed development into its surroundings shall be submitted as part of a site plan application.
- f. Open space that is provided in each pod shall demonstrate any unbuildable area that counts as 25%. The overall open space acres required shall be adjusted accordingly.



## Staff Report

### **Issue 1 – Density**

This application is for phase 1 of pod 1. The approved preliminary site plan for the entire Hidden Oaks project lists this pod as being allowed 63 units, and up to 76 units with a density transfer from another pod. This phase is proposing the first 48 of those lots. The second phase shows an additional 16 lots. That is a total of 64 lots in Pod 1. The applicant will need to demonstrate which Pod this additional unit is being removed from.

The approved lot size range is 8,000- 10,000 square feet, and each lot has to be at least 45 feet wide. All lots meet or exceed these requirements.

### **Issue 2 – Design**

The development had design guidelines approved as part of the PD Overlay Zone and Development Agreement. The design guidelines include fencing requirements, setbacks, and architectural design criteria. Sample building elevations have been submitted by the applicant and have been included in this packet for approval (See Attachment E).

### **Issue 3 – Fencing**

The approved design guidelines show where fencing is required along the perimeter of the development. A precast wall will be built parallel to Main Street. Also, the neighbors adjacent to this pod on the east are not part of the Hidden Oaks development, so per the MDA the applicant must construct a precast wall along their property.

### **Issue 4 - Traffic**

Every new application for a pod/phase will need to include an addendum to the originally submitted traffic study – notably addressing the Level of Service (LOS) at the intersection of 6400 W and Main Street. This will be reviewed at the time of final engineering.

### **Recommendation**

Staff recommends preliminary plat approval and final site plan approval for Hidden Oaks Pod 1 Phase 1 for 48 lots with the following requirements:

#### **Preliminary Plat Requirements:**

1. Receive and agree to the recommendations from other agencies, including those included in the Development Review Committee comments dated September 4, 2019.
2. Meet with staff to review compliance with all requirements of the Master Development Agreement when each phase is submitted for final engineering review.
3. An addendum to the traffic study shall be submitted with each pod. The addendum needs to address the intersection of 6400 West and Main Street. The purpose is that the original study projects that at some point there will be LOS E or worse at 6400 West and Main Street. When that occurs a traffic signal must be installed. Developer must comply with all



## Staff Report

- recommendations from the Traffic Study, including additional right-of-way dedication for future traffic signals or turn lanes.
4. Install curb, gutter, sidewalk, park strip, and street lights along all public streets in accordance with city standards, including Herriman Main Street.
  5. Construct a 6 foot precast wall along Main Street and work with staff on a landscaping plan for the area adjacent to Main Street. Also construct a 6 foot precast wall along the residential lots to the east that are not part of the Hidden Oaks project.
  6. A long term stormwater maintenance agreement is required for any private detention ponds.
  7. Main Street and roadway improvements, and the water system (pipes and PRV) shall be completed along the frontage to the development per the MDA.
  8. Provide a geotechnical report for pavement design.
  9. Provide dedication for Herriman Main Street. This should be an 80 foot right of way.
  10. All existing overhead powerlines must be buried.
  11. No more than 30 building permits to be issued on one access. A second access must be constructed before any additional building permits can be issued.
  12. Comply with the Road Cross sections as found in the Hidden Oaks MDA. This includes the width of sidewalks and park strips.

### **Site Plan Requirements:**

1. Receive and agree to the recommendations from other agencies, including those included in the Development Review Committee comments dated June 5, 2019.
2. Meet with staff to review compliance with all requirements of the Master Development Agreement when each phase is submitted for final engineering review.
3. All homes shall meet the design guidelines and the Herriman City single family design criteria.
4. All single family dwellings shall provide basements.
5. Setbacks shall be as follows:  
Front: 12' to living; 24' to garage  
Rear: 15' to building; 10' to deck/covered patio  
Sides: 5' to any part of building  
Corners: 15'
6. All lots shall have at least 45' of frontage.
7. Provide detailed landscaping plans for the offsite detention pond and for the open space next to Main Street.
8. No more than 30 building permits to be issued on one access.
9. The size, location, design, and nature of entry monument signs, and the intensity and direction of area floodlighting, shall be detailed in a separate site plan application.
10. All building elevations shall meet the requirements of the Hidden Oaks Design Guidelines and receive approval from the Hidden Oaks ARC.
11. Receive approval from Herriman City for the contaminated soils mitigation plan.



## Staff Report

12. At least 20 percent of the planned unit development shall be preserved as permanent open space. At least one-half of the open space required shall be maintained in single contiguous lot, not including any unbuildable property, configured in a usable size and shape. Open space that is unbuildable because of, among other things, slope, wetlands, flood drainage, or contamination, shall be counted at 25 percent of the acreage required to satisfy applicable open space requirements. Detention basins may count as open space only if they provide recreational amenities, including, but not limited to, playgrounds, gazebos, exercise stations, or sports fields with parking lots. Park strips adjacent to a street shall not count as open space.
13. All street trees must comply with Herriman City requirements.
14. Submit a revised Land Use Table to demonstrate how Pod 1 will comply with the number of lots allowed.

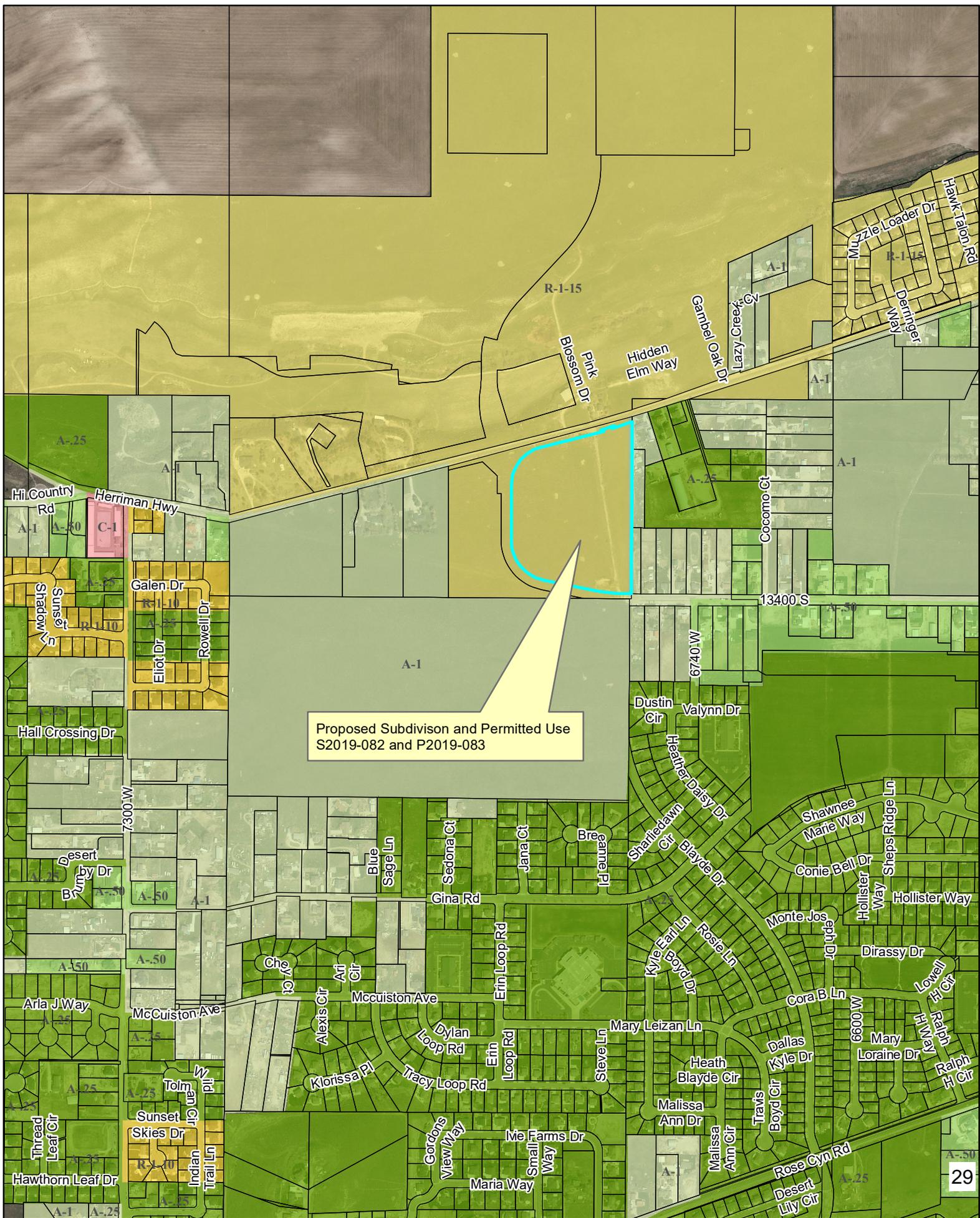
### **Attachments**

- A. Vicinity Map
- B. Amended Hidden Oaks Land Use Plan
- C. Site Plans
- D. Landscape Plans
- E. Elevations
- F. Meeting Minutes and Comments Received



Staff Report

## Attachment A Vicinity Map



Proposed Subdivision and Permitted Use  
S2019-082 and P2019-083



Proposed Subdivision and Permitted Use





Staff Report

# Attachment B

## Amended Hidden Oaks Land Use Plan

# Proposed Land Use

## Site Summary

Total Site Area	371.97	acres
Total Site Area without Schools & churches	326.53	acres
Total Open Space Area (weighted)	68.96	ac (21.12%)

Total Residential Units w/o schools & churches in place	1,006	units
Gross Density without schools & churches in place	2.70	du/ac

Total Residential Units w/ schools & churches in place	799	units
Net Density with schools & churches in place	2.45	du/ac

## Land Use Summary

Pod	Land Use	Acres	Without Schools and Churches	With Schools and Churches	Max with Density Transfer**
1	Single-family Residential	17.14	63	63	76
2	Charter School	7.77	24	0	29
3	Church	3.65	6	0	7
4	Single-family Residential	19.96	88	88	106
4A	Church	3.72	8	0	10
5	Single-family Residential	6.47	33	33	40
6	Single-family Residential	9.68	39	39	47
7	Single-family Residential	13.99	65	65	78
7A	Seminary Building	0.32	2	0	2
8	Middle School	20.55	107	0	128
9	Elementary School	10.97	60	0	72
10	Single-family Residential	13.02	69	69	83
11	Single-family Residential	9.26	42	42	50
12	Single-family Residential	19.54	68	68	82
13	Single-family Residential	20.31	79	79	95
14	Single-family Residential	7.02	77	77	77
15	Single-family Residential	11.29	26	26	31
16	Single-family Residential	24.79	*	*	*
17	Single-family Residential	17.94	52	52	57
18	Single-family Residential	4.75	*	*	*
19	Single-family Residential	8.27	17	17	17
20	Single-family Residential	20.25	81	81	97
<b>Totals</b>		<b>270.66</b>	<b>1,006</b>	<b>799</b>	

\*Units designated for Pod 14 are the aggregate number of units available for the combined Pods 14, 16, and 18  
 \*\*See MDA Section 2.4

## Open Space Summary

Pod	Land Use	Acres	Ratio	Weighted
A	Main Street Open Space	1.72	100%	1.72
B	6900 West Trail System	1.71	100%	1.71
C	Park (pod 4)	1.29	100%	1.29
D	Trail Corridor (East of 6900 W)	4.80	100%	4.80
E	12900 South Trail System	0.06	100%	0.06
F	Park (Pod 12)	1.30	100%	1.30
G	Trail Head Park	13.49	100%	13.49
H	Park (Pod 13)	1.06	100%	1.06
I	7300 West Trail System	0.83	100%	0.83
J	Park (pod 14)	0.83	100%	0.83
K	Sports Park	6.59	100%	6.59
L	Trail Corridor (West of 7300 W)	6.78	100%	6.78
M	7900 West Trail System	0.37	100%	0.37
N	Park (pod 16)	0.30	100%	0.30
O	Park (pod 18)	0.23	100%	0.23
P	Natural Open Space	1.33	25%	0.33
Q	Natural Open Space	20.12	25%	5.03
R	Natural Open Space	5.64	25%	1.41
S	Natural Open Space	1.01	25%	0.25
T	Historic Memorial Park	3.43	100%	3.43
U	Natural Open Space	0.80	25%	0.20
V	Trail System Connectors	2.32	100%	2.32
W	Common Open Space Pods 15/17 (40%)	11.69	100%	11.69
X	Parks/Trails (pod 20)	0.27	100%	0.27
Y	Open Space	2.16	100%	2.16
Z	Open Space	0.06	100%	0.06
AA	Parks/Trails (pod 19)	0.44	100%	0.44
<b>Total</b>		<b>90.64</b>		<b>68.96</b>



# LAND USE PLAN

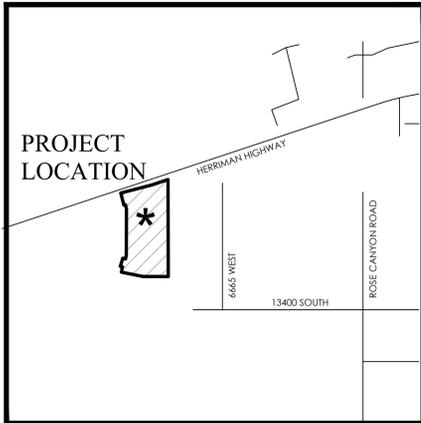
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 MARCH 20, 2020

19-0187



Staff Report

## Attachment C Site Plans

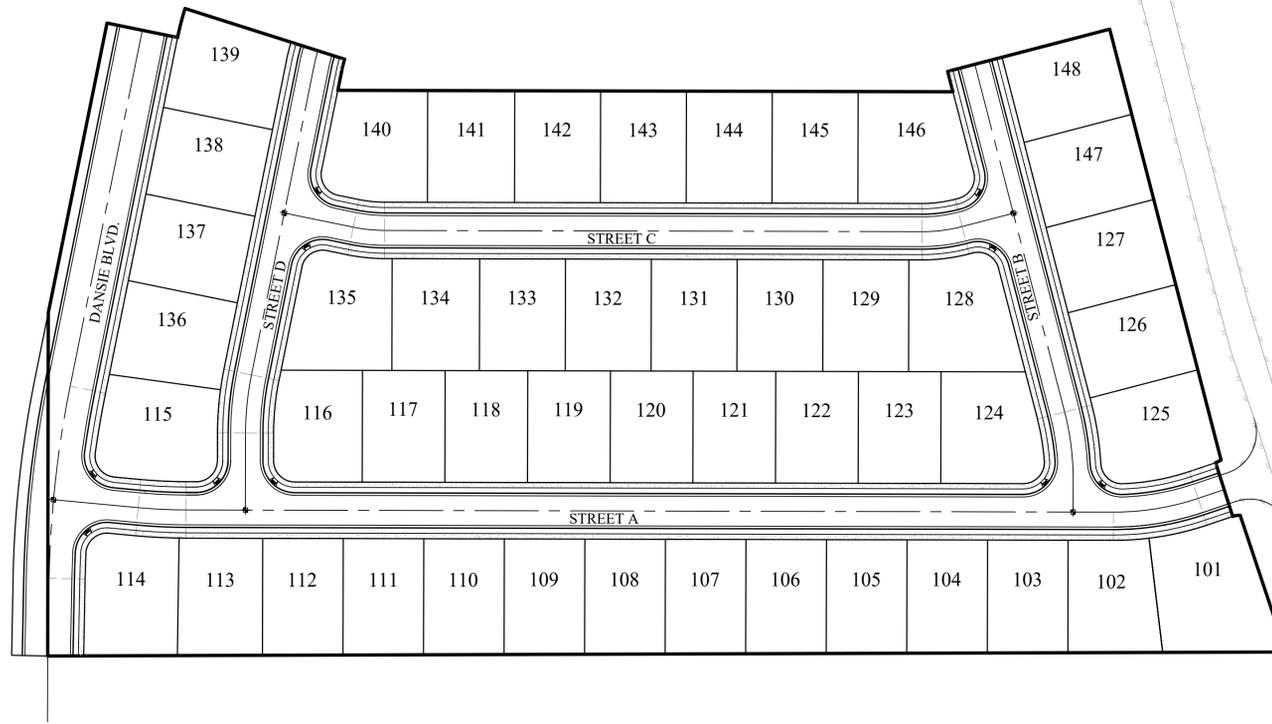


VICINITY MAP  
NTS

# HIDDEN OAKS POD 1

PREPARED FOR:  
**PERRY HOMES**  
LOCATED IN:  
**HERRIMAN CITY**

Sheet List Table	
Sheet Number	Sheet Title
C1	COVER
C2	FINAL PLAT
C3	SITE PLAN
C4	GRADING PLAN
C4.1	GRADING PLAN
C4.2	GRADING PLAN
C4.3	GRADING PLAN
C5	DRAINAGE PLAN
C5.1	DRAINAGE PLAN
C5.2	DRAINAGE PLAN
C5.3	DRAINAGE PLAN
C5.4	OFFSITE DRAINAGE PLAN
C5.5	OFFSITE DRAINAGE PLAN
C6	SEWER PLAN
C7	WATER PLAN
C8	EROSION CONTROL PLAN
C8.1	OFFSITE EROSION CONTROL PLAN
C8.2	OFFSITE EROSION CONTROL PLAN
L1	LANDSCAPE PLAN



## SITE MAP

### GENERAL NOTES

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

### NOTICE

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

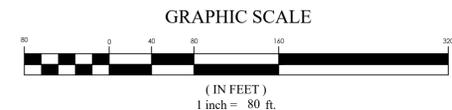
### ENGINEER'S NOTES TO CONTRACTOR

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

### CONTACTS

**ENGINEER & SURVEYOR**  
 FOCUS ENGINEERING & SURVEYING,LLC  
 32 WEST CENTER STREET  
 MIDVALE, UTAH 84047  
 (801) 352-0075  
 PROJECT MANAGER: TAYLOR MORGAN  
 SURVEY MANAGER: SPENCER LLEWELYN

**OWNER/DEVELOPER**  
 PERRY HOMES  
 17 EAST WINCHESTER STREET, SUITE 200  
 MURRAY, UTAH 84107  
 (801) 608-8040  
 CONTACT: DAN REEVE



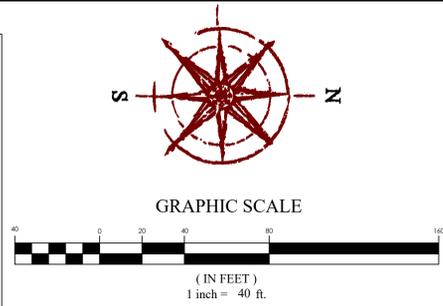
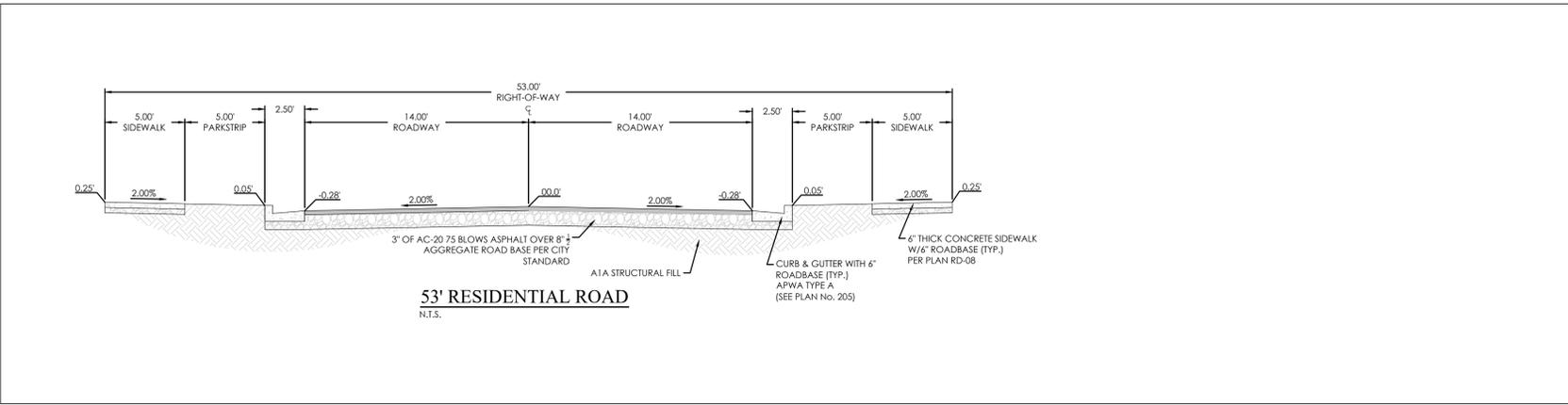
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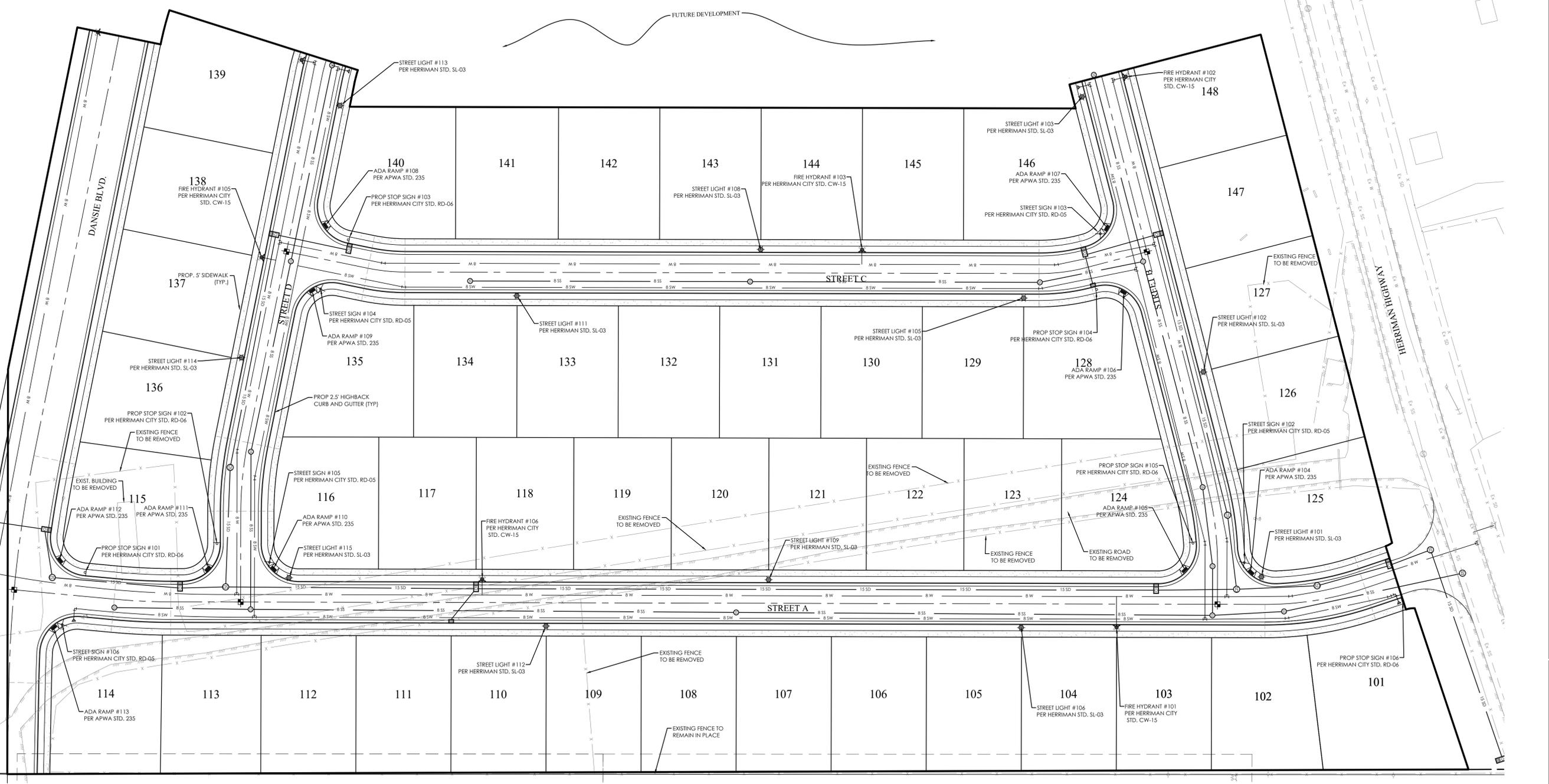
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**FOCUS**  
ENGINEERING AND SURVEYING, LLC  
6949 S. HIGH TECH DRIVE, SUITE 200  
MIDVALE, UTAH 84047 PH: (801) 352-0075  
www.focusfill.com

PARCEL: 12-03-100-001  
OWNER: JESSE DANSIE

**HIDDEN OAKS POD 1**  
HERRIMAN CITY  
SITE PLAN



**REVISION BLOCK**

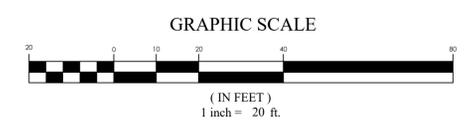
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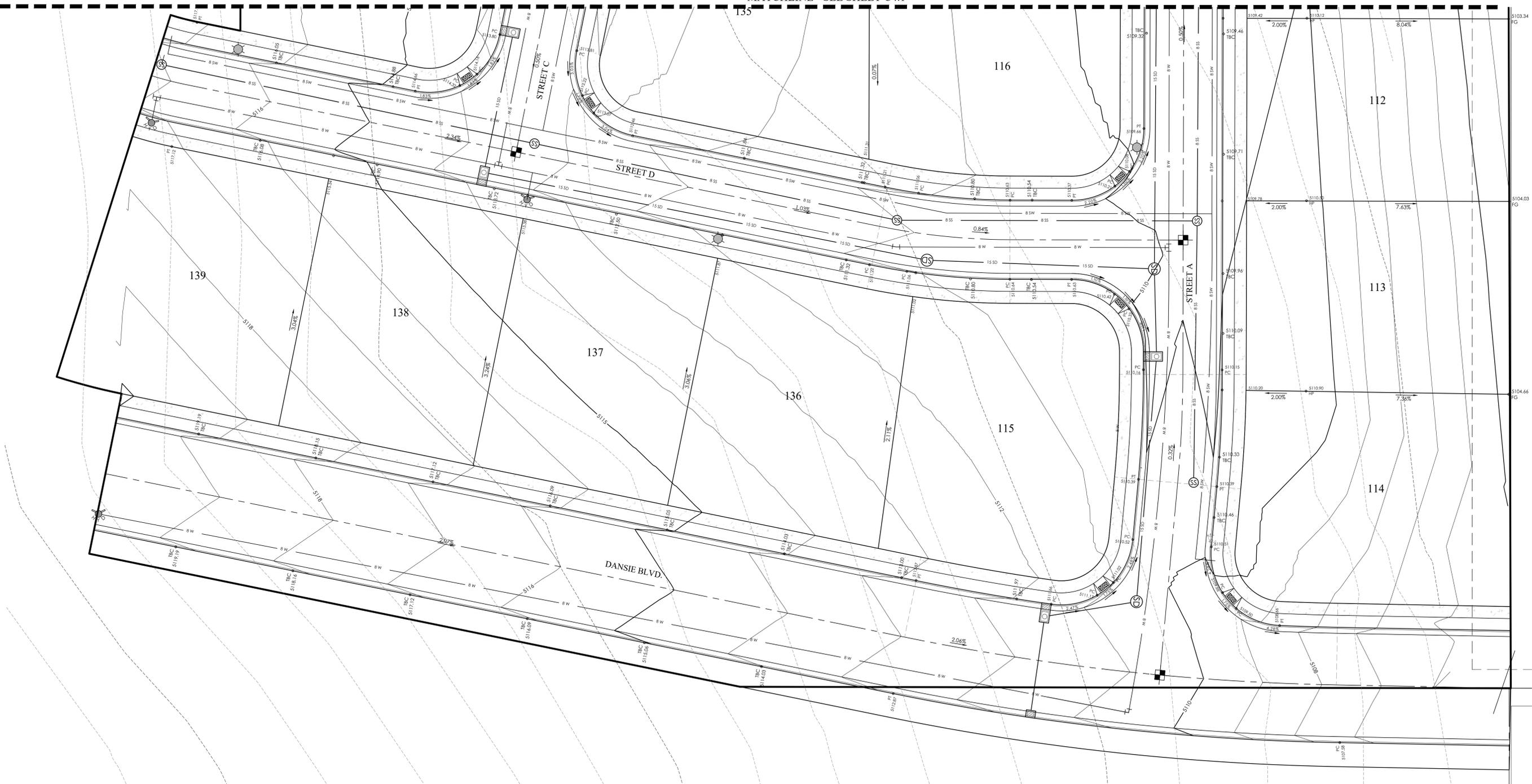
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MATCHLINE - SEE SHEET C4.1



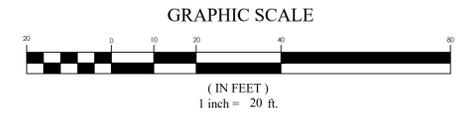
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 GRADING PLAN

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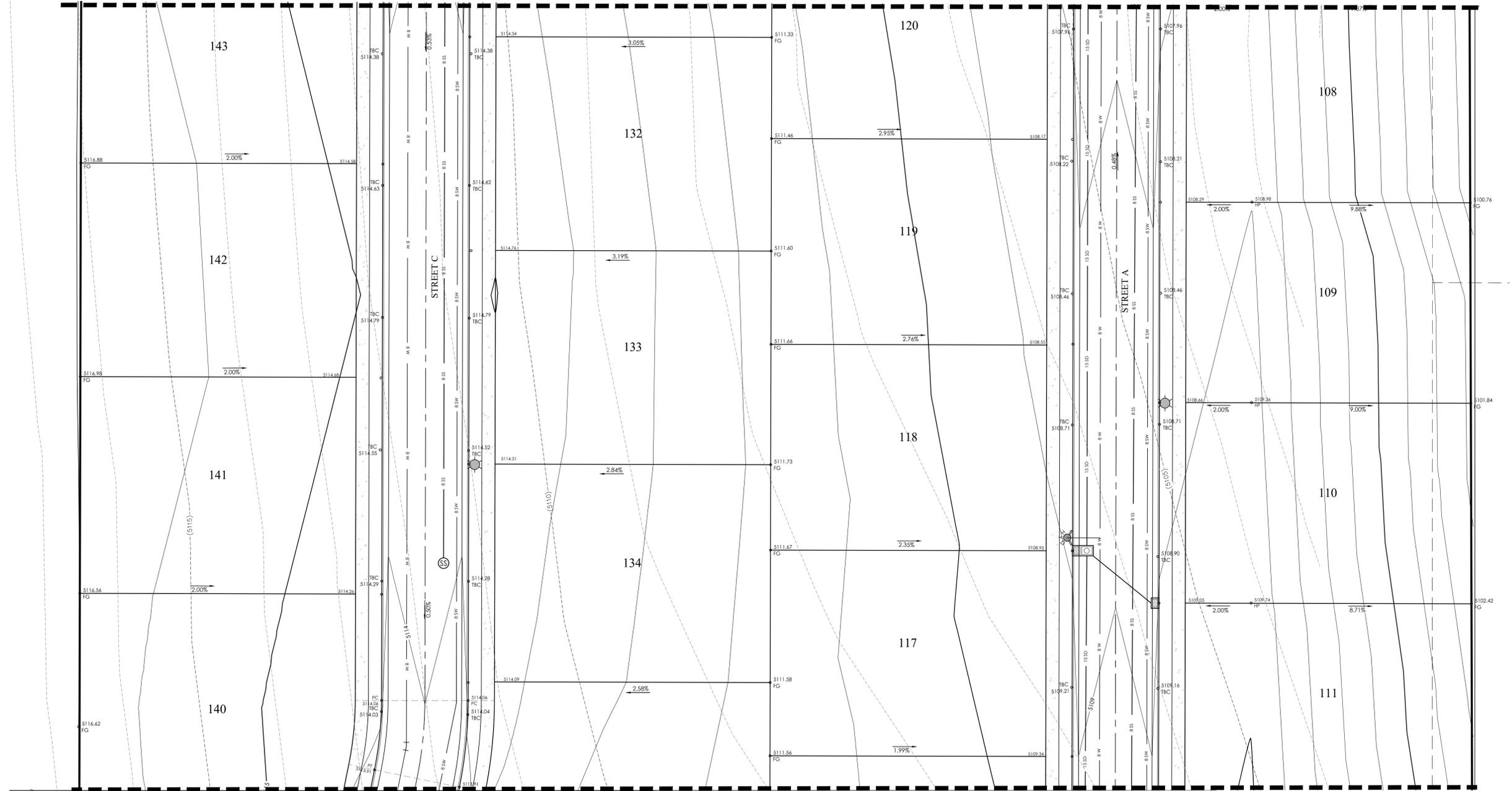


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⊙	EXIST. SEWER MH
⊙	EXIST. VALVE, TEE, & BEND
⊙	EXIST. FIRE HYDRANT
○	SPOT ELEVATION



MATCHLINE - SEE SHEET C4.2



MATCHLINE - SEE SHEET C4

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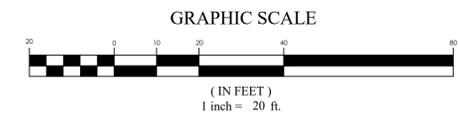
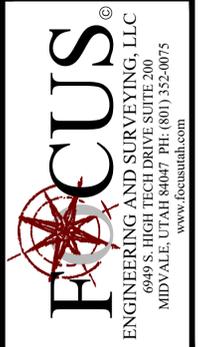
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 GRADING PLAN

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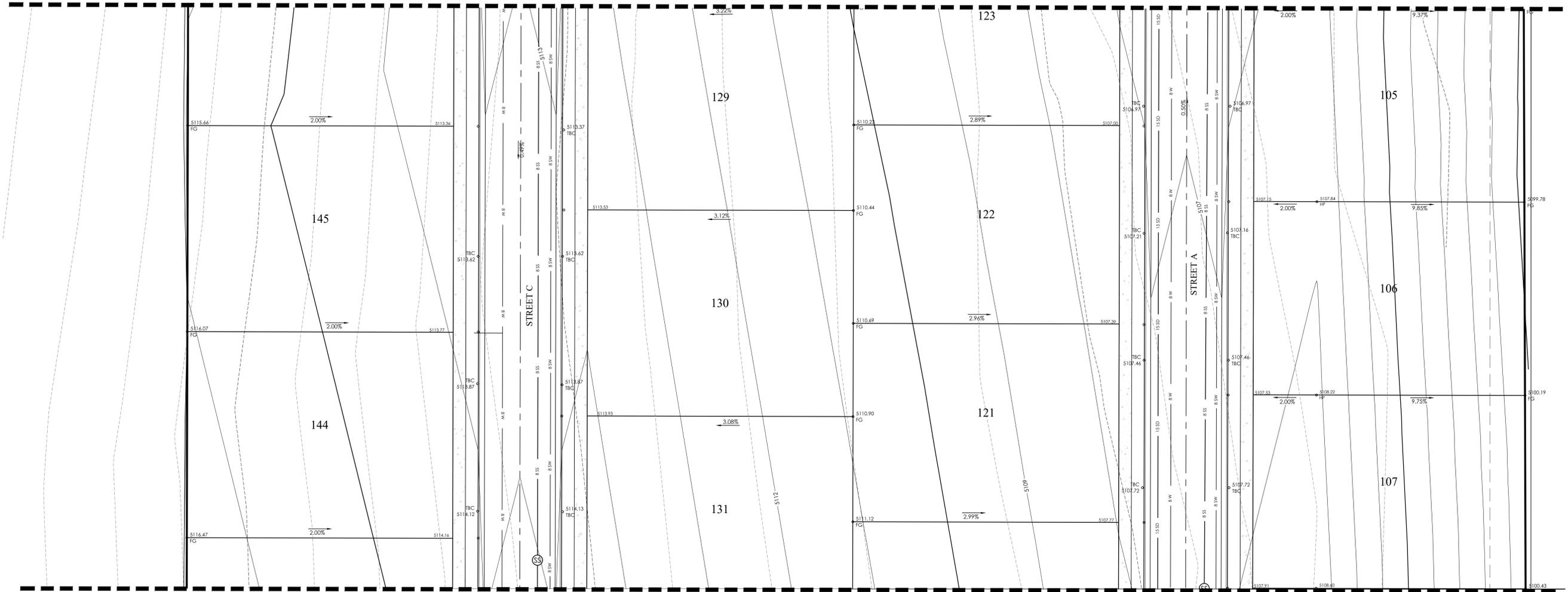
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---	15" STORM DRAIN
---	8" SANITARY SEWER
---	8" CULINARY WATER
---	8" SECONDARY WATER
---	CONTOUR MAJOR
---	CONTOUR MINOR
---	EXIST. STORM DRAIN
---	EXIST. SANITARY SEWER
---	EXIST. CULINARY WATER
---	EXIST. FENCE
---	EXIST. CONTOUR MAJOR
---	EXIST. CONTOUR MINOR
---	SIGN
---	STREET LIGHT
---	SD MH, INLET, AND COMBO
---	SEWER MANHOLE
---	VALVE, TEE & BEND
---	WATER BLOW-OFF
---	FIRE HYDRANT
---	STREET MONUMENT (TO BE SET)
---	EXIST. STREET MONUMENT
---	EXIST. SD INLET & MH
---	EXIST. SEWER MH
---	EXIST. VALVE, TEE, & BEND
---	EXIST. FIRE HYDRANT
---	SPOT ELEVATION

MATCHLINE - SEE SHEET C4.3



MATCHLINE - SEE SHEET C4.1

**HIDDEN OAKS POD 1**  
 HERRIMAN CITY  
 GRADING PLAN

REVISION BLOCK

#	DATE	DESCRIPTION
1		
2		
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4		
5		
6		

**GRADING PLAN**

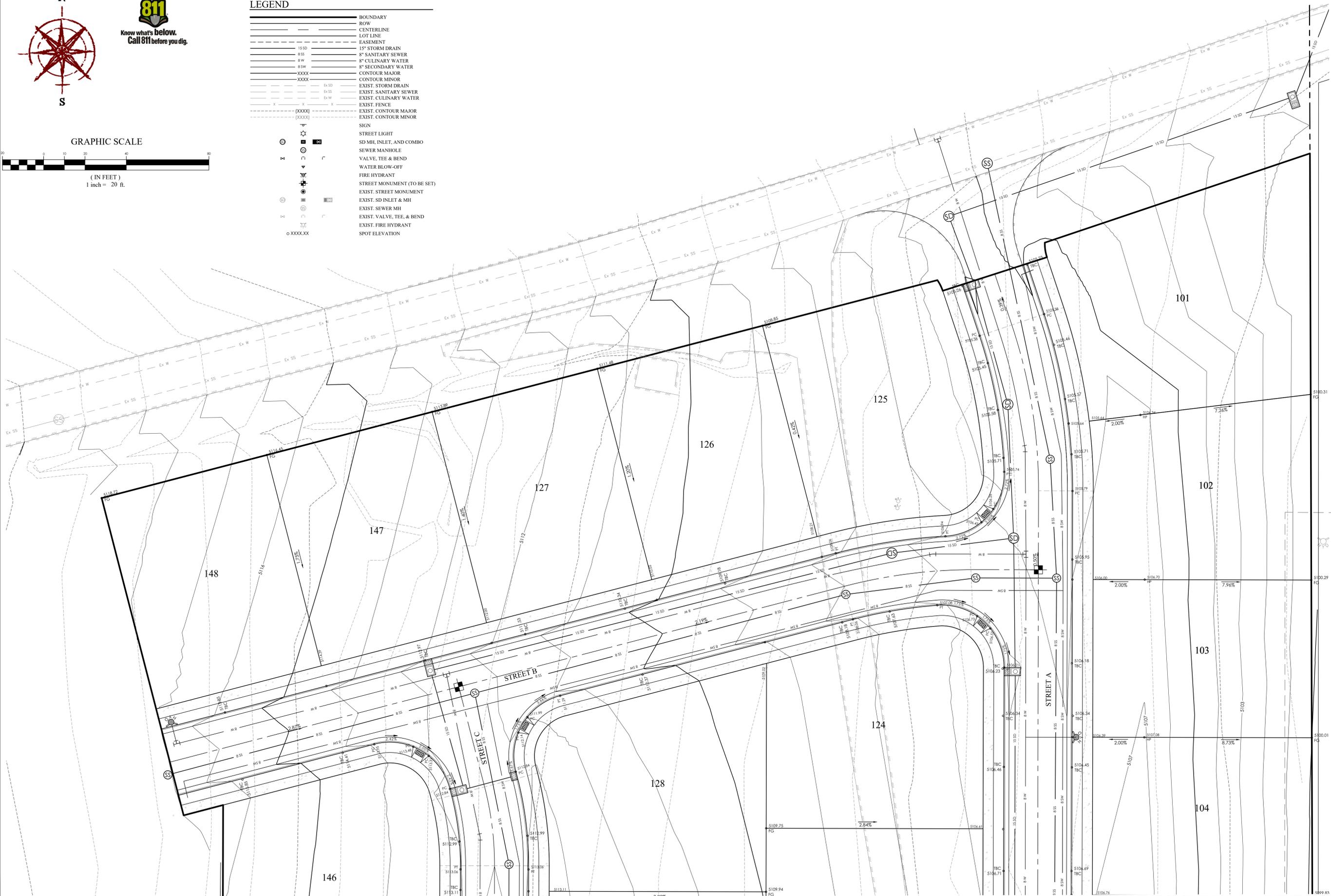
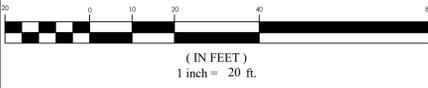
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 Date: 08/14/19 Job #: 19-0090  
 Sheet: C4.2



LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- - - EASEMENT
- 15 SD 15" STORM DRAIN
- 8 SS 8" SANITARY SEWER
- 8 W 8" CULINARY WATER
- 8 SW 8" SECONDARY WATER
- XXXXX CONTOUR MAJOR
- XXXXX CONTOUR MINOR
- Ex SD EXIST. STORM DRAIN
- Ex SS EXIST. SANITARY SEWER
- Ex W EXIST. CULINARY WATER
- Ex SW EXIST. SECONDARY WATER
- X EXIST. FENCE
- XXXXX EXIST. CONTOUR MAJOR
- XXXXX EXIST. CONTOUR MINOR
- SIGN
- STREET LIGHT
- SD MH, INLET, AND COMBO
- SEWER MANHOLE
- VALVE, TEE & BEND
- WATER BLOW-OFF
- FIRE HYDRANT
- STREET MONUMENT (TO BE SET)
- EXIST. STREET MONUMENT
- EXIST. SD INLET & MH
- EXIST. SEWER MH
- EXIST. VALVE, TEE, & BEND
- EXIST. FIRE HYDRANT
- o XXXX.XX SPOT ELEVATION

GRAPHIC SCALE



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 www.focusidaho.com

**HIDDEN OAKS POD 1**  
 HERRIMAN CITY  
 GRADING PLAN

REVISION BLOCK		DESCRIPTION
#	DATE	
1		
2		
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4		
5		
6		

**GRADING PLAN**

Scale: 1"=20' Drawn: MEC  
 Date: 08/14/19 Job #: 19-0090  
 Sheet: C4.3

MATCHLINE - SEE SHEET C.4.2



GRAPHIC SCALE



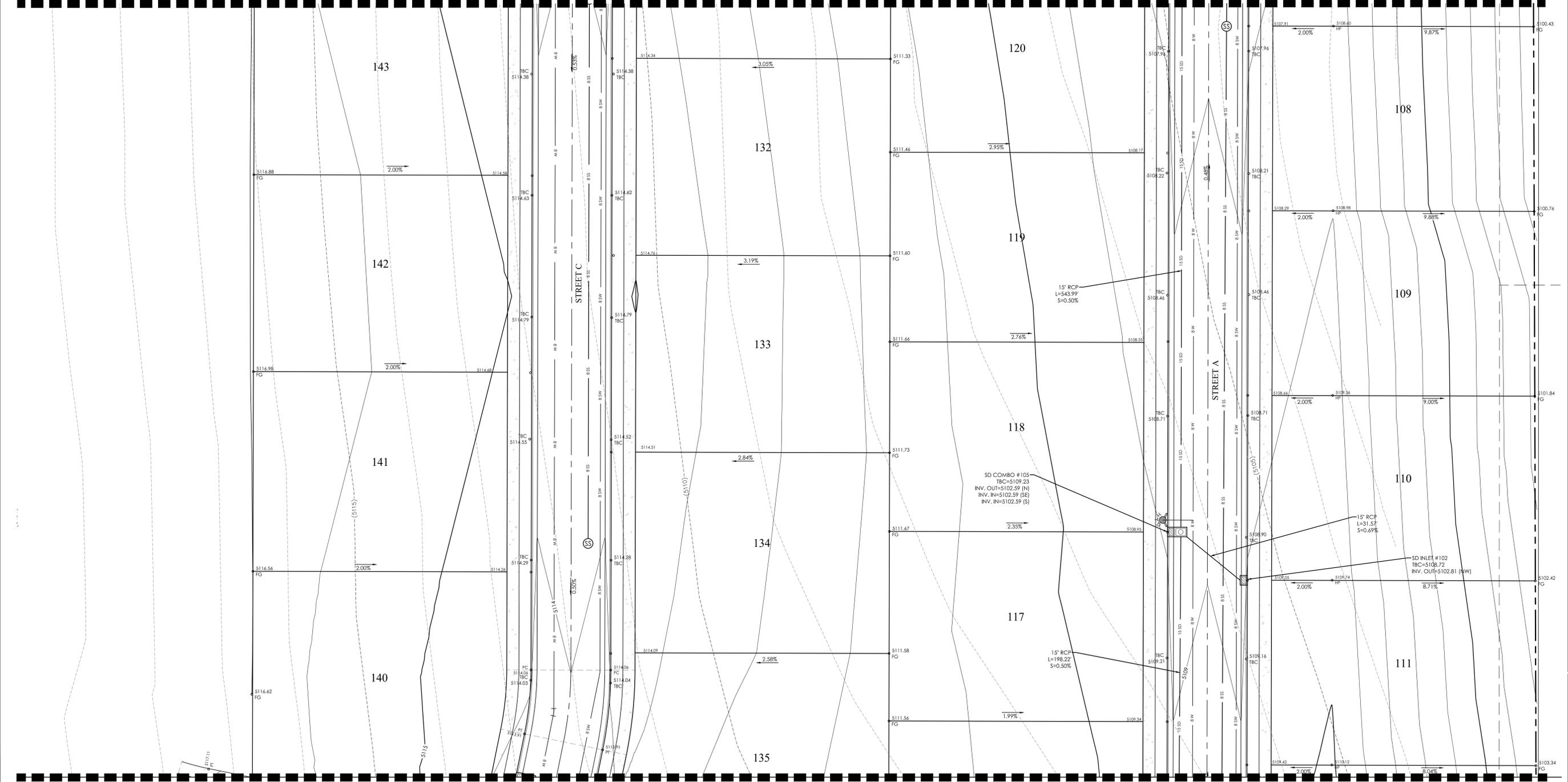
LEGEND

---	BOUNDARY
---	ROW
---	CENTERLINE
---	LOT LINE
---	EASEMENT
---	15 SD
---	8" S
---	8" W
---	8" SW
---	8" SECONDARY WATER
XXXX	CONTOUR MAJOR
XXXX	CONTOUR MINOR
---	EXIST. STORM DRAIN
---	EXIST. SANITARY SEWER
---	EXIST. CULINARY WATER
---	EXIST. FENCE
---	EXIST. CONTOUR MAJOR
---	EXIST. CONTOUR MINOR
---	SIGN
---	STREET LIGHT
---	SD MH, INLET, AND COMBO
---	SEWER MANHOLE
---	VALVE, TEE & BEND
---	WATER BLOW-OFF
---	FIRE HYDRANT
---	STREET MONUMENT (TO BE SET)
---	EXIST. STREET MONUMENT
---	EXIST. SD INLET & MH
---	EXIST. SEWER MH
---	EXIST. VALVE, TEE, & BEND
---	EXIST. FIRE HYDRANT
---	SPOT ELEVATION



Know what's below.  
Call 811 before you dig.

MATCHLINE - SEE SHEET C5.1



MATCHLINE - SEE SHEET C5

# HIDDEN OAKS POD 1

HERRIMAN CITY

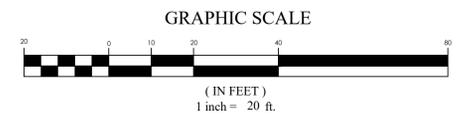
## DRAINAGE PLAN

REVISION BLOCK		DATE	DESCRIPTION
1			
2			
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4			
5			
6			

**DRAINAGE PLAN**

Scale: 1"=40' Drawn: MEC  
 Date: 08/14/19 Job #: 19-0090  
 Sheet: C5.1

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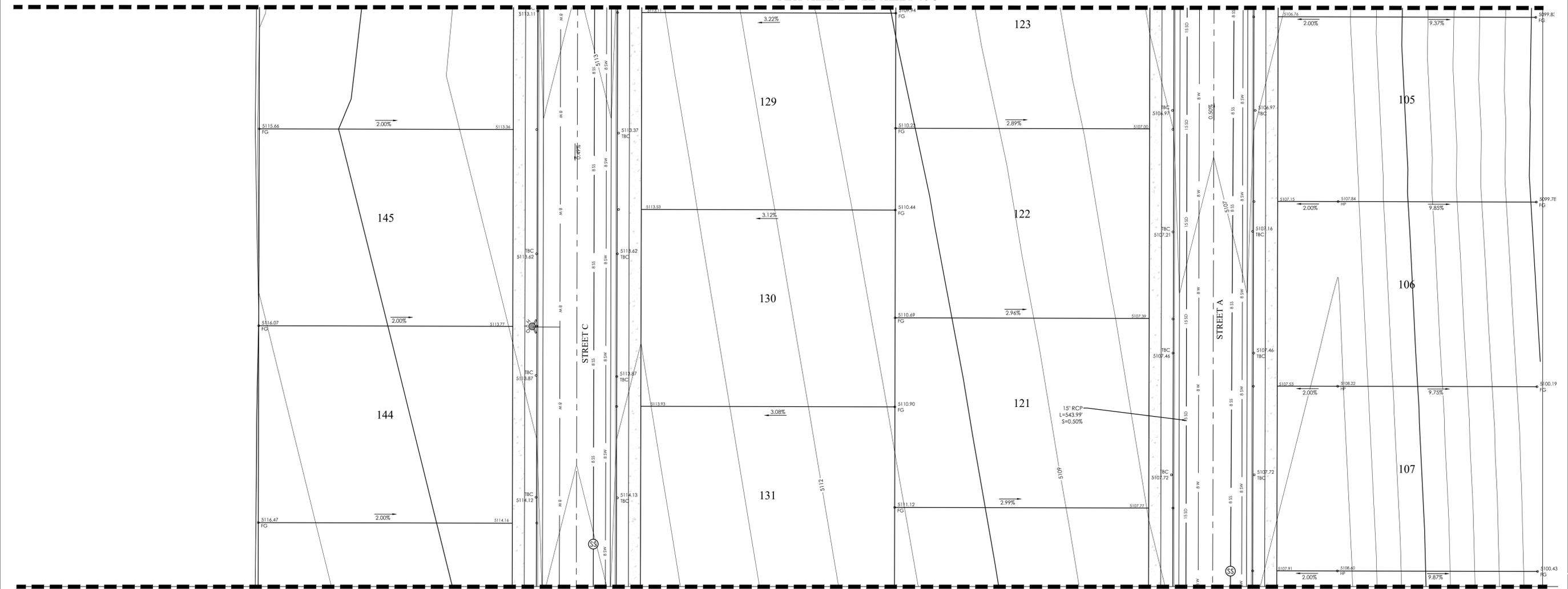


LEGEND

---	BOUNDARY
---	ROW
---	CENTERLINE
---	LOT LINE
---	EASEMENT
---	15" SD
---	8" SS
---	8" W
---	8" SW
---	8" CULINARY WATER
---	8" SECONDARY WATER
---	CONTOUR MAJOR
---	CONTOUR MINOR
---	EXIST. STORM DRAIN
---	EXIST. SANITARY SEWER
---	EXIST. CULINARY WATER
---	EXIST. FENCE
---	EXIST. CONTOUR MAJOR
---	EXIST. CONTOUR MINOR
---	SIGN
---	STREET LIGHT
---	SD MH, INLET, AND COMBO
---	SEWER MANHOLE
---	VALVE, TEE & BEND
---	WATER BLOW-OFF
---	FIRE HYDRANT
---	STREET MONUMENT (TO BE SET)
---	EXIST. STREET MONUMENT
---	EXIST. SD INLET & MH
---	EXIST. SEWER MH
---	EXIST. VALVE, TEE, & BEND
---	EXIST. FIRE HYDRANT
---	SPOT ELEVATION



MATCHLINE - SEE SHEET C5.3



MATCHLINE - SEE SHEET C5.1

# HIDDEN OAKS POD 1

HERRIMAN CITY

## DRAINAGE PLAN

REVISION BLOCK

#	DATE	DESCRIPTION
1		
2		
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6		

**DRAINAGE PLAN**

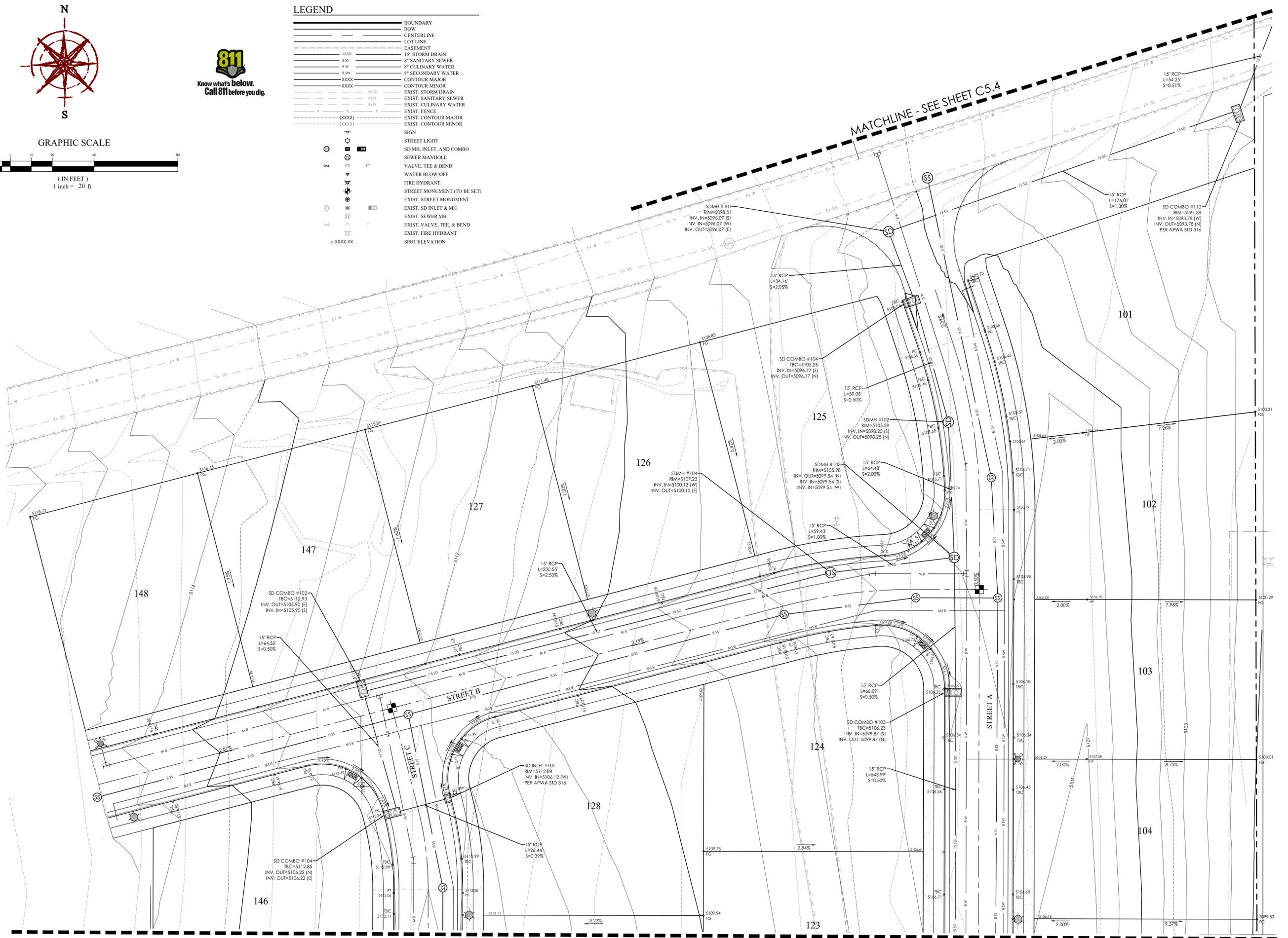
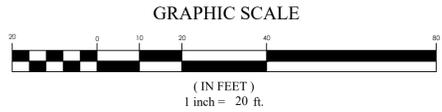
Scale: 1"=20' Drawn: MEC  
 Date: 08/14/19 Job #: 19-0090  
 Sheet: C5.2

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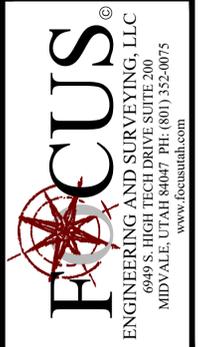
**LEGEND**

---	BOUNDARY
---	ROW
---	CENTERLINE
---	LOT LINE
---	EASEMENT
---	15" STORM DRAIN
---	8" SANITARY SEWER
---	8" CULINARY WATER
---	8" SECONDARY WATER
---	CONTOUR MAJOR
---	CONTOUR MINOR
---	EXIST. STORM DRAIN
---	EXIST. SANITARY SEWER
---	EXIST. CULINARY WATER
---	EXIST. FENCE
---	EXIST. CONTOUR MAJOR
---	EXIST. CONTOUR MINOR
---	SIGN
---	STREET LIGHT
---	SD MH, INLET, AND COMBO
---	SEWER MANHOLE
---	VALVE, TEE & BEND
---	WATER BLOW-OFF
---	FIRE HYDRANT
---	STREET MONUMENT (TO BE SET)
---	EXIST. STREET MONUMENT
---	EXIST. SD INLET & MH
---	EXIST. SEWER MH
---	EXIST. VALVE, TEE, & BEND
---	EXIST. FIRE HYDRANT
---	SPOT ELEVATION



MATCHLINE - SEE SHEET C5.4

MATCHLINE - SEE SHEET C5.2



# HIDDEN OAKS POD 1

## HERRIMAN CITY

### DRAINAGE PLAN

**REVISION BLOCK**

#	DATE	DESCRIPTION
1		
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**DRAINAGE PLAN**

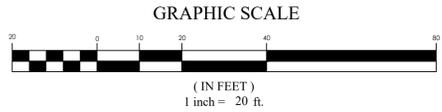
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 Date: 08/14/19 Job #: 19-0090  
 Sheet: C5.3

z:\\_2019\19-0090\hidden oaks pod 1\design 19-0090.dwg (sheet) C5.3 DRAINAGE PLAN.dwg



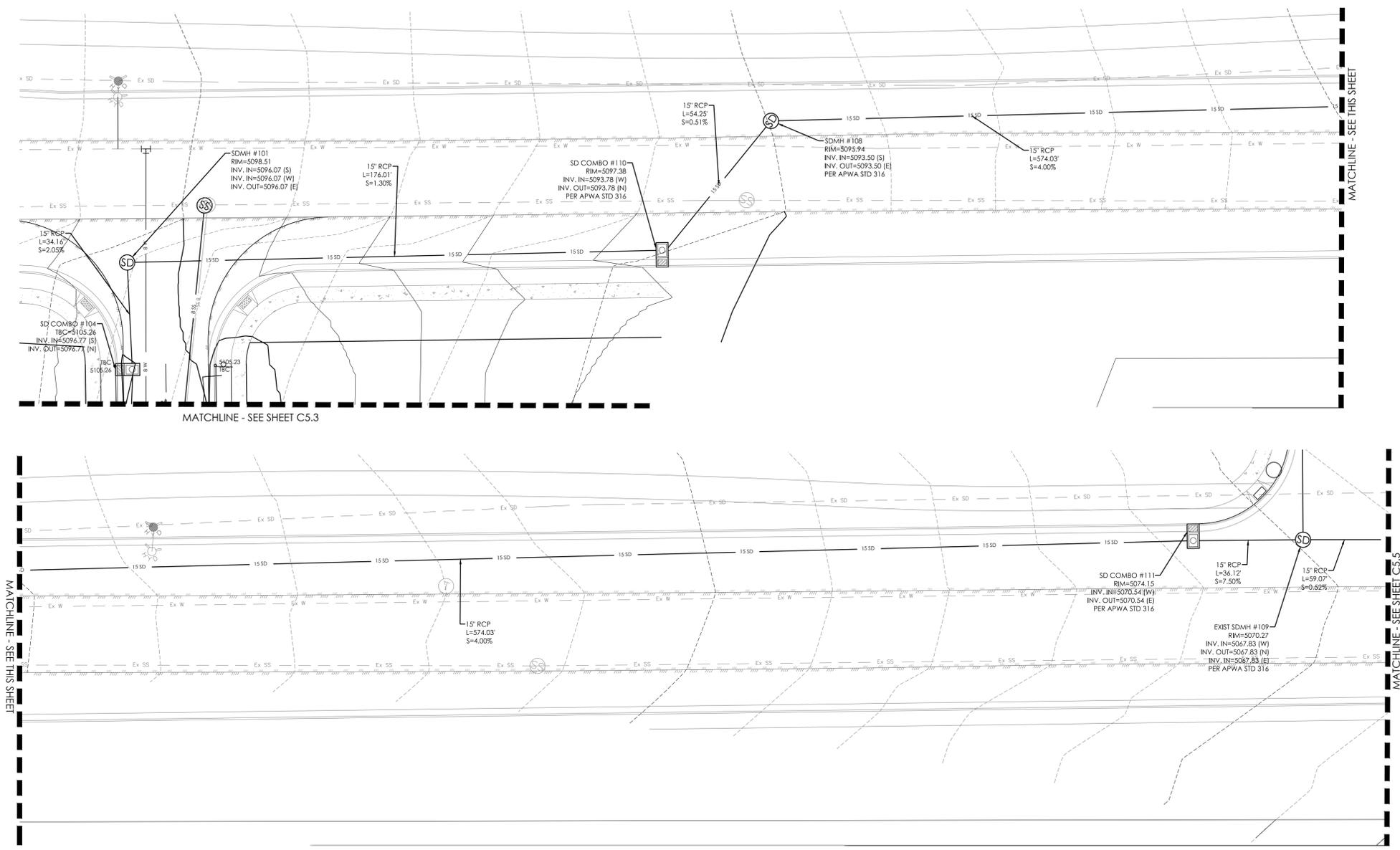
**LEGEND**

---	BOUNDARY
---	ROW
---	CENTERLINE
---	LOT LINE
---	EASEMENT
---	15" STORM DRAIN
---	8" SANITARY SEWER
---	8" CULINARY WATER
---	8" SECONDARY WATER
---	CONTOUR MAJOR
---	CONTOUR MINOR
---	EXIST. STORM DRAIN
---	EXIST. SANITARY SEWER
---	EXIST. CULINARY WATER
---	EXIST. FENCE
---	EXIST. CONTOUR MAJOR
---	EXIST. CONTOUR MINOR
---	SIGN
---	STREET LIGHT
---	SD MH, INLET, AND COMBO
---	SEWER MANHOLE
---	VALVE, TEE & BEND
---	WATER BLOW-OFF
---	FIRE HYDRANT
---	STREET MONUMENT (TO BE SET)
---	EXIST. STREET MONUMENT
---	EXIST. SD INLET & MH
---	EXIST. SEWER MH
---	EXIST. VALVE, TEE, & BEND
---	EXIST. FIRE HYDRANT
---	SPOT ELEVATION



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**HIDDEN OAKS POD 1**  
HERRIMAN CITY  
**OFFSITE DRAINAGE PLAN**



MATCHLINE - SEE THIS SHEET

MATCHLINE - SEE SHEET C5.3

MATCHLINE - SEE THIS SHEET

MATCHLINE - SEE SHEET C5.5

**REVISION BLOCK**

#	DATE	DESCRIPTION
1		
2		
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**OFFSITE DRAINAGE PLAN**

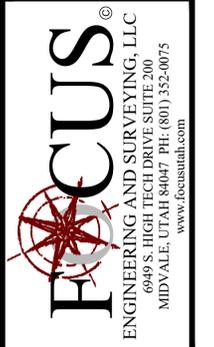
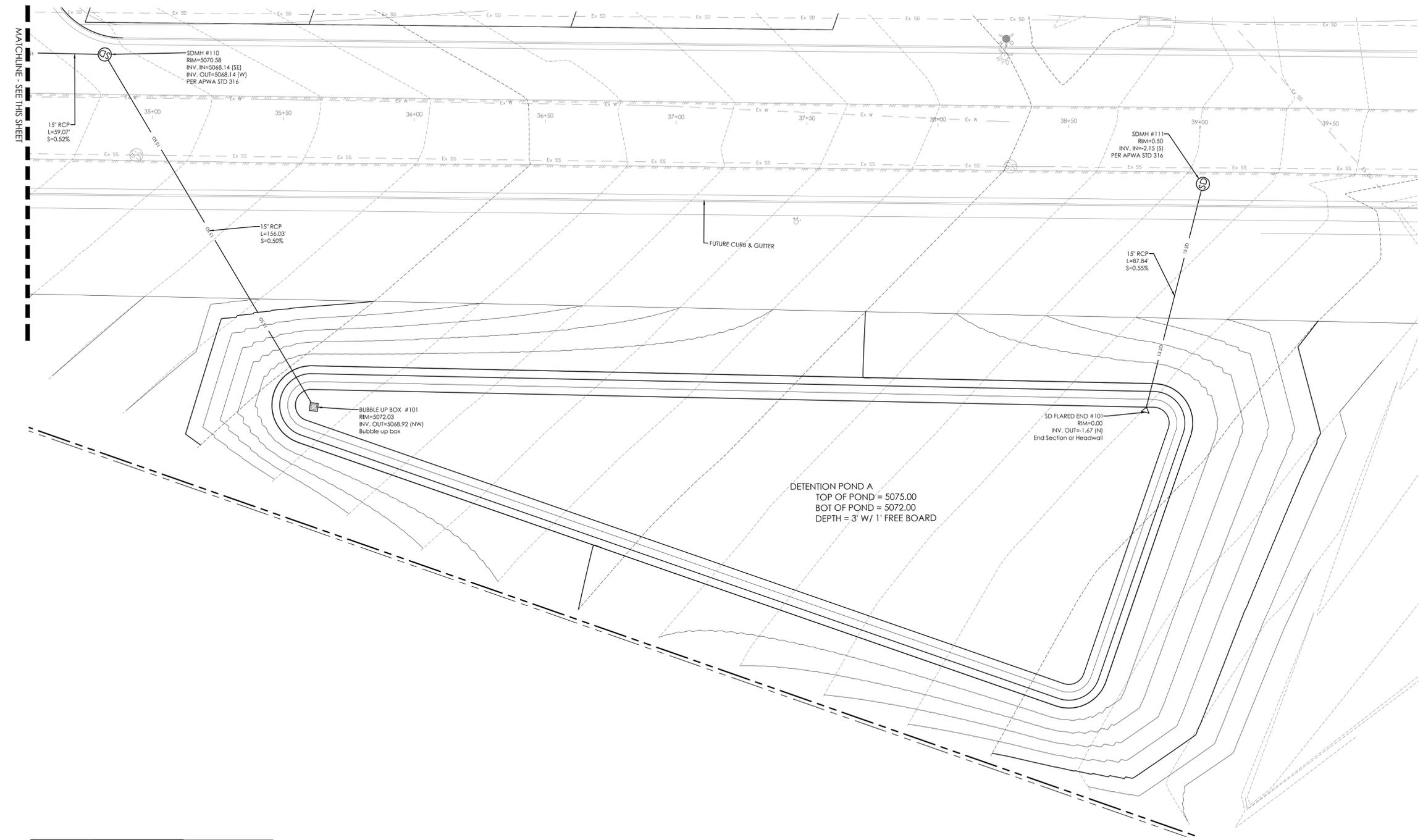
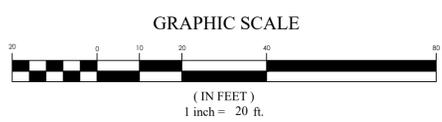
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Date: 08/14/19 Job #: 19-0090  
Sheet: **C5.4**

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**LEGEND**

---	BOUNDARY
---	ROW
---	CENTERLINE
---	LOT LINE
---	EASEMENT
---	15" STORM DRAIN
---	8" SANITARY SEWER
---	8" CULINARY WATER
---	8" SECONDARY WATER
---	CONTOUR MAJOR
---	CONTOUR MINOR
---	EXIST. STORM DRAIN
---	EXIST. SANITARY SEWER
---	EXIST. CULINARY WATER
---	EXIST. FENCE
---	EXIST. CONTOUR MAJOR
---	EXIST. CONTOUR MINOR
---	SIGN
---	STREET LIGHT
---	SD MH, INLET, AND COMBO
---	SEWER MANHOLE
---	VALVE, TEE & BEND
---	WATER BLOW-OFF
---	FIRE HYDRANT
---	STREET MONUMENT (TO BE SET)
---	EXIST. STREET MONUMENT
---	EXIST. SD INLET & MH
---	EXIST. SEWER MH
---	EXIST. VALVE, TEE, & BEND
---	EXIST. FIRE HYDRANT
---	SPOT ELEVATION



# HIDDEN OAKS POD 1

HERRIMAN CITY

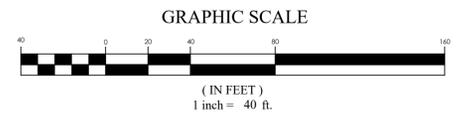
## OFFSITE DRAINAGE PLAN

**REVISION BLOCK**

#	DATE	DESCRIPTION
1		
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**OFFSITE DRAINAGE PLAN**

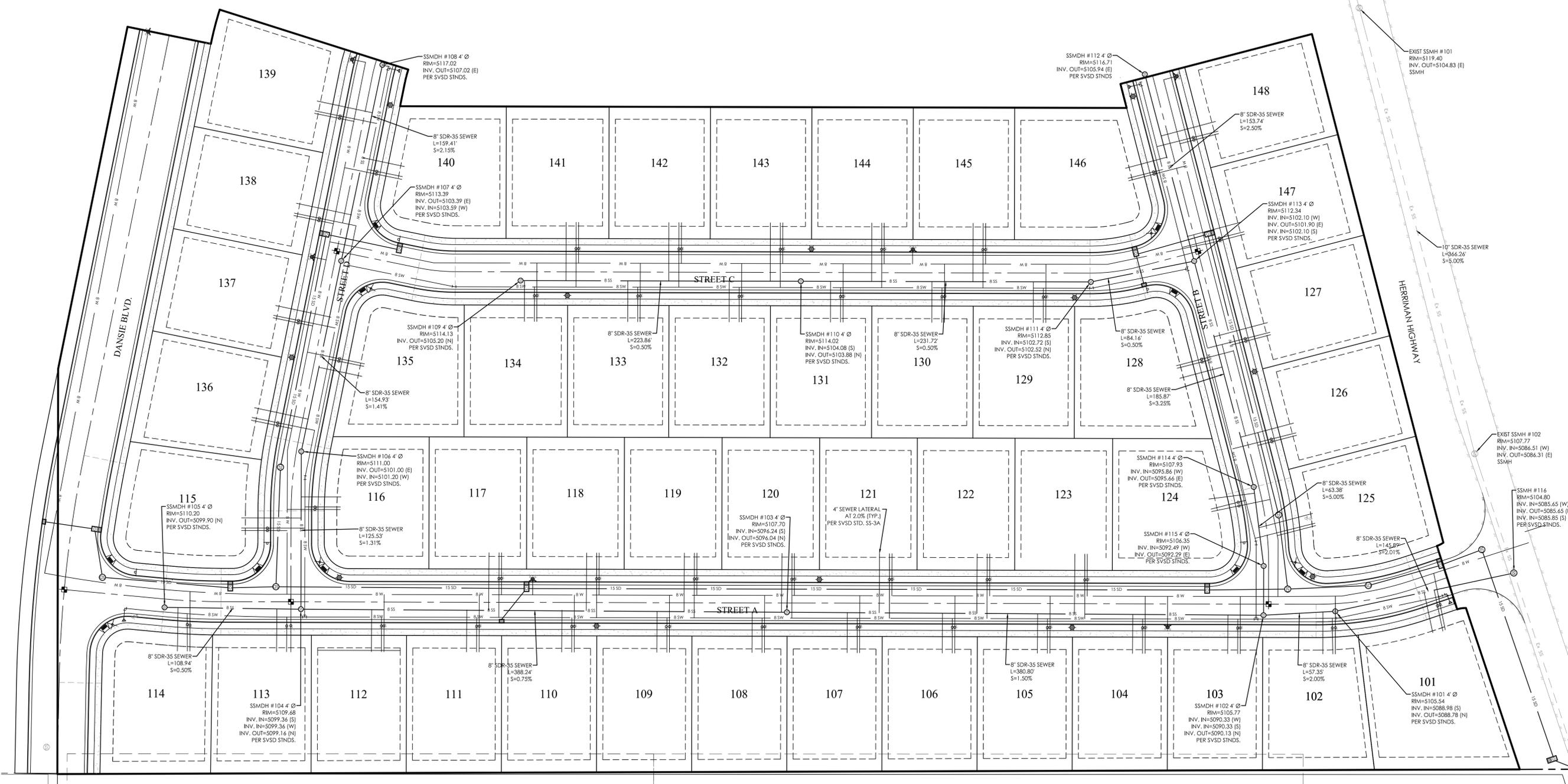
Scale: 1"=20' Drawn: MEC  
Date: 08/14/19 Job #: 19-0090  
Sheet: C5.5



**811**  
 Know what's below.  
 Call 811 before you dig.

**LEGEND**

---	BOUNDARY
---	ROW
---	LOT LINE
---	EASEMENT
15 SD	15" STORM DRAIN
8 SW	8" SANITARY SEWER
8 SW	8" CULINARY WATER
8 SW	8" SECONDARY WATER
XXXX	CONTOUR MAJOR
XXXX	CONTOUR MINOR
Ex SD	EXIST. STORM DRAIN
Ex SW	EXIST. SANITARY SEWER
Ex SW	EXIST. CULINARY WATER
Ex SW	EXIST. SECONDARY WATER
X X X X	EXIST. FENCE
(XXXX)	EXIST. CONTOUR MAJOR
(XXXX)	EXIST. CONTOUR MINOR
+	SIGN
+	STREET LIGHT
+	SD MH, INLET, AND COMBO
+	SEWER MANHOLE
+	VALVE, TEE & BEND
+	WATER BLOW-OFF
+	FIRE HYDRANT
+	STREET MONUMENT (TO BE SET)
+	EXIST. STREET MONUMENT
+	EXIST. SD INLET & MH
+	EXIST. SEWER MH
+	EXIST. VALVE, TEE, & BEND
+	EXIST. FIRE HYDRANT
o XXXXXX	SPOT ELEVATION



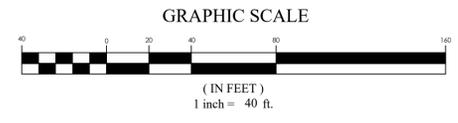
**HIDDEN OAKS POD 1**  
 HERRIMAN CITY  
 SEWER PLAN

REVISION BLOCK

#	DATE	DESCRIPTION
1		
2		
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**SEWER PLAN**

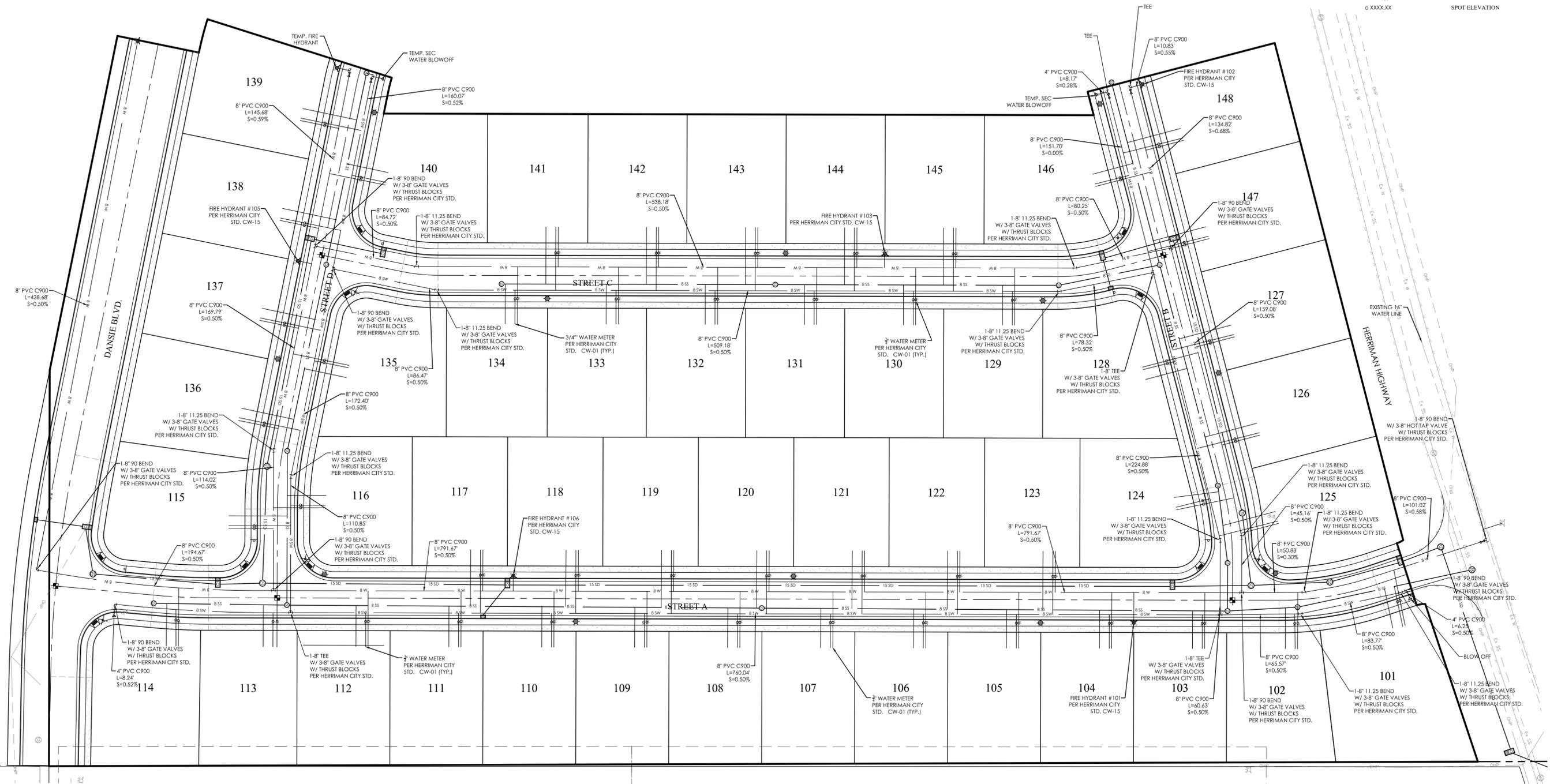
Scale: 1"=40' Drawn: MEC  
 Date: 08/14/19 Job #: 19-0090  
 Sheet: C6



**811**  
 Know what's below.  
 Call 811 before you dig.

**LEGEND**

---	BOUNDARY
---	ROW
---	CENTERLINE
---	LOT LINE
---	EASEMENT
15 SD	15" STORM DRAIN
8 SS	8" SANITARY SEWER
8 W	8" CULINARY WATER
8 SW	8" SECONDARY WATER
XXXX	CONTOUR MAJOR
XXXX	CONTOUR MINOR
---	EXIST. STORM DRAIN
---	EXIST. SANITARY SEWER
---	EXIST. CULINARY WATER
---	EXIST. FENCE
---	EXIST. CONTOUR MAJOR
---	EXIST. CONTOUR MINOR
---	SIGN
---	STREET LIGHT
---	SD MH, INLET, AND COMBO
---	SEWER MANHOLE
---	VALVE, TEE & BEND
---	WATER BLOW-OFF
---	FIRE HYDRANT
---	STREET MONUMENT (TO BE SET)
---	EXIST. STREET MONUMENT
---	EXIST. SD INLET & MH
---	EXIST. SEWER MH
---	EXIST. VALVE, TEE, & BEND
---	EXIST. FIRE HYDRANT
---	SPOT ELEVATION



**HIDDEN OAKS POD 1**  
 HERRIMAN CITY  
 WATER PLAN

REVISION BLOCK

NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		

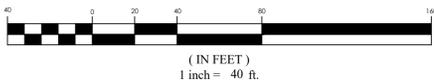
**WATER PLAN**

Scale: 1"=40'  
 Date: 08/14/19  
 Sheet: C7

Drawn: MEC  
 Job #: 19-0090

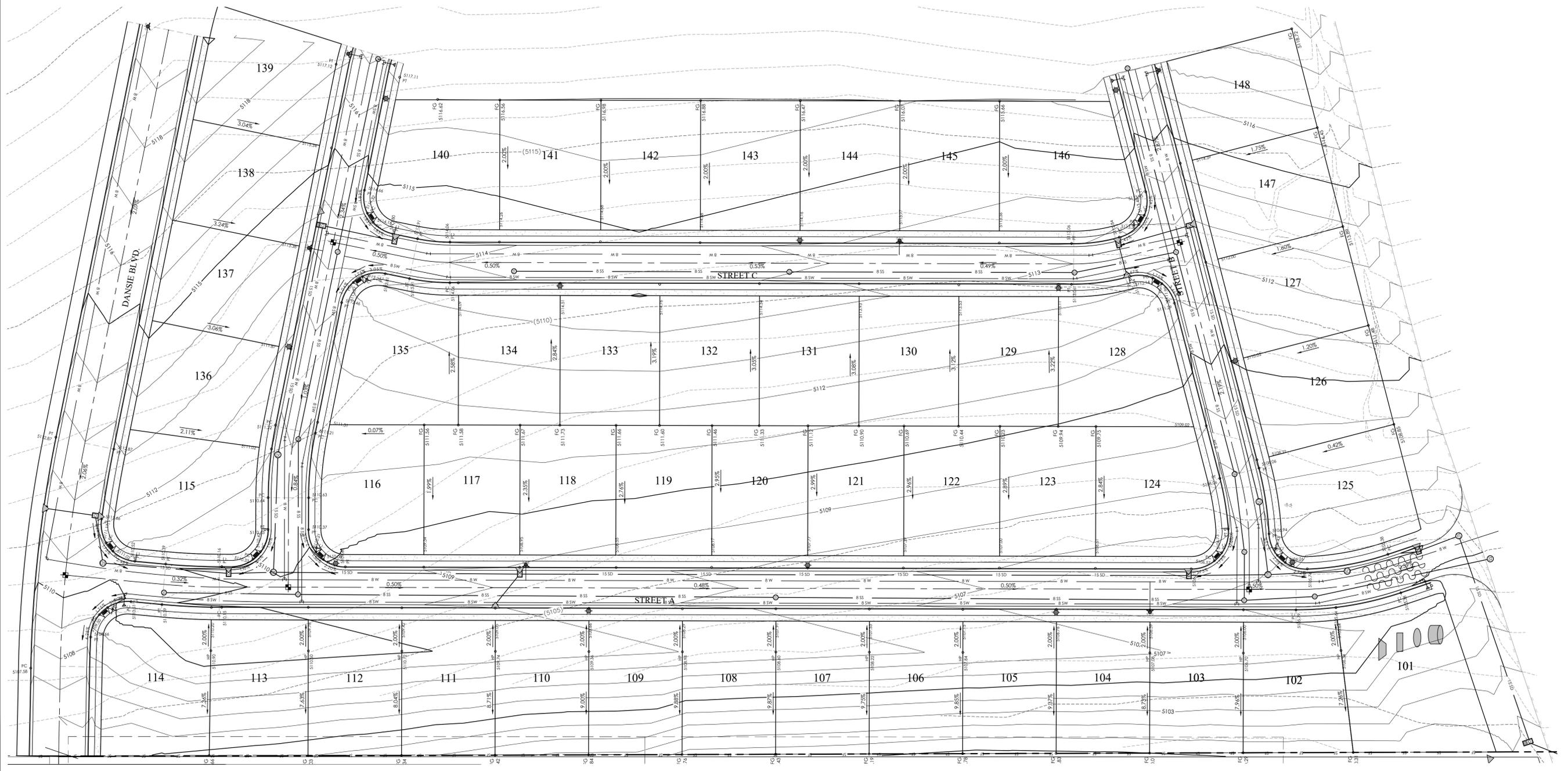


GRAPHIC SCALE



**LEGEND**

[Symbol]	BOUNDARY
[Symbol]	ROW
[Symbol]	CENTERLINE
[Symbol]	LOT LINE
[Symbol]	EASEMENT
[Symbol]	15" STORM DRAIN
[Symbol]	8" SANITARY SEWER
[Symbol]	8" CULINARY WATER
[Symbol]	8" SECONDARY WATER
[Symbol]	CONTOUR MAJOR
[Symbol]	CONTOUR MINOR
[Symbol]	EXIST. STORM DRAIN
[Symbol]	EXIST. SANITARY SEWER
[Symbol]	EXIST. CULINARY WATER
[Symbol]	EXIST. FENCE
[Symbol]	EXIST. CONTOUR MAJOR
[Symbol]	EXIST. CONTOUR MINOR
[Symbol]	SIGN
[Symbol]	STREET LIGHT
[Symbol]	SD MH, INLET, AND COMBO
[Symbol]	SEWER MANHOLE
[Symbol]	VALVE, TEE & BEND
[Symbol]	WATER BLOW-OFF
[Symbol]	FIRE HYDRANT
[Symbol]	STREET MONUMENT (TO BE SET)
[Symbol]	EXIST. STREET MONUMENT
[Symbol]	EXIST. SD INLET & MH
[Symbol]	EXIST. SEWER MH
[Symbol]	EXIST. VALVE, TEE, & BEND
[Symbol]	EXIST. FIRE HYDRANT
[Symbol]	SPOT ELEVATION



**HIDDEN OAKS POD 1**  
 HERRIMAN CITY  
**EROSION CONTROL PLAN**

REVISION BLOCK	
#	DESCRIPTION
1	
2	
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5	
6	

**EROSION CONTROL PLAN**

Scale: 1"=40' Drawn: MEC  
 Date: 08/14/19 Job #: 19-0090  
 Sheet: **C8**



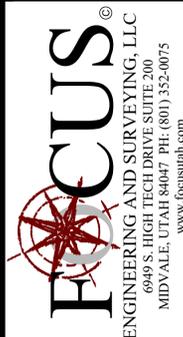
EROSION CONTROL LEGEND

- CONSTRUCTION ENTRANCE
- MATERIALS STORAGE
- FUEL TANKS
- CONCRETE WASHOUT
- TRASH BIN
- PORTABLE TOILET
- CONSTRUCTION TRAILER
- INLET PROTECTION
- SURFACE WATERS
- OUTFALL
- SILT FENCE
- CUTBACK CURB
- FIBER ROLL

GRAPHIC SCALE



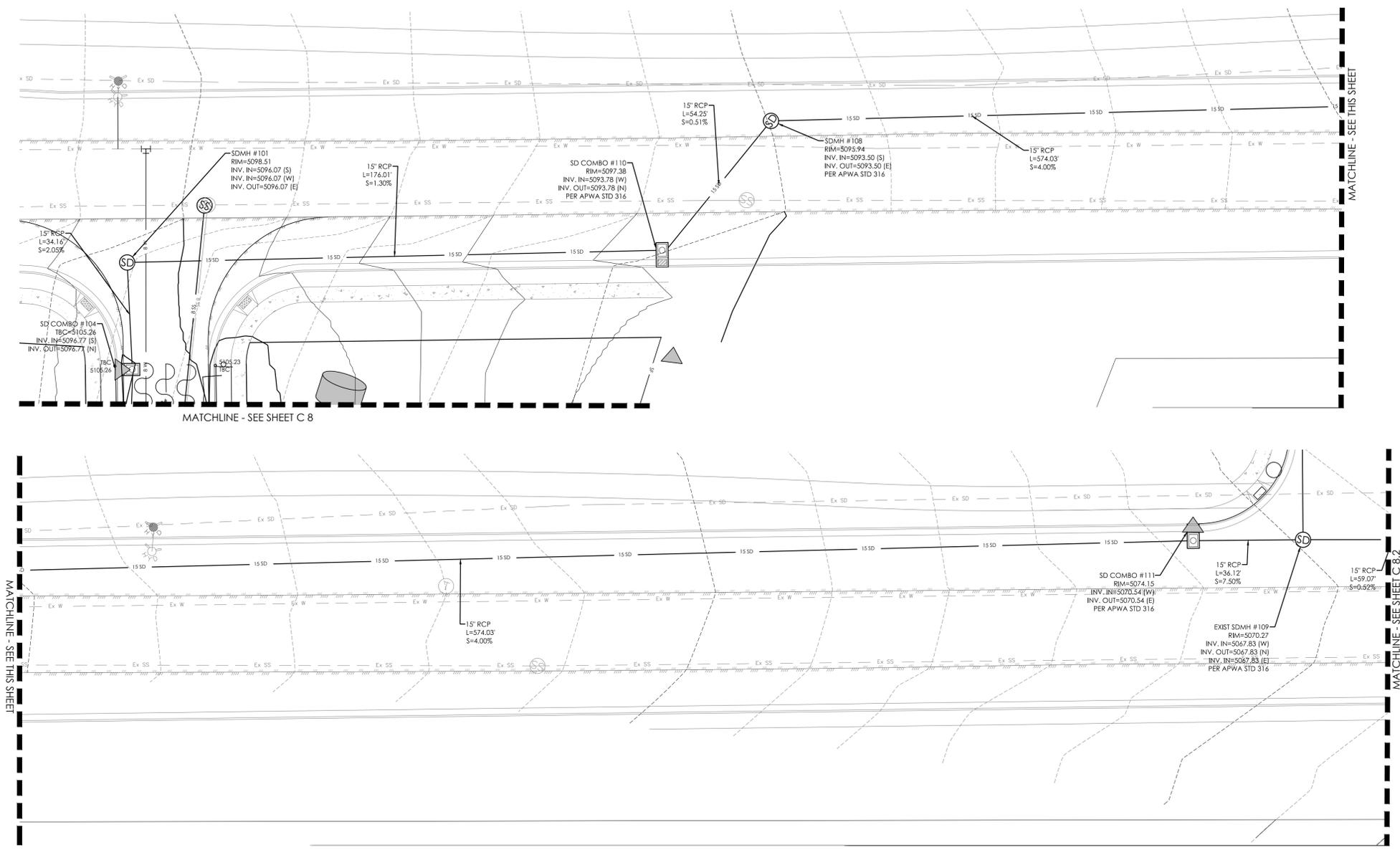
(IN FEET)  
1 inch = 20 ft.



# HIDDEN OAKS POD 1

HERRIMAN CITY

## OFFSITE EROSION CONTROL PLAN



REVISION BLOCK		DESCRIPTION
#	DATE	
1		
2		
3		
4		
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6		

**OFFSITE EROSION CONTROL PLAN**

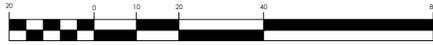
Scale: 1"=20'    Drawn: MEC  
 Date: 08/14/19    Job #: 19-0090  
 Sheet: C8.1

z:\2019\19-0090\hidden oaks pod1\Design 19-0090\dwg\sheet\C8.1 OFFSITE EROSION CONTROL PLAN.dwg

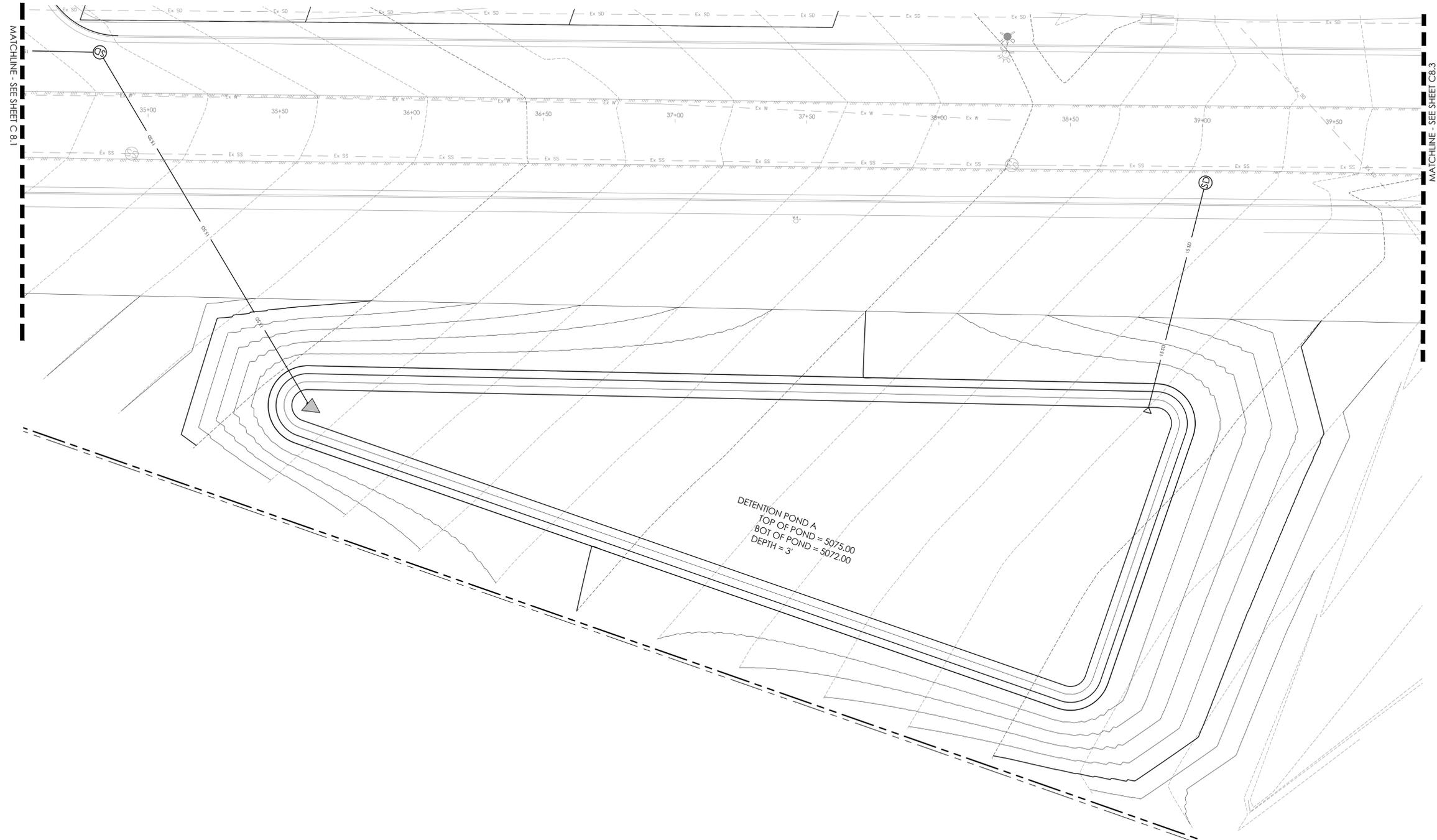


- EROSION CONTROL LEGEND**
- CONSTRUCTION ENTRANCE
  - MATERIALS STORAGE
  - FUEL TANKS
  - CONCRETE WASHOUT
  - TRASH BIN
  - PORTABLE TOILET
  - CONSTRUCTION TRAILER
  - INLET PROTECTION
  - SURFACE WATERS
  - OUTFALL
  - SILT FENCE
  - CUTBACK CURB
  - FIBER ROLL

GRAPHIC SCALE



(IN FEET)  
1 inch = 20 ft.



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6949 S. HIGH TECH DRIVE, SUITE 200  
MIDVALE, UTAH 84047 PH: (801) 352-0075  
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**HIDDEN OAKS POD 1**  
HERRIMAN CITY  
**OFFSITE EROSION CONTROL PLAN**

REVISION BLOCK	
#	DESCRIPTION
1	
2	
3	
4	
5	
6	

**OFFSITE EROSION CONTROL PLAN**

Scale: 1"=20' Drawn: MEC  
Date: 08/14/19 Job #: 19-0090  
Sheet: **C8.2**



Staff Report

## Attachment D Landscape Plans



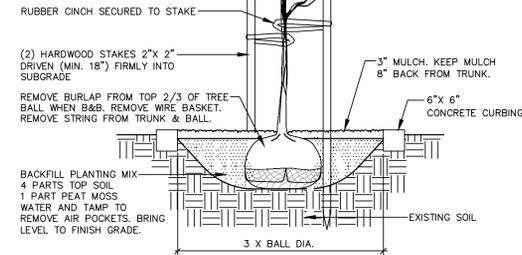
## **HIDDEN OAKS** *perry homes pod 1*

HERRIMAN, UTAH COUNTY  
06/13/19  
19-0090

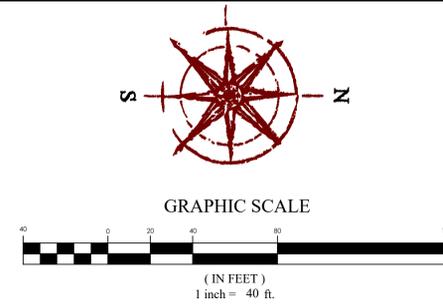
TREE LEGEND

-  Cercis canadensis  
Eastern Redbud 2" cal. (27 total)
-  Malus ioensis 'Prairie Rose'  
Prairie Rose Flowering Crab 2" cal. (10 total)
-  Prunus virginiana 'Canada Red'  
Canada Red Chokecherry 1 1/2" cal.
-  Pyrus calleryana 'Chanticleer'  
Chanticleer Flowering Pear 2" cal. (49 total)

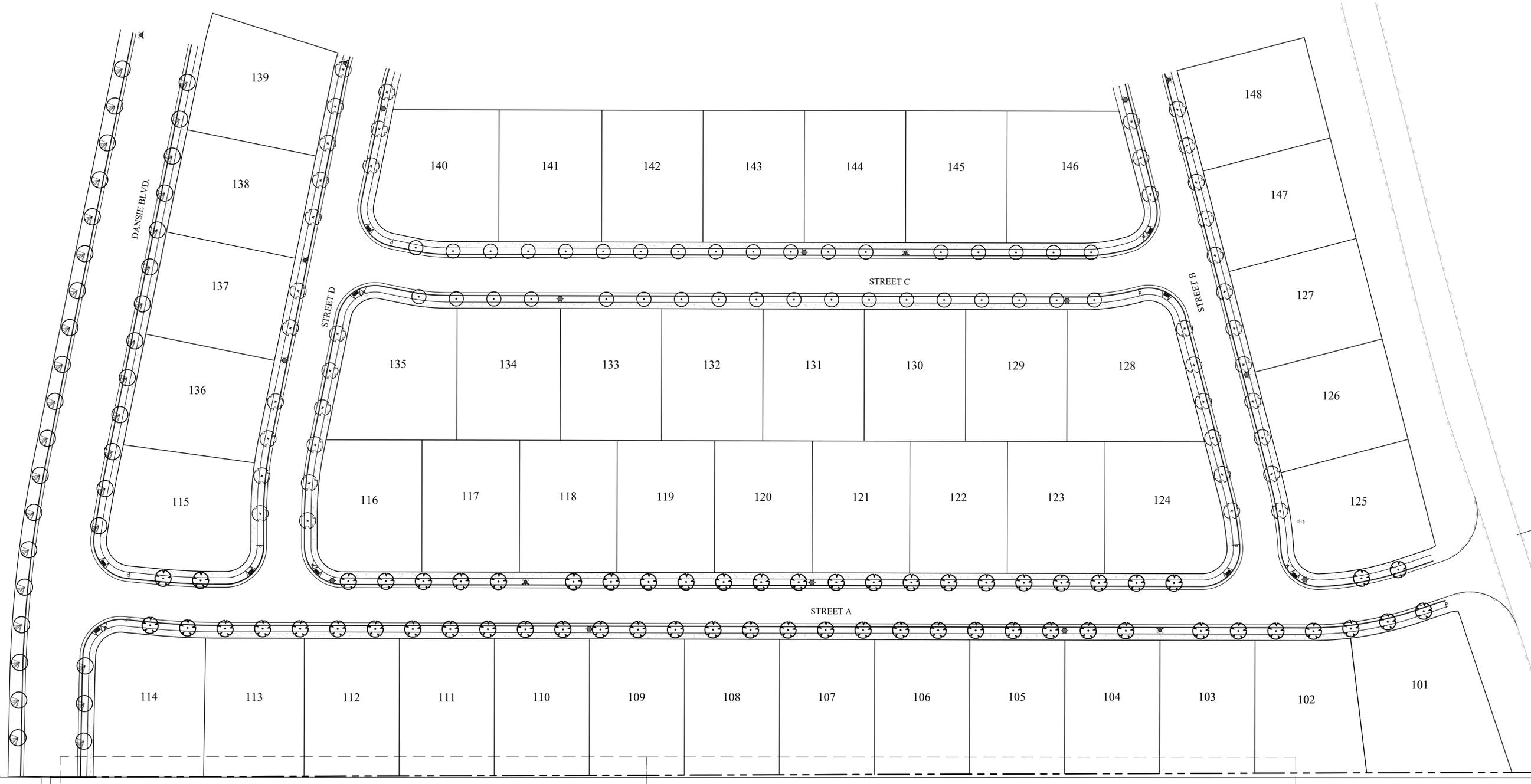
\* PLANT SO THAT ROOT FLAIR IS AT OR 1" ABOVE GRADE  
 \* PROVIDE 3" DIA. CLEARANCE AT BASE OF TREE, FREE OF ROCK AND TURF.



**A** TREE PLANTING & STAKING  
 NOT TO SCALE



**FOCUS**  
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 6949 S. HIGH TECH DRIVE, SUITE 200  
 MIDVALE, UTAH 84047 PH: (801) 352-0075  
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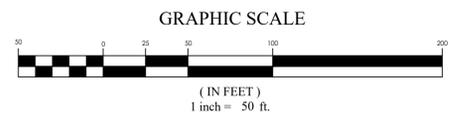
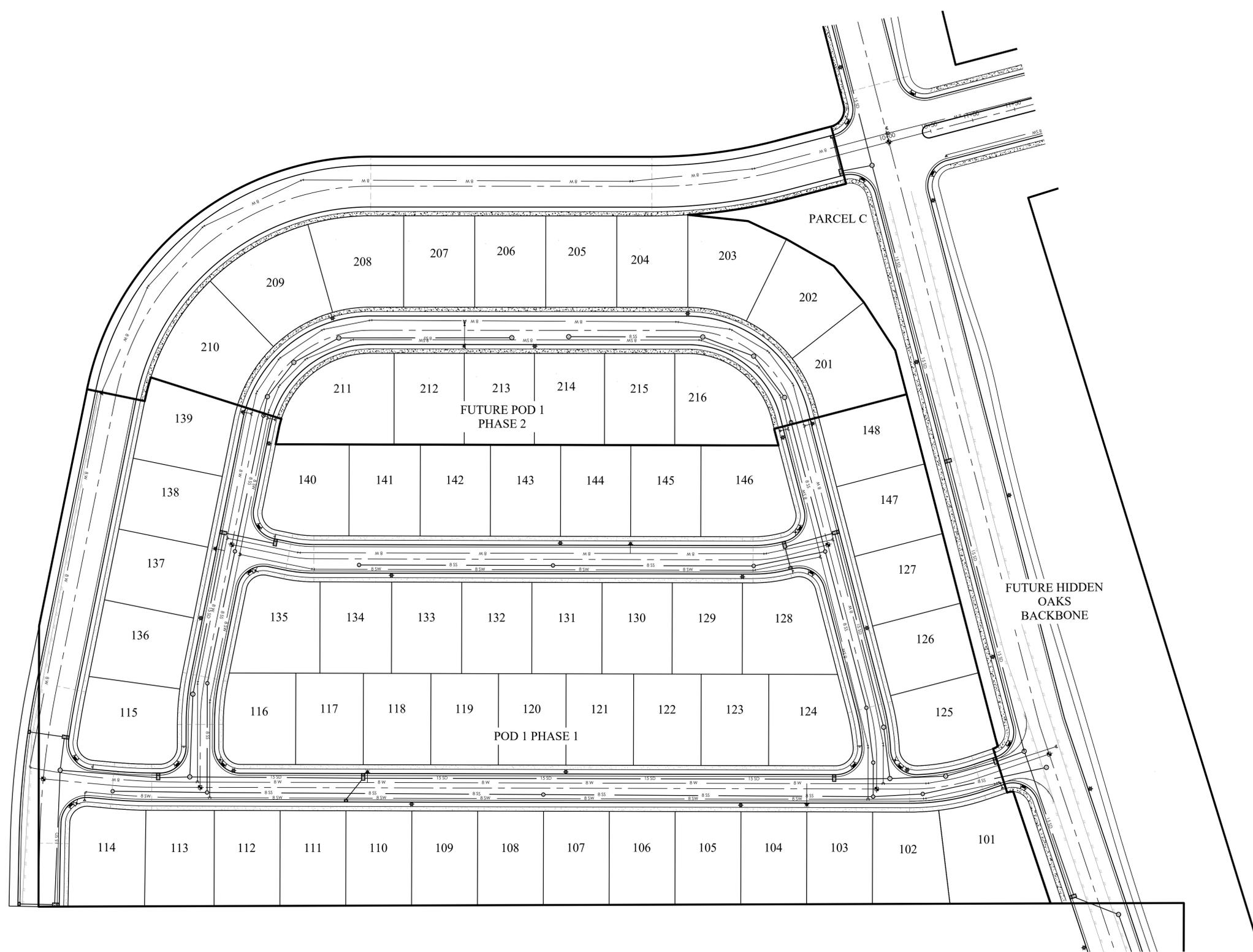


**HIDDEN OAKS POD 1**  
 HERRIMAN CITY  
 LANDSCAPE PLAN

REVISION BLOCK	
#	DESCRIPTION

**LANDSCAPE PLAN**

Scale: 1"=40' Drawn: MEC  
 Date: 08/14/19 Job #: 19-0090  
 Sheet: **L1**



**HIDDEN OAKS POD 1 EXHIBIT**  
 HERRIMAN CITY  
**HIDDEN OAKS POD 1 OVERALL**

REVISION BLOCK	
#	DESCRIPTION
1	
2	
3	
4	
5	
6	

**HIDDEN OAKS  
 POD 1  
 OVERALL**

Scale: 1"=50' Drawn: MEC  
 Date: 08/21/19 Job #: 19-0090  
 Sheet: **EX 1**





Staff Report

# Attachment E Elevations



Hidden Oaks, Herriman  
Pod 1 Architectural Submittal



The Holly  
Hidden Oaks, Herriman



Holly - Front Elevation  
Hidden Oaks, Herriman

58





Holly - Right Rear Elevation  
Hidden Oaks, Herriman

59

**PERRY**  **HOMES**



Holly - Left Rear Elevation  
Hidden Oaks, Herriman



The Monroe  
Hidden Oaks, Herriman



Monroe - Front Elevation  
Hidden Oaks, Herriman





Monroe - Right Rear Elevation  
Hidden Oaks, Herriman



Monroe - Left Rear Elevation  
Hidden Oaks, Herriman

64

**PERRY**  **HOMES**



The Aspen  
Hidden Oaks, Herriman



Aspen - Front Left Elevation  
Hidden Oaks, Herriman



Aspen - Right Rear Elevation  
Hidden Oaks, Herriman

67

**PERRY**  **HOMES**



The Kennedy  
Hidden Oaks, Herriman



Kennedy - Front Elevation  
Hidden Oaks, Herriman



Kennedy - Right Rear Elevation  
Hidden Oaks, Herriman

70

**PERRY**  **HOMES**



Kennedy - Left Rear Elevation  
Hidden Oaks, Herriman

71

**PERRY**  **HOMES**



The Cottonwood  
Hidden Oaks, Herriman



Cottonwood - Front Elevation  
Hidden Oaks, Herriman



Cottonwood - Right Rear Elevation  
Hidden Oaks, Herriman

74

**PERRY**  **HOMES**



Cottonwood - Left Rear Elevation  
Hidden Oaks, Herriman

75

**PERRY**  **HOMES**



The Roosevelt  
Hidden Oaks, Herriman



Roosevelt - Front Elevation  
Hidden Oaks, Herriman



Roosevelt - Right Rear Elevation  
Hidden Oaks, Herriman

78

**PERRY**  **HOMES**



Roosevelt - Left Rear Elevation  
Hidden Oaks, Herriman



The Harmony  
Hidden Oaks, Herriman



Harmony - Front Elevation  
Hidden Oaks, Herriman

81

**PERRY**  **HOMES**



Harmony - Right Rear Elevation  
Hidden Oaks, Herriman

82

**PERRY**  **HOMES**



Harmony - Left Rear Elevation  
Hidden Oaks, Herriman



Staff Report

## Attachment F Neighborhood Meeting Minutes

## **Community Outreach Neighborhood Meeting**

**Date: January 23, 2020**

**Developer/Applicant: Dan Reeve**

**Community #: 3**

**Community Facilitator: Walt Wagner**

**# of Mailed Notices: 54**

**# Attendees: 9**

Dan Reeve gave a quick overview of the Hidden Oaks subdivision Pod 1 and Pod 20. There are 88 lots in pod 20 and the current plan of 48 of the 64 slated to be built in Pod 1.

Boyd Dansie asked for a start date and Mr. Reeve said they hoped to start in late March or early April.

Claudia Dansie stated that the water distribution and road (134th) are currently in litigation. Mr. Reeve said the plan to start the project is to bring in water and road off of 131st.

Boyd Dansie said the city wants 131st expanded and the water pipes will have to be upgraded. The Dansie Water System has been in place for 50 years and would like to know what the proposal is to replace it. Mr. Reeve said he did not know what the proposal was.

Claudia Dansie said she is in fear that their water will be cut off. Ivory Homes has told them it will have to be shut off at some point.

Boyd Dansie said the developer has told them the water will be changed but Ivory Homes has not offered a resolution yet.

Doug Chivers asked how wide 131st will be expanded. His house sits pretty far forward on his property and it looks like they and Brent and Alyce Dansie will lose their front porches. Mr. Reeve said that engineering is not allowing for a route change or curves in the road.

Doug Chivers wanted to know what kind of wall will border their property, how tall it will be, and when it will be built. Mr. Reeve said the wall would be built when the roads are and would be six feet tall. Doug also asked if the irrigation ditch will be kept clear in all phases of construction. Mr. Reeve assured him it should be.

Karen Bateman wanted to know how access will work if they are only allowed 30 homes per access point to Pod 1. Mr. Reeve said they would only be able to have the one access until there was a resolution to the litigation at the end of 134th.

Boyd Dansie said they would like to dissolve the water company but the work has never been done so they can move forward.

Alyce Dansie said they have been told that roads have to be in before homes can be built. She was assured that was true.

Walter Wagner asked if there were any plans for dedicated turn lanes along 131st into the development. Mr. Reeve said he was unsure.

Melanie Chivers wanted to know if the fence would be setback or on the property line. Mr. Reeve said it would be on the property line.

Karen Bateman asked how big each lot was and Mr. Reeve estimated about on fifth acre on average.

Alyce Dansie asked how dust and noise were to be mitigated. Mr. Reeve said through water trucks and they would follow city ordinances.

Greg DeHaan stated that if 7300 West goes north straight across 131st, that there would be a 3 acre parcel that would be inaccessible and expressed an interest in purchasing the land. He then asked if the land was contaminated in that area. Mr.

Reeve said yes and they are working on it through remediation throughout the area.

Boyd Dansie mentioned that the plans for Pod 20 appeared to have been changed and were they aware of the easements in the area. Mr. Reeve said they had since they bought it and they were aware.

Melanie Chivers asked who would maintain green space and park strips. Mr. Reeve said the city would maintain them and all parks.

Boyd Dansie asked if 134th and 131st would be expanded prior to home construction. Mr. Reeve said they should be prior to building.

Karen Bateman wanted to know what direction the drainage from the entire field south of 131st would be directed. Mr. Reeve said it would go to the northeast corner of the property.

Richard Dansie said that 5 traffic studies had been and wanted to know if they were coordinating with each other. Mr. Reeve said that every entity involved in the project was using the same engineer.

Boyd Dansie stated that he is more worried about immediate traffic concerns than the long term picture of the project.



<b>Date of Meeting:</b> <b>04/16/2020</b>	
<b>File #</b>	S2019-084/P2020-004
<b>Applicant</b>	Perry Development LLC
<b>Address</b>	6710 W Herriman Main Street
<b>Request</b>	Preliminary plat and final site plan approval for Hidden Oaks Pod 20



## Staff Report

**DATE:** April 8, 2020

**TO:** Planning Commission

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

**MEETING:** Planning Commission April 16, 2020

**REQUEST:** Preliminary plat and final site plan approval for 88 single family lots (Hidden Oaks Pod 20)

Applicant: Perry Development LLC  
Address: 6710 W Herriman Main Street  
Zone: R-1-15 (Residential)  
Acres: 20.76  
File Number: P2020-004 & S2019-084

---

### **Summary**

The applicant is requesting preliminary plat approval and final site plan approval for a subdivision of 88 single family lots, known as Hidden Oaks Pod 20. This development was approved as part of the Hidden Oaks Development Agreement.

### **Process**

The Planned Development (PD) Overlay zone (File Z2017-30) was approved by the Council in February 2018. The overlay zone requires that a final site plan be approved by the Planning Commission for each phase.

### **Notices**

The final site plan approval is a permitted use and does not require any notices be mailed. Staff mailed notices for the preliminary plat on April 7, 2020. Notices were mailed to 63 property owners. No responses have been received so far.

### **Neighborhood Meeting**

A neighborhood meeting was held on January 23, 2020, for the preliminary plat. Notices were mailed to 54 residents. Nine (9) residents attended the meeting. Attendees had several questions regarding the project. The minutes from the meeting are attached (See Attachment D).

### **Development Review Committee (DRC)**

The applicant met with the Development Review Committee on January 8, 2020. The applicant received written comments regarding the project from staff.



## Staff Report

### **Discussion**

This property received approval for the Planned Development (PD) Overlay Zone in February 2018. A preliminary site plan and density was approved at that time. The Planning Commission and City Council also reviewed and approved Design Guidelines for the development, including setbacks and architectural requirements.

The PD overlay zone requires each phase to come back to the Planning Commission for site plan approval. Each phase also has to receive preliminary subdivision plat approval. This requires two separate applications and approvals from the Planning Commission.

The site plan process listed in City Code 10-5-12 requires the following information be submitted for review:

- (1) Site plan showing the following:
- (2) Grading and drainage plan showing the following:
- (3) Utility plan showing the following:
- (4) Landscaping plan, consistent with the requirements of chapter 23 of this title; and
- (5) Building elevations for all buildings showing the following:
  - (A) Accurate front, rear, and side elevations drawn to scale;
  - (B) Exterior surfacing materials and colors, including roofing material and color;
  - (C) Outdoor lighting, furnishings, and architectural accents; and
  - (D) Location and dimensions of proposed signs;

The PD overlay zone had several conditions of approval placed on the development. Several of these included items that needed to come back during the site plan approval phase. These are:

- a. Lot area and widths shall be shown on an approved site plan for each phase.
- b. Traffic studies will be required for each pod in compliance with the Engineering Design Standards. Each study shall be done as an addendum to the master traffic study already completed.
- c. Each pod that is adjacent to Butterfield Creek shall provide verification from Salt Lake County Flood Control that the top of bank line has been established and there is an additional 20 foot maintenance access outside the top of bank. This access should be dedicated to the City. No lots can be located within the top of bank or 20 foot access. The access can be combined with the trail.
- d. A detailed grading and drainage plan shall be submitted as part of a site plan application.
- e. Landscaping, fencing, and screening related to the uses within the site and as a means of integrating the proposed development into its surroundings shall be submitted as part of a site plan application.
- f. Open space that is provided in each pod shall demonstrate any unbuildable area that counts as 25%. The overall open space acres required shall be adjusted accordingly.



## Staff Report

### **Issue 1 – Density**

This application is for pod 20 of Hidden Oaks. The approved preliminary site plan for the entire Hidden Oaks project lists this pod as being allowed 81 units, and up to 97 units with a density transfer from another pod. The applicant is proposing 88 units in this pod. The applicant will need to demonstrate which Pod these additional seven units are being removed from.

The approved lot size range is 6,000 to 8,000 square feet, and each lot has to be at least 45 feet wide. All lots meet or exceed these requirements.

### **Issue 2 – Design**

The development had design guidelines approved as part of the PD Overlay Zone and Development Agreement. The design guidelines include fencing requirements, setbacks, and architectural design criteria. All building elevations will have to meet the design guidelines and provide Architectural Review Committee (ARC) approval with each building permit submission.

### **Issue 3 – Fencing**

The approved design guidelines show where fencing is required along the perimeter of the development. A precast wall will be built parallel to Main Street. The applicant would like to discuss doing additional landscaping along Main Street and moving the wall back off of the street. There is a significant slope off of Main Street in this location.

### **Issue 4 – Open Space**

There is a significant portion of open space located to the north of Pod 20. The MDA requires that this be given to the warranty deed when the adjacent subdivision plat is recorded. Staff is recommending a condition of approval that requires this open space dedication.

### **Issue 5 - Traffic**

Every new application for a pod/phase will need to include an addendum to the originally submitted traffic study – notably addressing the Level of Service (LOS) at the intersection of 6400 W and Main Street. This will be reviewed at the time of final engineering.

### **Recommendation**

Staff recommends preliminary plat approval and final site plan approval for Hidden Oaks Pod 20 for 88 lots with the following requirements:

#### **Preliminary Plat Requirements:**

1. Receive and agree to the recommendations from other agencies, including those included in the Development Review Committee comments dated January 8, 2020.
2. Meet with staff to review compliance with all requirements of the Master Development Agreement when each phase is submitted for final engineering review.



## Staff Report

3. An addendum to the traffic study shall be submitted with each pod. The addendum needs to address the intersection of 6400 West and Main Street. The purpose is that the original study projects that at some point there will be LOS E or worse at 6400 West and Main Street. When that occurs a traffic signal must be installed. Developer must comply with all recommendations from the Traffic Study, including additional right-of-way dedication for future traffic signals or turn lanes.
4. Install curb, gutter, sidewalk, park strip, and street lights along all public streets in accordance with city standards, including Herriman Main Street.
5. Construct a 6 foot precast wall along Main Street and work with staff on a landscaping plan for the area adjacent to Main Street.
6. A long term stormwater maintenance agreement is required for any private detention ponds.
7. Main Street and roadway improvements, and the water system (pipes and PRV) shall be completed along the frontage to the development per the MDA.
8. Provide a geotechnical report for pavement design.
9. Provide dedication for Herriman Main Street. This should be an 80 foot right of way.
10. All existing overhead powerlines must be buried.
11. No more than 30 building permits to be issued on one access. A second access must be constructed before any additional building permits can be issued.
12. Comply with the Road Cross sections as found in the Hidden Oaks MDA. This includes the width of sidewalks and park strips.
13. Open space adjacent to the north side of pod 20 shall be dedicated to the City prior to any building permits being issued for pod 20, per the MDA.
14. Receive approval from Herriman City for the contaminated soils mitigation plan.

### **Site Plan Requirements:**

1. Receive and agree to the recommendations from other agencies, including those included in the Development Review Committee comments.
2. Meet with staff to review compliance with all requirements of the Master Development Agreement when each phase is submitted for final engineering review.
3. All homes shall meet the design guidelines and the Herriman City single family design criteria.
4. All single family dwellings shall provide basements.
5. Setbacks shall be as follows:
  - Front: 12' to living; 24' to garage
  - Rear: 15' to building; 10' to deck/covered patio
  - Sides: 5' to any part of building
  - Corners: 15'
6. All lots shall have at least 45' of frontage.
7. Provide detailed landscaping plans for the offsite detention pond and for the open space next to Main Street.
8. No more than 30 building permits to be issued on one access.



## Staff Report

9. The size, location, design, and nature of entry monument signs, and the intensity and direction of area floodlighting, shall be detailed in a separate site plan application.
10. All building elevations shall meet the requirements of the Hidden Oaks Design Guidelines and receive approval from the Hidden Oaks ARC.
12. At least 20 percent of the planned unit development shall be preserved as permanent open space. At least one-half of the open space required shall be maintained in single contiguous lot, not including any unbuildable property, configured in a usable size and shape. Open space that is unbuildable because of, among other things, slope, wetlands, flood drainage, or contamination, shall be counted at 25 percent of the acreage required to satisfy applicable open space requirements. Detention basins may count as open space only if they provide recreational amenities, including, but not limited to, playgrounds, gazebos, exercise stations, or sports fields with parking lots. Park strips adjacent to a street shall not count as open space.
13. All street trees must comply with Herriman City requirements.
14. Submit a revised Land Use Table to demonstrate how Pod 20 will comply with the number of lots allowed. This must include a reduction of 7 units from another pod.
15. Open space adjacent to the north side of pod 20 shall be dedicated to the City prior to any building permits being issued for pod 20, per the MDA.

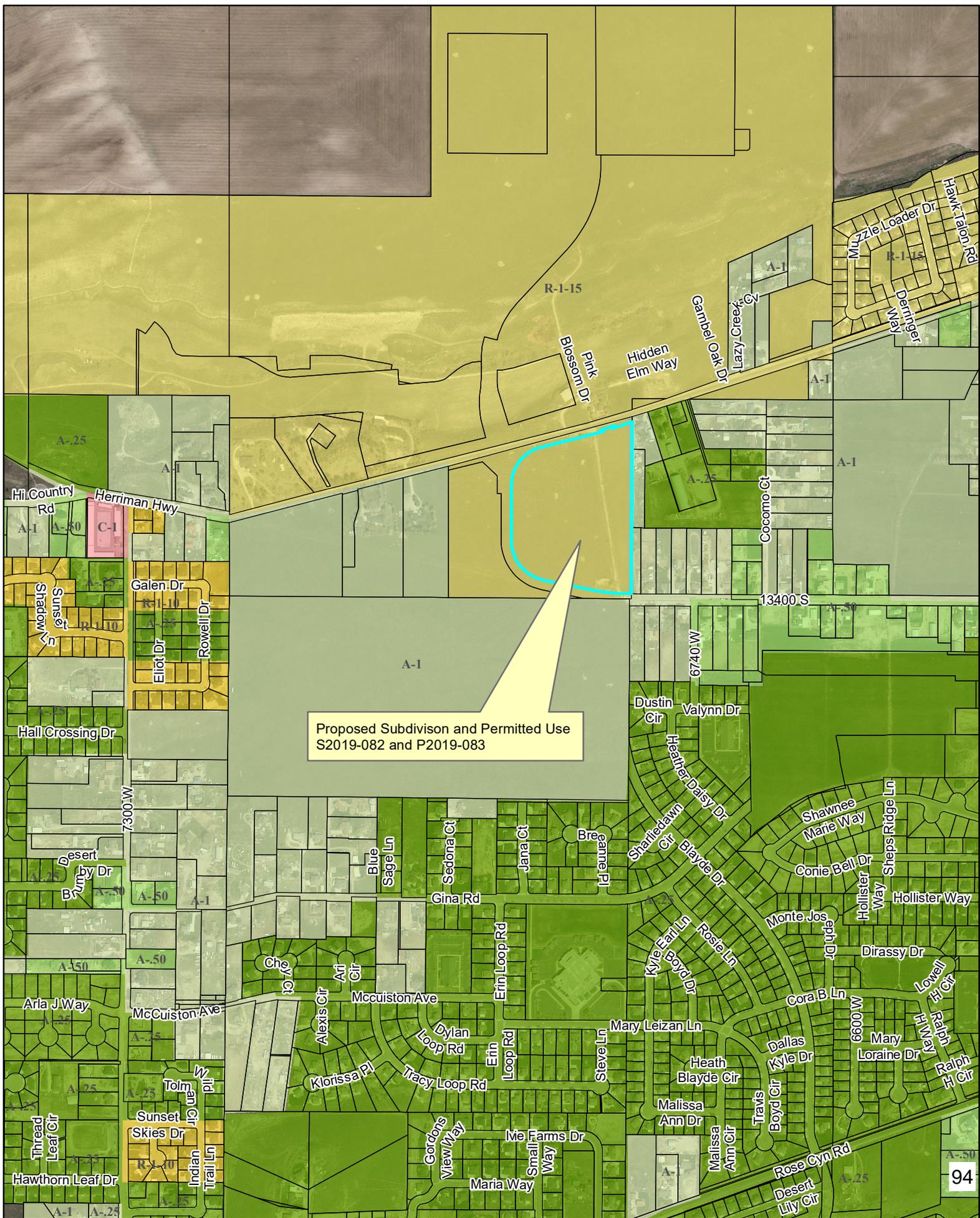
### **Attachments**

- A. Vicinity Map
- B. Amended Hidden Oaks Land Use Plan
- C. Site Plans
- D. Landscape Plans
- E. Meeting Minutes and Comments Received



Staff Report

## Attachment A Vicinity Map



Proposed Subdivision and Permitted Use  
S2019-082 and P2019-083



Proposed Subdivision and Permitted Use





Staff Report

## Attachment B Amended Hidden Oaks Land Use Plan



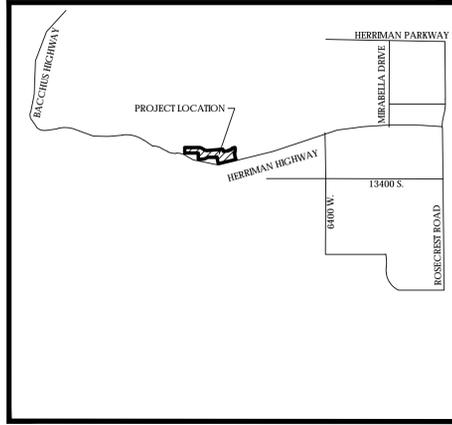


Staff Report

## Attachment C Site Plans

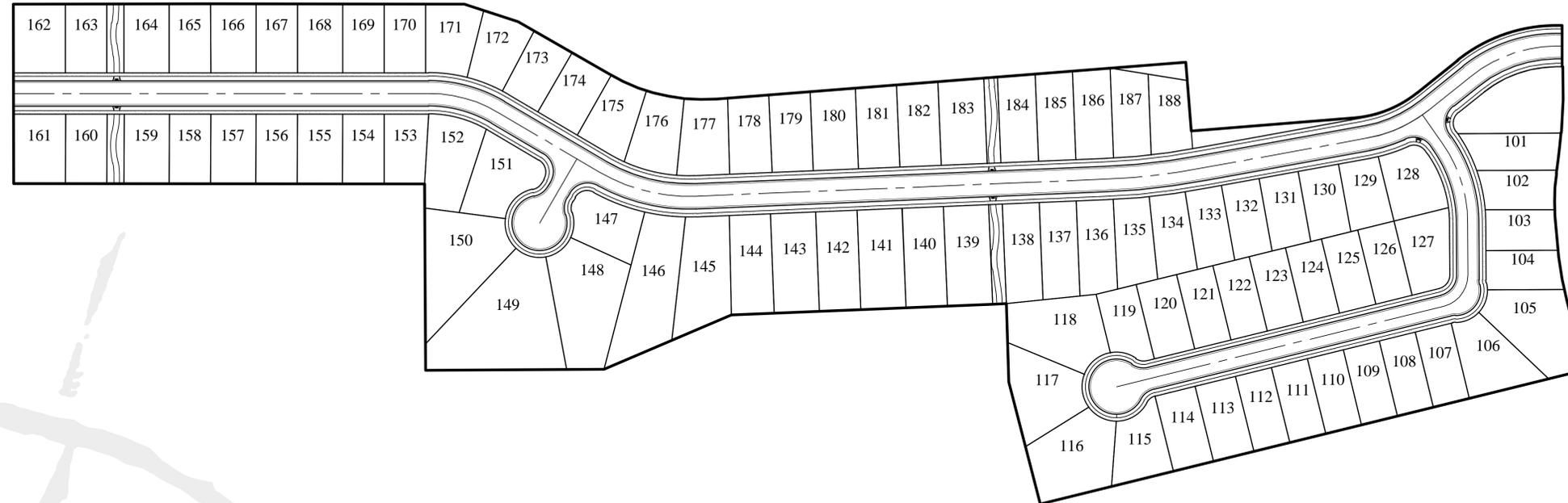
# HIDDEN OAKS POD 20 PHASE 1

PREPARED FOR:  
**PERRY HOMES**  
 LOCATED IN:  
**HERRIMAN CITY**



VICINITY MAP

NTS



SITE MAP

SHEET LIST INDEX	
Sheet Number	Sheet Title
C1	COVER
C2	PRELIMINARY PLAT
C2.1	PRELIMINARY PLAT
C2.2	PRELIMINARY PLAT
C3	SITE PLAN
C3.1	SITE PLAN
C4	OVERALL GRADING PLAN
C4.1	GRADING PLAN
C4.2	GRADING PLAN
C4.3	GRADING PLAN
C5	OVERALL DRAINAGE PLAN
C5.1	DRAINAGE PLAN
C5.2	DRAINAGE PLAN
C5.3	DRAINAGE PLAN
C6	SEWER PLAN
C6.1	SEWER PLAN
C6.2	SEWER PLAN
C7	WATER PLAN
C7.1	WATER PLAN
C7.2	WATER PLAN
C8	EROSION CONTROL PLAN
C8.1	EROSION CONTROL PLAN
C8.2	EROSION CONTROL PLAN
D1	DETAIL SHEET
D2	DETAIL SHEET
D3	DETAIL SHEET
L1	LANDSCAPE PLAN

**HIDDEN OAKS POD 20 PHASE 1**  
 HERRIMAN CITY  
**COVER**

**GENERAL NOTES**

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

**NOTICE**

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

**ENGINEER'S NOTES TO CONTRACTOR**

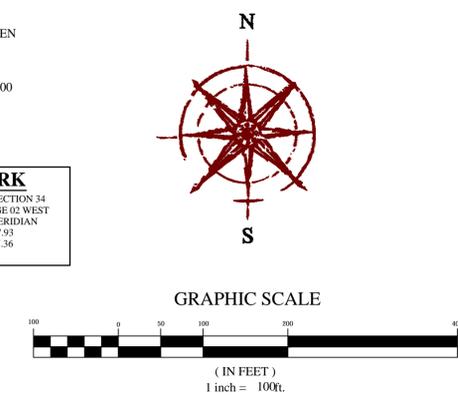
- THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES, CONDUITS OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF THE AVAILABLE RECORDS, TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THESE PLANS. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY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

**CONTACTS**

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

**OWNER/DEVELOPER**  
 PERRY HOMES  
 17 EAST WINCHESTER STREET, SUITE 200  
 MURRAY, UTAH 84107  
 (801) 608-8040  
 CONTACT: DAN REEVE

**BENCHMARK**  
 SOUTHEAST CORNER OF SECTION 34  
 TOWNSHIP 03 SOUTH, RANGE 02 WEST  
 SALT LAKE BASE AND MERIDIAN  
 PROJECT ELEV: 5187.93  
 COUNTY ELEV: 5187.36  
 DATUM: NAVD

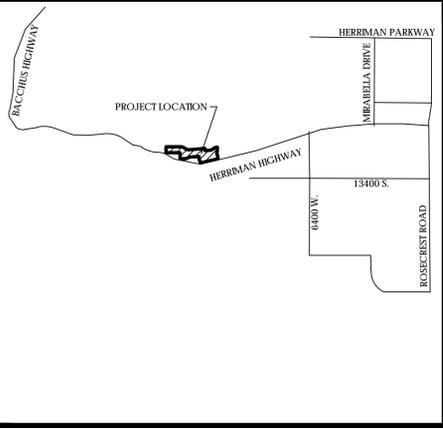


REVISION BLOCK	
#	DESCRIPTION

**COVER**

Scale: 1"=100' Drawn: MEC  
 Date: 12/9/19 Job #: 19-0156  
 Sheet: **C1**

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



**LEGEND**

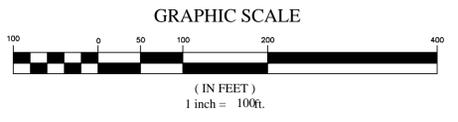
	BOUNDARY
	SECTION LINE
	EASEMENT
	RIGHT OF WAY LINE
	BUILDING SETBACK
	EXISTING PROPERTY LINE
	BOUNDARY MARKERS
	SECTION MONUMENT (FOUND)
	STREET MONUMENT (TO BE SET)

# HIDDEN OAKS POD 20

## PHASE I SUBDIVISION

### PRELIMINARY PLAT - NOT TO BE RECORDED

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



**Line Table**

LINE	DIRECTION	LENGTH
LI	N89°45'05"E	9.14

**Curve Table**

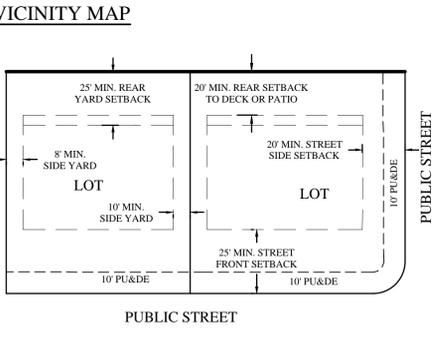
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	230.00	14°02'53"	56.39	S82°58'33"E	56.25
C2	230.00	13°51'56"	55.66	S69°01'09"E	55.52
C3	230.00	2°27'20"	9.86	S60°51'31"E	9.86
C4	270.00	0°46'35"	3.66	N60°01'08"W	3.66
C5	270.00	11°57'11"	56.33	N66°23'01"W	56.23
C6	227.00	5°54'02"	23.38	S62°34'51"E	23.37
C7	227.00	20°05'59"	79.63	S75°34'52"E	79.22
C8	270.00	11°57'11"	56.33	N78°20'12"W	56.23
C11	970.00	0°53'05"	14.98	N87°11'55"E	14.98
C12	970.00	3°15'09"	55.07	N85°07'48"E	55.06
C13	970.00	3°35'55"	60.93	N81°42'16"E	60.92
C14	970.00	0°44'44"	12.62	N79°31'56"E	12.62
C15	170.00	28°22'42"	84.20	N65°33'01"E	83.34
C16	170.00	38°23'25"	113.91	S70°32'33"W	111.79
C17	1078.42	0°03'00"	0.94	N05°01'49"E	0.94
C18	20.00	86°40'57"	30.26	S08°01'12"W	27.45
C19	226.50	15°23'48"	60.87	S27°23'28"E	60.68
C20	270.00	10°08'52"	47.82	N89°23'14"W	47.76
C21	226.50	14°47'05"	58.45	S12°18'02"E	58.28
C22	304.58	9°55'03"	52.72	N03°13'28"E	52.65
C23	226.50	4°39'34"	18.42	S02°34'42"E	18.41
C24	227.00	6°43'42"	26.66	S88°59'42"E	26.64
C25	945.31	3°02'28"	50.17	N04°56'58"W	50.17
C27	500.96	5°27'12"	47.68	N09°48'24"W	47.66
C28	20.00	13°01'57"	4.55	S06°45'53"E	4.54

**Curve Table**

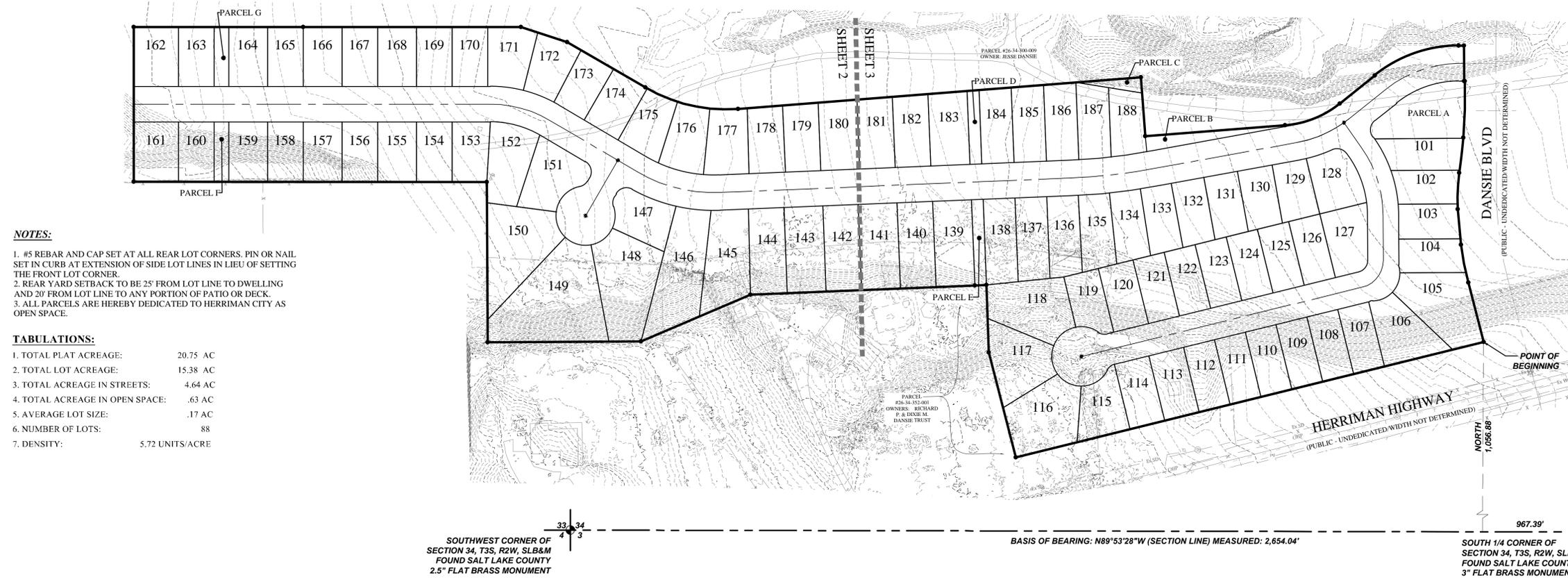
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C29	46.50	12°04'22"	9.80	S07°14'41"E	9.78
C30	46.50	44°31'18"	36.13	S21°03'10"W	35.23
C31	500.00	1°58'02"	17.17	N13°30'54"W	17.17
C32	46.50	45°56'19"	37.28	S66°16'58"W	36.29
C33	20.00	13°01'57"	4.55	S82°44'10"W	4.54
C34	20.00	44°58'47"	15.70	S50°10'48"W	15.30
C35	50.00	62°32'46"	54.58	S58°57'48"W	51.91
C36	50.00	53°51'51"	47.01	N62°49'54"W	45.29
C37	50.00	57°18'10"	50.01	N07°14'53"W	47.95
C38	50.00	58°03'45"	50.67	N50°26'04"E	48.53
C39	50.00	44°58'08"	39.24	S78°02'59"E	38.24
C40	20.00	48°12'54"	16.83	S79°40'22"E	16.34
C41	20.00	76°28'06"	26.69	N37°59'08"E	24.76
C42	173.50	7°15'37"	21.98	N03°52'43"W	21.97
C43	173.50	27°48'39"	84.21	S21°24'51"E	83.39
C44	20.00	79°12'27"	27.65	S74°55'30"E	25.50
C45	230.00	11°38'36"	46.74	N71°17'34"E	46.66
C46	230.00	2°37'29"	10.54	S78°25'37"W	10.54
C47	1030.00	1°56'37"	34.94	S80°07'53"W	34.94
C48	1030.00	2°56'48"	52.97	S82°34'35"W	52.97
C49	1030.00	2°56'48"	52.97	S85°31'23"W	52.97
C50	1030.00	0°38'40"	11.59	S87°19'07"W	11.59
C51	287.00	3°15'15"	16.30	S89°16'05"W	16.30
C52	287.00	11°57'50"	59.93	N83°07'23"W	59.82
C54	20.00	88°25'04"	30.86	S74°34'41"W	27.89

**Curve Table**

CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C55	20.00	48°22'21"	16.89	S06°10'59"W	16.39
C57	50.00	54°50'25"	47.86	S52°02'03"W	46.05
C58	50.00	54°01'18"	47.14	N73°32'06"W	45.42
C59	50.00	54°01'18"	47.14	N19°30'47"W	45.42
C61	20.00	48°22'21"	16.89	N54°33'20"E	16.39
C63	170.00	29°31'29"	87.60	N75°14'16"W	86.64
C64	200.00	30°22'09"	106.01	N74°48'55"W	104.77
C65	257.00	32°43'42"	146.80	S75°59'42"E	144.81
C66	1000.00	8°28'53"	148.03	N83°24'01"E	147.89
C67	200.00	24°58'15"	87.16	N67°15'14"E	86.48
C68	200.00	28°22'41"	99.06	N65°33'01"E	98.05
C69	200.00	3°24'26"	11.89	N53°03'53"E	11.89
C70	200.00	38°23'25"	134.01	S70°33'23"W	131.51
C71	200.00	35°04'16"	122.42	N17°47'03"W	120.52
C72	46.50	76°28'06"	62.06	N37°59'08"E	57.56
C73	20.00	90°00'00"	31.42	N14°37'51"W	28.28
C74	1078.42	2°53'22"	54.38	N06°30'00"E	54.38
C75	170.00	0°50'41"	2.51	N60°03'11"W	2.51
C76	50.00	71°14'38"	62.17	N43°07'11"E	58.24
C77	50.00	42°37'02"	37.19	S03°18'20"W	36.34
C78	1078.42	0°14'19"	4.49	N08°03'50"E	4.49
C79	304.58	1°41'40"	9.01	N02°34'54"W	9.01
C80	945.31	0°36'36"	10.07	N06°46'30"W	10.07
C81	20.00	3°32'59"	1.24	S74°26'42"W	1.24
C82	287.00	15°55'41"	79.78	N69°10'37"W	79.53



**TYPICAL BUILDING SETBACKS**  
N.T.S.



- NOTES:**
- #5 REBAR AND CAP SET AT ALL REAR LOT CORNERS. PIN OR NAIL SET IN CURB AT EXTENSION OF SIDE LOT LINES IN LIEU OF SETTING THE FRONT LOT CORNER.
  - REAR YARD SETBACK TO BE 25' FROM LOT LINE TO DWELLING AND 20' FROM LOT LINE TO ANY PORTION OF PATIO OR DECK.
  - ALL PARCELS ARE HEREBY DEDICATED TO HERRIMAN CITY AS OPEN SPACE.

**TABULATIONS:**

1. TOTAL PLAT ACREAGE:	20.75 AC
2. TOTAL LOT ACREAGE:	15.38 AC
3. TOTAL ACREAGE IN STREETS:	4.64 AC
4. TOTAL ACREAGE IN OPEN SPACE:	.63 AC
5. AVERAGE LOT SIZE:	.17 AC
6. NUMBER OF LOTS:	88
7. DENSITY:	5.72 UNITS/ACRE

**PREPARED BY**  
**FOCUS**  
ENGINEERING AND SURVEYING, LLC  
6949 SOUTH HIGH TECH DRIVE SUITE 200  
MIDVALE, UT 84047 PHL (801) 352-0075  
www.focusutah.com

**PREPARED FOR**  
OWNER/DEVELOPER  
PERRY HOMES  
17 EAST WINCHESTER STREET,  
SUITE 200  
MURRAY, UTAH 84107  
(801) 608-8040  
CONTACT: DAN REEVE

**SHEET 1 OF 3**

**HEALTH DEPARTMENT**

APPROVED THIS \_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_ BY HEALTH DEPARTMENT

DIRECTOR, SALT LAKE CO. HEALTH DEPARTMENT

**CHECKED FOR ZONING**

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

**COMCAST**

APPROVED THIS \_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_ BY COMCAST

COMCAST

**PLANNING COMMISSION**

APPROVED THIS \_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_ BY HERRIMAN PLANNING COMMISSION

CHAIRMAN, HERRIMAN PLANNING COMMISSION

**CENTURY LINK COMMUNICATIONS**

APPROVED THIS \_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_ BY CENTURY LINK COMMUNICATIONS

CENTURY LINK COMMUNICATIONS

**HERRIMAN CITY MUNICIPAL WATER**

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

HERRIMAN CITY

**ROCKY MOUNTAIN POWER**

APPROVED THIS \_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_ BY ROCKY MOUNTAIN POWER

ROCKY MOUNTAIN POWER

**HERRIMAN CITY ENGINEER**

I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.

DATE \_\_\_\_\_ HERRIMAN CITY ENGINEER

**SOUTH VALLEY SEWER DISTRICT**

APPROVED THIS \_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_ BY S.V.S.D.

S.V.S.D.

**APPROVAL AS TO FORM**

APPROVED AS TO FORM THIS \_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_

HERRIMAN CITY ATTORNEY

**DOMINION ENERGY**

APPROVED THIS \_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_ BY DOMINION ENERGY

DOMINION ENERGY

**HERRIMAN CITY**

APPROVED THIS \_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_ BY HERRIMAN CITY.

ATTEST: \_\_\_\_\_ RECORDER \_\_\_\_\_ MAYOR \_\_\_\_\_

**SURVEYOR'S CERTIFICATE**

I, SPENCER W. LLEWELYN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NUMBER 10516507 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY THE AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS, HEREAFTER TO BE KNOWN AS:

**HIDDEN OAKS POD 20 PHASE I SUBDIVISION**

AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.

Spencer W. Llewelyn \_\_\_\_\_ Date \_\_\_\_\_  
Professional Land Surveyor  
Certificate No. 10516507

**BOUNDARY DESCRIPTION**

A portion of the SW1/4 of Section 34 & the SE1/4 of Section 33, Township 3 South, Range 2 West, Salt Lake Base and Meridian, Herriman, Utah, more particularly described as follows:

Beginning at a point located N89°53'28"W along the Section line 967.39 feet and North 1,056.88 feet from the South 1/4 Corner of Section 34, T3S, R2W, SLB&M; thence S76°13'11"W 818.27 feet; thence N14°33'00"W 183.31 feet; thence N01°52'16"W 114.12 feet; thence S87°10'50"W 19.84 feet; thence S87°38'28"W 381.75 feet; thence S67°00'29"W 202.22 feet; thence S89°41'57"W 260.29 feet to the Section line; thence N00°18'07"W along the Section line 270.74 feet to the Northeast Corner of the SE1/4 of the SE1/4 of said Section 33; thence N89°55'34"W along the 1/16<sup>th</sup> (40 acre) line 599.97 feet; thence N00°02'37"W 260.93 feet; thence N89°59'30"E 288.20 feet; thence S89°59'37"E 370.07 feet; thence S71°58'45"E 82.39 feet; thence S60°07'50"E 153.29 feet; thence along the arc of a curve to the left having a radius of 270.00 feet a distance of 164.13 feet through a central angle of 34°49'49" Chord: S77°02'45"E 161.62 feet; thence N85°32'20"E 686.47 feet; thence S04°27'40"E 100.00 feet; thence N85°32'20"E 238.03 feet; thence along the arc of a curve to the left with a radius of 170.00 feet a distance of 101.41 feet through a central angle of 34°10'40" Chord: N68°27'00"E 99.91 feet; thence N51°21'40"E 76.04 feet; thence along the arc of a curve to the right with a radius of 230.00 feet a distance of 154.11 feet through a central angle of 38°23'25" Chord: N70°33'23"E 151.24 feet; thence N89°45'05"E 9.14 feet; thence S00°14'55"E 60.00 feet; thence S88°48'56"E 1.00 feet; thence Southerly along the arc of a non-tangent curve to the right having a radius of 866.85 feet (radius bears: S88°13'11"W) a distance of 95.60 feet through a central angle of 06°19'07" Chord: S01°22'44"W 95.55 feet; thence Southerly along the arc of a non-tangent curve to the right having a radius of 1,078.42 feet (radius bears: N84°59'41"W) a distance of 59.81 feet through a central angle of 03°10'40" Chord: S06°35'39"W 59.80 feet; to a point of reverse curvature; thence along the arc of a curve to the left having a radius of 304.58 feet a distance of 61.73 feet through a central angle of 11°36'43" Chord: S02°22'38"W 61.62 feet; to a point of compound curvature; thence along the arc of a curve to the left with a radius of 945.31 feet a distance of 60.24 feet through a central angle of 03°39'04" Chord: S05°15'16"E 60.23 feet; to a point of compound curvature; thence along the arc of a curve to the left with a radius of 500.96 feet a distance of 64.85 feet through a central angle of 07°25'00" Chord: S10°47'18"E 64.80 feet; thence S14°29'48"E 103.84 feet to the point of beginning.

Contains: 20.75 acres +/-

**OWNER'S DEDICATION**

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

**HIDDEN OAKS POD 20 PHASE I SUBDIVISION**

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

IN WITNESS WHEREOF \_\_\_\_\_ HAVE HEREUNTO SET  
HAND THIS \_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_

**LIMITED LIABILITY ACKNOWLEDGMENT**

STATE OF UTAH  
S.S.  
COUNTY OF \_\_\_\_\_

ON THE \_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_ PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF \_\_\_\_\_, WHO IN SAID STATE OF UTAH, \_\_\_\_\_, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE/SHE IS THE \_\_\_\_\_ OF \_\_\_\_\_ L.L.C., A UTAH L.L.C. AND THAT HE/SHE SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES: \_\_\_\_\_ A NOTARY PUBLIC COMMISSIONED IN \_\_\_\_\_ COUNTY  
UTAH RESIDING IN \_\_\_\_\_ COUNTY

MY COMMISSION No. \_\_\_\_\_ PRINTED FULL NAME OF NOTARY \_\_\_\_\_

**HIDDEN OAKS POD 20 PHASE I SUBDIVISION**

LOCATED IN THE SW1/4 OF SECTION 34, T3S, R2W, SALT LAKE BASE & MERIDIAN  
HERRIMAN CITY, SALT LAKE COUNTY, UTAH

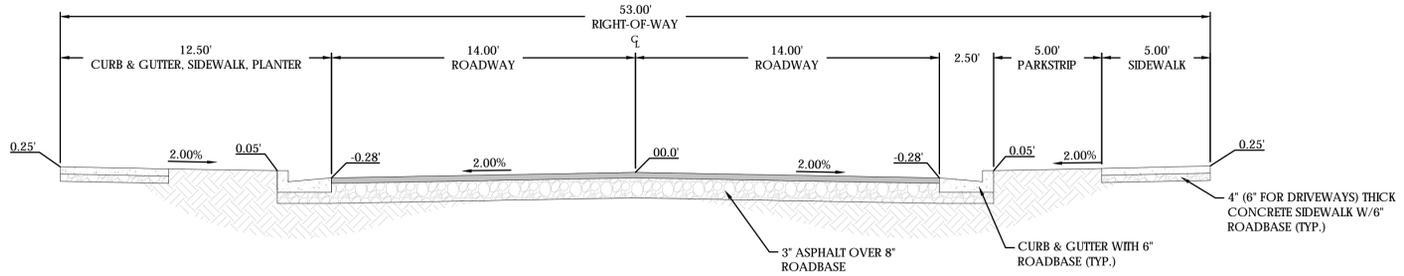
**PRELIMINARY PLAT - NOT TO BE RECORDED**



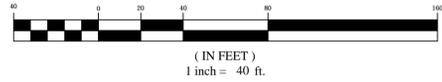




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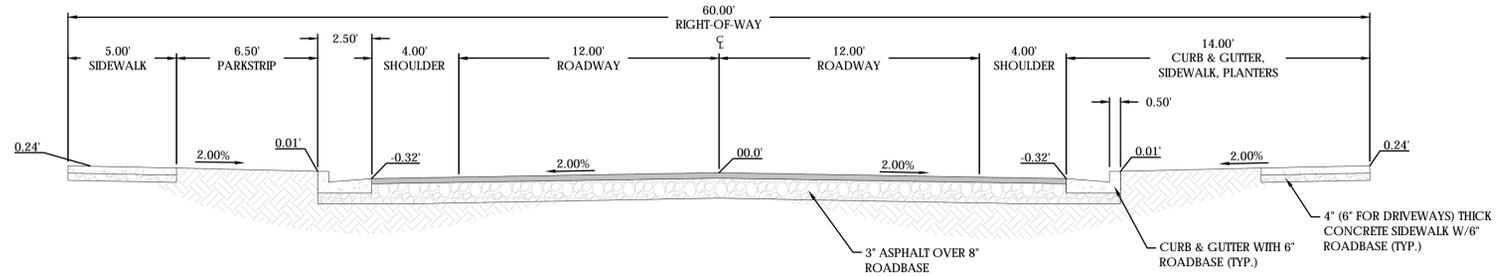
GRAPHIC SCALE



**LEGEND**

---	BOUNDARY
---	ROW
---	CENTERLINE
---	LOT LINE
---	EASEMENT
---	15" STORM DRAIN
---	8" SANITARY SEWER
---	8" CULINARY WATER
---	8" SECONDARY WATER
XXXX	CONTOUR MAJOR
XXXX	CONTOUR MINOR
---	EXIST. STORM DRAIN
---	EXIST. SANITARY SEWER
---	EXIST. CULINARY WATER
---	EXIST. FENCE
XXXXX	EXIST. CONTOUR MAJOR
XXXXX	EXIST. CONTOUR MINOR
---	SIGN
---	STREET LIGHT
---	SD MH, INLET, AND COMBO
---	SEWER MANHOLE
---	VALVE, TEE & BEND
---	WATER BLOW-OFF
---	FIRE HYDRANT
---	STREET MONUMENT (TO BE SET)
---	EXIST. STREET MONUMENT
---	EXIST. SD INLET & MH
---	EXIST. SEWER MH
---	EXIST. VALVE, TEE, & BEND
---	EXIST. FIRE HYDRANT
o XXXXX	SPOT ELEVATION

**BENCHMARK**  
 SOUTHEAST CORNER OF SECTION 34  
 TOWNSHIP 03 SOUTH, RANGE 02 WEST  
 SALT LAKE BASE AND MERIDIAN  
 PROJECT ELEV: 5187.93  
 COUNTY ELEV: 5187.36  
 DATUM: NAVD



**HIDDEN OAKS POD 20 PHASE 1**  
 HERRIMAN CITY  
 SITE PLAN

REVISION BLOCK

#	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		

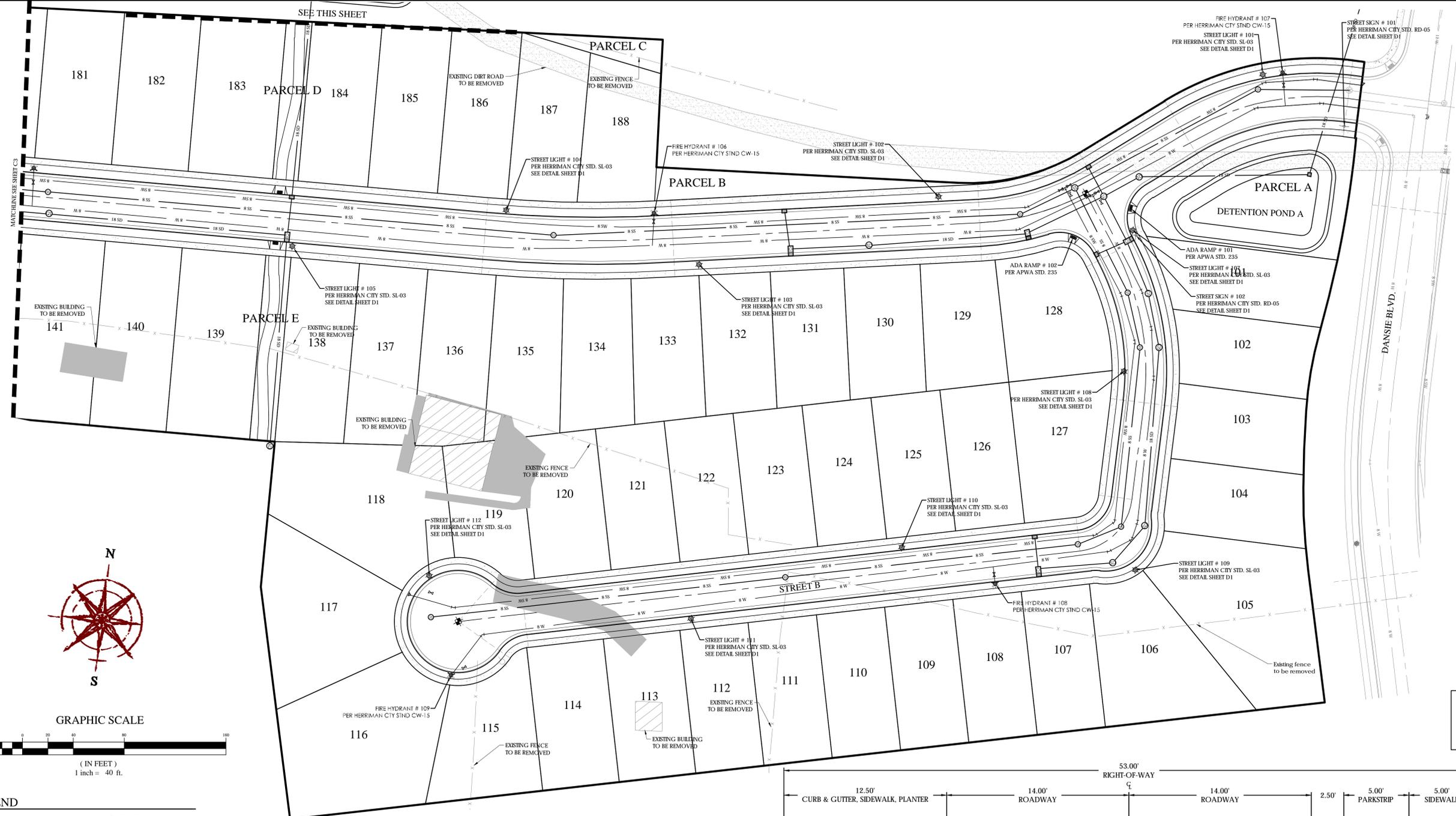
**SITE PLAN**

Scale: 1"=40' Drawn: MEC  
 Date: 12/9/19 Job #: 19-0156  
 Sheet: C3

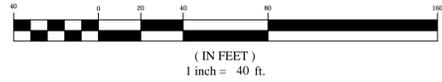


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**HIDDEN OAKS POD 20 PHASE 1**  
HERRIMAN CITY  
SITE PLAN



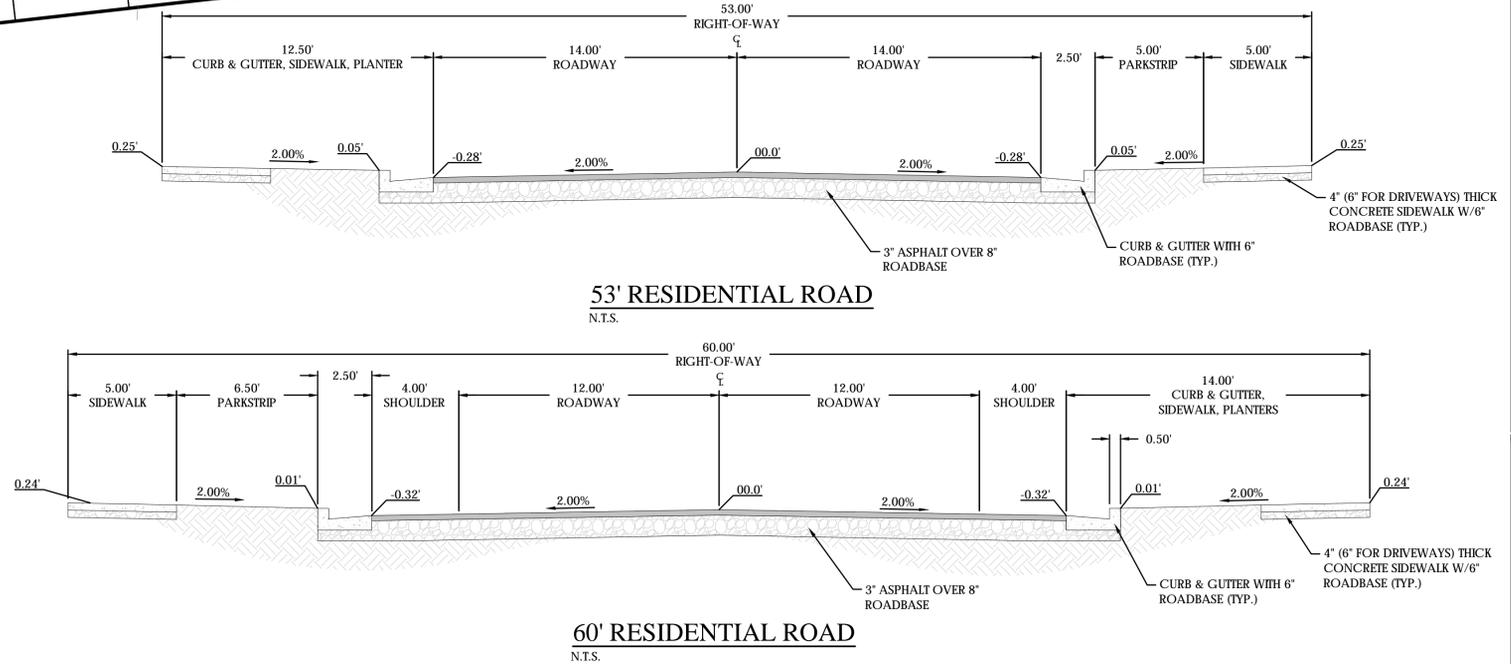
GRAPHIC SCALE



**LEGEND**

---	BOUNDARY
---	ROW
---	CENTERLINE
---	LOT LINE
---	EASEMENT
---	15" STORM DRAIN
---	8" SANITARY SEWER
---	8" CULINARY WATER
---	8" SECONDARY WATER
---	CONTOUR MAJOR
---	CONTOUR MINOR
---	EXIST. STORM DRAIN
---	EXIST. SANITARY SEWER
---	EXIST. CULINARY WATER
---	EXIST. FENCE
---	EXIST. CONTOUR MAJOR
---	EXIST. CONTOUR MINOR
---	SIGN
---	STREET LIGHT
---	SD MH, INLET, AND COMBO
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---	WATER BLOW-OFF
---	FIRE HYDRANT
---	STREET MONUMENT (TO BE SET)
---	EXIST. STREET MONUMENT
---	EXIST. SD INLET & MH
---	EXIST. SEWER MH
---	EXIST. VALVE, TEE, & BEND
---	EXIST. FIRE HYDRANT
---	SPOT ELEVATION

**BENCHMARK**  
SOUTHEAST CORNER OF SECTION 34  
TOWNSHIP 03 SOUTH, RANGE 02 WEST  
SALT LAKE BASE AND MERIDIAN  
PROJECT ELEV: 5187.93  
COUNTY ELEV: 5187.36  
DATUM: NAVD



**REVISION BLOCK**

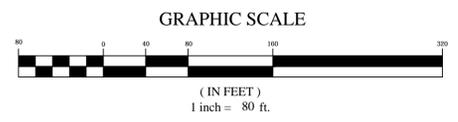
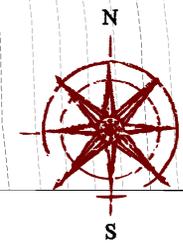
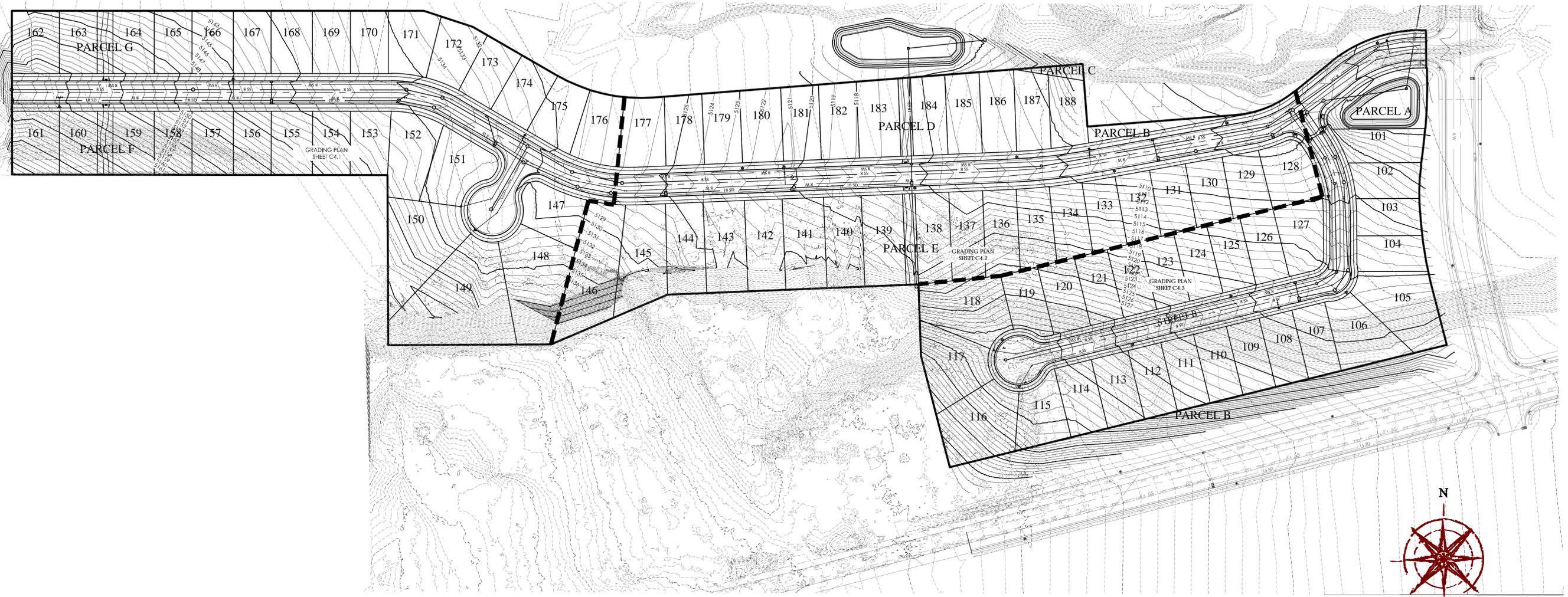
#	DATE	DESCRIPTION

**SITE PLAN**

Scale: 1"=40' Drawn: MEC  
Date: 12/9/19 Job #: 19-0156  
Sheet: **C3.1**

**LEGEND**

—	BOUNDARY
—	ROW
—	CENTERLINE
—	LOT LINE
---	EASEMENT
15 SD	15" STORM DRAIN
8 SS	8" SANITARY SEWER
8 W	8" CULINARY WATER
8 SW	8" SECONDARY WATER
XXXX	CONTOUR MAJOR
XXXX	CONTOUR MINOR
Ex SD	EXIST. STORM DRAIN
Ex SS	EXIST. SANITARY SEWER
Ex W	EXIST. CULINARY WATER
Ex SW	EXIST. SECONDARY WATER
X	EXIST. FENCE
(XXXX)	EXIST. CONTOUR MAJOR
(XXXX)	EXIST. CONTOUR MINOR
—	SIGN
—	STREET LIGHT
—	SD MH, INLET, AND COMBO
—	SEWER MANHOLE
—	VALVE, TEE & BEND
—	WATER BLOW-OFF
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—	EXIST. SEWER MH
—	EXIST. VALVE, TEE, & BEND
—	EXIST. FIRE HYDRANT
o XXXX.XX	SPOT ELEVATION



**BENCHMARK**  
 SOUTHEAST CORNER OF SECTION 34  
 TOWNSHIP 03 SOUTH, RANGE 02 WEST  
 SALT LAKE BASE AND MERIDIAN  
 PROJECT ELEV: 5187.93  
 COUNTY ELEV: 5187.36  
 DATUM: NAVD



**HIDDEN OAKS POD 20 PHASE 1**  
 HERRIMAN CITY  
**OVERALL GRADING PLAN**

**REVISION BLOCK**

#	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		

**OVERALL GRADING PLAN**

Scale: 1"=80' Drawn: MEC  
 Date: 12/9/19 Job #: 19-0156  
 Sheet: **C4**

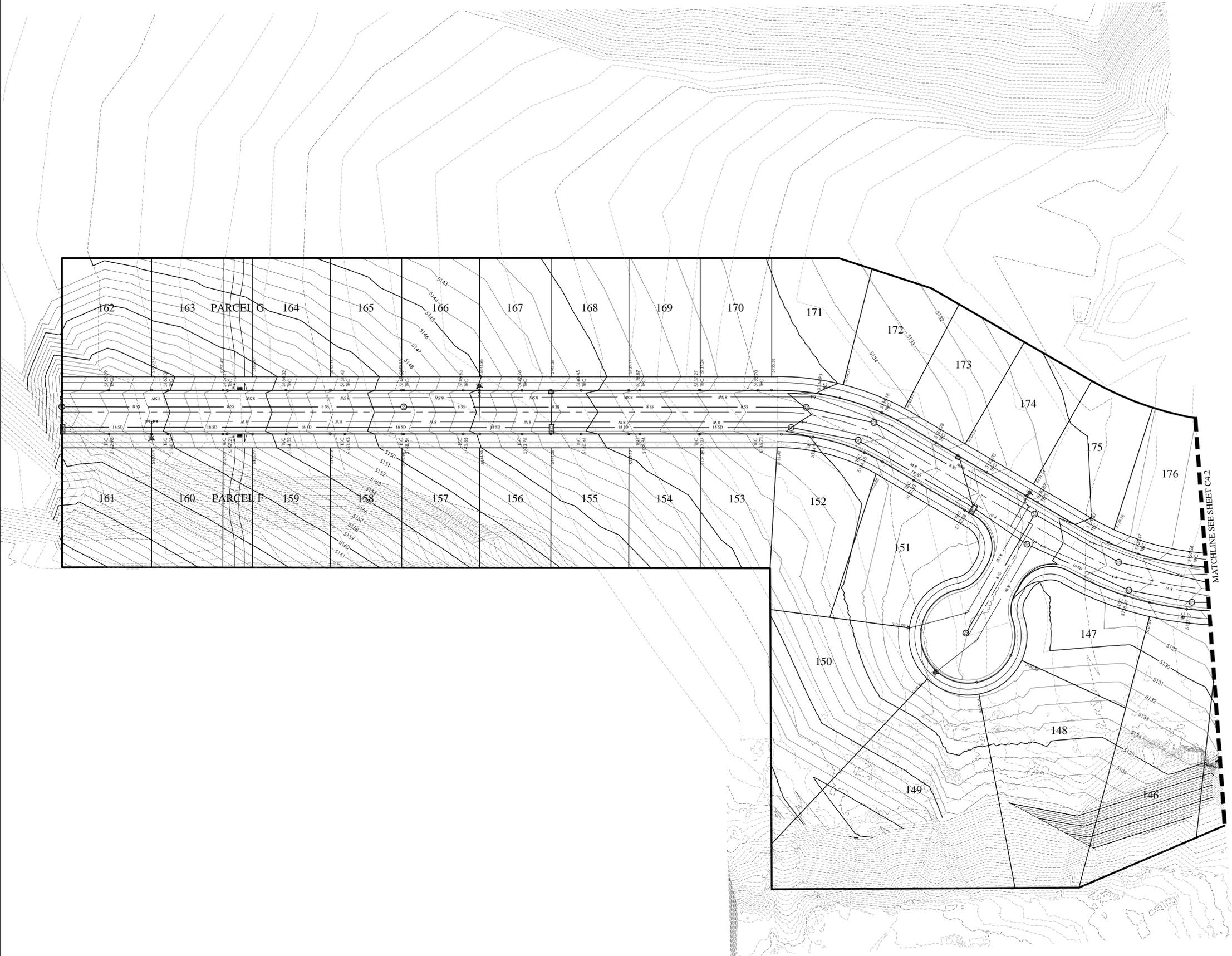
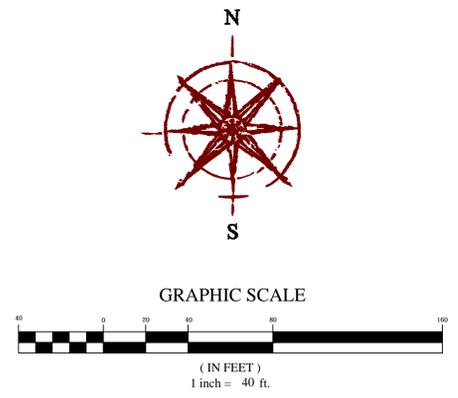
**HIDDEN OAKS POD 20 PHASE 1**  
 HERRIMAN CITY  
 GRADING PLAN

REVISION BLOCK	
#	DESCRIPTION

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Date: 12/9/19	Job #: 19-0156
Sheet:	C4.1

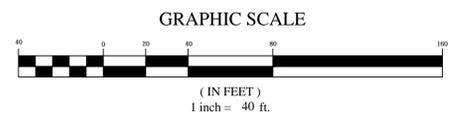
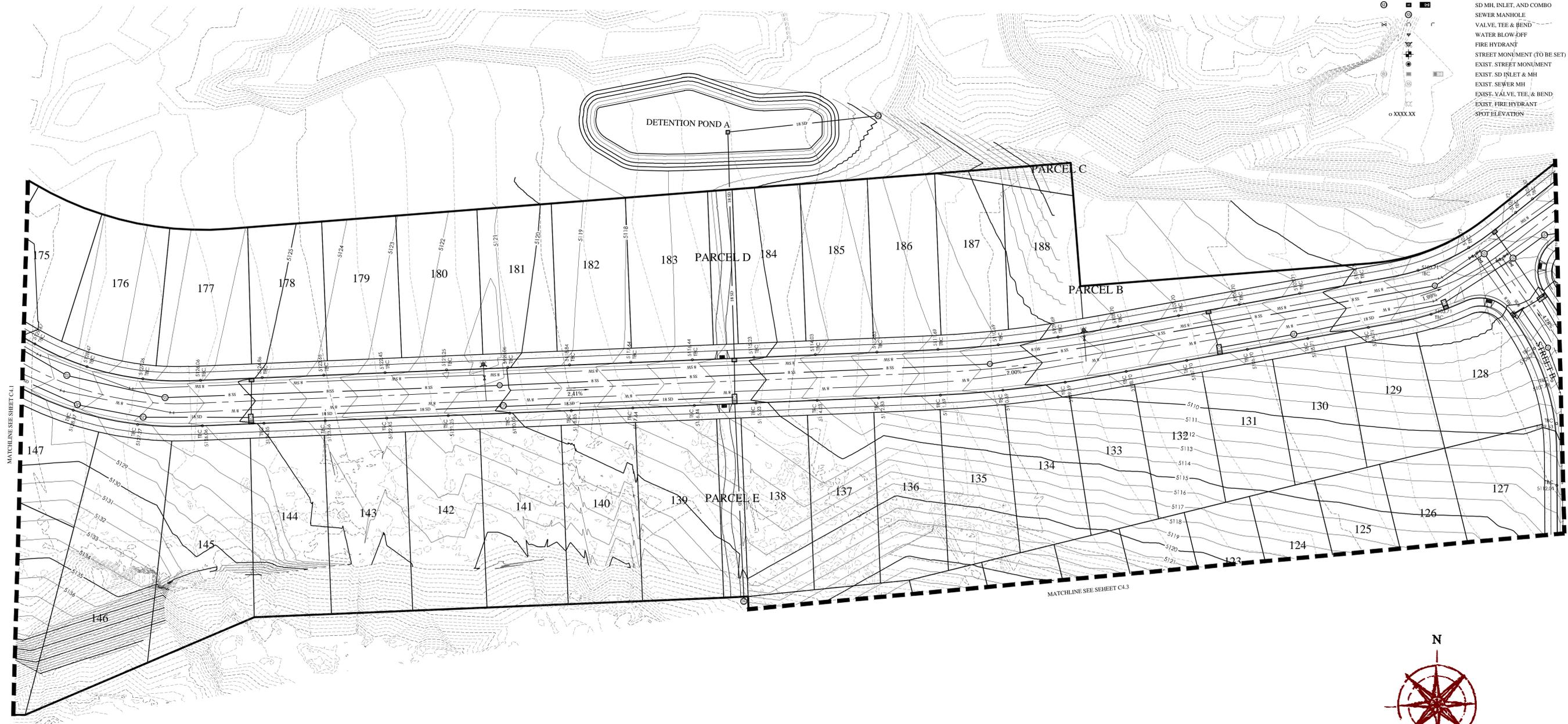
**LEGEND**

	BOUNDARY
	ROW
	CENTERLINE
	LOT LINE
	EASEMENT
	15" STORM DRAIN
	8" SANITARY SEWER
	8" CULINARY WATER
	8" SECONDARY WATER
	CONTOUR MAJOR
	CONTOUR MINOR
	EXIST. STORM DRAIN
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	STREET LIGHT
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	STREET MONUMENT (TO BE SET)
	EXIST. STREET MONUMENT
	EXIST. SD INLET & MH
	EXIST. SEWER MH
	EXIST. VALVE, TEE, & BEND
	EXIST. FIRE HYDRANT
	SPOT ELEVATION



**LEGEND**

	BOUNDARY
	ROW
	CENTERLINE
	LOT LINE
	EASEMENT
	15" STORM DRAIN
	8" SANITARY SEWER
	8" CULINARY WATER
	8" SECONDARY WATER
	CONTOUR MAJOR
	CONTOUR MINOR
	EXIST. STORM DRAIN
	EXIST. SANITARY SEWER
	EXIST. CULINARY WATER
	EXIST. SECONDARY WATER
	EXIST. FENCE
	EXIST. CONTOUR MAJOR
	EXIST. CONTOUR MINOR
	SIGN
	STREET LIGHT
	SD MH, INLET, AND COMBO
	SEWER MANHOLE
	VALVE, TEE & BEND
	WATER BLOW-OFF
	FIRE HYDRANT
	STREET MONUMENT (TO BE SET)
	EXIST. STREET MONUMENT
	EXIST. SD INLET & MH
	EXIST. SEWER MH
	EXIST. VALVE, TEE, & BEND
	EXIST. FIRE HYDRANT
	SPOT ELEVATION



**HIDDEN OAKS POD 20 PHASE 1**  
 HERRIMAN CITY  
 GRADING PLAN

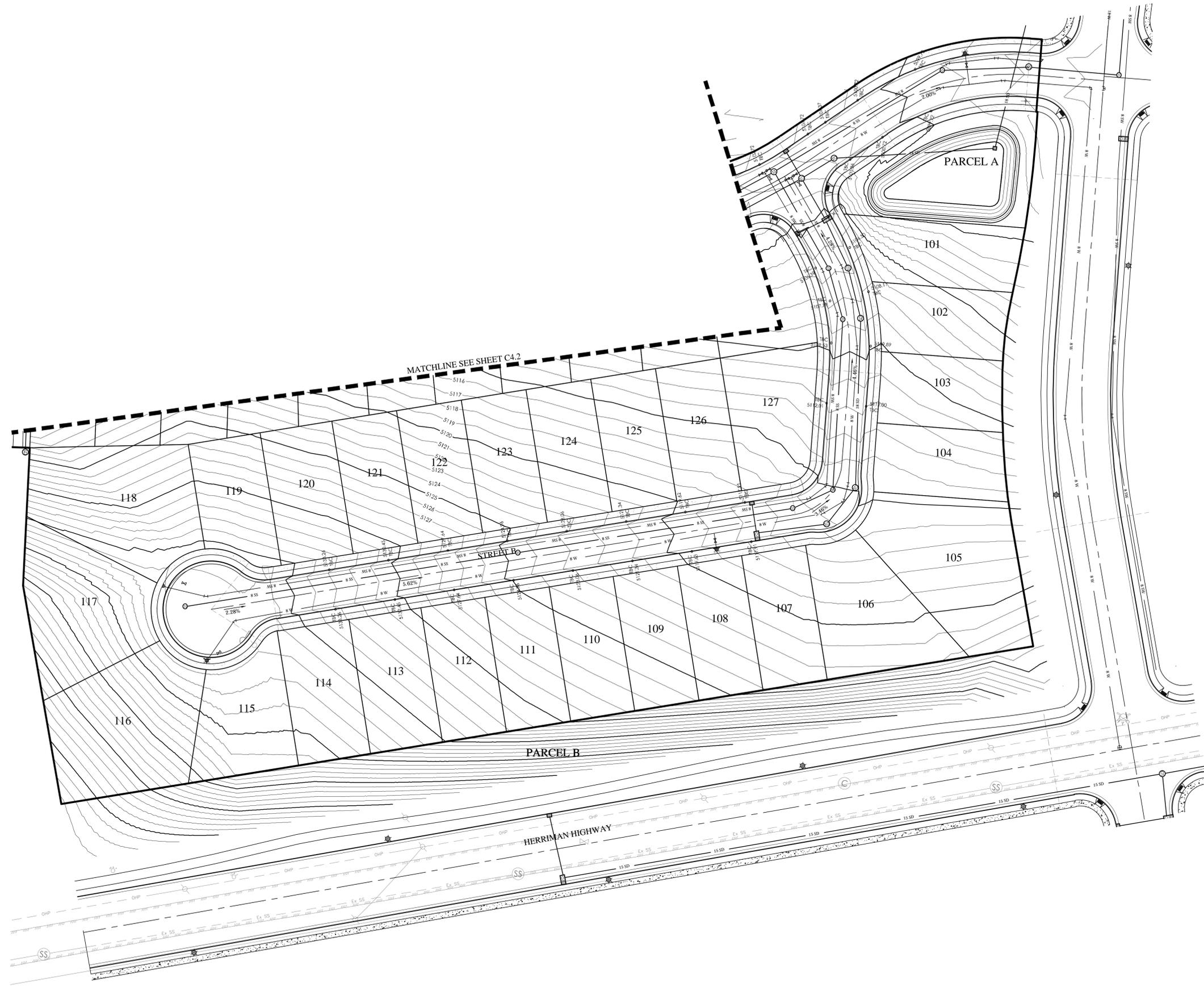
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**GRADING PLAN**

Scale: 1"=40' Drawn: MEC  
 Date: 12/9/19 Job #: 19-0156  
 Sheet: C4.2

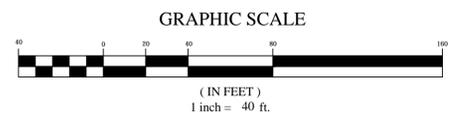




**LEGEND**

—	BOUNDARY
—	ROW
—	CENTERLINE
—	LOT LINE
—	EASEMENT
15 SD	15" STORM DRAIN
8 SS	8" SANITARY SEWER
8 W	8" CULINARY WATER
8 SW	8" SECONDARY WATER
XXXX	CONTOUR MAJOR
XXXX	CONTOUR MINOR
Ex SD	EXIST. STORM DRAIN
Ex SS	EXIST. SANITARY SEWER
Ex W	EXIST. CULINARY WATER
Ex SW	EXIST. SECONDARY WATER
X	EXIST. FENCE
XXXX	EXIST. CONTOUR MAJOR
XXXX	EXIST. CONTOUR MINOR
—	SIGN
—	STREET LIGHT
—	SD MH, INLET, AND COMBO
—	SEWER MANHOLE
—	VALVE, TEE & BEND
—	WATER BLOW-OFF
—	FIRE HYDRANT
—	STREET MONUMENT (TO BE SET)
—	EXIST. STREET MONUMENT
—	EXIST. SD INLET & MH
—	EXIST. SEWER MH
—	EXIST. VALVE, TEE, & BEND
—	EXIST. FIRE HYDRANT
o XXXXX	SPOT ELEVATION

**HIDDEN OAKS POD 20 PHASE 1**  
 HERRIMAN CITY  
 GRADING PLAN



**REVISION BLOCK**

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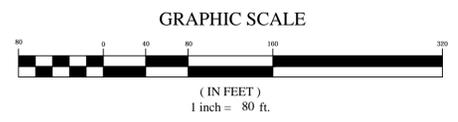
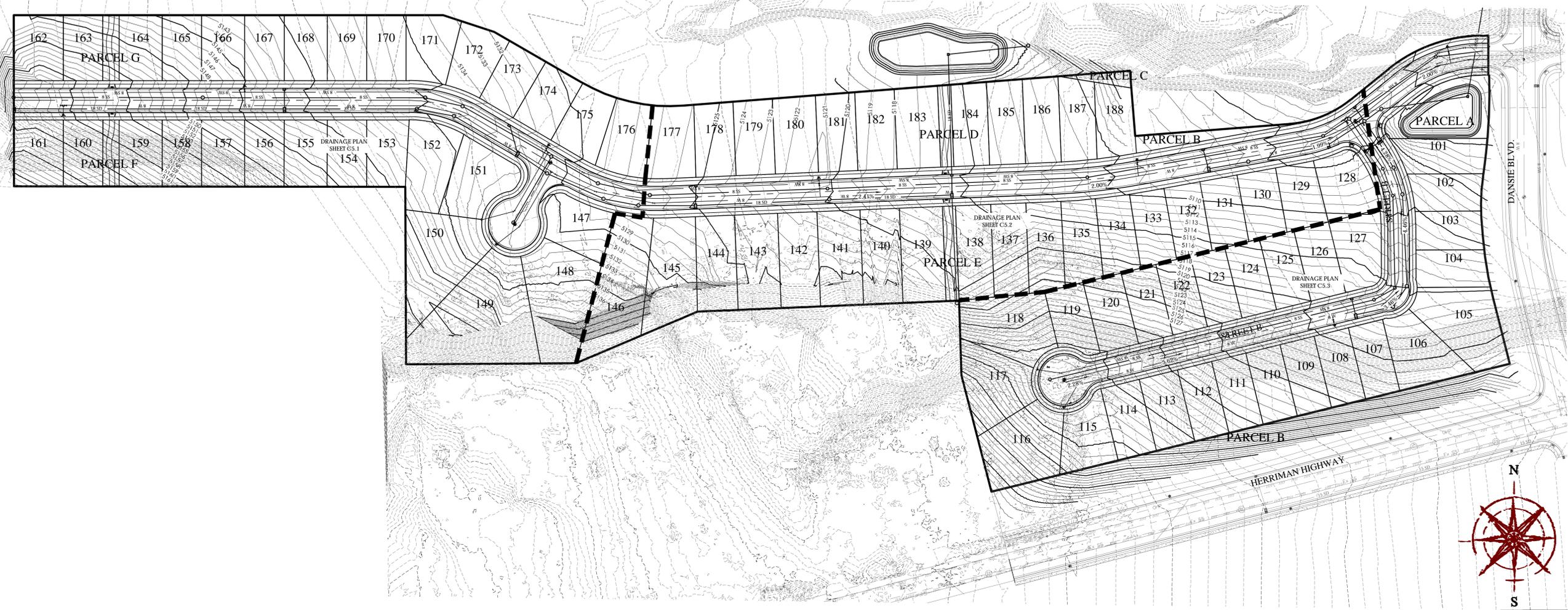
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Scale: 1"=40' Drawn: MEC  
 Date: 12/9/19 Job #: 19-0156  
 Sheet: C4.3



**LEGEND**

---	BOUNDARY
---	ROW
---	CENTERLINE
---	LOT LINE
---	EASEMENT
15 SD	15" STORM DRAIN
8 SS	8" SANITARY SEWER
8 W	8" CULINARY WATER
8 SW	8" SECONDARY WATER
XXXX	CONTOUR MAJOR
XXXX	CONTOUR MINOR
---	EXIST. STORM DRAIN
---	EXIST. SANITARY SEWER
---	EXIST. CULINARY WATER
---	EXIST. FENCE
---	EXIST. CONTOUR MAJOR
---	EXIST. CONTOUR MINOR
+	SIGN
+	STREET LIGHT
+	SD MH, INLET, AND COMBO
+	SEWER MANHOLE
+	VALVE, TEE & BEND
+	WATER BLOW-OFF
+	FIRE HYDRANT
+	STREET MONUMENT (TO BE SET)
+	EXIST. STREET MONUMENT
+	EXIST. SD INLET & MH
+	EXIST. SEWER MH
+	EXIST. VALVE, TEE, & BEND
+	EXIST. FIRE HYDRANT
o XXXXX	SPOT ELEVATION



**BENCHMARK**  
 SOUTHEAST CORNER OF SECTION 34  
 TOWNSHIP 03 SOUTH, RANGE 03 WEST  
 SALT LAKE BASE AND MERIDIAN  
 PROJECT ELEV: 5187.93  
 COUNTY ELEV: 5187.36  
 DATUM: NAVD



**HIDDEN OAKS POD 20 PHASE 1**  
 HERRIMAN CITY  
**OVERALL DRAINAGE PLAN**

REVISION BLOCK		DESCRIPTION
#	DATE	
1		
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**OVERALL DRAINAGE PLAN**

Scale: 1"=80' Drawn: MEC  
 Date: 12/9/19 Job #: 19-0156  
 Sheet: **C5**

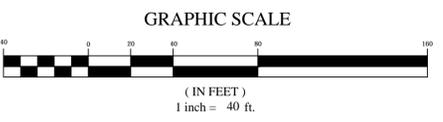
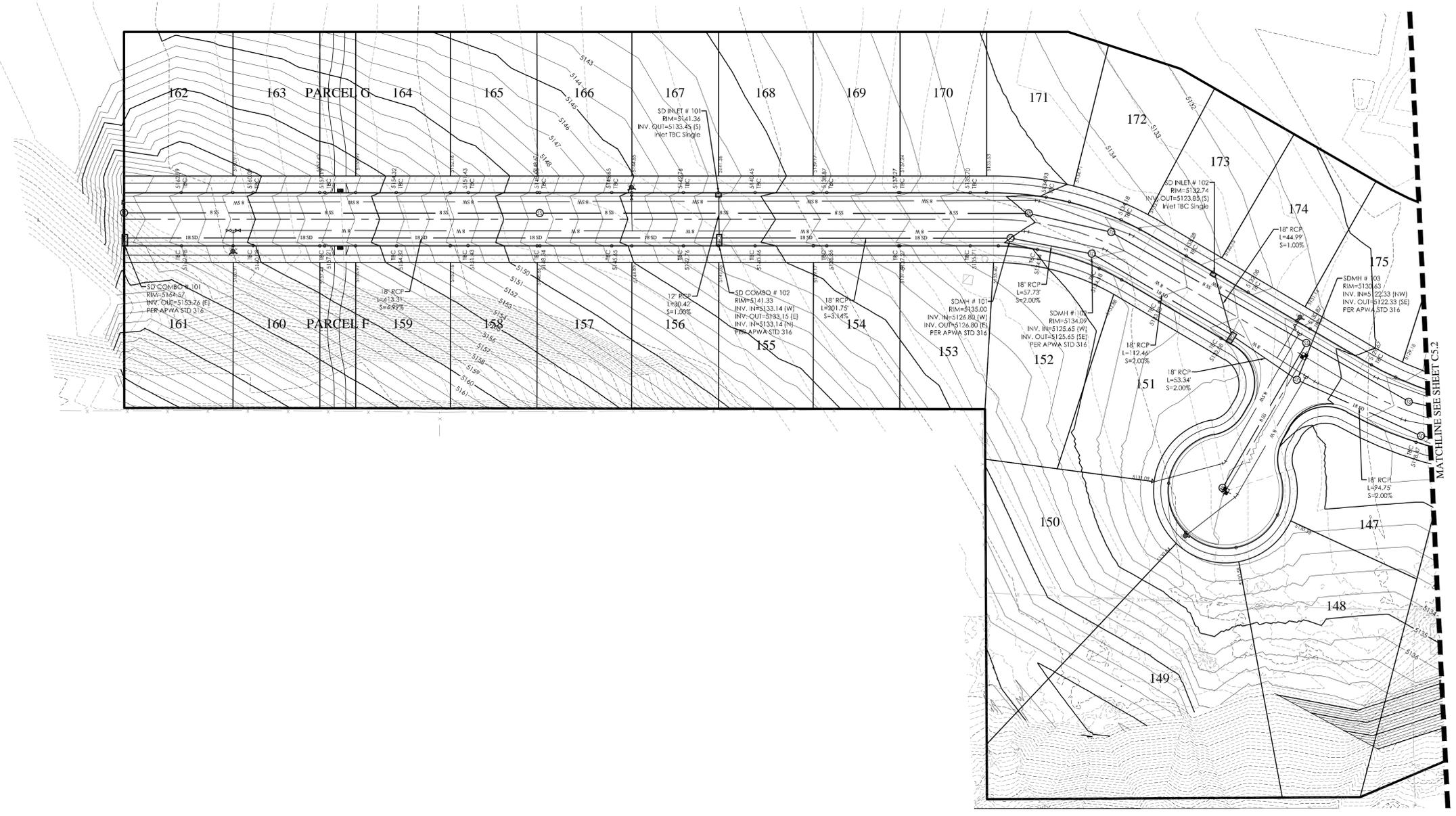
**HIDDEN OAKS POD 20 PHASE 1**  
 HERRIMAN CITY  
**DRAINAGE PLAN**

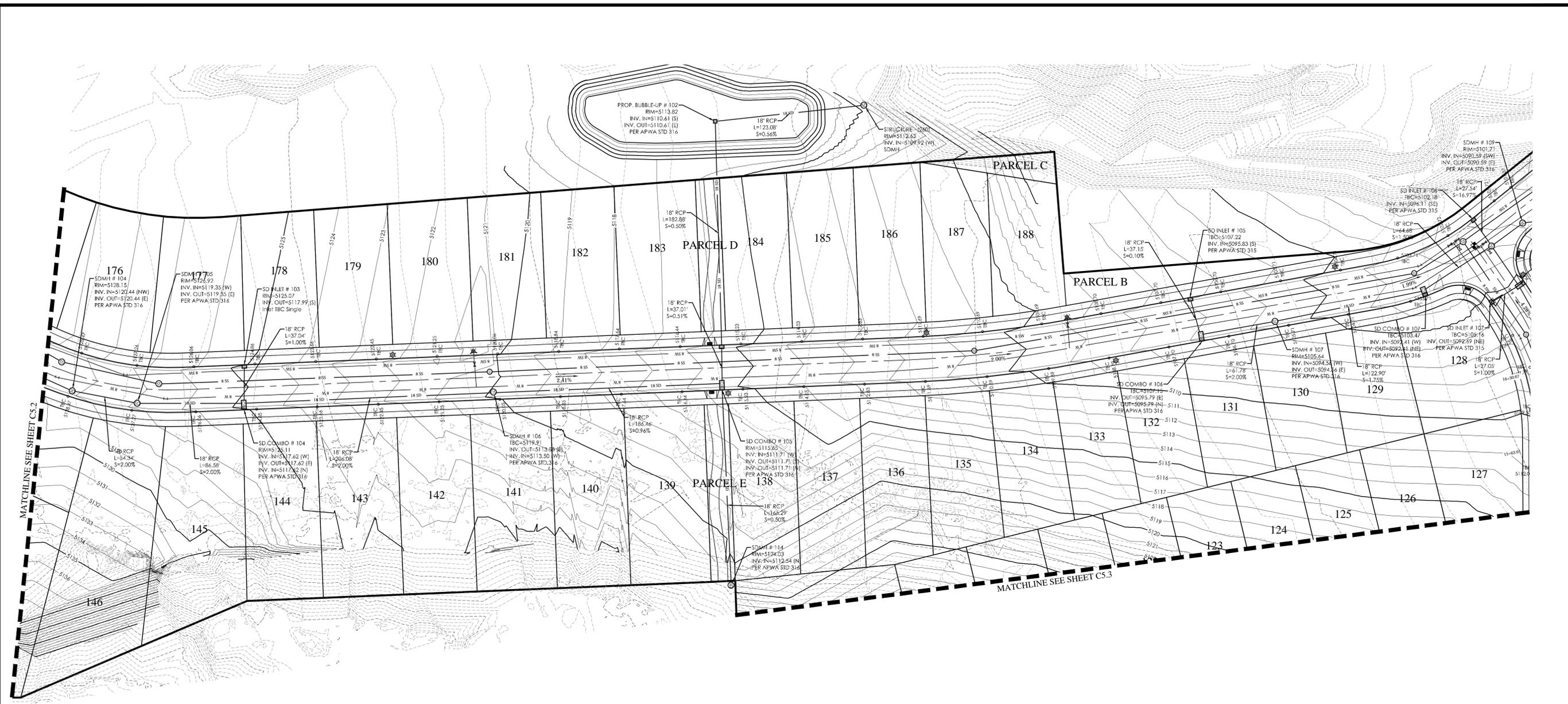
REVISION BLOCK		DESCRIPTION
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<b>DRAINAGE PLAN</b>	
Scale: 1"=40'	Drawn: MEC
Date: 12/9/19	Job #: 19-0156
Sheet:	<b>C5.1</b>

**LEGEND**

	BOUNDARY
	ROW
	CENTERLINE
	LOT LINE
	EASEMENT
	15" STORM DRAIN
	8" SANITARY SEWER
	8" CULINARY WATER
	8" SECONDARY WATER
	CONTOUR MAJOR
	CONTOUR MINOR
	EXIST. STORM DRAIN
	EXIST. SANITARY SEWER
	EXIST. CULINARY WATER
	EXIST. FENCE
	EXIST. CONTOUR MAJOR
	EXIST. CONTOUR MINOR
	SIGN
	STREET LIGHT
	SD MH, INLET, AND COMBO
	SEWER MANHOLE
	VALVE, TEE & BEND
	WATER BLOW-OFF
	FIRE HYDRANT
	STREET MONUMENT (TO BE SET)
	EXIST. STREET MONUMENT
	EXIST. SD INLET & MH
	EXIST. SEWER MH
	EXIST. VALVE, TEE, & BEND
	EXIST. FIRE HYDRANT
	SPOT ELEVATION





MATCHLINE SEE SHEET CS.2

MATCHLINE SEE SHEET CS.3

**LEGEND**

—	BOUNDARY
—	ROW
—	CENTERLINE
—	LOT LINE
---	EASEMENT
15 SD	15" STORM DRAIN
8 SS	8" SANITARY SEWER
8 W	8" CULINARY WATER
8 SW	8" SECONDARY WATER
XXXX	CONTOUR MAJOR
XXXX	CONTOUR MINOR
Es SD	EXIST. STORM DRAIN
Es SS	EXIST. SANITARY SEWER
Es W	EXIST. CULINARY WATER
X X X	EXIST. FENCE
(XXXX)	EXIST. CONTOUR MAJOR
(XXXX)	EXIST. CONTOUR MINOR
SIGN	SIGN
☀	STREET LIGHT
⊠	SD MH, INLET, AND COMBO
⊞	SEWER MANHOLE
⊞	VALVE, TEE & BEND
⊞	WATER BLOW-OFF
⊞	FIRE HYDRANT
⊞	STREET MONUMENT (TO BE SET)
⊞	EXIST. STREET MONUMENT
⊞	EXIST. SD INLET & MH
⊞	EXIST. SEWER MH
⊞	EXIST. VALVE, TEE, & BEND
⊞	EXIST. FIRE HYDRANT
○XXXX	SPOT ELEVATION



**HIDDEN OAKS POD 20 PHASE 1**  
 HERRIMAN CITY  
**DRAINAGE PLAN**

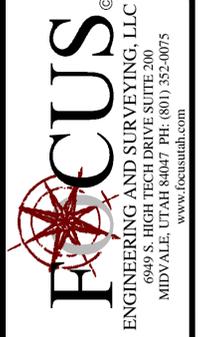
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**DRAINAGE PLAN**

Scale: 1"=40'	Drawn: MEC
Date: 12/9/19	Job #: 19-0156
Sheet: C5.2	





# HIDDEN OAKS POD 20 PHASE 1

## HERRIMAN CITY

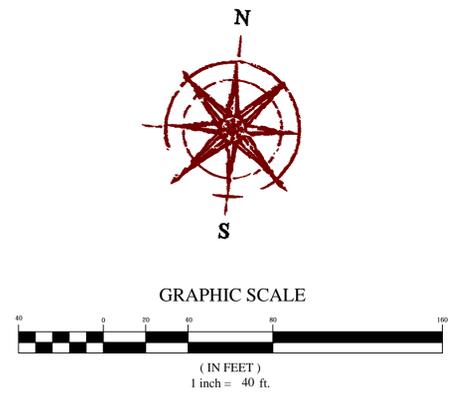
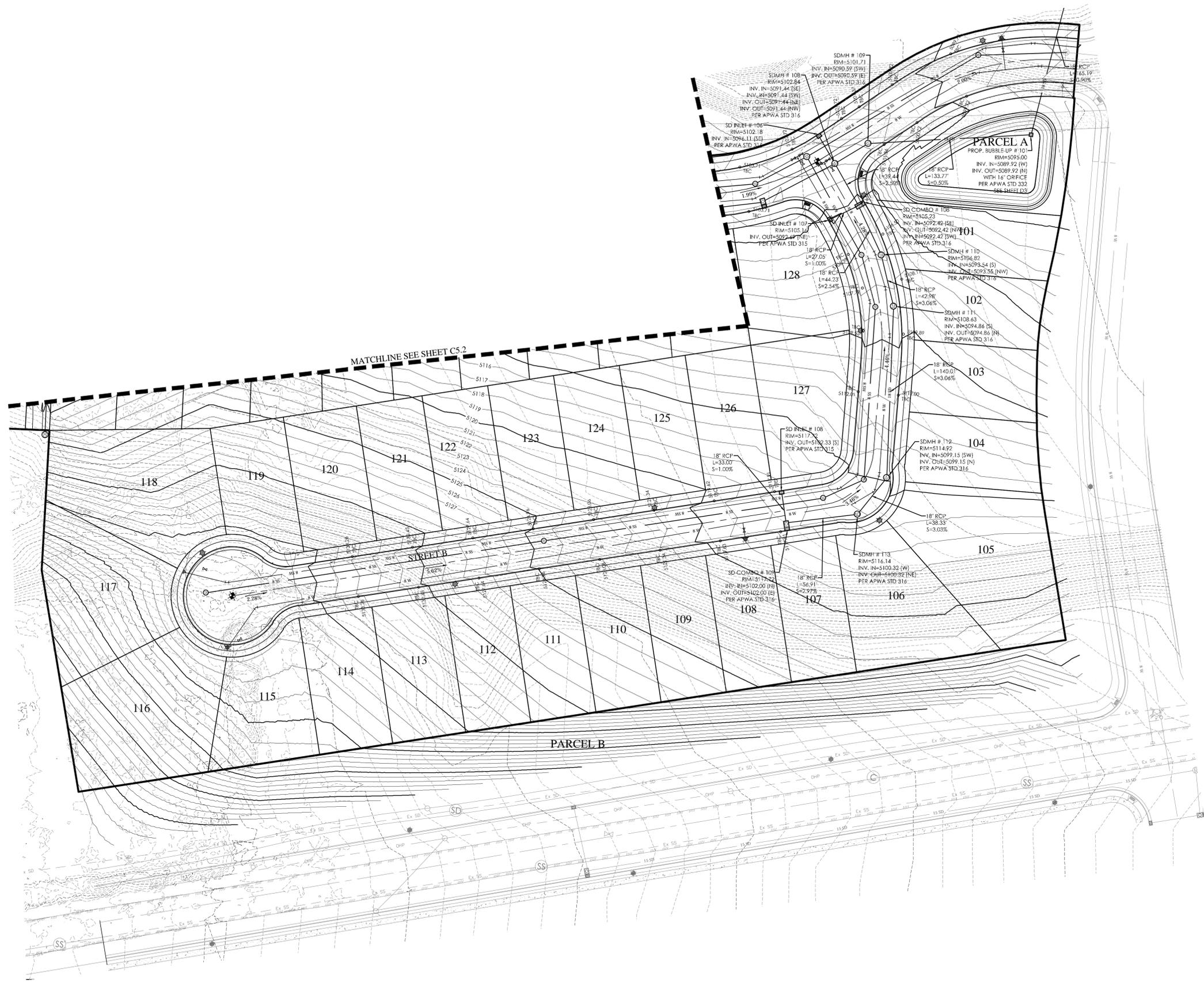
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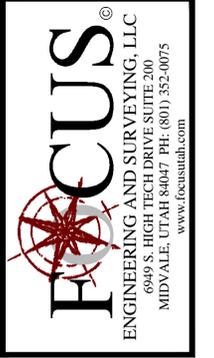
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<b>DRAINAGE PLAN</b>	
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Date: 12/9/19	Job #: 19-0156
Sheet:	<b>C5.3</b>

**LEGEND**

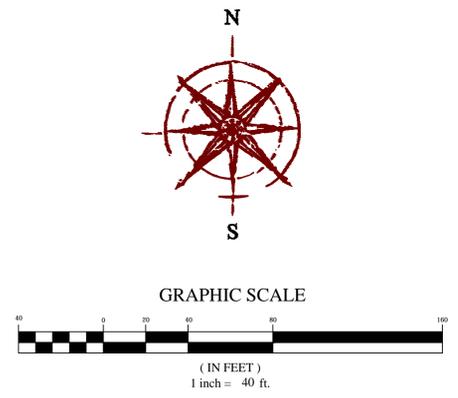
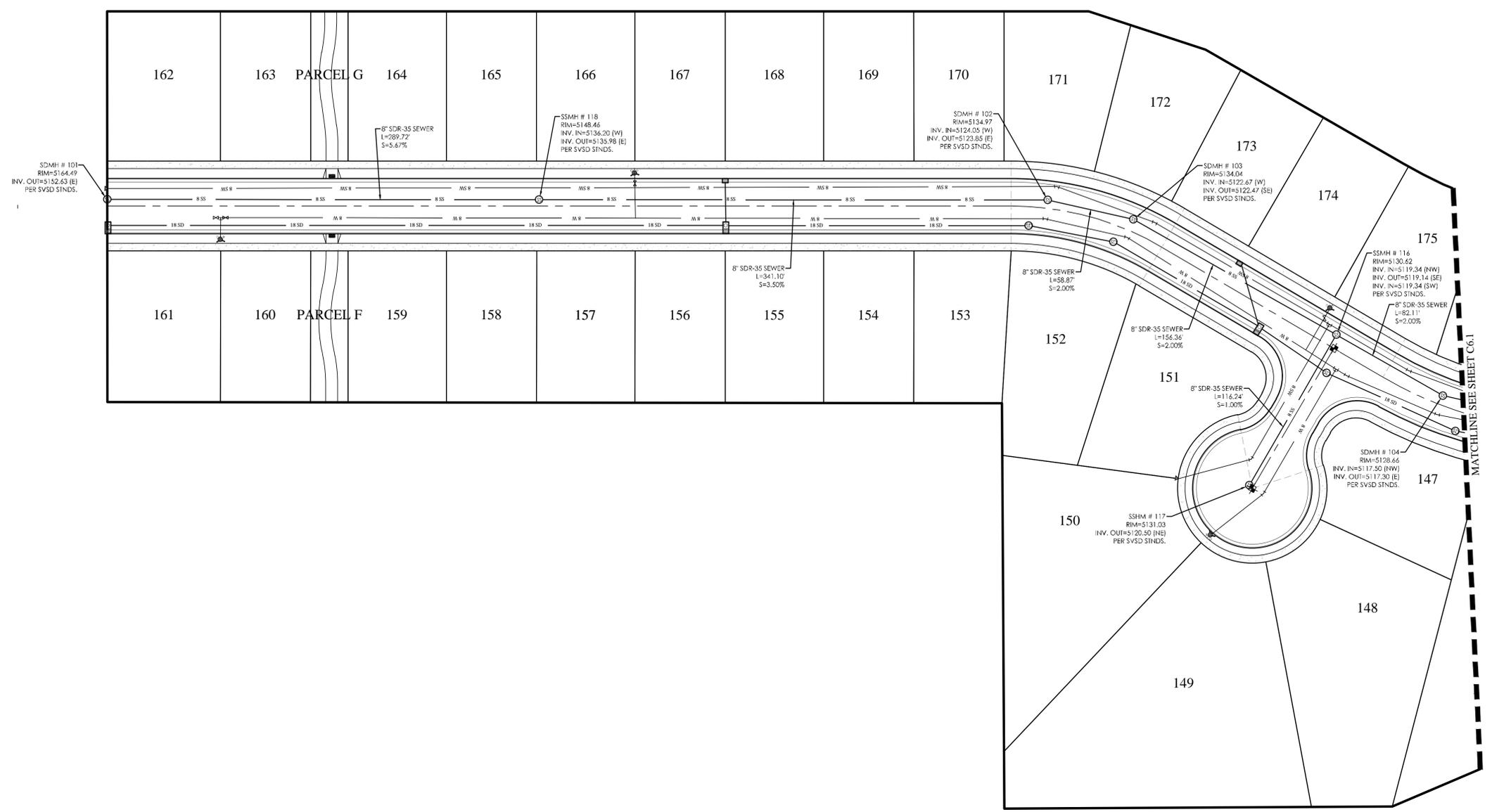
—	BOUNDARY
—	ROW
—	CENTERLINE
—	LOT LINE
---	EASEMENT
---	15" SD
---	8" SS
---	8" W
---	8" SANITARY SEWER
---	8" CULINARY WATER
---	8" SECONDARY WATER
---	CONTOUR MAJOR
---	CONTOUR MINOR
---	EXIST. STORM DRAIN
---	EXIST. SANITARY SEWER
---	EXIST. CULINARY WATER
---	EXIST. FENCE
---	EXIST. CONTOUR MAJOR
---	EXIST. CONTOUR MINOR
---	SIGN
---	STREET LIGHT
---	SD MH, INLET, AND COMBO
---	SEWER MANHOLE
---	VALVE, TEE & BEND
---	WATER BLOW-OFF
---	FIRE HYDRANT
---	STREET MONUMENT (TO BE SET)
---	EXIST. STREET MONUMENT
---	EXIST. SD INLET & MH
---	EXIST. SEWER MH
---	EXIST. VALVE, TEE, & BEND
---	EXIST. FIRE HYDRANT
---	SPOT ELEVATION





**LEGEND**

---	BOUNDARY
---	ROW
---	CENTERLINE
---	LOT LINE
---	EASEMENT
15 SD	15" STORM DRAIN
8 SS	8" SANITARY SEWER
8 W	8" CULINARY WATER
8 SW	8" SECONDARY WATER
XXXX	CONTOUR MAJOR
XXXX	CONTOUR MINOR
---	EXIST. STORM DRAIN
---	EXIST. SANITARY SEWER
---	EXIST. CULINARY WATER
X X X	EXIST. FENCE
XXXX	EXIST. CONTOUR MAJOR
XXXX	EXIST. CONTOUR MINOR
+	SIGN
+	STREET LIGHT
+	SD MH, INLET, AND COMBO
+	SEWER MANHOLE
+	VALVE, TEE & BEND
+	WATER BLOW-OFF
+	FIRE HYDRANT
+	STREET MONUMENT (TO BE SET)
+	EXIST. STREET MONUMENT
+	EXIST. SD INLET & MH
+	EXIST. SEWER MH
+	EXIST. VALVE, TEE, & BEND
+	EXIST. FIRE HYDRANT
+	SPOT ELEVATION



**HIDDEN OAKS POD 20 PHASE 1**  
**HERRIMAN CITY**  
**SEWER PLAN**

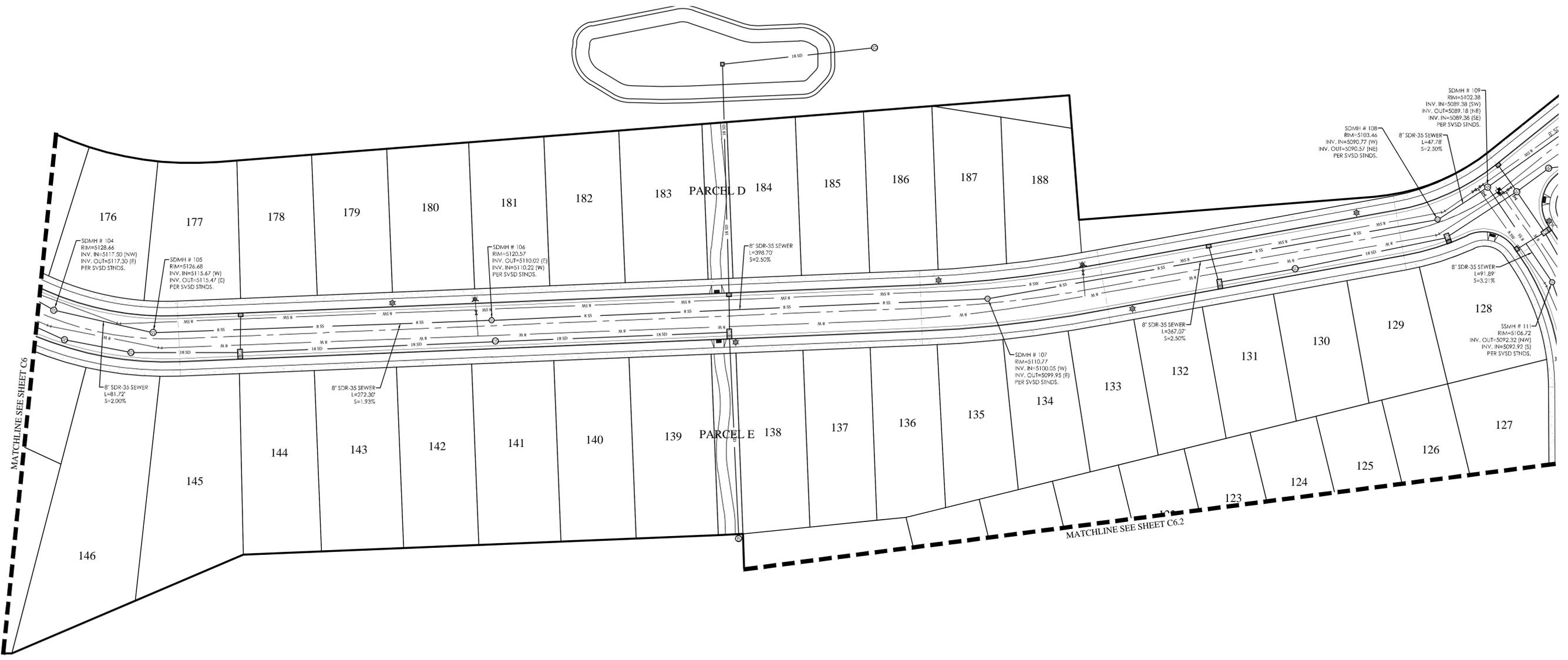
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**SEWER PLAN**

Scale: 1"=40'	Drawn: MEC
Date: 12/9/19	Job #: 19-0156
Sheet: C6	





MATCHLINE SEE SHEET C6

MATCHLINE SEE SHEET C6.2

**LEGEND**

—	BOUNDARY
—	ROW
—	CENTERLINE
—	LOT LINE
---	EASEMENT
15 SD	15" STORM DRAIN
8 SS	8" SANITARY SEWER
8 W	8" CULINARY WATER
8 SW	8" SECONDARY WATER
-----	CONTOUR MAJOR
-----	CONTOUR MINOR
Ex SD	EXIST. STORM DRAIN
Ex SS	EXIST. SANITARY SEWER
Ex W	EXIST. CULINARY WATER
Ex SW	EXIST. SECONDARY WATER
X	EXIST. FENCE
(XXXX)	EXIST. CONTOUR MAJOR
(XXXX)	EXIST. CONTOUR MINOR
+	SIGN
☼	STREET LIGHT
SD MH, INLET, AND COMBO	SD MH, INLET, AND COMBO
⊕	SEWER MANHOLE
⊕	VALVE, TEE & BEND
⊕	WATER BLOW-OFF
⊕	FIRE HYDRANT
⊕	STREET MONUMENT (TO BE SET)
⊕	EXIST. STREET MONUMENT
⊕	EXIST. SD INLET & MH
⊕	EXIST. SEWER MH
⊕	EXIST. VALVE, TEE, & BEND
⊕	EXIST. FIRE HYDRANT
○ XXXXX	SPOT ELEVATION



**HIDDEN OAKS POD 20 PHASE 1**  
 HERRIMAN CITY  
 SEWER PLAN

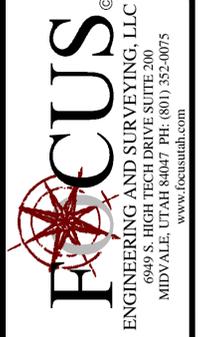
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#	DATE	DESCRIPTION

**SEWER PLAN**

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Date: 12/9/19	Job #: 19-0156
Sheet: C6.1	

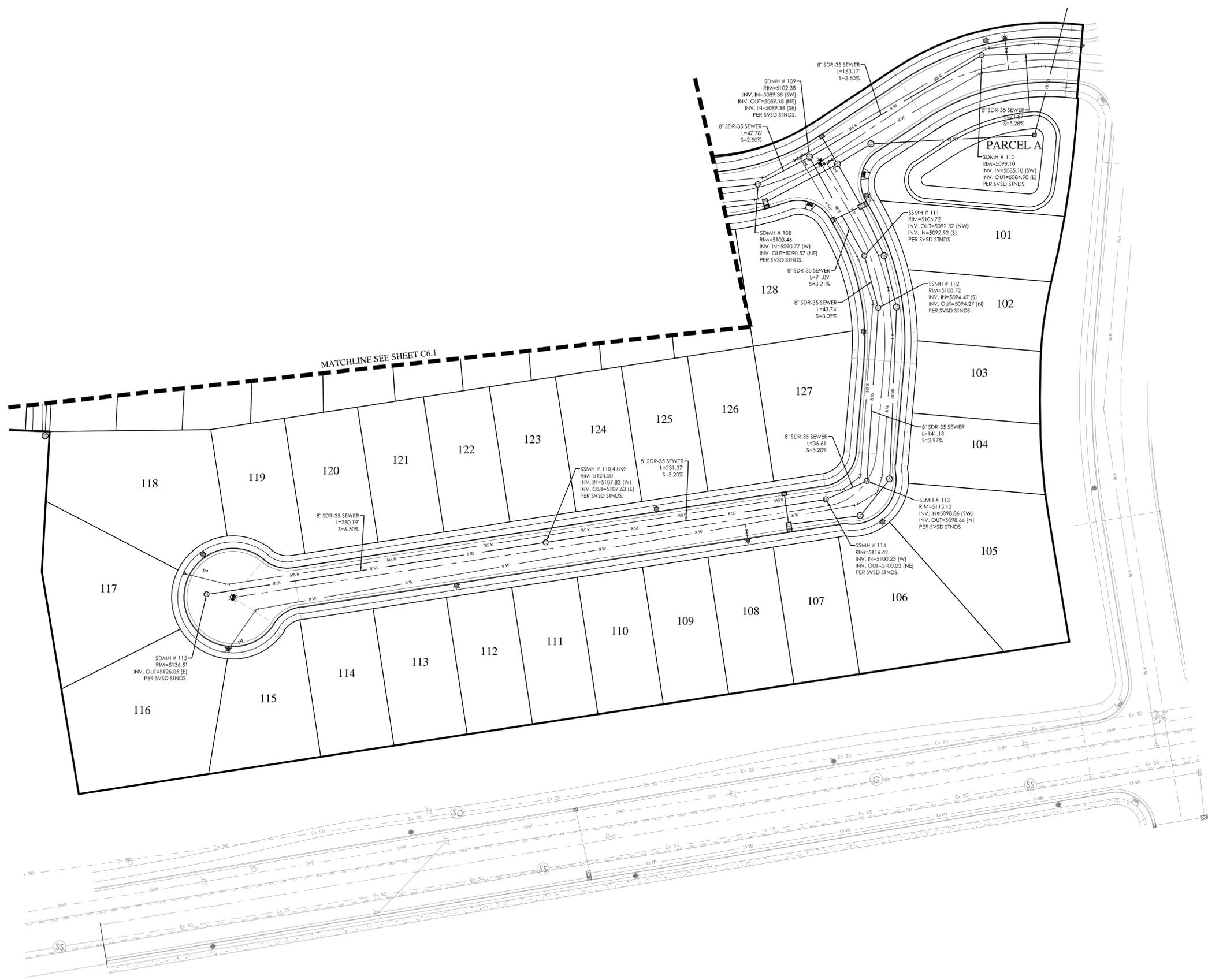




# HIDDEN OAKS POD 20 PHASE 1

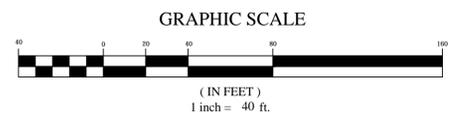
## HERRIMAN CITY

### SEWER PLAN



**LEGEND**

---	BOUNDARY
---	ROW
---	CENTERLINE
---	LOT LINE
---	EASEMENT
15 SD	15" STORM DRAIN
8 SS	8" SANITARY SEWER
8 W	8" CULINARY WATER
8 SW	8" SECONDARY WATER
----	CONTOUR MAJOR
----	CONTOUR MINOR
---	EXIST. STORM DRAIN
---	EXIST. SANITARY SEWER
---	EXIST. CULINARY WATER
---	EXIST. FENCE
X	EXIST. CONTOUR MAJOR
(XXXX)	EXIST. CONTOUR MINOR
+	SIGN
☀	STREET LIGHT
⊕	SD MH, INLET, AND COMBO
⊕	SEWER MANHOLE
⊕	VALVE, TEE & BEND
⊕	WATER BLOW-OFF
⊕	FIRE HYDRANT
⊕	STREET MONUMENT (TO BE SET)
⊕	EXIST. STREET MONUMENT
⊕	EXIST. SD INLET & MH
⊕	EXIST. SEWER MH
⊕	EXIST. VALVE, TEE, & BEND
⊕	EXIST. FIRE HYDRANT
o XXXX.XX	SPOT ELEVATION



REVISION BLOCK

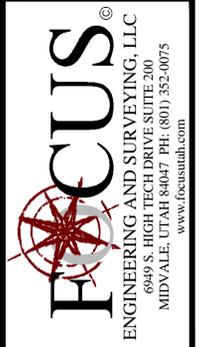
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SEWER PLAN

Scale: 1"=40'	Drawn: MEC
Date: 12/9/19	Job #: 19-0156
Sheet: C6.2	

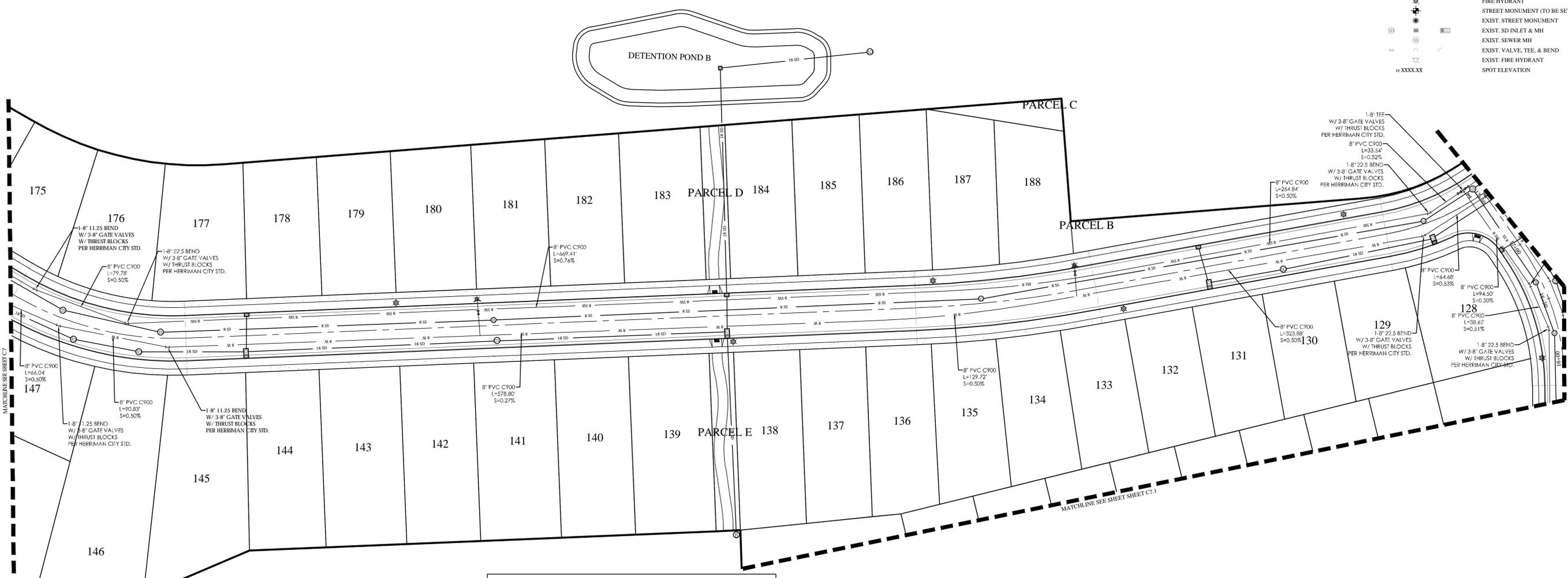






**LEGEND**

---	BOUNDARY
---	ROW
---	CENTERLINE
---	LOT LINE
---	EASEMENT
---	15" SD
---	8" SS
---	8" W
---	8" SW
---	8" SECONDARY WATER
---	CONTOUR MAJOR
---	CONTOUR MINOR
---	EXIST. STORM DRAIN
---	EXIST. SANITARY SEWER
---	EXIST. CULINARY WATER
---	EXIST. FENCE
---	EXIST. CONTOUR MAJOR
---	EXIST. CONTOUR MINOR
---	SIGN
---	STREET LIGHT
---	SD MH, INLET, AND COMBO
---	SEWER MANHOLE
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---	EXIST. FIRE HYDRANT
---	SPOT ELEVATION

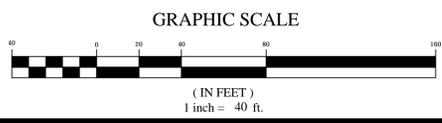


**SECONDARY WATER SERVICE TABLE**

LOT #	STREET NAME	STATION	OFFSET	ELEVATION
SEC. WATER METER LOT# 126	STREET B	15+78.50	18.50 L	5110.78
SEC. WATER METER LOT# 127	STREET B	16+44.39	13.43 L	5107.50
SEC. WATER METER LOT# 128	???	???	???	5104.17
SEC. WATER METER LOT# 129	???	???	???	5105.35
SEC. WATER METER LOT# 130	???	???	???	5106.54
SEC. WATER METER LOT# 131	???	???	???	5107.71
SEC. WATER METER LOT# 133	???	???	???	5109.81
SEC. WATER METER LOT# 134	???	???	???	5110.84
SEC. WATER METER LOT# 135	???	???	???	5113.17
SEC. WATER METER LOT# 136	???	???	???	5114.47
SEC. WATER METER LOT# 137	???	???	???	5116.27
SEC. WATER METER LOT# 138	???	???	???	5117.84
SEC. WATER METER LOT# 139	???	???	???	5119.29
SEC. WATER METER LOT# 140	???	???	???	5119.31
SEC. WATER METER LOT# 141	???	???	???	5117.85
SEC. WATER METER LOT# 142	???	???	???	5116.25
SEC. WATER METER LOT# 143	???	???	???	5114.44
SEC. WATER METER LOT# 144	???	???	???	5113.12
SEC. WATER METER LOT# 145	???	???	???	5111.83
SEC. WATER METER LOT# 146	???	???	???	5110.71
SEC. WATER METER LOT# 147	???	???	???	5109.48

**SECONDARY WATER SERVICE TABLE**

LOT #	STREET NAME	STATION	OFFSET	ELEVATION
SEC. WATER METER LOT# 101	STREET B	16+50.56	23.30 R	5107.69
SEC. WATER METER LOT# 102	STREET B	15+99.04	19.74 R	5109.90
SEC. WATER METER LOT# 103	STREET B	15+40.17	18.50 R	5112.48
SEC. WATER METER LOT# 104	STREET B	14+98.01	20.35 R	5114.29
SEC. WATER METER LOT# 105	STREET B	14+72.28	31.37 R	5115.37
SEC. WATER METER LOT# 106	STREET B	14+42.32	19.85 R	5116.54
SEC. WATER METER LOT# 107	STREET B	13+83.50	18.50 R	5118.51
SEC. WATER METER LOT# 108	STREET B	13+23.50	18.50 R	5120.58
SEC. WATER METER LOT# 109	STREET B	12+63.50	18.50 R	5122.64
SEC. WATER METER LOT# 110	STREET B	12+03.50	18.50 R	5124.86
SEC. WATER METER LOT# 111	STREET B	11+43.50	18.50 R	5128.04
SEC. WATER METER LOT# 112	STREET B	10+83.50	18.50 R	5131.41
SEC. WATER METER LOT# 113	STREET B	10+23.50	18.50 R	5134.79
SEC. WATER METER LOT# 114	STREET B	9+86.13	26.28 R	5136.64
SEC. WATER METER LOT# 115	STREET B	9+33.62	42.01 R	5136.56
SEC. WATER METER LOT# 116	STREET B	9+10.23	14.73 R	5136.30
SEC. WATER METER LOT# 117	STREET B	9+26.45	31.29 L	5136.05
SEC. WATER METER LOT# 118	STREET B	9+49.26	38.90 L	5135.64
SEC. WATER METER LOT# 119	STREET B	10+27.98	18.50 L	5134.53
SEC. WATER METER LOT# 120	STREET B	10+87.98	18.50 L	5131.16
SEC. WATER METER LOT# 121	STREET B	11+47.98	18.50 L	5127.79
SEC. WATER METER LOT# 122	STREET B	12+07.98	18.50 L	5124.67
SEC. WATER METER LOT# 123	STREET B	12+67.98	18.50 L	5122.49
SEC. WATER METER LOT# 124	STREET B	13+27.98	18.50 L	5120.42
SEC. WATER METER LOT# 125	STREET B	13+87.98	18.50 L	5118.36



**BENCHMARK**  
SOUTHEAST CORNER OF SECTION 34  
TOWNSHIP 03 SOUTH, RANGE 02 WEST  
SALT LAKE BASE AND MERIDIAN  
PROJECT ELEV: 5187.93  
COUNTY ELEV: 5187.36  
DATUM: NAVD

**HIDDEN OAKS POD 20 PHASE 1**  
HERRIMAN CITY  
**WATER PLAN**

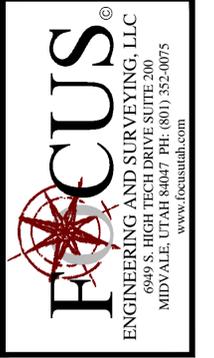
**REVISION BLOCK**

#	DATE	DESCRIPTION

**WATER PLAN**

Scale: 1"=40' Drawn: MEC  
Date: 12/9/19 Job #: 19-0156  
Sheet: C7.1

811 Know what's below. Call 811 before you dig.



# HIDDEN OAKS POD 20 PHASE 1

## HERRIMAN CITY

### WATER PLAN

REVISION BLOCK		DESCRIPTION
1	DATE	
2	DATE	
3	DATE	
4	DATE	
5	DATE	
6	DATE	

WATER PLAN	
Scale: 1"=40'	Drawn: MEC
Date: 12/9/19	Job #: 19-0156
Sheet:	C7.2

#### LEGEND

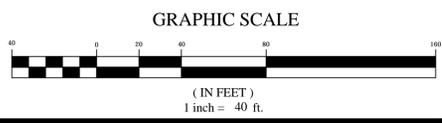
---	BOUNDARY
---	ROW
---	CENTERLINE
---	LOT LINE
---	EASEMENT
15 SD	15" STORM DRAIN
8 SS	8" SANITARY SEWER
8 W	8" CULINARY WATER
8 SW	8" SECONDARY WATER
XXXX	CONTOUR MAJOR
XXXX	CONTOUR MINOR
Es SD	EXIST. STORM DRAIN
Es SS	EXIST. SANITARY SEWER
Es W	EXIST. CULINARY WATER
Es SW	EXIST. SECONDARY WATER
(XXXX)	EXIST. CONTOUR MAJOR
(XXXX)	EXIST. CONTOUR MINOR
+	SIGN
☼	STREET LIGHT
SD MH, INLET, AND COMBO	SEWER MANHOLE
+	VALVE, TEE & BEND
+	WATER BLOW-OFF
+	FIRE HYDRANT
+	STREET MONUMENT (TO BE SET)
+	EXIST. STREET MONUMENT
+	EXIST. SD INLET & MH
+	EXIST. SEWER MH
+	EXIST. VALVE, TEE, & BEND
+	EXIST. FIRE HYDRANT
o XXXX.XX	SPOT ELEVATION

#### SECONDARY WATER SERVICE TABLE

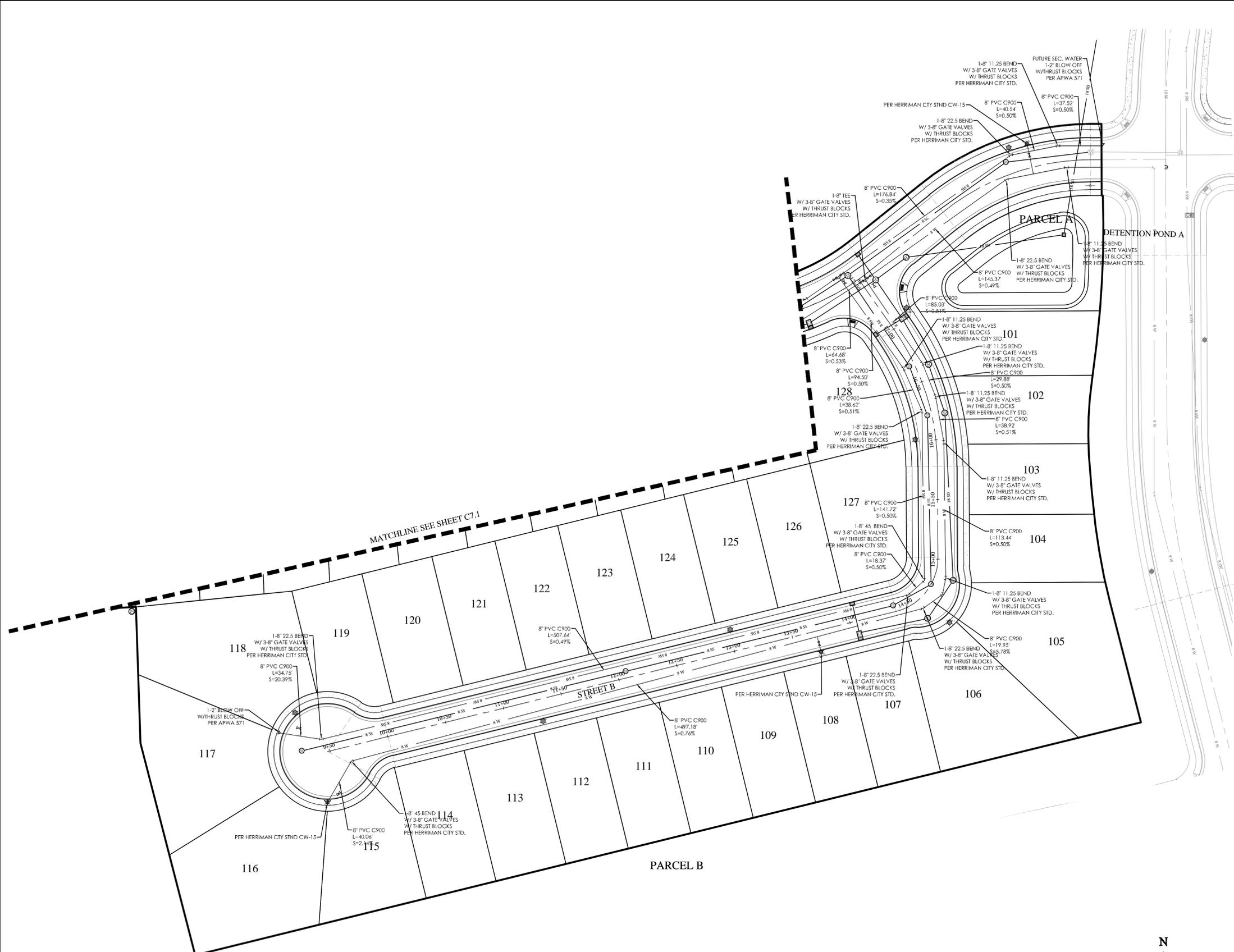
LOT #	STREET NAME	STATION	OFFSET	ELEVATION
SEC. WATER METER LOT# 101	STREET B	16+50.56	23.30 R	5107.69
SEC. WATER METER LOT# 102	STREET B	15+99.04	19.74 R	5109.90
SEC. WATER METER LOT# 103	STREET B	15+40.17	18.50 R	5112.48
SEC. WATER METER LOT# 104	STREET B	14+98.01	20.35 R	5114.29
SEC. WATER METER LOT# 105	STREET B	14+72.28	31.37 R	5115.37
SEC. WATER METER LOT# 106	STREET B	14+42.32	19.85 R	5116.54
SEC. WATER METER LOT# 107	STREET B	13+83.50	18.50 R	5118.51
SEC. WATER METER LOT# 108	STREET B	13+23.50	18.50 R	5120.58
SEC. WATER METER LOT# 109	STREET B	12+63.50	18.50 R	5122.64
SEC. WATER METER LOT# 110	STREET B	12+03.50	18.50 R	5124.86
SEC. WATER METER LOT# 111	STREET B	11+43.50	18.50 R	5128.04
SEC. WATER METER LOT# 112	STREET B	10+83.50	18.50 R	5131.41
SEC. WATER METER LOT# 113	STREET B	10+23.50	18.50 R	5134.79
SEC. WATER METER LOT# 114	STREET B	9+86.13	26.28 R	5136.64
SEC. WATER METER LOT# 115	STREET B	9+33.62	42.01 R	5136.56
SEC. WATER METER LOT# 116	STREET B	9+10.23	14.73 R	5136.30
SEC. WATER METER LOT# 117	STREET B	9+26.45	31.29 L	5136.05
SEC. WATER METER LOT# 118	STREET B	9+49.26	38.90 L	5135.64
SEC. WATER METER LOT# 119	STREET B	10+27.98	18.50 L	5134.53
SEC. WATER METER LOT# 120	STREET B	10+87.98	18.50 L	5131.16
SEC. WATER METER LOT# 121	STREET B	11+47.98	18.50 L	5127.79
SEC. WATER METER LOT# 122	STREET B	12+07.98	18.50 L	5124.67
SEC. WATER METER LOT# 123	STREET B	12+67.98	18.50 L	5122.49
SEC. WATER METER LOT# 124	STREET B	13+27.98	18.50 L	5120.42
SEC. WATER METER LOT# 125	STREET B	13+87.98	18.50 L	5118.36

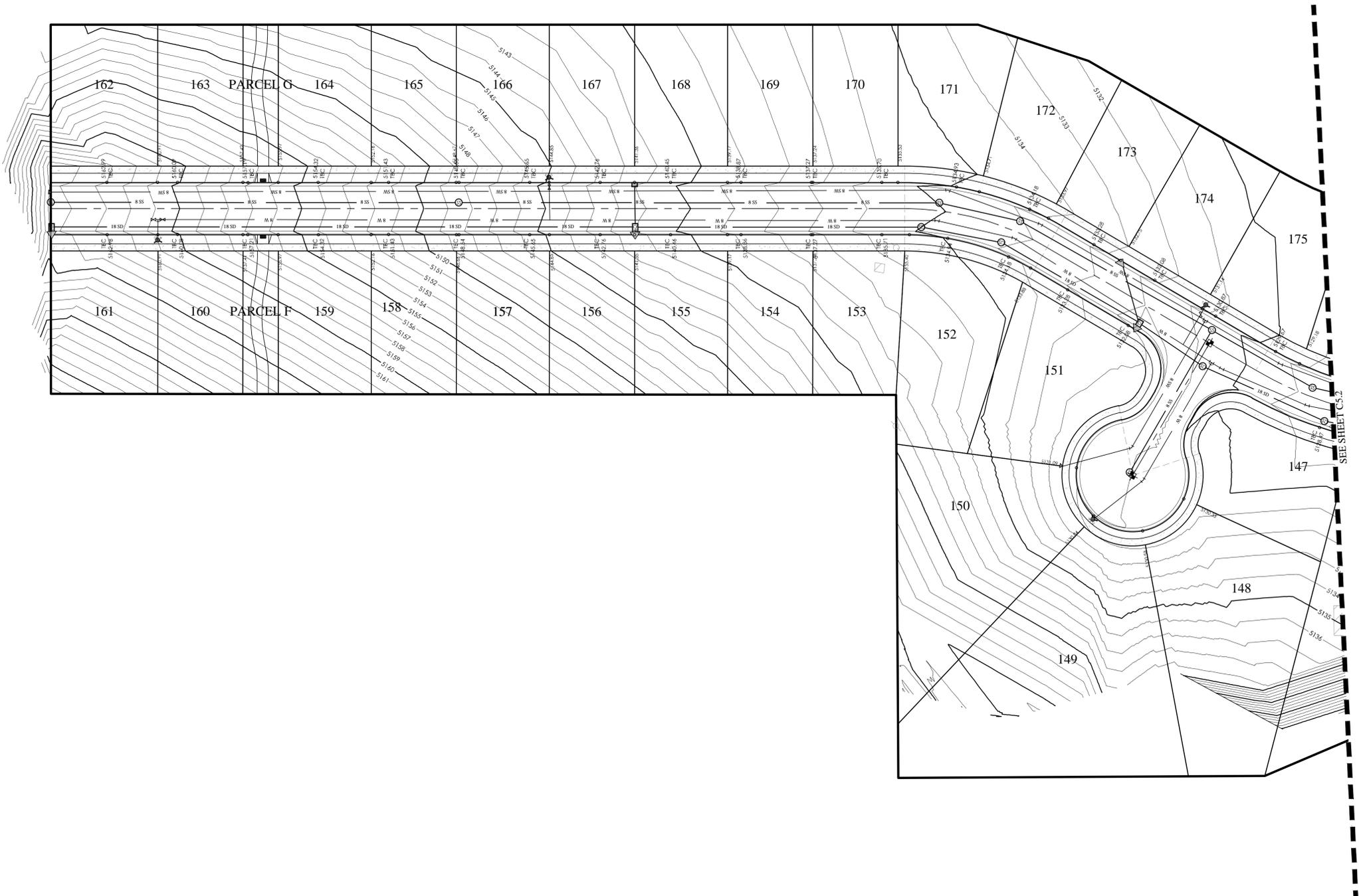
#### SECONDARY WATER SERVICE TABLE

LOT #	STREET NAME	STATION	OFFSET	ELEVATION
SEC. WATER METER LOT# 126	STREET B	15+78.50	18.50 L	5110.78
SEC. WATER METER LOT# 127	STREET B	16+44.39	13.43 L	5107.50
SEC. WATER METER LOT# 128	???	???	???	5104.17
SEC. WATER METER LOT# 129	???	???	???	5105.35
SEC. WATER METER LOT# 130	???	???	???	5106.54
SEC. WATER METER LOT# 131	???	???	???	5107.71
SEC. WATER METER LOT# 133	???	???	???	5109.81
SEC. WATER METER LOT# 134	???	???	???	5110.84
SEC. WATER METER LOT# 135	???	???	???	5113.17
SEC. WATER METER LOT# 136	???	???	???	5114.47
SEC. WATER METER LOT# 137	???	???	???	5116.27
SEC. WATER METER LOT# 138	???	???	???	5117.84
SEC. WATER METER LOT# 139	???	???	???	5119.29
SEC. WATER METER LOT# 140	???	???	???	5119.31
SEC. WATER METER LOT# 141	???	???	???	5117.85
SEC. WATER METER LOT# 142	???	???	???	5116.25
SEC. WATER METER LOT# 143	???	???	???	5114.44
SEC. WATER METER LOT# 144	???	???	???	5113.12
SEC. WATER METER LOT# 145	???	???	???	5111.83
SEC. WATER METER LOT# 146	???	???	???	5110.71
SEC. WATER METER LOT# 147	???	???	???	5109.48



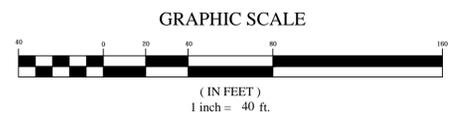
**BENCHMARK**  
 SOUTHEAST CORNER OF SECTION 34  
 TOWNSHIP 03 SOUTH, RANGE 02 WEST  
 SALT LAKE BASE AND MERIDIAN  
 PROJECT ELEV: 5187.93  
 COUNTY ELEV: 5187.36  
 DATUM: NAVD





**LEGEND**

---	BOUNDARY
---	ROW
---	CENTERLINE
---	LOT LINE
---	EASEMENT
---	15" STORM DRAIN
---	8" SS 8" SANITARY SEWER
---	8" W 8" CULINARY WATER
---	8" W 8" SECONDARY WATER
---	CONTOUR MAJOR
---	CONTOUR MINOR
---	EXIST. STORM DRAIN
---	EXIST. SANITARY SEWER
---	EXIST. CULINARY WATER
---	EXIST. FENCE
---	EXIST. CONTOUR MAJOR
---	EXIST. CONTOUR MINOR
---	SIGN
---	STREET LIGHT
---	SD MH, INLET, AND COMBO
---	SEWER MANHOLE
---	VALVE, TEE & BEND
---	WATER BLOW-OFF
---	FIRE HYDRANT
---	STREET MONUMENT (TO BE SET)
---	EXIST. STREET MONUMENT
---	EXIST. SD INLET & MH
---	EXIST. SEWER MH
---	EXIST. VALVE, TEE, & BEND
---	EXIST. FIRE HYDRANT
---	SPOT ELEVATION



**HIDDEN OAKS POD 20 PHASE 1**  
 HERRIMAN CITY  
**EROSION CONTROL PLAN**

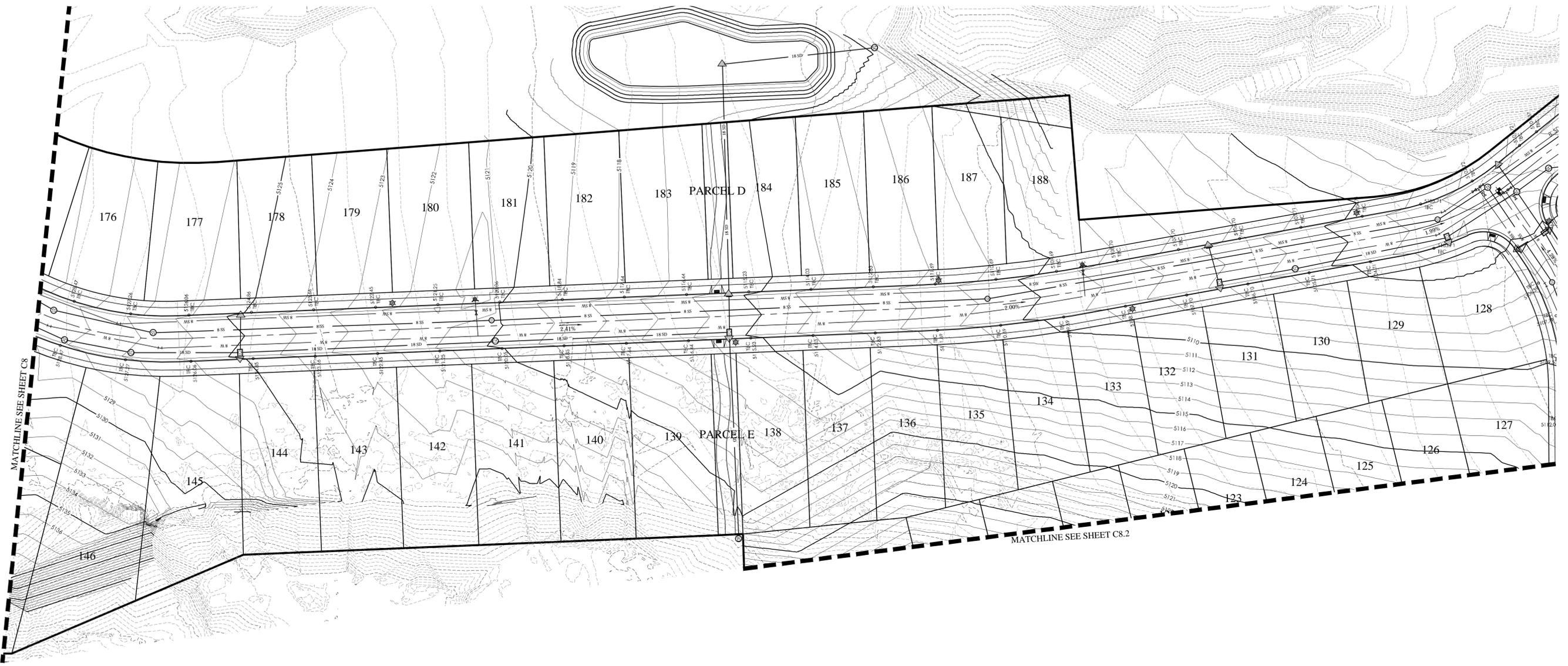
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#	DATE	DESCRIPTION

**EROSION CONTROL PLAN**

Scale: 1"=40'	Drawn: MEC
Date: 12/9/19	Job #: 19-0156
Sheet: C8	



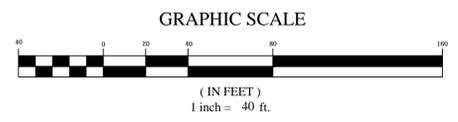


MATCHLINE SEE SHEET C8

MATCHLINE SEE SHEET C8.2

**LEGEND**

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- - - EASEMENT
- 15 SD 15" STORM DRAIN
- 8 SS 8" SANITARY SEWER
- 8 SW 8" CULINARY WATER
- 8 SW 8" SECONDARY WATER
- XXXX CONTOUR MAJOR
- XXXX CONTOUR MINOR
- Ex SD EXIST. STORM DRAIN
- Ex SS EXIST. SANITARY SEWER
- Ex W EXIST. CULINARY WATER
- Ex W EXIST. SECONDARY WATER
- X X EXIST. FENCE
- (XXXX) EXIST. CONTOUR MAJOR
- (XXXX) EXIST. CONTOUR MINOR
- SIGN
- STREET LIGHT
- SD MH, INLET, AND COMBO
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- EXIST. SEWER MH
- EXIST. VALVE, TEE, & BEND
- EXIST. FIRE HYDRANT
- SPOT ELEVATION



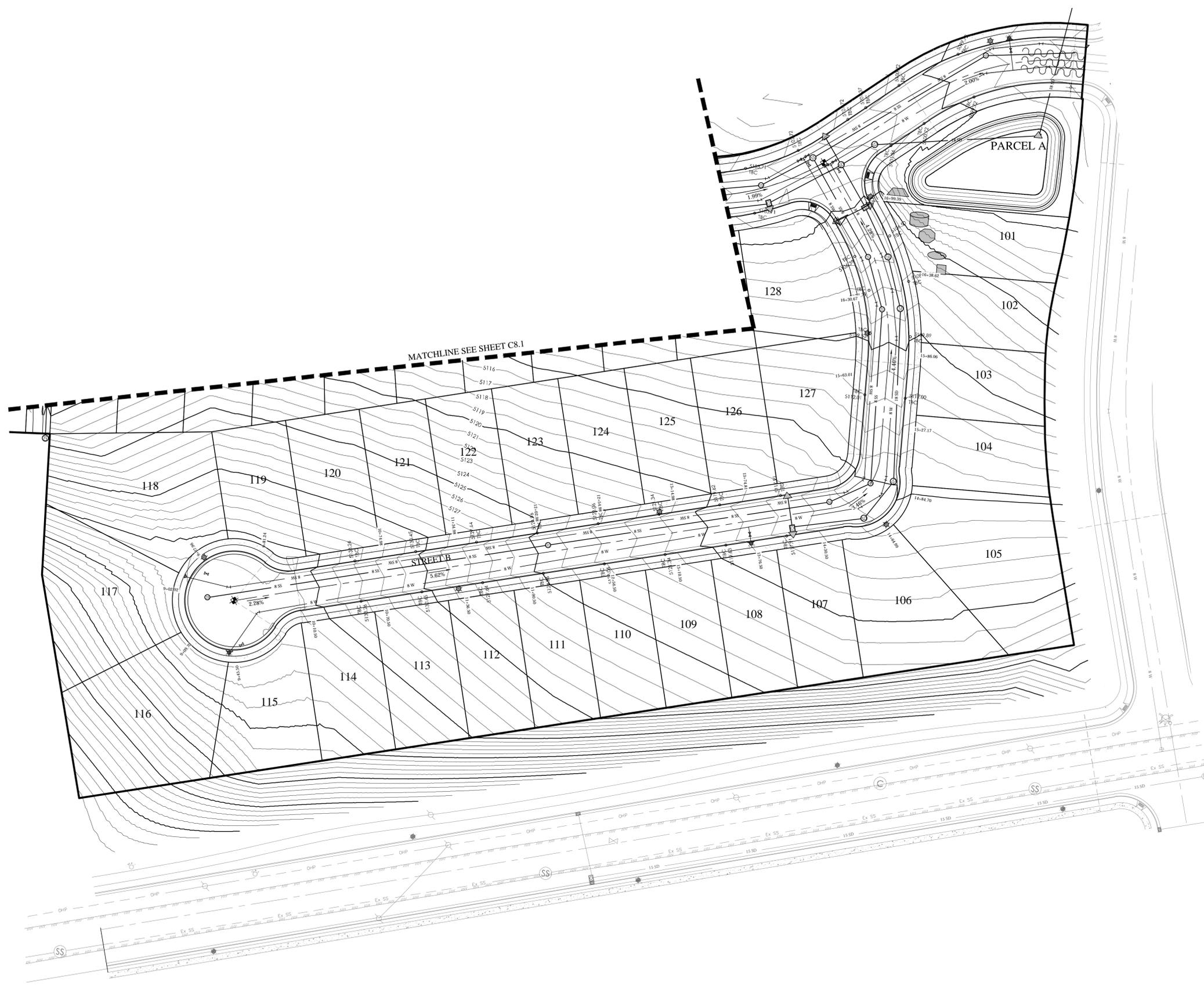
**HIDDEN OAKS POD 20 PHASE 1**  
 HERRIMAN CITY  
**EROSION CONTROL PLAN**

REVISION BLOCK		DESCRIPTION
#	DATE	
1		
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**EROSION CONTROL PLAN**

Scale: 1"=40' Drawn: MEC  
 Date: 12/9/19 Job #: 19-0156  
 Sheet: **C8.1**



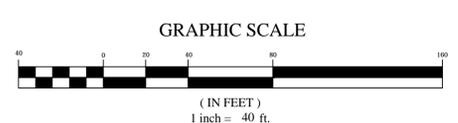


**LEGEND**

—	BOUNDARY
—	ROW
—	CENTERLINE
—	LOT LINE
—	EASEMENT
15 SD	15" STORM DRAIN
8 SS	8" SANITARY SEWER
8 W	8" CULINARY WATER
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XXXX	CONTOUR MAJOR
XXXX	CONTOUR MINOR
Ex SD	EXIST. STORM DRAIN
Ex SS	EXIST. SANITARY SEWER
Ex W	EXIST. CULINARY WATER
Ex SW	EXIST. SECONDARY WATER
X	EXIST. FENCE
(XXXX)	EXIST. CONTOUR MAJOR
(XXXX)	EXIST. CONTOUR MINOR
—	SIGN
—	STREET LIGHT
—	SD MH, INLET, AND COMBO
—	SEWER MANHOLE
—	VALVE, TEE & BEND
—	WATER BLOW-OFF
—	FIRE HYDRANT
—	STREET MONUMENT (TO BE SET)
—	EXIST. STREET MONUMENT
—	EXIST. SD INLET & MH
—	EXIST. SEWER MH
—	EXIST. VALVE, TEE, & BEND
—	EXIST. FIRE HYDRANT
o XXXX.XX	SPOT ELEVATION

**FOCUS**  
 ENGINEERING AND SURVEYING, LLC  
 6949 S. HIGH TECH DRIVE SUITE 200  
 MIDVALE, UTAH 84047 PH: (801) 552-0075  
 WWW.FOCUSILL.COM

**HIDDEN OAKS POD 20 PHASE 1**  
 HERRIMAN CITY  
**EROSION CONTROL PLAN**



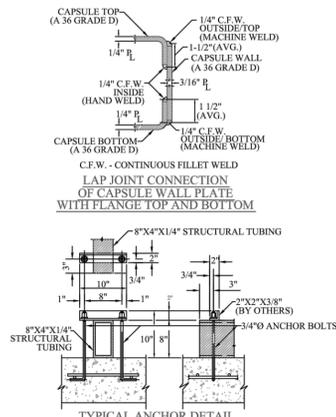
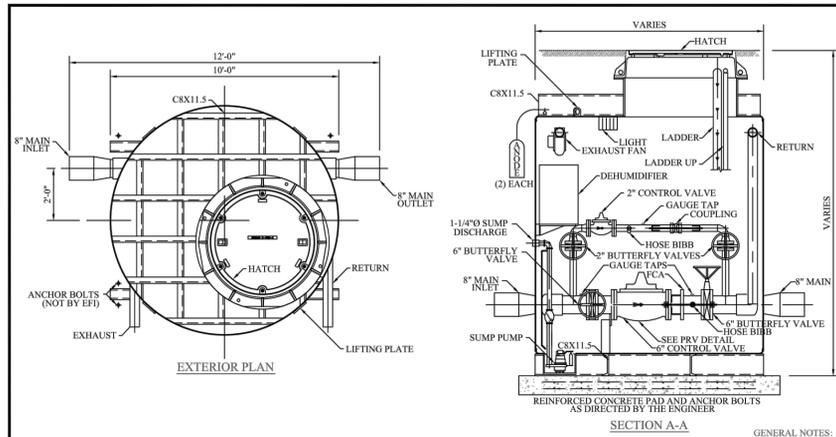
**REVISION BLOCK**

#	DATE	DESCRIPTION
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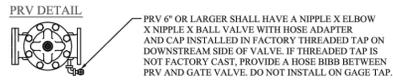
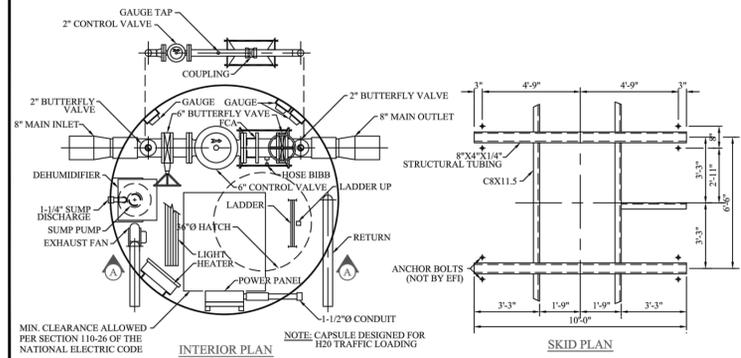
**EROSION CONTROL PLAN**

Scale: 1"=40' Drawn: MEC  
 Date: 12/9/19 Job #: 19-0156  
 Sheet: **C8.2**





- GENERAL NOTES:**
- THE ACTUAL SIZE OF THE CONTROL VALVES, PIPES, AND BUTTERFLY VALVES WILL VARY DEPENDING ON FLOW REQUIREMENTS OF THE STATION.
  - ALL PIPING AND EQUIPMENT WILL BE ADEQUATELY SUPPORTED AND BRACED.
  - CAPSULE AND STRUCTURAL STEEL SHALL CONFORM TO ASTM A-36.
  - STRUCTURAL TUBING: A500, GRADE B.
  - SCHEDULE 40 STEEL PIPE.
  - MANUFACTURER REQUIRES A 3-4 MONTH LEAD TIME PRIOR TO DELIVERY OF PRV.
  - FCA- FLANGED COUPLING ADAPTER.
  - PLATE & STRUCTURAL STEEL: ASTM A-36
  - ALL PIPING SHALL BE STAINLESS STEEL COMPRESSION FITTINGS, NO FLARED FITTINGS.
  - ALL VENT CAPS NEED TO BE MUSHROOM CAPS.
  - ALL PRV'S SHALL BE EPOXY COATED INSIDE AND OUT, INCLUDING ALL INTERNAL PARTS.
  - TWO ANNODS WITH TEST METER.
- NOTE:**
- ANCHOR CLIPS, BOLTS & NUTS PROVIDED BY INSTALLER.
- CONTRACTOR'S NOTES:**
- CONTRACTOR SHALL PROVIDE GALVANIZED STEEL MUSHROOM VENT PIPING. (SEE CW-09)
  - CONTRACTOR SHALL PROVIDE FULL METER ENCLOSURE (NEMA 4X STAINLESS STEEL) FOR METER BASE. CONTRACTOR SHALL RUN POWER TO METER BASE. PRV STATION SHALL BE A FULLY FUNCTIONING STATION.
  - INSTALL POLYURETHANE FLOOR, SLOPING TO THE SUMP.
  - SUMP PUMP AND DEHUMIDIFIER MUST BE POWERED UP AND TURNED ON IMMEDIATELY AFTER THE STATION IS SET IN PLACE.
  - DO NOT SHIM STATION. IT IS INTENDED THAT THE MAIN FLOOR MEMBERS BE IN CONTINUOUS CONTACT WITH THE CONCRETE PAD MUST HAVE 2% GRADE.



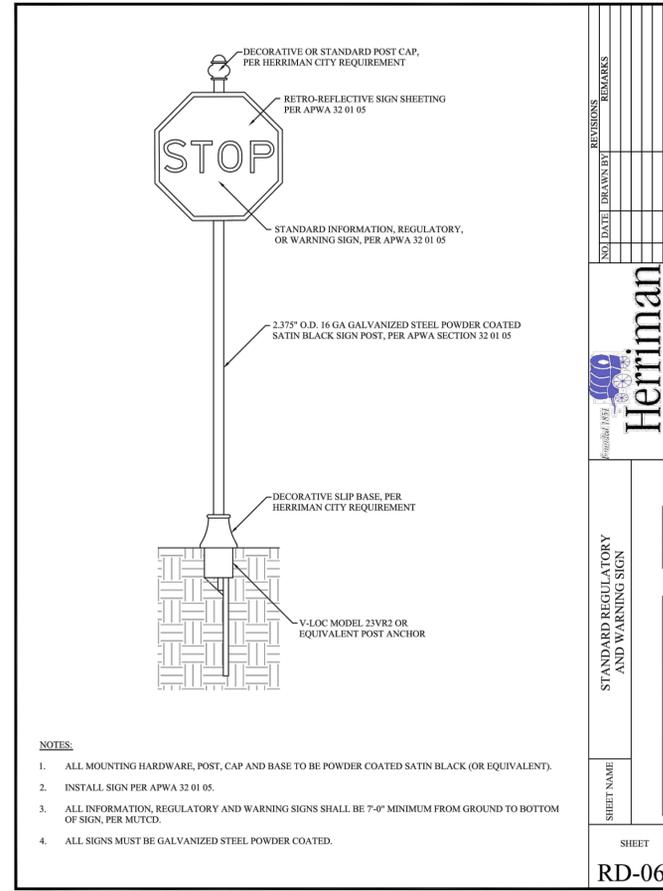
NO DATE DRAWN BY: \_\_\_\_\_ REVISIONS: \_\_\_\_\_

DATE: \_\_\_\_\_

SHEET NAME: RESIDENTIAL STREET LIGHT

SHEET: SL-03

CITY ENGINEER: \_\_\_\_\_



- NOTES:**
- ALL MOUNTING HARDWARE, POST, CAP AND BASE TO BE POWDER COATED SATIN BLACK (OR EQUIVALENT).
  - INSTALL SIGN PER APWA 32 01 05.
  - ALL INFORMATION, REGULATORY AND WARNING SIGNS SHALL BE 7'-0" MINIMUM FROM GROUND TO BOTTOM OF SIGN, PER MUTCD.
  - ALL SIGNS MUST BE GALVANIZED STEEL POWDER COATED.

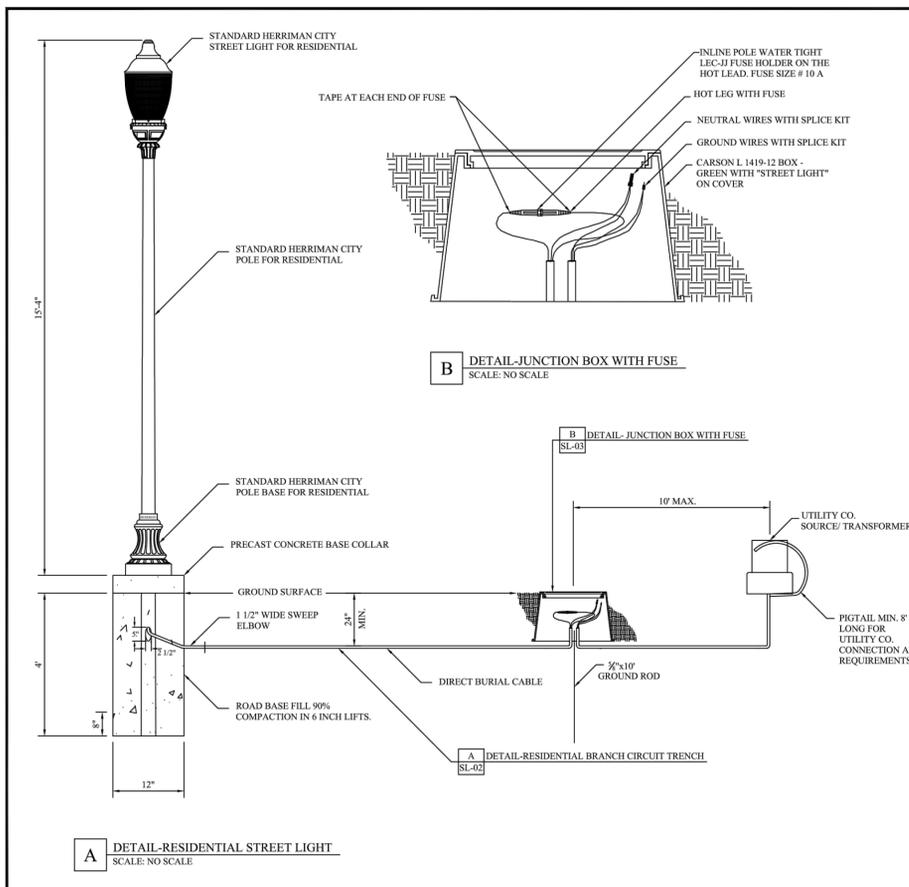
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DATE: \_\_\_\_\_

SHEET NAME: STANDARD REGULATORY AND WARNING SIGN

SHEET: RD-06

CITY ENGINEER: \_\_\_\_\_



- NOTES:**
- CONTRACTORS SHALL FOLLOW HERRIMAN CITY INSTALLATION AND INSPECTION PROCEDURES BEFORE ACCEPTANCE.
  - ALL CONSTRUCTION TO MEET HERRIMAN CITY SPECIFICATIONS AND NATIONAL ELECTRIC CODE.
  - UNDISTURBED NATIVE GRAVEL OR 90% COMPACTED ROAD BASE IN 6" LIFTS.
  - WIRES FROM TRANSFORMER AND ALL CONDUCTORS SHALL BE TYPE TC CABLE #12-10-4044 COPPER ONLY.
  - FUSE HOT WIRE IN JUNCTION BOX. SUPPLY AND INSTALL SPLICE KIT FOR NEUTRAL.
  - CONTRACTOR TO INSTALL JUNCTION BOX WITH FUSE. BOX TO BE LOCATED WITHIN 10 FEET FROM UTILITY CO. TRANSFORMER OR SECONDARY BOX. LEAVE PITLAL 4 FEET LONG TO TRANSFORMER OR SECONDARY BOX. UTILITY CO. TO MAKE CONNECTION.
  - CONTRACTORS SHALL PROVIDE ALL NECESSARY PARTS AND LABOR FOR COMPLETE AND OPERABLE INSTALLATION OF STREET LIGHTS.
  - EACH STREET LIGHT SHALL HAVE A JUNCTION BOX MARKED "STREET LIGHTS" WITH FUSE.
  - STREET LIGHTS SHOULD BE A MIN. OF 5 FEET FROM DRIVEWAY APPROACHES.
  - ELECTRONIC AS-BUILTS MUST BE SENT AS AUTO CAD DWG OR ESRI SHAPEFILE.
  - ALL TRENCHES TO BE INSPECTED BY CITY INSPECTOR.
  - NOTIFY CITY 2 WEEKS BEFORE INSTALLATION OF STREET LIGHTS. PHONE # (801-446-5323)

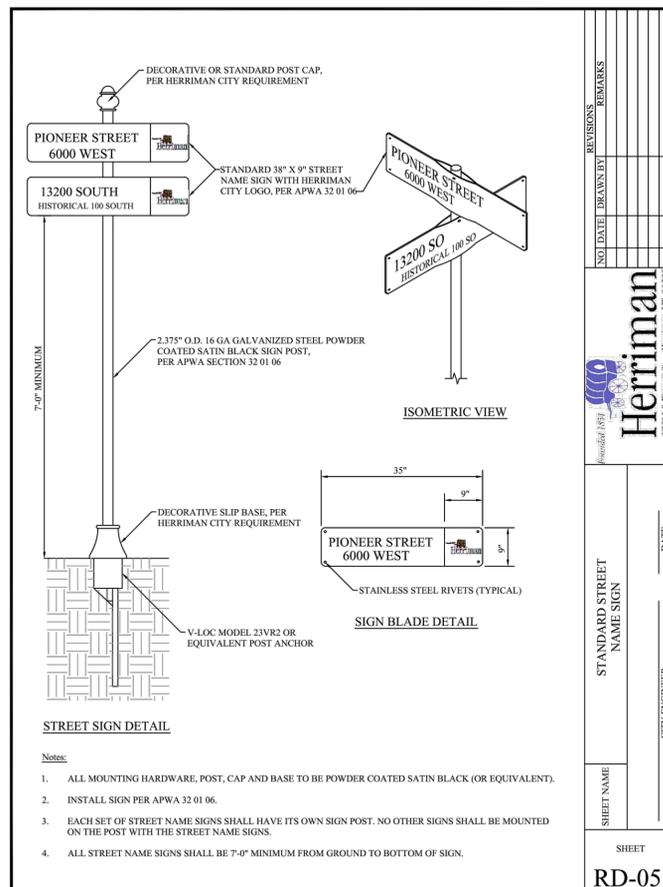
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DATE: \_\_\_\_\_

SHEET NAME: RESIDENTIAL STREET LIGHT

SHEET: SL-03

CITY ENGINEER: \_\_\_\_\_



- Notes:**
- ALL MOUNTING HARDWARE, POST, CAP AND BASE TO BE POWDER COATED SATIN BLACK (OR EQUIVALENT).
  - INSTALL SIGN PER APWA 32 01 06.
  - EACH SET OF STREET NAME SIGNS SHALL HAVE ITS OWN SIGN POST. NO OTHER SIGNS SHALL BE MOUNTED ON THE POST WITH THE STREET NAME SIGNS.
  - ALL STREET NAME SIGNS SHALL BE 7'-0" MINIMUM FROM GROUND TO BOTTOM OF SIGN.

NO DATE DRAWN BY: \_\_\_\_\_ REVISIONS: \_\_\_\_\_

DATE: \_\_\_\_\_

SHEET NAME: STANDARD STREET NAME SIGN

SHEET: RD-05

CITY ENGINEER: \_\_\_\_\_

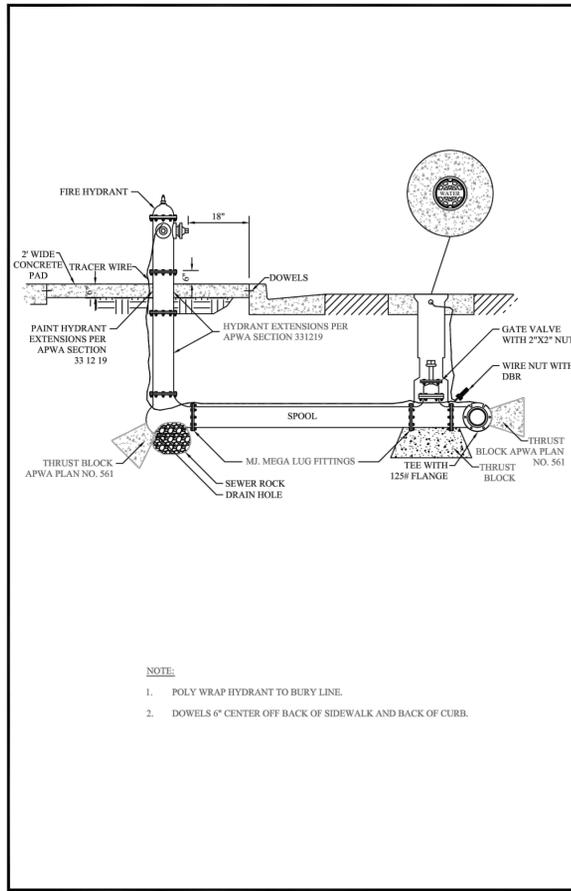
**HIDDEN OAKS POD 20 PHASE 1**  
HERRIMAN CITY  
DETAIL SHEET

REVISION BLOCK		DESCRIPTION
#	DATE	
1		
2		
3		
4		
5		

DETAIL SHEET

Scale: 1"=40' Drawn: MEC  
Date: 12/9/19 Job #: 19-0156  
Sheet: D1





NO.	DATE	DRAWN BY	REVISIONS	REMARKS

**Herriman**  
CITY ENGINEER

SHEET NAME: FIRE HYDRANT WITH VALVE  
SHEET: CW-15

- NOTE:
- POLY WRAP HYDRANT TO BURY LINE.
  - DOWELS 6" CENTER OFF BACK OF SIDEWALK AND BACK OF CURB.

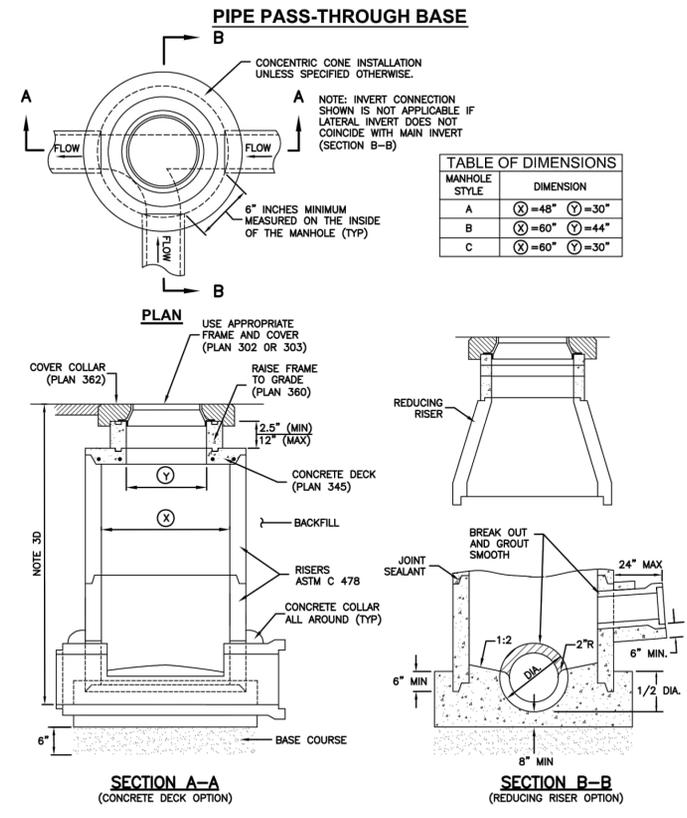


TABLE OF DIMENSIONS

MANHOLE STYLE	DIMENSION
A	(X) = 48" (Y) = 30"
B	(X) = 60" (Y) = 44"
C	(X) = 60" (Y) = 30"

**Precast manhole**  
November 2010 189  
Plan 341  
Sheet 2 of 2

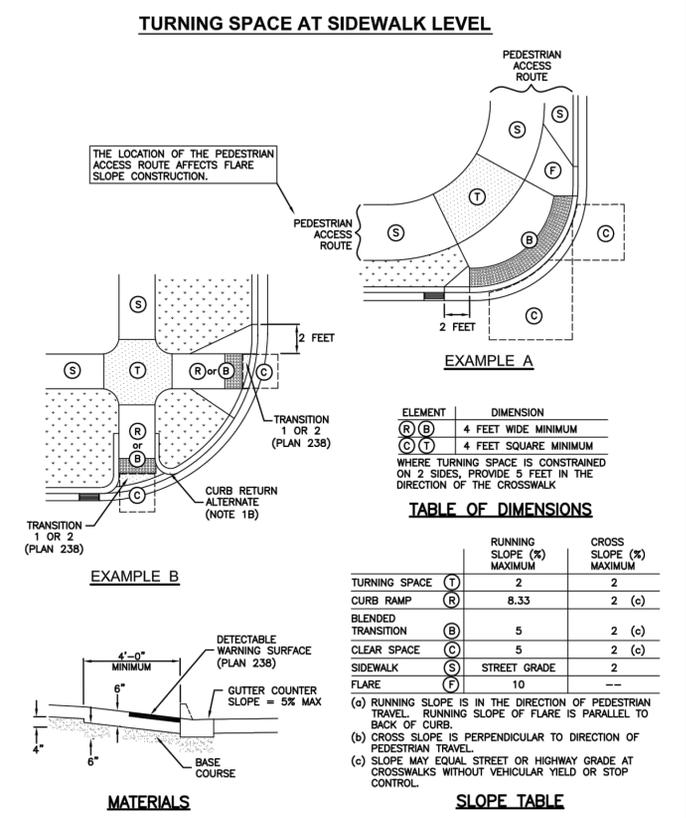


TABLE OF DIMENSIONS

ELEMENT	DIMENSION
(R) (B)	4 FEET WIDE MINIMUM
(C) (T)	4 FEET SQUARE MINIMUM

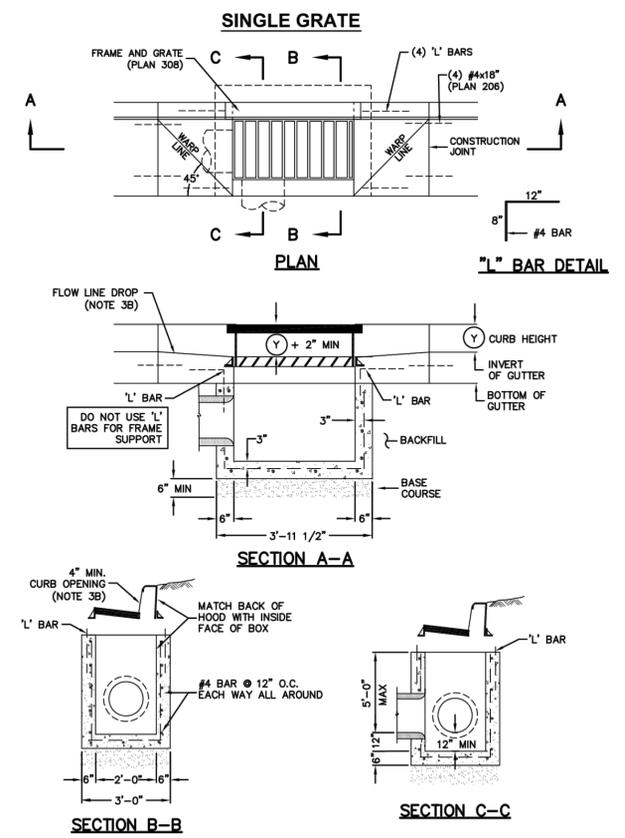
WHERE TURNING SPACE IS CONSTRAINED ON 2 SIDES, PROVIDE 5 FEET IN THE DIRECTION OF THE CROSSWALK

TABLE OF DIMENSIONS

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

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

**Corner curb cut assembly**  
September 2011 63  
Plan 235  
Sheet 1 of 4



**Catch basin**  
September 2010 155  
Plan 315  
Sheet 1 of 2

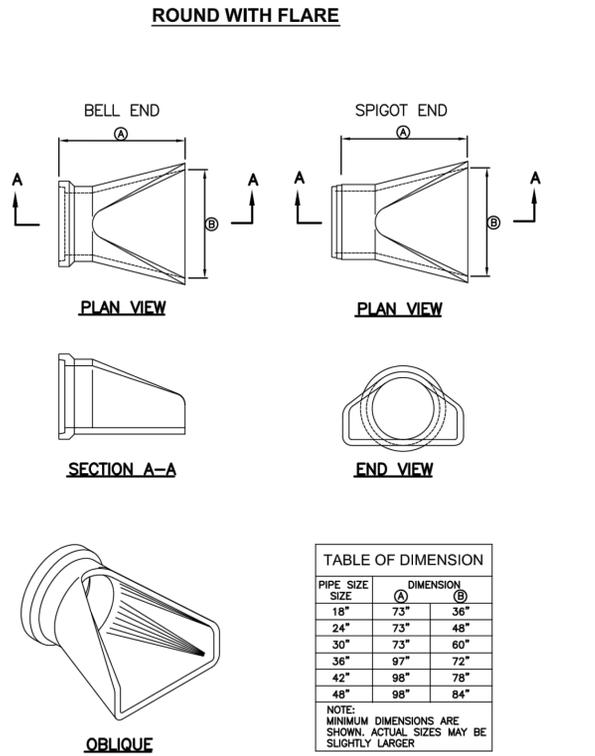
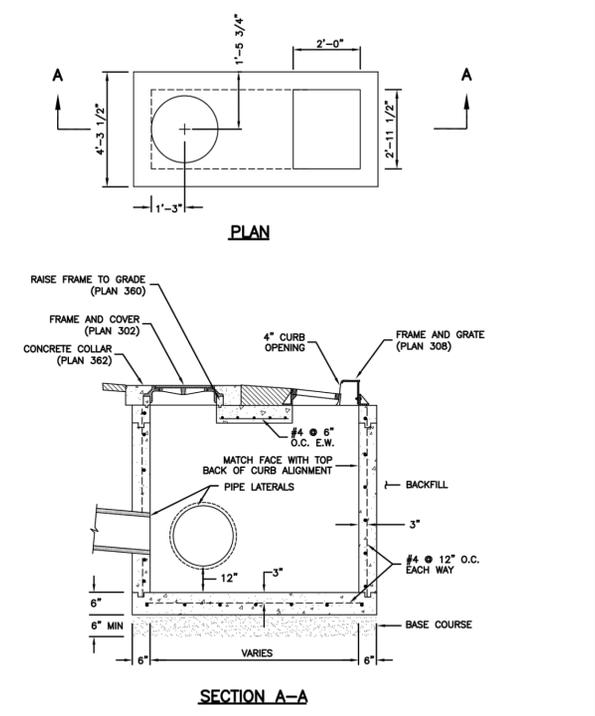


TABLE OF DIMENSION

PIPE SIZE	DIMENSION (A)	DIMENSION (B)
18"	73"	36"
24"	73"	48"
30"	73"	60"
36"	97"	72"
42"	98"	78"
48"	98"	84"

NOTE: MINIMUM DIMENSIONS ARE SHOWN. ACTUAL SIZES MAY BE SLIGHTLY LARGER

**Pipe outfall**  
November 2010 171  
Plan 323  
Sheet 1 of 3



**Combination catch basin and cleanout box**  
March 2011 159  
Plan 316

REVISION BLOCK

#	DATE	DESCRIPTION
1		
2		
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4		
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6		

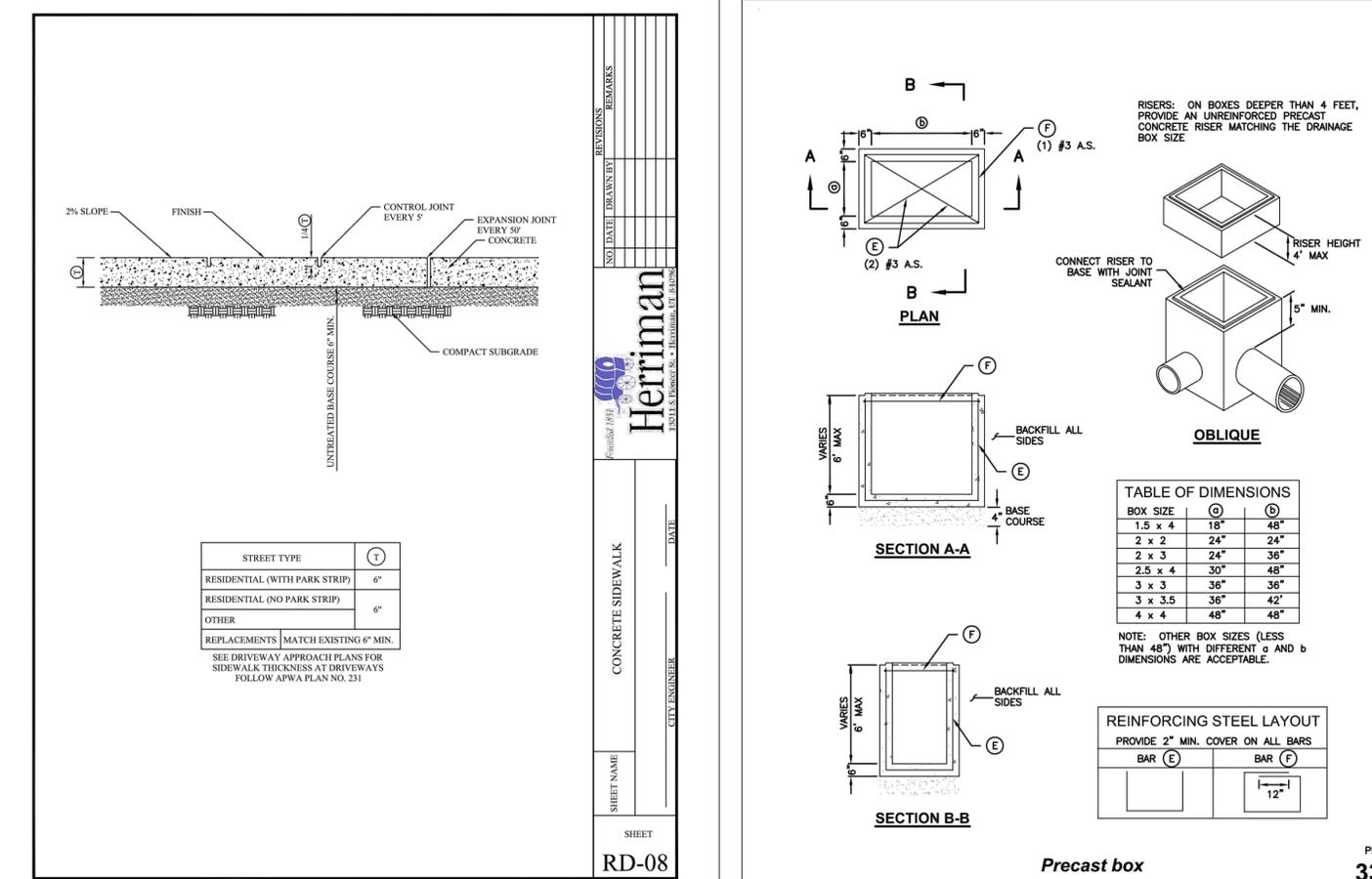
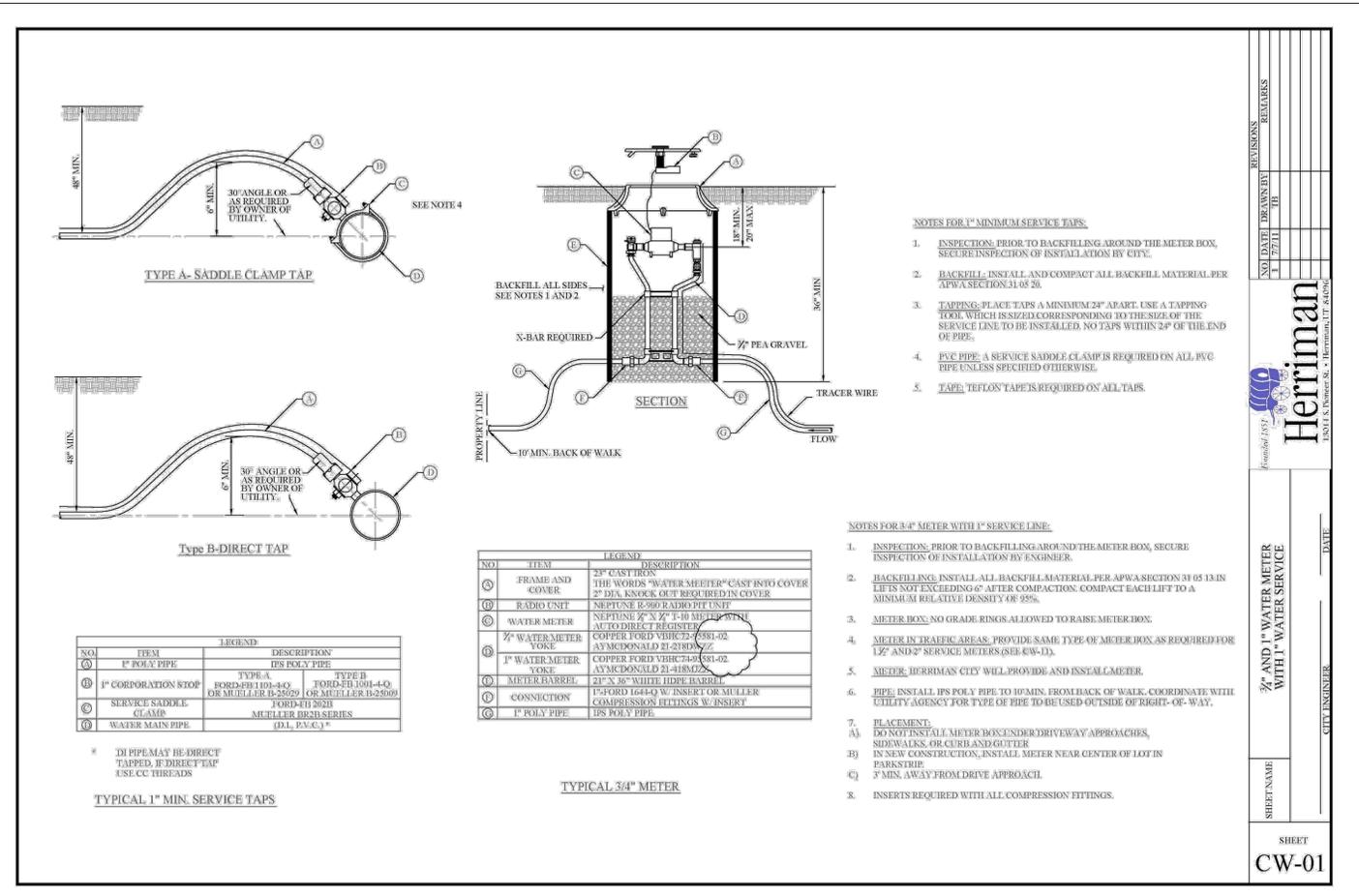
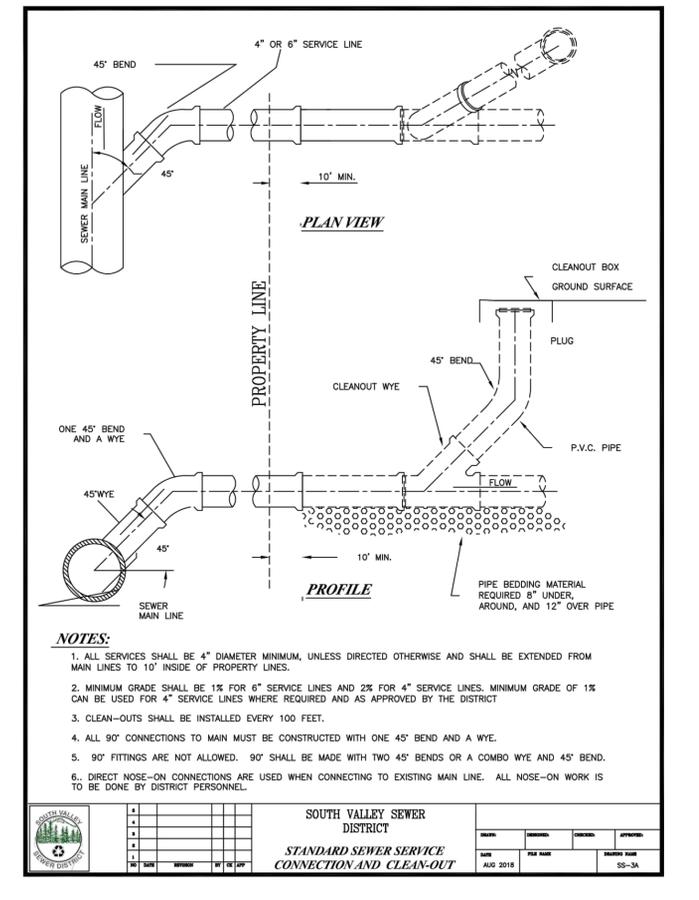
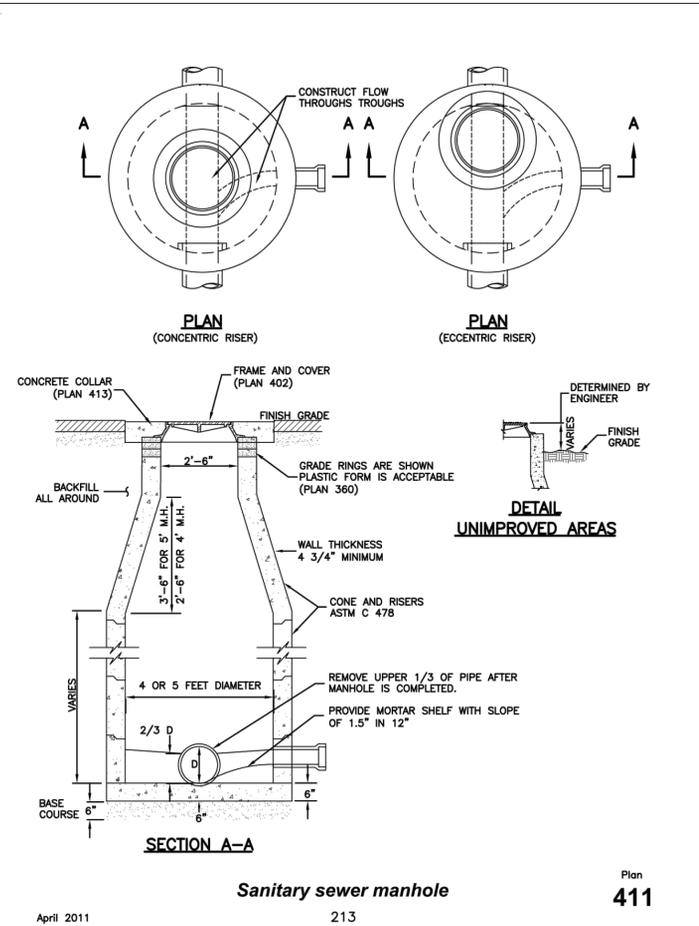


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**HIDDEN OAKS POD 20 PHASE 1**  
HERRIMAN CITY  
DETAIL SHEET

REVISION BLOCK		DESCRIPTION
#	DATE	
1		
2		
3		
4		
5		
6		

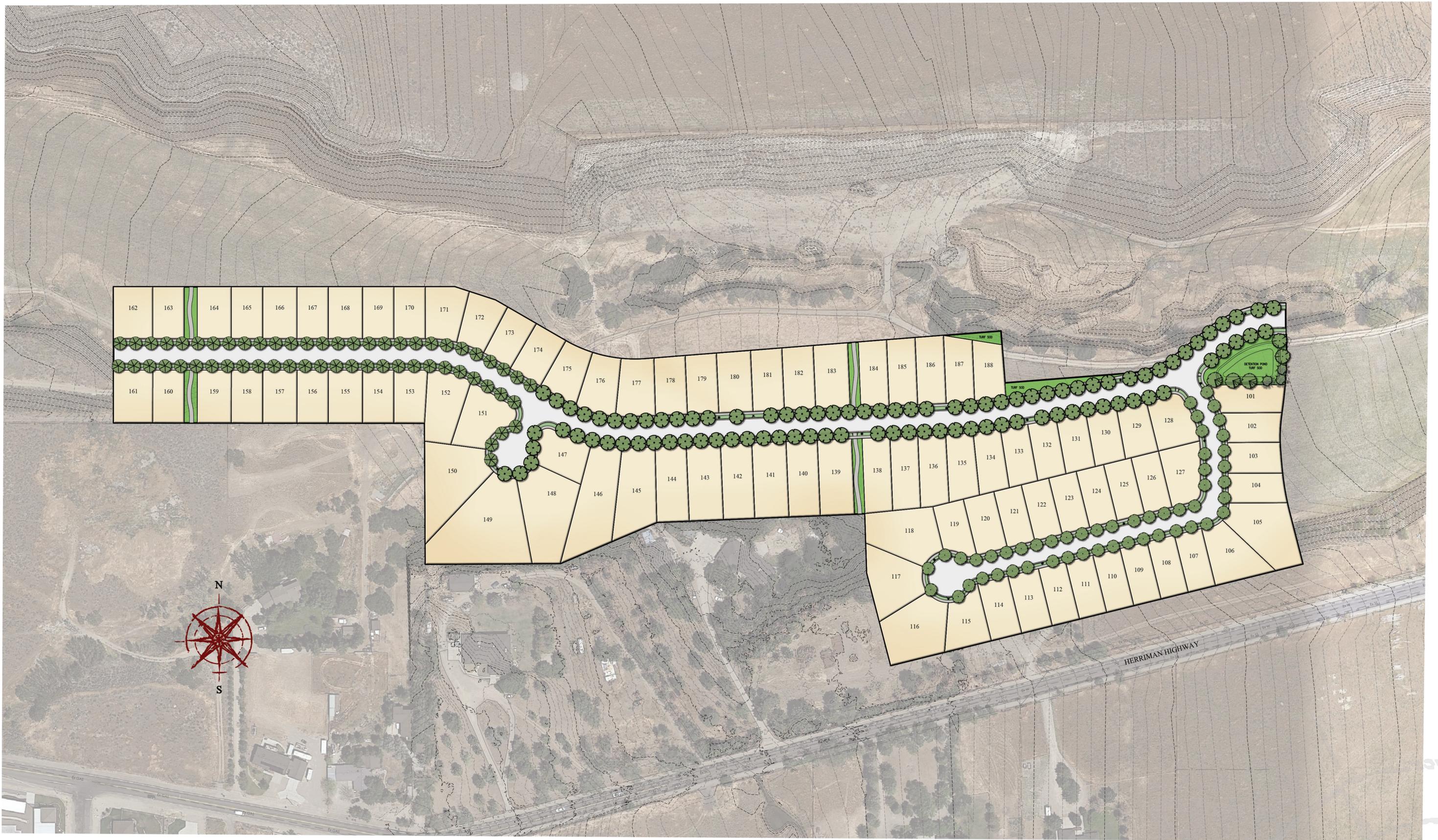
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Date: 12/9/19	Job #: 19-0156
Sheet: D3	





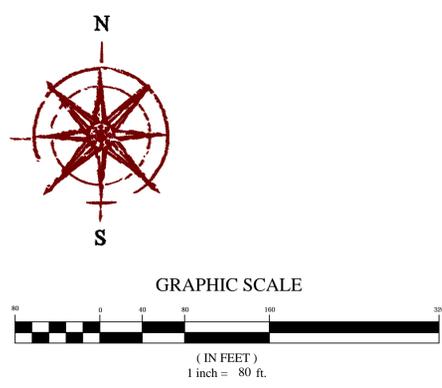
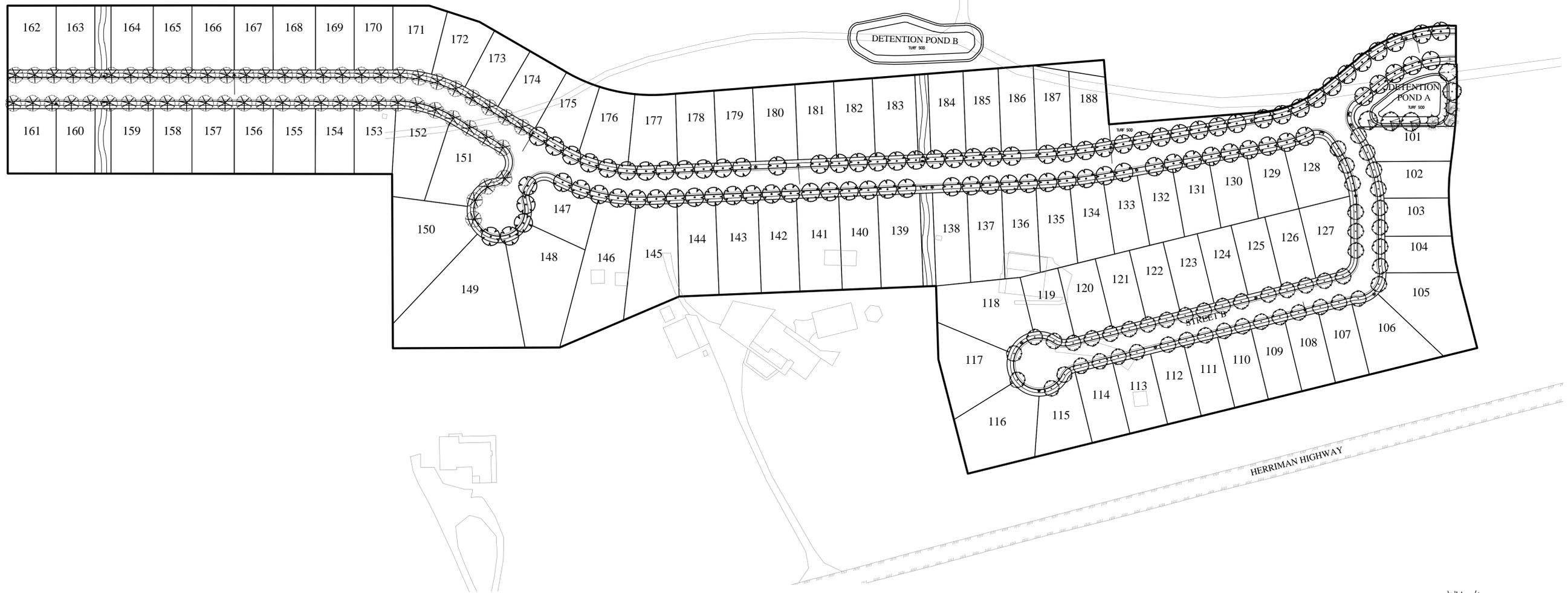
Staff Report

## Attachment D Landscape Plans



# HIDDEN OAKS pod 20

HERRIMAN, SALT LAKE COUNTY  
 12/9/2019  
 19-0156

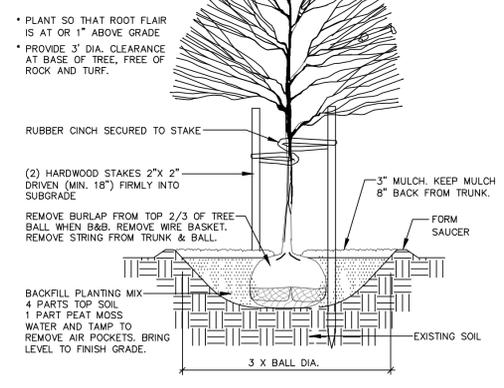


**TREE LEGEND**

-  Acer truncatum x platanoides 'Warrenred'  
Pacific Sunset Maple 2" cal. (52 total)
-  Gleditsia triacanthos i. 'Shademaster'  
Shademaster Honeylocust 2" cal. (2 total)
-  Quercus x macdanielii 'Clemons'  
Heritage Oak 2" cal. (95 total)
-  Zelkova serrata 'Green Vase'  
Green Vase Zelkova 2" cal. (3 total)
-  Zelkova serrata 'Musashino'  
Musashino Zelkova 2" cal. (59 total)
-  Pinus nigra  
Austrian Pine 6' ht. (3 total)

**LANDSCAPE NOTES:**

1. LAWN AREAS WILL BE SODDED WITH KENTUCKY BLUEGRASS BLEND OVER 4 INCHES GOOD GRADE TOPSOIL.



**HIDDEN OAKS POD 20 PHASE 1**  
HERRIMAN CITY  
**LANDSCAPE PLAN**

**REVISION BLOCK**

#	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		

**LANDSCAPE PLAN**

Scale: 1"=80' Drawn: AW  
 Date: 12/9/19 Job #: 19-0156  
 Sheet: **L1**



Staff Report

## Attachment E Neighborhood Meeting Minutes

## **Community Outreach Neighborhood Meeting**

**Date: January 23, 2020**

**Developer/Applicant: Dan Reeve**

**Community #: 3**

**Community Facilitator: Walt Wagner**

**# of Mailed Notices: 54**

**# Attendees: 9**

Dan Reeve gave a quick overview of the Hidden Oaks subdivision Pod 1 and Pod 20. There are 88 lots in pod 20 and the current plan of 48 of the 64 slated to be built in Pod 1.

Boyd Dansie asked for a start date and Mr. Reeve said they hoped to start in late March or early April.

Claudia Dansie stated that the water distribution and road (134th) are currently in litigation. Mr. Reeve said the plan to start the project is to bring in water and road off of 131st.

Boyd Dansie said the city wants 131st expanded and the water pipes will have to be upgraded. The Dansie Water System has been in place for 50 years and would like to know what the proposal is to replace it. Mr. Reeve said he did not know what the proposal was.

Claudia Dansie said she is in fear that their water will be cut off. Ivory Homes has told them it will have to be shut off at some point.

Boyd Dansie said the developer has told them the water will be changed but Ivory Homes has not offered a resolution yet.

Doug Chivers asked how wide 131st will be expanded. His house sits pretty far forward on his property and it looks like they and Brent and Alyce Dansie will lose their front porches. Mr. Reeve said that engineering is not allowing for a route change or curves in the road.

Doug Chivers wanted to know what kind of wall will border their property, how tall it will be, and when it will be built. Mr. Reeve said the wall would be built when the roads are and would be six feet tall. Doug also asked if the irrigation ditch will be kept clear in all phases of construction. Mr. Reeve assured him it should be.

Karen Bateman wanted to know how access will work if they are only allowed 30 homes per access point to Pod 1. Mr. Reeve said they would only be able to have the one access until there was a resolution to the litigation at the end of 134th.

Boyd Dansie said they would like to dissolve the water company but the work has never been done so they can move forward.

Alyce Dansie said they have been told that roads have to be in before homes can be built. She was assured that was true.

Walter Wagner asked if there were any plans for dedicated turn lanes along 131st into the development. Mr. Reeve said he was unsure.

Melanie Chivers wanted to know if the fence would be setback or on the property line. Mr. Reeve said it would be on the property line.

Karen Bateman asked how big each lot was and Mr. Reeve estimated about on fifth acre on average.

Alyce Dansie asked how dust and noise were to be mitigated. Mr. Reeve said through water trucks and they would follow city ordinances.

Greg DeHaan stated that if 7300 West goes north straight across 131st, that there would be a 3 acre parcel that would be inaccessible and expressed an interest in purchasing the land. He then asked if the land was contaminated in that area. Mr.

Reeve said yes and they are working on it through remediation throughout the area.

Boyd Dansie mentioned that the plans for Pod 20 appeared to have been changed and were they aware of the easements in the area. Mr. Reeve said they had since they bought it and they were aware.

Melanie Chivers asked who would maintain green space and park strips. Mr. Reeve said the city would maintain them and all parks.

Boyd Dansie asked if 134th and 131st would be expanded prior to home construction. Mr. Reeve said they should be prior to building.

Karen Bateman wanted to know what direction the drainage from the entire field south of 131st would be directed. Mr. Reeve said it would go to the northeast corner of the property.

Richard Dansie said that 5 traffic studies had been and wanted to know if they were coordinating with each other. Mr. Reeve said that every entity involved in the project was using the same engineer.

Boyd Dansie stated that he is more worried about immediate traffic concerns than the long term picture of the project.



<b>Date of Meeting:</b> <b>04/16/2020</b>	
<b>File #</b>	S2020-006/P2020-007
<b>Applicant</b>	Ivory Development LLC
<b>Address</b>	6710 W Herriman Main Street
<b>Request</b>	Preliminary plat and final site plan approval for Hidden Oaks Pods 4-7



## Staff Report

**DATE:** April 8, 2020

**TO:** Planning Commission

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

**MEETING:** Planning Commission April 16, 2020

**REQUEST:** Preliminary plat and final site plan approval for 160 single family lots (Hidden Oaks Pods 4-7)

Applicant: Brad Mackay  
Address: 6710 W Herriman Hwy  
Zone: R-1-15 (Residential)  
Acres: 58.1  
File Number: P2020-007 & S2020-006

---

### **Summary**

The applicant is requesting preliminary plat approval and final site plan approval for a subdivision of 160 single family lots, known as Hidden Oaks Pods 4-7. This development was approved as part of the Hidden Oaks Development Agreement.

### **Process**

The Planned Development (PD) Overlay zone (File Z2017-30) was approved by the Council in February 2018. The overlay zone requires that a final site plan be approved by the Planning Commission for each phase.

### **Notices**

The final site plan approval is a permitted use and does not require any notices be mailed. Staff mailed notices for the preliminary plat on April 7, 2020. Notices were mailed to 14 property owners. No responses have been received so far.

### **Neighborhood Meeting**

A neighborhood meeting was held on March 12, 2020, for the preliminary plat. Notices were mailed to 54 residents. No residents attended the meeting.

### **Development Review Committee (DRC)**

The applicant met with the Development Review Committee on January 8, 2020. The applicant received written comments regarding the project from staff.



## Staff Report

### **Discussion**

This property received approval for the Planned Development (PD) Overlay Zone in February 2018. A preliminary site plan and density was approved at that time. The Planning Commission and City Council also reviewed and approved Design Guidelines for the development, including setbacks and architectural requirements.

The PD overlay zone requires each phase to come back to the Planning Commission for site plan approval. Each phase also has to receive preliminary subdivision plat approval. This requires two separate applications and approvals from the Planning Commission.

The site plan process listed in City Code 10-5-12 requires the following information be submitted for review:

- (1) Site plan showing the following:
- (2) Grading and drainage plan showing the following:
- (3) Utility plan showing the following:
- (4) Landscaping plan, consistent with the requirements of chapter 23 of this title; and
- (5) Building elevations for all buildings showing the following:
  - (A) Accurate front, rear, and side elevations drawn to scale;
  - (B) Exterior surfacing materials and colors, including roofing material and color;
  - (C) Outdoor lighting, furnishings, and architectural accents; and
  - (D) Location and dimensions of proposed signs;

The PD overlay zone had several conditions of approval placed on the development. Several of these included items that needed to come back during the site plan approval phase. These are:

- a. Lot area and widths shall be shown on an approved site plan for each phase.
- b. Traffic studies will be required for each pod in compliance with the Engineering Design Standards. Each study shall be done as an addendum to the master traffic study already completed.
- c. Each pod that is adjacent to Butterfield Creek shall provide verification from Salt Lake County Flood Control that the top of bank line has been established and there is an additional 20 foot maintenance access outside the top of bank. This access should be dedicated to the City. No lots can be located within the top of bank or 20 foot access. The access can be combined with the trail.
- d. A detailed grading and drainage plan shall be submitted as part of a site plan application.
- e. Landscaping, fencing, and screening related to the uses within the site and as a means of integrating the proposed development into its surroundings shall be submitted as part of a site plan application.
- f. Open space that is provided in each pod shall demonstrate any unbuildable area that counts as 25%. The overall open space acres required shall be adjusted accordingly.



Staff Report

**Issue 1 – Density**

This application is for Pods 4-7 of Hidden Oaks. The approved preliminary site plan for the entire Hidden Oaks project lists these pods as follows:

**Land Use Summary**

<i>Pod</i>	<i>Land Use</i>	<i>Acres</i>	<i>Without Schools and Churches</i>	<i>With Schools and Churches</i>	<i>Max with Density Transfer**</i>
1	Single-family Residential	17.14	63	63	76
2	Charter School	7.77	24	0	29
3	Church	3.65	6	0	7
4	Single-family Residential	19.96	88	88	106
4A	Church	3.72	8	0	10
5	Single-family Residential	6.47	33	33	40
6	Single-family Residential	9.68	39	39	47
7	Single-family Residential	13.99	65	65	78

<b>Pod</b>	<b>Acres</b>	<b>Min Density</b>	<b>Max Density with Transfer</b>	<b>Proposed Units</b>	<b>Change</b>
<b>4</b>	17.14	88	106	73	-15
<b>5</b>	6.47	33	40	30	-3
<b>6</b>	9.68	39	47	43	+4
<b>7</b>	13.99	65	78	72	+7

The applicant appears to be transferring units between several of the pods. They will need to submit a revised land use table to indicate that they are still in compliance with the density transfer provision located in section 2.4 of the MDA.

**Issue 2 – Lot Size**

The lots are required to be the following sizes:

Pod	Minimum Square Feet	Maximum Square Feet
4	6,000	10,000
5	6,000	10,000
6	6,000	7,000
7	6,000	8,000



## Staff Report

The MDA states the following:

*Master Developer acknowledges that the City desires to have reasonable variety in the size of the Residential Dwelling Unit lots and the design of the residences to be located thereon that that are (i) adjacent to the eastern edge of Pod 8 (the middle school property) and (ii) adjacent to the western edge of Pod 9 (the elementary school). To that end, Residential Dwelling Unit lots in the areas designated in the immediately prior sentence shall not have more than two (2) lots adjacent to one another whose total square footage is within 1,000 square feet of the other.*

The lots on the west side of pod 7 will have to be adjusted to meet this requirement.

### **Issue 3 – Design**

The development had design guidelines approved as part of the PD Overlay Zone and Development Agreement. The design guidelines include fencing requirements, setbacks, and architectural design criteria. All building elevations will have to meet the design guidelines and provide Architectural Review Committee (ARC) approval with each building permit submission.

### **Issue 4 – Fencing**

The approved design guidelines and MDA show where fencing is required along the perimeter of the development. A pre-cast wall will be installed adjacent to the south side of pod 5, per the MDA>

### **Issue 4 – Open Space**

There is a significant portion of open space located within these pods. The MDA requires that this be given to the warranty deed when the adjacent subdivision plat is recorded. Staff is recommending a condition of approval that requires this open space dedication.

### **Issue 5 - Traffic**

Every new application for a pod/phase will need to include an addendum to the originally submitted traffic study – notably addressing the Level of Service (LOS) at the intersection of 6400 W and Main Street. This will be reviewed at the time of final engineering.

### **Recommendation**

Staff recommends preliminary plat approval and final site plan approval for Hidden Oaks Pods 4-7 for 160 lots with the following requirements:

#### **Preliminary Plat Requirements:**

1. Receive and agree to the recommendations from other agencies, including those included in the Development Review Committee comments dated January 8, 2020.
2. Meet with staff to review compliance with all requirements of the Master Development Agreement when each phase is submitted for final engineering review.
3. An addendum to the traffic study shall be submitted with each pod. The addendum needs to address the intersection of 6400 West and Main Street. The purpose is that the original study



## Staff Report

projects that at some point there will be LOS E or worse at 6400 West and Main Street. When that occurs a traffic signal must be installed. Developer must comply with all recommendations from the Traffic Study, including additional right-of-way dedication for future traffic signals or turn lanes.

4. Install curb, gutter, sidewalk, park strip, and street lights along all public streets in accordance with city standards, including Herriman Main Street.
5. Construct a 6 foot precast wall along the south side of pod 5, per the MDA.
6. A long term stormwater maintenance agreement is required for any private detention ponds.
7. Main Street and roadway improvements, and the water system (pipes and PRV) shall be completed along the frontage to the development per the MDA.
8. Provide a geotechnical report for pavement design.
9. Provide dedication for Herriman Main Street. This should be an 80 foot right of way.
10. All existing overhead powerlines must be buried.
11. No more than 30 building permits to be issued on one access. A second access must be constructed before any additional building permits can be issued.
12. Comply with the Road Cross sections as found in the Hidden Oaks MDA. This includes the width of sidewalks and park strips.
13. Open space within pods 4-7 shall be dedicated to the City prior to any building permits being issued in pods 4-7, per the MDA.
14. Receive approval from Herriman City for the contaminated soils mitigation plan.
15. The lots on the west side of Pod 7 shall be adjusted to comply with the MDA, specifically there shall not have more than two (2) lots adjacent to one another whose total square footage is within 1,000 square feet of the other.

### **Site Plan Requirements:**

1. Receive and agree to the recommendations from other agencies, including those included in the Development Review Committee comments.
2. Meet with staff to review compliance with all requirements of the Master Development Agreement when each phase is submitted for final engineering review.
3. All homes shall meet the design guidelines and the Herriman City single family design criteria.
4. All single family dwellings shall provide basements.
5. Setbacks shall be as follows:  
Front: 12' to living; 24' to garage  
Rear: 15' to building; 10' to deck/covered patio  
Sides: 5' to any part of building  
Corners: 15'
6. All lots shall have at least 45' of frontage.
7. Provide detailed landscaping plans for the offsite detention pond and for the open space next to Main Street.
8. No more than 30 building permits to be issued on one access.



## Staff Report

9. The size, location, design, and nature of entry monument signs, and the intensity and direction of area floodlighting, shall be detailed in a separate site plan application.
10. All building elevations shall meet the requirements of the Hidden Oaks Design Guidelines and receive approval from the Hidden Oaks ARC.
12. At least 20 percent of the planned unit development shall be preserved as permanent open space. At least one-half of the open space required shall be maintained in single contiguous lot, not including any unbuildable property, configured in a usable size and shape. Open space that is unbuildable because of, among other things, slope, wetlands, flood drainage, or contamination, shall be counted at 25 percent of the acreage required to satisfy applicable open space requirements. Detention basins may count as open space only if they provide recreational amenities, including, but not limited to, playgrounds, gazebos, exercise stations, or sports fields with parking lots. Park strips adjacent to a street shall not count as open space.
13. All street trees must comply with Herriman City requirements.
14. Submit a revised Land Use Table to demonstrate how each of the pods complies with the density transfer provisions of the MDA.
15. Open space within pods 4-7 shall be dedicated to the City prior to any building permits being issued in pods 4-7, per the MDA.
16. The lots on the west side of Pod 7 shall be adjusted to comply with the MDA, specifically there shall not have more than two (2) lots adjacent to one another whose total square footage is within 1,000 square feet of the other.

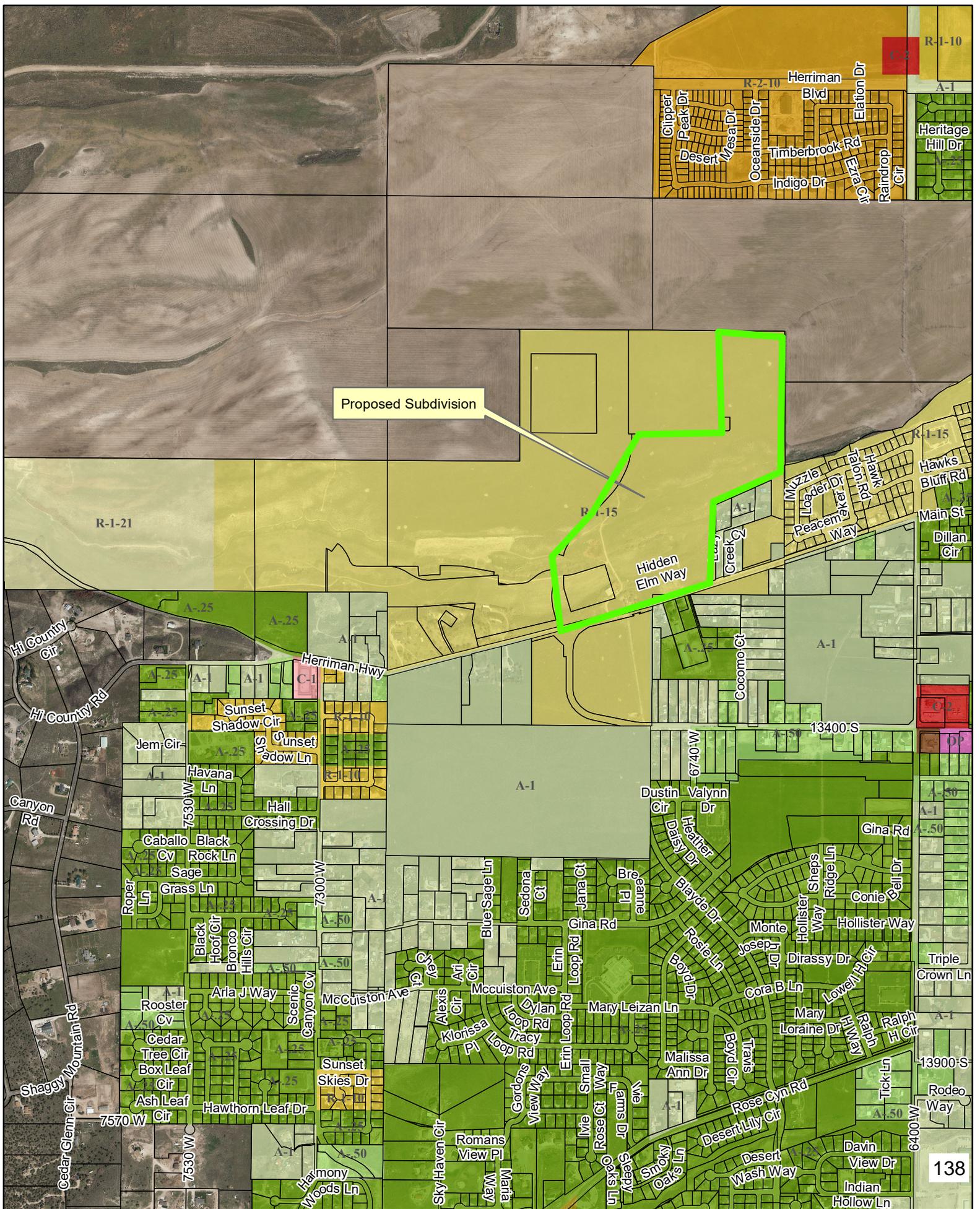
### **Attachments**

- A. Vicinity Map
- B. Site Plans
- C. Landscape Plans



Staff Report

Attachment A  
Vicinity Map



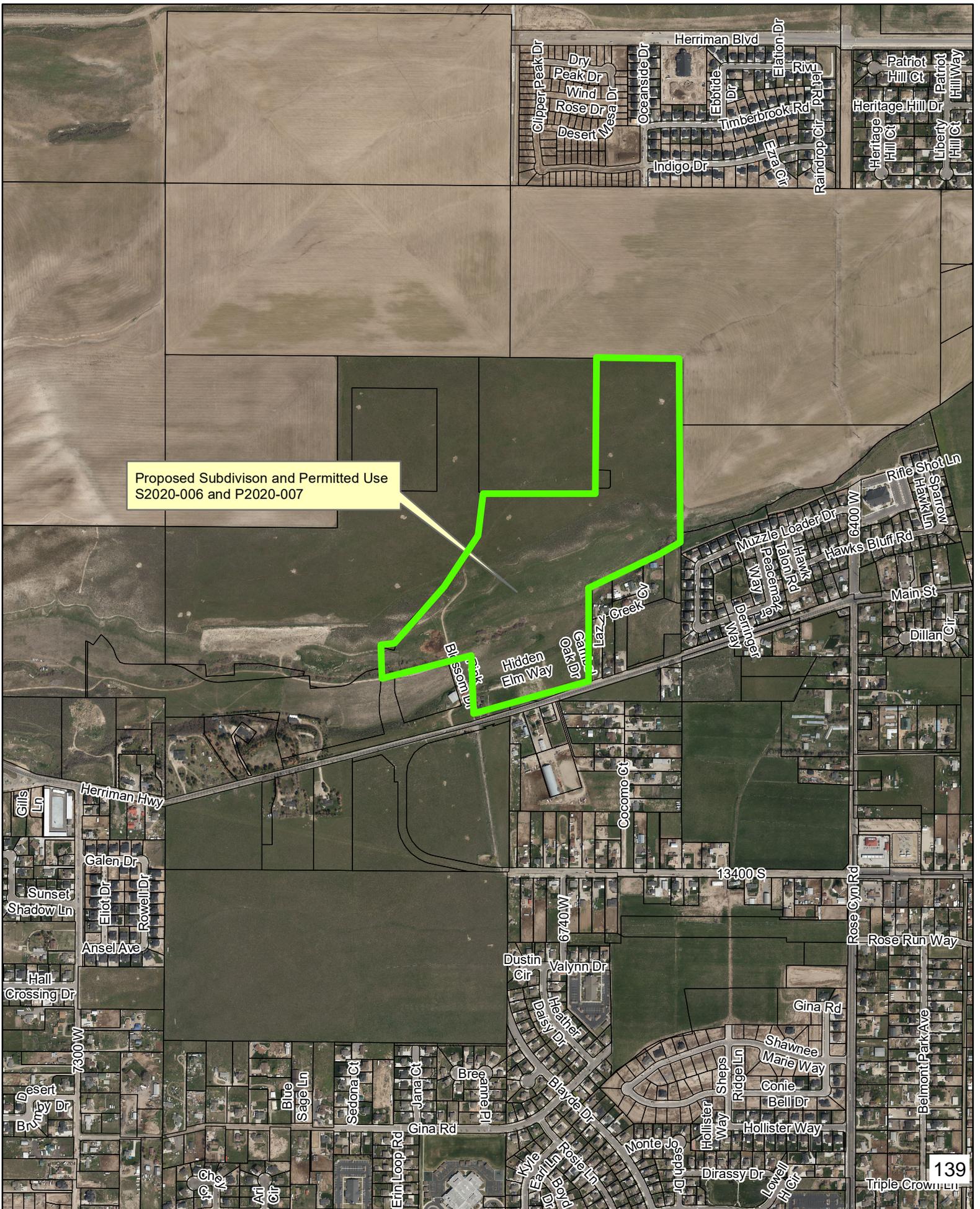
Proposed Subdivision



Proposed Subdivison



Proposed Subdivision and Permitted Use  
S2020-006 and P2020-007



Proposed Subdivision and Permitted Use



139

Triple Crown Ln

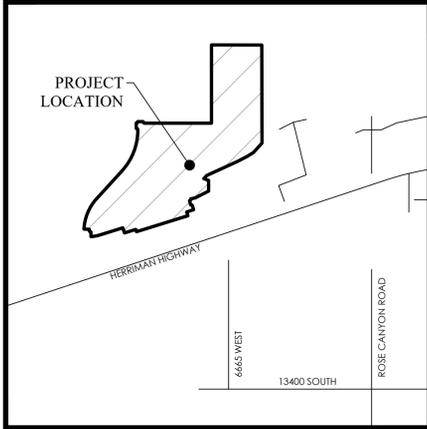


Staff Report

**Attachment B**  
**Site Plans**

# HIDDEN OAKS PODS 4, 5, 6, 7 PRELIMINARY

PREPARED FOR:  
IVORY HOMES  
LOCATED IN:  
HERRIMAN CITY



VICINITY MAP  
NTS

### GENERAL NOTES

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

### NOTICE

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

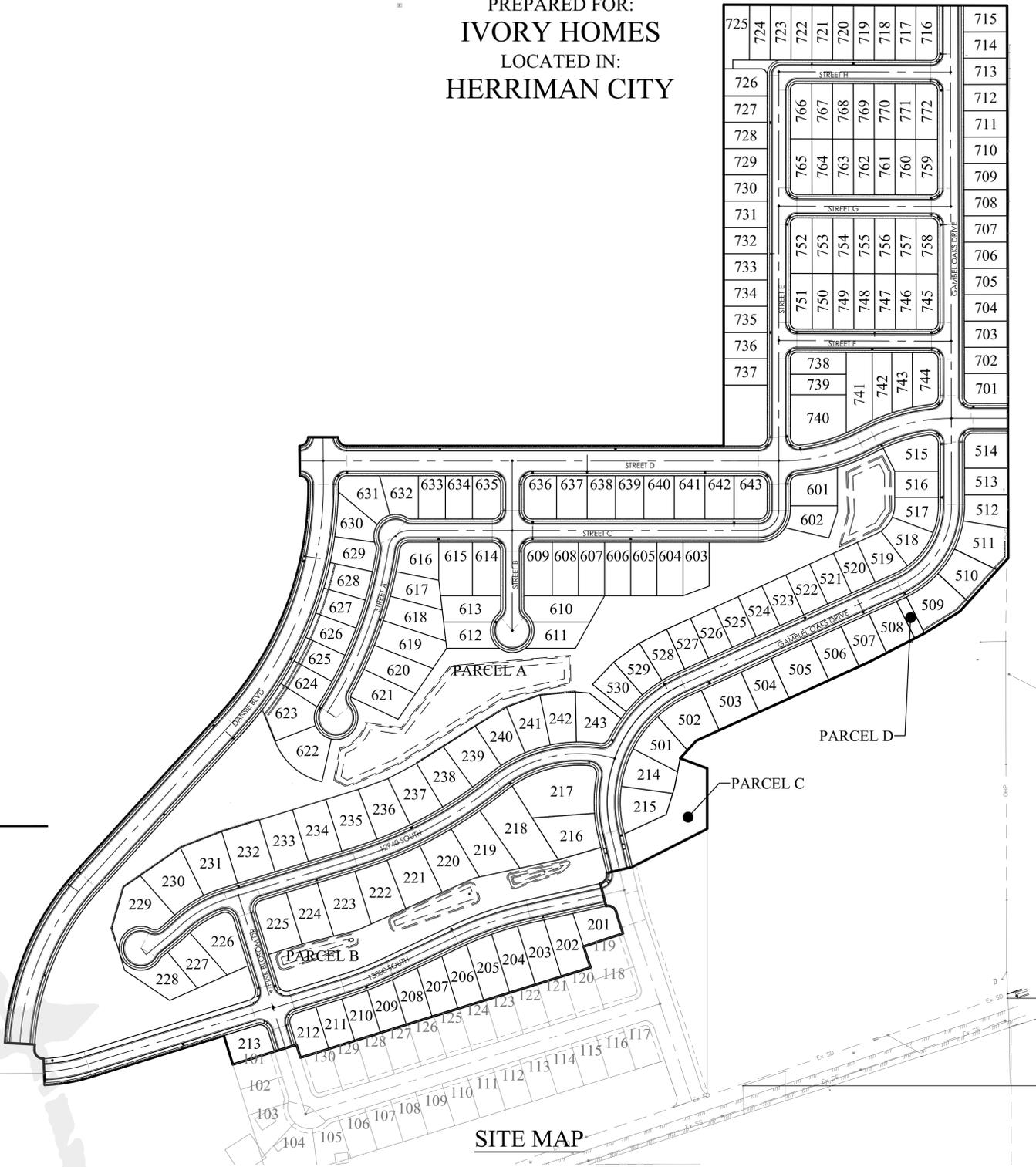
### ENGINEER'S NOTES TO CONTRACTOR

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

### CONTACTS

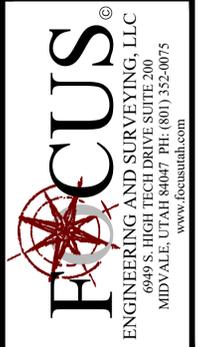
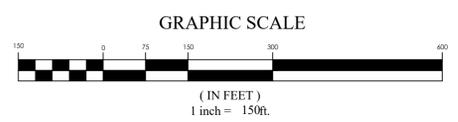
**ENGINEER & SURVEYOR**  
 FOCUS ENGINEERING & SURVEYING, LLC  
 6949 S. HIGH TECH DRIVE SUITE 200  
 MIDVALE, UTAH 84047  
 (801) 352-0075  
 PROJECT MANAGER: BEN DUZETT  
 SURVEY MANAGER: SPENCER LLEWELYN

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



SITE MAP

Sheet List Table	
Sheet Number	Sheet Title
C1.0	COVER SHEET
C2.0	PRELIMINARY PLAT
C2.1	PRELIMINARY PLAT
C2.2	PRELIMINARY PLAT
C2.3	PRELIMINARY PLAT
C3.0	SITE PLAN
C3.1	SITE PLAN
C4.0	GRADING PLAN
C4.1	GRADING PLAN
C5.0	UTILITY PLAN
C5.1	UTILITY PLAN
L1	STREET TREE PLAN
L2	STREET TREE PLAN



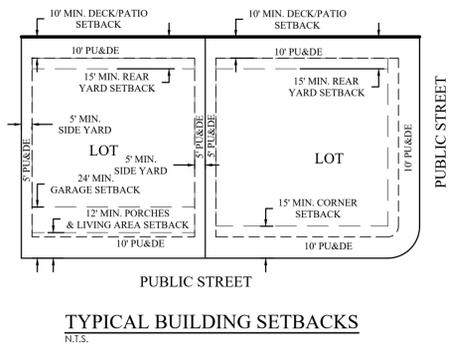
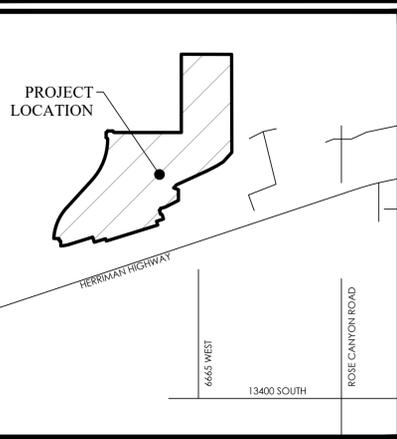
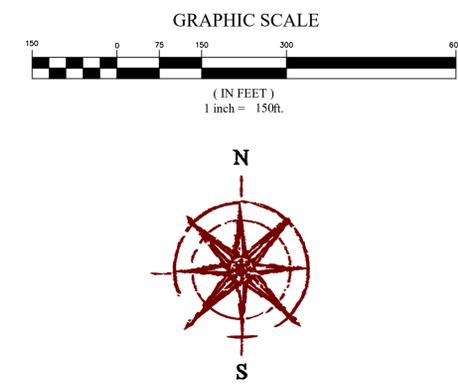
HIDDEN OAKS PODS 4, 5, 6, 7 PRELIMINARY  
 HERRIMAN CITY  
 COVER SHEET

REVISION BLOCK	
#	DESCRIPTION
1	
2	
3	
4	
5	
6	

<b>COVER SHEET</b>	
Scale: 1"=150'	Drawn: CSA
Date: 03/27/20	Job #: 20-0006
Sheet: <b>C1.0</b>	

# HIDDEN OAKS PODS 4,5,6,7

PRELIMINARY PLAT  
LOCATED IN THE SE1/4 & SW 1/4 OF SECTION 34, T3S, R2W,  
SALT LAKE BASE & MERIDIAN  
HERRIMAN CITY, SALT LAKE COUNTY, UTAH

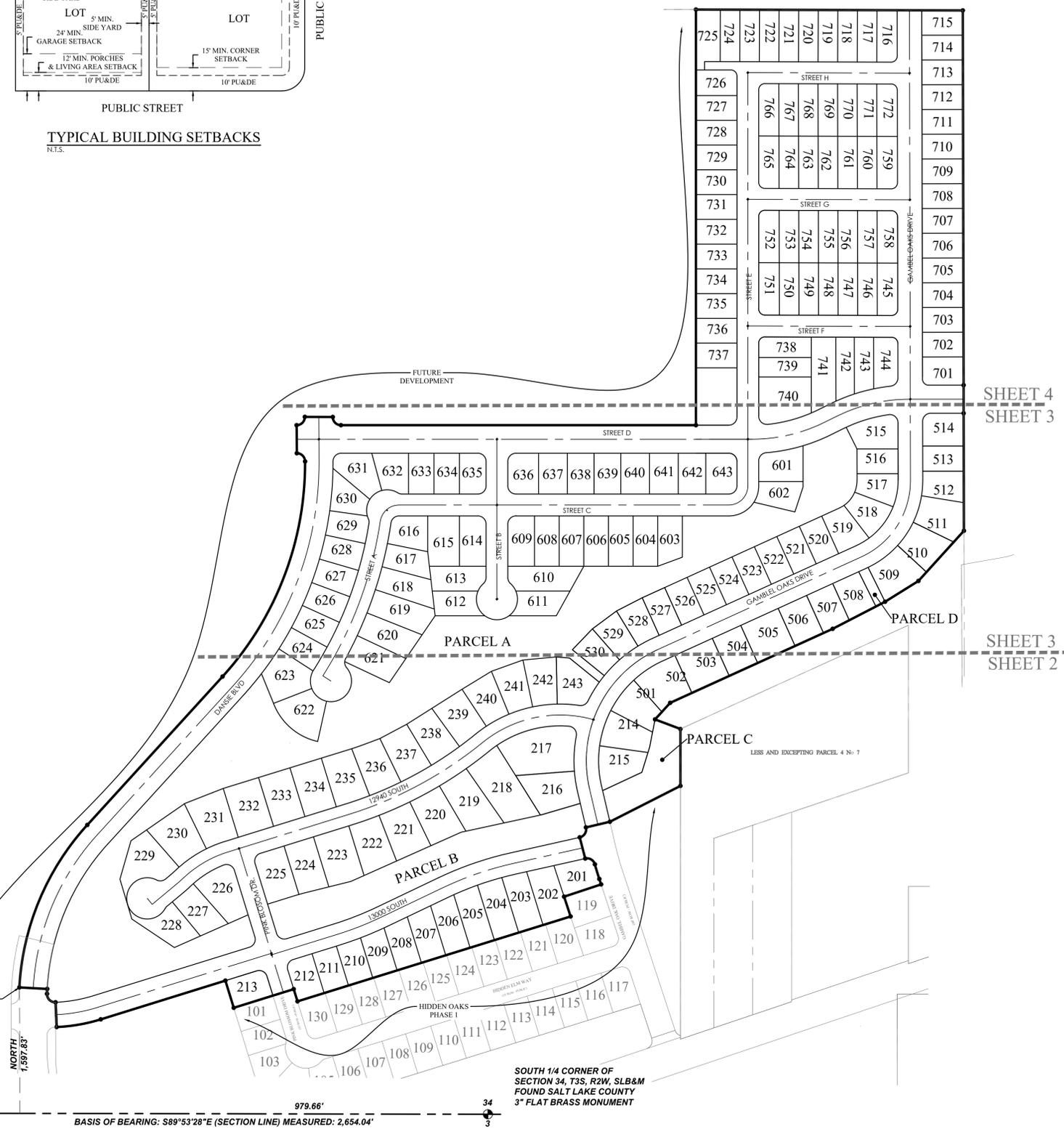


VICINITY MAP  
N.T.S.

**LEGEND**

---	BOUNDARY
---	SECTION LINE
---	EASEMENT
---	RIGHT-OF-WAY LINE
---	BUILDING SETBACK
---	EXISTING PROPERTY LINE
⊙	SECTION MONUMENT (FOUND)
⊕	STREET MONUMENT (TO BE SET)
●	BOUNDARY MARKERS

- NOTES:**
- #5 REBAR AND CAP SET AT ALL REAR LOT CORNERS. PIN OR NAIL SET IN CURB AT EXTENSION OF SIDE LOT LINES IN LIEU OF SETTING THE FRONT LOT CORNER.
  - PARCEL A, B, C, AND D IS HEREBY DEDICATED TO HERRIMAN CITY AS OPEN SPACE.



SOUTHWEST CORNER OF SECTION 34, T3S, R2W, SLB&M FOUND SALT LAKE COUNTY 2.5" FLAT BRASS MONUMENT

SOUTH 1/4 CORNER OF SECTION 34, T3S, R2W, SLB&M FOUND SALT LAKE COUNTY 3" FLAT BRASS MONUMENT

01/21/2020  
PREPARED BY  
**FOCUS**  
ENGINEERING AND SURVEYING, LLC  
6949 SOUTH HIGH TECH DRIVE SUITE 200  
MIDVALE, UT 84047 PH: (801) 352-0075  
www.focusutah.com

<b>HEALTH DEPARTMENT</b> APPROVED THIS DAY OF A.D. 20 BY HEALTH DEPARTMENT DIRECTOR, SALT LAKE CO. HEALTH DEPARTMENT	<b>COMCAST</b> APPROVED THIS DAY OF A.D. 20 BY COMCAST COMCAST	<b>CENTURY LINK COMMUNICATIONS</b> APPROVED THIS DAY OF A.D. 20 BY CENTURY LINK COMMUNICATIONS CENTURY LINK COMMUNICATIONS	<b>ROCKY MOUNTAIN POWER</b> APPROVED THIS DAY OF A.D. 20 BY ROCKY MOUNTAIN POWER ROCKY MOUNTAIN POWER	<b>SOUTH VALLEY SEWER DISTRICT</b> APPROVED THIS DAY OF A.D. 20 BY S.V.S.D. S.V.S.D.
<b>CHECKED FOR ZONING</b> ZONE: DATE: AREA: WIDTH: NAME:	<b>PLANNING COMMISSION</b> APPROVED THIS DAY OF A.D. 20 BY HERRIMAN PLANNING COMMISSION CHAIRMAN, HERRIMAN PLANNING COMMISSION	<b>HERRIMAN CITY MUNICIPAL WATER</b> APPROVED THIS DAY OF A.D. 20 BY HERRIMAN CITY MUNICIPAL WATER HERRIMAN CITY	<b>HERRIMAN CITY ENGINEER</b> I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE DATE HERRIMAN CITY ENGINEER	<b>APPROVAL AS TO FORM</b> APPROVED AS TO FORM THIS DAY OF A.D. 20 HERRIMAN CITY ATTORNEY

**TABULATIONS:**

1. TOTAL PLAT ACREAGE:	58.08 AC
2. TOTAL LOT ACREAGE:	31.46 AC
3. TOTAL ACREAGE IN STREETS:	779,100 SF
4. TOTAL ACREAGE IN OPEN SPACE:	9.23 AC
5. AVERAGE LOT SIZE:	.16 AC
6. NUMBER OF LOTS:	188
7. DENSITY:	3.23 UNITS/ACRE

SHEET 1 OF 4

**SURVEYOR'S CERTIFICATE**  
I, SPENCER W. LLEWELYN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NUMBER 10516507 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY THE AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS, HEREAFTER TO BE KNOWN AS:  
**HIDDEN OAKS PODS 4,5,6,7 SUBDIVISION**  
AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.  
Spencer W. Llewelyn Professional Land Surveyor Certificate No. 10516507  
Date

**BOUNDARY DESCRIPTION**  
A portion of Section 34, Township 3 South, Range 2 West, Salt Lake Base and Meridian, Herriman, Utah, more particularly described as follows:  
Beginning at a point located N89°53'28"W along the Section line 979.66 feet and North 1,597.83 feet from the South 1/4 Corner of Section 34, T3S, R2W, SLB&M; thence Northeasterly along the arc of a 634.00 feet radius non-tangent curve to the right (radius bears: S89°53'28"E) 435.63 feet through a central angle of 39°22'06" (chord: N22°47'43"E 427.11 feet); thence N42°28'46"E 487.83 feet; thence along the arc of a curve to the left with a radius of 766.00 feet a distance of 572.09 feet through a central angle of 42°47'29" (Chord: N21°05'01"E 558.88 feet to a point of compound curvature; thence along the arc of a curve to the left with a radius of 20.00 feet a distance of 31.31 feet through a central angle of 89°41'17" (Chord: N45°09'22"W 28.21 feet; thence N00°31'07"W 68.00 feet; thence Northeasterly along the arc of a non-tangent curve to the left having a radius of 20.00 feet (radius bears: North) a distance of 31.53 feet through a central angle of 90°19'35" (Chord: N44°50'12"E 28.36 feet; thence S89°48'29"E 68.00 feet; thence Southeasterly along the arc of a non-tangent curve to the left having a radius of 20.00 feet (radius bears: N89°40'25"E) a distance of 31.30 feet through a central angle of 89°40'25" (Chord: S45°09'48"E 28.20 feet; thence East 864.61 feet; thence North 1,007.47 feet to the 1/16th (40 acre) line; thence S89°49'23"E along the 1/16th (40 acre) line 650.03 feet to the Northeast corner of the SW1/4 of the NE1/4 of said Section 34; thence S00°07'34"E along the 1/16th (40 acre) line 1,261.46 feet; thence S42°20'26"W 164.55 feet; thence S58°14'15"W 95.64 feet; thence S62°45'19"W 143.49 feet; thence S65°37'45"W 434.53 feet; thence S42°30'52"W 54.63 feet; thence S69°31'03"E 66.00 feet to the Westerly line of COLTON SUBDIVISION, according to the Official Plat thereof recorded August 15, 1997 as Entry No. 6715025 in Book 97-8 of Plats at Page 248 of the Official Records of Salt Lake County; thence South along said plat 138.10 feet; thence S63°09'20"W 192.49 feet; thence S76°40'06"W 60.00 feet; thence Southwesterly along the arc of a non-tangent curve to the right having a radius of 20.00 feet (radius bears: S76°40'06"W) a distance of 31.64 feet through a central angle of 90°39'13" (Chord: S32°05'42"W 28.45 feet; thence S14°35'51"E 53.03 feet; thence Southeasterly along the arc of a non-tangent curve to the right having a radius of 20.00 feet (radius bears: S12°34'41"E) a distance of 30.32 feet through a central angle of 86°51'04" (Chord: S59°09'09"E 27.50 feet to a point of reverse curvature; thence along the arc of a curve to the left having a radius of 826.50 feet a distance of 36.98 feet through a central angle of 02°33'49" (Chord: S17°00'32"E 36.98 feet; thence S18°17'27"E 13.90 feet; thence S71°42'33"W 95.00 feet; thence S18°17'27"E 50.52 feet; thence S72°48'42"W 696.29 feet; thence N17°11'18"W 31.00 feet; thence S72°48'42"W 153.00 feet; thence N17°11'18"W 69.00 feet; thence S72°48'42"W 317.55 feet; thence along the arc of a curve to the right with a radius of 426.50 feet a distance of 109.47 feet through a central angle of 14°42'20" (Chord: S80°09'52"W 109.17 feet; thence N02°28'58"W 60.00 feet; thence Northwesterly along the arc of a non-tangent curve to the right having a radius of 20.00 feet (radius bears: N02°28'58"W) a distance of 32.96 feet through a central angle of 94°24'35" (Chord: N45°16'40"W 29.35 feet to a point of compound curvature; thence along the arc of a curve to the right with a radius of 566.00 feet a distance of 11.70 feet through a central angle of 01°11'02" (Chord: N02°31'08"E 11.70 feet; thence N86°53'20"W 68.00 feet to the point of beginning.  
Contains: 58.08 acres +/-

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

**HIDDEN OAKS PODS 4,5,6,7 SUBDIVISION**  
DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL ROADS AND OTHER AREAS SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE. THE UNDERSIGNED OWNER(S) ALSO HEREBY CONVEY TO ANY AND ALL PUBLIC UTILITY COMPANIES A PERPETUAL, NON-EXCLUSIVE EASEMENT OVER THE PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE, AND OPERATION OF UTILITY LINES AND FACILITIES.  
IN WITNESS WHEREOF HAVE HEREUNTO SET  
HAND THIS DAY OF A.D. 20  
CHRISTOPHER P. GAMVROULAS, PRESIDENT  
IVORY DEVELOPMENT, LLC

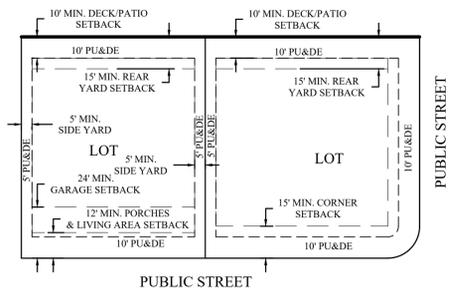
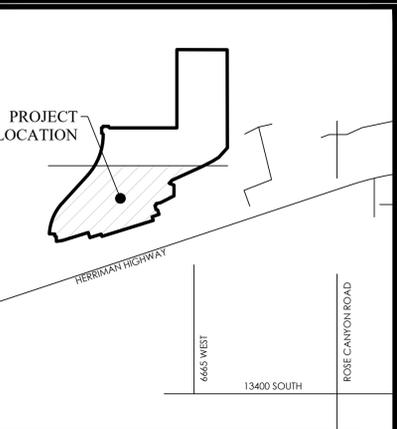
**LIMITED LIABILITY ACKNOWLEDGMENT**  
STATE OF UTAH  
S.S.  
COUNTY OF

ON THE DAY OF A.D. 20 PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AN FOR THE COUNTY OF SALT LAKE, IN SAID STATE OF UTAH, CHRISTOPHER P. GAMVROULAS, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE IS THE PRESIDENT OF IVORY DEVELOPMENT LLC, A UTAH LLC AND THAT HE SIGNED THE OWNERS DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.  
MY COMMISSION EXPIRES: A NOTARY PUBLIC COMMISSIONED IN UTAH RESIDING IN COUNTY  
MY COMMISSION No. PRINTED FULL NAME OF NOTARY

**HIDDEN OAKS PODS 4,5,6,7 PRELIMINARY PLAT**  
LOCATED IN THE SE1/4 & SW1/4 OF SECTION 34, T3S, R2W, SALT LAKE BASE & MERIDIAN HERRIMAN CITY, SALT LAKE COUNTY, UTAH  
RECORDED #  
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF:  
DATE: TIME: BOOK: PAGE:  
\$ FEE  
SALT LAKE COUNTY RECORDER

# HIDDEN OAKS PODS 4,5,6,7

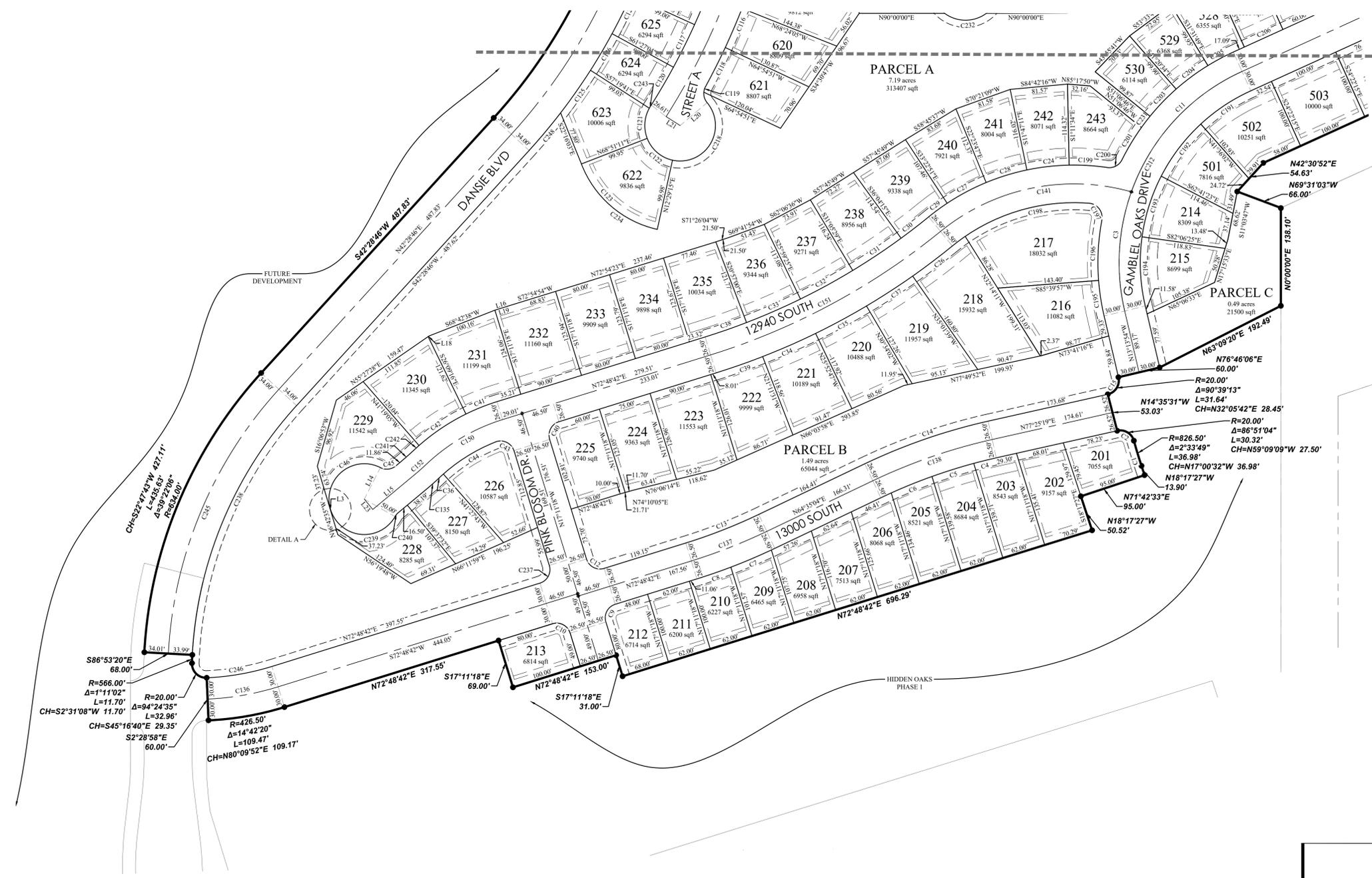
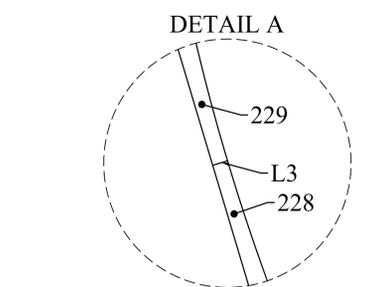
PRELIMINARY PLAT  
LOCATED IN THE SE1/4 & SW 1/4 OF SECTION 34, T3S, R2W,  
SALT LAKE BASE & MERIDIAN  
HERRIMAN CITY, SALT LAKE COUNTY, UTAH



VICINITY MAP  
N.T.S.

- LEGEND**
- BOUNDARY
  - SECTION LINE
  - EASEMENT
  - RIGHT-OF-WAY LINE
  - BUILDING SETBACK
  - EXISTING PROPERTY LINE
  - ⊙ SECTION MONUMENT (FOUND)
  - ⊕ STREET MONUMENT (TO BE SET)
  - BOUNDARY MARKERS

- NOTES:**
- #5 REBAR AND CAP SET AT ALL REAR LOT CORNERS. PIN OR NAIL SET IN CURB AT EXTENSION OF SIDE LOT LINES IN LIEU OF SETTING THE FRONT LOT CORNER.
  - PARCEL A, B, C, AND D IS HEREBY DEDICATED TO HERRIMAN CITY AS OPEN SPACE.



SHEET 3  
SHEET 2

**HIDDEN OAKS PODS 4,5,6,7**  
PRELIMINARY PLAT  
LOCATED IN THE SE1/4 & SW1/4 OF SECTION 34, T3S, R2W,  
SALT LAKE BASE & MERIDIAN  
HERRIMAN CITY, SALT LAKE COUNTY, UTAH

RECORDED # \_\_\_\_\_  
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF: \_\_\_\_\_

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

\$ \_\_\_\_\_  
FEE: \_\_\_\_\_ SALT LAKE COUNTY RECORDER

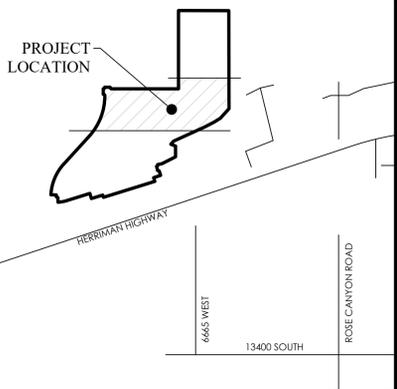
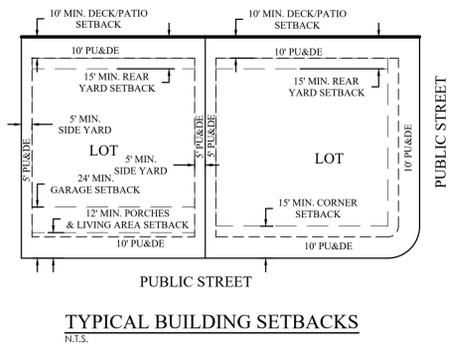
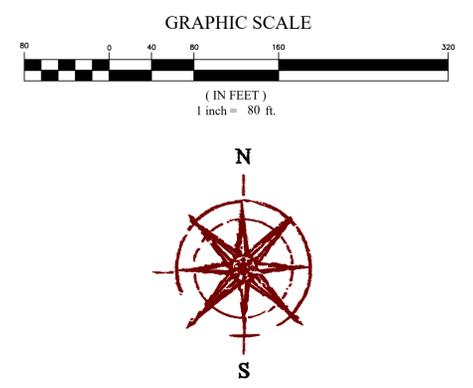
01/21/2020  
PREPARED BY  
**FOCUS**  
ENGINEERING AND SURVEYING, LLC  
6949 SOUTH HIGH TECH DRIVE SUITE 200  
MIDVALE, UT 84047 PH: (801) 352-0075  
www.focusutah.com

Z:\2020\20-0005 Hidden Oaks Pods 4, 5, 7 Preliminary\design\_20-0005\Drawings\Sheets\C2-1 - PRELIMINARY PLAT.dwg

# HIDDEN OAKS PODS 4,5,6,7

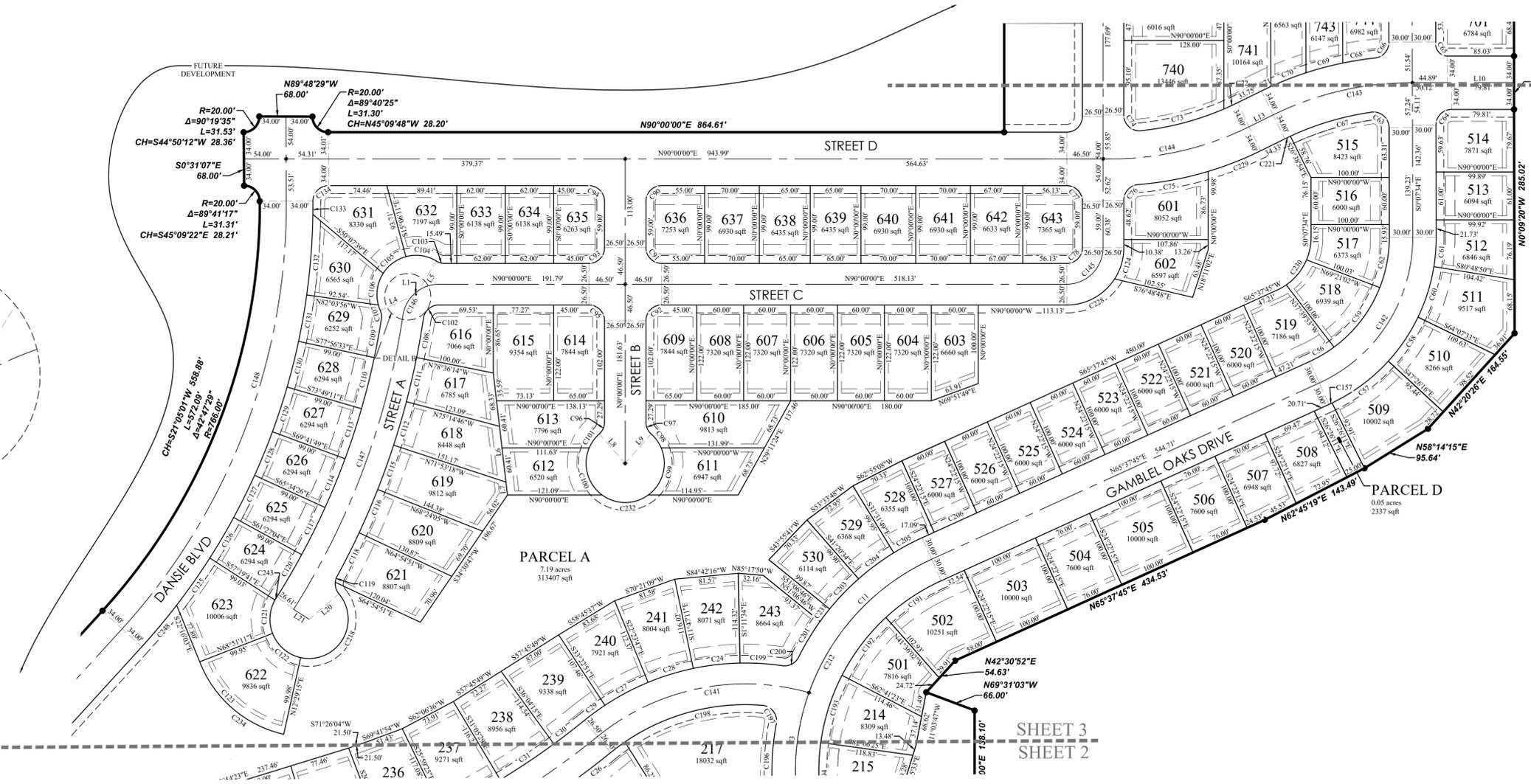
## PRELIMINARY PLAT

LOCATED IN THE SE1/4 & SW 1/4 OF SECTION 34, T3S, R2W,  
SALT LAKE BASE & MERIDIAN  
HERRIMAN CITY, SALT LAKE COUNTY, UTAH



- LEGEND**
- BOUNDARY
  - - - SECTION LINE
  - - - EASEMENT
  - - - RIGHT-OF-WAY LINE
  - - - BUILDING SETBACK
  - - - EXISTING PROPERTY LINE
  - ⊕ SECTION MONUMENT (FOUND)
  - ⊕ STREET MONUMENT (TO BE SET)
  - BOUNDARY MARKERS

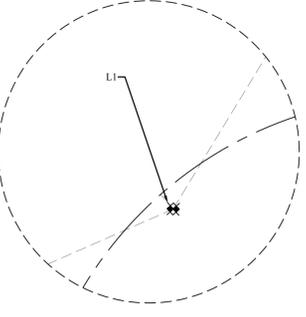
- NOTES:**
- #5 REBAR AND CAP SET AT ALL REAR LOT CORNERS. PIN OR NAIL SET IN CURB AT EXTENSION OF SIDE LOT LINES IN LIEU OF SETTING THE FRONT LOT CORNER.
  - PARCEL A, B, C, AND D IS HEREBY DEDICATED TO HERRIMAN CITY AS OPEN SPACE.



SHEET 4  
SHEET 3

SHEET 3  
SHEET 2

DETAIL B



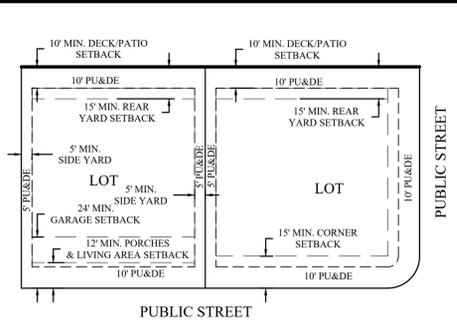
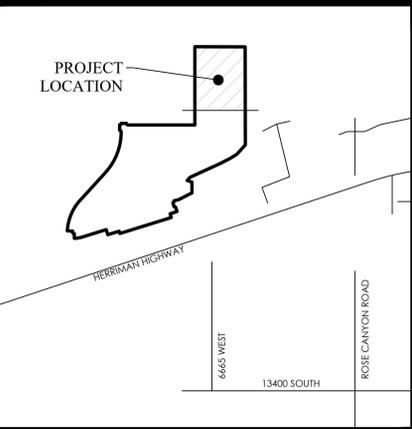
**HIDDEN OAKS PODS 4,5,6,7**  
PRELIMINARY PLAT  
LOCATED IN THE SE1/4 & SW1/4 OF SECTION 34, T3S, R2W,  
SALT LAKE BASE & MERIDIAN  
HERRIMAN CITY, SALT LAKE COUNTY, UTAH

RECORDED # \_\_\_\_\_  
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF: \_\_\_\_\_

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

\$ \_\_\_\_\_  
FEE: \_\_\_\_\_ SALT LAKE COUNTY RECORDER

01/21/2020  
PREPARED BY  
**FOCUS**  
ENGINEERING AND SURVEYING, LLC  
6949 SOUTH HIGH TECH DRIVE SUITE 200  
MIDVALE, UT 84047 P.H. (801) 352-0075  
www.focusutah.com



TYPICAL BUILDING SETBACKS N.T.S.

# HIDDEN OAKS PODS 4,5,6,7

PRELIMINARY PLAT  
LOCATED IN THE SE1/4 & SW 1/4 OF SECTION 34, T3S, R2W,  
SALT LAKE BASE & MERIDIAN  
HERRIMAN CITY, SALT LAKE COUNTY, UTAH



### VICINITY MAP

N.T.S.

### LEGEND

- BOUNDARY
- SECTION LINE
- EASEMENT
- RIGHT-OF-WAY LINE
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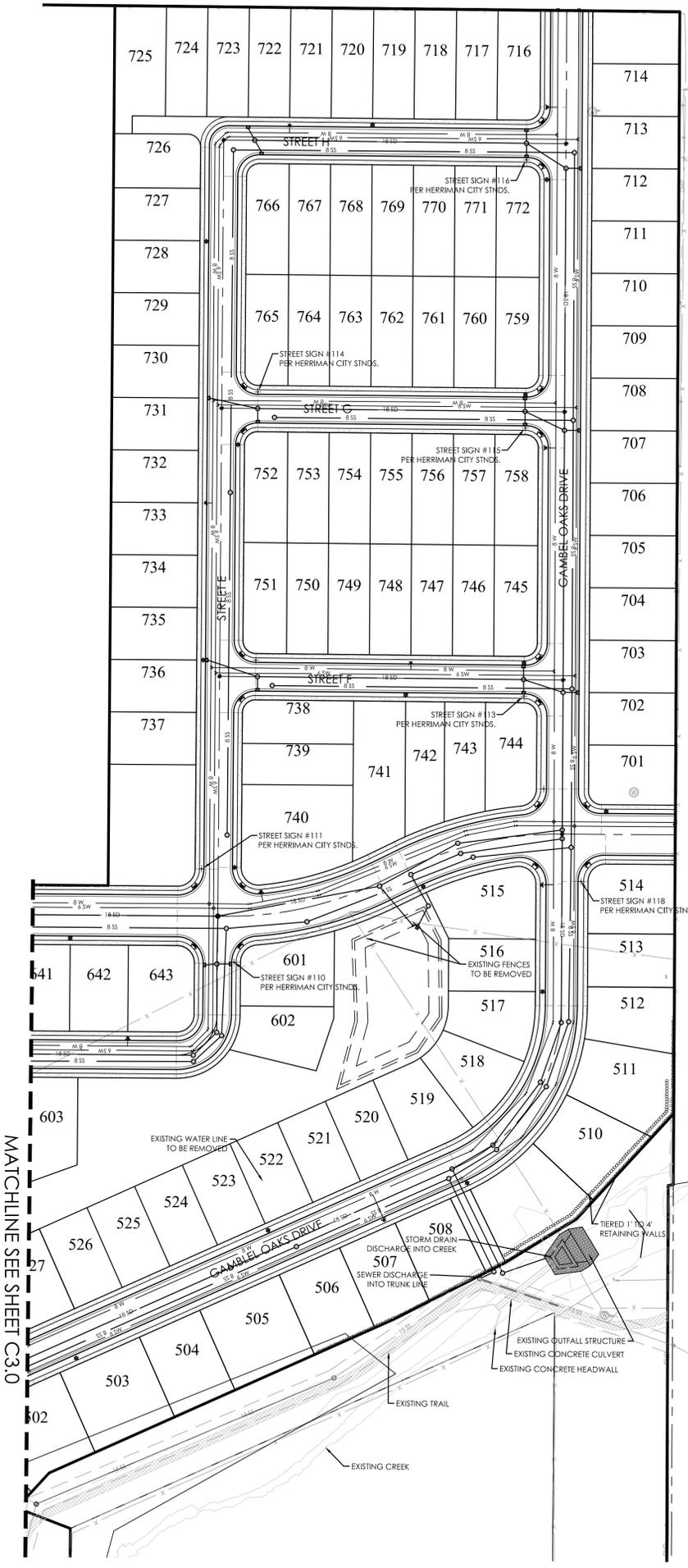
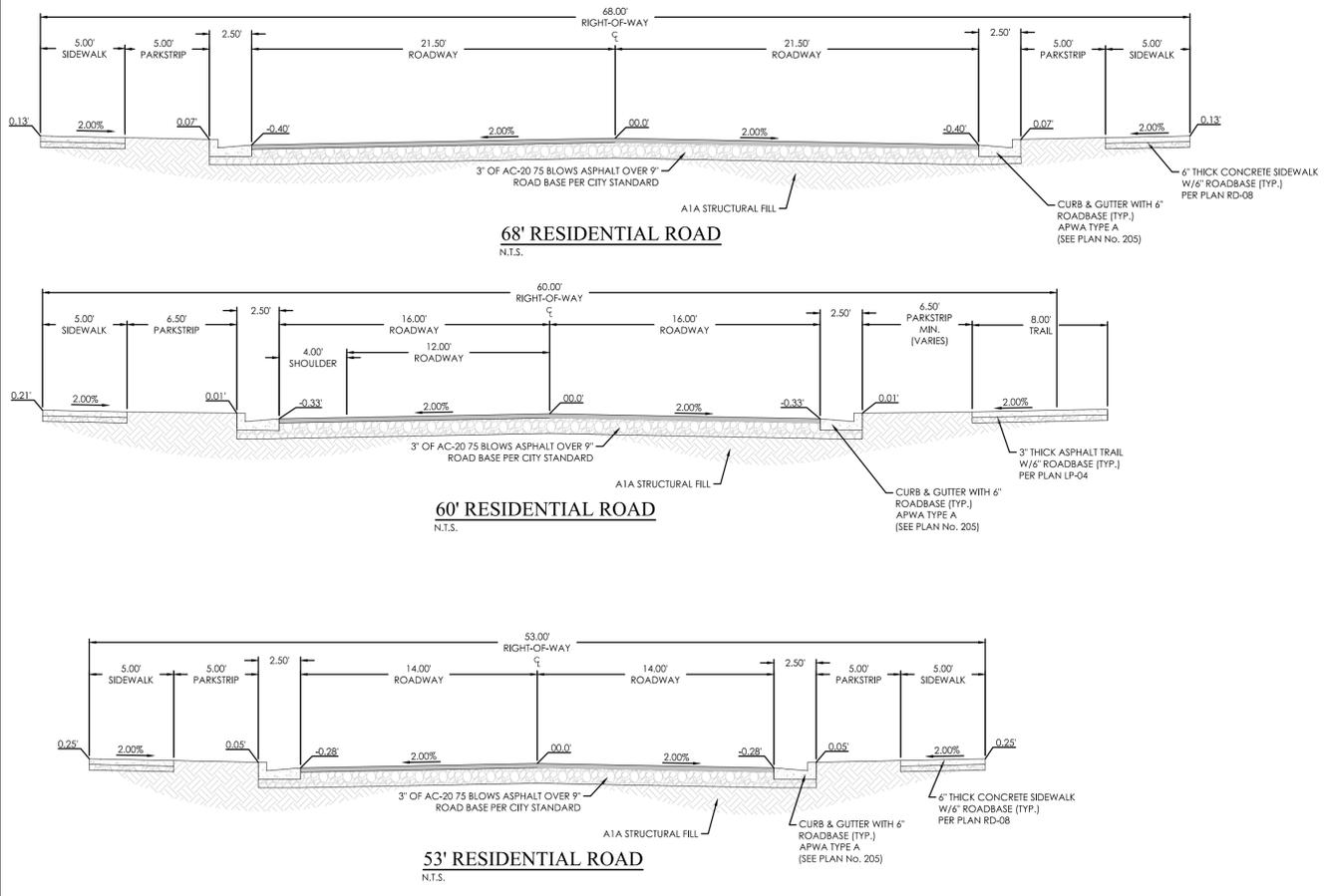


Curve Table					
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	826.50	2°33'49"	36.98	N17°00'32"W	36.98
C2	20.00	86°51'04"	30.32	N59°09'09"W	27.50
C3	296.00	32°58'30"	170.35	N03°15'21"E	168.01
C4	773.50	2°26'01"	32.86	S76°12'18"W	32.85
C5	773.50	4°35'38"	62.02	S72°41'29"W	62.00
C6	773.50	4°36'34"	62.23	S68°05'23"W	62.21
C7	826.50	4°19'13"	62.32	S67°07'04"W	62.31
C8	826.50	3°52'01"	50.97	S71°02'41"W	50.96
C9	20.00	90°00'00"	31.42	S27°48'42"W	28.28
C10	20.00	90°00'00"	31.42	N62°11'18"W	28.28
C11	296.00	45°53'09"	237.05	N42°41'10"E	230.77
C12	20.00	90°00'00"	31.42	S62°11'18"E	28.28
C13	800.00	8°13'38"	114.87	N68°41'53"E	114.78
C14	826.50	12°50'16"	185.18	N71°00'11"E	184.80
C15	20.00	90°39'13"	31.64	N32°05'42"E	28.45
C16	300.00	11°31'58"	60.39	N83°30'56"E	60.28
C17	1000.00	4°02'01"	70.40	S52°57'21"W	70.39
C18	300.00	11°57'30"	62.61	N62°06'16"E	62.50
C19	20.00	90°00'00"	31.42	N72°54'27"E	60.38
C20	300.00	6°10'57"	32.37	N53°46'03"E	32.36
C21	947.00	2°59'25"	49.42	S52°26'03"E	49.42
C22	947.00	4°58'46"	82.30	N56°25'08"E	82.27
C23	947.00	5°06'04"	84.31	N61°27'33"E	84.28
C24	947.00	5°02'25"	83.31	N66°31'47"E	83.28
C25	1000.00	4°41'16"	81.82	S66°27'51"W	81.79
C26	1000.00	4°41'16"	81.82	S61°46'35"W	81.79
C27	250.00	2°12'39"	9.65	S47°25'57"W	9.65
C28	1000.00	4°27'36"	77.84	S57°12'09"W	77.82
C29	947.00	3°45'42"	62.17	N70°55'51"E	62.16
C30	1000.00	4°00'12"	69.87	S70°48'36"W	69.86
C31	20.00	90°00'00"	31.42	S27°48'42"W	28.28
C32	303.00	8°57'58"	47.42	N68°19'43"E	47.37
C33	303.00	15°09'49"	80.19	N56°15'49"E	79.96
C34	20.00	94°21'37"	32.94	N64°22'07"W	29.34
C35	250.00	19°54'48"	36.89	S58°29'41"W	36.45
C36	20.00	66°44'44"	23.30	N83°44'50"E	22.00
C37	50.00	133°49'47"	116.79	N50°12'19"E	91.99
C38	173.50	11°58'22"	36.26	N59°38'24"E	36.19
C39	233.50	22°06'28"	90.10	S53°31'04"W	89.54
C40	233.50	16°41'17"	68.01	S34°07'12"W	67.77
C41	173.50	32°02'48"	97.04	N37°37'59"E	95.78
C42	232.14	16°41'17"	67.61	S17°28'52"W	67.37
C43	233.50	9°18'44"	37.95	S04°31'48"W	37.91
C44	173.50	21°44'09"	65.82	N10°44'31"E	65.43
C45	20.00	97°51'16"	34.16	N49°03'12"W	30.16
C46	20.00	90°07'34"	31.46	S44°56'13"W	28.32
C47	15.00	89°52'26"	23.53	S45°03'47"E	21.19
C48	20.00	84°01'19"	29.33	N41°53'05"E	26.77
C49	366.00	16°56'46"	108.25	S73°32'47"W	107.86
C50	434.00	5°29'45"	41.63	N81°08'52"E	41.61

Curve Table					
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C51	434.00	6°25'04"	48.61	N75°11'28"E	48.59
C52	73.00	6°22'12"	48.25	N68°47'50"E	48.23
C53	434.00	1°45'57"	13.38	N64°43'45"E	13.38
C54	400.00	2°47'09"	19.45	N65°19'02"E	19.45
C55	400.00	15°43'25"	109.77	N75°22'21"E	109.43
C56	20.00	96°05'05"	33.54	S48°02'33"E	29.75
C57	400.00	13°04'06"	91.23	S79°22'15"W	91.04
C58	20.00	85°21'32"	29.80	S42°40'46"W	27.12
C59	20.00	90°00'00"	31.42	N45°00'00"W	28.28
C60	20.00	90°00'00"	31.42	N45°00'00"E	28.28
C61	15.00	90°18'11"	23.64	N45°01'31"E	21.27
C62	15.00	89°49'23"	23.52	S44°54'42"E	21.18
C63	15.00	90°10'37"	23.61	S45°05'18"W	21.25
C64	15.00	89°41'49"	23.48	N44°58'29"W	21.16
C65	15.00	90°18'11"	23.64	N45°01'31"E	21.27
C66	15.00	89°49'23"	23.52	S44°54'42"E	21.18
C67	15.00	90°10'37"	23.61	S45°05'18"W	21.25
C68	15.00	89°41'49"	23.48	N44°58'29"W	21.16
C69	20.00	90°00'00"	31.42	S45°00'00"W	28.28
C70	20.00	90°00'00"	31.42	S45°00'00"E	28.28
C71	20.00	90°00'00"	31.42	N45°00'00"W	28.28
C72	20.00	90°00'00"	31.42	N45°00'00"E	28.28
C73	20.00	90°00'00"	31.42	N45°00'00"W	28.28
C74	20.00	90°00'00"	31.42	N45°00'00"E	28.28
C75	20.00	90°00'00"	31.42	N45°00'00"W	28.28
C76	20.00	90°00'00"	31.42	N45°00'00"E	28.28
C77	20.00	90°00'00"	31.42	N45°00'00"W	28.28
C78	20.00	90°00'00"	31.42	N45°00'00"E	28.28
C79	20.00	90°00'00"	31.42	N45°00'00"W	28.28
C80	20.00	90°00'00"	31.42	N45°00'00"E	28.28
C81	20.00	90°00'00"	31.42	N45°00'00"W	28.28
C82	20.00	90°00'00"	31.42	N45°00'00"E	28.28
C83	20.00	90°00'00"	31.42	N45°00'00"W	28.28
C84	20.00	90°00'00"	31.42	N45°00'00"E	28.28
C85	20.00	90°00'00"	31.42	N45°00'00"W	28.28
C86	20.00	90°00'00"	31.42	N45°00'00"E	28.28
C87	20.00	90°00'00"	31.42	N45°00'00"W	28.28
C88	20.00	90°00'00"	31.42	N45°00'00"E	28.28
C89	20.00	90°00'00"	31.42	N45°00'00"W	28.28
C90	20.00	90°00'00"	31.42	N45°00'00"E	28.28
C91	20.00	90°00'00"	31.42	N45°00'00"W	28.28
C92	20.00	90°00'00"	31.42	N45°00'00"E	28.28
C93	20.00	90°00'00"	31.42	N45°00'00"W	28.28
C94	20.00	90°00'00"	31.42	N45°00'00"E	28.28
C95	20.00	90°00'00"	31.42	N45°00'00"W	28.28
C96	20.00	48°22'21"	16.89	N24°11'10"E	16.39
C97	20.00	48°22'43"	16.89	S24°11'21"E	16.39
C98	50.00	25°16'21"	22.05	S35°44'40"E	21.88
C99	50.00	76°57'29"	67.16	S15°21'40"W	62.22
C100	50.00	76°57'29"	67.16	N15°21'40"W	62.22
C101	50.00	25°16'20"	22.06	N35°44'44"E	21.88
C102	20.00	81°32'42"	28.46	S49°13'39"W	26.12
C103	20.00	31°23'52"	10.96	S74°18'04"E	10.82
C104	50.00	46°30'02"	40.58	S81°51'09"E	39.47
C105	50.00	42°10'03"	36.80	S35°48'48"E	35.97
C106	50.00	48°03'13"	41.93	N08°42'10"E	40.72
C107	20.00	32°38'22"	11.39	N07°19'26"W	11.24
C108	959.50	3°01'16"	50.59	S09°55'30"W	50.59
C109	93.00	3°03'41"	49.85	N10°31'36"E	49.85
C110	933.00	4°07'22"	67.14	N14°07'08"E	67.12
C111	959.50	3°27'02"	57.78	S13°04'27"W	57.78
C112	959.50	3°27'02"	57.78	S16°25'57"W	57.78
C113	933.00	4°07'22"	67.14	N18°14'30"E	67.12
C114	933.00	4°07'22"	67.14	N22°21'53"E	67.12
C115	959.50	3°35'00"	60.01	S19°51'19"W	60.00
C116	959.50	3°35'00"	60.01	S23°20'35"W	60.00
C117	933.00	4°07'22"	67.14	N26°29'15"E	67.12
C118	959.50	3°42'02"	61.97	S26°53'15"W	61.96

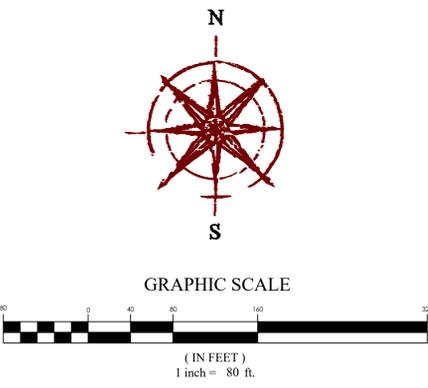
Curve Table					
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C119	20.00	23°30'53"	8.21	S16°55'52"W	8.15
C120	933.00	3°48'13"	61.94	N30°27'03"E	61.93
C121	50.00	50°27'12"	44.03	N04°02'31"E	42.62
C122	50.00	56°24'49"	49.23	N49°21'39"W	47.27
C123	150.00	56°21'56"	147.56	S49°19'47"E	141.69
C124	73.00	33°02'13"	42.09	S16°31'06"W	41.51
C125	834.00	5°02'55"	73.49	S35°11'46"W	73.46
C126	834.00	4°07'22"	60.01	S30°36'37"W	60.00
C127	834.00	4°07'22"	60.01	S26°29'15"W	60.00
C128	834.00	4°07'22"	60.01	S22°21'53"W	60.00
C129	834.00	4°07'22"	60.01	S18°14'30"W	60.00
C130	834.00	4°07'22"	60.01	S14°07'08"W	60.00
C131	834.00	4°07'22"	60.01	S09°59'45"W	60.00
C132	834.00	7°04'24"	102.96	S04°23'52"W	102.89
C133	834.00	1°08'02"	16.50	S00°17'40"W	16.50
C134	20.00	90°16'21"	31.51	S44°51'49"W	28.35
C135	276.50	4°02'50"	19.53	S48°21'03"W	19.53
C136	396.50	14°42'20"	101.77	N80°09'52"E	101.49
C137	800.00	8°13'38"	114.87	N68°41'53"E	114.78
C138	800.00	12°50'16"	179.25	S71°00'11"W	178.87
C139	300.00	54°47'40"	286.90	S78°20'10"W	276.09
C140	203.50	65°45'19"	233.55	N32°45'05"E	220.94
C141	400.00	26°09'13"	182.59	S76°55'23"W	181.01
C142	400.00	26°09'13"	182.59	N76°55'23"E	181.01
C143	46.50	90°00'00"	73.04	N45°00'00"E	65.76
C144	46.50	81°32'37"	66.18	S49°13'41"W	60.73
C145	959.50	24°02'30"	402.61	N20°28'38"E	399.67
C146	800.00	42°48'21"	597.68	N21°04'35"E	583.88
C147	276.50	26°17'42"	126.90	S59°39'51"W	125.78
C148	973.50	21°52'22"	371.63	N61°52'31"E	369.38
C149	303.00	3°51'28"	20.40	N48°26'44"E	20.40
C150	233.50	1°03'27"	4.31	S65°06'01"W	4.31
C151	266.00	18°17'10"	84.90	S56°29'10"W	84.54
C152	266.00	20°01'58"	93.00	S37°19'36"W	92.53
C153	266.00	19°25'01"	90.14	S17°36'06"W	89.71
C154	266.00	21°07'30"	98.07	S02°40'09"E	97.52
C155	326.00	8°50'23"	50.30	N08°48'43"W	50.25
C156	326.00	15°02'33"	85.59	N03°07'45"E	85.34
C157	20.00	96°08'46"	33.56	N37°25'21"W	29.76
C158	273.50	38°48'01"	185.21	S78°06'	





LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- 15 SD 15" STORM DRAIN
- 8 SS 8" SANITARY SEWER
- 8 W 8" CULINARY WATER
- 8 SW 8" SECONDARY WATER
- XXXXX CONTOUR MAJOR
- XXXXX CONTOUR MINOR
- EX SD EXIST. STORM DRAIN
- EX SS EXIST. SANITARY SEWER
- EX W EXIST. CULINARY WATER
- EX SW EXIST. SECONDARY WATER
- EX F EXIST. FENCE
- EX XXXXX EXIST. CONTOUR MAJOR
- EX XXXXX EXIST. CONTOUR MINOR
- SIGN
- STREET LIGHT
- SD MH, INLET, AND COMBO
- SEWER MANHOLE
- VALVE, TEE & BEND
- WATER BLOW-OFF
- FIRE HYDRANT
- STREET MONUMENT (TO BE SET)
- EXIST. STREET MONUMENT
- EXIST. SD INLET & MH
- EXIST. SEWER MH
- EXIST. VALVE, TEE, & BEND
- EXIST. FIRE HYDRANT
- SPOT ELEVATION



**FOCUS**  
ENGINEERING AND SURVEYING, LLC  
6949 S. HIGH TECH DRIVE, SUITE 200  
MIDVALE, UTAH 84047 PH: (801) 552-0075  
www.focusidaho.com

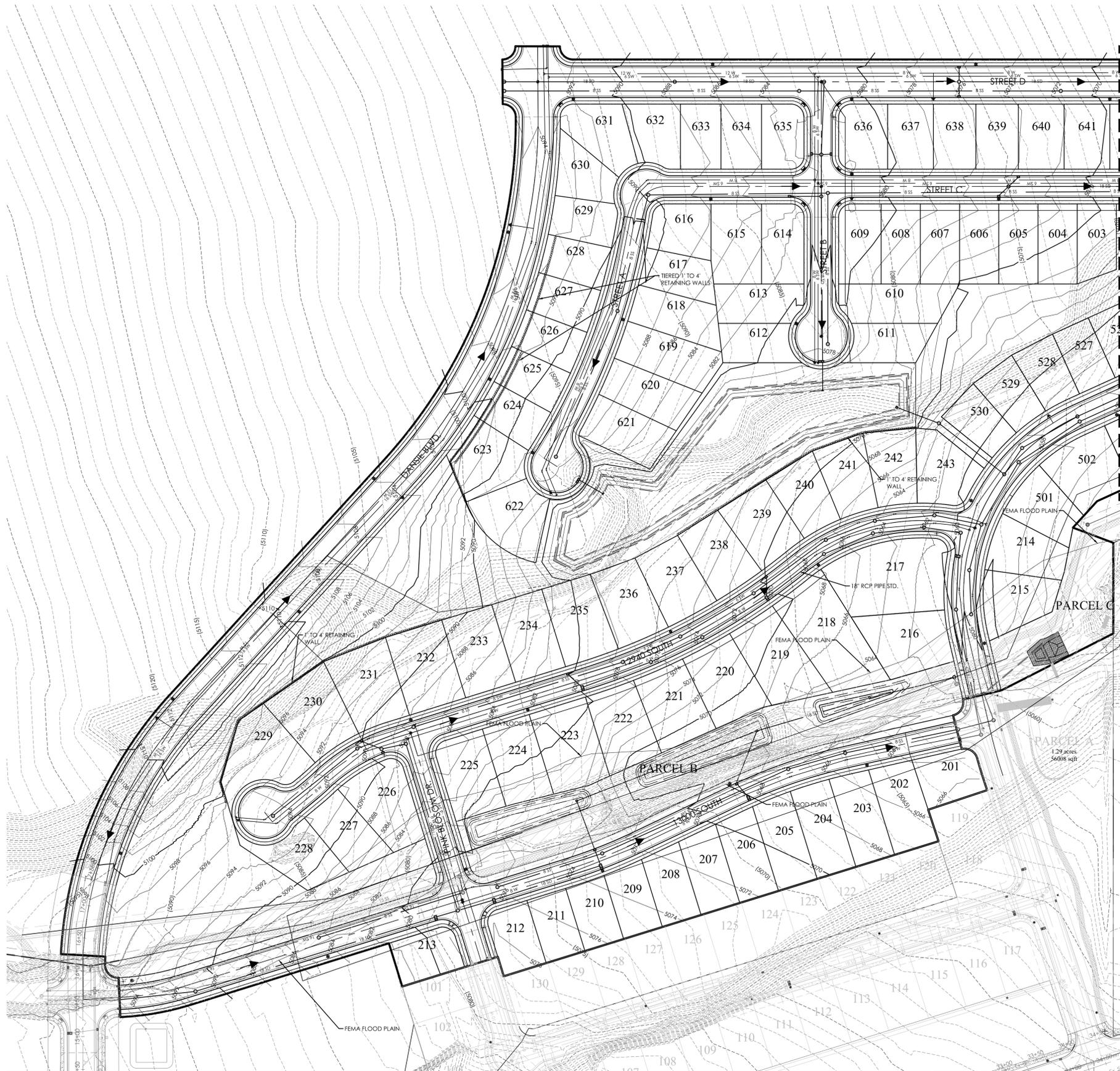
**HIDDEN OAKS PODS 4, 5, 6, 7 PRELIMINARY**  
**HERRIMAN CITY**  
**SITE PLAN**

REVISION BLOCK	
#	DESCRIPTION

**SITE PLAN**

Scale: 1"=80' Drawn: CSA  
Date: 03/27/20 Job #: 20-0006  
Sheet: **C3.1**

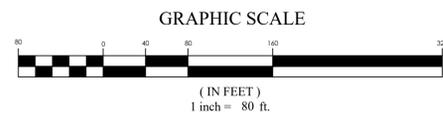




MATCHLINE SEE SHEET C4.1

**LEGEND**

	BOUNDARY
	ROW
	CENTERLINE
	LOT LINE
	EASEMENT
	15" STORM DRAIN
	8" SANITARY SEWER
	8" CULINARY WATER
	8" SECONDARY WATER
	CONTOUR MAJOR
	CONTOUR MINOR
	EXIST. STORM DRAIN
	EXIST. SANITARY SEWER
	EXIST. CULINARY WATER
	EXIST. FENCE
	EXIST. CONTOUR MAJOR
	EXIST. CONTOUR MINOR
	SIGN
	STREET LIGHT
	SD MH, INLET, AND COMBO
	SEWER MANHOLE
	VALVE, TEE & BEND
	WATER BLOW-OFF
	FIRE HYDRANT
	STREET MONUMENT (TO BE SET)
	EXIST. STREET MONUMENT
	EXIST. SD INLET & MH
	EXIST. SEWER MH
	EXIST. VALVE, TEE, & BEND
	EXIST. FIRE HYDRANT
	SPOT ELEVATION
	DRAINAGE DIRECTION ARROW



**HIDDEN OAKS PODS 4, 5, 6, 7 PRELIMINARY**  
**HERRIMAN CITY**  
**GRADING AND DRAINAGE PLAN**

REVISION BLOCK

#	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		

**GRADING AND DRAINAGE PLAN**

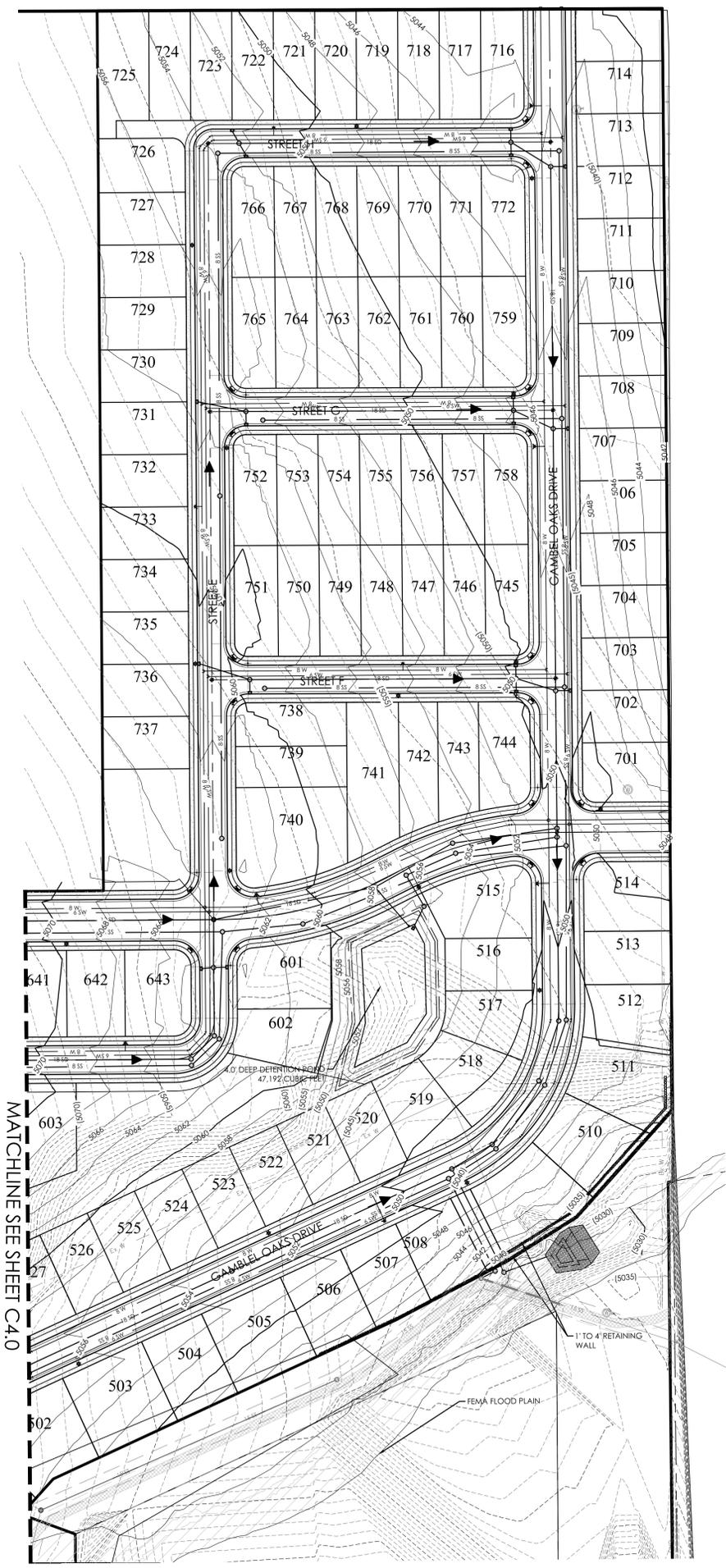
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 Date: 03/27/20 Job #: 20-0006  
 Sheet: **C4.0**



**HIDDEN OAKS PODS 4, 5, 6, 7 PRELIMINARY  
 HERRIMAN CITY  
 GRADING AND DRAINAGE PLAN**

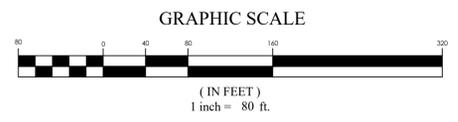
REVISION BLOCK	
#	DESCRIPTION

<b>GRADING AND DRAINAGE PLAN</b>	
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Date: 03/27/20	Job #: 20-0006
Sheet:	<b>C4.1</b>

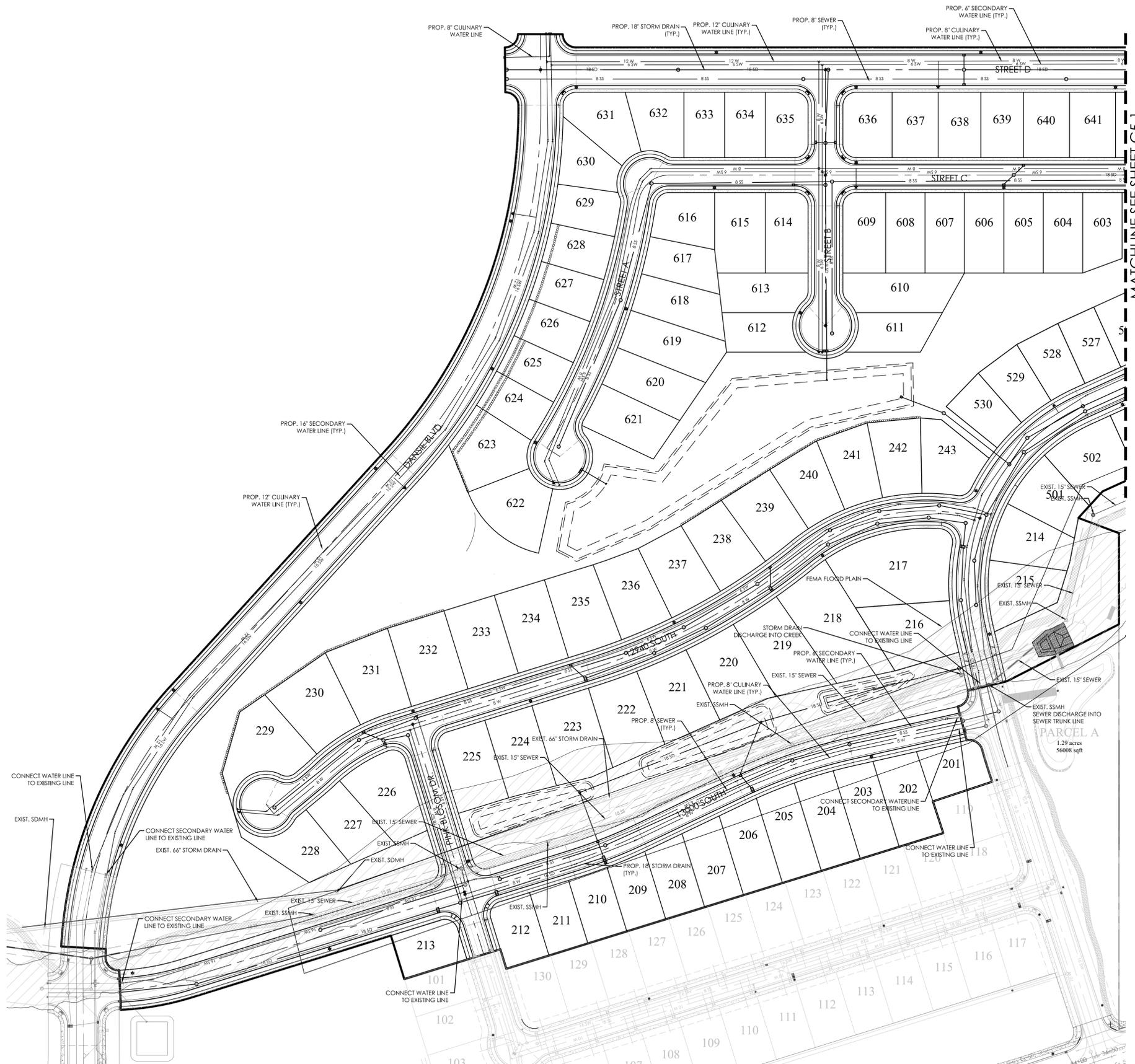


**LEGEND**

---	BOUNDARY
---	ROW
---	CENTERLINE
---	LOT LINE
---	EASEMENT
15 SD	15" STORM DRAIN
8 SS	8" SANITARY SEWER
8 W	8" CULINARY WATER
8 SW	8" SECONDARY WATER
XXXX	CONTOUR MAJOR
XXXX	CONTOUR MINOR
---	EXIST. STORM DRAIN
---	EXIST. SANITARY SEWER
---	EXIST. CULINARY WATER
---	EXIST. FENCE
---	EXIST. CONTOUR MAJOR
---	EXIST. CONTOUR MINOR
+	SIGN
+	STREET LIGHT
+	SD MH, INLET, AND COMBO
+	SEWER MANHOLE
+	VALVE, TEE & BEND
+	WATER BLOW-OFF
+	FIRE HYDRANT
+	STREET MONUMENT (TO BE SET)
+	EXIST. STREET MONUMENT
+	EXIST. SD INLET & MH
+	EXIST. SEWER MH
+	EXIST. VALVE, TEE, & BEND
+	EXIST. FIRE HYDRANT
o XXXXX	SPOT ELEVATION
→	DRAINAGE DIRECTION ARROW



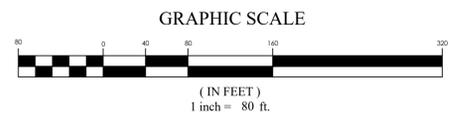
MATCHLINE SEE SHEET C4.0



**LEGEND**

---	BOUNDARY
---	ROW
---	CENTERLINE
---	LOT LINE
---	EASEMENT
15 SD	15" STORM DRAIN
8 SS	8" SANITARY SEWER
8 W	8" CULINARY WATER
8 SW	8" SECONDARY WATER
XXXX	CONTOUR MAJOR
XXXX	CONTOUR MINOR
---	EXIST. STORM DRAIN
---	EXIST. SANITARY SEWER
---	EXIST. CULINARY WATER
---	EXIST. FENCE
---	EXIST. CONTOUR MAJOR
---	EXIST. CONTOUR MINOR
+	SIGN
☆	STREET LIGHT
⊙	SD MH, INLET, AND COMBO
⊙	SEWER MANHOLE
⊙	VALVE, TEE & BEND
⊙	WATER BLOW-OFF
⊙	FIRE HYDRANT
⊙	STREET MONUMENT (TO BE SET)
⊙	EXIST. STREET MONUMENT
⊙	EXIST. SD INLET & MH
⊙	EXIST. SEWER MH
⊙	EXIST. VALVE, TEE, & BEND
⊙	EXIST. FIRE HYDRANT
o XXXXXX	SPOT ELEVATION

MATCHLINE SEE SHEET C5.1



**HIDDEN OAKS PODS 4, 5, 6, 7 PRELIMINARY**  
**HERRIMAN CITY**  
**UTILITY PLAN**

**REVISION BLOCK**

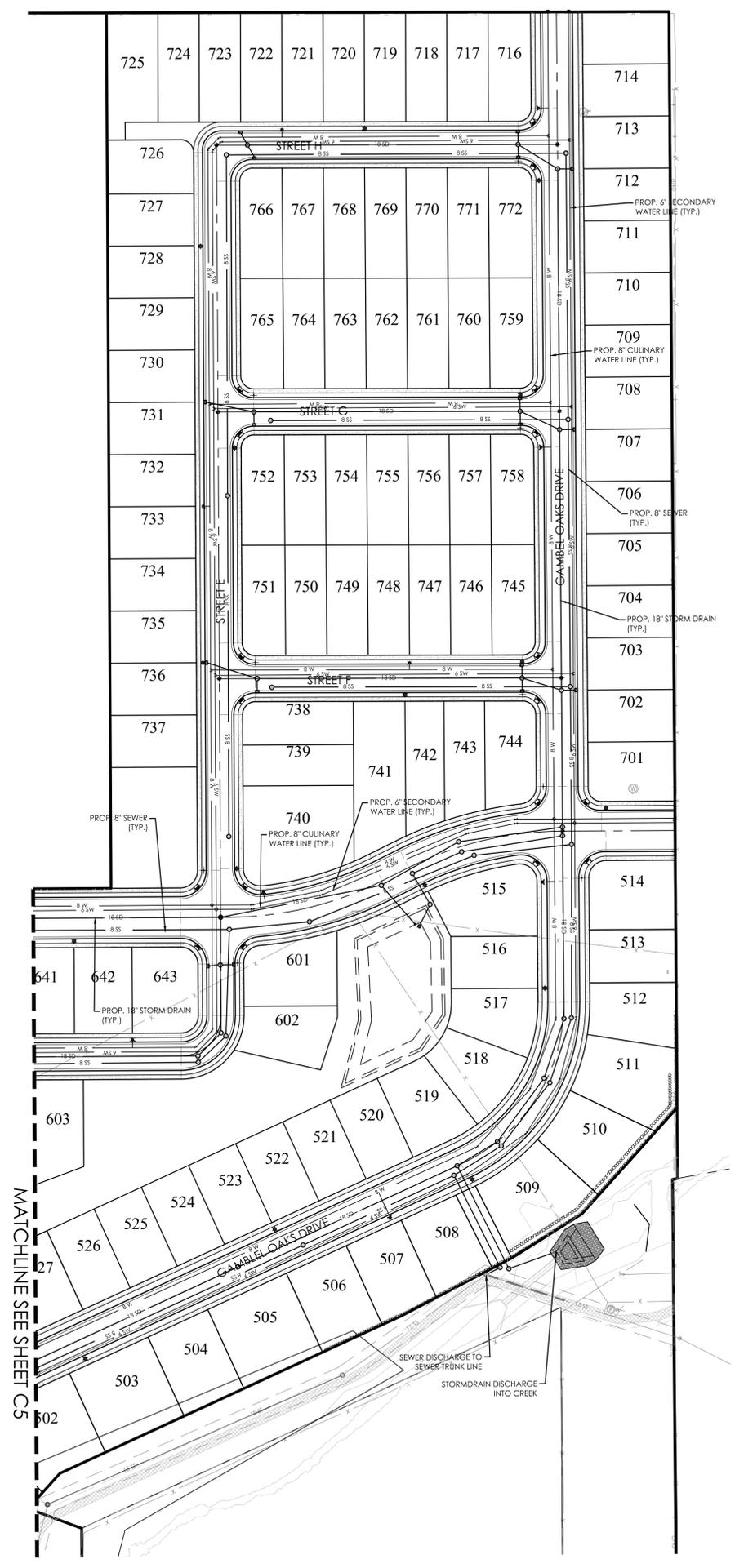
#	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		

**UTILITY PLAN**

Scale: 1"=80' Drawn: CSA  
 Date: 03/27/20 Job #: 20-0006  
 Sheet: **C5.0**

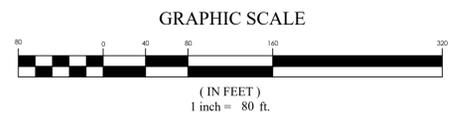


**HIDDEN OAKS PODS 4, 5, 6, 7 PRELIMINARY  
 HERRIMAN CITY  
 UTILITY PLAN**



**LEGEND**

---	BOUNDARY
---	ROW
---	CENTERLINE
---	LOT LINE
---	EASEMENT
15 SD	15" STORM DRAIN
8 SS	8" SANITARY SEWER
8 W	8" CULINARY WATER
8 SW	8" SECONDARY WATER
XXXX	CONTOUR MAJOR
XXXX	CONTOUR MINOR
---	EXIST. STORM DRAIN
---	EXIST. SANITARY SEWER
---	EXIST. CULINARY WATER
---	EXIST. FENCE
---	EXIST. CONTOUR MAJOR
---	EXIST. CONTOUR MINOR
+	SIGN
⊙	STREET LIGHT
⊙	SD MH, INLET, AND COMBO
⊙	SEWER MANHOLE
⊙	VALVE, TEE & BEND
⊙	WATER BLOW-OFF
⊙	FIRE HYDRANT
⊙	STREET MONUMENT (TO BE SET)
⊙	EXIST. STREET MONUMENT
⊙	EXIST. SD INLET & MH
⊙	EXIST. SEWER MH
⊙	EXIST. VALVE, TEE, & BEND
⊙	EXIST. FIRE HYDRANT
o XXXXXX	SPOT ELEVATION



MATCHLINE SEE SHEET C5

**REVISION BLOCK**

#	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		

**UTILITY PLAN**

Scale: 1"=80'	Drawn: CSA
Date: 03/27/20	Job #: 20-0006
Sheet: C5.1	





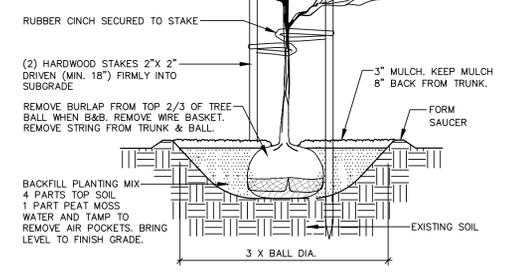
Staff Report

Attachment C  
Landscape Plans

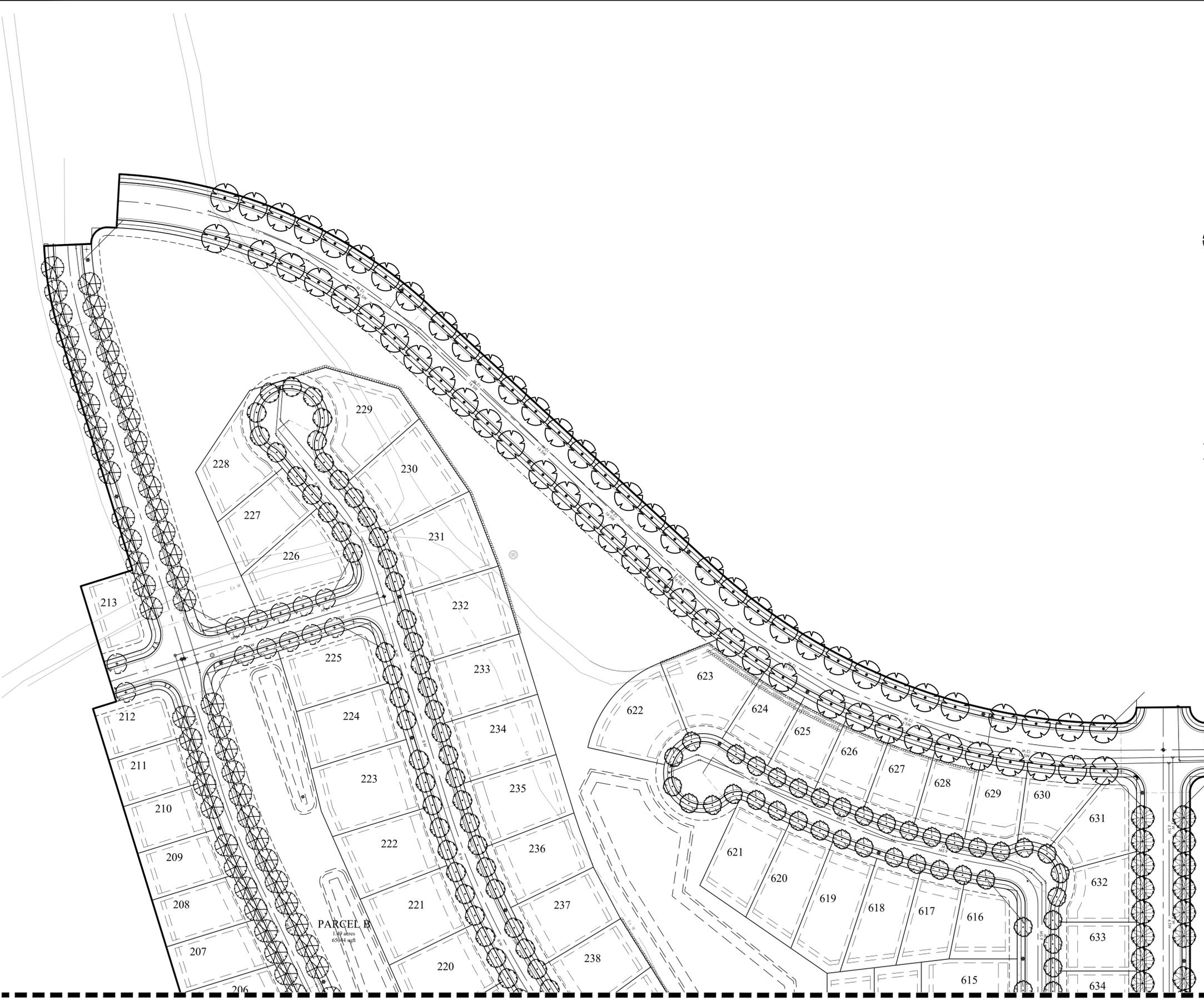
**TREE LEGEND**

-  Acer negundo 'Sensation'  
Sensation Box Elder Tree 2" cal.
-  Acer truncatum x platanoides 'Crimson Sunset'  
Crimson Sunset Maple 2" cal.
-  Acer truncatum x platanoides 'Urban Sunset'  
Urban Sunset Maple 2" cal.
-  Acer truncatum x platanoides 'Warrenred'  
Pacific Sunset Maple 2" cal.
-  Gleditsia triacanthos l. 'Imperial'  
Imperial Honeylocust 2" cal.
-  Quercus macrocarpa  
Bur Oak 2" cal.
-  Quercus x macdanielii 'Clemons'  
Heritage Oak 2" cal.
-  Ulmus x 'Accolade'  
Accolade Elm 2" cal.
-  Zelkova serrata 'Green Vase'  
Green Vase Zelkova 2" cal.

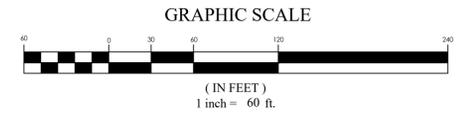
\* PLANT SO THAT ROOT FLAIR IS AT OR 1" ABOVE GRADE  
 \* PROVIDE 3' DIA. CLEARANCE AT BASE OF TREE, FREE OF ROCK AND TURF.



**A TREE PLANTING & STAKING**  
 NOT TO SCALE



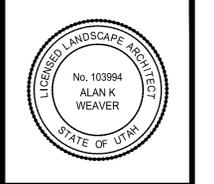
MATCHLINE A-A (SEE SHEET L2)



REVISION BLOCK		DESCRIPTION
#	DATE	
1		
2		
3		
4		
5		
6		

**STREET TREE PLAN**

Scale: 1"=60' Drawn: AW  
 Date: 03/27/20 Job #: 20-0006  
 Sheet: **L1**



**HIDDEN OAKS PODS 4, 5, 6, 7 PRELIMINARY**  
**HERRIMAN CITY**  
**STREET TREE PLAN**

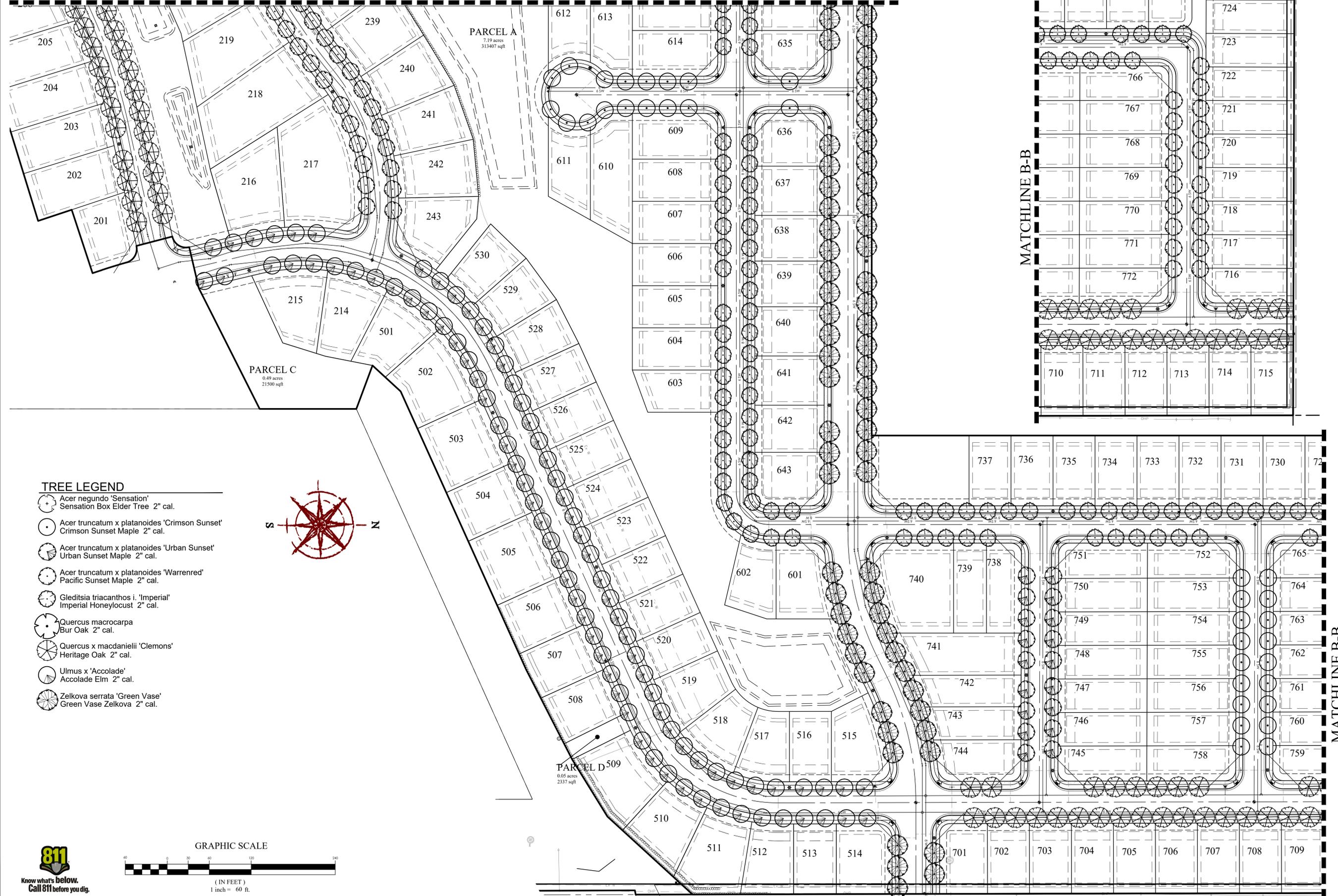
REVISION BLOCK	
#	DESCRIPTION

<b>STREET TREE PLAN</b>	
Scale: 1"=60'	Drawn: AW
Date: 03/27/20	Job #: 20-0006
Sheet:	<b>L2</b>

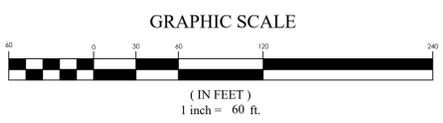
MATCHLINE A-A (SEE SHEET L1)

MATCHLINE B-B

MATCHLINE B-B

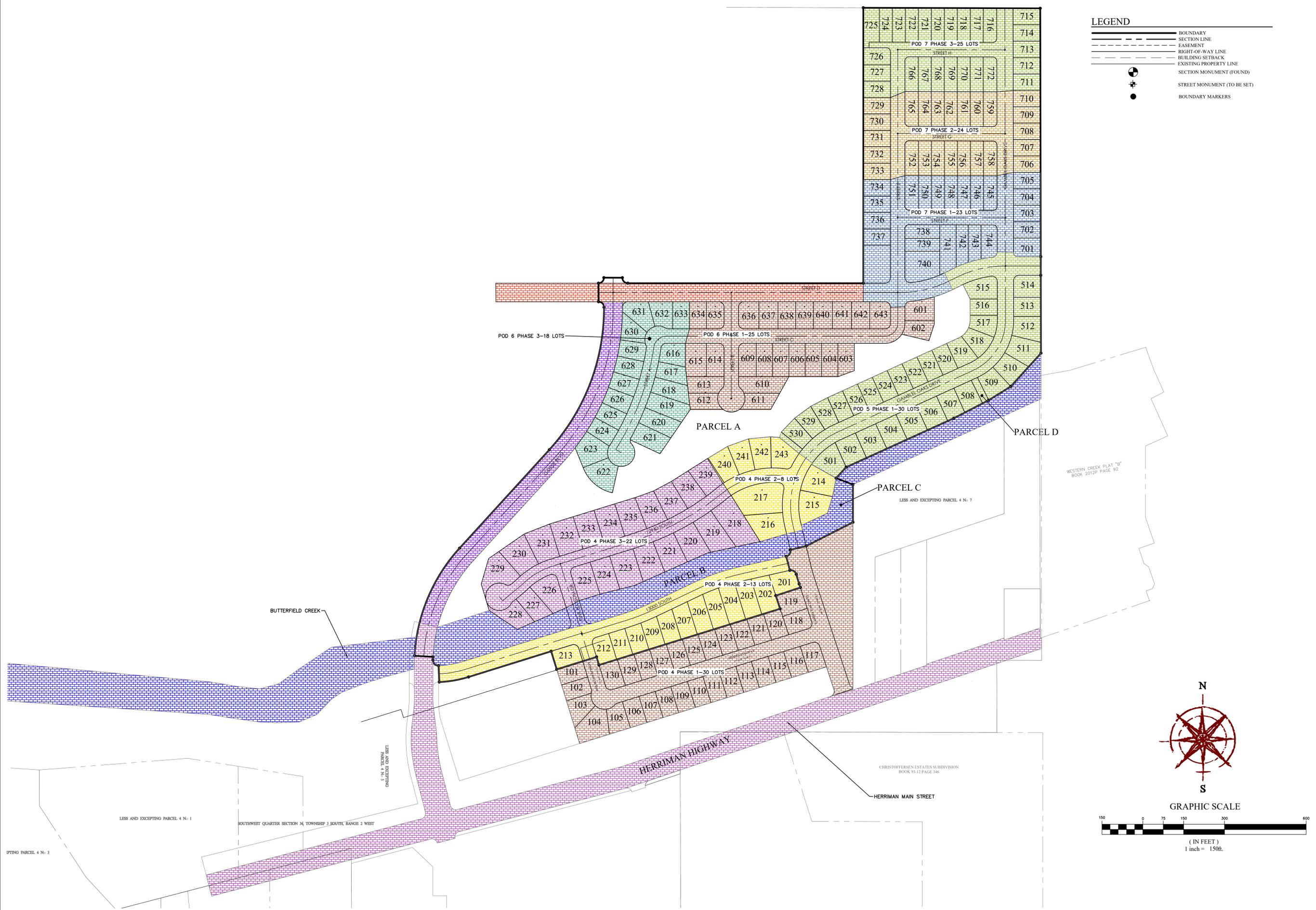


- TREE LEGEND**
- Acer negundo 'Sensation' / Sensation Box Elder Tree 2" cal.
  - Acer truncatum x platanoides 'Crimson Sunset' / Crimson Sunset Maple 2" cal.
  - Acer truncatum x platanoides 'Urban Sunset' / Urban Sunset Maple 2" cal.
  - Acer truncatum x platanoides 'Warrenred' / Pacific Sunset Maple 2" cal.
  - Gleditsia triacanthos i. 'Imperial' / Imperial Honeylocust 2" cal.
  - Quercus macrocarpa / Bur Oak 2" cal.
  - Quercus x macdanielii 'Clemons' / Heritage Oak 2" cal.
  - Ulmus x 'Accolade' / Accolade Elm 2" cal.
  - Zelkova serrata 'Green Vase' / Green Vase Zelkova 2" cal.



# HIDDEN OAKS PODS 4-7

HERRIMAN CITY  
 PHASING EXHIBIT



**LEGEND**

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

**REVISION BLOCK**

#	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		

**PHASING EXHIBIT**

Scale: 1"=150' Drawn: BBD  
 Date: 2/28/20 Job #: 20-0006  
 Sheet: 01



# HIDDEN OAKS pods 4-7

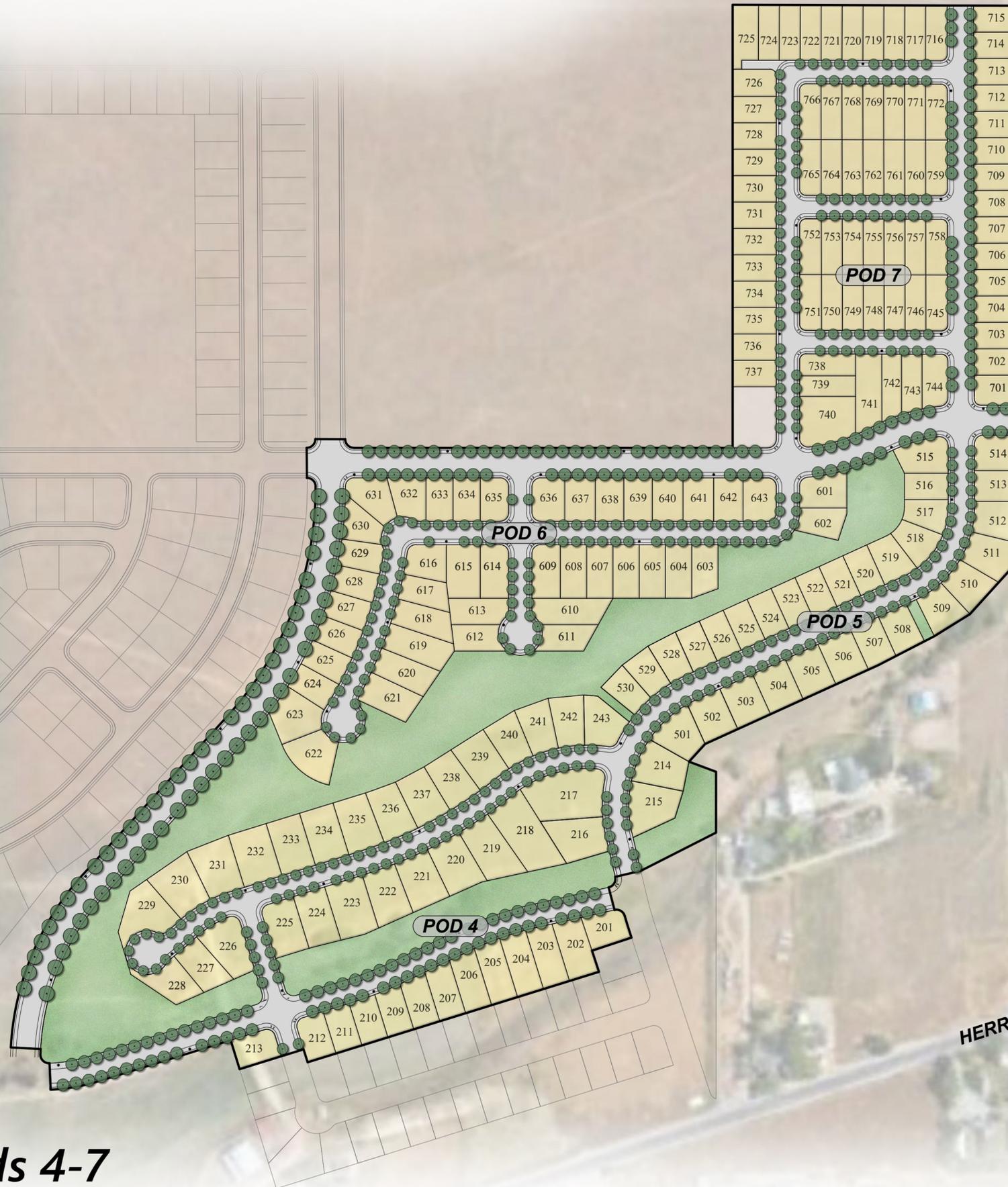
HERRIMAN, SALT LAKE COUNTY  
2/3/2020  
20-0006



Note: This plan is for illustrative purposes only.



Z:\2020\20-0006\Hidden Oaks Pods 4-7 Preliminary\design\202006\Vendor base.dwg\202006 Export File.dwg





## Staff Report

**DATE:** April 8, 2020

**TO:** Planning Commission

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

**MEETING:** Planning Commission April 16, 2020

**REQUEST:** Review of the development plan for a sand and gravel operation for Wasatch South Hills pod 5

Applicant: Wasatch South Hills Development Company  
Address: 15090 S Mountain View Corridor  
Zone: MU-2 and R-2-10  
Acres: 54.91  
File Number: C2008-044-07

---

### **Request**

The request is for a “development plan” review for a sand and gravel operation on property known as Wasatch South Hills pod 5. This property was approved for mass grading on the site to prepare for development. This property is subject to a Master Development Agreement (MDA) that vests them under the 2008 Zoning Ordinance.

### **Discussion**

The approval for the sand and gravel operation was granted September 6, 2019 (See Attachment B). The approval was subject to 14 requirements, one of which is listed below:

5. *A development site plan to be implemented later must be submitted for review and approval by the Planning Commission prior to sand and/or rock removal and the operation shall be carried out in conformance with the approved plan.*

The applicant has submitted a conceptual development plan for approval (See Attachment C). The plan has been reviewed and found acceptable by the Community Development Director.

### **Recommendation**

Staff recommends approval of the conceptual development plan, with all of the original conditions of approval for the grading operation.

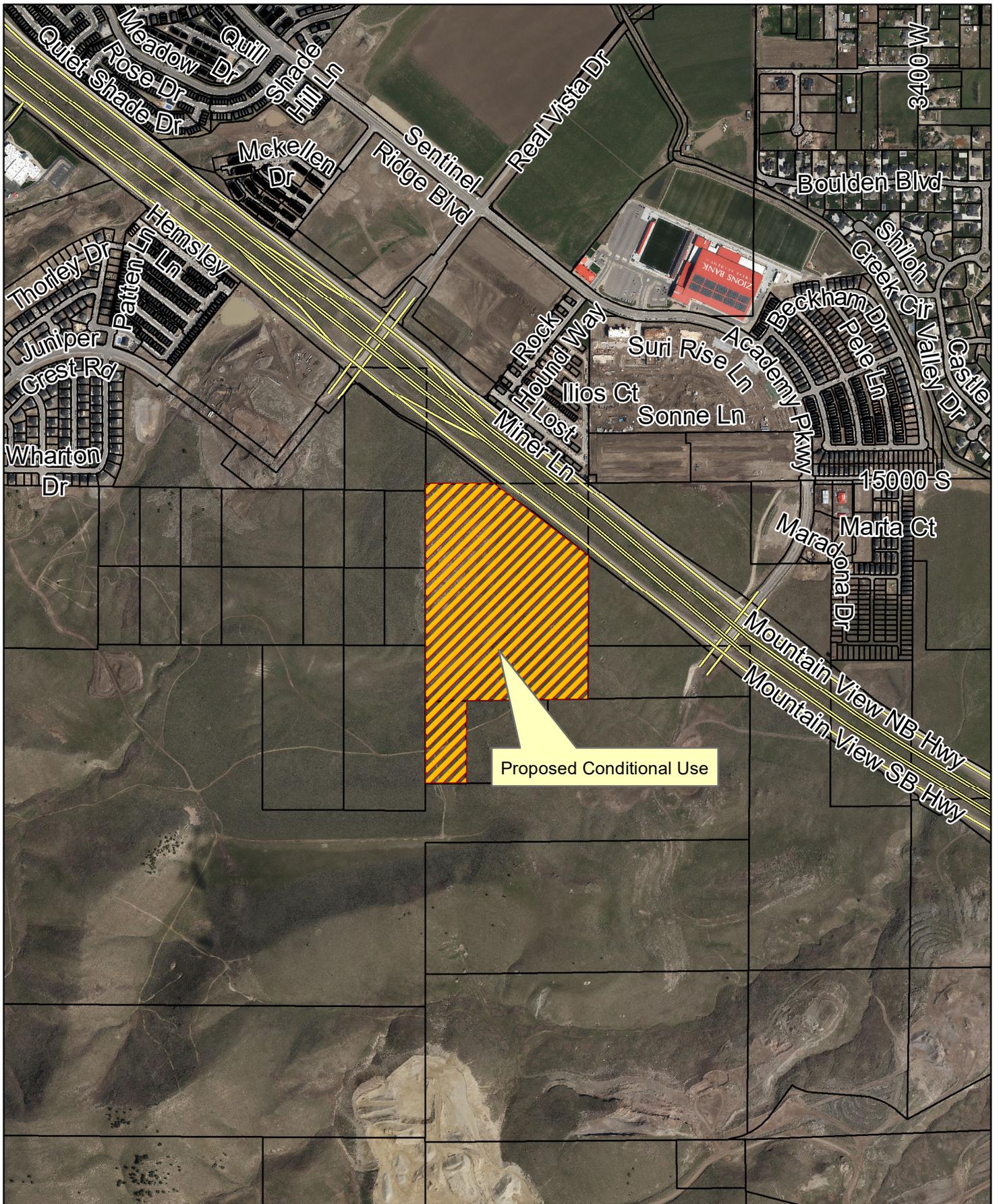
### **Attachments**

- A. Vicinity Map
- B. Original approval letter
- C. Development Plan



Staff Report

## Attachment A Vicinity Maps



Proposed Conditional Use  
File# C2008-044-07



Staff Report

**Attachment B**  
**Original Approval Letter**



September 9, 2019

Wasatch South Hills Development Company  
Attn: Josh Roy  
299 S Main Street  
Salt Lake City, UT 84111

Re: File Number C2008-044-07

Dear Josh:

The Herriman Planning Commission, during their regular meeting on September 6, 2019, granted approval for a sand and gravel operation on property located at 15090 S Mountain View Corridor. The approval is subject to the following requirements:

1. The operation shall not be located within 600 feet of a residence.
2. Hours of operation will be limited to 7AM to 7PM, unless an exception is granted by the City with an approved noise and lighting plan.
3. The use will be temporary and shall be reviewed every 6 months.
4. Submit a plan which shows the limits of disturbance for the entire property and the surface area for each phase that can be disturbed at one time.
5. A development site plan to be implemented later must be submitted for review and approval by the Planning Commission prior to sand and/or rock removal and the operation shall be carried out in conformance with the approved plan.
6. The use shall be operated in a manner that eliminates unnecessary dust, noise, and odor (as illustrated by, but not limited to, covering trucks, hoppers, chutes, loading and unloading devices and mixing operations, and maintaining driveways and parking areas free of dust). This shall also include having a water truck permanently on site.
7. The site must be clear of all equipment, material and debris upon completion of the project.
8. All public improvements that are damaged during the operation of the temporary use must be repaired or replaced within 60 calendar days.
9. A reclamation bond shall be required sufficient to ensure restoration of the site to original or other substantially beneficial condition consistent with local plans. The bond shall be tied to the project phasing.
10. Only sand and/or rock mined on the premises may be processed in any crushing plant located on the lot or premises. No outside material shall be brought on the site.
11. Must have access onto an approved truck route and not gain access through any local streets.
12. Obtain a state stormwater discharge permit.
13. Receive a grading/land disturbance permit from the City Engineering Department.
14. Must have traffic control and a roadway access plan approved by the City.

Sincerely,

A handwritten signature in cursive script that reads "Craig P. Evans".

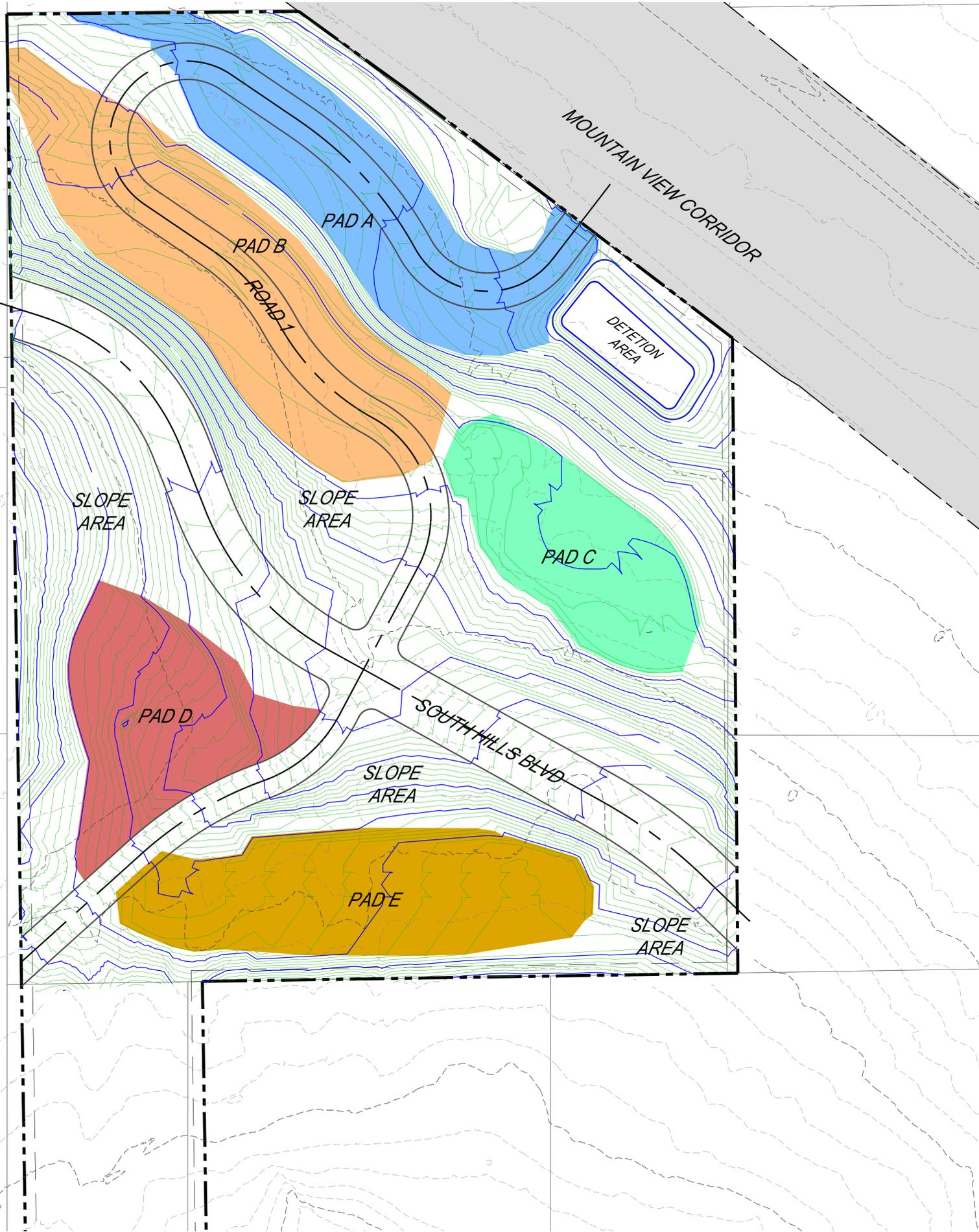
Craig P. Evans  
Planner I  
[planning@herriman.org](mailto:planning@herriman.org)



Staff Report

# Attachment C Development Plan

C:\Users\Owner\AppData\Local\Temp\AsxPublish\_99442291\Grading (proposed).dwg April 03, 2020 - 2:40pm



GRAPHIC SCALE



( IN FEET )  
1 inch = 100 ft.



SUPER PAD		
LABEL	AREA (SQFT)	
PAD A	175,800	
PAD B	224,700	
PAD C	114,200	
PAD D	120,100	
PAD E	161,000	

No.	DESCRIPTION	BY	DATE

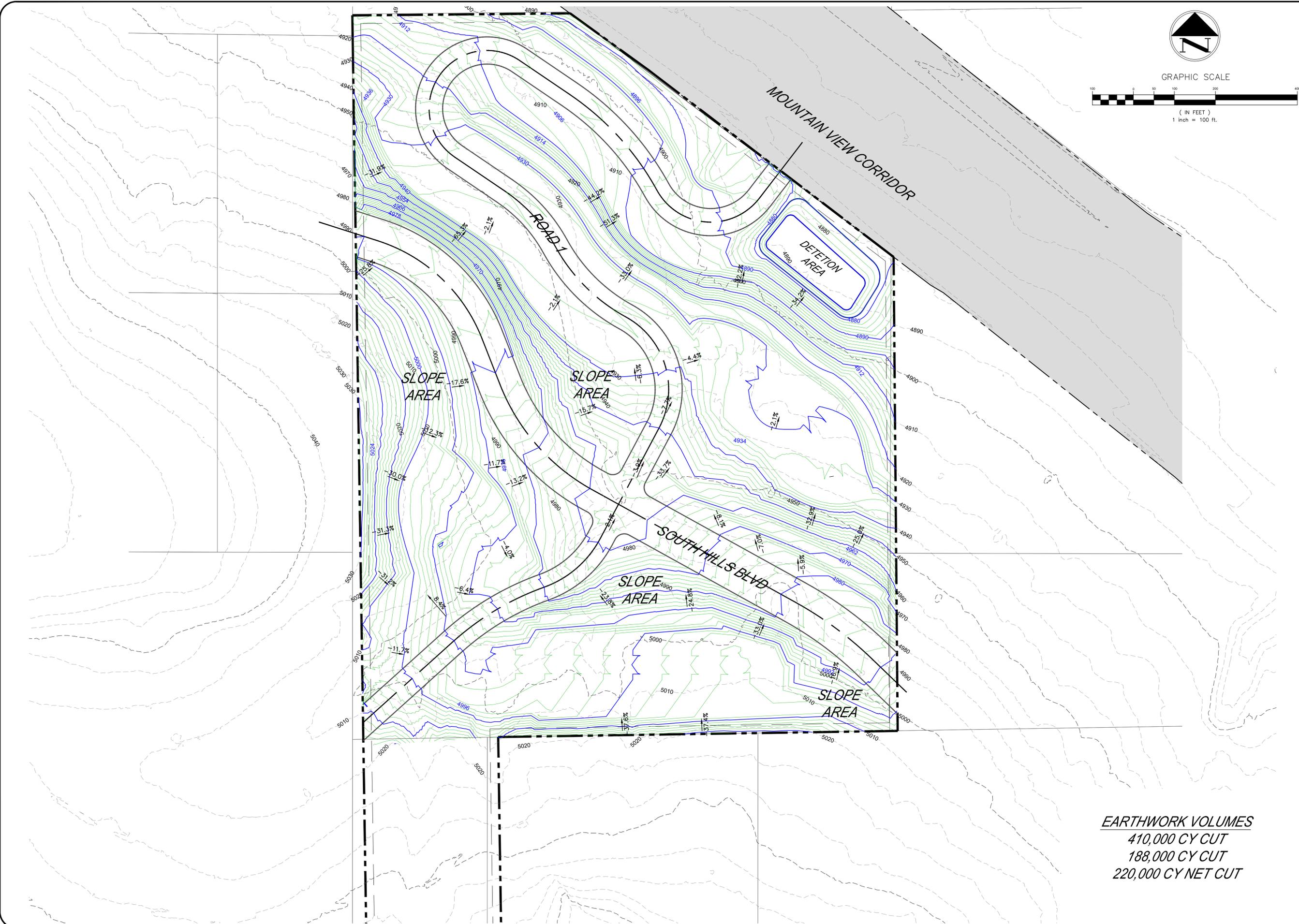
SCALE (HORIZ): 1"=100'
SCALE (VERT): NA
DRAWN BY: RJF
CHECKED BY: RHD
DATE: 04.02.2020
PROJECT No: 2291

**infinity**  
CONSULTANTS  
2975 Executive Parkway, Suite 300  
Lehi, Utah 84043 • Tel: 801.541.3040

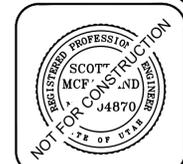
SOUTH HILLS DEVELOPMENT  
**POD 5 PRELIMINARY SITE PLAN**  
HARRIMAN CITY, UTAH

SHEET  
**SP1**

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**EARTHWORK VOLUMES**  
 410,000 CY CUT  
 188,000 CY CUT  
 220,000 CY NET CUT



No.	DESCRIPTION	BY	DATE

SCALE (HORIZ): 1"=100'
SCALE (VERT): NA
DRAWN BY: RJF
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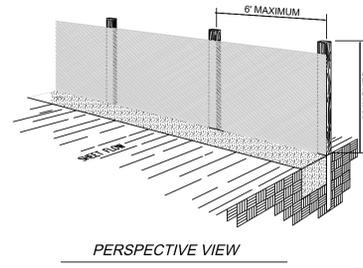
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SOUTH HILLS DEVELOPMENT  
**POD 5 PRELIMINARY GRADING PLAN**  
 HARRIMAN CITY, UTAH

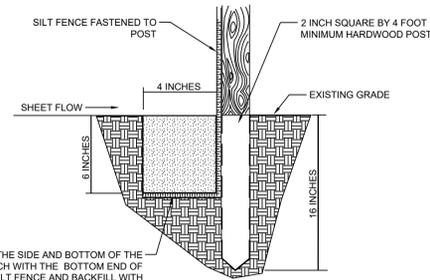
SHEET  
**GP1**



- AT ALL TIMES DURING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PREVENTING AND CONTROLLING EROSION DUE TO WIND AND RUNOFF. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR MAINTAINING EROSION CONTROL FACILITIES SHOWN.
- THE CONTRACTOR SHALL REMOVE LITTER, CONSTRUCTION DEBRIS, AND CONSTRUCTION CHEMICALS EXPOSED TO STORM WATER, FROM THE SITE ON A DAILY BASIS, OR AS A MINIMUM, PRIOR TO ANY ANTICIPATED STORM EVENT; OR OTHERWISE PREVENT SUCH MATERIAL FROM BECOMING A POLLUTANT SOURCE FOR STORM WATER DISCHARGES.
- CONTRACTOR SHALL USE VEHICLE TRACKING CONTROL AT ALL LOCATIONS WHERE VEHICLE WILL ENTER OR EXIT THE SITE. VEHICLE TRACKING CONTROL FACILITIES, SILT FENCE, AND INLET PROTECTION WILL BE MAINTAINED WHILE CONSTRUCTION IS IN PROGRESS, MOVED WHEN NECESSARY FOR PHASING OF THE WORK, UNTIL ALL WORK IS COMPLETE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING STREETS CLEAN OF DEBRIS FROM TRAFFIC FROM THE SITE. IF SEDIMENT ESCAPES THE CONSTRUCTION SITE, THE CONTRACTOR SHALL REMOVE OFF-SITE ACCUMULATIONS OF SEDIMENT IMMEDIATELY TO MINIMIZE OFF SITE IMPACTS. AT NO TIME SHALL SEDIMENT BE WASHED DOWN UNPROTECTED INLETS INTO THE PUBLIC STORM SEWER SYSTEM.
- CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING DRAINAGE AND EROSION CONTROL FACILITIES AS REQUIRED, AND SHALL REMOVE SEDIMENT FROM SEDIMENT TRAPS OR PONDS WHEN THE DESIGN CAPACITY HAS BEEN REDUCED BY 50%
- EXCEPT AS PROVIDED IN (A), (B), AND (C) BELOW, THE CONTRACTOR SHALL INITIATE STABILIZATION MEASURES AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, BUT IN NO CASE MORE THAN 14 DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED.
  - WHERE THE INITIATION OF STABILIZATION MEASURES BY THE 14TH DAY AFTER CONSTRUCTION ACTIVITY TEMPORARILY OR PERMANENTLY CEASES IS PRECLUDED BY SNOW COVER OR FROZEN GROUND CONDITIONS, STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE.
  - WHERE CONSTRUCTION ACTIVITY ON A PORTION OF THE SITE IS TEMPORARILY CEASED, AND EARTH DISTURBING ACTIVITIES WILL BE RESUMED WITHIN 21 DAYS, TEMPORARY STABILIZATION MEASURES DO NOT HAVE TO BE INITIATED ON THAT PORTION OF THE SITE.
  - IN ARID AREAS (AREAS WITH AN AVERAGE ANNUAL RAINFALL OF 0-10 INCHES), SEMI-ARID AREAS (AREAS WITH AN AVERAGE ANNUAL RAINFALL OF 10 TO 20 INCHES), AND AREAS EXPERIENCING DROUGHTS WHERE THE INITIATION OF STABILIZATION MEASURES BY THE 14TH DAY AFTER CONSTRUCTION ACTIVITY HAS TEMPORARILY OR PERMANENTLY CEASED IS PRECLUDED BY SEASONAL ARID CONDITIONS, STABILIZATION SHALL BE INITIATED AS SOON AS PRACTICABLE.



PERSPECTIVE VIEW



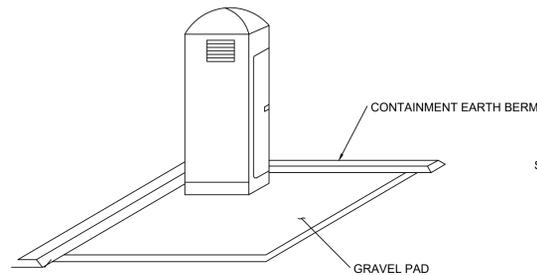
PLAN VIEW

**SILT FENCE GENERAL NOTES:**

- WHERE POSSIBLE, LAYOUT THE SILT FENCE 5 FOOT TO 10 FOOT BEYOND THE TOE OF SLOPE.
- ALIGN THE FENCE ALONG THE CONTOUR AS CLOSE AS POSSIBLE.
- WHEN EXCAVATING THE TRENCH, USE MACHINERY THAT WILL PRODUCE NO MORE THAN THE DESIRED DIMENSIONS.
- AVOID USING JOINTS ALONG THE FENCE AS MUCH AS POSSIBLE. IF A JOINT IS NECESSARY, SPLICE THE SILT FENCE AT A POST WITH A 6 INCH OVERLAP AND SECURELY FASTEN BOTH ENDS TO THE POST.
- MAINTAIN A PROPERLY FUNCTIONING SILT FENCE THROUGHOUT THE DURATION OF THE PROJECT OR UNTIL DISTURBED AREAS HAVE BEEN VEGETATED.
- REMOVE SEDIMENT AS IT ACCUMULATES AND PLACE IT IN A STABLE AREA.
- WHEN PLACING FENCE ON SLOPES STEEPER THAN 2:1 SEE SWPPP REPORT.

**1 SILT FENCE DETAIL**  
SCALE: N.T.S.

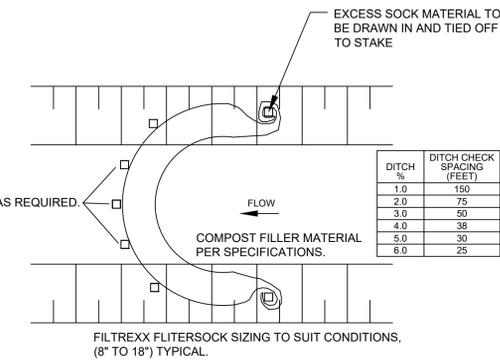
- EROSION CONTROL STRUCTURES BELOW SODDED AREAS MAY BE REMOVED ONCE SOD AND FINAL LANDSCAPING IS IN PLACE. EROSION CONTROL STRUCTURES BELOW SEEDDED AREAS MUST REMAIN IN PLACE UNTIL THE ENTIRE AREA HAS ESTABLISHED A MATURE COVERING OF HEALTHY VEGETATION. EROSION CONTROL IN PROPOSED PAVED AREAS SHALL REMAIN IN PLACE UNTIL PAVEMENT IS COMPLETE.
- ALL AREAS DISTURBED DURING CONSTRUCTION SHALL BE PAVED OR SEEDDED PER PLAN.
- ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED DUE TO UNFORESEEN PROBLEMS OR IF THE PLAN DOES NOT FUNCTION AS INTENDED. A REPRESENTATIVE OF SUMMIT COUNTY MAY REQUIRE ADDITIONAL CONTROL DEVICES UPON INSPECTION OF PROPOSED FACILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTING ANY NECESSARY CHANGES AND POSTING ANY UPDATES TO THE PLANS AND RECORDING CHANGES IN THE STORMWATER POLLUTION PLAN DOCUMENT.
- THIS PLAN IS ONLY TO BE USED FOR INSTALLATION OF EROSION CONTROL FACILITIES. DO NOT USE THIS PLAN FOR FINISH GRADING OR STORM SEWER CONSTRUCTION. PLEASE NOTE THAT BOTH EXISTING AND PROPOSED CONTOURS ARE SHOWN ON THIS PLAN.
- THE CONTRACTOR SHALL AMEND THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) WHENEVER:
  - THERE IS A CHANGE IN DESIGN, CONSTRUCTION, OPERATION, OR MAINTENANCE, WHICH HAS A SIGNIFICANT EFFECT ON THE DISCHARGE OF POLLUTANTS TO THE WATERS OF THE STATE AND WHICH HAS NOT OTHERWISE BEEN ADDRESSED IN THE PLAN;
  - INSPECTIONS OR INVESTIGATIONS BY SITE OPERATORS, LOCAL, STATE, OR FEDERAL OFFICIALS INDICATE THE SWPPP IS PROVING INEFFECTIVE IN ELIMINATING OR SIGNIFICANTLY MINIMIZING POLLUTANTS FROM SOURCES IDENTIFIED UNDER PART III.D.1. OF THE PERMIT, OR IS OTHERWISE NOT ACHIEVING THE GENERAL OBJECTIVES OF CONTROLLING POLLUTANTS IN STORM WATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY; AND
  - A NEW CONTRACTOR AND/OR SUBCONTRACTOR WILL IMPLEMENT A MEASURE OF THE SWPPP IN ORDER TO IDENTIFY THEIR ROLE AND RESPONSIBILITY FOR THE SWPPP. AMENDMENTS TO THE PLAN MAY BE REVIEWED BY THE EXECUTIVE SECRETARY (OR AUTHORIZED REPRESENTATIVE) IN THE SAME MANNER AS PART III.B.2. OF THE PERMIT.
- THE CONTRACTOR SHALL KEEP A RECORD OF THE DATES WHEN MAJOR GRADING ACTIVITIES OCCUR, WHEN CONSTRUCTION ACTIVITIES TEMPORARILY OR PERMANENTLY CEASE ON A PORTION OF THE SITE, AND WHEN STABILIZATION MEASURES ARE INITIATED, AND INCLUDE THIS INFORMATION IN THE SWPPP.
- THE CONTRACTOR SHALL NOTE THAT FLUCTUATIONS OF THE GROUNDWATER TABLE MAY OCCUR DUE TO VARIOUS FACTORS NOT EVIDENT AT THE TIME OF PREPARATION OF THIS PLAN. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ANY DEWATERING PERMITS REQUIRED FOR THE PROJECT.
- THE PROJECT SITE IS IN FLOOD ZONE "X" WHICH DENOTES AREAS OUTSIDE 0.2% ANNUAL CHANCE FLOOD.
- THERE ARE NO SURFACE WATER FEATURES LOCATED ON THIS SITE.
- THE TEMPORARY PARKING AND STORAGE AREA SHALL ALSO BE USED AS THE EQUIPMENT MAINTENANCE AREA, EQUIPMENT CLEANING AREA, EMPLOYEE BREAK AREA, AND AREA FOR LOCATING PORTABLE FACILITIES, OFFICE TRAILERS, AND TOILET FACILITIES. THE CONTRACTOR SHALL CONTAIN AND TREAT ALL LEAKS AND SPILLS FROM ANY EQUIPMENT OR FACILITIES.
- ALL WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING, ETC.) SHALL BE DISPOSED OF IN A MANNER THAT PREVENTS CONTACT WITH STORM WATER DISCHARGES FROM THE SITE. CONCRETE TRUCK WASHING SHALL BE DONE AT THE LOCATION SHOWN.
- MAINTAIN ON THE SITE OR HAVE READILY AVAILABLE SUFFICIENT OIL AND GREASE ABSORBING MATERIALS TO CONTAIN AND CLEANUP FUEL OR CHEMICAL SPILLS AND LEAKS.
- FUGITIVE DUST BLOWING FROM THE SITE SHALL BE CONTROLLED BY SPRAYING WATER ON DRY AREAS OF THE SITE. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS ABSOLUTELY PROHIBITED.
- NO RUBBISH, TRASH, GARBAGE, OR OTHER SUCH MATERIALS SHALL BE DISCHARGED INTO DRAINAGE DITCHES OR WATERS OF THE STATE.
- ALL MEASURES PRESENTED IN THE SWPPP SHALL BE INITIATED AS SOON AS PRACTICABLE.
- IF THE GRAVEL CONSTRUCTION ENTRANCES ARE NOT EFFECTIVE IN REMOVING THE MAJORITY OF DIRT OR MUD FROM THE TIRES OF THE CONSTRUCTION VEHICLES, THEN THE TIRES MUST BE WASHED BEFORE THE VEHICLES ENTER A PUBLIC ROAD. IF WASHING IS USED, PROVISIONS MUST BE MADE TO INTERCEPT THE WASH WATER AND TRAP THE SEDIMENT BEFORE IT IS CARRIED OFF THE SITE.
- ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY.
- IF SOIL STOCKPILING IS EMPLOYED ON THE SITE, SILT FENCES SHALL BE USED TO HELP CONTAIN THE SEDIMENT.
- ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE DISPOSED OF WITHIN 30 DAYS AFTER FINAL STABILIZATION. FINAL STABILIZATION HAS OCCURRED WHEN ALL SOIL DISTURBING ACTIVITIES ARE COMPLETED AND A UNIFORM PERENNIAL VEGETATIVE COVER WITH A DENSITY OF 70% OF THE COVER FOR UNPAVED AREAS AND AREAS NOT COVERED BY PERMANENT STRUCTURES HAS BEEN EMPLOYED.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION CONTROL MEASURES (SILT FENCES, STRAW BALES, ETC.) DUE TO GRADE CHANGES DURING THE DEVELOPMENT OF THE PROJECT.
- ALL OFF-SITE CONSTRUCTION SHALL BE STABILIZED AT THE END OF EACH WORKING DAY. THIS INCLUDES BACKFILLING OF TRENCHES FOR STORM DRAIN CONSTRUCTION AND PLACEMENT OF GRAVEL OR BITUMINOUS PAVING FOR ROAD CONSTRUCTION.
- THE CONTRACTOR SHALL POST THESE PLANS AND THE SWPPP IN THE JOB TRAILER, LOG ALL CHANGES, AND UPDATE PLANS AND THE SWPPP AS REQUIRED.
- THE CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES (BMP) AND CONFORM TO ALL CITY AND STATE REQUIREMENTS FOR EROSION CONTROL AND STORM WATER PROTECTION.
- IN THE UNLIKELY EVENT THAT A PHASE DOES NOT IMPROVED ACCESS AND/OR AN ACCESS ROAD IS CONSTRUCTED, BEST MANAGEMENT PRACTICES SHALL BE APPLIED IN ANY TEMPORARY OR PERMANENT STRUCTURES OR ACCESS POINTS.
- THE CONTRACTOR SHALL COMPLETE WEEKLY INSPECTION FORMS FOR THE CITY'S RECORDS, COVERING WEEKLY INSPECTIONS AND MAINTENANCE.
- EXISTING PERIMETER FENCING TO ACT AS CONSTRUCTION FENCING. IF PERIMETER FENCING IS REMOVED, A CONSTRUCTION FENCE SHALL BE INSTALLED UNTIL A NEW FENCE OR WALL IS CONSTRUCTED.



**PORTABLE TOILET GENERAL NOTES:**

- LOCATE PORTABLE TOILETS IN CONVENIENT LOCATIONS THROUGHOUT THE SITE.
- PREPARE LEVEL, GRAVEL SURFACE AND PROVIDE CLEAR ACCESS TO THE TOILETS FOR SERVICING AND FOR ON-SITE PERSONNEL.
- CONSTRUCT EARTH BERM PERIMETER (SEE EARTH BERM BARRIER INFORMATION SHEET), CONTROL FOR SPILL/PROTECTION LEAK.
- PORTABLE TOILETS SHOULD BE MAINTAINED IN GOOD WORKING ORDER BY LICENSED SERVICE WITH DAILY OBSERVATION FOR LEAK DETECTION.
- REGULAR WASTE COLLECTION SHOULD BE ARRANGED WITH LICENSED SERVICE.

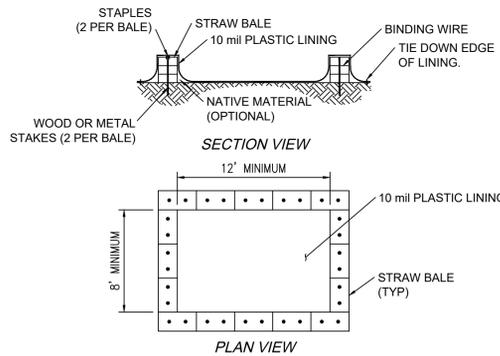
**5 PORTABLE TOILET**  
SCALE: N.T.S.



**NOTES:**

- ALL MATERIAL TO MEET FILTREXX SPECIFICATIONS.
- COMPOST MATERIAL WILL BE DISPERSED ON SITE WHEN NO LONGER REQUIRED, AS DETERMINED BY THE ENGINEER.
- SPACE SO TOP OF DOWNSTREAM CHANNEL CHECK IS AT SAME ELEV. AS TOE OF UPSTREAM CHANNEL CHECK.

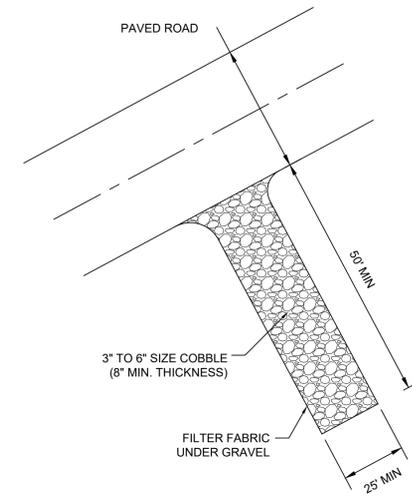
**6 TYPICAL FILTREXX CHANNEL CHECK**  
SCALE: N.T.S.



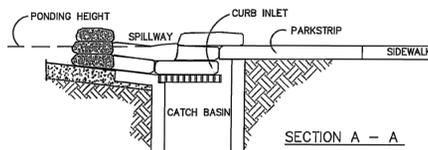
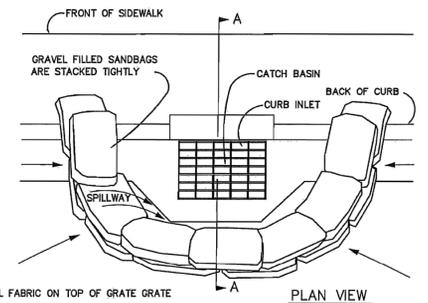
**7 CONCRETE WASHOUT AREA**  
SCALE: N.T.S.

**CONCRETE WASHOUT GENERAL NOTES:**

- TEMPORARY CONCRETE WASHOUT TYPE ABOVE GRADE WILL BE CONSTRUCTED AS SHOWN ABOVE, WITH A RECOMMENDED MINIMUM LENGTH OF 12 FEET AND WIDTH OF 8 FEET.
- THE WASHOUT WILL BE A MINIMUM OF 50 FEET FROM STORM DRAIN INLETS.
- PLASTIC LINING WILL BE FREE OF HOLES, TEARS, OR OTHER DEFECTS THAT COMPROMISE THE IMPERMEABILITY OF THE MATERIAL.
- SIGNS SHALL BE POSTED MARKING THE LOCATION OF THE WASHOUT AREA TO ENSURE EQUIPMENT OPERATORS USE THE PROPER FACILITY.
- THE WASHOUT AREA WILL BE CONSTRUCTED BEFORE CONCRETE POURS OCCUR AT THE SITE.
- THE WASHOUT AREAS WILL BE INSPECTED DAILY TO ENSURE THAT ALL CONCRETE WASHING IS BEING DISCHARGED INTO THE WASHOUT AREA, NO LEAKS OR TEARS ARE PRESENT, AND TO IDENTIFY WHEN CONCRETE WASTES NEED TO BE REMOVED. THE WASHOUT AREAS WILL BE CLEANED OUT ONCE THE AREA IS FILLED TO 75 PERCENT OF THE HOLDING CAPACITY. THEN THE CONCRETE WASTES WILL BE ALLOWED TO HARDEN, BE BROKEN UP, AND REMOVED.



**4 STABILIZED CONSTRUCTION ENTRANCE**  
SCALE: N.T.S.



**NOTES:**

- PLACE CURB TYPE SEDIMENT BARRIERS ON GENTLY SLOPING STREET SEGMENTS WHERE WATER CAN POND AND ALLOW SEDIMENT TO SEPARATE FROM RUNOFF.
- SANDBAGS, OF EITHER BURLAP OR WOVEN GEOTEXTILE FABRIC, ARE FILLED WITH GRAVEL, LAYERED AND PACKED TIGHTLY.
- LEAVE ONE SANDBAG GAP IN THE TOP ROW TO PROVIDE A SPILLWAY FOR OVERFLOW.
- INSPECT BARRIERS AND REMOVE SEDIMENT AFTER EACH STORM EVENT. SEDIMENT AND GRAVEL MUST BE REMOVED FROM THE TRAVELED WAY IMMEDIATELY.

**2 INLET PROTECTION**  
SCALE: N.T.S.



No.	DESCRIPTION	BY	DATE

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SOUTH HILLS DEVELOPMENT  
**EROSION CONTROL NOTES & DETAILS**  
HARRIMAN CITY, UTAH