THIS AGENDA IS SUBJECT TO CHANGE WITH MINIMUM 24-HOURS' NOTICE

PLANNING COMMISSION AGENDA

Thursday, November 2, 2017

NOTICE IS HEREBY GIVEN that the Herriman Planning Commission shall assemble for a meeting in the City Council Chambers, located at **5355 W Herriman Main Street, Herriman, Utah.**

6:00 PM - Work Meeting *(Fort Herriman Conference Room)*

1. Discussion relating to proposed Development Agreements – John Brems, City Attorney
   - 1.1 Dansie Development Agreement for approximately 400 acres located at or near 7300 West Main Street
   - 1.2 Adalynn Development Agreement for approximately 270 acres located at or near 6000 West Herriman Boulevard
2. Review of City Council Decisions
3. Review of Agenda Items

7:00 PM - Regular Planning Commission Meeting

1. **Call to Order**
   - 1.1 Invocation/Thought/Reading and Pledge
   - 1.2 Roll call
   - 1.3 Approval of Minutes for: October 19, 2017

2. **Administrative Items**

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

2.1 Request: Review of Elevations for Wasatch South Hills Pod 2

Applicant:	Steve Jackson
Address:	3600 W Academy Pkwy
Zone:	R-2-10 (Residential – Medium Density)
Acres:	37
File Number:	44C08-03

2.2 Request: Conditional Use for an Exception to Modify the Side Yard Setback from 8 feet to 5 feet

Applicant:	Dan Bricen
Address:	7542 W Ash Leaf Cir
Zone:	A-.25 (Agricultural – 10,000 sq. ft. min.)
Acres:	.27
File Number:	C2017-58

2.3 Request: Conditional Use for a Maverik Convenience Store with Gas Station and 3-Unit Retail Building

Applicant:	Rick Magness
Address:	12626 S Herriman Main St
Zone:	C-2 (Commercial)
Acres:	2.71

File Number: C2017-57

2.4 Request: Subdivision Amendment to remove a condition Regarding Swale and Drainage requirements

Applicant: Matt Hansen – Edge Homes
Address: 6400 W Herriman Pkwy
Zone: R-2-10 (Residential – Medium Density)
Acres: 11.22
File Number: S2015-32-01

2.5 Request: Conditional Use for an Exception to Modify the Rear Yard Setback from 15 feet to 12 feet 4 inches

Applicant: Vesta Homes
Address: 4729 W Highfield Cir
Zone: R-2-10 (Residential – Medium Density)
Acres: .20
File Number: C2017-60

3. Legislative Items

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

3.1 Request: Proposed Rezone From A-1 (Agricultural – 1 acre min.) to R-1-15 (Residential – 15,000 sq. ft. min.) ***(Public Hearing held on October 5, 2017)***

Applicant: Dansie Land LLC
Address: 7300 W Herriman Highway
Acres: 370.91
File Number: 15Z17

3.2 Request: Proposed Rezone to Apply the Planned Development Overlay Zone ***(Public Hearing held on October 5, 2017)***

Applicant: Dansie Land LLC
Address: 7300 W Herriman Highway
Acres: 370.91
File Number: Z2017-30

4. Chair and Commission Comments

5. Future Meetings

5.1 City Council – Wednesday, November 8, 2017 @ 7:00 PM
5.2 Planning Commission Meeting – November 16, 2017 @ 7:00 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 POLICY AND PROCEDURE: The purpose of public comment is to allow citizens to address items on the agenda. Citizens requesting to address the commission will be asked to complete a written comment form and present it to Cindy Quick, Deputy Recorder. In general, the chair will allow an individual three minutes to address the commission. A spokesperson, recognized as representing a group in attendance, may be allowed up to five minutes. his policy also applies to all public hearings.

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

Posted and Dated this 26th day of October, 2017

Cindy Quick, CMC
Deputy Recorder

PLANNING COMMISSION MINUTES

Thursday, October 19, 2017
Waiting Formal Approval

The following are the minutes of the Planning Commission Meeting held on **Thursday, October 19, 2017 at 6:00 p.m.** in the Herriman City Community Center, 5355 W. Herriman Main Street (12090 South), Herriman, Utah. Adequate notice of this meeting, as required by law, was posted in the Community Center, on the City's website, and delivered to members of the Commission and media.

Presiding: Vice Chair Jessica Morton

Commission Members Present: Chris Berbert, Andrea Bradford, Adam Jacobson

Council Members Present: Mayor Carmen Freeman

City Staff Present: City Planner Bryn McCarty, Community Development Coordinator Sandra Llewellyn, Communications Specialist Mitch Davis, City Engineer Blake Thomas, Assistant City Engineer Jonathan Bowers, City Attorney John Brems

6:00 PM - Work Meeting *(Fort Herriman Conference Room)*

2. Review of City Council Decisions

There were no city council decisions to report. City Planner Bryn McCarty thanked the commission for the comments submitted regarding the updated ordinance that they were working on. Several of the comments received were for small typos and she will get those changed. Any substantive comments received were reviewed with the consultant.

3. Cunningham Development Agreement/Proposed Maverik located at 5076 W Herriman Main St.

City Planner McCarty reminded the commission of recent discussion to involve the commission and council from the beginning of the proposal process. The council had approved zoning for the gas station and they had been working on a development agreement. Before they would act on the development agreement, City Council members wanted to be sure the Planning Commission was able to take a look at the updated proposal and provide feedback. After the Council received the feedback from the commission and made an action on the

proposal, the Planning Commission would have it on a future agenda as a conditional use. The time was turned over to Rick Magness for a presentation of the updated proposal.

Rick Magness (applicant) passed out information to the commission and staff and briefly reviewed the process to date. The most recent changes were an increase to the landscaping with a berm around the perimeter. A preliminary grading and utility plan was displayed and it was pointed out that there was a transmission water line in the area that needed to be left alone. They eliminated a rear drive isle and reduced access off of Ashfield. The underground storage tank had been moved to allow homes across the street on Main Street to be able to finance through HUD. They worked with engineering to mitigate the drainage from the roof of the storage next door. The city had also worked with them for the drainage to connect to the existing infrastructure and would be carried off site. Underground storage had been moved as far away from residents as possible and additional landscaping would be provided. The lighting plan would be detailed when they came back. He asked for any feedback from the commission. Commissioner Chris Berbert asked whether or not the gas station would also have a restaurant and the response was yes, that it would. Mr. Magnus then displayed elevations for the store and noted that it would be a full brick building. He reported that they had asked the council for the maximum square footage for their sign and would allow additional square footage for an element that would display the town center. City Council was okay to add the element and not take away from the square footage of their sign. Commissioner Adam Jacobson was concerned that the drive isle for the three units would force people onto Ashfield he asked them to push it back through the gas station. Mr. Magnus explained that it would be marked internally for direction and thanked the commission for their time and remarks.

1. Review of Agenda Items

Item 2.1 – Elevations – the applicant will present a material board in the main meeting.

Item 3.1 – Text Change – the text change was a request from a resident to add kennels. The city does not currently allow overnight boarding for animals. The applicant was asking for kennels to be allowed in agricultural and commercial zones.

Item 3.2 & 3.3 – Rezone and PUD Overlay Zone for Adalyn – the applicant submitted revised information hoping to address the commission concerns; a map, design guidelines and a traffic study. Commissioner Chris Berbert commented about the traffic impact study and requested further clarification regarding the roadways that received an F level of service. City Engineer Blake Thomas explained that the applicant provided suggestions of how to mitigate that level of service. He noted that those roads were failing because of the other traffic around it, not because of the impact from the residential development. The roads were failing during the start and stop times of schools. Commissioner Adam Jacobson asked for clarification regarding the open space along Midas Creek. City Engineer Thomas explained that they did the FEMA study and he had provided an exhibit showing that the stream is contained in a small area. Commissioner Jacobson believed the calculations for the required open space were not accurate and was requesting more precise information. City Planner McCarty explained that she was fine with the information not being precise because it was still at the beginning of the planning stages and she believed that as the process went along it would be important that they make sure they are meeting the requirement. Commissioner Berbert asked for clarification regarding how unbuildable open space was calculated. City Planner McCarty pointed out the acreage information provided for each lot and noted

they'd have to reduce density if the numbers were off. Exact numbers would be difficult to know until they were able to actually lay it out. Commissioner Jacobson was still very concerned with the numbers presented because he did not see any changes to the numbers from what was previous presented. He was concerned with errors or omissions and unfulfilled expectations. City Planner McCarty reported regarding the zoning of R-1-21 that the applicant was proposing at the bottom of their development to allow animal rights for those larger lots. Commissioner Jacobson used that area as an example explaining that the estate lots had 80 units and when you divide 80 by .14 the largest lot that could be obtained would be .34 acres, however, once public streets were built the size would only reduce and the applicant would barely be able to obtain quarter acre lots in that area the way they were proposing it now; their numbers were not working. City Planner McCarty explained that he should be looking at the base number not the max number. The base number was more in line with what they would be putting in the area. The max number was only provided to show a possibility of what could ever be achieved in the area. Commissioner Jacobson was concerned with the possibility of that density. City Planner McCarty restated that the applicant would have to lose lots because they would be required to maintain a certain size of lots in the area and she asked if he would like to change the max numbers. The max numbers were being provided to show the flexibility in the area. Commissioner Jacobson questioned where the 1,100 number came from. City Planner McCarty explained that the 1,100 number came from the general plan and she pointed it out to him in the packet.

Meeting Adjourned 7:06 PM

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7:00 PM - Regular Planning Commission Meeting

Presiding: Vice Chair Jessica Morton

Commission Members Present: Chris Berbert, Andrea Bradford, Adam Jacobson

Council Members Present: Mayor Carmen Freeman

City Staff Present: City Planner Bryn McCarty, Community Development Coordinator Sandra Llewellyn, Deputy Recorder Cindy Quick, Planning Administrative Coordinator Craig Evans, Communications Specialist Mitch Davis, City Engineer Blake Thomas, Assistant City Engineer Jonathan Bowers, City Attorney John Brems

1. Call to Order

7:13 PM Welcome

Vice Chair Jessica Morton welcomed those in attendance and excused Chair Clint Smith.

1.1 Invocation/Thought/Reading and Pledge of Allegiance

Bennett Bangerter led us in the pledge.

1.2 Roll Call:

Full Quorum ~ Curt Noble, Clint Smith, Robyn Shakespear and Wade Thompson absent

1.3 Approval of Minutes for: September 21 and October 5, 2017

Commissioner Chris Berbert asked for a small correction to the minutes from September 21st. The statement he made in the work meeting when reviewing agenda item 2.1 and stated that the commission was advised by council he wanted to have it changed to legal counsel.

Commissioner Chris Berbert MOVED to approve the minutes for September 21 as amended and approve the minutes for October 5, 2017.
Commissioner Adam Jacobson SECONDED the motion.

The voting was unanimous.

Vice Chair Jessica Morton reviewed the public comment policy and procedure.

2. Administrative Items

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

2.1 Request: Review Elevations for Retail Building at Herriman Corner Lot 8

Applicant:	Brad Murdock
Address:	13322 S Rosecrest Rd
Zone:	C-2 (Commercial)
Acres:	.94
File Number:	47C15

City Planner Bryn McCarty oriented the commission with the request to review the elevations for a retail building at Herriman Corner lot 8. The building was approved a few months ago and the final elevations were now being proposed.

Brad Lassiter (representing applicant) presented the material boards and explained what percentage would be used for each one. Commissioner Adam Jacobson asked what was planned for each building. Mr. Lassiter reported that there would be a burger place and juice place in the end units, and nothing was set for the middle unit.

Commissioner Chris Berbert MOVED to approve item 47C15.
Commissioner Adam Jacobson SECONDED the motion.

The vote was recorded as follows:

Commissioner Chris Berbert	*Yes*
Commissioner Andrea Bradford	*Yes*
Commissioner Adam Jacobson	*Yes*

The motion passed unanimously.

3. Legislative Items

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

3.1 Request: Proposed Text Change to the Land Use Ordinance to add Kennels as a Conditional Use in Agricultural and Commercial Zones ***(Public Hearing)***
Applicant: Jessica & Bennett Bangerter
File Number: Z2017-31

Planning Administrative Coordinator Craig Evans oriented the commission with the proposed text change to the land use ordinance to add kennels as a conditional use in the agricultural and commercial zones. The city did not currently have a zone that included kennels. The Bangerters asked for it to be added to all agricultural zones as well as the commercial zones.

Bennett Bangerter (applicant) explained that he and his wife had looked for kennels in the area and there was nothing close to their home. He wanted to incorporate it in the ordinance to allow kennels in Herriman. He had requested to allow kennels in the residential areas, however, after more thought, he believed there could be a lot of complaints in the agricultural and residential zones. Therefore, he requested to rescind the request for kennels to be allowed in agricultural or residential and requested that kennels be allowed in commercial zones. Commissioner Chris Berbert thanked the applicant for his work. Commissioner Adam Jacobson asked what he recommended as a distance from residential because many of the commercial zones border residential zones. Mr. Bangerter suggested 250 feet from the outdoor areas to the property line. City Planner Bryn McCarty reported that they could add a requirement for distance from residential areas. Commissioner Jacobson wondered if the applicant was requesting indoor kennels or outdoor kennels. Mr. Bangerter responded that he was requesting both indoor and outdoor, noting that the outdoor kennels would include dog runs and would provide solid walls to mitigate the noise. He indicated that dog owners really like the option for off leash areas. Commissioner Jessica Morton asked the applicant if they had found an area for the kennel. Mr. Bangerter responded that they were still looking and had investments to move forward. He reported that he would like to have someone on staff at the kennel 24/7 and he believed that would be similar to a storage facility. City Planner McCarty said that it could be allowed in the commercial zone for an attached unit to be used for business. Commissioner Jacobson suggested placing restrictions to minimize the effects of the kennel next to another business to create a sort of segmented off area, even though it would be next to another commercial use. City Planner McCarty reported that she could bring back some suggestions for restrictions such as distance from residential, etc. Commissioner Jacobson requested a requirement for a maximum number of dogs, as well. Mr. Bennett said he would speak with animal control to see what was common for a kennel. City Planner McCarty suggested adding the ability for animal control to monitor the business. Commissioner Jacobson would appreciate feedback from someone involved in that type of business.

7:29 PM Vice Chair Morton opened the public hearing and called for any citizen who would like to speak on the item to come to the podium, fill out a comment form and state their name for the record.

Citizen Comments:

Greg Poulsen liked the idea of including kennels in the ordinance and setting some requirements. He lives in an A-1 zone and thought kennels could be allowed that type of zone as well. He thought there should be restrictions and parameters included. He suggested defining a nuissance for the business and suggested that dogs could not bark past 10:00 pm or that dogs must be kept indoors after a certain time period. He felt the requirement of a concrete wall around the half acre would be good too but there should be a requirement to have a building for the dogs to kennel overnight. He also suggested restrictions during drop off and pick up times, as well as, parking requirements.

David Watts was not supportive of having kennels in an agricultural zone. He did not feel there would be sufficient room for that type of business in an agricultural zone. He did not have the same concerns if it were located in a commercial zone, as long as there were mitigating factors with requirements set.

7:32 PM Vice Chair Morton closed the public hearing.

Vice Chair Jessica Morton requested that the business be required to provide hours of operation. Commissioner Chris Berbert liked the suggestion of a restriction for the hours of operation and the suggestion of requiring that the dogs kennel inside at night. He was okay with allowing kennels in a commercial zone but had concerns of allowing kennels in an agricultural zone. He liked the suggestino of requiring a distance from adjoining businesses and especially from a residential area, as well as, a requirement for a precast wall surrounding commercial property. Commissioner Adam Jacobson agreed and felt that any open kennel should not be visible and should be screened, even during the day. He requested that staff obtain advice from animal control for the proposal.

Commissioner Adam Jacobson MOVED to continue item Z2017-31 for staff and the applicant to review the proposal without date.
Commissioner Andrea Bradford SECONDED the motion.

The vote was recorded as follows:

Commissioner Chris Berbert	*Yes*
Commissioner Andrea Bradford	*Yes*
Commissioner Adam Jacobson	*Yes*

The motion passed unanimously.

3.2 Request: Proposed Rezone From A-1 (Agricultural – 1 acre min.) to R-2-10 (Residential – Medium Density) and C-2 (Commercial) ***(Public Hearing held on October 5, 2017)***

Applicant:	Anthem Utah, LLC
Address:	6200 W 12200 S
Acres:	275
File Number:	Z2017-28

City Planner Bryn McCarty noted that she would be discussing item 3.2 & 3.3 together. She oriented the

commission with the proposal to rezone property located at 6200 W 12200 S from A-1 to R-2-10 and C-2. The applicant was also requesting a PUD overlay zone which would go on top of the zone with additional requirements for the PUD. The site layout, general plan and proposed zoning plan was displayed. It was noted that the applicant was willing to have the R-1-21 zone at the bottom of the development which would allow animal rights for those 50 acres. Zoning would establish density and the PUD would require open space as well as a bubble plan or preliminary plan outlining the density of each pods, showing the major roads and an idea of where open space would be. Details would come back with each pod. Both items were a recommendation to the City Council. Public hearings were held, neighborhood meetings were held and weekly meetings had also been held. A master development agreement was being worked out. The plan was shown with the PUD overlay zone. It showed the open space, overall units and total number of units that they could not exceed. A grading and drainage plan was also displayed.

Doug Young (applicant) explained that he had several staff members available at the meeting for questions the commission may have. He presented an aerial view of the site including the daybreak area. Their hope was to establish a retail center, a senior community and an area with live/work type housing. The open space would be connected throughout the development. They would require 3,600 square foot homes with 3 car garages. An area with half acre lots was pointed out and he explained that there would be high restrictions with the ability for animal rights. Every pod would have a connecting trail system. He reported that they would meet every requirement and city ordinance and each pod would come back to the commission with more details. The bubble plan was shown indicating the types of homes for each pod.

Cory Shupe reported that he took the suggestions of the commission and made alterations to the plan to reflect what the ordinance required. He explained that each neighborhood map included a reference table. The map showed the total amount of acres for the project at 274 and the open space would slightly exceed the 20% requirement at 44.90 acres with a total gross density of 4.01, excluding the commercial of 4.91. The project objectives were architecture with a craftsman feel and all open space and trails would connect. The trails and open space map was displayed showing how they connect through each pod. He reported that there would be three major exercise nodes along the trail. Neighborhood amenities were also pointed out; pavilions and tot lots. Design guidelines were highlighted. The major entry ways were outlined and displayed, as well as, the plan for walls and landscaping to act as a buffer. Each pod was detailed. Pod 1 and 2 would be single family estates with half acre to quarter acre lots. The open space, architecture style and setbacks were outlined and it was noted that they planned for public streets. Pod 3 and 4 were midrange lots and would be called Meadows with .1 to .25 acre lots. He reported that the acreage calculations excluded the open space. The Villas would have multi-family homes. There would be a range of buildings would be between 446 to 495 on 31.62 acres. The active senior living area was in pod 6 with acreage of 42.51. The base and max would vary. There would be an ally loaded product and there would be 1,200 square foot homes with two car garages. Commissioner Adam Jacobson thanked them for taking the time to outline their proposal, however, he felt the density stills seemed too high. The calculations for pod 1 and 2 stated that lots were between .25 to .60 acres, however, the biggest lot that could be obtained would be between .45

and a third of an acre. When they pull out the roadways, the area could only have quarter acre lots. Doug Young reiterated that the area would include 35% to 40% half acre lots. He divulged that he did not think they would obtain the 1,100 units shown as max density. He suggested that they could bring back the entire subdivision with more detail if he would like that. Commissioner Jacobson again voiced that the max number was very concerning to him. He then noted that the flood plain area would take out additional open space. City Engineer Blake Thomas provided further information about the flood plain and explained that the development to the west was required to do a map revision for the FEMA flood plain because 100 feet of 6000 West had not been mapped. He reported that the revision was completed on October 10, 2017 and the shape files had been included showing the flood plain. Mr. Young said he was showing that flood plain and would only apply the land at 25% to would match city ordinance. He further explained that the Planning Commission would have the opportunity to look at each pod individually. He again stated that he did not believe they would reach the 1,100 max density for that area. Commissioner Jacobson felt that the area would be more likely at the minimum density numbers in the range when they excluded roadways. Mr. Shupe reiterated the guarantee for larger lots and open space. Bruce Baird addressed questions asked during the work meeting. The first was, where did the 1,100 number come from and he responded that the number was not new to the general plan, there had only been a slight configuration of properties. He was also aware of the calculus regarding roads and acreage which were not predesigned yet and was the reason they presented a range. He believed the development agreement would be self-correcting because of the requirements outlined. If it were to turn out that because of open space and roadways the math no longer worked, they could only build what the math showed. He felt it was compliant and thanked staff for working endless hours with them through the process. They had included roads and trails that weren't originally proposed. He informed Commissioner Jacobson that the proposal may not be what he thought of as perfect because that was in the eye of the beholder. However, he respectfully requested that the commission make recommendation to the city council. He understood that Commissioner Jacobson could suggest less density but he did not feel like they could provide enough information to make everyone happy. He again requested that the commission make a recommendation to council to move forward to allow them to adhere to the time frame required by council.

Ryan Hales addressed the commission and was glad to answer any questions regarding road ways. Commissioner Jacobson understood that roads were not being designed at this point but he was concerned with the control on 6000 West. Mr. Hales thanked the commission for their service and explained that he served on a commission for 9 years and felt it was a tough job. He spoke about the traffic on 6000 West and how it was primarily related to the school. There was a peaking problem for about a 15 to 20 minute period each week day and he noted that charter school children were not bussed which may create the greater issue. The data collected was during those peak times. He spoke about the average daily traffic (ADT) on the roadway and provided projections for traffic on that road. Outside of the school hours the road would function well and be sufficient. It could be mitigated with signals in the future.

Mr. Young said that the school would be required to have a roundabout maintained on school property to mitigate traffic. He described a 100 foot wide by-road at 6200 West that would go through the

subdivision and along the commercial area with a bike trail that would provide a three lane highway out to 11800 South. Numerous land planners had looked at the development several times to create a trophy subdivision. He requested a positive recommendation to be allowed to present it to the City Council. He thanked the commission members for being at the meeting.

Commissioner Chris Berbert noticed that in pod 5 and 6 that the driveways were proposed as 20 feet and he had found that a lot of SUV's, vans and trucks were 22 feet long. He would like the city to require 22 foot driveways as more of a norm. He did not want any private roads allowed except for pod 6. He was nervous about the entry ways off of 6000 West especially in pod 6 and would like the City Council to consider traffic in the area, he felt there needed to be a better solution. Pod 5, from a general plan perspective, was originally 13 acres with higher density and he thought that the City Council should really look at that area well. He mentioned that he felt the development could be better than what was being proposed. He also voiced concern that the general plan was just barely approved and he struggled to see how the proposal matched that general plan. Commissioner Andrea Bradford requested more details on the traffic study. She wondered if they did an AM study. Scott Johnson explained that they counted both the AM and PM peak times. The AM peak was approximately 20% higher. Commissioner Bradford wanted to see the difference between the AM and PM study. She wondered what it looked like in the evenings around 4:00 to 6:00 pm and whether or not the road would always be poor due to the development during the evenings. Mr. Johnson said that the biggest concern occurred in the morning. Mr. Young agreed to the suggestion of requiring 22 foot driveways. He reported that there would be numerous schools coming in the area and believed the center road would help get residents out to 11800 South remedying their concerns of traffic. Commissioner Jacobson still voiced concern with the max number of 1,100 units. He noted that the density proposed was five. He felt it should be four units per acre for the net density and that the commercial should not be part of the PUD. He explained that if the commission approved the proposal, they would be violating the newly approved general plan. He believed the density needed to be closer to 900 units to comply with the general plan that the council just approved. Mr. Young asked them to make a recommendation to the City Council to go off of the general plan and make it a condition. He did not have a problem meeting the ordinance and was fine with his suggestion of 900 units. Bruce Baird clarified that Mr. Young did not believe the math agreed with Commissioner Jacobson but he could make that recommendation that it would be subject to 900 units, however, he was not necessarily agreeing with the 900 units. Mr. Young will meet what is required of him. Commissioner Berbert felt that they did need to make a recommendation to the council, however, he did not believe the proposal met the general plan. Vice Chair Jessica Morton mentioned that she agreed with Commissioner Jacobson's calculations. Planner McCarty reminded the commission of the 22 recommendations from staff and that they were looking at zoning as well as a proposal for an R-1-21 zone at the bottom of the development with R-2-10 and C-2 zones at the top.

Commissioner Adam Jacobson MOVED to recommend to city council approval of item Z2017-28 with staff's requirements.
Commissioner Chris Berbert SECONDED the motion.

The vote was recorded as follows:

Commissioner Chris Berbert *Yes*
Commissioner Andrea Bradford *Yes*
Commissioner Adam Jacobson *Yes*

The motion passed unanimously.

3.3 Request: Proposed Rezone to Apply the Planned Development Overlay Zone ***(Public Hearing held on October 5, 2017)***

Applicant: Anthem Utah, LLC
Address: 6200 W 12200 S
Acres: 225
File Number: Z2017-29

Commissioner Chris Berbert explained that item 3.6 was a text change to adopt the overlay zone. He was unclear how he could approve or make a recommendation for the overlay zone when they did not have the text for the overlay zone yet. City Planner McCarty explained that council could not approve it until the zone had been approved.

Bruce Baird suggested that they could make a recommedation to approve the PUD subject to the 22 conditions, subject to the 900 number, subject to the council subsequently adopting the PUD form or ordinance in substantially the form that it is currently being considered by you. That way, if it doesn't happen, than it wouldn't happen. It would save the applicant from having to come back and do the presentation all over again. It would allow the applicant to meet a time table critical for the city because of the requirement the city imposed to get it completed by December 31st. The applicant would not meet that requirement if they could not move forward. He pleaded with them to make it conditioned upon the passage of the PUD, etc. City Attorney John Brems gave his thumbs up. Commissioner Adam Jacobson asked if they could make the recommendation conditional that if council changed the Planning Commission decision, at all, then it would have to come back to the commission. Commissioner Berbert was comfortable with that suggestion and City Attorney Brems suggested that they could state there was no substantive changes. Mr. Baird suggested that it would be conditioned upon the City Manager and City Attorney certifying to the council that no substantive changes had been made from the PUD ordinance as they recommended. City Engineer Thomas asked the commission to change 22b to make them dependent on one. Commissioner Berbert asked to include the requirement that driveways shall be 22 feet instead of 20 feet. Commissioner Jacobson summarized what he would like to include in his motion, stating that for item number two it would state a max of 900 units with an overall density to be 4.0 for the 224 acres. An alteration to number four to say driveways in pods 5 and 6 to be 22 feet long. A change to 22b with an addendum to the master traffic study each time it comes back in and item 23 that the city attorney will ensure that no substantive changes are made to the PUD ordinance, or if so, it would come back to the commission. City Planner McCarty restated that for item number 23 that the City Attorney shall ensure that if any substantive changes are made to the planned development overlay zone than this PUD would come back to the commission. Commissioner Jacobson confirmed that was his intent.

Commissioner Adam Jacobson MOVED to recommend to City Council to approve the proposed rezone to apply the PUD overlay zone to the Anthem Utah LLC for the 224 acres at a density of 4.0 to be in compliance with the general plan that was just approved. That was why they were requesting an alteration to item number two that states a max of 900 units with an overall density to be 4.0 for the 224 acres. An alteration to number four to say driveways in pods 5 and 6 to be 22 feet long. A change to number 22b an addendum to the master traffic study each time it comes back in and item number 23 that the City Attorney shall ensure that if any substantive changes are made to the planned development overlay zone than this PUD would come back to the commission.
Commissioner Chris Berbert SECONDED the motion.

Requirements:

1. *Receive and agree to the recommendations from other agencies.*
2. *The preliminary site plan is approved as attached with a maximum of ~~1100~~ 900 units. ~~with an~~ overall density ~~is to be no greater than 4.91 units per acre~~ 4.0 for the 224 acres.*
3. *When each pod comes in for final site plan approval, the applicant shall demonstrate how the proposal complies with the overall density of the project.*
4. *Design guidelines are approved as submitted, including setbacks, architectural requirements, minimum lot sizes and driveways in pods 5 and 6 to be 22 feet long.*
5. *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.*
6. *The developer shall incorporate the designated open space in each pod. With each phase submitted, the applicant shall submit an open space summary.*
7. *Trails shall provide connectivity throughout the development, to residential, schools, and commercial. 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.*
8. *Provide a 20 foot wide trail along the south side of Midas Creek. The trail shall be outside the top of bank. The trail should include an 8 foot paved trails and an 8 foot unpaved/ aggregate trail.*
9. *Construct a 6 foot precast wall along 6000 West and 6400 West. Construct an 8 foot precast wall or a 6 foot precast wall with a minimum 2 foot berm along Herriman Blvd. The wall along Herriman Blvd to match the "Farm" pattern. The walls shall be installed when the adjacent pod is being constructed. Fencing on the interior of the project will be discussed with each phase.*
10. *Herriman Blvd, 6200 West and 6000 West shall be built adjacent to the phase being constructed. Roads shall be built curb to curb, with sidewalks, park strips, and street lights being installed along the phase being developed.*
11. *No residential driveways shall access onto 6200 W, 6400 W, 6000 W, Herriman Blvd, or 11800 South.*
12. *Infrastructure for each phase shall be reviewed and approved by Engineering to verify that adequate systems are in place for that pod. This shall include review of transportation, water, and storm drain systems.*

13. *If there is going to be regional storm water detention for the project, 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.*
14. *All single family dwellings shall provide basements, excluding homes in pod 6 (Active Senior).*
15. *The active senior pod (pod 6) shall have at least 40 percent single family dwellings.*
16. *Comply with all recommendations from the Traffic Study, including additional right of way dedication for future traffic signals or turn lanes.*
17. *Comply with all off-street parking requirements for single family detached and attached dwellings.*
18. *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.*
19. *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.*
20. *Install curb, gutter, sidewalk, park strip, and street lights along all public streets in accordance with city standards.*
21. *A development agreement for the entire project shall be reviewed and approved by the City Council prior to any pods receiving final site plan approval.*
22. *Each pod shall submit an application for approval of a site plan pursuant to chapter 30 of this title. The site plan for each pod shall include, but not be limited to, the following:*
    a. *Lot area and widths shall be shown on an approved site plan for each phase.*
    b. *An addendum to the master traffic study each time a pod comes back to the commission.* ~~*Traffic studies will be required for each pod in compliance with the Engineering Design Standards.*~~
    c. *Each pod that is adjacent to Midas 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.*
23. *The City Attorney shall ensure that if any substantive changes are made to the planned development overlay zone that this PUD would come back to the commission.*

The vote was recorded as follows:

Commissioner Chris Berbert	*Yes*
Commissioner Andrea Bradford	*Yes*
Commissioner Adam Jacobson	*Yes*

The motion passed unanimously.

3.4 Request: Text Change to the Land Use Ordinance to Create a Low-Density Agricultural Zone ***(Public Hearing opened on September 21, 2017 and closed on October 5, 2017)***
Applicant: Herriman City
File Number: 17Z17

City Planner Bryn McCarty oriented the commission with a proposed text change to the land use ordinance to create a low-density agricultural zone. Item 3.4 and 3.5 were continued together. Nothing had been changed at all for item 3.4. For item 3.5, in the chart, all incentives for PUD's were removed. There would still need to be a density for the PUD because there could be an existing PUD with the zone. The max could be 2.5 for the subdivision.

Commissioner Andrea Bradford MOVED to recommend to the city council approval of item 17Z17.
Commissioner Chris Berbert SECONDED the motion.

The vote was recorded as follows:
Commissioner Chris Berbert Yes
Commissioner Andrea Bradford Yes
Commissioner Adam Jacobson Yes

The motion passed unanimously.

3.5 Request: Text Change to the Land Use Ordinance to Allow the Use of the A-.25 Zone on Property Less Than 15 Acres ***(Public Hearing opened on September 21, 2017 and closed on October 5, 2017)***
Applicant: Herriman City
File Number: Z2017-24

City Planner Bryn McCarty oriented the commission with the proposed text change to the land use ordinance to allow the use of the A-.25 zone on property less than 15 acres. She suggested that they approve as staff recommended provided however, in no event shall the resulting density exceed 2.5 lots per acre.

Commissioner Andrea Bradford MOVED to approve item Z2017-24 with the change that provided however, in no event shall the resulting density exceed 2.5 lots per acre in a subdivision or PUD.
Commissioner Adam Jacobson SECONDED the motion.

The vote was recorded as follows:
Commissioner Chris Berbert Yes
Commissioner Andrea Bradford Yes
Commissioner Adam Jacobson Yes

The motion passed unanimously.

3.6 Request: Text Change to the Land Use Ordinance to Adopt a Chapter Regarding Planned Development Overlay Zones ***(Public Hearing held on August 3, 2017)***
Applicant: Herriman City
File Number: 20Z17

City Planner Bryn McCarty oriented the commission with a text change to the land use ordinance to adopt a chapter regarding planned development overlay zones. Open space was of concern from last time but felt it was okay. Commissioner Chris Berbert felt it was the size of the lots as well. City Planner McCarty said nothing protects the size of the lots because there was no minimum lot size in a PUD, it was based off of density approved. Commissioner Berbert felt concerned for a balance of lot sizes. Commissioner Jacobson felt that if there was no minimum lot size, it would not give them a size to adhere to. He wanted to enforce the density per pod which would provide a balance. Commissioner Berbert wondered what the percentage of lots in the city was, for lots between .10 and .30. City Planner McCarty had created a report to show those percentages but did not hat it to present. She reported that she would send it to the commission. She believed it was 20% townhomes and 41% were lots between .25 and .50 acres that and were platted. There were some five acre lots and some smaller lots as well. Commissioner Berbert felt there should be some kind of balance in lot sizes. He did not want the overlay zone to allow an applicant to shove all the lots in one place. He wanted there to be more of a balance. City Planner McCarty reminded them that the text change would make the PUD a legislative item which would give the commission a lot more discretion. She believed there was a lot of good standards included in the ordinance and any issue they may have would fall within the ordinance requirements. When an applicant comes back for final approval, they would only come to the commission. Commissioner Jacobson felt fine with the text. He only had issue with the open space, he did not like that an applicant could show a huge piece of land intended to be open space and then come back with a tiny strip of land for open space. He wondered if a developer would be required to make a map adjustment first. City Engineer Thomas said the process involved could take at least a year and as long as it takes the development to build out, was as long as it takes to get a Conditional Letter of Map Revision (CLOMAR). He suggested that they could have them take the FEMA part out and submit a Hydrologic study for engineering to review. Commissioner Jacobson was comfortable with his suggestion, as long as it would not be a guess. He asked that the city enforce an applicant that wants to go with the zone A to understand that would be the flood plain, and the density that they would lose with the 25% reduction, unless they get the CLOMAR was done first. City Planner McCarty asked if they could even get the CLOMAR done without knowing what the development was going to be. City Engineer Thomas said the CLOMAR would be based off of the development and further explained of areas with flood plains where there could be future development. He was unsure that requiring a CLOMAR was a rational way to go about it. He would be more comfortable with the hydrologic analysis getting done because FEMA could always change it. Commissioner Berbert wondered if there was a way to protect the city to not allow clustering to a point that wouldn't allow a balance of density. City Planner McCarty suggested requiring that minimum lot size should be established when they present to the commission for each lot. Commissioner Berbert liked her suggestion and restated that a minimum lot size should be established with each pod, he felt like that would protect the balance. City Planner McCarty clarified that they wanted to see the minimum lot size requirement with the preliminary site plan, which was confirmed.

Commissioner Chris Berbert MOVED to recommend to city council to approve item 20Z17 as written with one minor change to B(1)(a) to add a minimum lot size be required at the time of request.
Commissioner Adam Jacobson SECONDED the motion.

The vote was recorded as follows:

Commissioner Chris Berbert	*Yes*
Commissioner Andrea Bradford	*Yes*
Commissioner Adam Jacobson	*Yes*

The motion passed unanimously.

4. Chair and Commission Comments

None

5. Future Meetings

5.1 City Council – Wednesday, **October 25, 2017** @ 7:00 PM
5.2 Planning Commission Meeting – **November 2, 2017** @ 7:00 PM

6. Adjournment

Vice Chair Morton called for a motion to adjourn.

Commissioner Adam Jacobson MOVED to adjourn the meeting. All voted yes and the motion passed unanimously. The meeting adjourned at 9:19 PM.

I, Cindy Quick, Deputy Recorder of Herriman City, hereby certify that the foregoing minutes represent a true, accurate and complete record of the meeting held on October 19, 2017. This document constitutes the official minutes for the Herriman City Planning Commission Meeting.

Cindy Quick

Cindy Quick, CMC
Deputy Recorder

HERRIMAN CITY

Date of Meeting: 11/02/2017	
File #	44C08-03
Applicant	Steve Jackson
Address	3600 W Academy Pkwy
Request	Review of Elevations for Wasatch South Hills Pod 2

HERRIMAN CITY

Staff Report

DATE: October 26, 2017

TO: Planning Commission

FROM: Bryn McCarty, City Planner

MEETING: PC Agenda 11/02/2017

REQUEST: Review Elevations for Wasatch South Hills Pod 2

Applicant:	John Lindsley
Address:	3600 W Academy Pkwy
Zone:	R-2-10 (Residential – Medium Density)
Acres:	37
File Number:	44C08-03

Request

The applicant is requesting Planning Commission approval for the elevations of Wasatch South Hills Pod 2.

Site

The development is located at 3600 W Academy Pkwy and contains 37 acres.

Zoning

The site is zoned R-2-10.

Discussion

Wasatch South Hills Pod 2 was approved as a conditional use by the Planning Commission on December 15, 2016. One of the conditions of approval required that elevations be reviewed and approved by the Planning Commission, as outlined below:

4. Building elevations to come back to the PC for final review and compliance with the South Hills design guidelines.

The applicant is also requesting that exceptions be granted to the South Hills Technical Guidelines by the Planning Commission. The guidelines state that any exceptions are to be reviewed and approved by the South Hills Design Review Committee and Herriman City. The technical guidelines require homes to have a minimum roof pitch of 6:12. The applicant is asking to allow 2 different home styles with roof pitches less than 6:12. They are also requesting to allow their "farmhouse" style home to be built with less than 30% brick or stone, as required.

HERRIMAN CITY

Staff Report

Recommendation

Staff recommends approval of the elevations that comply with the South Hills Technical Guidelines. The Planning Commission needs to determine if they would like to grant exceptions for a few of the elevations.

WASATCH GUARANTY CAPITAL
299 South Main Suite 2400 Salt Lake City, Utah 84111
www.wasatchgroup.com | Tel. 801-961-1000

Wasatch South Hills Development Co., LLC
299 South Main Street, Suite 2400
Salt Lake City, Utah 84111

July 7, 2017

Bryn McCarty, AICP
13011 S. Pioneer Street
Herriman, UT 84096
bmccarty@herriman.org

Re: South Hills Design Review Committee Pod #2, Alpine Homes, Preliminary Approval

Ms. McCarty:

This letter shall serve as a preliminary approval by the South Hills Design Review Committee of the pod planning and engineering for Alpine Homes within Pod #2, Phase 1A (54 lots) in the South Hills Master Planned Community. John Lindsley has reviewed the planning and engineering for Pod #2, and have confirmed that the proposed site plan initially complies with the Technical Guidelines and provisions of the Master Development agreement to the satisfaction of the South Hills Design Review Committee with one exception. The builder proposes to build homes with a 4:12 roof pitch. The Technical Guidelines restricts roof pitches to a minimum of 6:12 with allowance for lesser pitches on smaller areas. The builder will present this option to Planning Commission for approval with mitigating factors.

Thank you for your attention to this matter.

Sincerely,

John Lindsley
Wasatch South Hills Development Co., LLC

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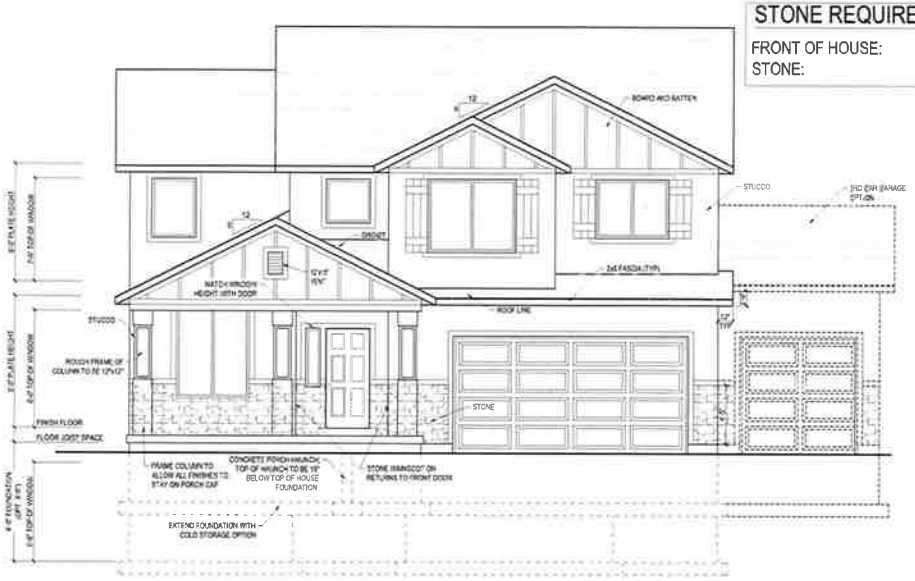
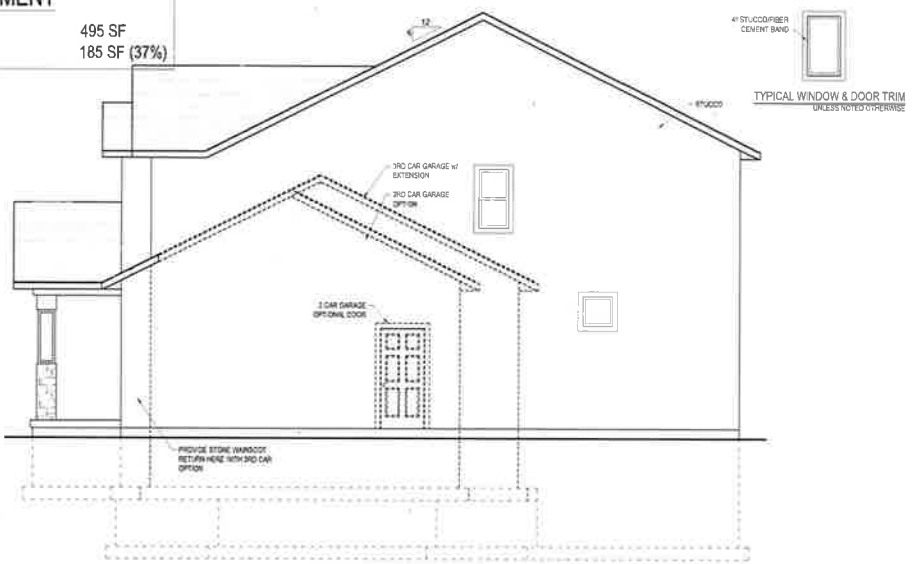
STONE REQUIREMENT

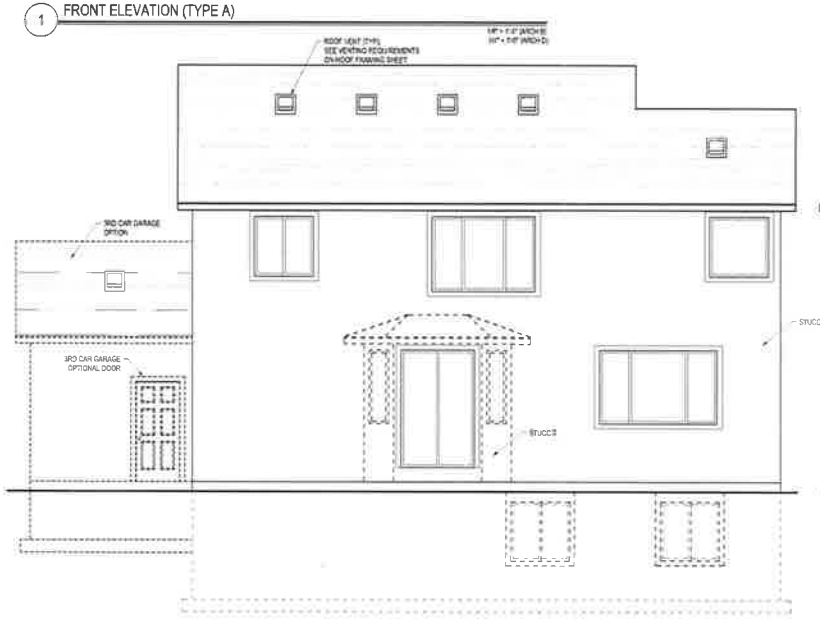
FRONT OF HOUSE:	495 SF
STONE:	185 SF (37%)



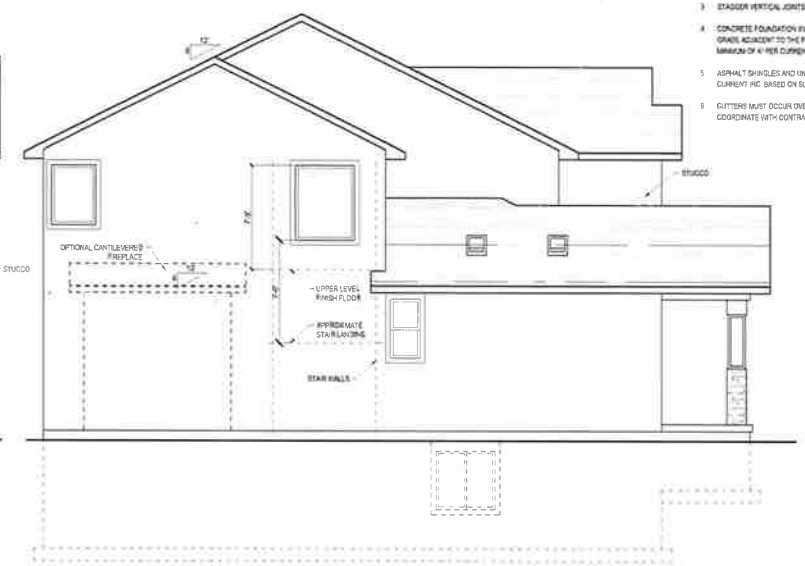
1 FRONT ELEVATION (TYPE A)



2 RIGHT ELEVATION (TYPE A)



3 REAR ELEVATION (TYPE A)



4 LEFT ELEVATION (TYPE A)

GENERAL PLAN ELEVATION NOTES:

1. DO NOT SCALE ELEVATION DRAWINGS
2. ALL RAILS MUST BE 36" HIGH WITH A MAXIMUM OF 4" BETWEEN BALUSTERS
3. STAGGER VERTICAL JOINTS OF PLANK
4. CONCRETE FOUNDATION WALLS SHALL EXTEND ABOVE FINISHED GRADE ADJACENT TO THE FOUNDATION WALL AT ALL POINTS A MINIMUM OF 4" PER CURRENT IRC
5. ASPHALT SHINGLES AND UNDERLAYMENT SHALL BE USED PER CURRENT IRC BASED ON SLOPE OF ROOF AND WIND RESISTANCE
6. GUTTERS MUST OCCUR OVER DOORS AND WINDOW WELLS COORDINATE WITH CONTRACTOR/OWNER FOR OTHER LOCATIONS

JEFF ADAMS

ALPINE HOMES

THESE PLANS ARE IN A FORMATTED FOR USE UNDER THE FOLLOWING CONDITIONS AND RESTRICTIONS:

1. THE GENERAL CONTRACTOR (BUILDER/OWNER) IS RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES AND FOR COORDINATING ALL PORTIONS OF THE WORK IN COMPLIANCE WITH THE CONTRACT DOCUMENTS AND ALL APPLICABLE LAWS, CODES, ORDINANCES, RULES AND REGULATIONS. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR REPORTING ERRORS, INCONSISTENCIES OR OMISSIONS IN THE CONSTRUCTION DOCUMENTS TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK AFFECTED THEREBY. THE GENERAL CONTRACTOR SHALL BE LIABLE FOR ANY DAMAGE RESULTING FROM FAILURE TO REPORT ANY ERRORS, INCONSISTENCIES OR OMISSIONS IN THE CONSTRUCTION DOCUMENTS.
2. THE GENERAL CONTRACTOR (BUILDER/OWNER) IS RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES AND FOR COORDINATING ALL PORTIONS OF THE WORK IN COMPLIANCE WITH THE CONTRACT DOCUMENTS AND ALL APPLICABLE LAWS, CODES, ORDINANCES, RULES AND REGULATIONS. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR REPORTING ERRORS, INCONSISTENCIES OR OMISSIONS IN THE CONSTRUCTION DOCUMENTS TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK AFFECTED THEREBY. THE GENERAL CONTRACTOR SHALL BE LIABLE FOR ANY DAMAGE RESULTING FROM FAILURE TO REPORT ANY ERRORS, INCONSISTENCIES OR OMISSIONS IN THE CONSTRUCTION DOCUMENTS.
3. THESE PLANS ARE IN PLACE TO PROVIDE A CLEAR UNDERSTANDING OF CONTRACTOR AND OWNER RESPONSIBILITY AND TO AID THE DESIGNER'S SCOPE (PAPER WORK) IN THE PERMITTING PROCESS. ANY DEVIATION FROM THESE PLANS MUST BE APPROVED IN WRITING BY THE DESIGNER PRIOR TO CONSTRUCTION. ANY DEVIATION FROM THESE PLANS WITHOUT WRITTEN APPROVAL BY THE DESIGNER WILL VOID ANY AND ALL WARRANTIES.
4. THESE PLANS ARE COPYRIGHTED AND ARE THE PROPERTY OF THE DESIGNER. THEY ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY, WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF THE DESIGNER.
5. THESE PLANS ARE IN PLACE TO PROVIDE A CLEAR UNDERSTANDING OF CONTRACTOR AND OWNER RESPONSIBILITY AND TO AID THE DESIGNER'S SCOPE (PAPER WORK) IN THE PERMITTING PROCESS. ANY DEVIATION FROM THESE PLANS MUST BE APPROVED IN WRITING BY THE DESIGNER PRIOR TO CONSTRUCTION. ANY DEVIATION FROM THESE PLANS WITHOUT WRITTEN APPROVAL BY THE DESIGNER WILL VOID ANY AND ALL WARRANTIES.

CONSTRUCTION DOCUMENTS

PROJECT INFO:

PLAN NAME: MC 2307

ADDRESS: -

SUBDIVISION: -

LOT #: LOT #

PLAN OWNER: ALPINE HOMES

DRAWN BY: JEFF ADAMS DESIGN

DATE: 2017-07-10

PROJECT NUMBER: 2016-068

PHASE: CONSTRUCTION DOCS.

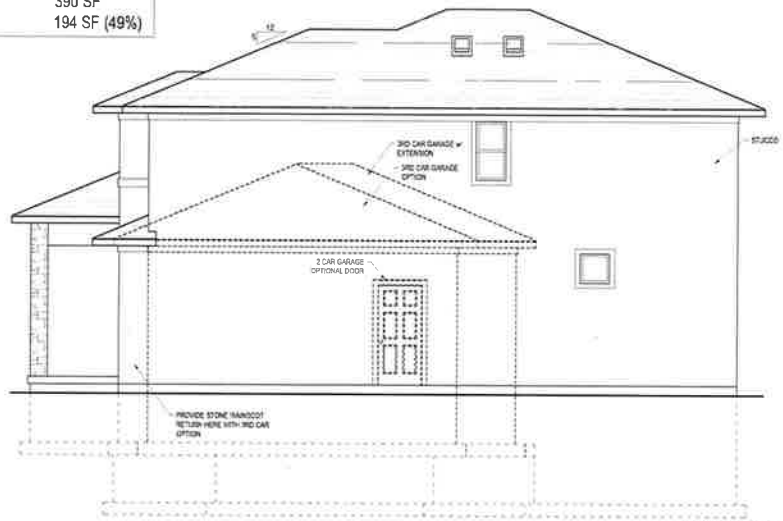
SHEET NAME: ELEVATIONS

SHEET NUMBER: 13

STONE REQUIREMENT

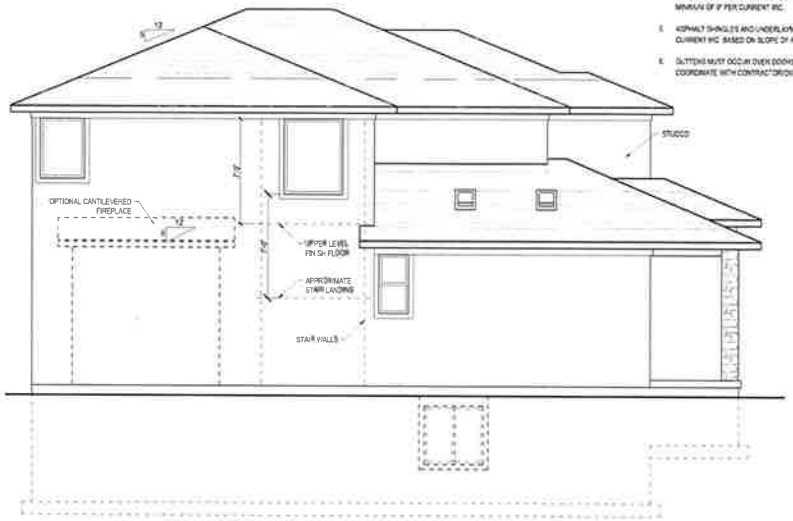
FRONT OF HOUSE:	390 SF
STONE:	194 SF (49%)

1 FRONT ELEVATION (TYPE B)



2 RIGHT ELEVATION (TYPE B)

3 REAR ELEVATION (TYPE B)



4 LEFT ELEVATION (TYPE B)

GENERAL PLAN ELEVATION NOTES:

1. DO NOT SCALE ELEVATION DRAWINGS
2. ALL RAILS MUST BE 36" HIGH WITH A MAXIMUM OF 4" BETWEEN BALUSTERS
3. STAGGER VERTICAL JOINTS OF PLANK
4. CONCRETE FOUNDATION WALLS SHALL EXTEND ABOVE FINISHED GRADE ADJACENT TO THE FOUNDATION WALL AT ALL POINTS A MINIMUM OF 8" PER CURRENT IRC.
5. ASPHALT SHINGLES AND UNDERLAYMENT SHALL BE USED PER CURRENT IRC BASED ON SLOPE OF ROOF AND WIND RESISTANCE.
6. GUTTERS MUST OCCUR OVER DOORS AND WINDOW WELLS. COORDINATE WITH CONTRACTOR/OWNER FOR OTHER LOCATIONS

THESE PLANS ARE ONLY FURNISHED FOR JOB UNDER THE FOLLOWING CONDITIONS, AND "RESERVED RIGHTS" ARE RESTRICTIVE:

1. THE GENERAL CONTRACTOR AND/OR OWNER, AS PART OF THE DESIGN TEAM, ARE TO ENSURE THE DRAWING CORRECTNESS PRIOR TO THE START OF CONSTRUCTION.
2. CONTRACTOR AND/OR OWNER IS RESPONSIBLE FOR THE COURSE OF CONSTRUCTION, AND WILL BE RESPONSIBLE FOR ACCOMMODATING DEVIATIONS FROM THESE PLANS WITH THE APPROPRIATE PROFESSIONAL TO CALCULATE ALL STRUCTURAL COMPONENTS. THE ARCHITECTURAL DRAWERS ETC.
3. CONTRACTOR TO CALCULATE ALL TRUSS LOADS, TRUSS LAYOUT, STRUCTURAL BEAMS, ETC. FOLLOWING THE 2015 IRC.
4. CONTRACTOR TO BE RESPONSIBLE FOR ALL MEASUREMENTS VERIFY FROM THE APPROVED DRAWING SET.
5. CONTRACTOR SHALL CONSULT ENGINEER FOR ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK.

THESE PLANS ARE IN PLACE TO PROVIDE A CLEAR AGREEMENT BETWEEN OWNER AND CONTRACTOR. CONTRACTOR SHALL CONSULT ENGINEER FOR ANY POINT DURING CONSTRUCTION, AND IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONSULT ENGINEER IF ANY DISCREPANCIES ARE FOUND. CONTRACTOR CAN LIST OR REQUEST ADDITIONAL INFORMATION BEFORE PROCEEDING FOR FREE.

THESE PLANS ARE PROTECTED BY COPYRIGHT LAW AND OTHER APPLICABLE LAWS. ANY UNAUTHORIZED USE OF THESE PLANS IS PROHIBITED. THE ARCHITECT EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. YOU ARE NOT PERMITTED TO CHANGE OR REMOVE THE COPYRIGHT NOTICE FROM THE PLANS. YOU ARE NOT PERMITTED TO USE THESE PLANS FOR ANY PURPOSE OR AT ANY LOCATION OTHER THAN THE SPECIFIED PROJECT FOR WHICH THEY HAVE BEEN PREPARED, AND YOU MAY NOT MAKE ANY MODIFICATIONS TO THESE PLANS WITHOUT THE PRIOR WRITTEN CONSENT OF JEFF ADAMS DESIGN.

JEFF ADAMS DESIGN

ALPINE HOMES

CONSTRUCTION DOCUMENTS

PROJECT INFO:

MC 2307

LOT #

ALPINE HOMES

JEFF ADAMS DESIGN

2017-07-10

2016-068

CONSTRUCTION DOCS.

ELEVATIONS

14

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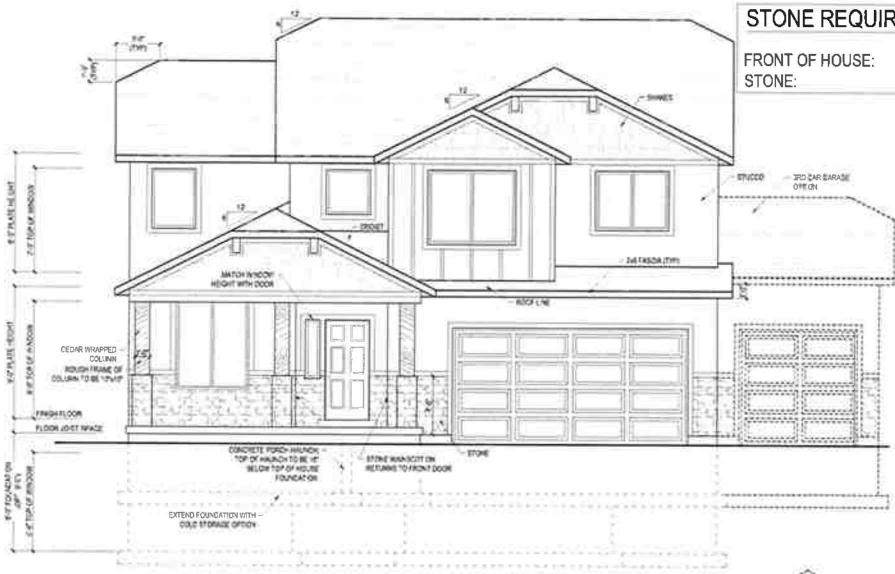
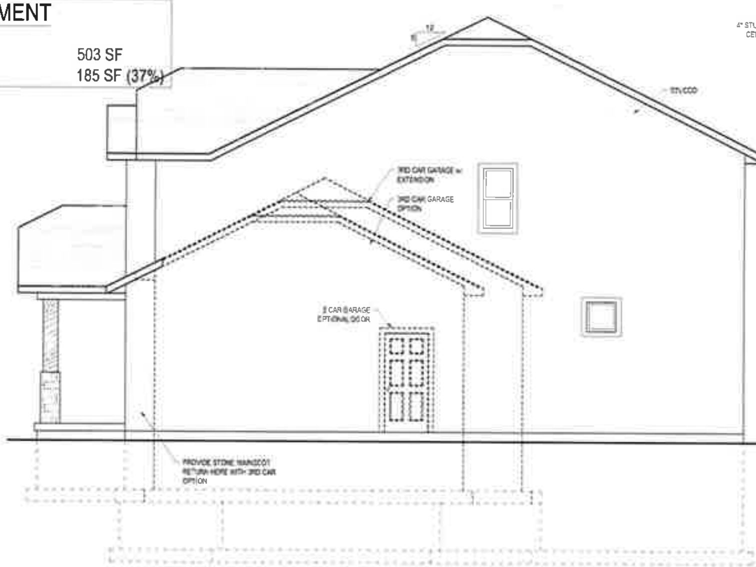
STONE REQUIREMENT

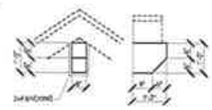
FRONT OF HOUSE:	503 SF
STONE:	185 SF (37%)



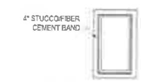
1 FRONT ELEVATION (TYPE C)



2 RIGHT ELEVATION (TYPE C)



TYPICAL CORBEL DETAIL



TYPICAL WINDOW & DOOR TRIM
UNLESS NOTED OTHERWISE

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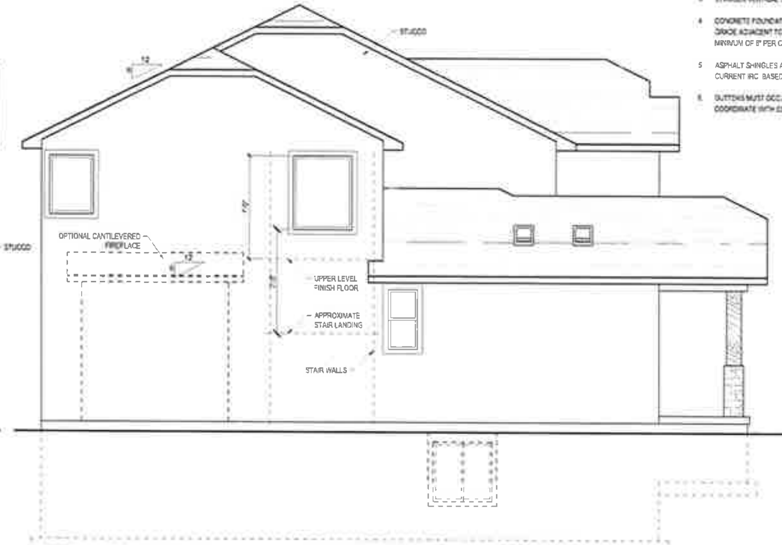
3 REAR ELEVATION (TYPE C)



4 LEFT ELEVATION (TYPE C)

JEFF ADAMS design

ALPINE HOMES

CONSTRUCTION DOCUMENTS

PROJECT INFO:

MC 2307

LOT #

ALPINE HOMES

JEFF ADAMS DESIGN

2017-07-10

2016-068

CONSTRUCTION DOCS.

ELEVATIONS

15

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GENERAL PLAN ELEVATION NOTES:

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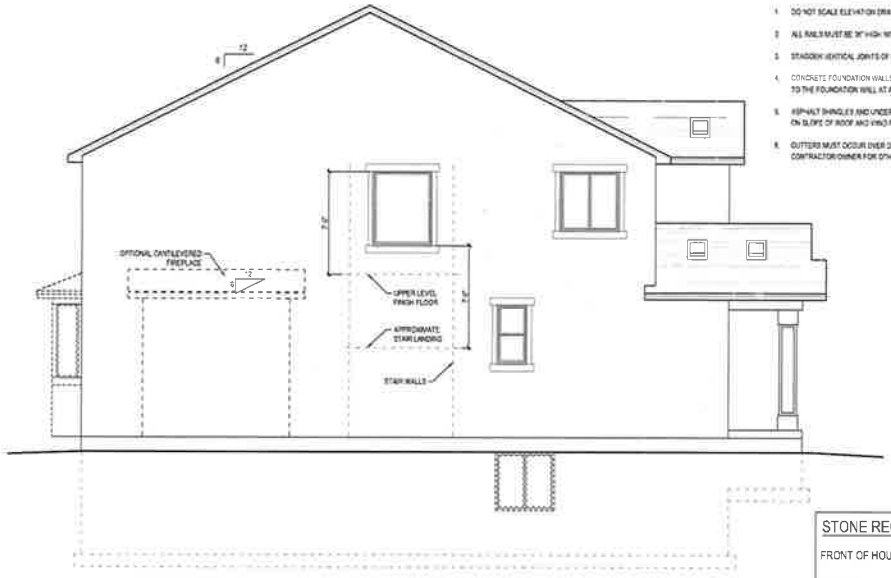
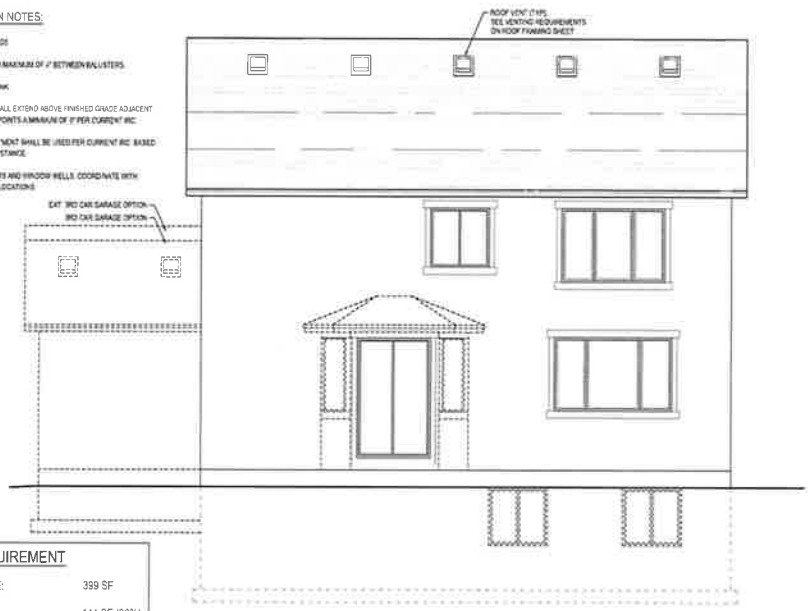
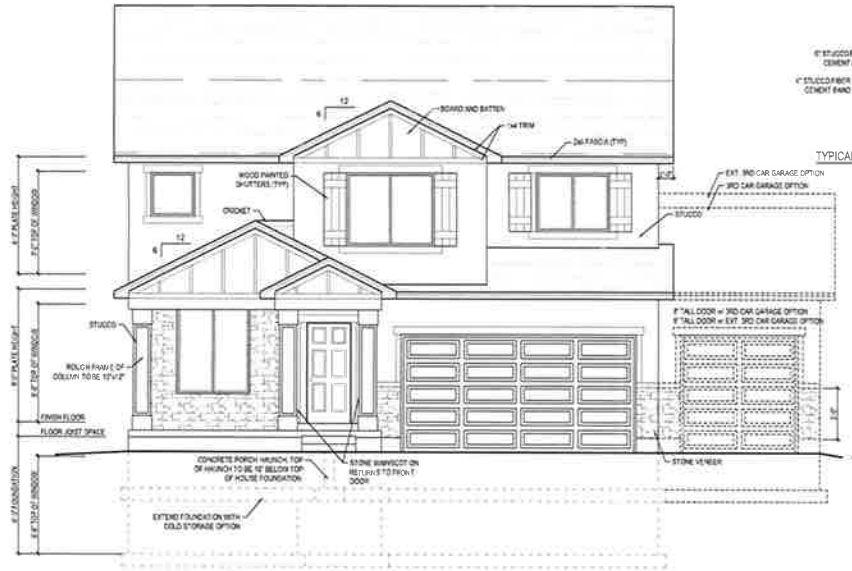


3 LEFT ELEVATION 'A'

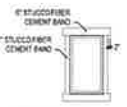


4 REAR ELEVATION 'A'

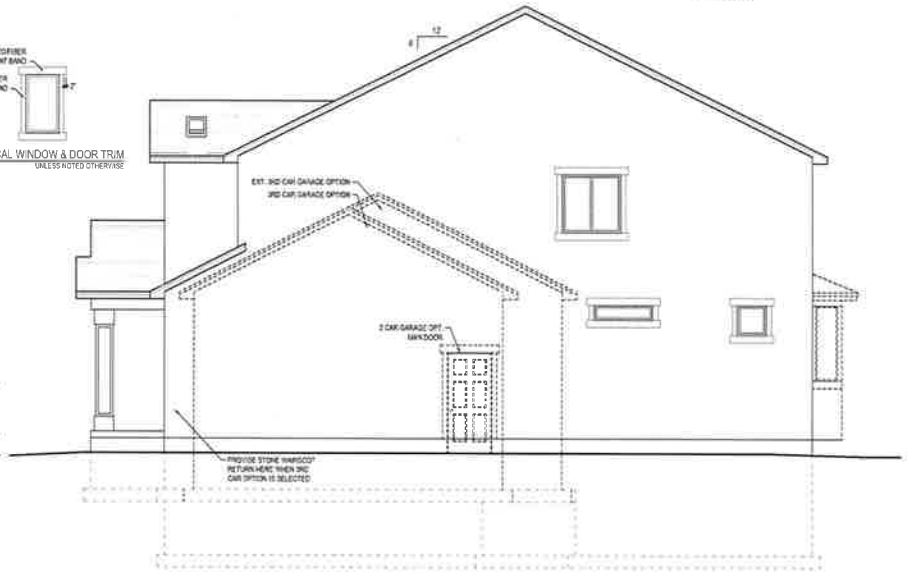
STONE REQUIREMENT	
FRONT OF HOUSE:	399 SF
STONE:	144 SF (36%)



1 FRONT ELEVATION 'A'



TYPICAL WINDOW & DOOR TRIM
UNLESS NOTED OTHERWISE



2 RIGHT ELEVATION 'A'

JEFF ADAMS DESIGN

ALPINE HOMES

THESE PLANS ARE ONLY PERMITTED FOR USE UNDER THE FOLLOWING CONDITIONS AND RESTRICTIONS

1. THE GENERAL CONTRACTOR, AND/OR OWNER, AS PART OF THE DESIGN TEAM, ARE TO ENSURE THIS DRAWING CONFORMS TO ALL LOCAL CODES AND ORDINANCES PRIOR TO THE START OF CONSTRUCTION.
2. THE GENERAL CONTRACTOR AND/OR OWNER SHALL BE RESPONSIBLE FOR DURING THE COURSE OF CONSTRUCTION, AND SHALL BE RESPONSIBLE FOR COORDINATING DEVIATIONS FROM THESE PLANS WITH THE APPROPRIATE PROFESSIONAL, SUCH AS: CITY BUILDING OFFICIAL, DESIGNER, STRUCTURAL ENGINEER, ETC.
3. THESE PLANS ARE NOT TO BE USED FOR CONSTRUCTION UNLESS ALL APPLICABLE CODES ARE FOLLOWED IN THE STRUCTURES DRAWINGS.
4. CONTRACTOR SHALL VERIFY ALL NOTES AND DIMENSIONS PRIOR TO THE START OF CONSTRUCTION. CONTRACTOR SHALL CONSULT DESIGNER AT ANY POINT DURING CONSTRUCTION IF ANY DISCREPANCIES, OMISSIONS, CONFLICT, OR NEEDED ADDITIONAL INFORMATION BEFORE PROCEEDING FURTHER.

THESE ITEMS ARE IN PLACE TO PROVIDE A CLEAR GUIDELINE AMONG BY CONTRACTOR AND/OR OWNER RESPONSIBILITY AND TO HOLD THE DESIGNER AND/OR CERTIFIER HARMLESS OF ANY FINANCIAL OR LEGAL LIABILITY RESULTING FROM ERRORS IN THESE DRAWINGS.

CONSTRUCTION DOCUMENTS

PROJECT INFO:

PLAN NAME: MC 2475

ADDRESS: ADDRESS

SUBDIVISION: MILLER CROSSING

LOT #: LOT #

PREPARED FOR/BUILDER: ALPINE HOMES

DRAWN BY: JEFF ADAMS DESIGN

DATE: 2017-08-25

PROJECT NUMBER: 2016-069

SET: CONSTRUCTION DWG

SHEET NAME: ELEVATIONS

SHEET NUMBER: 13

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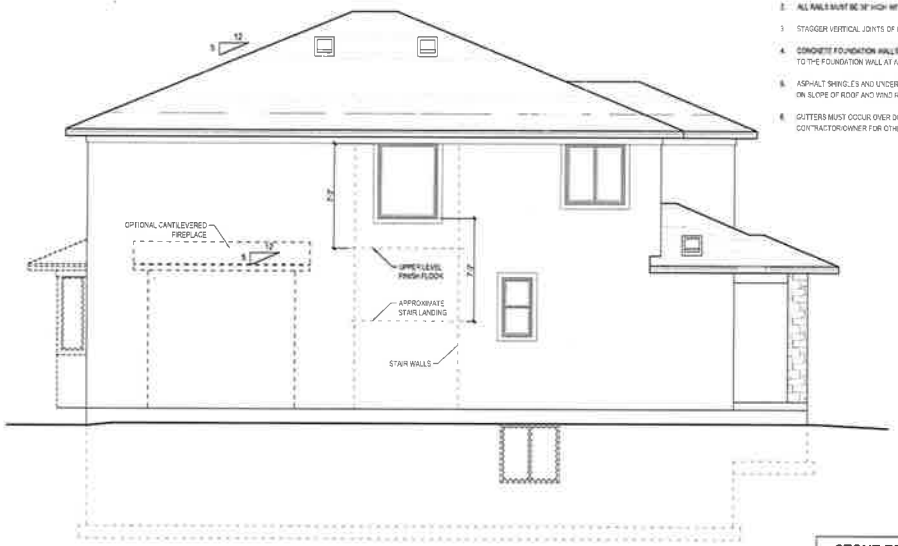
GENERAL PLAN ELEVATION NOTES:

1. DO NOT SCALE ELEVATION DRAWINGS
2. ALL RAILS MUST BE 36" HIGH WITH A MAXIMUM OF 4" BETWEEN BALUSTERS
3. STAGGER VERTICAL JOINTS OF PLANK
4. CONCRETE FOUNDATION WALLS SHALL EXTEND ABOVE FINISHED GRADE ADJACENT TO THE FOUNDATION WALL AT ALL POINTS A MINIMUM OF 6" PER CURRENT IRC
5. ASPHALT SHINGLES AND UNDERLAYMENT SHALL BE USED PER CURRENT IRC BASED ON SLOPE OF ROOF AND WIND RESISTANCE
6. GUTTERS MUST OCCUR OVER DOORS AND WINDOW WELLS COORDINATE WITH CONTRACTOR/OWNER FOR OTHER LOCATIONS



3 LEFT ELEVATION 'B'

4 REAR ELEVATION 'B'

STONE REQUIREMENT	
FRONT OF HOUSE:	505 SF
STONE:	168 SF (33%)

1 FRONT ELEVATION 'B'

2 RIGHT ELEVATION 'B'

JEFF ADAMS JA

ALPINE HOMES

THESE PLANS ARE ONLY PERMITTED FOR USE UNDER THE FOLLOWING CONDITIONS AND RESTRICTIONS
1. THE GENERAL CONTRACTOR AND/OR OWNER, AS PART OF THE DESIGN TEAM, ARE TO ENSURE THE DRAWING CORRECTLY PRIOR TO THE START OF CONSTRUCTION
2. CONTRACTOR IS RESPONSIBLE FOR ALL PLAN CHANGES DURING THE COURSE OF CONSTRUCTION, AND WILL COORDINATE ALL CHANGES WITH ALL PROFESSIONALS INVOLVED IN THE PROJECT
3. PROFESSIONAL, SUCH AS, CITY BUILDING OFFICIAL, DESIGNER, STRUCTURAL ENGINEER, ETC. REQUIRED BY THE JURISDICTION HAVE REVIEWED AND APPROVED THE PLANS
4. ALL CONSTRUCTION SHALL COMPLY WITH ALL FEDERAL, STATE, AND LOCAL CODES AND ORDINANCES AND REGULATIONS IN THE STRICTEST COMPLIANCE
5. NO SHEET OR DETAIL SHALL BE USED INDEPENDENTLY FROM THE APPROVED DRAWING SET
6. CONTRACTOR SHALL CONFIRM ALL DIMENSIONS AND CONDITIONS AND SHALL REPORT ANY ERROR, OMISSION, CONFLICT, OR REQUEST ADDITIONAL INFORMATION BEFORE PROCEEDING FURTHER

THESE ITEMS ARE IN PLACE TO PROVIDE A CLEAR UNDERSTANDING OF CONSTRUCTION AND OWNER RESPONSIBILITY AND TO HOLD THE DESIGNER AND OR DRAFTER HARMLESS (IF ANY) FINANCIAL OR LEGAL LIABILITY RESULTING FROM ERRORS IN THESE DRAWINGS

CONSTRUCTION DOCUMENTS

PROJECT INFO:

MC 2475

ADDRESS

MILLER CROSSING

LOT #

ALPINE HOMES

JEFF ADAMS DESIGN

2017-08-25

2016-069

CONSTRUCTION DWG

ELEVATIONS

14

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GENERAL PLAN ELEVATION NOTES:

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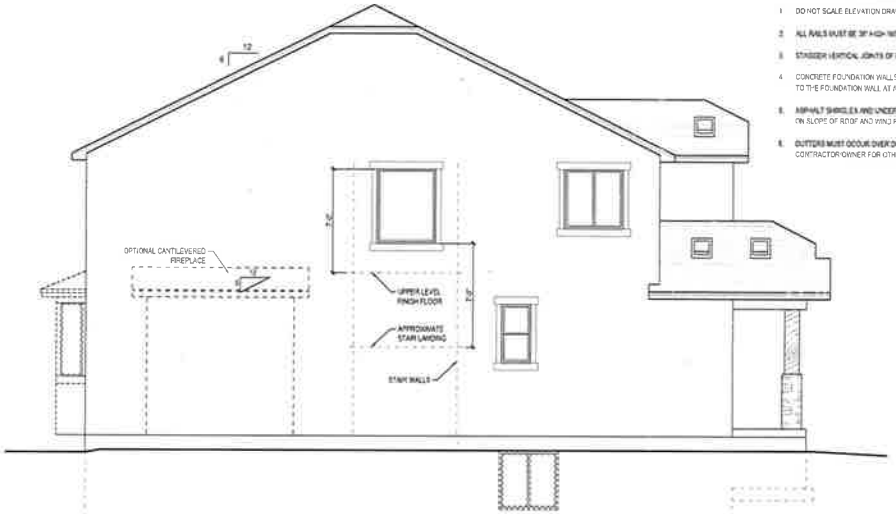
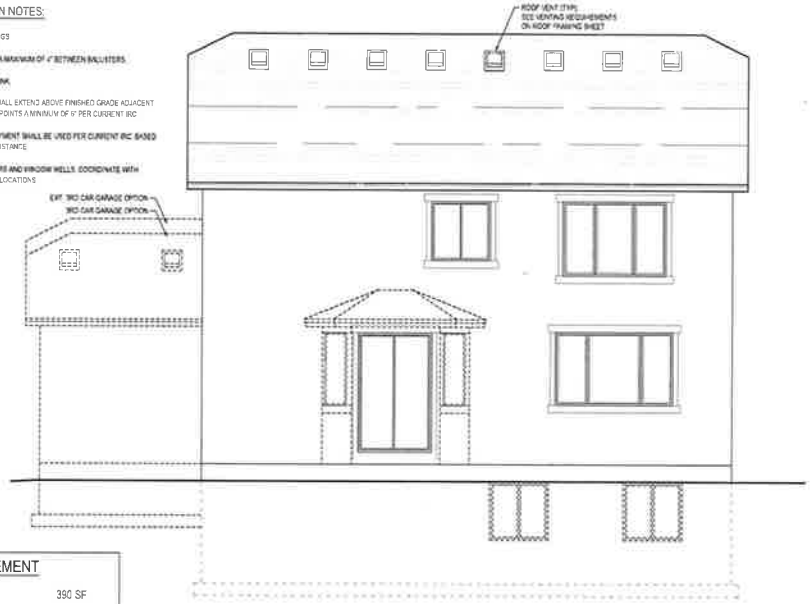
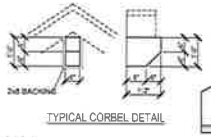




STONE REQUIREMENT	
FRONT OF HOUSE:	390 SF
STONE:	122 SF (31%)

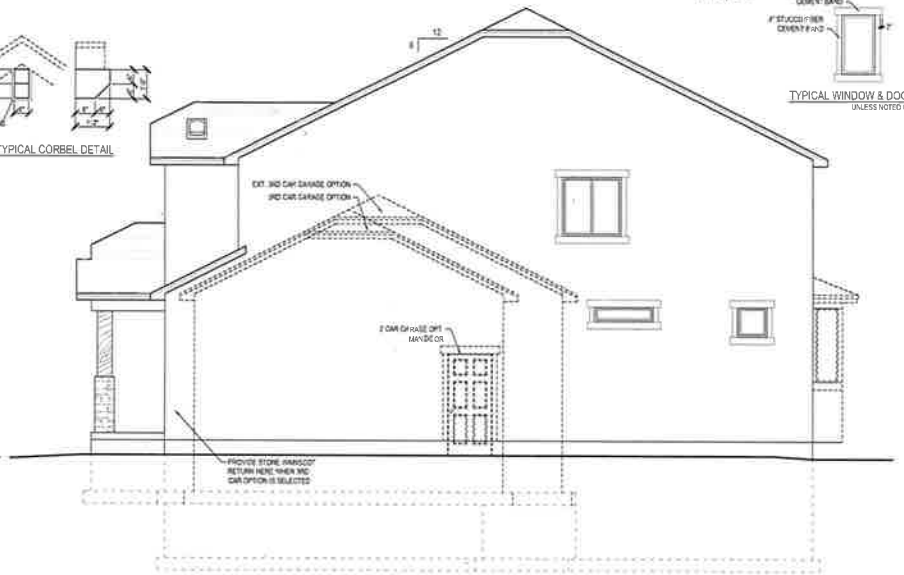
3 LEFT ELEVATION 'C'

1 FRONT ELEVATION 'C'

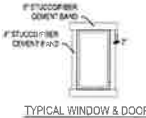


TYPICAL CORBEL DETAIL

4 REAR ELEVATION 'C'



2 RIGHT ELEVATION 'C'



TYPICAL WINDOW & DOOR TRIM
UNLESS NOTED OTHERWISE

JEFF ADAMS DESIGN JA

ALPINE HOMES

THESE PLANS ARE ONLY PERMITTED FOR USE UNDER THE FOLLOWING CONDITIONS AND RESTRICTIONS

1. THE GENERAL CONTRACTOR AND/OR OWNER, AS PART OF THE DESIGN TEAM, ARE TO ENSURE THE DRAWING CORRECTIONS PRIOR TO THE START OF CONSTRUCTION
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4. THE GENERAL CONTRACTOR AND/OR OWNER, AS PART OF THE DESIGN TEAM, ARE TO ENSURE THE DRAWING CORRECTIONS PRIOR TO THE START OF CONSTRUCTION
5. THE GENERAL CONTRACTOR AND/OR OWNER, AS PART OF THE DESIGN TEAM, ARE TO ENSURE THE DRAWING CORRECTIONS PRIOR TO THE START OF CONSTRUCTION
6. THE GENERAL CONTRACTOR AND/OR OWNER, AS PART OF THE DESIGN TEAM, ARE TO ENSURE THE DRAWING CORRECTIONS PRIOR TO THE START OF CONSTRUCTION

CONSTRUCTION DOCUMENTS

PROJECT INFO:

MC 2475

ADDRESS

MILLER CROSSING

LOT #

ALPINE HOMES

JEFF ADAMS DESIGN

2017-08-25

2016-069

CONSTRUCTION DWG

ELEVATIONS

15

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GENERAL PLAN ELEVATION NOTES:

1. DO NOT SCALE ELEVATION DRAWINGS
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3. STAGGER VERTICAL JOINTS OF PLANK
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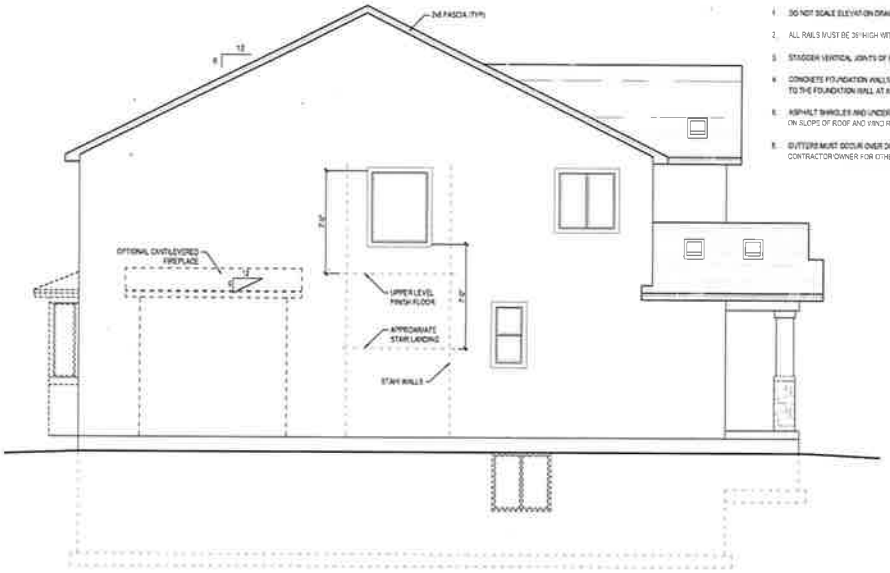
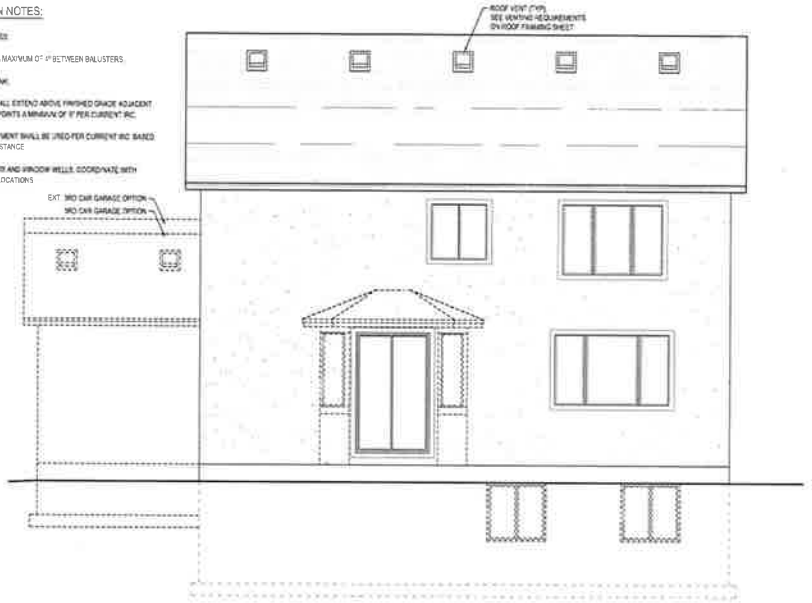
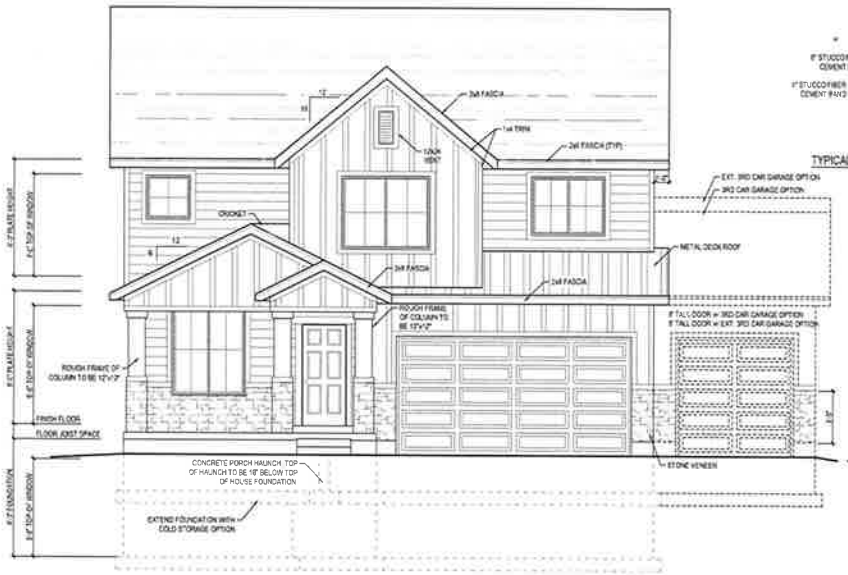
6. GUTTERS MUST OCCUR OVER DOORS AND WINDOW WELLS. COORDINATE WITH CONTRACTOR OWNER FOR OTHER LOCATIONS



3 LEFT ELEVATION 'D'

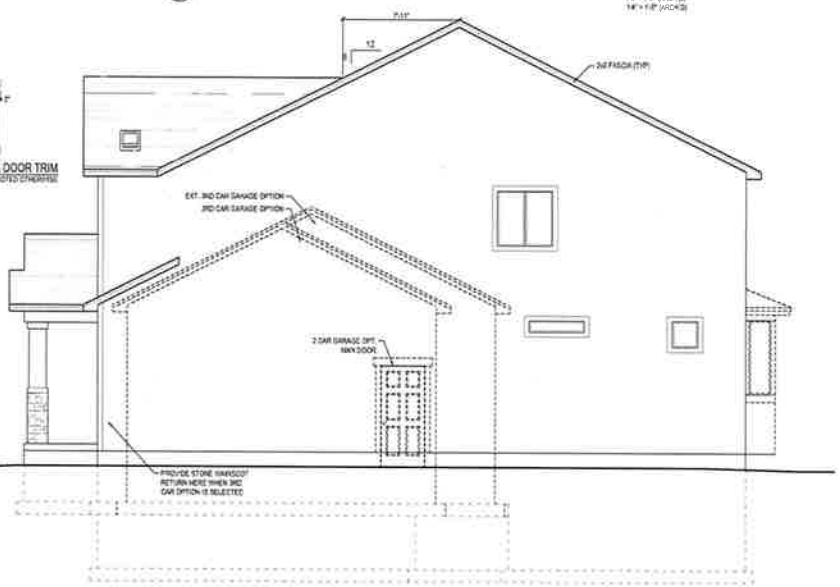


4 REAR ELEVATION 'D'



1 FRONT ELEVATION 'D'

TYPICAL WINDOW & DOOR TRIM
UNLESS NOTED OTHERWISE



2 RIGHT ELEVATION 'D'

JEFF ADAMS DESIGN

ALPINE HOMES

THESE PLANS ARE ONLY PERMITTED FOR USE UNDER THE FOLLOWING CONDITIONS AND RESTRICTIONS
1. THE GENERAL CONTRACTOR AND/OR OWNER, AS PART OF THE DESIGN TEAM, ARE TO ENSURE THE DRAWING CORRECTNESS PRIOR TO THE START OF CONSTRUCTION
2. GENERAL CONTRACTOR AND/OR OWNER SHALL BE RESPONSIBLE FOR ALL MATTERS RELATING TO THE JOBSITE DURING THE COURSE OF CONSTRUCTION, AND WILL BE RESPONSIBLE FOR COORDINATING DEVIATIONS FROM THESE PLANS WITH THE CONSTRUCTION PROFESSIONAL, SUCH AS, CITY BUILDING OFFICIAL, DESIGNER, STRUCTURAL ENGINEER, ETC.
3. THESE PLANS ARE TO BE USED IN CONFORMANCE WITH ALL LOCAL, STATE, AND FEDERAL CODES AND ORDINANCES ARE FOLLOWED IN THE STRICTEST COMPLIANCE
4. DO NOT SCALE DRAWINGS. USE DIMENSIONS PROVIDED. VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION
5. ANY DETAIL OR DETAIL SHALL BE USED ONLY WHERE SPECIFICALLY NOTED ON THE APPROVED DRAWING SET
6. ALPINE HOMES ASSUMES NO RESPONSIBILITY FOR ANY ERRORS, OMISSIONS, OR DISCREPANCIES IN THESE PLANS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND OWNER TO REVIEW THESE PLANS AND TO HOLD THE DESIGNER AND/OR DRAFTER HARMLESS OF ANY FINANCIAL OR LEGAL LIABILITY RESULTING FROM ERRORS IN THESE DRAWINGS.

CONSTRUCTION DOCUMENTS

PROJECT INFO:

MC 2475

ADDRESS

MILLER CROSSING

LOT #

ALPINE HOMES

JEFF ADAMS DESIGN

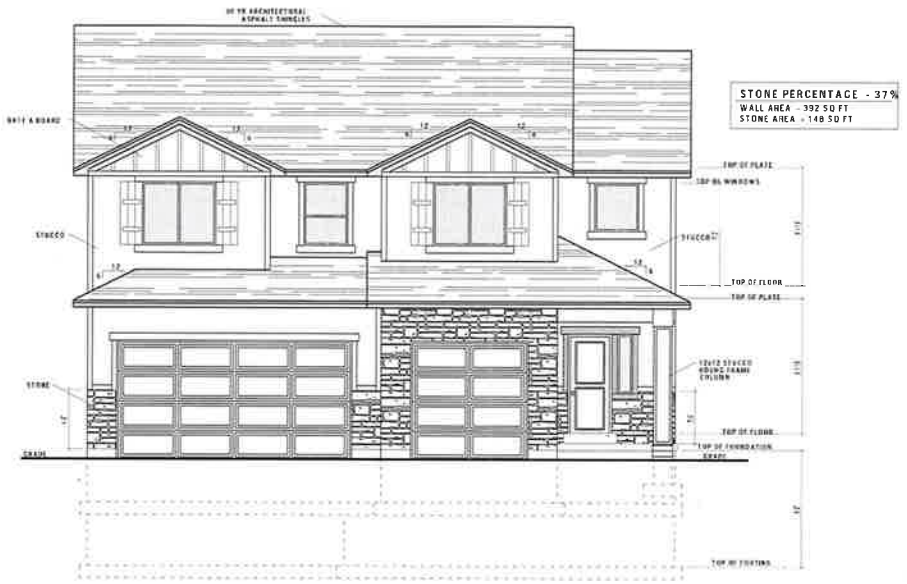
2017-08-25

2016-069

CONSTRUCTION DWG

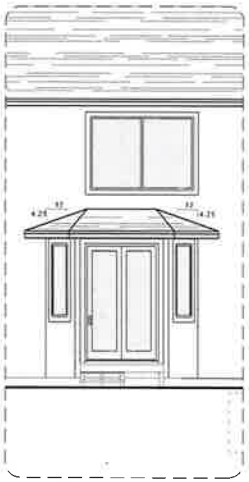
ELEVATIONS

16



FRONT ELEVATION "A"
SCALE 1/4" = 1'-0"

REAR ELEVATION "A"
SCALE 1/4" = 1'-0"



BAY WINDOW OPTIONS
SCALE 1/4" = 1'-0"

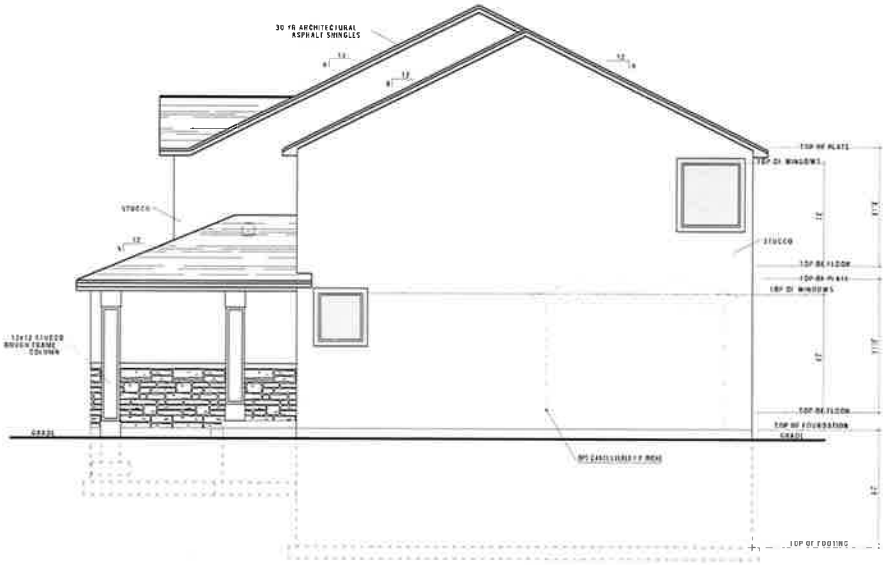
Clifton Design, LLC
rich@clif10.com
435-225-6420
www.clif10.com

ALPINE HOMES

New Residence For:
?
LOT #? MILLER CROSSING
HERRIMAN, UTAH

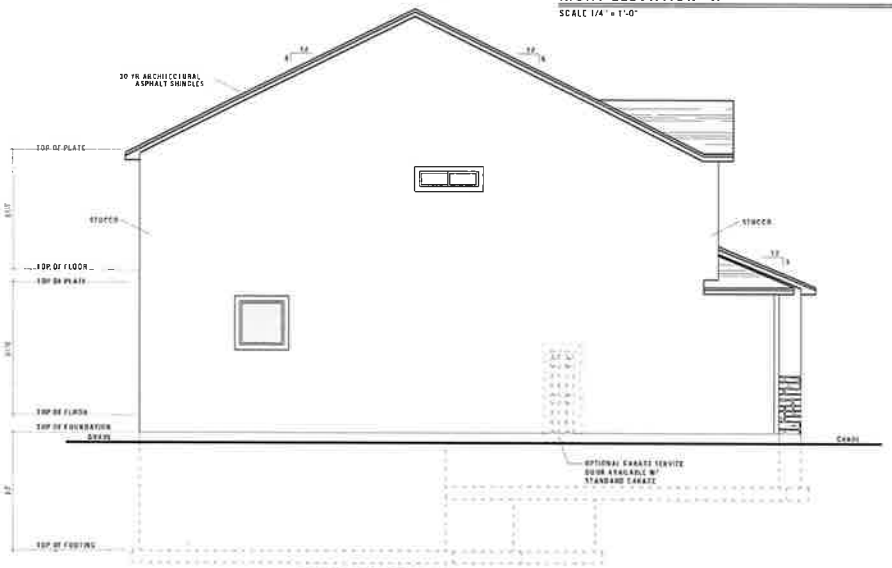
170628

5.1A



RIGHT ELEVATION "A"

SCALE 1/4" = 1'-0"



LEFT ELEVATION "A"

SCALE 1/4" = 1'-0"

CLIF 10
cliften design
Rich Cliften
Cliften Design, LLC
rich@clif10.com
435-225-6420
www.clif10.com

ALPINE HOMES

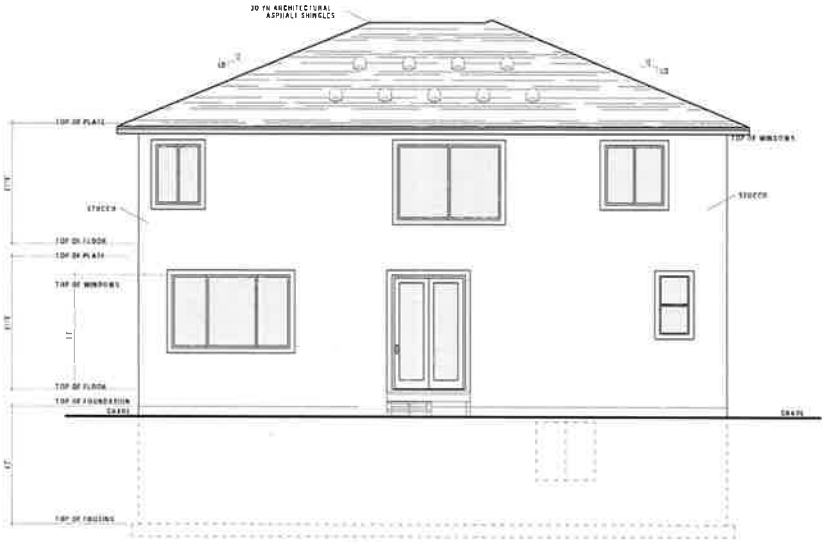
New Residence For:
?
LOT #? MILLER CROSSING
HERRIMAN, UTAH

170628

5.2A

FRONT ELEVATION "B"

SCALE 1/4" = 1'-0"



REAR ELEVATION "B"

SCALE 1/4" = 1'-0"

BAY WINDOW OPTIONS

SCALE 1/4" = 1'-0"

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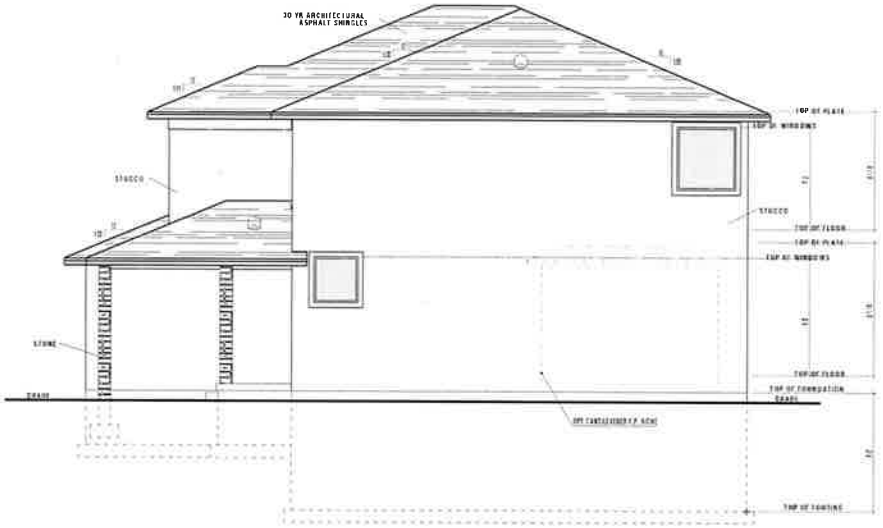
ALPINE HOMES

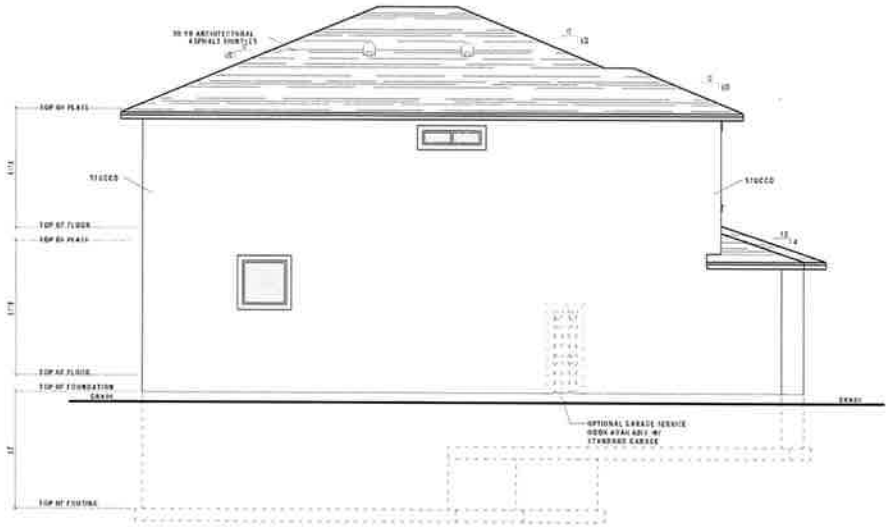
New Residence For:
?
LOT #? MILLER CROSSING
HERRIMAN, UTAH

170628

5.1B



RIGHT ELEVATION "B"
SCALE 1/4" = 1'-0"



LEFT ELEVATION "B"
SCALE 1/4" = 1'-0"

CLIF
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Rich Cliften
Cliften Design, LLC
rich@clif10.com
435-228-8420
www.clif10.com

ALPINE HOMES

New Residence For:
?
LOT #? MILLER CROSSING
HERRIMAN, UTAH

170628

5.2B

STONE PERCENTAGE - 43%
WALL AREA - 380 SQ FT
STONE AREA - 163 SQ FT

FRONT ELEVATION "C"
SCALE 1/4" = 1'-0"

REAR ELEVATION "C"
SCALE 1/4" = 1'-0"

BAY WINDOW OPTIONS
SCALE 1/4" = 1'-0"

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ALPINE HOMES

New Residence For:
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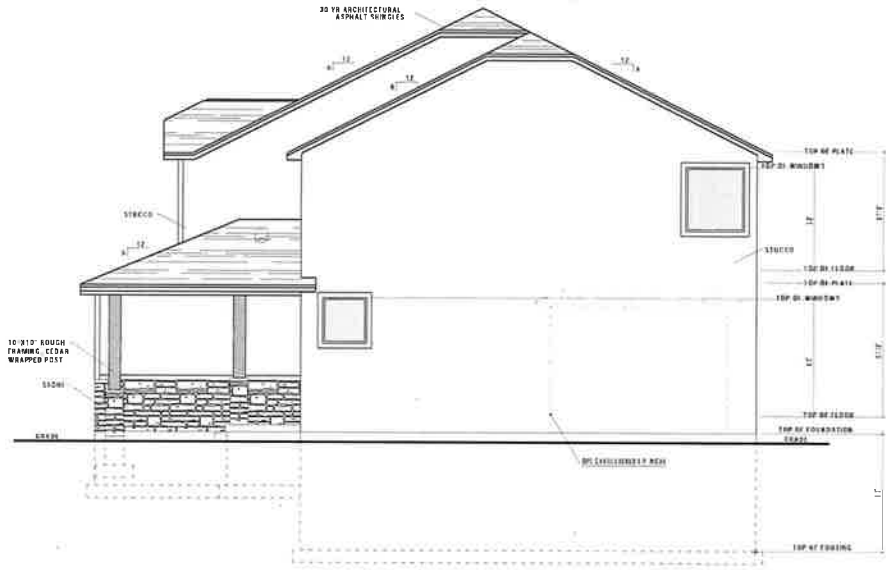
LOT #? MILLER CROSSING
HERRIMAN, UTAH

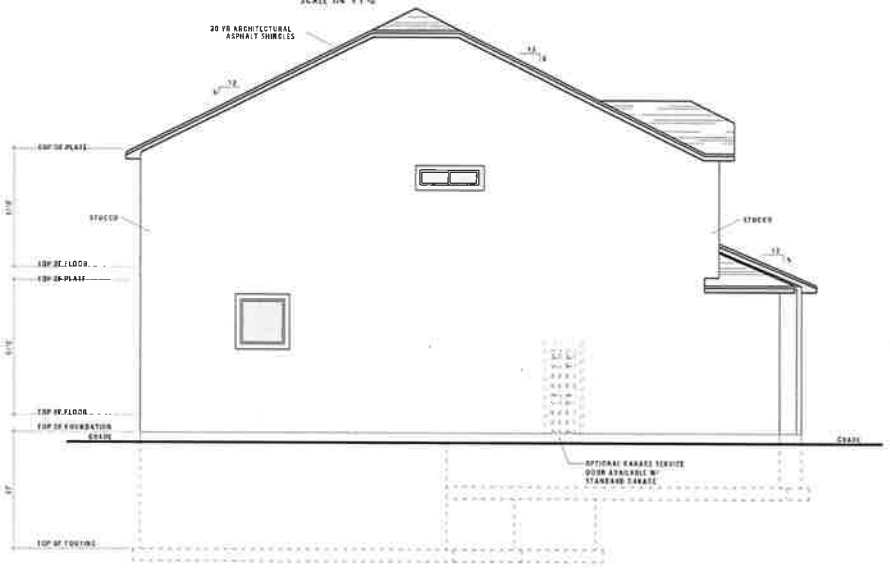
170628

5.1C



RIGHT ELEVATION "C"

SCALE 1/4" = 1'-0"



LEFT ELEVATION "C"

SCALE 1/4" = 1'-0"

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ALPINE HOMES

New Residence For:
?
LOT #? MILLER CROSSING
HERRIMAN, UTAH

170628

5.2C

1 FRONT ELEVATION

GENERAL PLAN ELEVATION NOTES:

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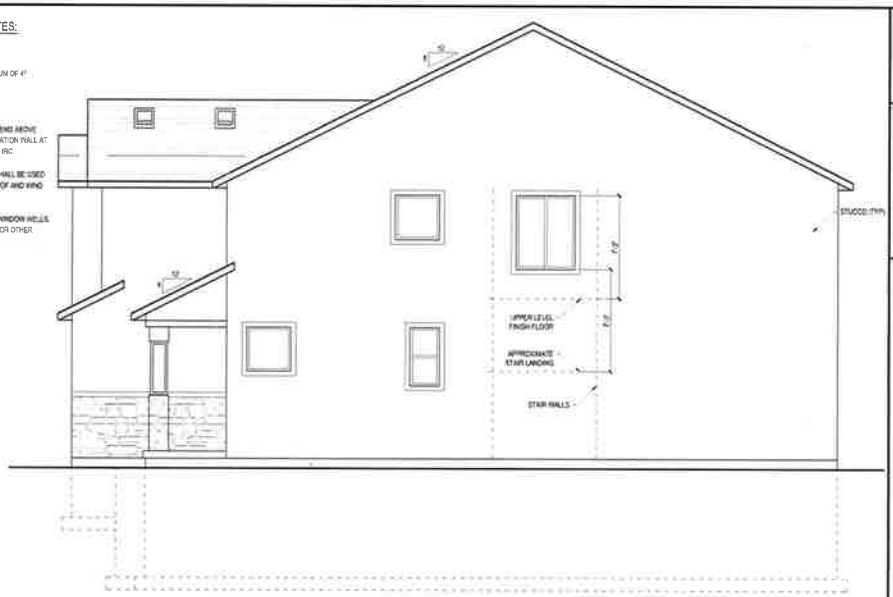

2 RIGHT ELEVATION

STONE REQUIREMENT

FRONT OF HOUSE:	387 SF
STONE:	126 SF (32%)

3 LEFT ELEVATION

4 REAR ELEVATION

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JEFF ADAMS design

ALPINE HOMES

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3. CONTRACTOR IS TO ENSURE THAT ALL NATIONAL, STATE, AND LOCAL CODES AND ORDINANCES ARE FOLLOWED IN THE STRICTEST COMPLIANCE.
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CONSTRUCTION DOCUMENTS

PROJECT INFO:

SH 2397

-

-

SOUTH HILLS

LOT #

ALPINE HOMES

JEFF ADAMS DESIGN

2017-10-12

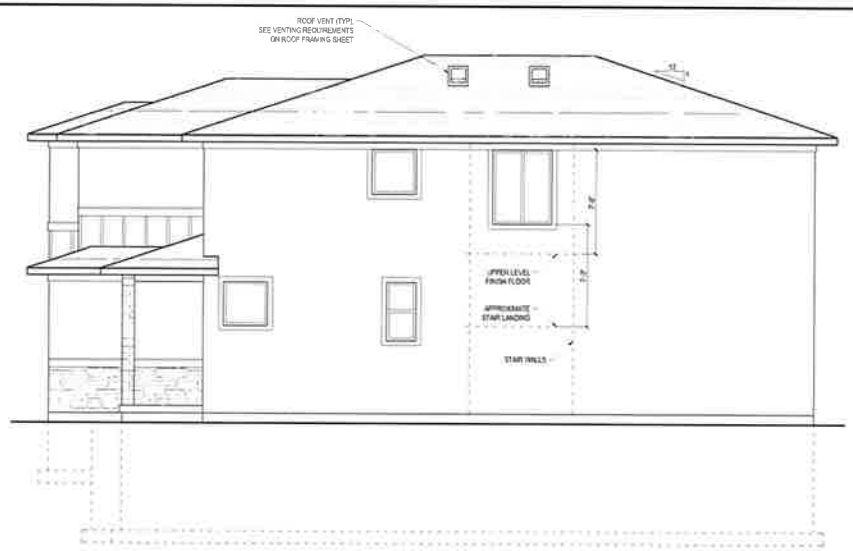
2017-101

CONSTRUCTION DOCS.

ELEVATION "A"

13

1 FRONT ELEVATION



2 RIGHT ELEVATION

STONE REQUIREMENT

FRONT OF HOUSE:	344 SF
STONE:	126 SF (36%)

3 LEFT ELEVATION

GENERAL PLAN ELEVATION NOTES:

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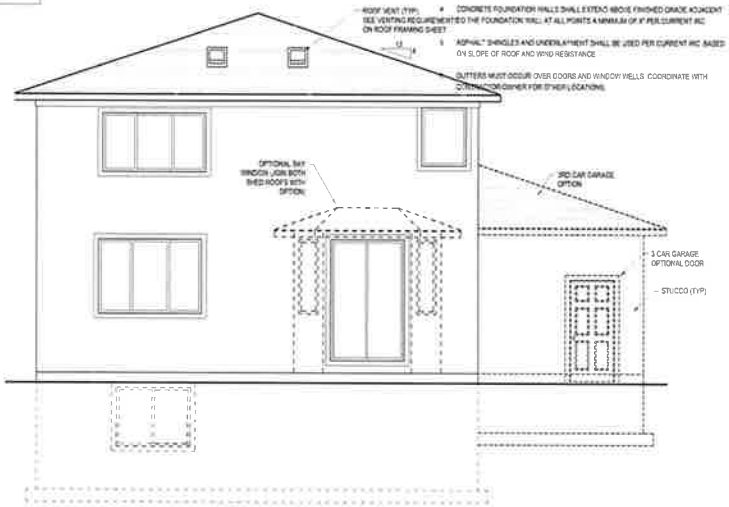
5. ASPHALT SHINGLES AND UNDERLAYMENT SHALL BE USED PER CURRENT IRC BASED ON SLOPE OF ROOF AND WIND RESISTANCE
6. GUTTERS MUST OCCUR OVER DOORS AND WINDOW WELLS. COORDINATE WITH CONSTRUCTION OWNER FOR OTHER LOCATIONS.



4 REAR ELEVATION

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JEFF ADAMS DESIGN

ALPINE HOMES

THESE PLANS ARE ONLY PERMITTED FOR USE UNDER THE FOLLOWING CONDITIONS AND RESTRICTIONS

THE GENERAL CONTRACTOR AND/OR OWNER, AS PART OF THE DESIGN TEAM, ARE TO ENSURE THE DRAWING CORRECTNESS PRIOR TO THE START OF CONSTRUCTION

THE GENERAL CONTRACTOR AND/OR OWNER SHALL FIELD CHECK ALL PLAN DIMENSIONS AND DETAILS BEFORE THE START OF CONSTRUCTION AND SHALL BE RESPONSIBLE FOR ANY DISCREPANCIES. ALL CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE CODES AND ORDINANCES AND PROFESSIONAL SIGN-OFFS, CITY BUILDING OFFICIAL, DESIGNER, STRUCTURAL ENGINEER, ETC.

ALL CONSTRUCTION SHALL COMPLY WITH LOCAL, STATE AND/OR NATIONAL CODES AND ORDINANCES AND SHALL BE FOLLOWED IN THE STRICTEST COMPLIANCE.

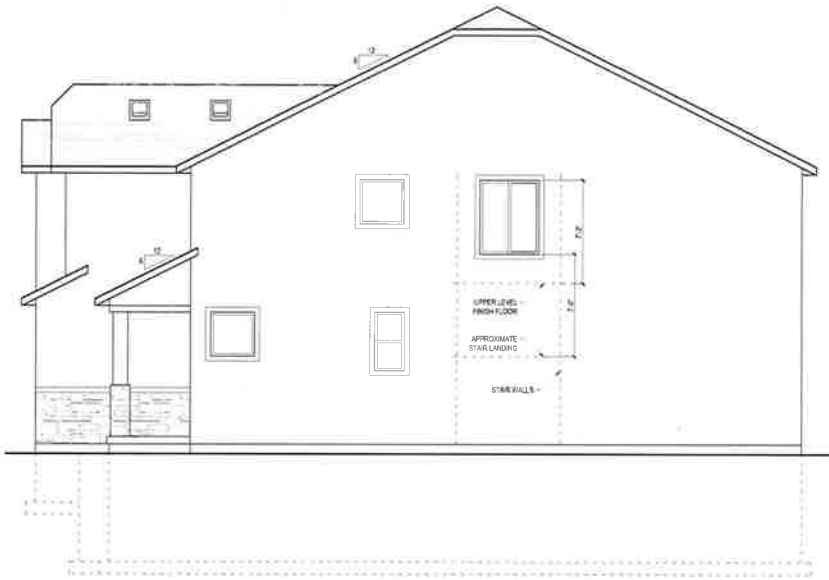
NO SHEET OR DETAIL SHALL BE USED INDEPENDENTLY FROM THE APPROVED DRAWING SET

NOTIFY DESIGNER OF ANY DISCREPANCIES IN THE PLANS OR DETAILS AS SHOWN OR NOTED, IN ERROR, OMISSION, CONFLICT, OR REQUEST ADDITIONAL INFORMATION BEFORE PROCEEDING FURTHER.

THESE ITEMS ARE IN PLACE TO PROVIDE A CLEAR UNDERSTANDING OF CONSTRUCTION AND OWNER RESPONSIBILITY AND TO HOLD THE DESIGNER AND/OR CRAFTER HARMLESS OF ANY FINANCIAL OR LEGAL LIABILITY RESULTING FROM CHANGES TO THESE DRAWINGS.

	CONSTRUCTION DOCUMENTS
PROJECT INFO:	
	SH 2397
	-
	-
	SOUTH HILLS
	LOT #
	ALPINE HOMES
	JEFF ADAMS DESIGN
	2017-10-12
	2017-101
	CONSTRUCTION DOCS
	ELEVATION "B"
	14

1 FRONT ELEVATION

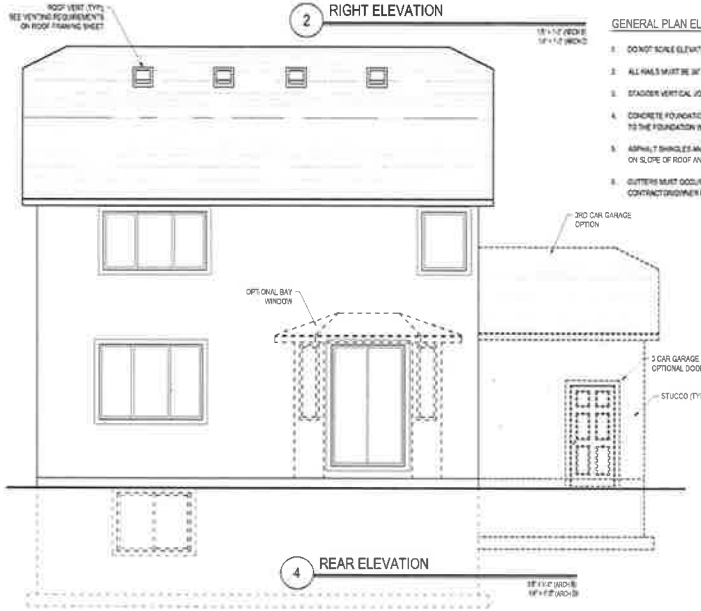


2 RIGHT ELEVATION

STONE REQUIREMENT

FRONT OF HOUSE:	370 SF
STONE:	120 SF (32%)

3 LEFT ELEVATION



4 REAR ELEVATION

GENERAL PLAN ELEVATION NOTES:

1. DO NOT SCALE ELEVATION DRAWINGS.
2. ALL RAILS MUST BE 36" HIGH WITH A MAXIMUM OF 4" BETWEEN BALUSTERS.
3. STAGGER VERTICAL JOINTS OF PLANK.
4. CONCRETE FOUNDATION WALLS SHALL EXTEND ABOVE FINISHED GRADE ADJACENT TO THE FOUNDATION WALL AT ALL POINTS A MINIMUM OF 6" PER CURRENT IRC.
5. ASPHALT SHINGLES AND UNDERLAYMENT SHALL BE USED PER CURRENT IRC BASED ON SLOPE OF ROOF AND WIND RESISTANCE.
6. GUTTERS MUST OCCUR OVER DOORS AND WINDOW WELLS. COORDINATE WITH CONTRACTOR/OWNER FOR OTHER LOCATIONS.

JEFF ADAMS design

ALPINE HOMES

THESE PLANS ARE ONLY PERMITTED FOR USE UNDER THE FOLLOWING CONDITIONS AND RESTRICTIONS:

1. THE GENERAL CONTRACTOR AND/OR OWNER, AS PART OF THE DESIGN TEAM, ARE TO ENSURE THE DRAWING CORRECTNESS PRIOR TO THE START OF CONSTRUCTION.
2. CONTRACTOR IS RESPONSIBLE FOR ALL PLAN CHANGES DURING THE COURSE OF CONSTRUCTION AND WILL BE RESPONSIBLE FOR COORDINATING DEVIATIONS FROM THESE PLANS WITH THE APPROPRIATE PROFESSIONAL, SUCH AS, CITY BUILDING OFFICIAL DESIGNER, STRUCTURAL ENGINEER, ETC.
3. CONTRACTOR IS TO ENSURE THAT ALL NATIONAL, STATE, AND LOCAL CODES AND ORDINANCES ARE FOLLOWED IN THE STRUCTURE COMPLIANCE.
4. NO SHEET OR DETAIL SHALL BE USED INDEPENDENTLY FROM THE APPROVED DRAWING SET.
5. CONTRACTOR SHALL CONSULT DESIGNER AT ANY POINT DURING CONSTRUCTION ABOUT A PLAN ERROR, OMISSION, CONFLICT, OR REQUEST ADDITIONAL INFORMATION BEFORE PROCEEDING FURTHER.

THESE ITEMS ARE IN PLACE TO PROVIDE A CLEAR UNDERSTANDING OF CONTRACTOR AND OWNER RESPONSIBILITY AND TO HOLD THE DESIGNER AND/OR DRAFTER HARMLESS OF ANY FINANCIAL OR LEGAL LIABILITY RESULTING FROM ERRORS IN THESE DRAWINGS.

CONSTRUCTION DOCUMENTS

PROJECT INFO:

SH 2397

SOUTH HILLS

LOT #

ALPINE HOMES

JEFF ADAMS DESIGN

2017-10-12

2017-101

CONSTRUCTION DOCS.

ELEVATION "C"

15

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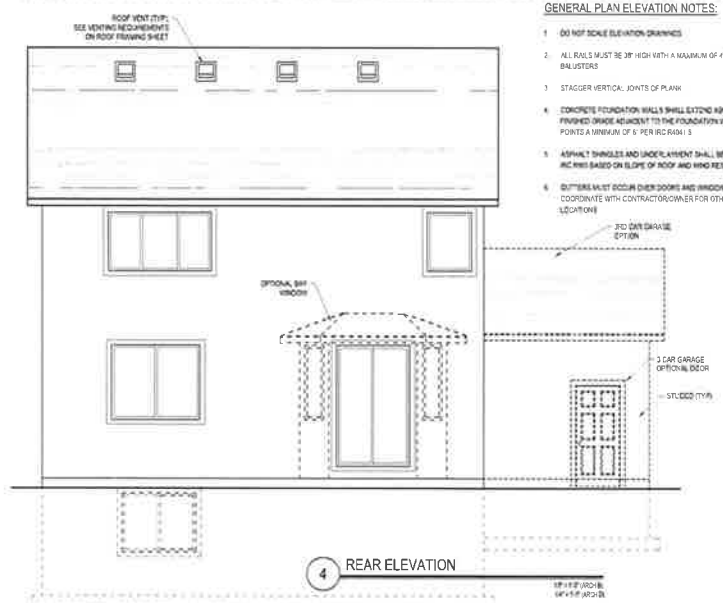
STONE REQUIREMENT

FRONT OF HOUSE:	416 SF
STONE:	132 SF (32%)

1 FRONT ELEVATION

2 RIGHT ELEVATION

3 LEFT ELEVATION



4 REAR ELEVATION

GENERAL PLAN ELEVATION NOTES:

1. DO NOT SCALE ELEVATION DRAWINGS
2. ALL RAILS MUST BE 38" HIGH WITH A MAXIMUM OF 4" BETWEEN BALUSTERS
3. STAGGER VERTICAL JOINTS OF PLANK
4. CONCRETE FOUNDATION WALLS SHALL EXTEND ABOVE FINISHED GRADE ADJACENT TO THE FOUNDATION WALL AT ALL POINTS A MINIMUM OF 6" PER IRC R404.1.5
5. ASPHALT SHINGLES AND UNDERLAYMENT SHALL BE USED PER IRC RMS BASED ON SLOPE OF ROOF AND WIND RESISTANCE
6. GUTTERS MUST OCCUR OVER DOORS AND WINDOW WELLS COORDINATE WITH CONTRACTOR/OWNER FOR OTHER LOCATIONS

JEFF ADAMS DESIGN

ALPINE HOMES

THESE PLANS ARE ONLY PERMITTED FOR USE UNDER THE FOLLOWING CONDITIONS AND RESTRICTIONS:

1. THE GENERAL CONTRACTOR AND/OR OWNER, AS PART OF THE DESIGN TEAM, ARE TO ENSURE THE DRAWING CORRECTNESS PRIOR TO THE START OF CONSTRUCTION
2. CONTRACTOR IS RESPONSIBLE FOR ALL PLAN CHANGES DURING THE COURSE OF CONSTRUCTION, AND WILL BE RESPONSIBLE FOR COORDINATING DEVIATIONS FROM THESE PLANS WITH THE APPROPRIATE PROFESSIONAL SUCH AS CITY BUILDING OFFICIAL, DESIGNER, STRUCTURAL ENGINEER, ETC.
3. CONTRACTOR IS TO ENSURE THAT ALL NATIONAL, STATE, AND LOCAL CODES AND ORDINANCES ARE FOLLOWED IN THE STRICTEST COMPLIANCE
4. NO SHEET OR DETAIL SHALL BE USED INDEPENDENTLY FROM THE APPROVED DRAWING SET
5. CONTRACTOR SHALL CONSULT DESIGNER AT ANY POINT DURING CONSTRUCTION, ABOUT A PLAN ERROR, OMISSION, CONFLICT, OR REQUEST ADDITIONAL INFORMATION BEFORE PROCEEDING FURTHER

THESE ITEMS ARE IN PLACE TO PROVIDE A LEAN WORKSTANDARD OF CONTRACTOR AND OWNER RESPONSIBILITY AND TO HOLD THE DESIGNER AND/OR DRAFTER HARMLESS OF ANY FINANCIAL OR LEGAL LIABILITY RESULTING FROM ERRORS IN THESE DRAWINGS

CONSTRUCTION DOCUMENTS

PROJECT INFO:

SH 2397

SOUTH HILLS

LOT #

ALPINE HOMES

JEFF ADAMS DESIGN

2017-10-12

2017-101

CONSTRUCTION DOCS.

ELEVATION "D"

16

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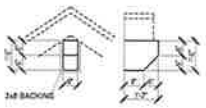
2 RIGHT ELEVATION 'A'

STONE REQUIREMENT	
FRONT OF HOUSE:	398 SF
STONE:	118 SF (32%)

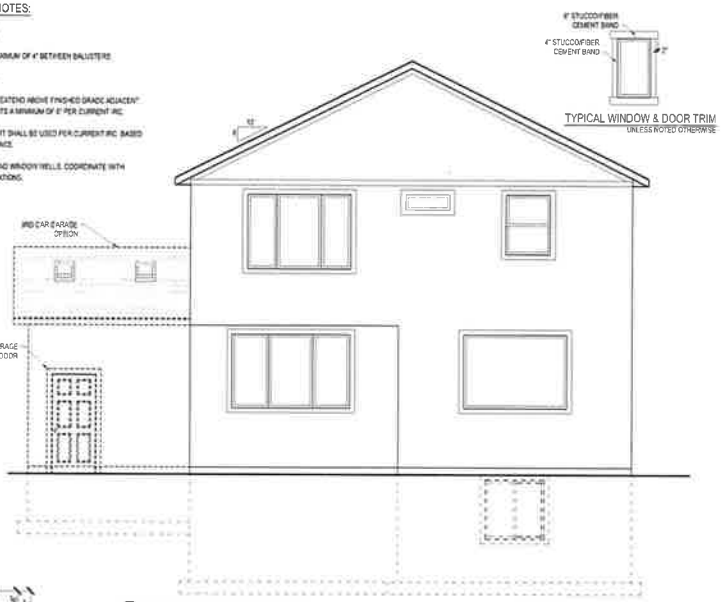
1 FRONT ELEVATION 'A'

GENERAL PLAN ELEVATION NOTES:

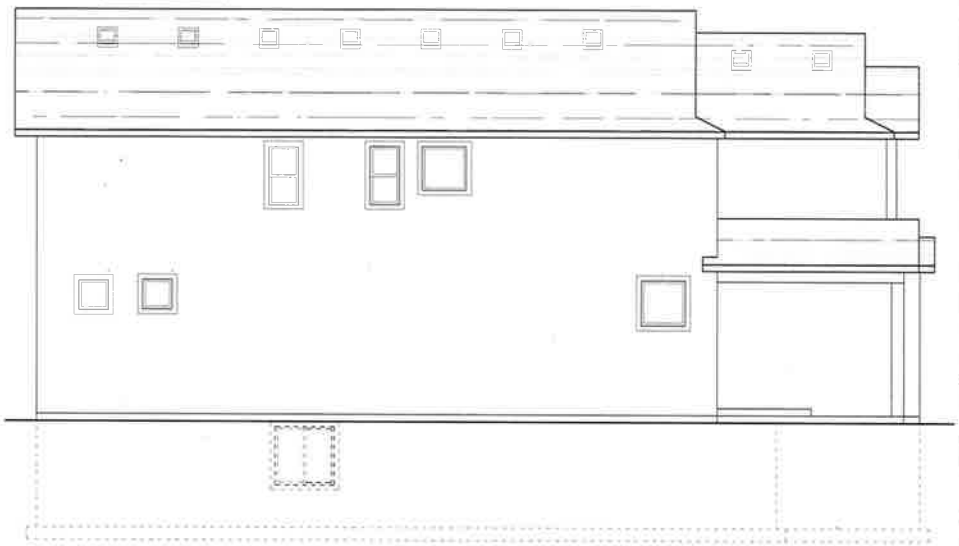
1. DO NOT SCALE ELEVATION DRAWINGS.
2. ALL RAILS MUST BE 36" HIGH WITH A MAXIMUM OF 4" BETWEEN BALUSTERS.
3. STAGGER VERTICAL JOINTS OF PLANK.
4. CONCRETE FOUNDATION WALLS SHALL EXTEND ABOVE FINISHED GRADE ADJACENT TO THE FOUNDATION WALL AT ALL POINTS A MINIMUM OF 6" PER CURRENT IRC.
5. ASPHALT SHINGLES AND UNDERLAYMENT SHALL BE USED PER CURRENT IRC BASED ON SLOPE OF ROOF AND WIND RESISTANCE.
6. GUTTERS MUST OCCUR OVER DOORS AND WINDOW WELLS. COORDINATE WITH CONTRACTOR/OWNER FOR OTHER LOCATIONS.



TYPICAL CORBEL DETAIL



4 REAR ELEVATION 'A'



3 LEFT ELEVATION 'A'

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JEFF ADAMS DESIGN

ALPINE HOMES

THESE PLANS ARE ONLY ATTEMPTED FOR USE UNDER THE FOLLOWING CONDITIONS AND RESTRICTIONS:

1. THE GENERAL CONTRACTOR AND/OR OWNER IS RESPONSIBLE FOR ANY AND ALL DEVIATIONS FROM THESE PLANS AND SPECIFICATIONS AND SHALL ASSUME ALL RESPONSIBILITY FOR ANY AND ALL CORRECTIVE MEASURES REQUIRED AS A RESULT OF SUCH DEVIATIONS.
2. THE GENERAL CONTRACTOR AND/OR OWNER IS RESPONSIBLE FOR ANY AND ALL DAMAGES INCURRED DURING THE COURSE OF CONSTRUCTION AND SHALL INDEMNIFY AND HOLD HARMLESS THE DESIGNER AND ANY OF HIS CONSULTANTS FROM ANY AND ALL CLAIMS, LOSSES, DAMAGES, COSTS, EXPENSES, AND ATTORNEY'S FEES ARISING OUT OF OR IN CONNECTION WITH THE CONSTRUCTION OF THE PROJECT.
3. THE GENERAL CONTRACTOR AND/OR OWNER IS RESPONSIBLE FOR HAVING ALL PLANS AND SPECIFICATIONS REVIEWED AND APPROVED BY ALL GOVERNING AUTHORITIES PRIOR TO THE START OF CONSTRUCTION.
4. THE GENERAL CONTRACTOR AND/OR OWNER IS RESPONSIBLE FOR OBTAINING ALL PERMITS AND PAYING ALL FEES ASSOCIATED WITH THE PROJECT.
5. THE GENERAL CONTRACTOR AND/OR OWNER IS RESPONSIBLE FOR ENSURING THAT ALL CONSTRUCTION COMPLIES WITH ALL APPLICABLE CODES, ORDINANCES, AND REGULATIONS.
6. THE GENERAL CONTRACTOR AND/OR OWNER IS RESPONSIBLE FOR ENSURING THAT ALL CONSTRUCTION IS PERFORMED IN A WORKMANLIKE MANNER AND IN ACCORDANCE WITH ACCEPTED INDUSTRY STANDARDS.
7. THE GENERAL CONTRACTOR AND/OR OWNER IS RESPONSIBLE FOR ENSURING THAT ALL MATERIALS USED IN THE CONSTRUCTION OF THE PROJECT ARE NEW AND FREE FROM DEFECTS.
8. THE GENERAL CONTRACTOR AND/OR OWNER IS RESPONSIBLE FOR ENSURING THAT ALL CONSTRUCTION IS PERFORMED IN A SAFE AND SECURE MANNER AND IN ACCORDANCE WITH ALL APPLICABLE LAWS, REGULATIONS, AND ORDINANCES.
9. THE GENERAL CONTRACTOR AND/OR OWNER IS RESPONSIBLE FOR ENSURING THAT ALL CONSTRUCTION IS PERFORMED IN A TIMELY MANNER AND IN ACCORDANCE WITH THE AGREED-UPON SCHEDULE.
10. THE GENERAL CONTRACTOR AND/OR OWNER IS RESPONSIBLE FOR ENSURING THAT ALL CONSTRUCTION IS PERFORMED IN A MANNER THAT MINIMIZES DISRUPTION TO NEIGHBORING PROPERTIES AND THE ENVIRONMENT.

THESE PLANS ARE PLACED TOGETHER WITH A SEAL AGREEMENT WHICH SETS FORTH THE RESPONSIBILITIES AND LIABILITIES OF THE PARTIES INVOLVED. ANY CHANGES OR MODIFICATIONS TO THESE PLANS WITHOUT THE WRITTEN CONSENT OF THE DESIGNER WILL RELEASE THE DESIGNER FROM ANY AND ALL LIABILITY RESULTING FROM SUCH CHANGES OR MODIFICATIONS.

CONSTRUCTION DOCUMENTS

PROJECT INFO:

SH 2645

SOUTH HILLS

LOT #

ALPINE HOMES

JEFF ADAMS DESIGN

2017-10-12

2017-081

CONSTRUCTION DOCS:

ELEVATIONS

13

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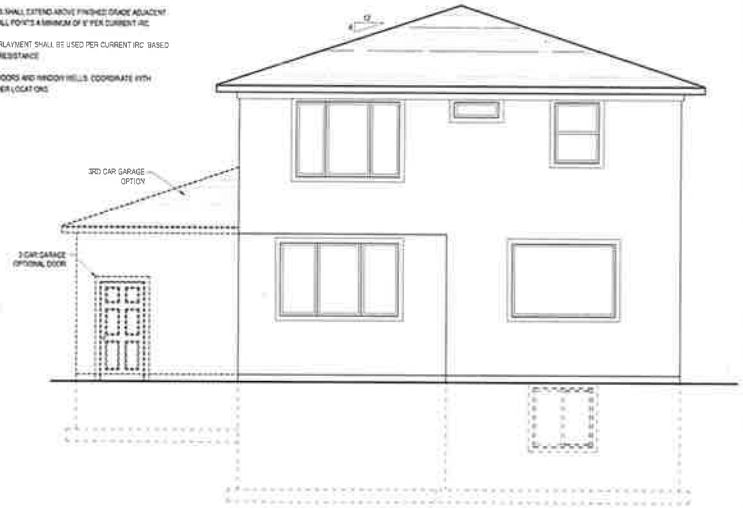
3 RIGHT ELEVATION 'B'

GENERAL PLAN ELEVATION NOTES:

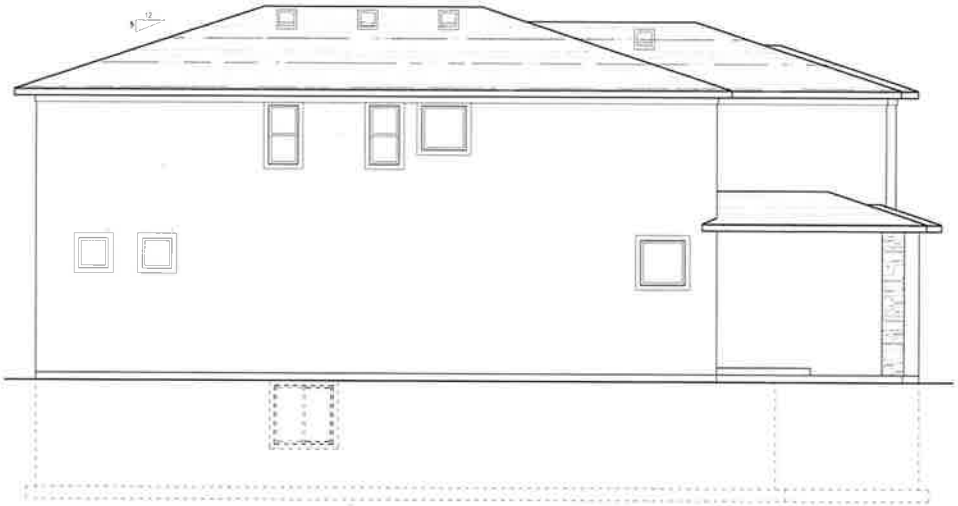
1. DO NOT SCALE ELEVATION DRAWINGS
2. ALL RAILS MUST BE 36" HIGH WITH A MAXIMUM OF 4" BETWEEN BALUSTERS
3. STAGGER VERTICAL JOINTS OF PLANK
4. CONCRETE FOUNDATION WALLS SHALL EXTEND ABOVE FINISHED GRADE ADJACENT TO THE FOUNDATION WALL AT ALL POINTS A MINIMUM OF 6" PER CURRENT IRC
5. ASPHALT SHINGLES AND UNDERLAYMENT SHALL BE USED PER CURRENT IRC BASED ON SLOPE OF ROOF AND WIND RESISTANCE
6. GUTTERS MUST OCCUR OVER DOORS AND WINDOW WELLS. COORDINATE WITH CONTRACTOR/OWNER FOR OTHER LOCATIONS



4 REAR ELEVATION 'B'

STONE REQUIREMENT	
FRONT OF HOUSE:	329 SF
STONE:	104 SF (32%)

1 FRONT ELEVATION 'B'



2 LEFT ELEVATION 'B'

JEFF ADAMS

ALPINE HOMES

THESE PLANS ARE ONLY TO BE USED FOR THE JOB AND AT THE LOCATION FOR WHICH THEY ARE EXPRESSLY PREPARED AND NOT FOR ANY OTHER JOB OR LOCATION. THEY ARE NOT TO BE LOANED, COPIED OR REPRODUCED WITHOUT THE WRITTEN CONSENT OF JEFF ADAMS DESIGN.

1. THE GENERAL CONTRACTOR AND/OR OWNER IS AS PART OF THE DESIGN TEAM AND IS TO CHECK THE DRAWINGS CONSCIENTIOUSLY PRIOR TO THE START OF CONSTRUCTION.
2. ANY DISCREPANCIES FOUND IN THE DRAWINGS OR IN THE FIELD CONDITIONS AT THE TIME OF CONSTRUCTION SHALL BE REPORTED TO THE DESIGNER BEFORE PROCEEDING WITH THE WORK. ANY CHANGES MADE WITHOUT NOTIFICATION AND APPROVAL FROM THE DESIGNER WILL BE THE RESPONSIBILITY OF THE CONTRACTOR.
3. THE CONTRACTOR AND/OR OWNER IS RESPONSIBLE FOR OBTAINING ALL REQUIRED CONSULTANTS' REPORTS AND APPROVALS FROM THESE PLANS BEFORE CONSTRUCTION. SUCH AS BUT NOT LIMITED TO: SOILS REPORTS, STRUCTURAL ENGINEERING, ETC.
4. THE CONTRACTOR AND/OR OWNER IS RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS AND APPROVALS FROM ALL GOVERNING AUTHORITIES BEFORE CONSTRUCTION. SUCH AS BUT NOT LIMITED TO: BUILDING, ZONING, ENGINEERING, ETC.
5. THESE PLANS ARE TO BE USED IN CONJUNCTION WITH THE SPECIFICATIONS AND ALL OTHER CONSULTANTS' DRAWINGS AND REPORTS. CONTRACTOR SHALL REVIEW ALL DOCUMENTS AND REPORTS PRIOR TO CONSTRUCTION AND REPORT ANY DISCREPANCIES OR OMISSIONS TO THE DESIGNER BEFORE PROCEEDING WITH THE WORK.

PROJECT SPECIFIC NOTES AND REVISIONS MAY BE MADE TO THESE PLANS BY JEFF ADAMS DESIGN AND/OR OTHER CONSULTANTS AND/OR THE CONTRACTOR AND/OR OWNER. THESE NOTES AND REVISIONS SHALL BE CONSIDERED AS PART OF THE CONTRACT DOCUMENTS AND SHALL TAKE PRECEDENCE OVER ANY CONFLICTING NOTES OR DIMENSIONS ON THE ORIGINAL PLANS WHICH THEY ARE EXPRESSLY PREPARED AND NOT FOR ANY OTHER JOB OR LOCATION. THEY ARE NOT TO BE LOANED, COPIED OR REPRODUCED WITHOUT THE WRITTEN CONSENT OF JEFF ADAMS DESIGN.

CONSTRUCTION DOCUMENTS

PROJECT INFO:

SH 2645

SOUTH HILLS

LOT #

ALPINE HOMES

JEFF ADAMS DESIGN

2017-10-12

2017-081

CONSTRUCTION DOCS

ELEVATIONS

14

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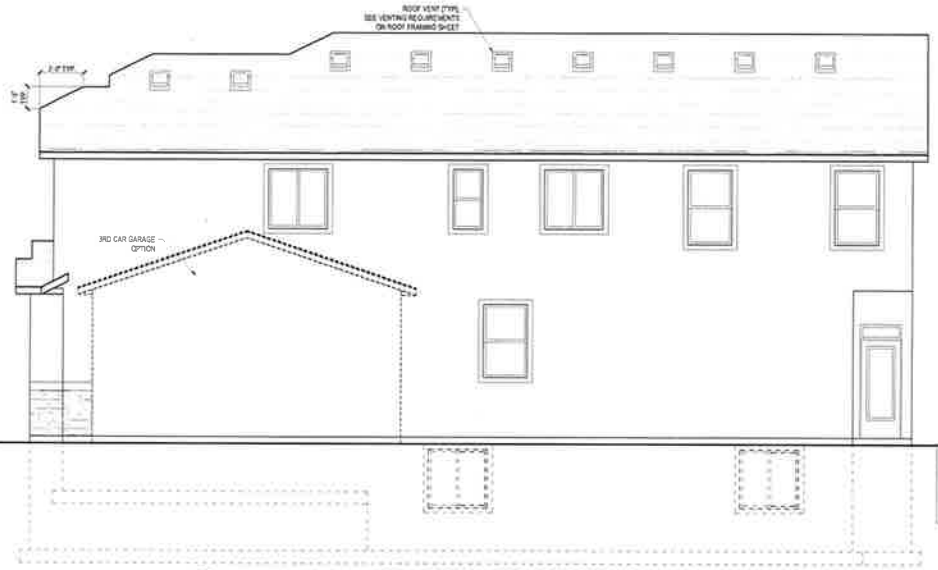
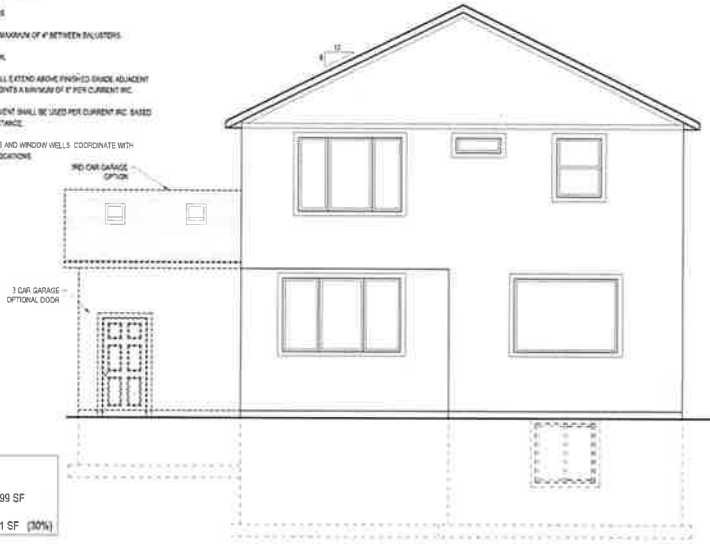


3 RIGHT ELEVATION 'C'

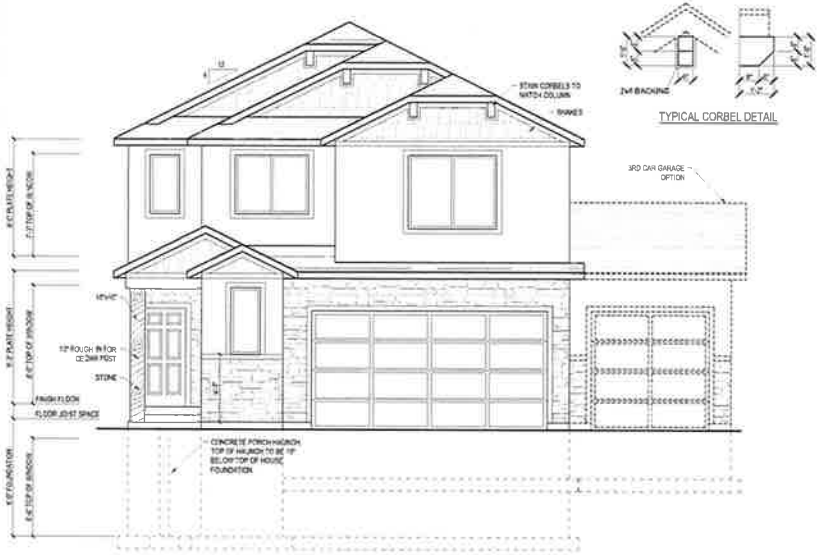
GENERAL PLAN ELEVATION NOTES:

1. DO NOT SCALE ELEVATION DRAWINGS
2. ALL RAILS MUST BE 36" HIGH WITH A MAXIMUM OF 4" BETWEEN BALUSTERS
3. STAGGER VERTICAL JOINTS OF PLANK
4. CONCRETE FOUNDATION WALLS SHALL EXTEND ABOVE FINISHED GRADE ADJACENT TO THE FOUNDATION WALL AT ALL POINTS A MINIMUM OF 6" PER CURRENT IRC
5. ASPHALT SHINGLES AND UNDERLAYMENT SHALL BE USED PER CURRENT IRC BASED ON SLOPE OF ROOF AND WIND RESISTANCE.
6. GUTTERS MUST OCCUR OVER DOORS AND WINDOW WELLS. COORDINATE WITH CONTRACTOR/OWNER FOR OTHER LOCATIONS

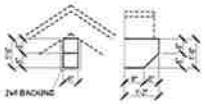
STONE REQUIREMENT		
FRONT OF HOUSE:	499 SF	
STONE:	91 SF	(30%)



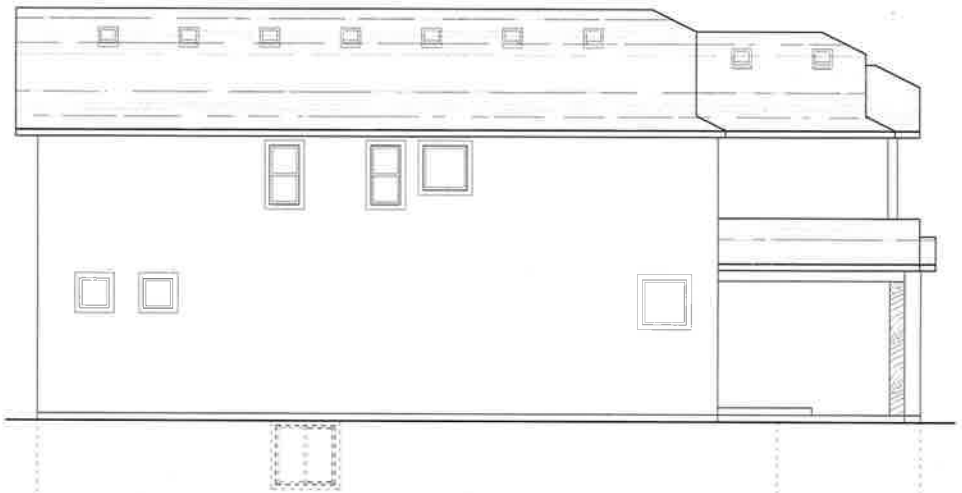
4 REAR ELEVATION 'B'



1 FRONT ELEVATION 'C'



TYPICAL CORBEL DETAIL



2 LEFT ELEVATION 'C'

THESE PLANS ARE ONLY TRANSMITTED FOR USE UNDER THE STIPULATIONS CONTRACT AND RESTRICTIONS.
1. THE GENERAL CONTRACTOR AND/OR OWNER IS AWARE OF THE DETAILS THEY ARE TO ENSURE THE DRAWINGS CONTRACTED FOR WITH THE START OF CONSTRUCTION.
2. ALL DIMENSIONS, DESIGNS, AND DETAILS ARE TO BE VERIFIED BY THE CONTRACTOR AND ARE THE RESPONSIBILITY OF THE CONTRACTOR. ANY DISCREPANCIES SHALL BE REPORTED TO THE DESIGNER BEFORE PROCEEDING WITH CONSTRUCTION.
3. ALL CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE CODES, ORDINANCES AND REGULATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PERMITS AND FEES. ALL PROFESSIONAL SERVICES REQUIRED BY LOCAL JURISDICTIONS (ENGINEERING, ETC.) SHALL BE PROVIDED BY THE CONTRACTOR.
4. THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS. NOTIFY THE DESIGNER OF ANY DISCREPANCIES OR UNFORESEEN CONDITIONS BEFORE PROCEEDING. DO NOT SCALE DRAWINGS.
5. ALL WORK SHALL BE PERFORMED IN A WORKMANLIKE MANNER ACCORDING TO STANDARD PRACTICES. ALL MATERIALS SHALL BE NEW AND INSTALLED AS PER MANUFACTURER'S INSTRUCTIONS.
6. THE CONTRACTOR SHALL COORDINATE THE WORK OF ALL TRADES. THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK USING HIS BEST SKILL AND ATTENTION. HE SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES AND FOR COORDINATING ALL PORTIONS OF THE WORK UNDER THE CONTRACT.
7. CONTRACTOR SHALL PROVIDE ALL NECESSARY PROTECTIVE MEASURES TO STABILIZE THE SITE DURING CONSTRUCTION TO PREVENT EROSION AND DAMAGE TO ADJACENT PROPERTIES.
8. THE CONTRACTOR SHALL KEEP THE PREMISES FREE FROM ACCUMULATION OF WASTE MATERIALS AND RUBBISH CAUSED BY HIS OPERATIONS. AT THE COMPLETION OF THE WORK, HE SHALL REMOVE ALL WASTE MATERIALS AND RUBBISH FROM AND ABOUT THE PROJECT AS WELL AS ALL TOOLS, EQUIPMENT AND SURPLUS MATERIALS.
9. DIMENSIONS ARE TO FACE OF CONCRETE, FACE OF MASONRY, OR FACE OF STUD UNLESS OTHERWISE NOTED. ALL INTERIOR DIMENSIONS ARE TO FINISHED SURFACES UNLESS NOTED OTHERWISE.
10. CONTRACTOR SHALL PROVIDE ADEQUATE BRACING AND SHORING DURING CONSTRUCTION.
11. THE CONTRACTOR SHALL GUARANTEE ALL WORK AND MATERIALS FOR A PERIOD OF ONE YEAR FROM THE DATE OF SUBSTANTIAL COMPLETION, UNLESS OTHERWISE NOTED. THE CONTRACTOR SHALL REMEDY ANY DEFECTS DUE TO FAULTY WORKMANSHIP OR MATERIALS WHICH APPEAR WITHIN THIS PERIOD.
12. THE CONTRACTOR SHALL INDEMNIFY AND HOLD HARMLESS THE OWNER AND DESIGNER FROM AND AGAINST ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES, INCLUDING ATTORNEY'S FEES, ARISING OUT OF OR RESULTING FROM THE PERFORMANCE OF THE WORK, PROVIDED THAT ANY SUCH CLAIM, DAMAGE, LOSS OR EXPENSE IS ATTRIBUTABLE TO BODILY INJURY, SICKNESS, DISEASE OR DEATH, OR TO INJURY TO OR DESTRUCTION OF TANGIBLE PROPERTY (OTHER THAN THE WORK ITSELF) INCLUDING THE LOSS OF USE RESULTING THEREFROM, BUT ONLY TO THE EXTENT CAUSED IN WHOLE OR IN PART BY NEGLIGENT ACTS OR OMISSIONS OF THE CONTRACTOR, A SUBCONTRACTOR, ANYONE DIRECTLY OR INDIRECTLY EMPLOYED BY THEM OR ANYONE FOR WHOSE ACTS THEY MAY BE LIABLE, REGARDLESS OF WHETHER OR NOT SUCH CLAIM, DAMAGE, LOSS OR EXPENSE IS CAUSED IN PART BY A PARTY INDEMNIFIED HEREUNDER.
13. THESE PLANS ARE NOT TO BE USED FOR BIDDING PURPOSES.
14. ALL DRAWINGS, SPECIFICATIONS AND COPIES THEREOF FURNISHED BY THE DESIGNER ARE AND SHALL REMAIN THE DESIGNER'S PROPERTY. THEY ARE NOT TO BE USED BY THE OWNER OR ANYONE ON THE OWNER'S BEHALF FOR ADDITIONS OR ALTERATIONS TO THIS PROJECT OR FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF THE DESIGNER. SUBMISSION OR DISTRIBUTION OF THE DRAWINGS TO MEET OFFICIAL REGULATORY REQUIREMENTS OR FOR OTHER PURPOSES IN CONNECTION WITH THE PROJECT IS NOT TO BE CONSTRUED AS PUBLICATION IN DEROGATION OF THE DESIGNER'S COMMON LAW COPYRIGHT OR OTHER RESERVED RIGHTS.
15. THESE ITEMS ARE IN PLACE TO PROVIDE A CLEAR UNDERSTANDING OF CONTRACTOR AND OWNER RESPONSIBILITY AND TO HOLD THE DESIGNER AND/OR EMPLOYEE HARMLESS OF ANY FINANCIAL OR LEGAL LIABILITY RELATING TO CONSTRUCTION OF THESE DRAWINGS.

CONSTRUCTION DOCUMENTS

PROJECT INFO:

PLAN NAME: SH 2645

ADDRESS: -

SUBDIVISION: SOUTH HILLS

LOT #: LOT #

HOME OWNER/FILE: ALPINE HOMES

DESIGNED: JEFF ADAMS DESIGN

DATE: 2017-10-12

PROJECT NUMBER: 2017-081

SET: CONSTRUCTION DOCS

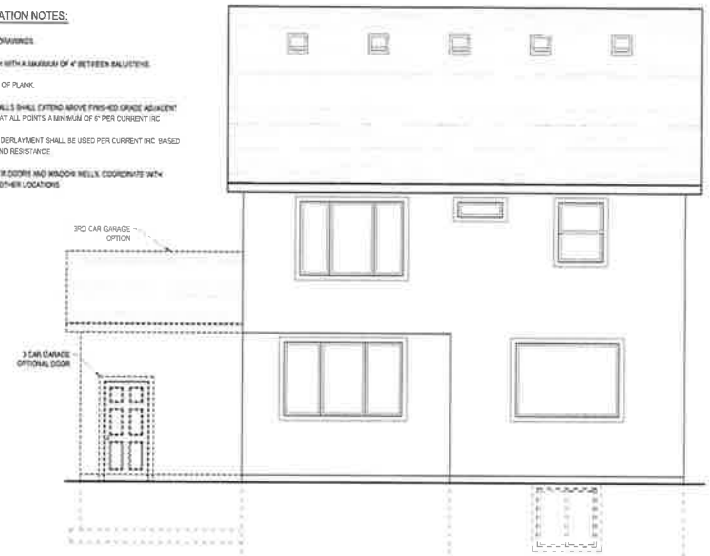
SHEET NAME: ELEVATIONS

SHEET NUMBER: 15

3 RIGHT ELEVATION 'D'

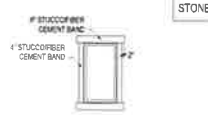
GENERAL PLAN ELEVATION NOTES:

1. DO NOT SCALE ELEVATION DRAWINGS.
2. ALL RAILS MUST BE 30" HIGH WITH A MAXIMUM OF 4" BETWEEN BALUSTERS.
3. STAGGER VERTICAL JOINTS OF PLANK.
4. CONCRETE FOUNDATION WALLS SHALL EXTEND ABOVE FINISHED GRADE ADJACENT TO THE FOUNDATION WALL AT ALL POINTS A MINIMUM OF 6" PER CURRENT IRC.
5. ASPHALT SHINGLES AND UNDERLAYMENT SHALL BE USED PER CURRENT IRC BASED ON SLOPE OF ROOF AND WIND RESISTANCE.
6. GUTTERS MUST OCCUR OVER DOORS AND WINDOW WELLS. COORDINATE WITH CONTRACTOR/OWNER FOR OTHER LOCATIONS.

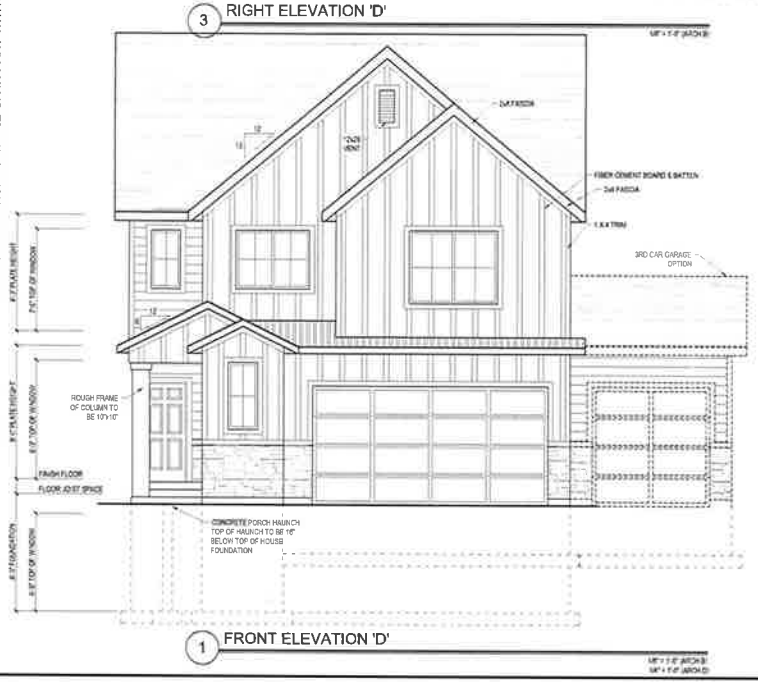


4 REAR ELEVATION 'D'

STONE REQUIREMENT	
FRONT OF HOUSE:	413 SF
STONE:	35 SF (8%)



TYPICAL WINDOW & DOOR TRIM
UNLESS NOTED OTHERWISE



1 FRONT ELEVATION 'D'

2 LEFT ELEVATION 'D'

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JEFF ADAMS design

ALPINE HOMES

CONSTRUCTION DOCUMENTS

PROJECT INFO:

SH 2645

SOUTH HILLS

LOT #

ALPINE HOMES

JEFF ADAMS DESIGN

2017-10-12

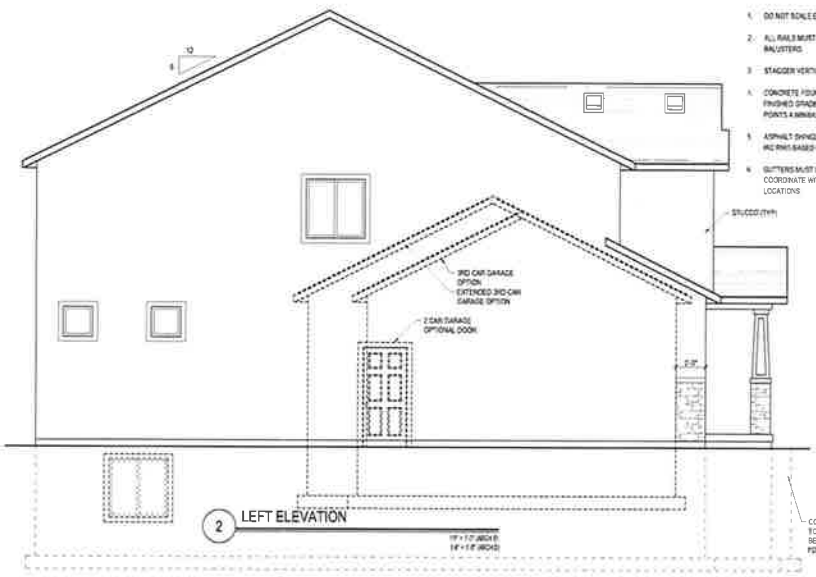
2017-081

CONSTRUCTION DOCS.

ELEVATIONS

16

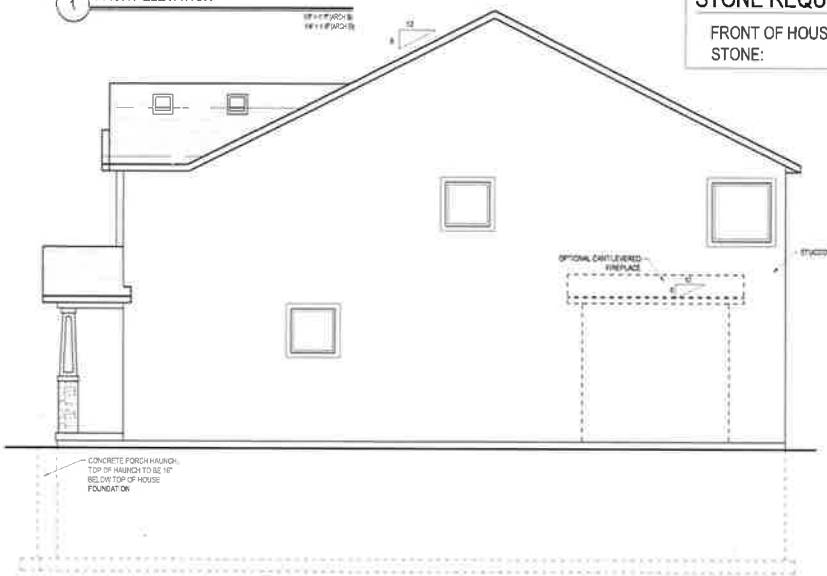
1 FRONT ELEVATION



2 LEFT ELEVATION

STONE REQUIREMENT

FRONT OF HOUSE:	355 SF
STONE:	105 SF (30%)



3 RIGHT ELEVATION

4 REAR ELEVATION

GENERAL PLAN ELEVATION NOTES:

1. DO NOT SCALE ELEVATION DRAWINGS.
2. ALL RAILS MUST BE 30" HIGH WITH A MAXIMUM OF 4" BETWEEN BALUSTERS.
3. STAGGER VERTICAL JOINTS OF PLANK.
4. CONCRETE FOUNDATION WALLS SHALL EXTEND ABOVE FINISHED GRADE ADJACENT TO THE FOUNDATION WALL AT ALL POINTS A MINIMUM OF 8" PER IRC RAMA 8.
5. ASPHALT SHINGLES AND UNDERLAYMENT SHALL BE USED PER IRC RMS BASED ON SLOPE OF ROOF AND WIND RESISTANCE.
6. GUTTERS MUST OCCUR OVER DOORS AND WINDOW WELLS COORDINATE WITH CONTRACTOR/OWNER FOR OTHER LOCATIONS

JEFF ADAMS design

ALPINE HOMES

THESE PLANS ARE ONLY PERMITTED FOR USE UNDER THE FOLLOWING CONDITIONS AND RESTRICTIONS:

1. THE GENERAL CONTRACTOR AND/OR OWNER, AS PART OF THE DESIGN TEAM, ARE TO ENSURE THE DRAWING CORRECTNESS PRIOR TO THE START OF CONSTRUCTION.
2. CONTRACTOR IS RESPONSIBLE FOR ALL PLAN CHANGES DURING THE COURSE OF CONSTRUCTION, AND WILL BE RESPONSIBLE FOR COORDINATING DEVIATIONS FROM THESE PLANS WITH THE APPROPRIATE PROFESSIONAL, SUCH AS, CITY BUILDING OFFICIAL, DESIGNER, STRUCTURAL ENGINEER, ETC.
3. CONTRACTOR IS TO ENSURE THAT ALL NATIONAL, STATE, AND LOCAL CODES AND ORDINANCES ARE FOLLOWED IN THE STRUCTURE'S COMPLIANCE.
4. NO SHEET OR DETAIL SHALL BE USED INDEPENDENTLY FROM THE APPROVED DRAWING SET.
5. CONTRACTOR SHALL CONSULT DESIGNER, AT ANY POINT DURING CONSTRUCTION, ABOUT A PLAN ERROR, OMISSION, CONFLICT, OR REQUEST ADDITIONAL INFORMATION BEFORE PROCEEDING FURTHER.

THESE ITEMS ARE IN PLACE TO PROVIDE A CLEAR UNDERSTANDING OF CONTRACTOR AND OWNER RESPONSIBILITY AND TO HOLD THE DESIGNER AND OUR GRAFTER HARMLESS OF ANY FINANCIAL OR LEGAL LIABILITY RESULTING FROM ERRORS IN THESE DRAWINGS.

CONSTRUCTION DOCUMENTS

PROJECT INFO:

PLAN NAME: SH 2025

SUBDIVISION: SOUTH HILLS

LOT #

ALPINE HOMES

JEFF ADAMS DESIGN

DATE: 2017-10-12

JAD PROJECT NUMBER: 2017-102

CONSTRUCTION DOCS.

ELEVATIONS 'A'

13

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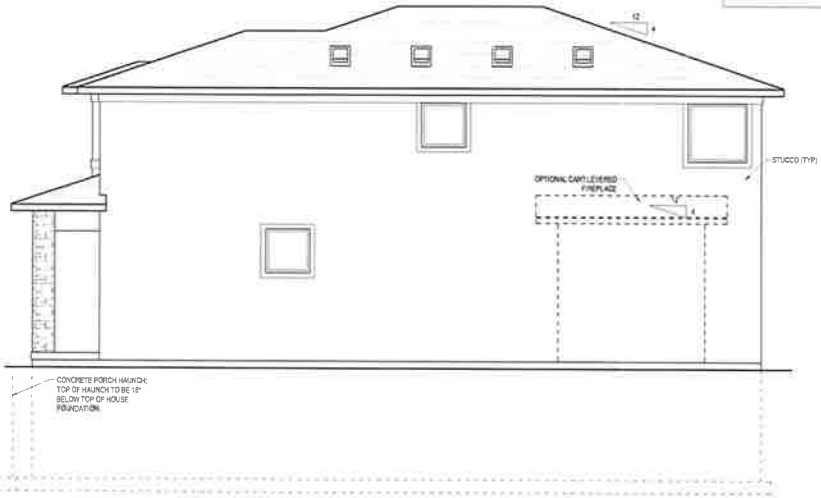
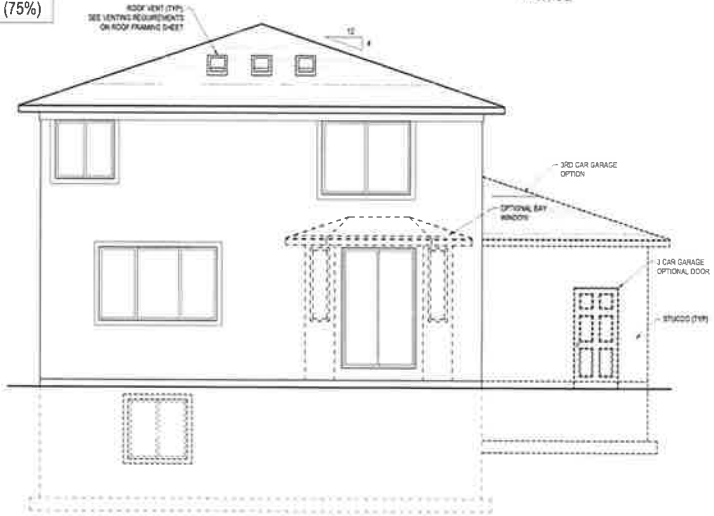
1 FRONT ELEVATION

2 LEFT ELEVATION



3 RIGHT ELEVATION



4 REAR ELEVATION

STONE REQUIREMENT

FRONT OF HOUSE:	294 SF
STONE:	221 SF (75%)

GENERAL PLAN ELEVATION NOTES:

1. DO NOT SCALE ELEVATION DRAWINGS.
2. ALL RAILS MUST BE 36" HIGH WITH A MAXIMUM OF 4" BETWEEN BALUSTERS.
3. STAGGER VERTICAL JOINTS OF PLANK.
4. CONCRETE FOUNDATION WALLS SHALL EXTEND ABOVE FINISHED GRADE ADJACENT TO THE FOUNDATION WALL AT ALL POINTS A MINIMUM OF 8" PER IRC R404.1.8
5. ASPHALT SHINGLES AND UNDERLAYMENT SHALL BE USED PER IRC R905 BASED ON SLOPE OF ROOF AND WIND RESISTANCE.
6. GUTTERS MUST OCCUR OVER DOORS AND WINDOW WELLS COORDINATE WITH CONTRACTOR/OWNER FOR OTHER LOCATIONS

JEFF ADAMS DESIGN

ALPINE HOMES

THESE PLANS ARE ONLY PERMITTED FOR USE UNDER THE FOLLOWING CONDITIONS AND RESTRICTIONS

1. THE GENERAL CONTRACTOR AND SUB-CONTR... AS PART OF THE DESIGN TEAM, ARE TO ENSURE THE DRAWING CONTRACTOR IS RESPONSIBLE FOR ALL PLAN CHANGES DURING THE COURSE OF CONSTRUCTION, AND WILL ...
2. THESE PLANS ARE TO BE USED ONLY BY THE PURCHASERS AND ... PROFESSIONAL, SUCH AS: CITY BUILDING OFFICIAL, DESIGNER, STRUCTURAL ENGINEER, ETC.
3. CONTRACTOR IS TO ENSURE THAT ALL MATERIAL, STATE, AND LOCAL CODES AND ORDINANCES ARE ...
4. NO SHEET OR DETAIL SHALL BE USED INDEPENDENTLY FROM THE APPROVED DRAWING SET.
5. CONSTRUCTION SHALL CONSULT DESIGNER AT ANY POINT DURING CONSTRUCTION, ABOUT A PLAN ERROR ...
6. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH APPROVED BUILDING PERMIT DRAWINGS AND ...

THE INTENT OF THESE PLANS IS TO PROVIDE A COMPREHENSIVE SET OF DRAWINGS FOR THE CONSTRUCTION OF ... AND TO HOLD THE DESIGNER AND/OR DRAFTSPERSONS OF ANY FORM, OR ANY OF THEIR EMPLOYEES, OR ... FROM ERRORS IN THESE DRAWINGS

CONSTRUCTION DOCUMENTS

PROJECT INFO:

PURPOSE: SH 2025

ADDRESS: -

SUBDIVISION: SOUTH HILLS

LOT #: LOT #

CONSTRUCTOR: ALPINE HOMES

DRAWN BY: JEFF ADAMS DESIGN

DATE: 2017-10-12

PROJECT NAME: 2017-102

SET: CONSTRUCTION DOCS.

SHEET NAME: ELEVATIONS 'B'

SHEET NUMBER: 14

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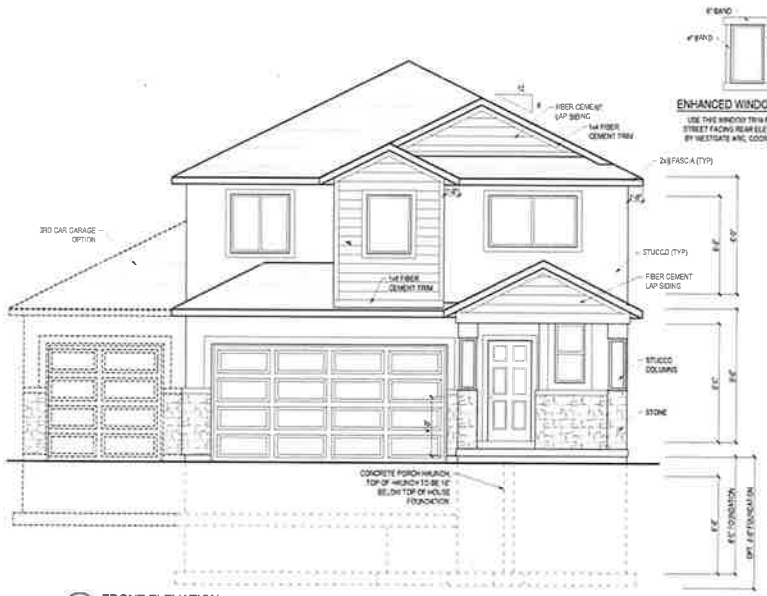
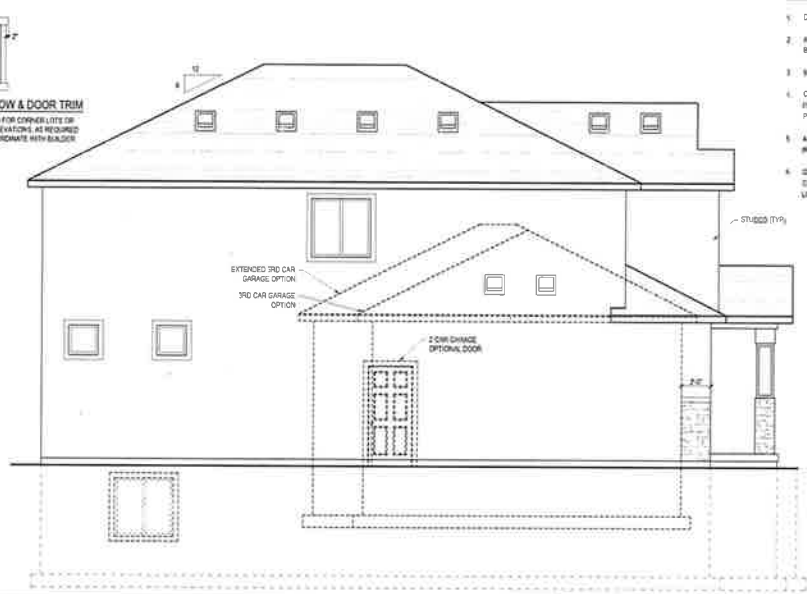
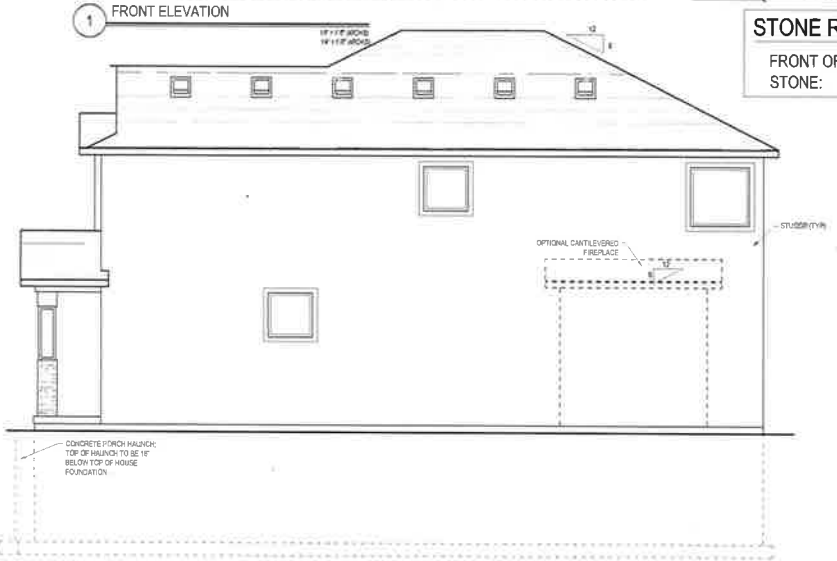


1 FRONT ELEVATION



2 LEFT ELEVATION



3 RIGHT ELEVATION

4 REAR ELEVATION

ENHANCED WINDOW & DOOR TRIM

USE THIS WINDOW TRIM FOR CORNER LOTS OR STREET FACING REAR ELEVATIONS, AS REQUIRED BY NEXTGATE ARC, COORDINATE WITH BUILDER

STONE REQUIREMENT

FRONT OF HOUSE:	332 SF
STONE:	99 SF (30%)

GENERAL PLAN ELEVATION NOTES:

1. DO NOT SCALE ELEVATION DRAWINGS.
2. ALL RAILS MUST BE 36" HIGH WITH A MAXIMUM OF 4" BETWEEN BALUSTERS.
3. STAGGER VERTICAL JOINTS OF PLANK.
4. CONCRETE FOUNDATION WALLS SHALL EXTEND ABOVE FINISHED GRADE ADJACENT TO THE FOUNDATION WALL AT ALL POINTS A MINIMUM OF 8" PER IRC R404.1.6
5. ASPHALT SHINGLES AND UNDERLAYMENT SHALL BE USED PER IRC R905 BASED ON SLOPE OF ROOF AND WIND RESISTANCE.
6. GUTTERS MUST OCCUR OVER DOORS AND WINDOW WELLS. COORDINATE WITH CONTRACTOR/BUILDER FOR OTHER LOCATIONS.

JEFF ADAMS DESIGN

ALPINE HOMES

THESE PLANS ARE ONLY PERMITTED FOR USE UNDER THE FOLLOWING CONDITIONS AND RESTRICTIONS:

A. THE GENERAL CONTRACTOR (GC) SHALL REVIEW ALL PLANS PRIOR TO THE START OF THE DESIGN TEAM ARE TO ENSURE THE DRAWINGS CORRECTLY PRINT TO THE STATE OR LOCAL REQUIREMENTS.

B. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR ALL PLAN CHANGES DURING THE COURSE OF CONSTRUCTION, AND WILL COORDINATE ALL PLAN CHANGES WITH THE DESIGNER, ENGINEER, AND ANY OTHER CONSULTANTS AS NECESSARY.

C. THE GC SHALL EMPLOY A LICENSED PROFESSIONAL ENGINEER (PE) OR REGISTERED ARCHITECT (RA) AS REQUIRED BY LAW TO PERFORM ALL NECESSARY ENGINEERING AND ARCHITECTURAL DESIGN SERVICES FOR THE PROFESSIONAL, SUCH AS, BUT NOT LIMITED TO: GEOTECHNICAL ENGINEER, STRUCTURAL ENGINEER, ETC.

D. THE GC SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES AND FOR COORDINATING ALL PORTIONS OF THE WORK UNDER THE CONTRACT.

E. THE GC SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK AND SHALL TAKE ALL NECESSARY PRECAUTIONS FOR THE SAFETY OF, AND SHALL PROVIDE REASONABLE PROTECTION TO PREVENT DAMAGE, INJURY OR LOSS TO ALL EMPLOYEES ON THE WORK AND OTHER PERSONS WHO MAY BE AFFECTED THEREBY.

F. THE GC SHALL ENSURE THAT ALL MATERIALS, STATE, AND LOCAL CODES AND ORDINANCES ARE FOLLOWED.

G. NO SHEET OR DETAIL SHALL BE USED INDEPENDENTLY FROM THE APPROVED DRAWING SET.

H. THE GC SHALL CONSULT DESIGNER AT EARLY POINT DURING CONSTRUCTION, ABOUT A PLAN ERROR, CONTRADICTION, SHALL CONSULT DESIGNER, AT EARLY POINT DURING CONSTRUCTION.

I. THE GC SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES AND FOR COORDINATING ALL PORTIONS OF THE WORK UNDER THE CONTRACT.

J. THE GC SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK AND SHALL TAKE ALL NECESSARY PRECAUTIONS FOR THE SAFETY OF, AND SHALL PROVIDE REASONABLE PROTECTION TO PREVENT DAMAGE, INJURY OR LOSS TO ALL EMPLOYEES ON THE WORK AND OTHER PERSONS WHO MAY BE AFFECTED THEREBY.

INSIDE ITEMS ARE IN PLACE TO PROVIDE A CLEAR UNDERSTANDING OF THE DESIGN INTENT AND ARE NOT TO BE USED FOR CONSTRUCTION. THE DESIGNER AND ITS CONSULTANTS SHALL HAVE NO LIABILITY FOR ANY DAMAGES, LIABILITIES OR LOSSES ARISING FROM OR IN CONNECTION WITH THE USE OF, OR RELIANCE UPON, THESE PLANS FOR CONSTRUCTION OR FOR ANY PURPOSE OTHER THAN THOSE AUTHORIZED IN WRITING BY THE DESIGNER AND IN NO EVENT SHALL THE DESIGNER AND/OR ITS CONSULTANTS BE LIABLE FOR ANY CONSEQUENTIAL DAMAGES RESULTING FROM OR ARISING IN CONNECTION WITH THE USE OF THESE PLANS FOR CONSTRUCTION OR FOR ANY PURPOSE OTHER THAN THOSE AUTHORIZED IN WRITING BY THE DESIGNER AND/OR DRAFTER HARMLESS OF ANY FINANCIAL OR LEGAL LIABILITY RESULTING FROM CHANGES IN THESE DRAWINGS.

CONSTRUCTION DOCUMENTS

PROJECT INFO:

SH 2025

SOUTH HILLS

LOT #

ALPINE HOMES

JEFF ADAMS DESIGN

2017-10-12

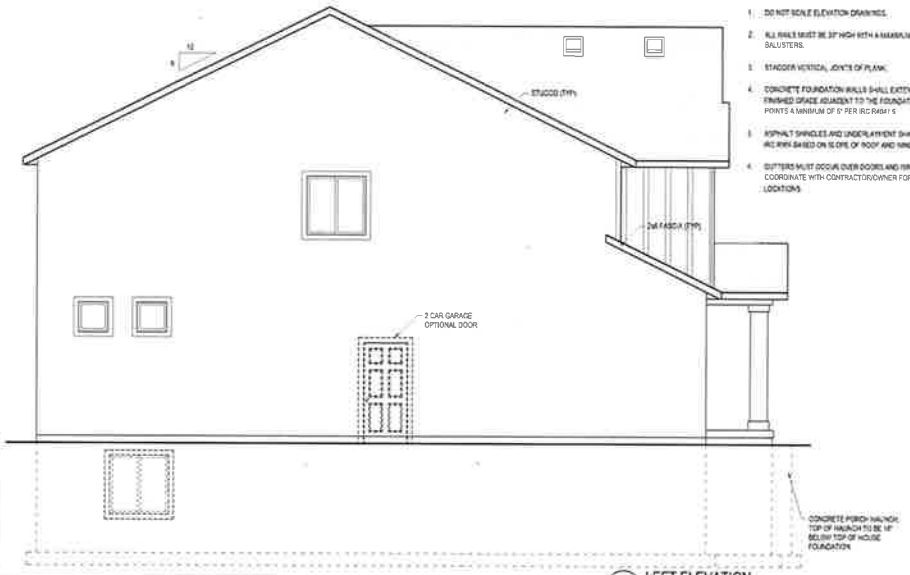
2017-102

CONSTRUCTION DOCS.

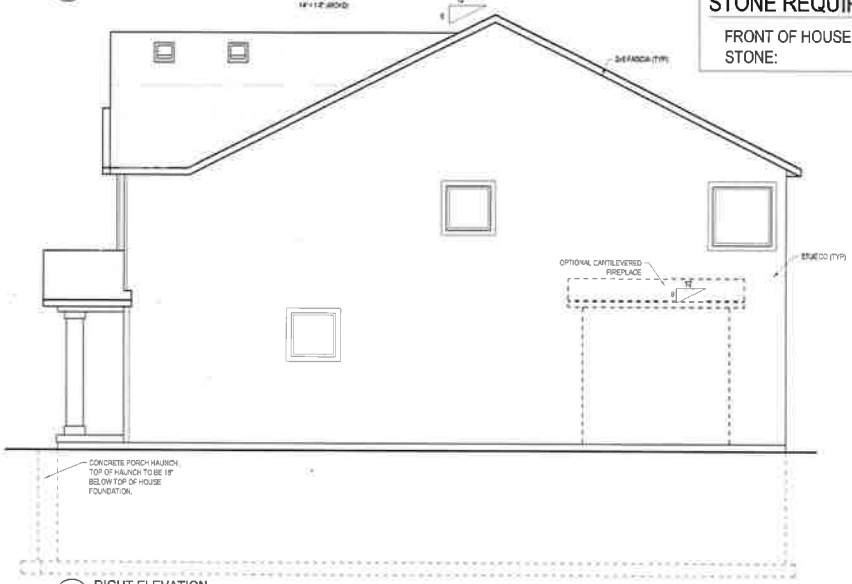
ELEVATIONS 'C'

15

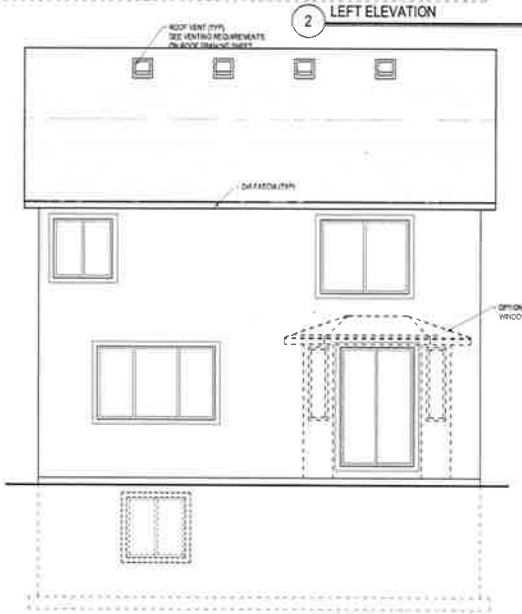
1 FRONT ELEVATION



2 LEFT ELEVATION



3 RIGHT ELEVATION



4 REAR ELEVATION

STONE REQUIREMENT

FRONT OF HOUSE:	385 SF
STONE:	66 SF (17%)

GENERAL PLAN ELEVATION NOTES:

1. DO NOT SCALE ELEVATION DRAWINGS.
2. ALL RAILS MUST BE 36" HIGH WITH A MAXIMUM OF 4" BETWEEN BALUSTERS.
3. STAGGER VERTICAL JOINTS OF PLANK.
4. CONCRETE FOUNDATION WALLS SHALL EXTEND ABOVE FINISHED GRADE ADJACENT TO THE FOUNDATION WALL AT ALL POINTS A MINIMUM OF 6" PER IRC R404.1.5
5. ASPHALT SHINGLES AND UNDERLAYMENT SHALL BE USED PER IRC R905 BASED ON SLOPE OF ROOF AND WIND RESISTANCE.
6. GUTTERS MUST OCCUR OVER DOORS AND WINDOW WELLS. COORDINATE WITH CONTRACTOR/OWNER FOR OTHER LOCATIONS.

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JEFF ADAMS DESIGN

ALPINE HOMES

THESE PLANS ARE ONLY PERMITTED FOR USE UNDER THE FOLLOWING CONDITIONS AND RESTRICTIONS.
1. THE GENERAL CONTRACTOR AND/OR OWNER, AS PART OF THE DESIGN TEAM, ARE TO ENSURE THE DRAWINGS COMPLY WITH THE STATE OF CONSTRUCTION.
2. THE CONTRACTOR IS RESPONSIBLE FOR ALL PLAN CHANGES DURING THE COURSE OF CONSTRUCTION, AND WILL BE RESPONSIBLE FOR ANY ADDITIONAL COSTS INCURRED DUE TO THESE CHANGES.
3. THE PROFESSIONAL, SUCH AS, CITY BUILDING OFFICIAL, DESIGNER, STRUCTURAL ENGINEER, ETC.
4. CONTRACTOR IS TO ENSURE THAT ALL MATERIAL, STATE, AND LOCAL CODES AND ORDINANCES ARE FOLLOWED DURING CONSTRUCTION.
5. NO SHEET OR DETAIL SHALL BE USED INDEPENDENTLY FROM THE APPROVED DRAWING SET.
6. CONTRACTOR SHALL CORRELATE DRAWINGS AT ANY POINT DURING CONSTRUCTION. ABOUT A PLAN ERROR, CONTRACTOR SHALL CORRELATE DRAWINGS AT ANY POINT DURING CONSTRUCTION.
7. ALL DIMENSIONS ARE TO BE VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION.
8. THESE ITEMS ARE IN PLACE TO PROVIDE A CLEAR UNDERSTANDING OF CONSTRUCTION AND COMPLIANCE AND TO HOLD THE DESIGNER AND OR DRAFTER HARMLESS OF ANY FINANCIAL OR LEGAL LIABILITY RESULTING FROM ERRORS IN THESE DRAWINGS.

CONSTRUCTION DOCUMENTS

PROJECT INFO:

PLAN NAME: SH 2025

ADDRESS: -

SUBDIVISION: SOUTH HILLS

LOT #: LOT #

CONSTRUCTION FACTOR: ALPINE HOMES

DRAWN BY: JEFF ADAMS DESIGN

DATE: 2017-10-12

JOB PROJECT NUMBER: 2017-102

SET: CONSTRUCTION DOCS.

SHEET NAME: ELEVATIONS 'D'

SHEET NUMBER: 16

Alpine™ HOMES

The Arrowwood

Elevation A

Elevation B

Elevation C

Elevation D

AlpineHomes.com

Alpine™ HOMES

The Aspen

Elevation A

Elevation B

Elevation C

Elevation D

AlpineHomes.com

Alpine™ HOMES

The Sequoia

Elevation A

Elevation B

Elevation C

AlpineHomes.com

Alpine™ HOMES

The Sierra

Elevation A

Elevation B

Elevation C

AlpineHomes.com

Alpine™ HOMES

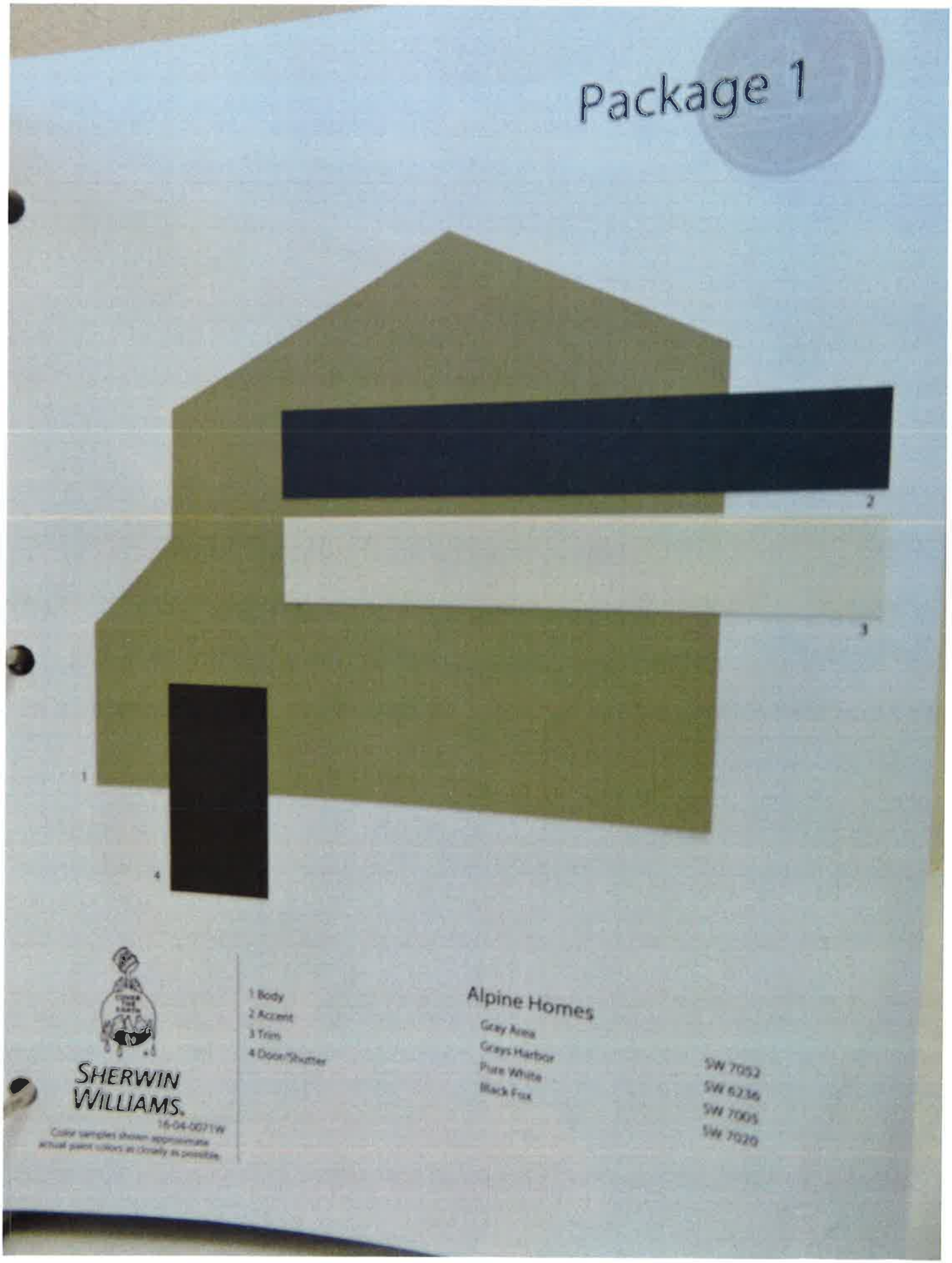
The Redwood

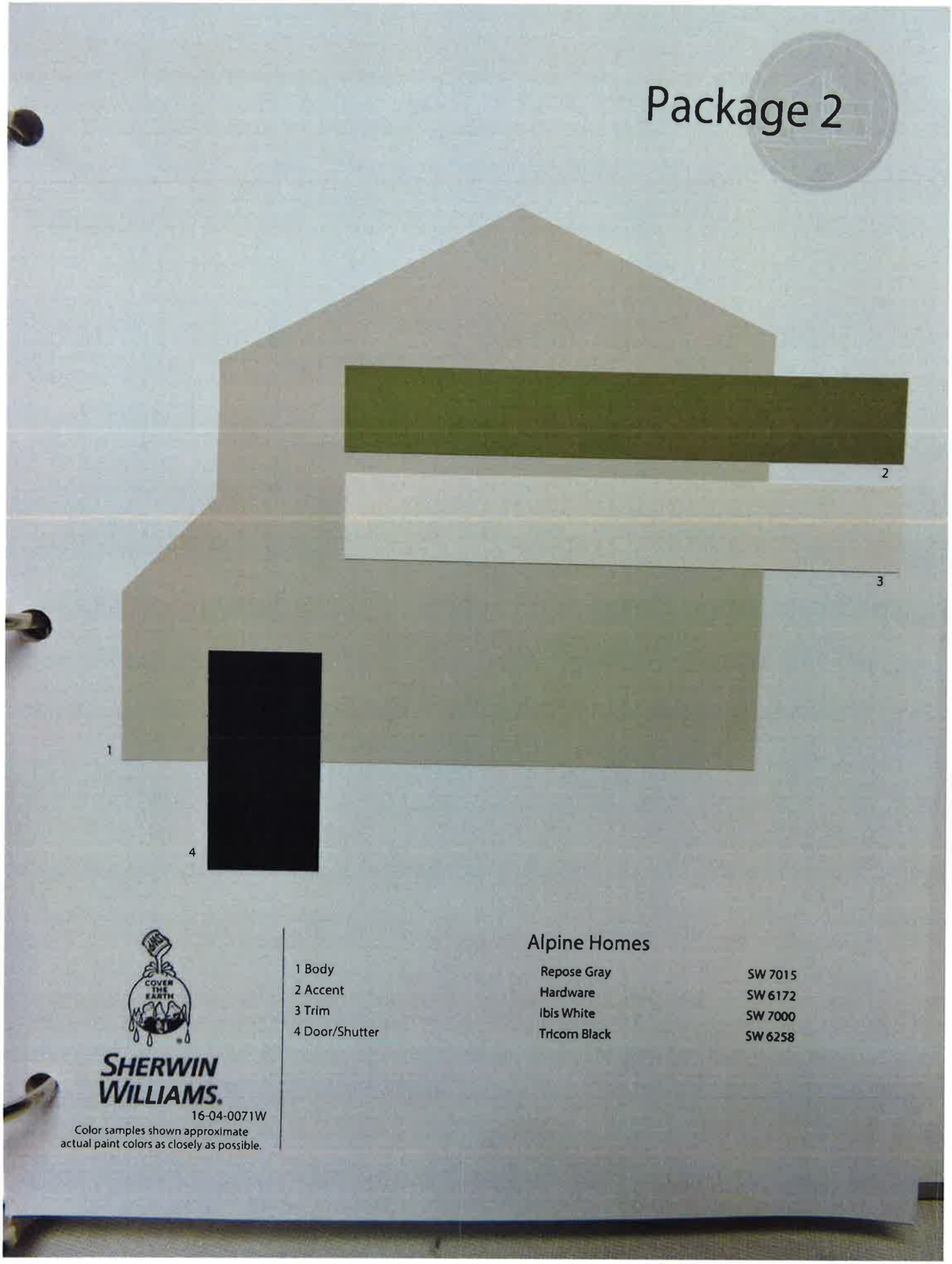
Elevation A

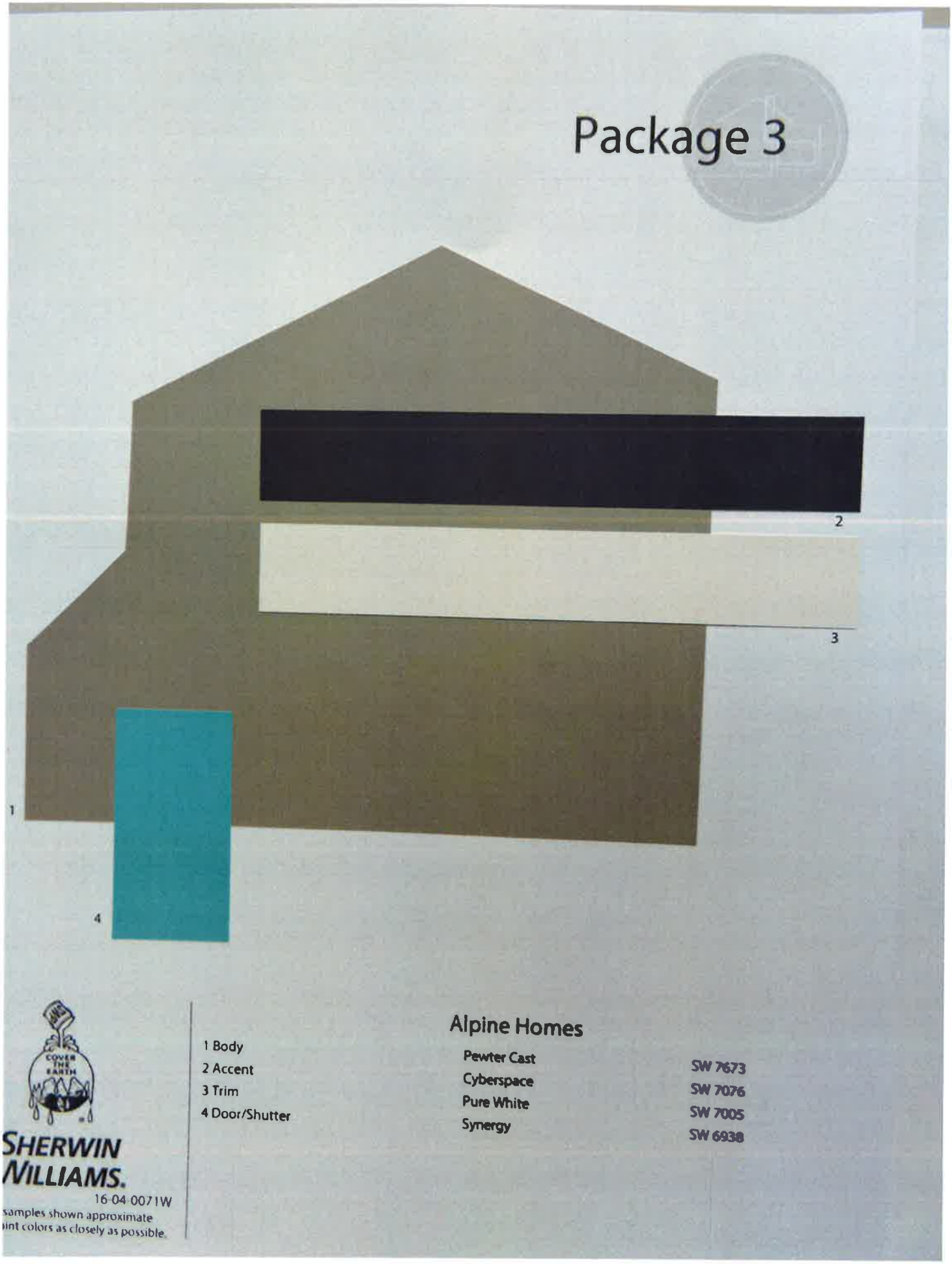
Elevation B

Elevation C

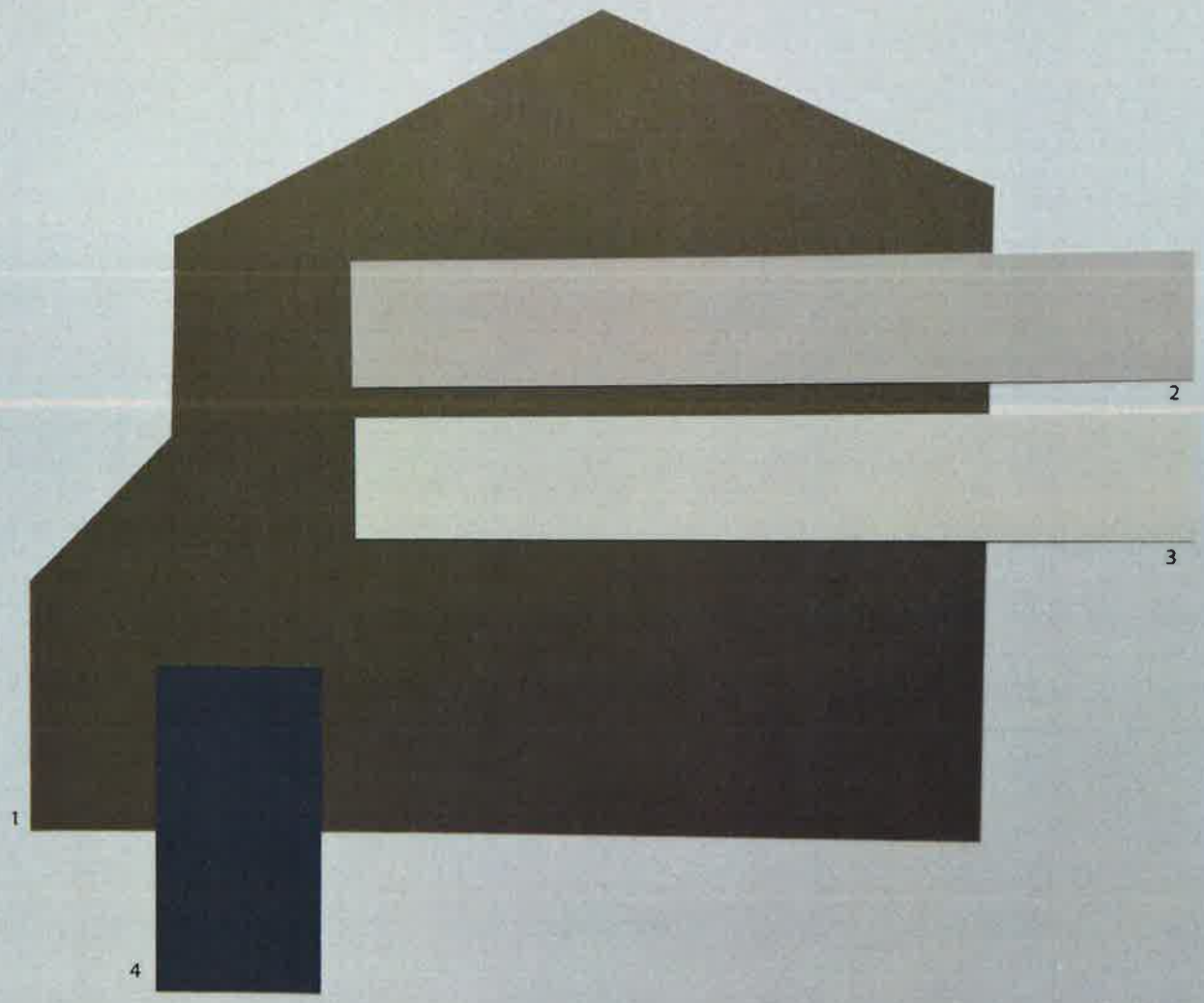
AlpineHomes.com


Package 1
2
3
1
4
SHERWIN WILLIAMS.
16-04-0071W
Color samples shown approximate actual paint colors as closely as possible
1 Body
2 Accent
3 Trim
4 Door/Shutter
Alpine Homes
Gray Area
Grays Harbor
Pure White
Black Fox
SW 7052
SW 6236
SW 7005
SW 7020


Package 2
1
2
3
4
COVER THE EARTH
SHERWIN WILLIAMS.
16-04-0071W
Color samples shown approximate actual paint colors as closely as possible.
1 Body
2 Accent
3 Trim
4 Door/Shutter
Alpine Homes
Repose Gray SW 7015
Hardware SW 6172
Ibis White SW 7000
Tricorn Black SW 6258


Package 3
2
3
1
4
COVER THE EARTH
SHERWIN WILLIAMS.
16-04-0071W
samples shown approximate
int colors as closely as possible.
1 Body
2 Accent
3 Trim
4 Door/Shutter
Alpine Homes
Pewter Cast SW 7673
Cyberspace SW 7076
Pure White SW 7005
Synergy SW 6938

Package 4



SHERWIN WILLIAMS.

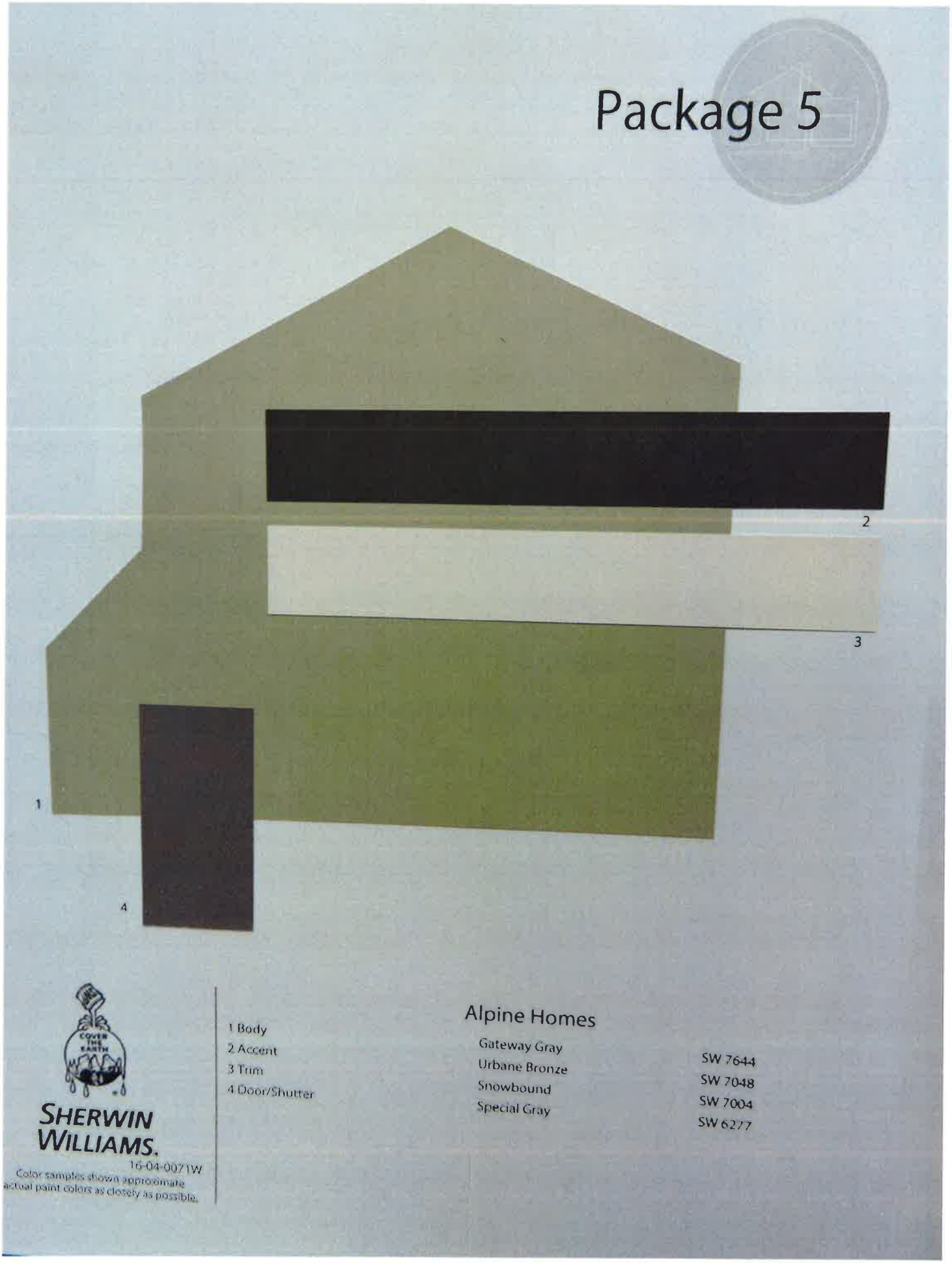
16-04-0071W

Color samples shown approximate actual paint colors as closely as possible.

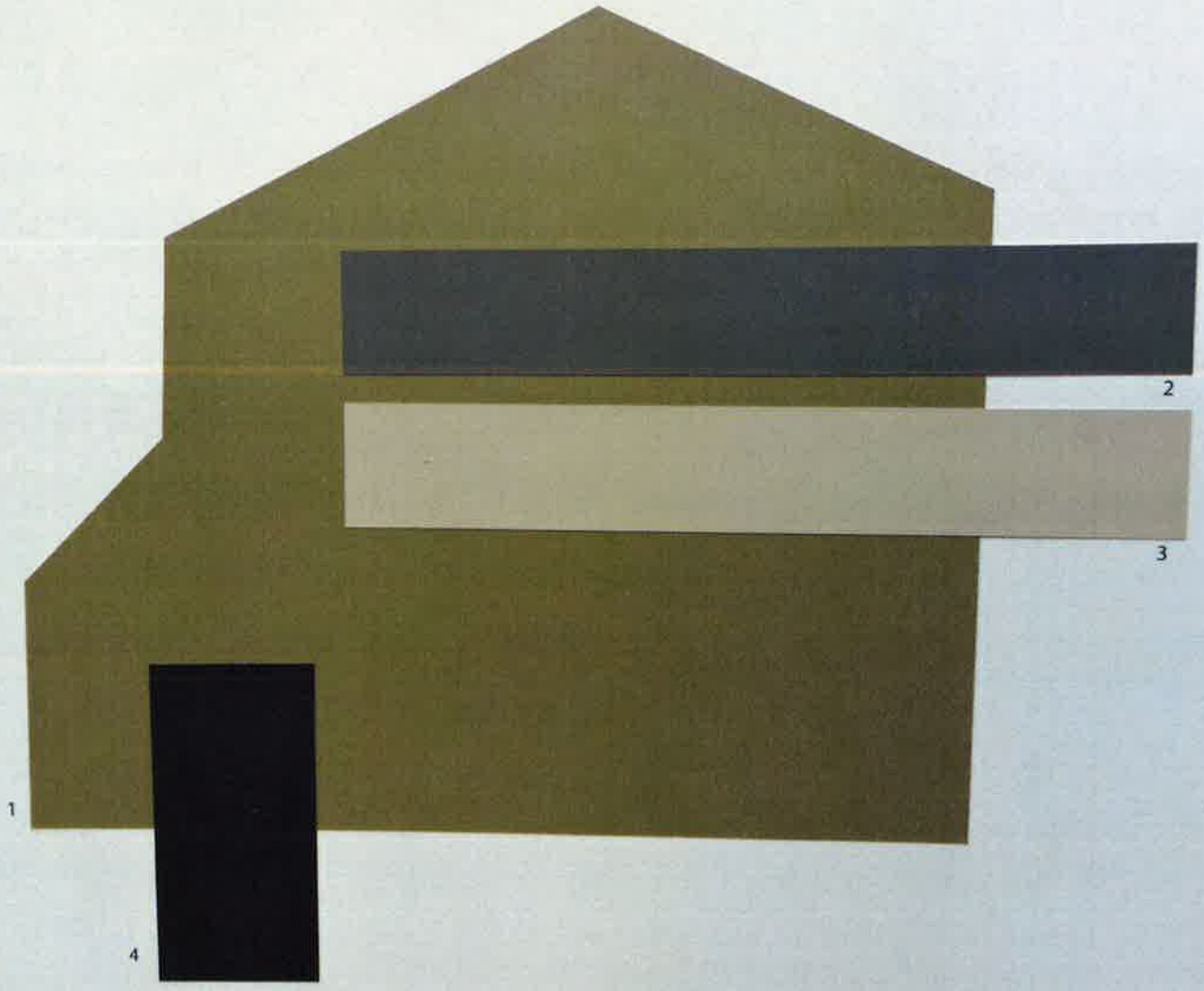
1 Body
2 Accent
3 Trim
4 Door/Shutter

Alpine Homes

Gauntlet Gray	SW 7019
On The Rocks	SW 7671
Extra White	SW 7006
Granite Peak	SW 6250


Package 5
2
3
1
4
COVER THE EARTH
SHERWIN WILLIAMS.
16-04-0071W
Color samples shown approximate actual paint colors as closely as possible.
1 Body
2 Accent
3 Trim
4 Door/Shutter
Alpine Homes
Gateway Gray SW 7644
Urbane Bronze SW 7048
Snowbound SW 7004
Special Gray SW 6277

Package 6



SHERWIN WILLIAMS.

16-04-0071W

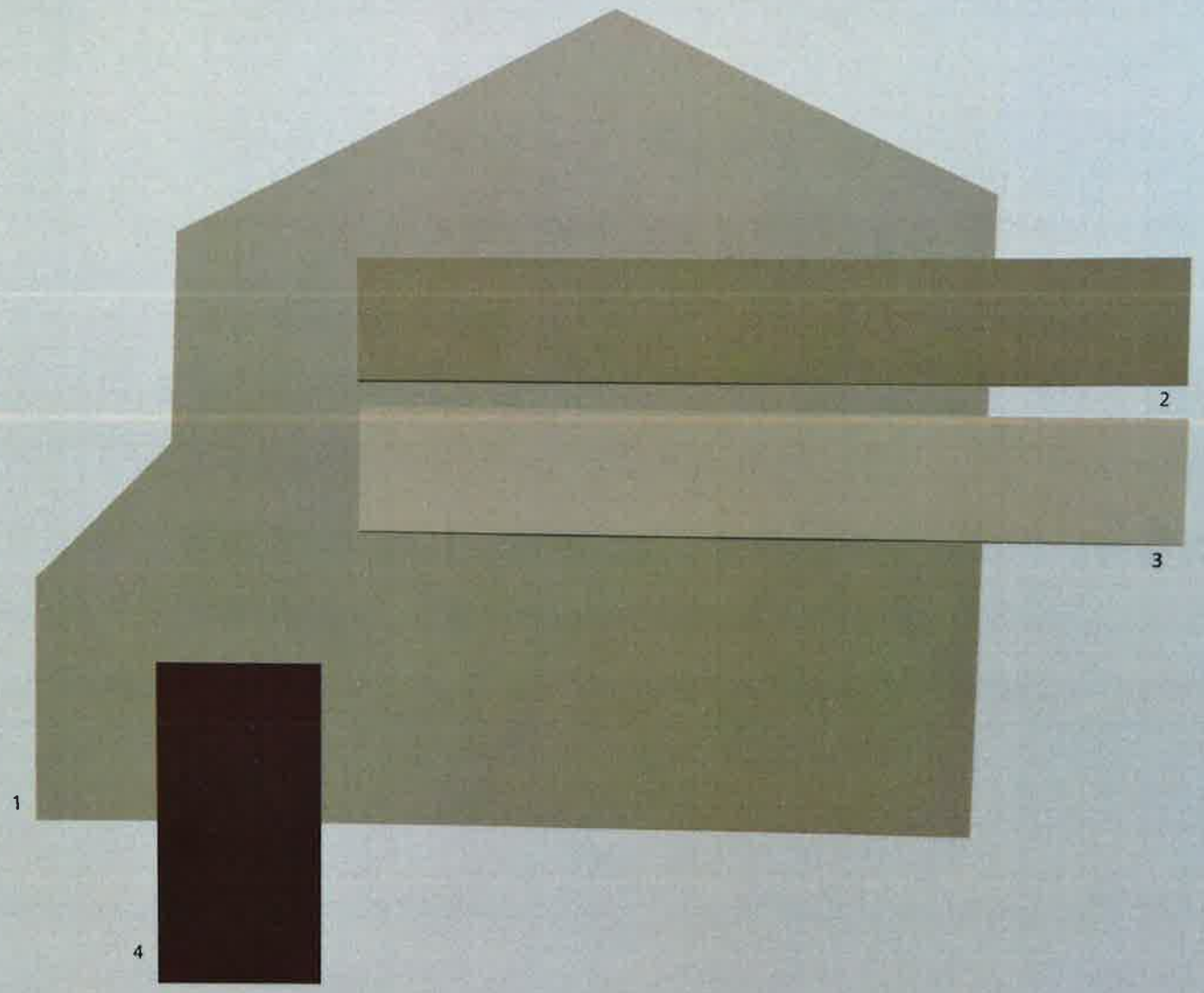
Color samples shown approximate actual paint colors as closely as possible.

1 Body
2 Accent
3 Trim
4 Door/Shutter

Alpine Homes

Backdrop	SW 7025
Web Gray	SW 7075
Anew Gray	SW 7030
Tricorn Black	SW 6258

Package 7



SHERWIN WILLIAMS.

16-04-0071W

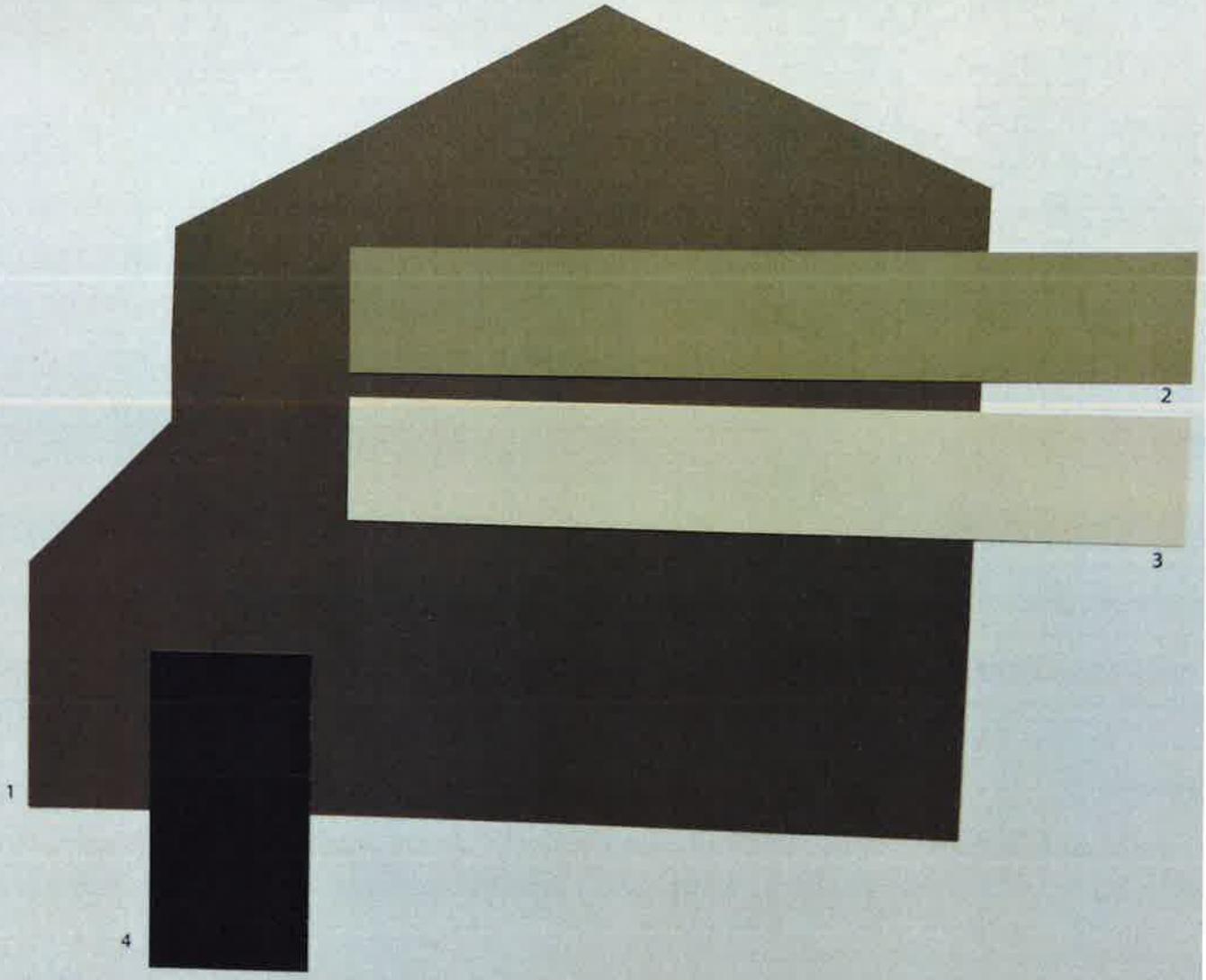
Color samples shown approximate actual paint colors as closely as possible.

1 Body	
2 Accent	
3 Trim	
4 Door/Shutter	

Alpine Homes

Pussywillow	SW 7643
Pavestone	SW 7642
Collonade Gray	SW 7641
Rookwood Red	SW 2802

Package 8



SHERWIN WILLIAMS.

16-04-0071W

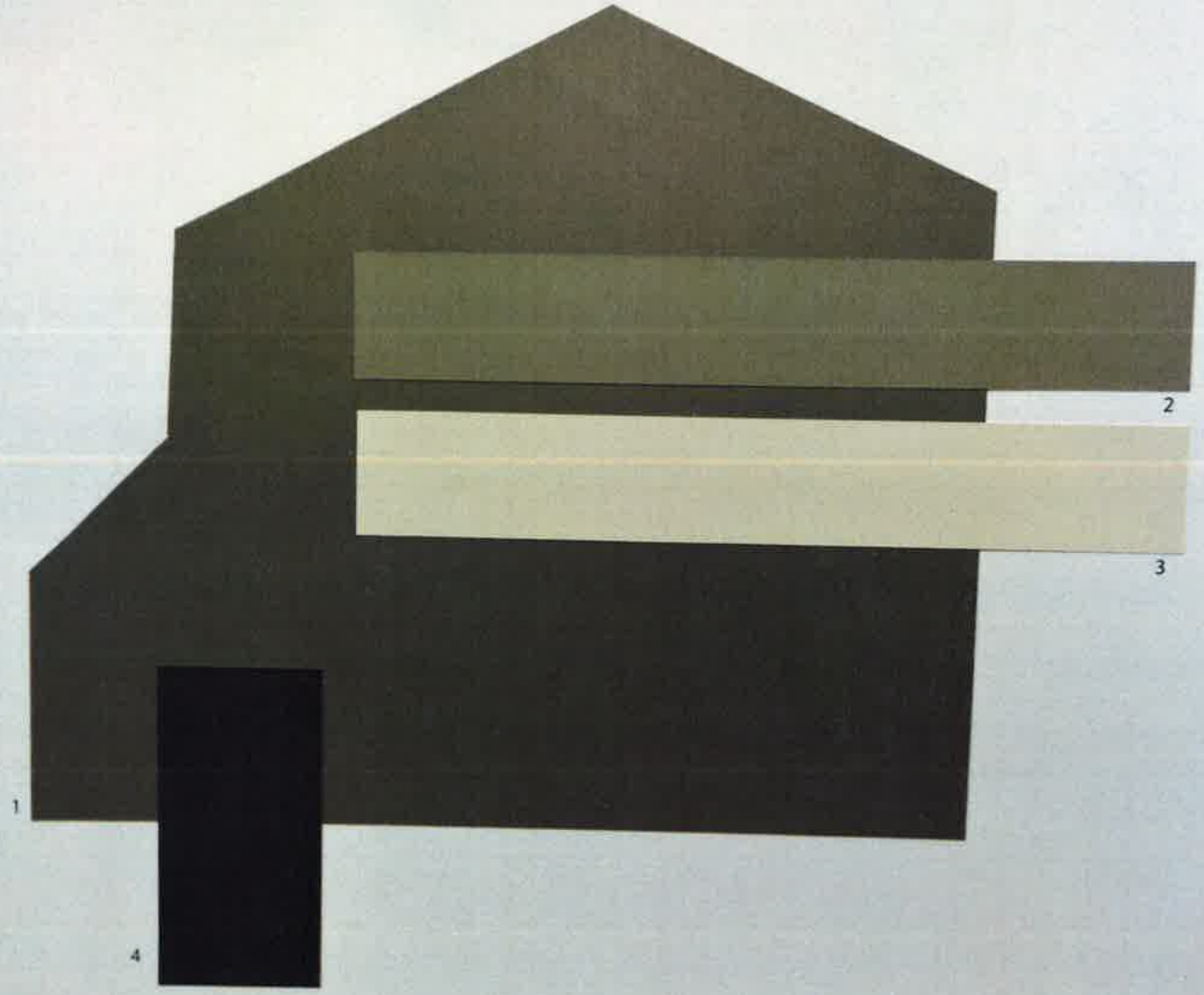
Color samples shown approximate actual paint colors as closely as possible.

1 Body
2 Accent
3 Trim
4 Door/Shutter

Alpine Homes

Manor House	SW 7505
Keystone Gray	SW 7504
Oyster White	SW 7637
Bohemian Black	SW 6988

Package 9



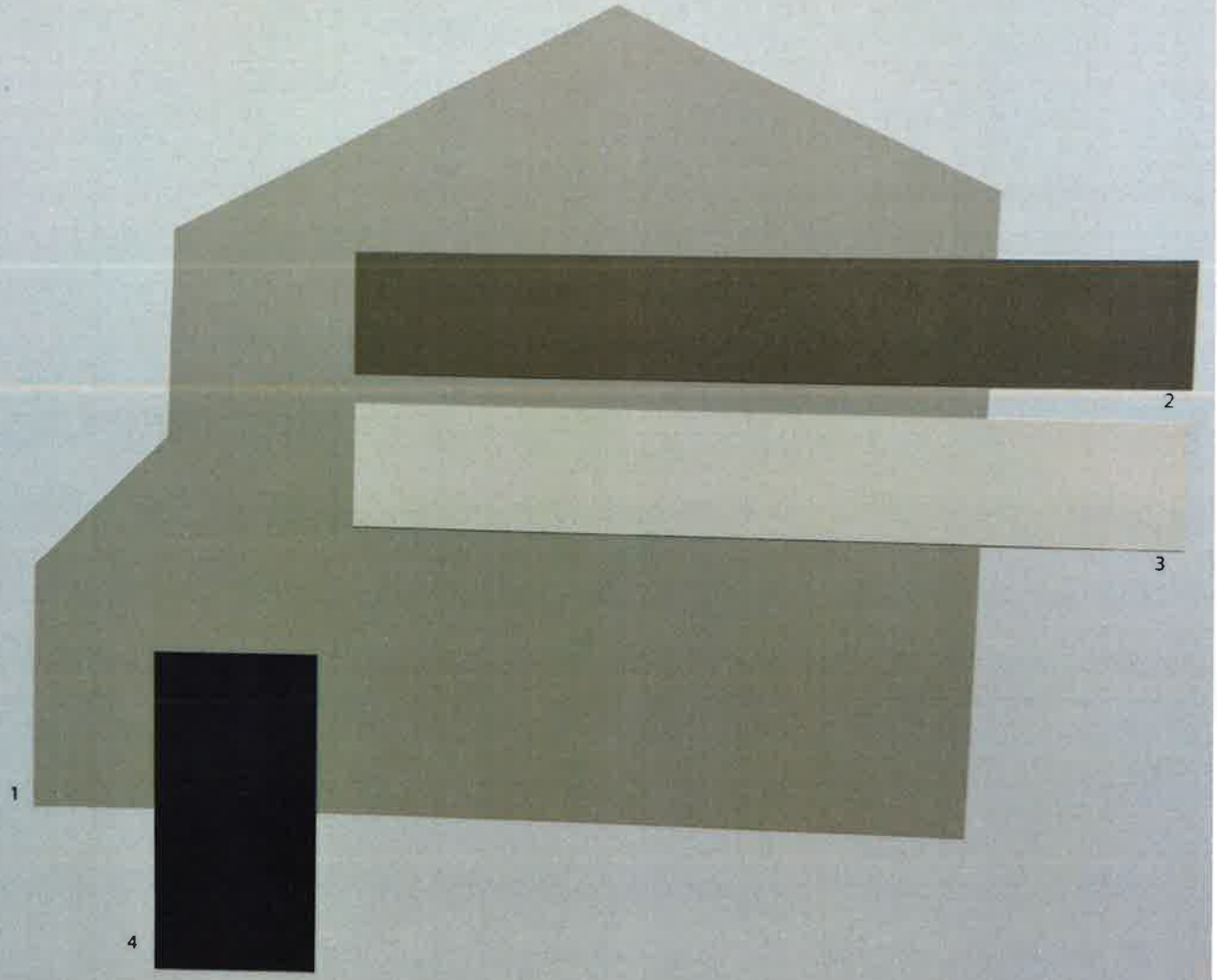
SHERWIN WILLIAMS.

16-04-0071W

Color samples shown approximate actual paint colors as closely as possible.

	Alpine Homes	
1 Body	Night Owl	SW 7061
2 Accent	Attitude Gray	SW 7060
3 Trim	Natural Choice	SW 7011
4 Door/Shutter	Black Of Night	SW 6993

Package 10



SHERWIN WILLIAMS.

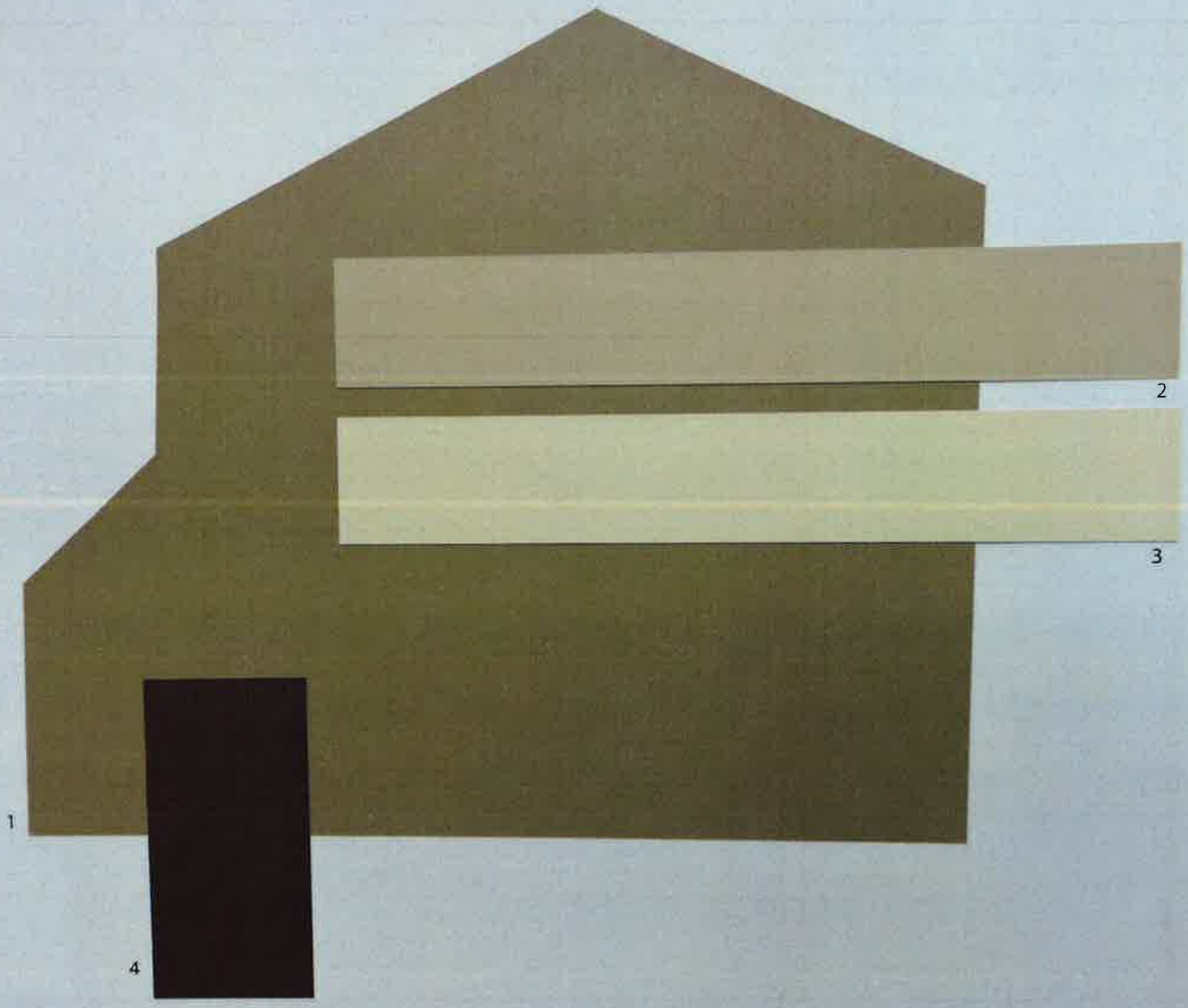
16-04-0071W

Color samples shown approximate actual paint colors as closely as possible.

1 Body	Magnetic Gray	SW 7058
2 Accent	Attitude Gray	SW 7060
3 Trim	Pure White	SW 7005
4 Door/Shutter	Rookwood Shutter Green	SW 2809

Alpine Homes

Package 11



SHERWIN WILLIAMS.

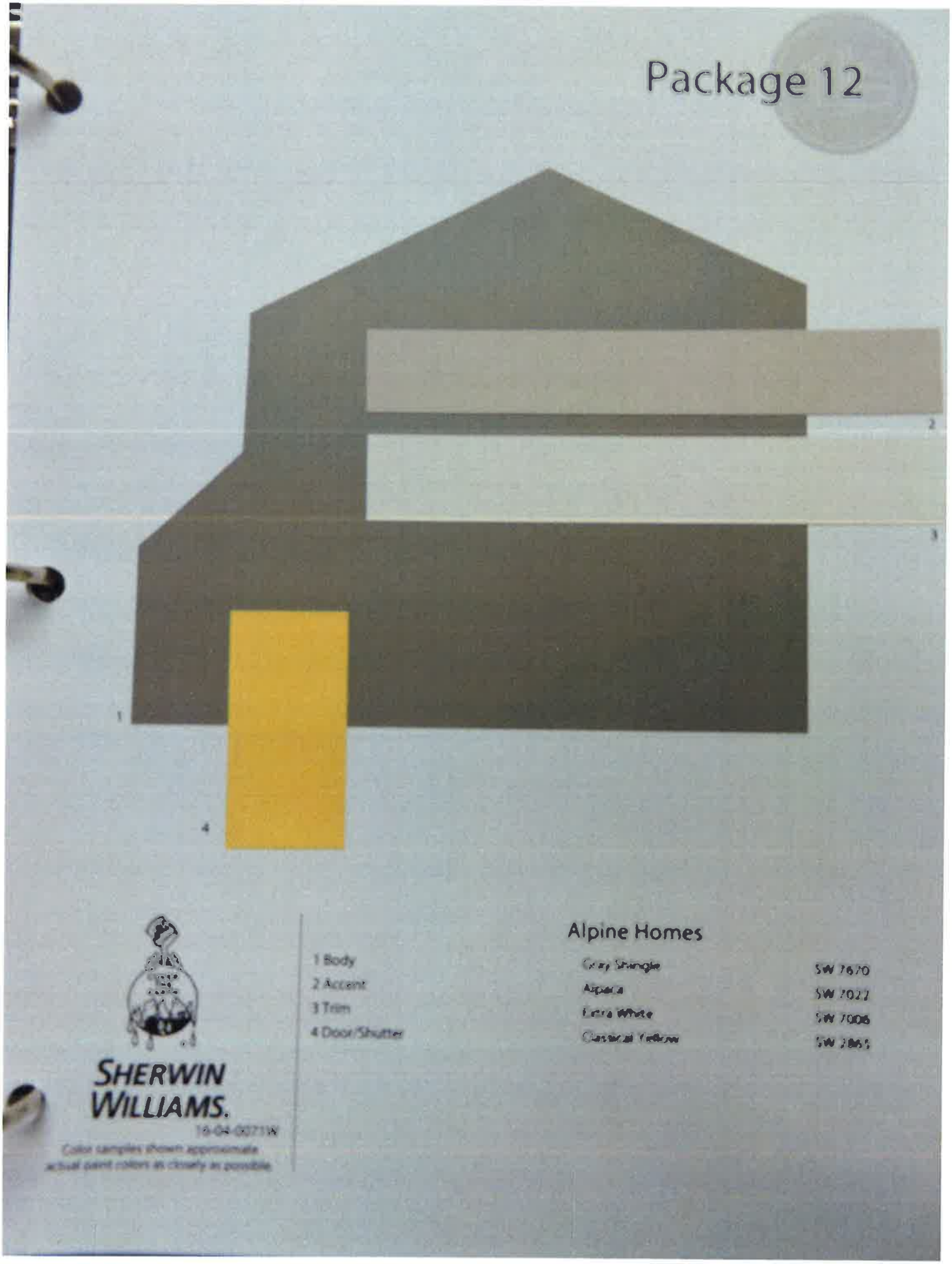
16-04-0071W

Color samples shown approximate actual paint colors as closely as possible.

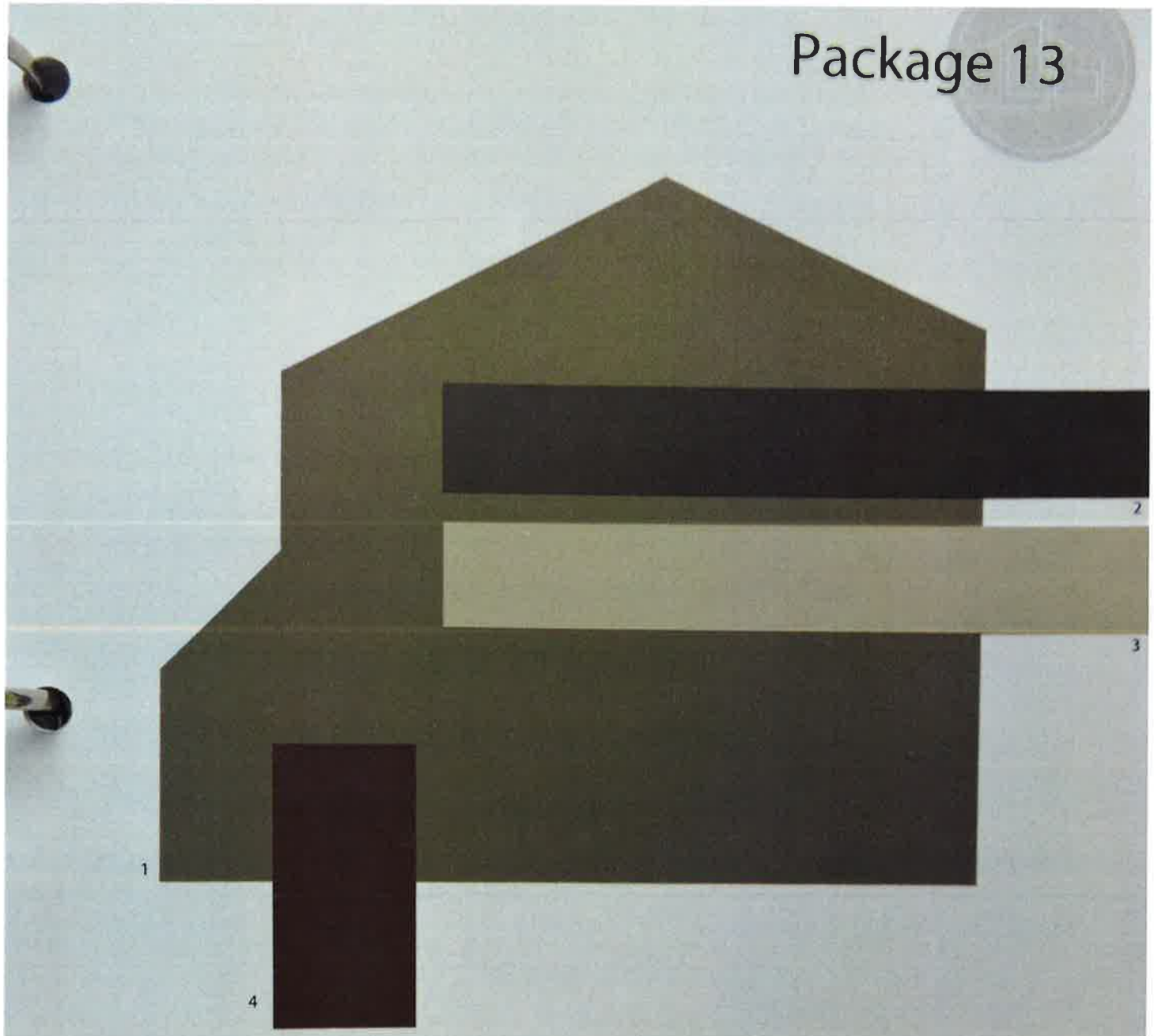
1 Body	
2 Accent	
3 Trim	
4 Door/Shutter	

Alpine Homes

Hammered Silver	SW 2840
Pavillion Beige	SW 7512
Classical White	SW 2829
Polished Mahogany	SW 2838


Package 12
1
2
3
4
1 Body
2 Accent
3 Trim
4 Door/Shutter
Alpine Homes
SW 7670
SW 7027
SW 7006
SHERWIN WILLIAMS.
Color samples shown approximate actual paint colors as closely as possible.

Package 13



SHERWIN WILLIAMS.

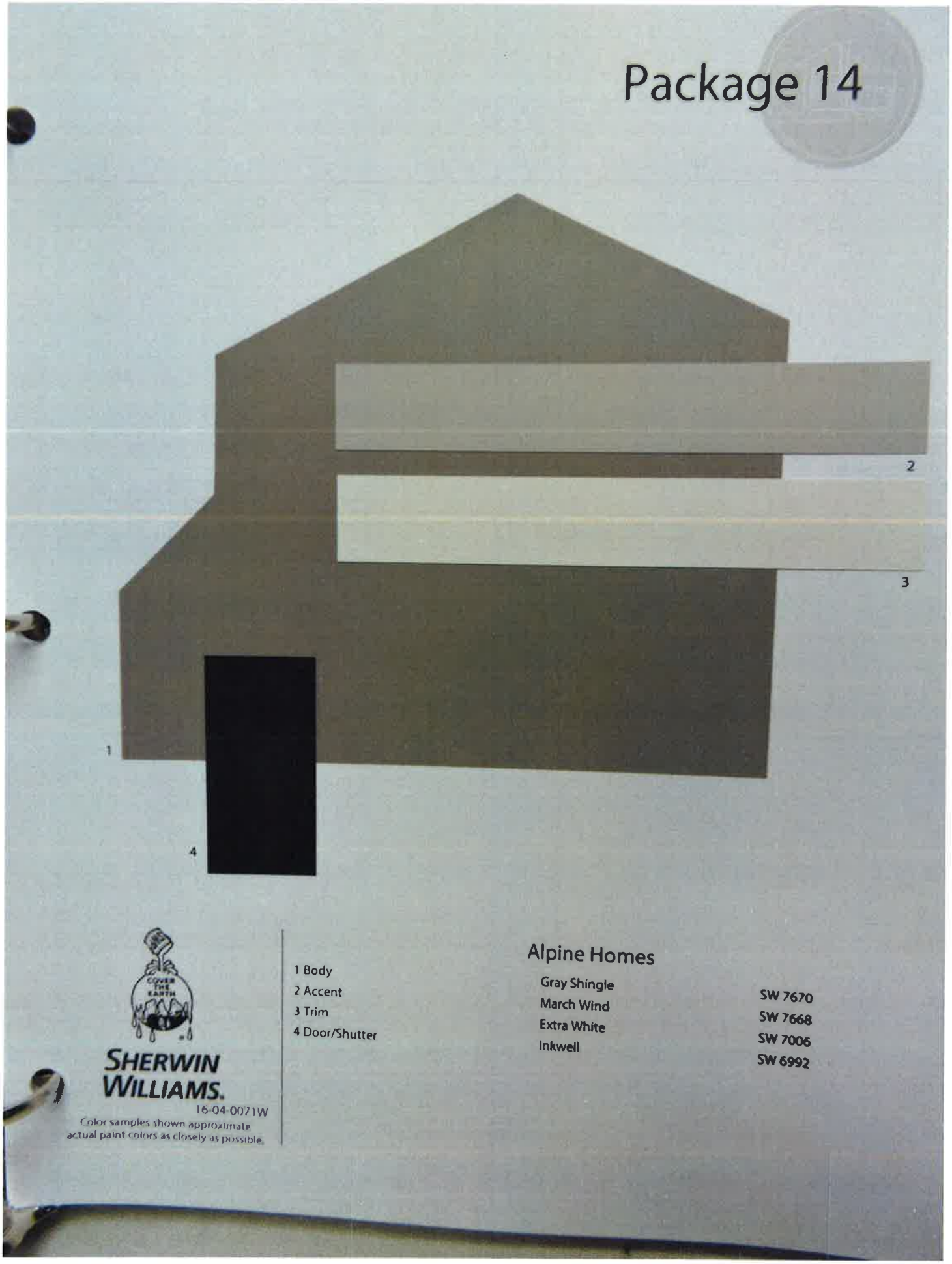
16-04-0071W

Color samples shown approximate actual paint colors as closely as possible.

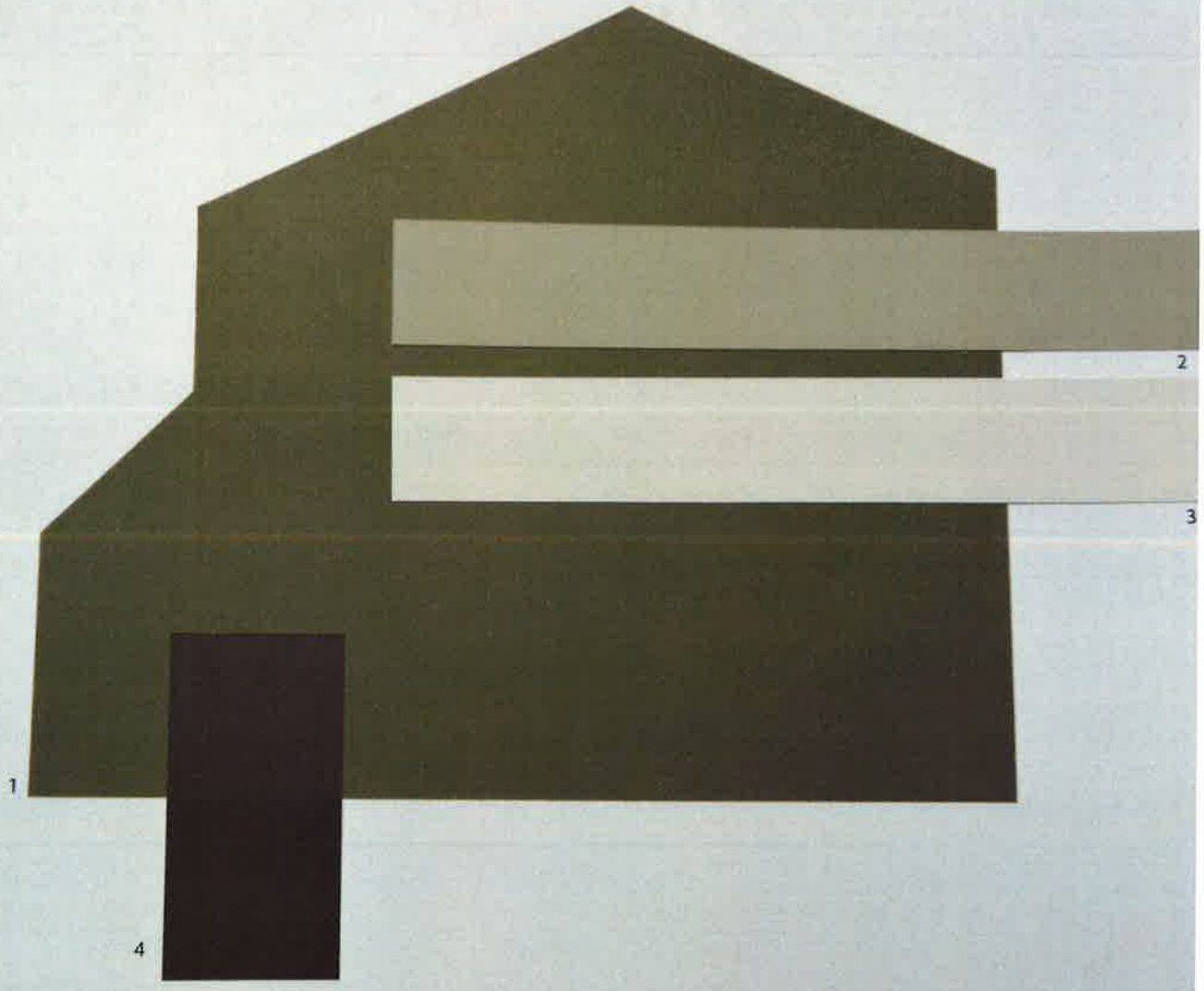
1 Body	
2 Accent	
3 Trim	
4 Door/Shutter	

Alpine Homes

Gauntlet Gray	SW 7019
Black Fox	SW 7020
Anew Gray	SW 7030
Cordovan	SW 6027


Package 14
1
2
3
4
SHERWIN WILLIAMS.
16-04-0071W
Color samples shown approximate actual paint colors as closely as possible.
1 Body
2 Accent
3 Trim
4 Door/Shutter
Alpine Homes
Gray Shingle
March Wind
Extra White
Inkwell
SW 7670
SW 7668
SW 7006
SW 6992

Package 15



SHERWIN WILLIAMS.

16-04-0071W

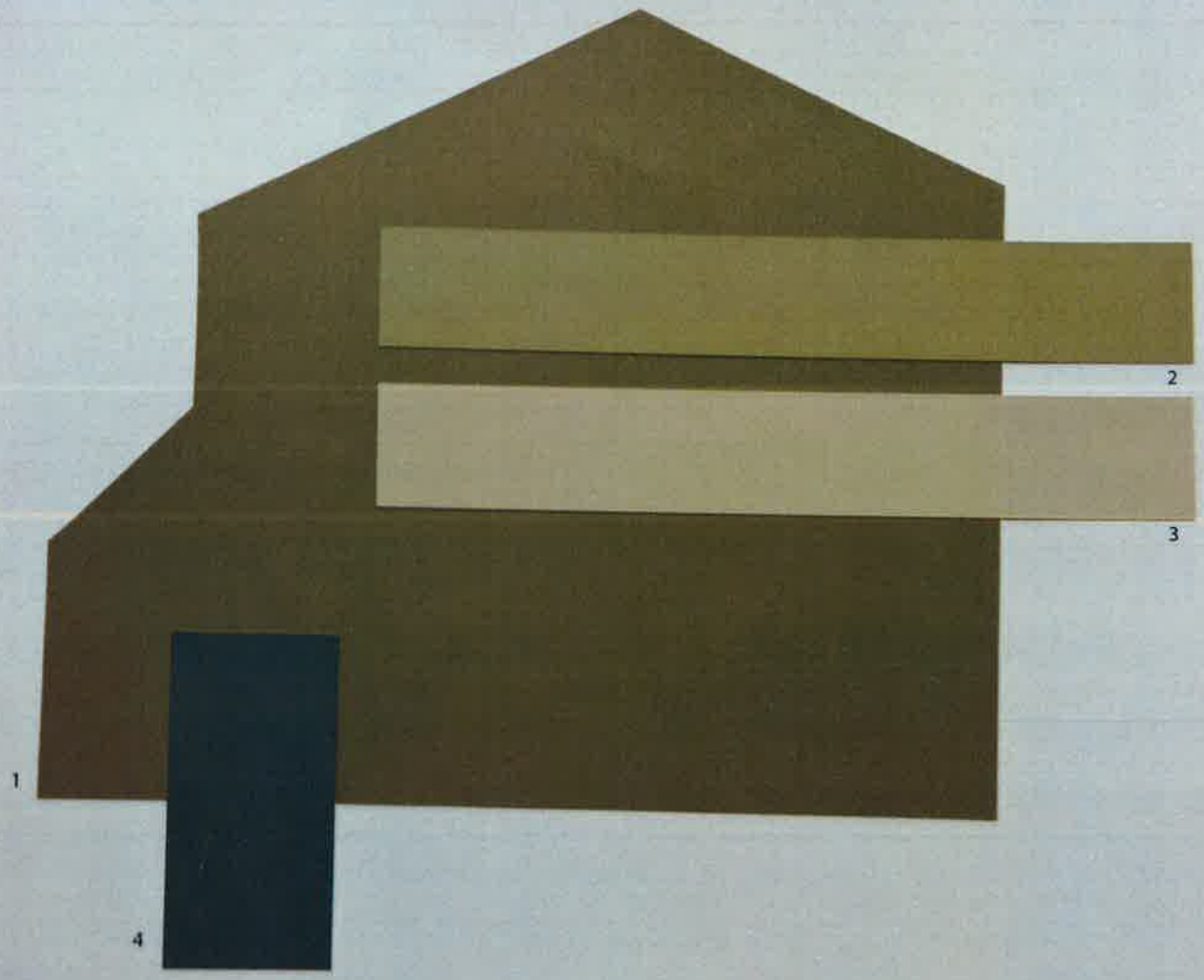
Color samples shown approximate actual paint colors as closely as possible.

1 Body	
2 Accent	
3 Trim	
4 Door/Shutter	

Alpine Homes

Porpoise	SW 7047
Intellectual Gray	SW 7045
Spare White	SW 6203
Bitter Chocolate	SW 6013

Package 16



SHERWIN WILLIAMS.

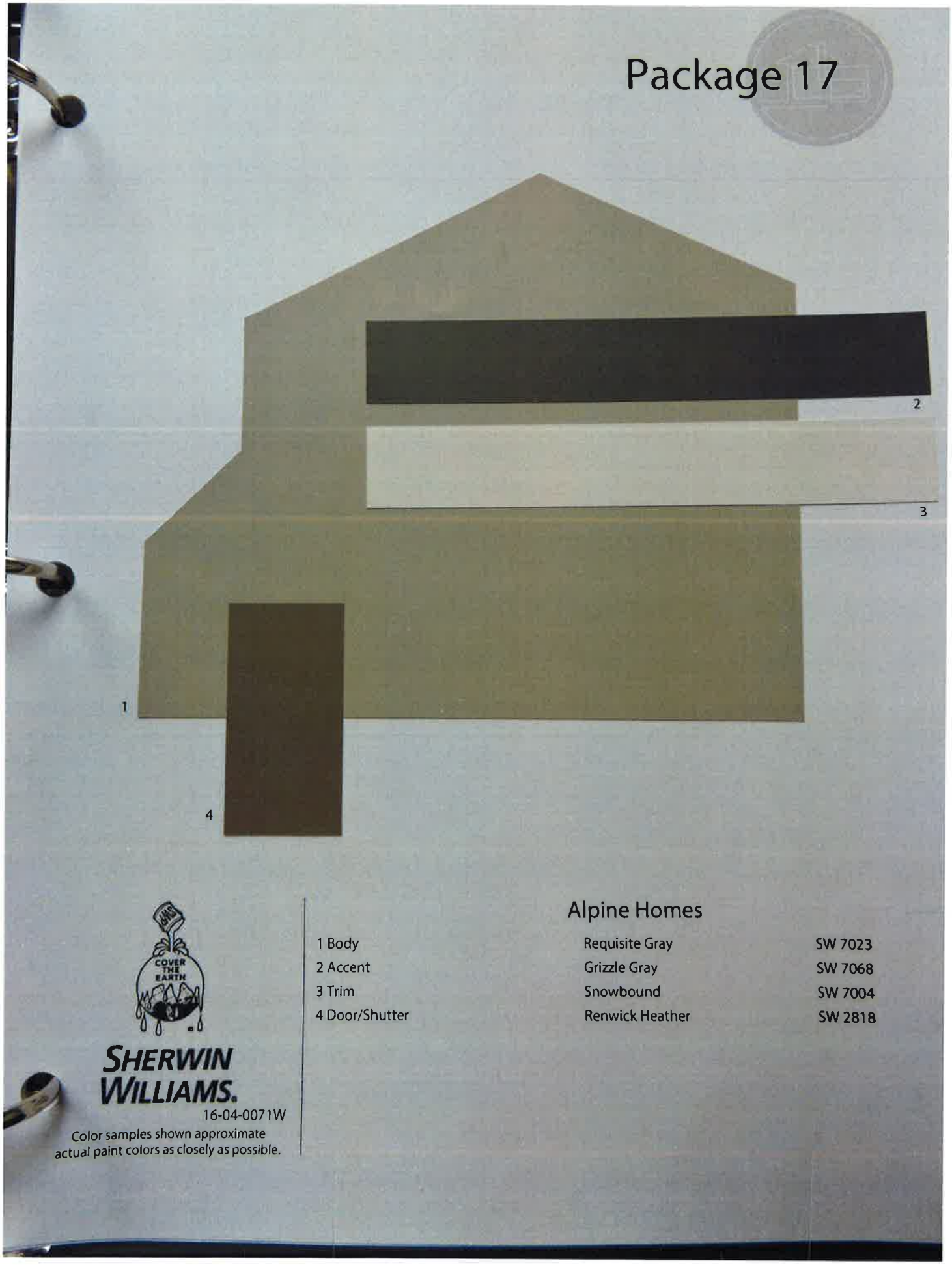
16-04-0071W

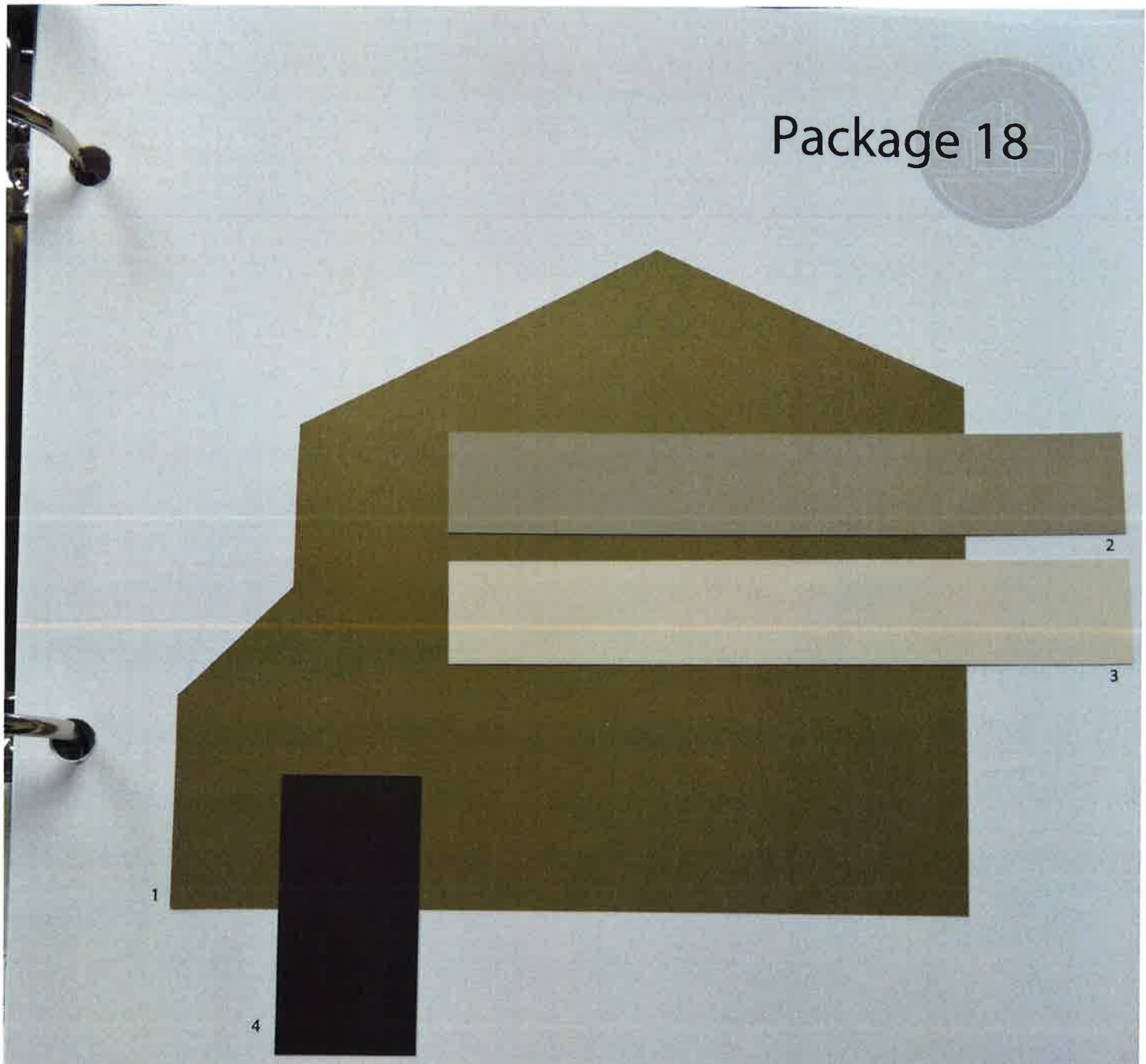
Color samples shown approximate actual paint colors as closely as possible.

1 Body
2 Accent
3 Trim
4 Door/Shutter

Alpine Homes

Foothills	SW 7514
Sanderling	SW 7513
Bungalow Beige	SW 7511
Rookwood Sash Green	SW 2810


Package 17
1
2
3
4
COVER THE EARTH
SHERWIN WILLIAMS.
16-04-0071W
Color samples shown approximate actual paint colors as closely as possible.
Alpine Homes
1 Body
2 Accent
3 Trim
4 Door/Shutter
Requisite Gray SW 7023
Grizzle Gray SW 7068
Snowbound SW 7004
Renwick Heather SW 2818



COVER THE EARTH

SHERWIN WILLIAMS.

16-04-0071W

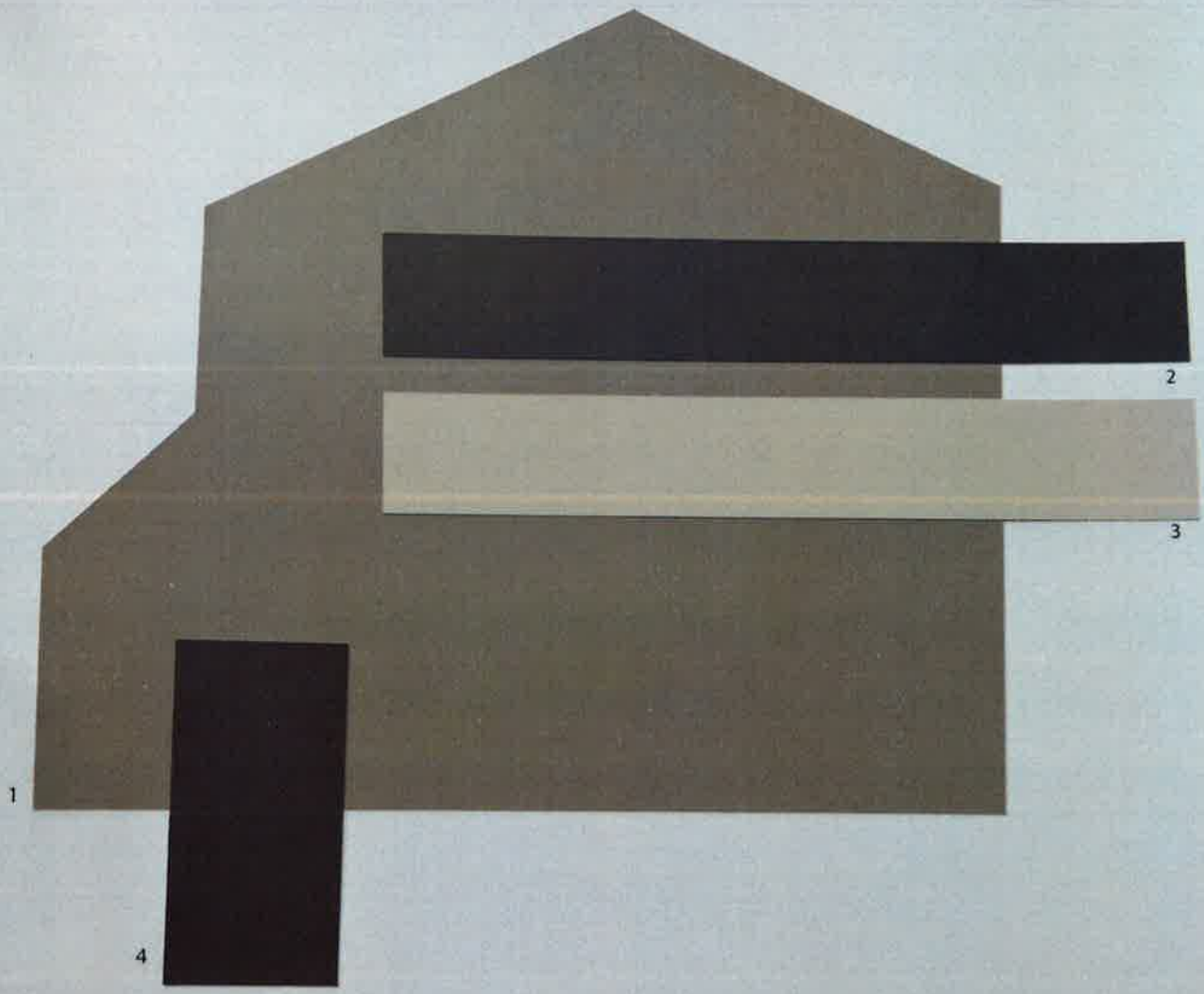
Color samples shown approximate actual paint colors as closely as possible.

1 Body
2 Accent
3 Trim
4 Door/Shutter

Alpine Homes

Virtual Taupe	SW 7039
Mega Greige	SW 7031
Natural Choice	SW 7011
Sealskin	SW 7675

Package 19

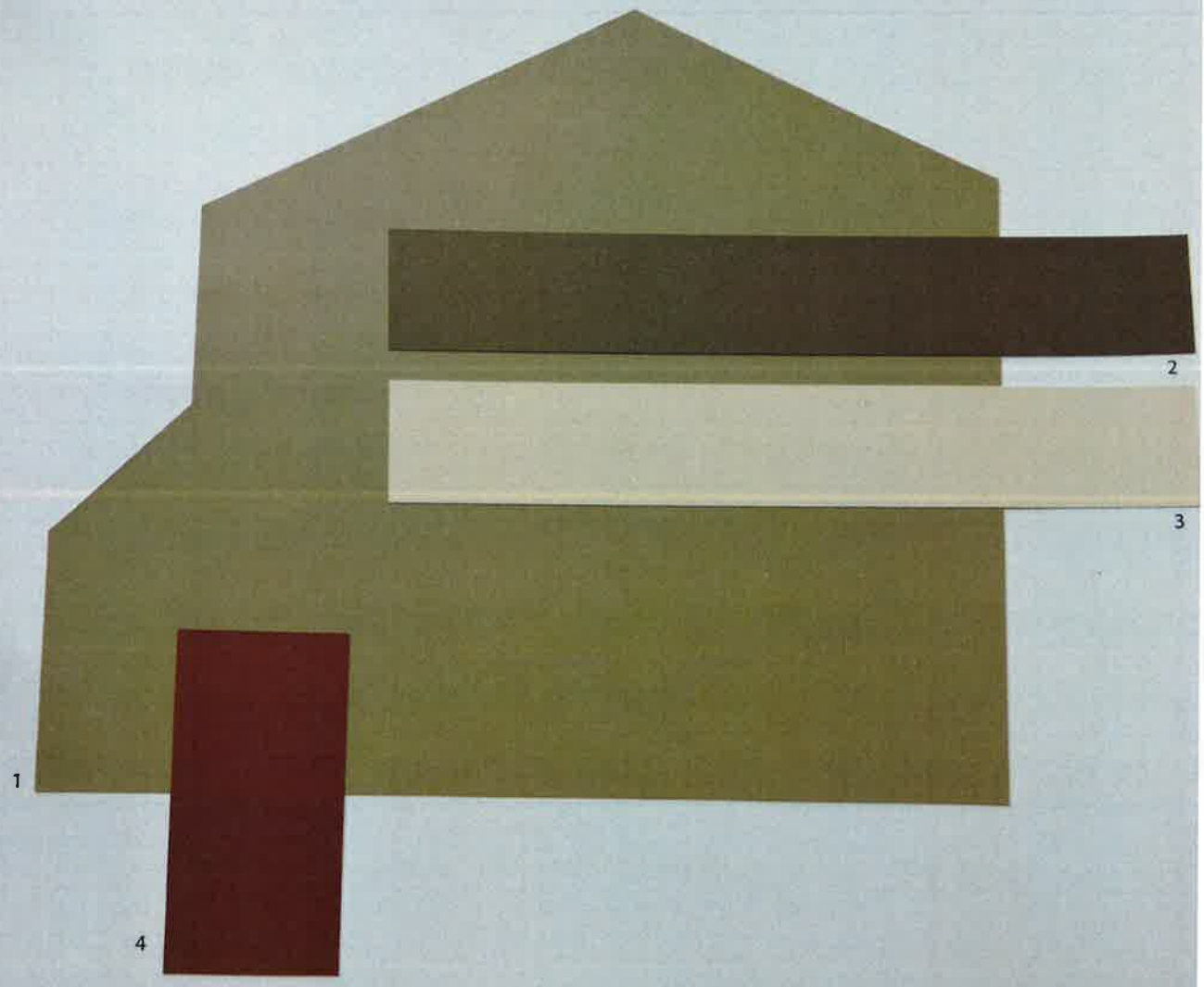


SHERWIN WILLIAMS.
16-04-0071W

Color samples shown approximate actual paint colors as closely as possible.

	Alpine Homes	
1 Body	Summit Gray	SW 7669
2 Accent	Peppercorn	SW 7674
3 Trim	Repose Gray	SW 7015
4 Door/Shutter	Plum Brown	SW 6272

Package 20



SHERWIN WILLIAMS.
COVER THE EARTH

16-04-0071W

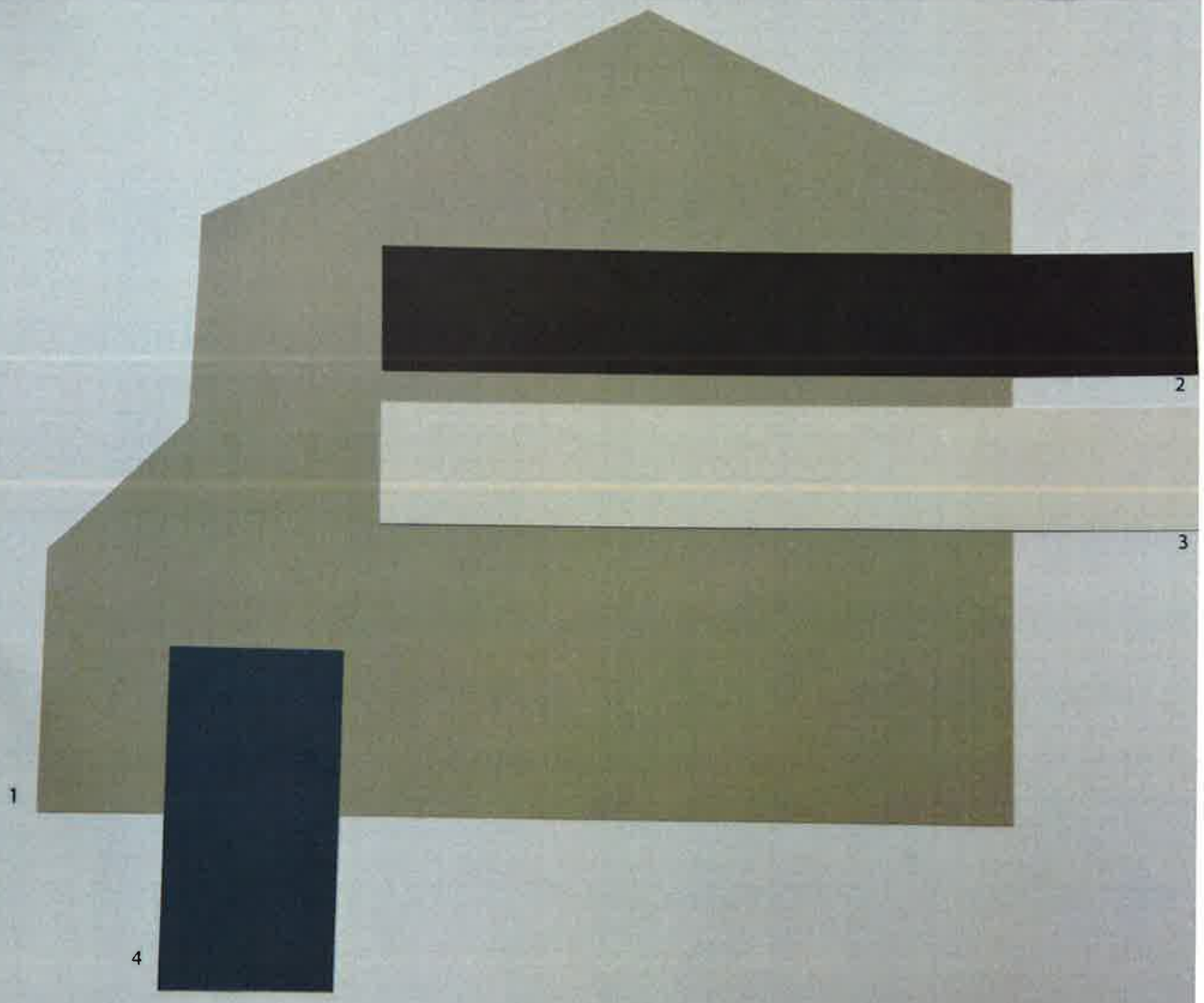
Color samples shown approximate actual paint colors as closely as possible.

1 Body	
2 Accent	
3 Trim	
4 Door/Shutter	

Alpine Homes

Keystone Gray	SW 7504
Homestead Brown	SW 7515
Natural Choice	SW 7011
Fireweed	SW 6328

Package 21



SHERWIN WILLIAMS.

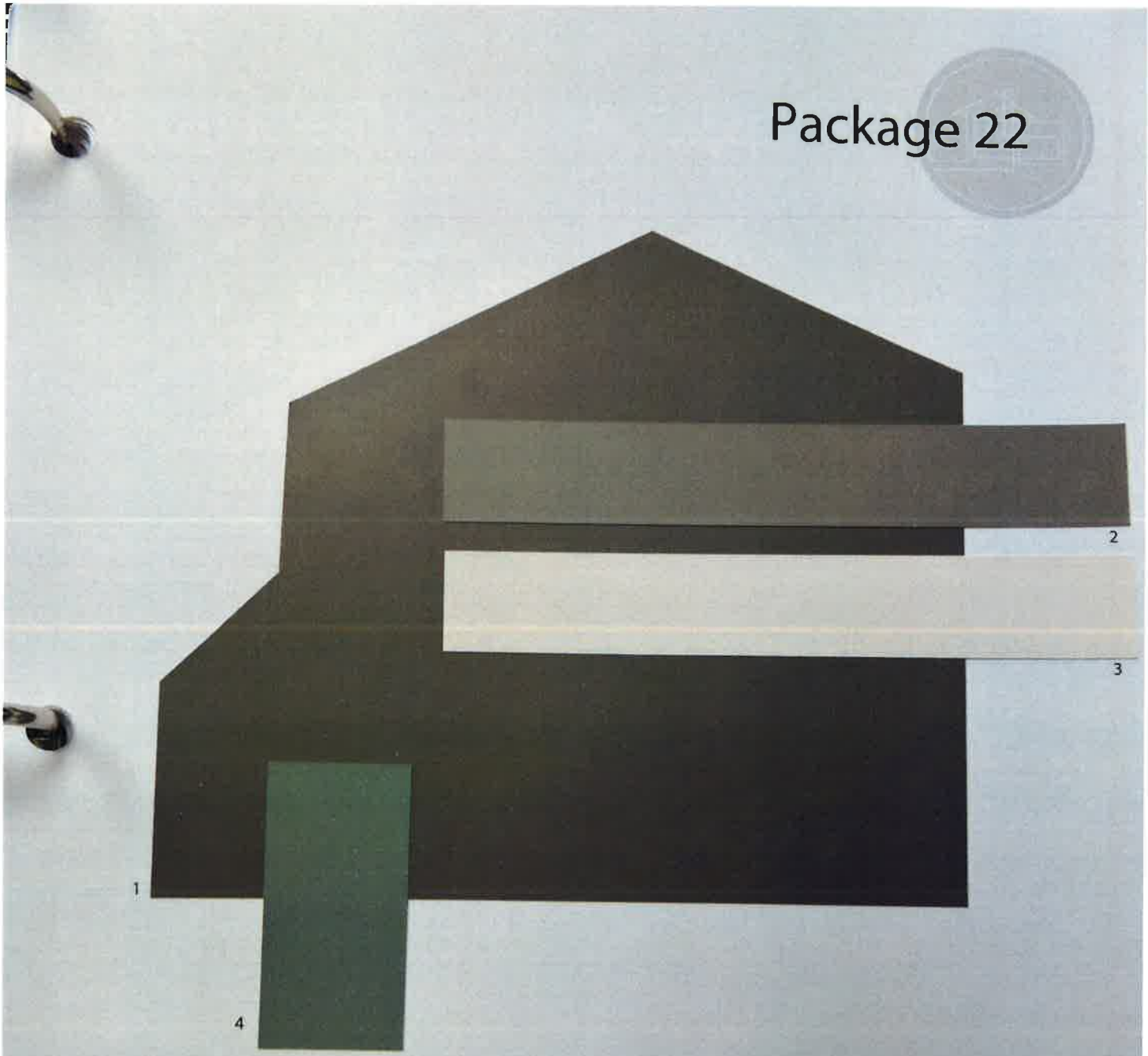
16-04-0071W

Color samples shown approximate actual paint colors as closely as possible.

1 Body
2 Accent
3 Trim
4 Door/Shutter

Alpine Homes

Pussywillow	SW 7643
Urbane Bronze	SW 7048
Pure White	SW 7005
Smoky Blue	SW 7604

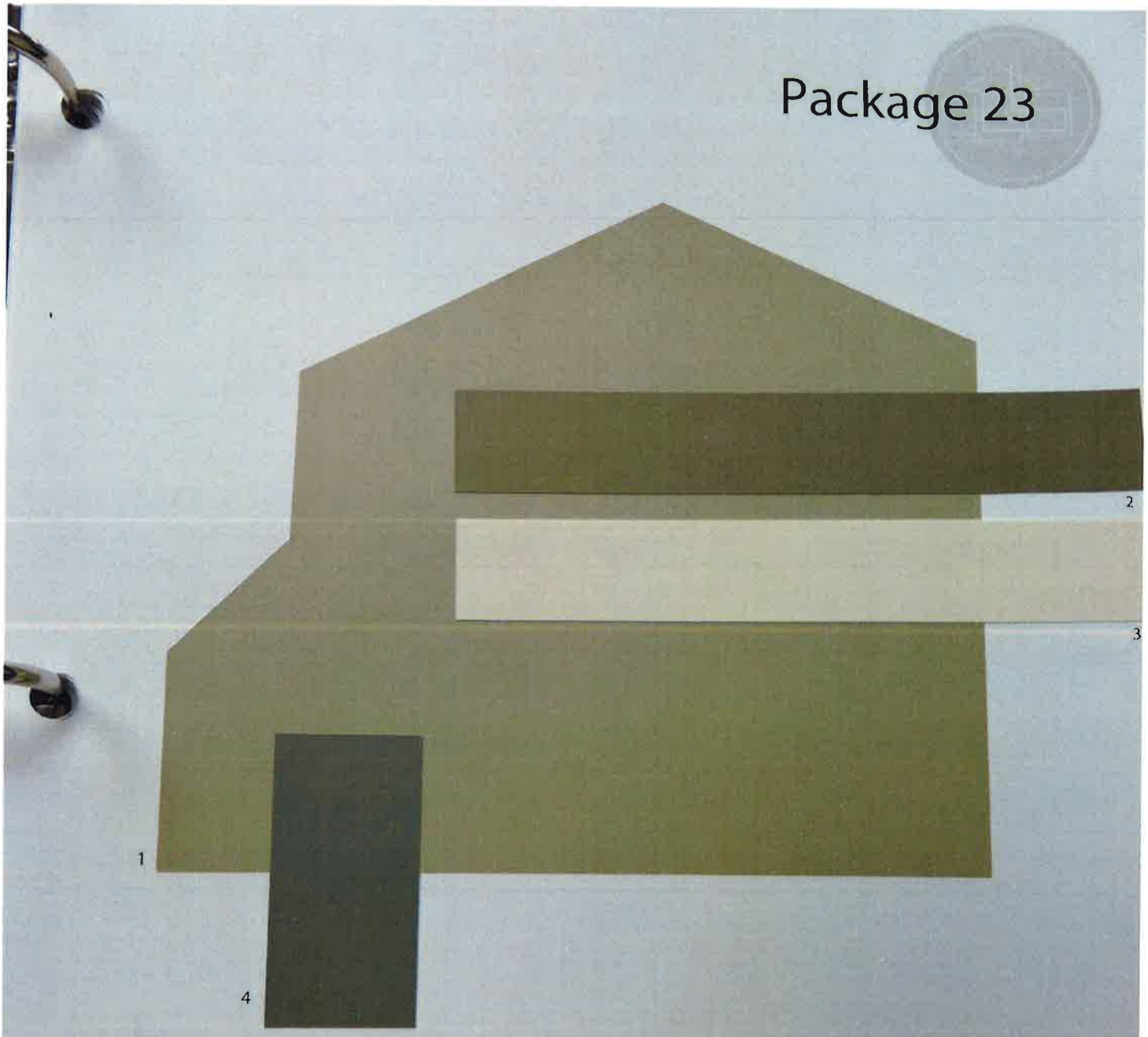


SHERWIN WILLIAMS.
16-04-0071W
Color samples shown approximate actual paint colors as closely as possible.

1 Body
2 Accent
3 Trim
4 Door/Shutter

Alpine Homes

Grizzle Gray	SW 7068
Cityscape	SW 7067
Pure White	SW 7005
Rookwood Blue Green	SW 2811



SHERWIN WILLIAMS.

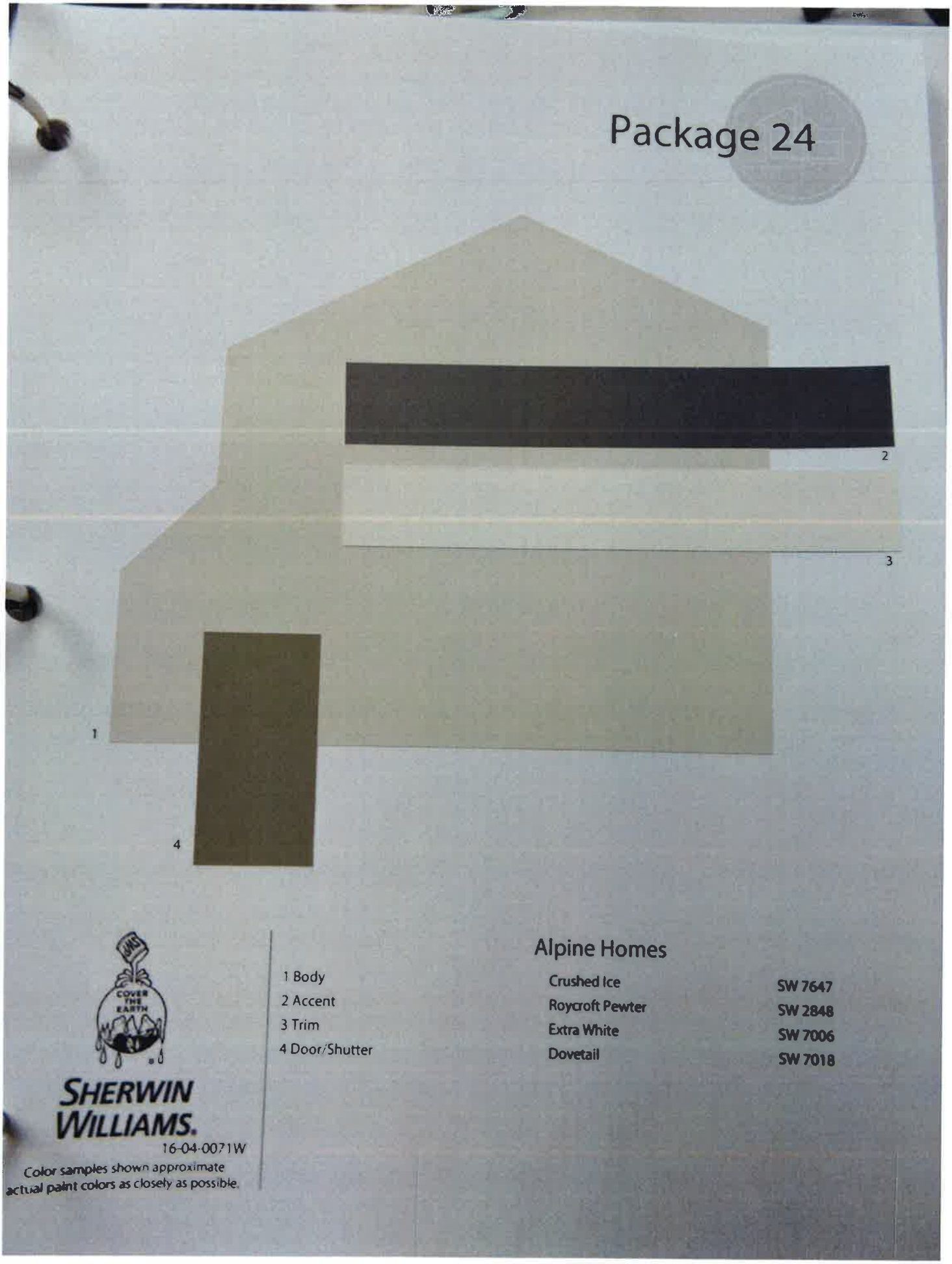
16-04-0071W

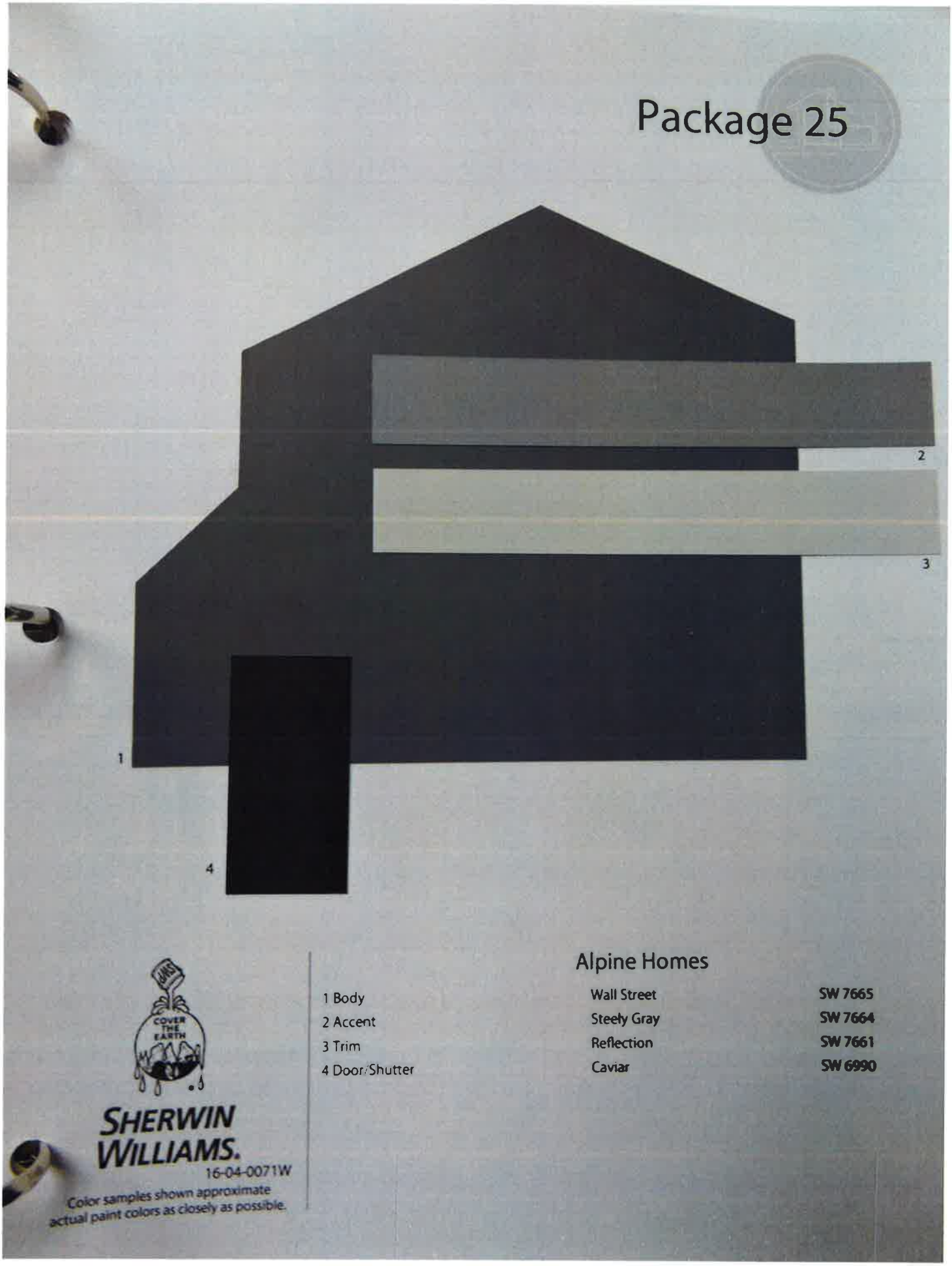
Color samples shown approximate actual paint colors as closely as possible.

1 Body	
2 Accent	
3 Trim	
4 Door/Shutter	

Alpine Homes

Ethereal Mood	SW 7639
Adaptive Shade	SW 7053
Dover White	SW 6385
Retreat	SW 6207


Package 24
2
3
1
4
COVER THE EARTH
SHERWIN WILLIAMS.
16-04-0071W
Color samples shown approximate actual paint colors as closely as possible.
1 Body
2 Accent
3 Trim
4 Door/Shutter
Alpine Homes
Crushed Ice SW 7647
Roycroft Pewter SW 2848
Extra White SW 7006
Dovetail SW 7018

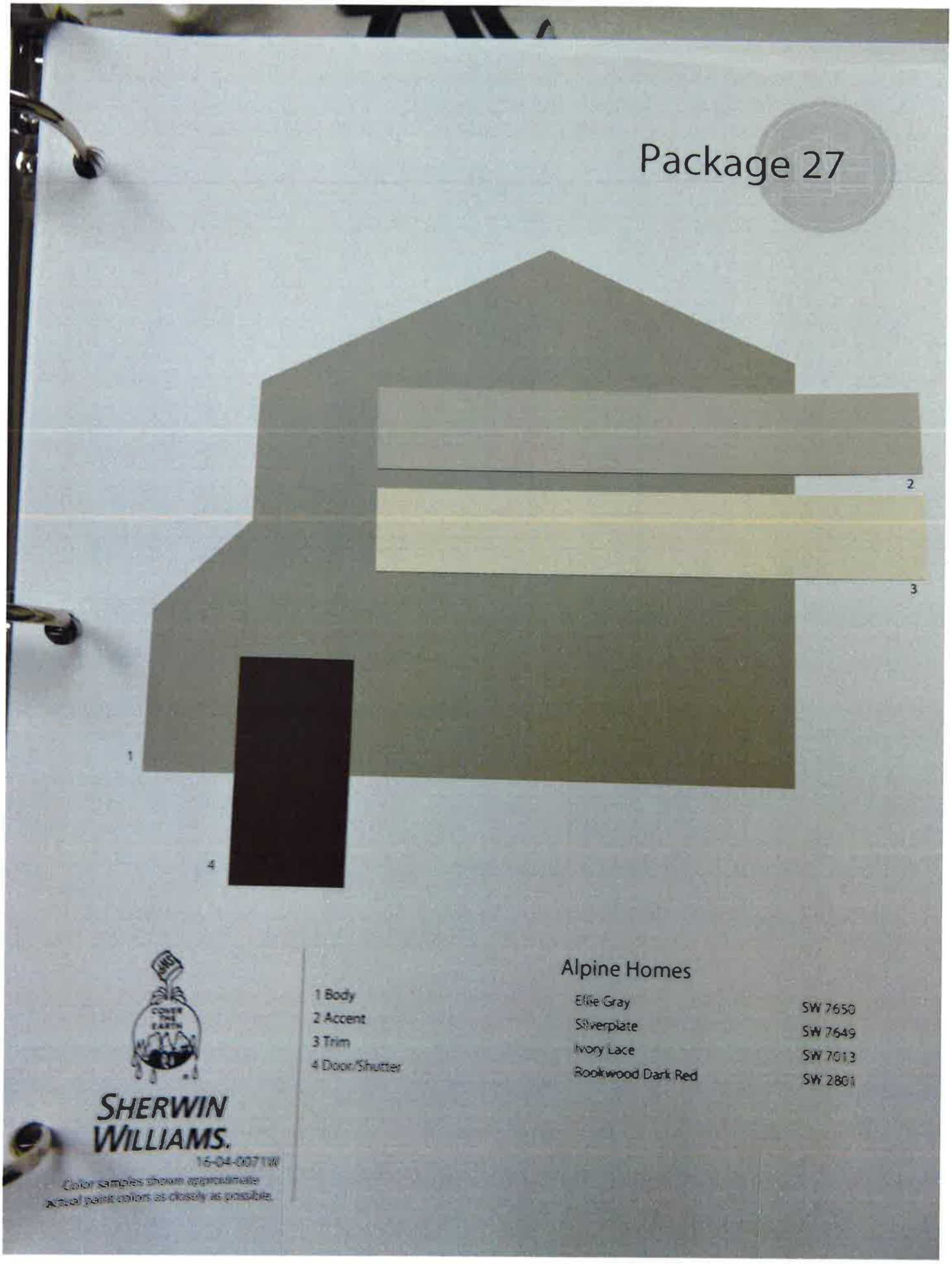

Package 25
1
2
3
4
SHERWIN WILLIAMS.
16-04-0071W
Color samples shown approximate actual paint colors as closely as possible.
1 Body
2 Accent
3 Trim
4 Door/Shutter
Alpine Homes
Wall Street SW 7665
Steely Gray SW 7664
Reflection SW 7661
Caviar SW 6990

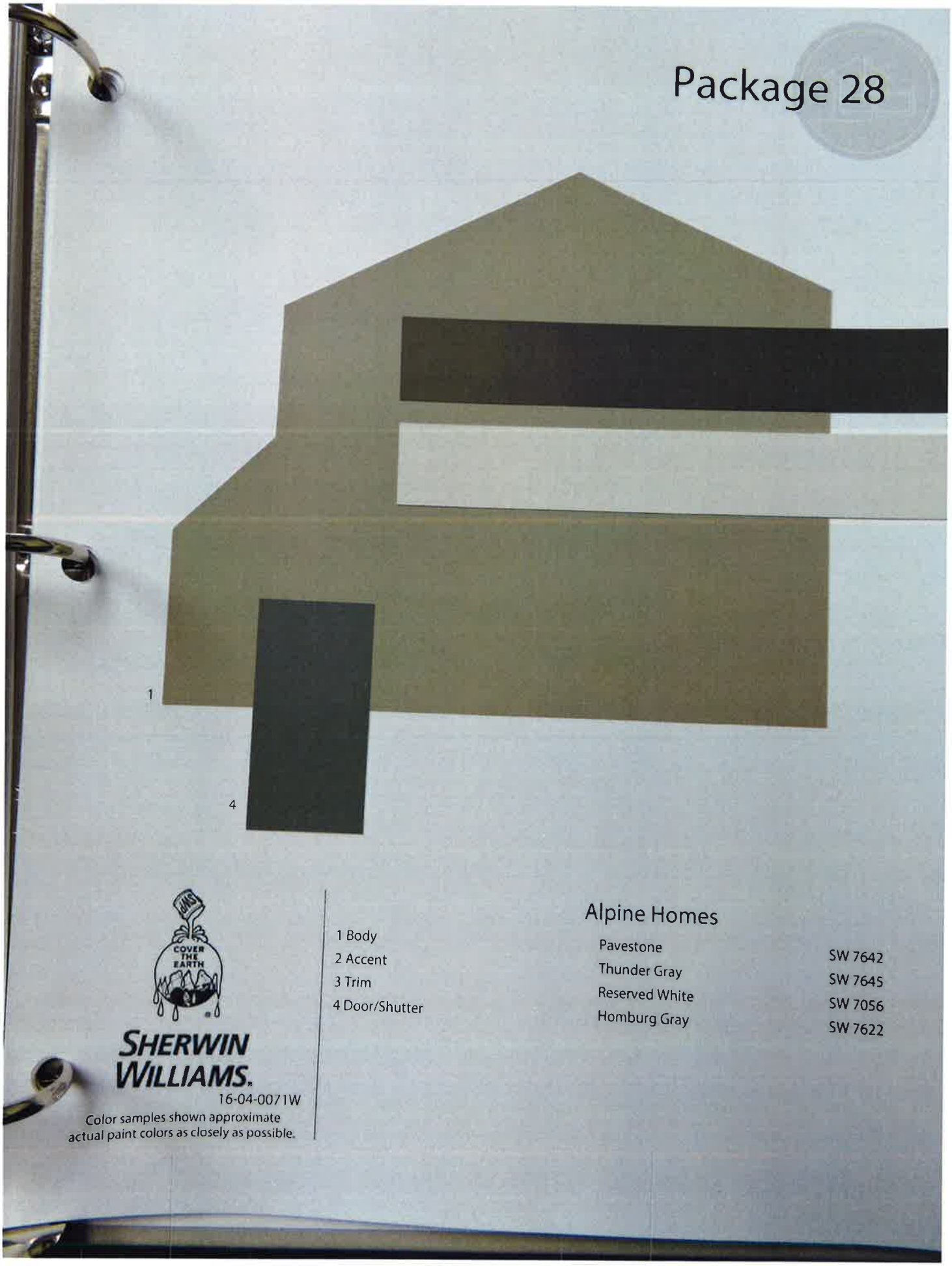
SHERWIN WILLIAMS.
16-04-0071W
Color samples shown approximate actual paint colors as closely as possible.

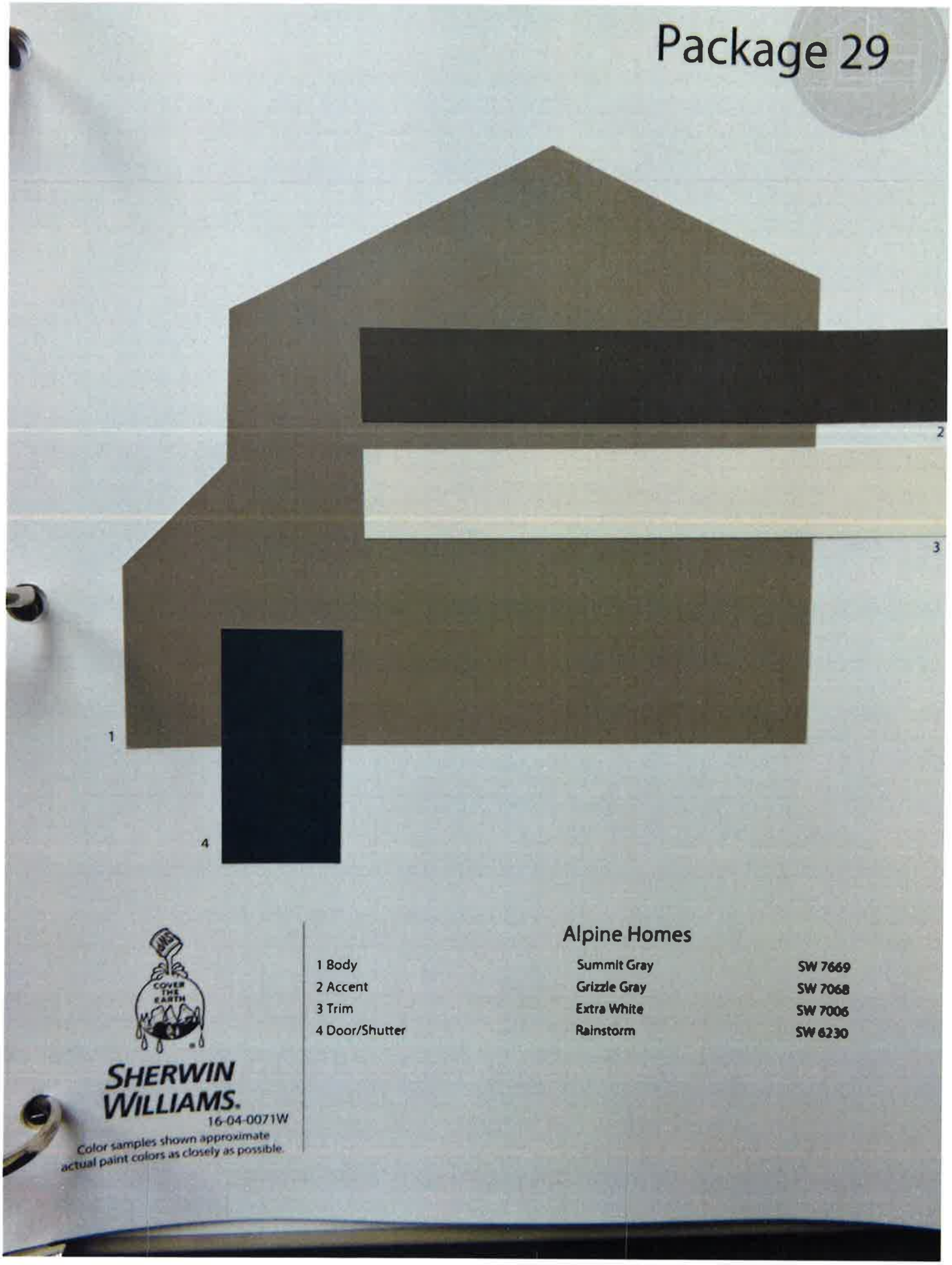
1 Body	
2 Accent	
3 Trim	
4 Door/Shutter	

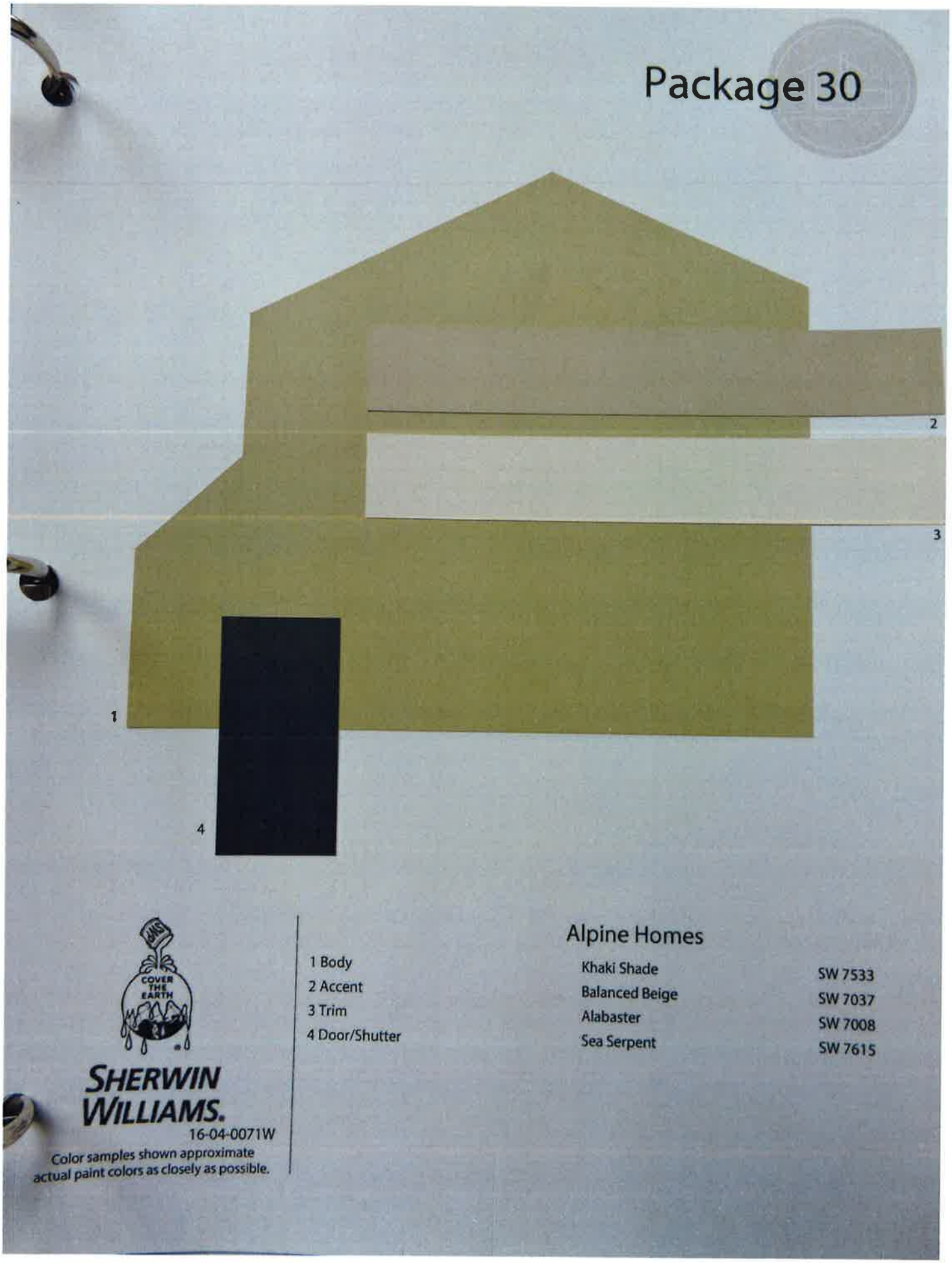
Alpine Homes

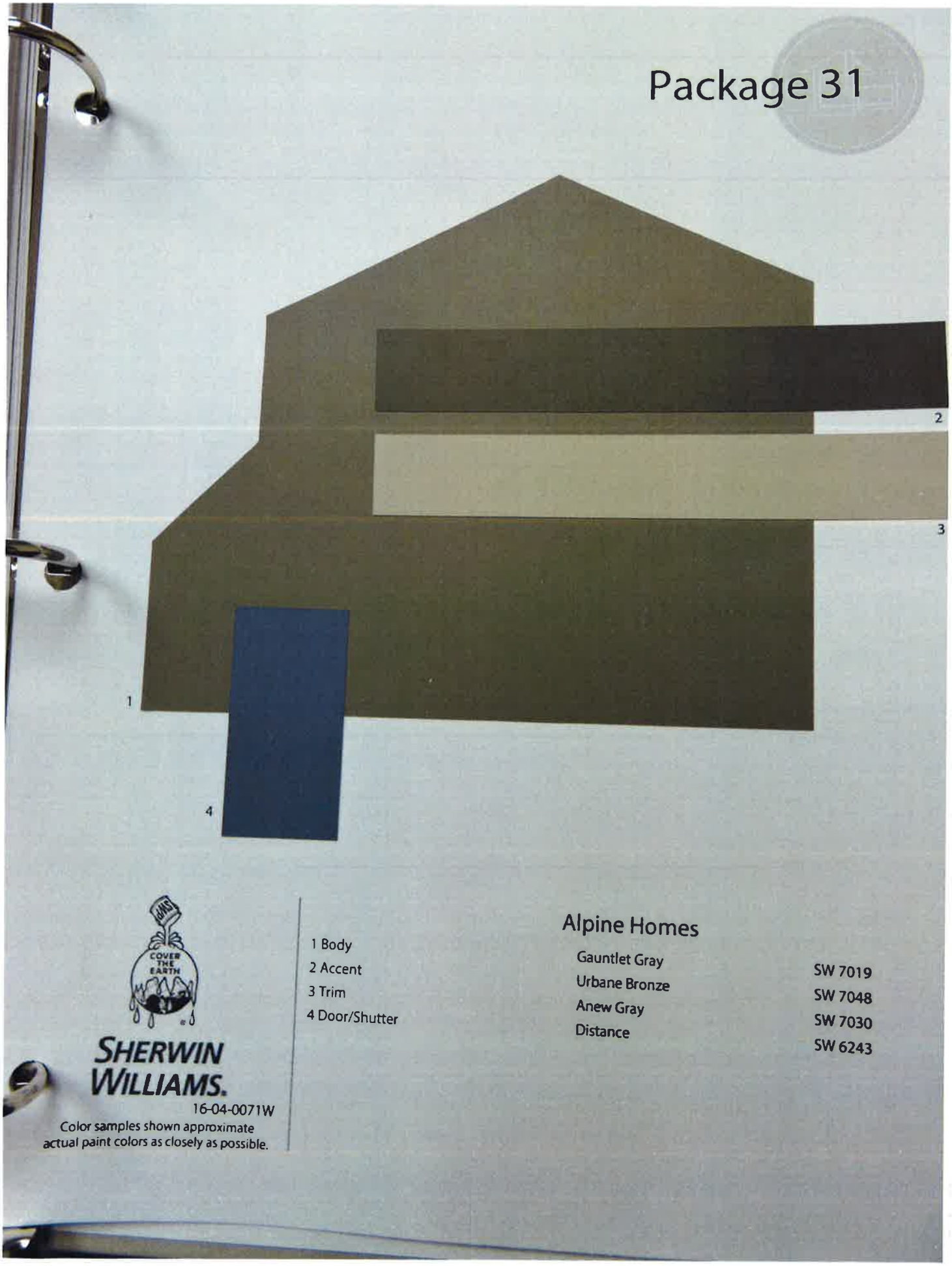
Mega Greige	SW 7031
Brainstorm Bronze	SW 7033
Nice White	SW 6063
Bohemian Black	SW 6988

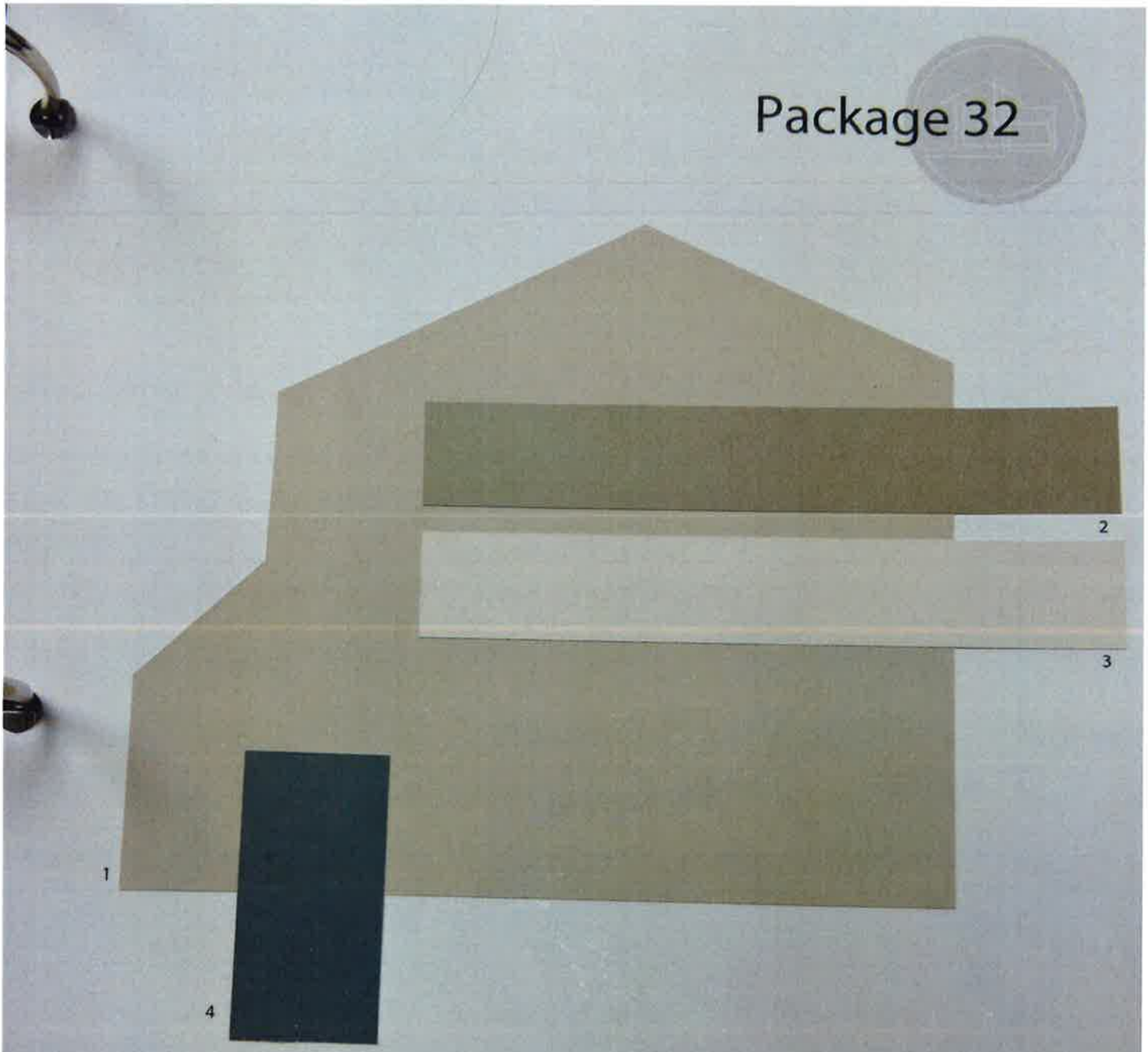

Package 27
2
3
1
4
SHERWIN WILLIAMS.
16-04-007 IW
Color samples shown approximate
Actual paint colors as closely as possible.
1 Body
2 Accent
3 Trim
4 Door/Shutter
Alpine Homes
Elfie Gray SW 7650
Silverplate SW 7649
Ivory Lace SW 7013
Rookwood Dark Red SW 2801


Package 28
1
4
SHERWIN WILLIAMS.
COVER THE EARTH
16-04-0071W
Color samples shown approximate actual paint colors as closely as possible.
1 Body
2 Accent
3 Trim
4 Door/Shutter
Alpine Homes
Pavestone SW 7642
Thunder Gray SW 7645
Reserved White SW 7056
Homburg Gray SW 7622


Package 29
1
2
3
4
COVER THE EARTH
SHERWIN WILLIAMS.
16-04-0071W
Color samples shown approximate actual paint colors as closely as possible.
Alpine Homes
1 Body
2 Accent
3 Trim
4 Door/Shutter
Summit Gray SW 7669
Grizzle Gray SW 7068
Extra White SW 7006
Rainstorm SW 6230


Package 30
1
2
3
4
COVER THE EARTH
SHERWIN WILLIAMS.
16-04-0071W
Color samples shown approximate actual paint colors as closely as possible.
1 Body
2 Accent
3 Trim
4 Door/Shutter
Alpine Homes
Khaki Shade SW 7533
Balanced Beige SW 7037
Alabaster SW 7008
Sea Serpent SW 7615


Package 31
1
2
3
4
COVER THE EARTH
SHERWIN WILLIAMS.
16-04-0071W
Color samples shown approximate actual paint colors as closely as possible.
1 Body
2 Accent
3 Trim
4 Door/Shutter
Alpine Homes
Gauntlet Gray SW 7019
Urbane Bronze SW 7048
Anew Gray SW 7030
Distance SW 6243



SHERWIN WILLIAMS.
16-04-0071W
Color samples shown approximate actual paint colors as closely as possible.

	Alpine Homes	
1 Body	Twilight Gray	SW 0054
2 Accent	Pewter Tankard	SW 0023
3 Trim	Spare White	SW 6203
4 Door/Shutter	Riverway	SW 6222

HERRIMAN CITY

Date of Meeting: 11/02/2017	
File #	C2017-58
Applicant	Dan Bricen
Address	7542 W Ash Leaf Cir
Request	Conditional Use for an Exception to Modify the Side Yard Setback from 8 Feet to 5 Feet

HERRIMAN CITY

Staff Report

DATE: October 26, 2017

TO: Planning Commission

FROM: Bryn McCarty, City Planner

MEETING: PC Agenda 11/02/2017

REQUEST: Exception to modify the side yard setback from 8 feet to 5 feet on one side of the home

Applicant:	Dan Bricen
Address:	7542 W Ash Leaf Cir
Zone:	A-.25 (Agricultural – 10,000 sq. ft. min.)
Acres:	.27
File Number:	C2017-58

Request

The applicant is requesting an exception to modify the side yard setback from 8 feet to 5 feet on one side of the home.

Site

The lot is located at 7542 W Ash Leaf Cir and contains .27 acres. The lot is located in the Prairie Oaks subdivision.

Zoning

The site is zoned A-.25.

Notices

Staff mailed notices to all property owners within 300 feet of the subject property. Notices were mailed to 7 property owners on October 23, 2017. At this time no responses have been received.

Discussion

The minimum side setback for the Prairie Oaks subdivision is 8 feet. Herriman City ordinance allows the Planning Commission to grant an exception up to 5 feet, as shown below:

> ***10-19-8: REAR YARD AND SIDE YARDS; SPECIAL EXCEPTION:***
> *In no case shall the planning commission approve a rear yard setback less than twelve feet (12'); and in no case shall the planning commission approve a side yard setback less than five feet (5').*

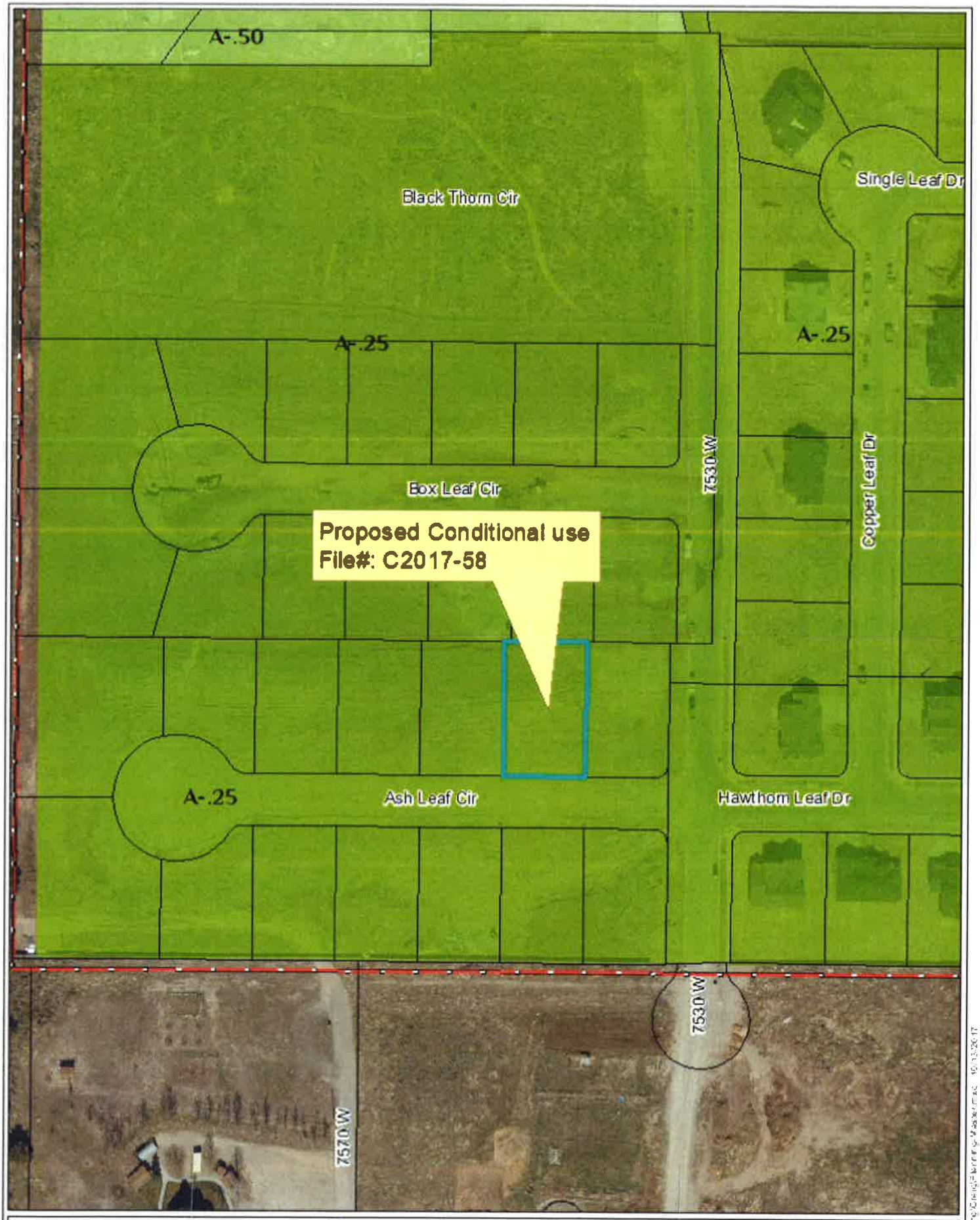
HERRIMAN CITY

Staff Report

The applicant is requesting to reduce the setbacks to 5 feet due to an error in constructing the home. The setbacks were shown correctly at the time of building permit, however there was an error in the field during construction and the property was measured from the wrong stakes. The builder contact the City as soon as the error was found and construction was stopped. The footings and foundation have been completed.

Recommendation

Staff recommends approval of the exception to the side yard setback from 8 feet to 5 feet.



Heiriman

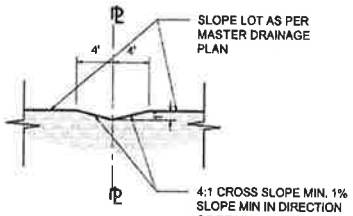
Proposed Conditional Use
File#: C2017-58

170811

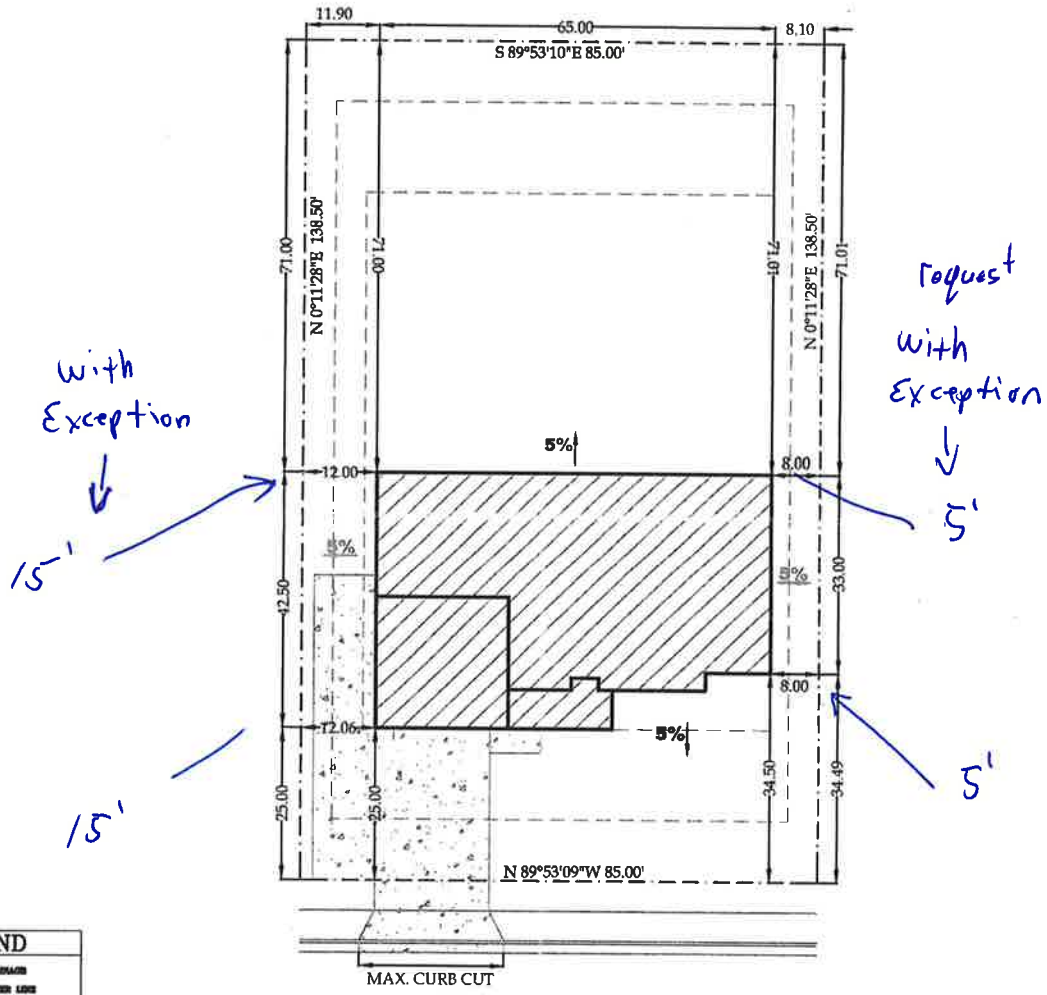
N
W E
S

NOTE:
LOT LINE DRAINAGE SWALES SHALL NOT BE ALTERED OR TAMPERED WITH IN ANY WAY AND SHALL BE MAINTAINED BY THE PROPERTY OWNER. SWALES MUST BE INSPECTED AND MUST MATCH THE MASTER GRADING PLAN PRIOR TO A CERTIFICATE OF OCCUPANCY BEING ISSUED

SUBDIVSION INFORMATION:
NAME: PRAIRIE OAKS



LOT LINE SWALE DETAIL
SCALE: NTS
REQUIRED AT ALL LOT LINES



ASH LEAF CIRCLE

LEGEND

GRAPHIC SCALE
10 0 10 20 40
(IN FEET)

APPROVED BY:
City of Herriman in the State of Utah
Planning and Zoning Department
Date: 6-27-17
File No: 19574-02
Permit No: 170811

9'-0" FOUNDATION WALL

HERRIMAN LOT 27	LOT 27 11,772 SQ. FT. 7552 WEST ASH LEAF CIRCLE	DRAFTED BY: EJ 06/14/2017 APPROVED BY FCM:	FieldStone HOMES
SITE PLAN C1.1	Fieldstone Homes, Inc. 12896 South Pony Express Road Suite #400 Draper, UT. 84020 (801) 233-8500 FAX (801) 233-8600	SCALE 1" = 20'	

HERRIMAN CITY

Date of Meeting: 11/02/2017	
File #	C2017-57
Applicant	Rick Magness
Address	12626 S Herriman Main St
Request	Conditional Use for a Maverik Convenience Store with Gas Station and 3-Unit Retail Building

HERRIMAN CITY

Staff Report

DATE: October 26, 2017

TO: Planning Commission

FROM: Bryn McCarty, City Planner

MEETING: PC Agenda 11/02/2017

REQUEST: Conditional Use for a Maverik Convenience Store with Gas Station and 3-Unit Retail Building

Applicant: Rick Magness
Address: 12626 S Herriman Main St
Zone: C-2 (Commercial)
Acres: 2.71
File Number: C2017-57

Request

The applicant is requesting a conditional use for a Maverik Convenience Store with gas station and 3-unit retail building.

Site

The lot is located at 12626 S Herriman Main St.

Zoning

The site is zoned C-2.

Notices

Staff mailed notices to all property owners within 300 feet of the subject property. Notices were mailed to 144 property owners on October 23, 2017. One response has been received so far regarding concerns about increased traffic on Ashfield Ave.

Discussion

This property was previously zoned commercial with a zoning condition which limited the uses that could be developed on the property. The City Council recently approved a rezone on the property to expand the allowed uses. The developer is now seeking conditional use approval for a Maverik convenience store with gas station, and a 3-tenant retail building.

The proposed buildings meet the commercial design criteria for 60% brick or stone on the

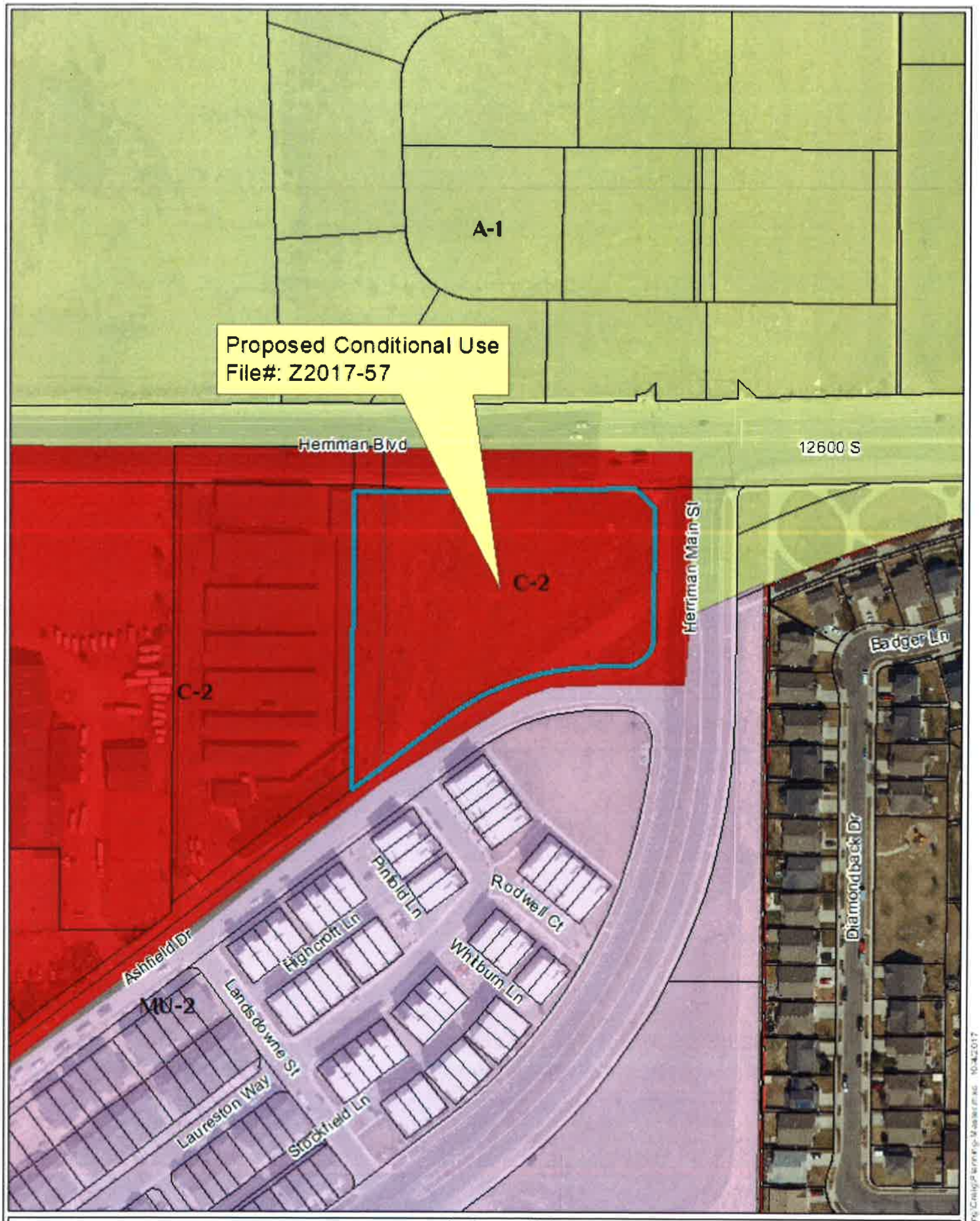
buildings. The Maverik has also added brick to the columns on the gas station canopy.

Parking is calculated at 1 space for each 200 square feet of retail floor space. There is 11,750 square feet of floor area for a total of 59 stalls required. The proposed plan provides 86 parking stalls.

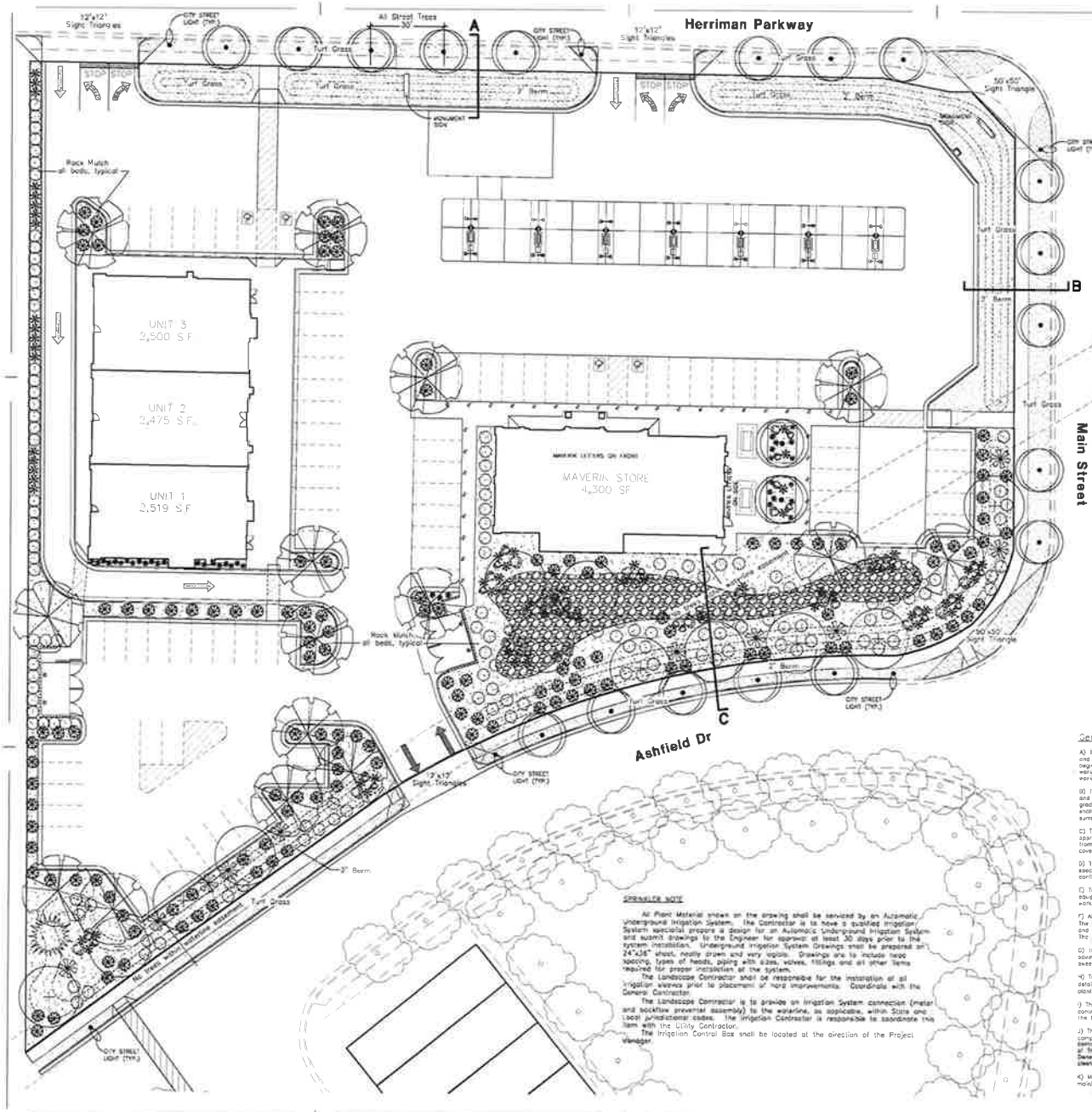
Recommendation

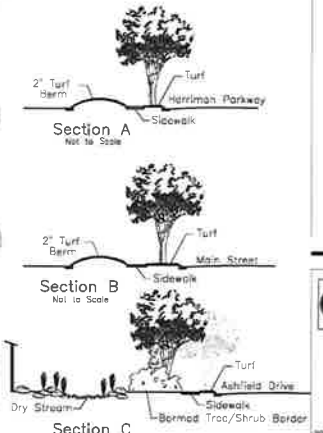
Staff recommends approval of the Maverik Convenience Store with gas station and 3-tenant retail building with the following requirements:

1. Meet with the Staff for review and final approval of the site plan.
2. Receive and agree to the recommendations from other agencies.
3. All exterior lighting, including a photometric plan, must be reviewed and approved by the City Engineer.
4. At least 15% of the total site must be landscaped. At least 5% of the parking lot interior must be landscaped.
5. The front yard area and the side yard area which faces on a street shall be landscaped and maintained with live plant material, including shrubs, flowers and trees for a minimum distance of twenty feet (20'), or 15 feet with a berm. This should include trees in the park strip every 30 feet.
6. Building elevations and gas pump canopy are approved as submitted.
7. Install curb, gutter, sidewalk, park strip landscaping, and street lights on all public streets.
8. No signs are approved with this request, separate approval will be required.
9. Screen all outside trash and dumpster areas with precast or masonry walls.
10. Parking calculated at 1 space for each 200 square feet of retail floor space for a minimum of 59 stalls.
11. Any and all fuel deliveries shall only occur between the hours of 6:00 a.m. and 6:00 p.m. of the same day.
12. Any and all trash pickup shall only occur between the hours of 6:00 a.m. and 6:00 p.m. of the same day.
13. No music shall be broadcast at the fuel dispensing pumps between the hours of 9:00 p.m. and 6:00 a.m. of the next day.
14. Maverick shall direct all deliveries to enter and exit from Main Street.
15. Maverick shall not operate a car wash nor will Developer operate or allow a car wash to operate on the Property.
16. A traffic study shall be reviewed as part of the engineering approval. Left-turns may be limited as recommended in the traffic study.
17. The underground fuel storage tanks shall be located as far north and west as possible on the site.
18. Work with Engineering on the volume and improvements required for off-site detention. This will require a fee-in-lieu of improvements for the off-site detention.



Proposed Conditional Use
File#: Z2017-57





All park strip trees shall match existing trees planted in park strip and island of Ashfield Dr. and Main St.

Plant Key

	Deciduous Shade Tree
	Deciduous Shade Tree
	Deciduous Ornamental Tree
	Dwarf Evergreen Tree
	Evergreen Tree
	Low Growing Evergreen Shrub
	Low Growing Deciduous Shrub
	Ornamental Grass
	Perennial Flower
	Perennial Flower

Decorative Boulders

Existing trees to remain.

Turf Grass–To be sodded.

Dry Stream. 3"–6" cobble rock.

Street trees – 30' on center, 12' from driveways, 30' from intersections, also avoiding lamp posts. All trees planted in park strip shall match existing trees planted in park strip and island of Ashfield Dr. and Main St.

Shrubs around Maverik store shall be a maximum height of 2' tall to provide safety.

General Notes

A) The contractor shall verify the exact location of all existing and proposed utilities, and all site conditions prior to beginning construction. The contractor shall coordinate his work with the project manager and all other contractors working on this site.

B) The finish grade of all planting area shall be smooth, even and consistent, free of any humps, depressions or other grading irregularities. The finish grade of all landscape areas shall be graded consistently 1/4" below the top of all surrounding walks, curbs, etc.

C) The contractor shall stake the location of all plants for approval prior to planting. Trees shall be located equidistant from all surrounding plant material. Shrubs and ground covers shall be triangular and equally spaced.

D) The plant materials list is provided as an indication of the specific requirements of the plants specified, whenever in conflict with the planting plan, the planting plan shall govern.

E) The contractor shall provide all materials, labor and equipment required for the proper completion of all landscape work as specified and shown on the drawings.

F) All plant materials shall be approved prior to planting. The Owner/Landscape Architect has the right to reject any and all plant material not conforming to the specifications. The Owner/Landscape Architect decision will be final.

G) The contractor shall keep the premises, storage areas and paving areas neat and orderly at all times. Remove trash, sweep, clean, hose, etc. daily.

H) The contractor shall plant all plants per the planting details, stake/guy as shown. Top of root balls shall be planted flush with grade.

I) The contractor shall not impede drainage in any way. The contractor shall always maintain positive drainage away from the building, walls, etc.

J) The contractor shall maintain all work until ALL work is complete and accepted by the Owner. In addition, the contractor shall maintain and guarantee all work for a period of THIRTY DAYS from the date of final acceptance by the Owner. Maintenance shall include mowing, weeding, fertilizing, cleaning, insecticides, herbicides, etc.

K) Maverik Corporation shall be responsible for landscape maintenance beyond construction period.

SPRINKLER NOTE

All Plant Material shown on the drawing shall be serviced by an Automatic Underground Irrigation System. The Contractor is to have a qualified Irrigation System specialist prepare a design for an Automatic Underground Irrigation System and submit drawings to the Engineer for approval at least 30 days prior to the system installation. Underground Irrigation System Drawings shall be prepared on 24"x36" sheets, neatly drawn and very legible. Drawings are to include head spacing, types of heads, piping with sizes, valves, fittings and all other items required for proper installation of the system.

The Landscape Contractor shall be responsible for the installation of all irrigation sleeves prior to placement of hard improvements. Coordinate with the General Contractor.

The Landscape Contractor is to provide an Irrigation System connection (meter and backflow preventer assembly) to the waterline, as applicable, within State and Local jurisdictional codes. The Irrigation Contractor is responsible to coordinate this item with the Utility Contractor.

The Irrigation Control Box shall be located at the direction of the Project Manager.

CONSULTANTS

Reeve & Associates, Inc.

5160 S 1500 W
RIVERDALE, UTAH 84405
TEL: (801) 621-3100
FAX: (801) 621-2666
www.reeve-assoc.com

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STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS

PROJECT NUMBER: 5799-504

NOTE

Bid documents should not be sequenced or issued as partial sets to subcontractors. Bidders are responsible for all portions of the documents that pertain to the work covered by sub-bids. Bidder assumes full responsibility for errors or misinterpretations resulting from use of partial sets of Bidding Documents by itself or any sub bidder.

Conflicting information or errors found in the construction documents should be brought to the attention of the architect immediately so that questions and concerns may be clarified by addendum. In the event of a conflict in the drawings, bidder should not assume that the more expensive option will meet the project requirements.

ADVENTURE'S FIRST STOP MAVERIK

STORE #???
MAVERIK, Inc.
12626 Herriman Parkway
Herriman, UT

#	DATE	DESC.
1	02/27/17	COMPLETED PRELIM

ISSUE:	March 22, 2017
PROJECT NO.	5799-504
DRAWN BY:	JCM
CHECKED BY:	JNR

SHEET TITLE

Preliminary Landscape Plan

L2

CONSULTANTS

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PROJECT NUMBER: 5799-504

NOTE:

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12626 Herriman Parkway
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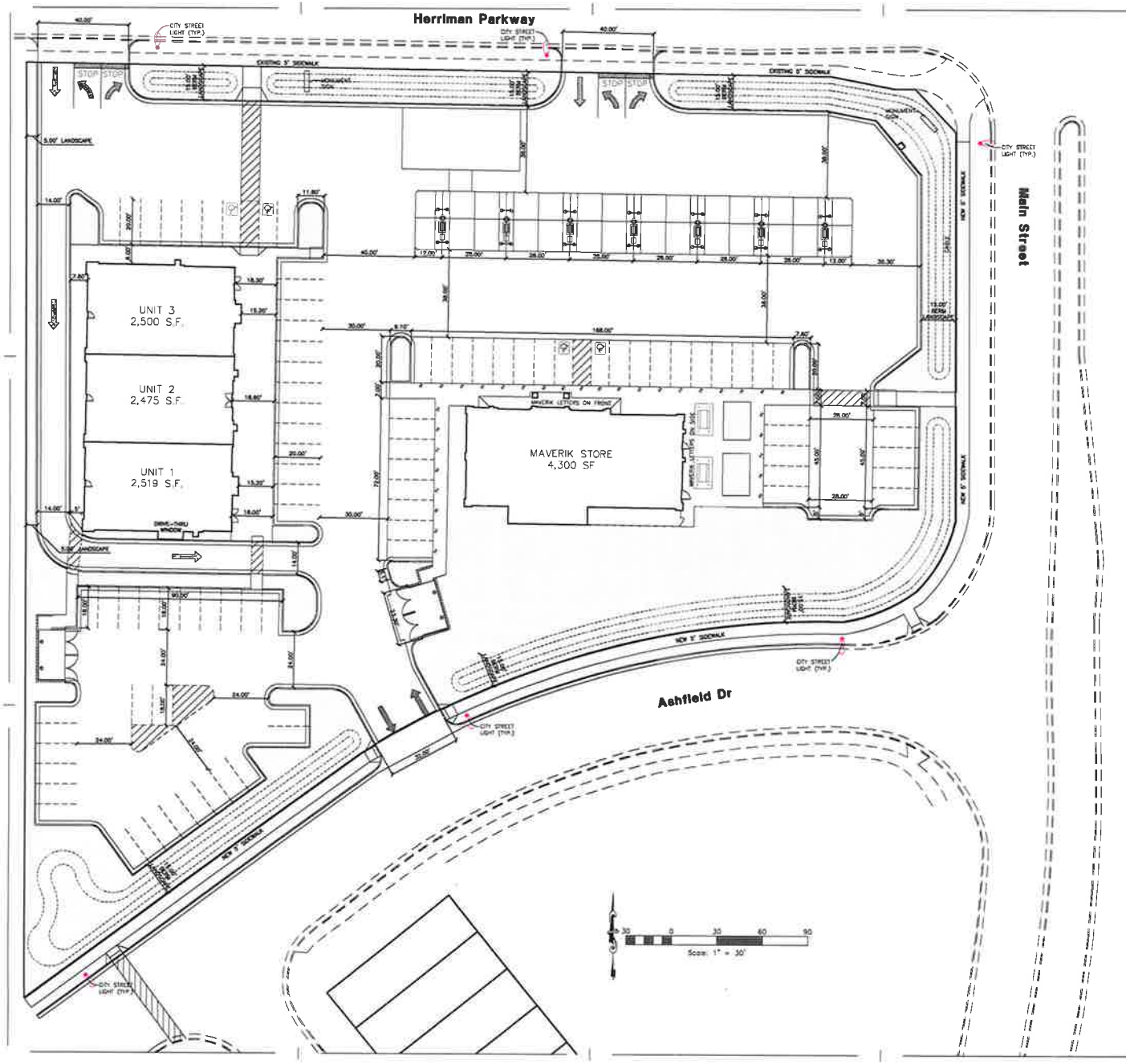
#	DATE	DESC
1	02/27/17	COMPLETED PRELIM

ISSUE:	March 22, 2017
PROJECT NO:	5799-504
DRAWN BY:	JCM
CHECKED BY:	JNR

SHEET TITLE

Preliminary Landscape Rendering

L1



VICINITY MAP
SCALE: NONE

Legend

- PROPOSED MAVERIK MONUMENT SIGN
- PROPOSED AIR STATION
- PROPOSED DUMPSTER ENCLOSURE
- PROPOSED PICNIC TABLE TRELLIS

TOTAL SITE DATA

ZONING:	C-2
PARKING:	86 STALLS PROVIDED (4 A.D.A.) (Not incl. gas canopy locations)
PARCEL AREA:	118,284 S.F. (2.72 ACRES)
BUILDING AREA:	11,750 S.F.
ASPHALT AREA:	50,552 S.F. (1.16 ACRES)
LANDSCAPE AREA: L.S. RATIO:	29,223 S.F. (0.67 ACRES) 24.7%

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PROJECT NUMBER: 5799-504

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STORE #???
MAVERIK, Inc.
12626 Herriman Parkway
Herriman, UT

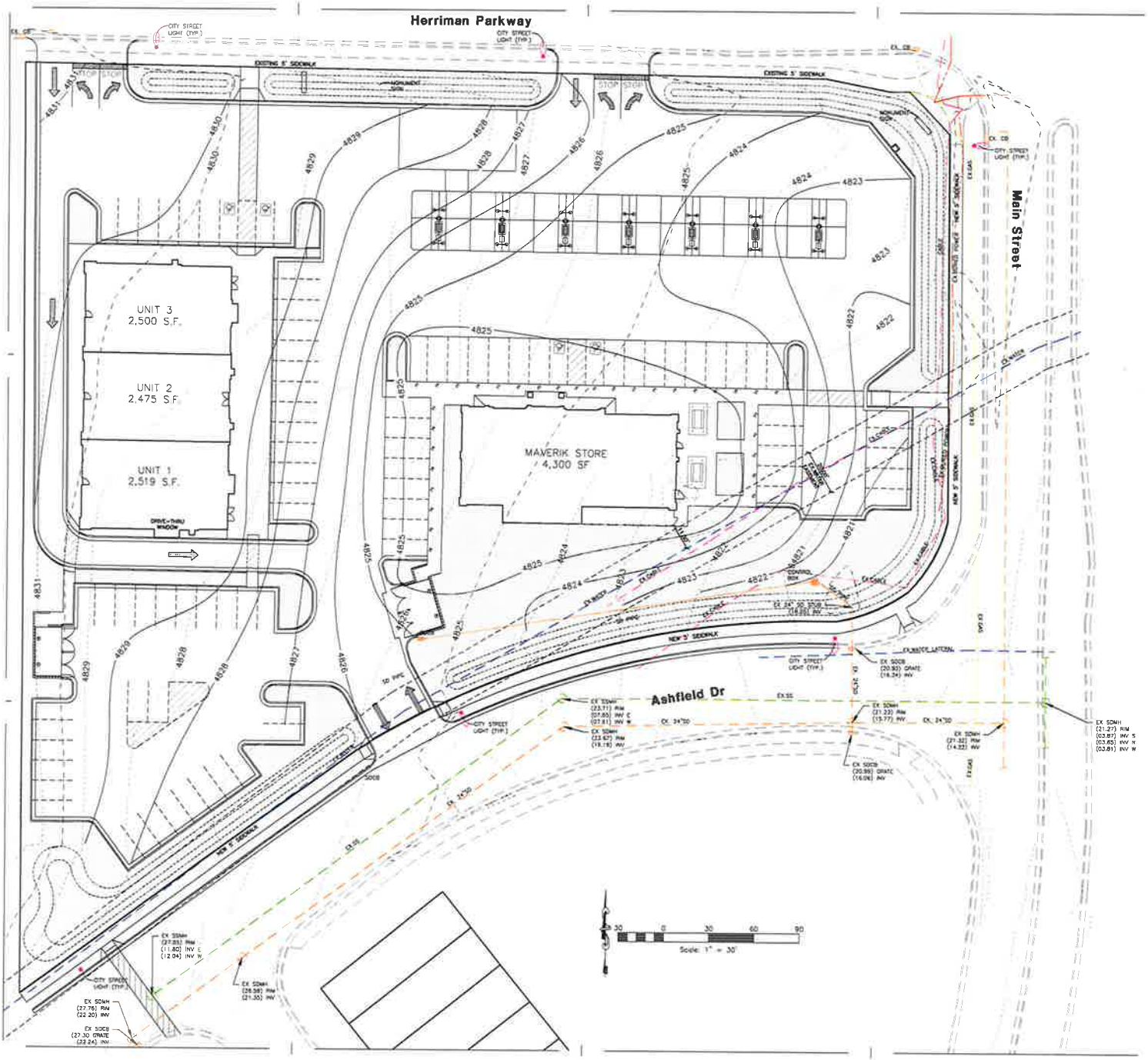
#	DATE	DESC.
1	02/27/17	COMPLETED PRELIM

ISSUE:	March 22, 2017
PROJECT NO:	5799-504
DRAWN BY:	JCM
CHECKED BY:	JNR

SHEET TITLE

Preliminary Site Plan

C1



Legend

- 4822 — PROPOSED CONTOURS
- 4822 — EXISTING CONTOURS
- EXISTING SANITARY SEWER
- PROPOSED STORM DRAIN
- EXISTING STORM DRAIN
- EXISTING WATER
- EXISTING POWER
- EXISTING CABLE
- EXISTING GAS

CONSULTANTS

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PROJECT NUMBER: 5799

NOTE:

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ADVENTURE'S FIRST STOP
MAVERIK

STORE #???
MAVERIK, Inc.
12626 Herriman Parkway
Herriman, UT

#	DATE	DESC.
1	02/27/17	COMPLETED PRELIM

ISSUE: March 22, 2017
PROJECT NO: 5799
DRAWN BY:
CHECKED BY:

SHEET TITLE

Preliminary Grading/Utility Plan

C2

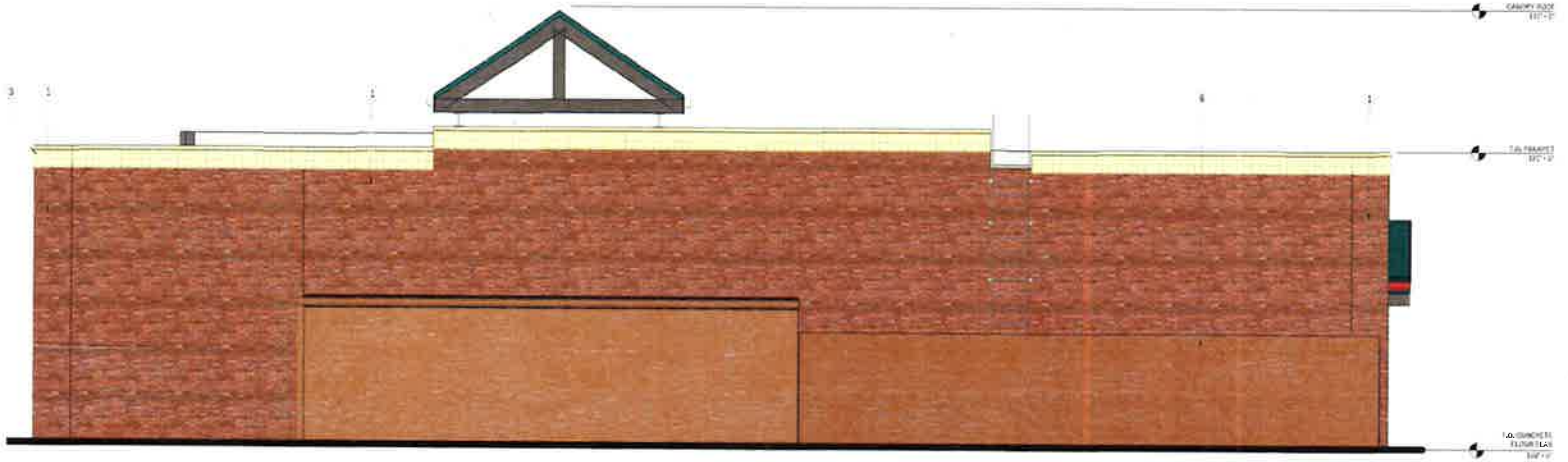
MAVERIK STORE

12600 & MAIN STREET, HERRIMAN, UTAH

2 RR1.1 RENDERED FRONT ELEVATION
1/4" = 1'-0"

KEYED NOTES

- BRICK
- PRE-FINISHED ROOF PANELS - MBCI CLASSIC GREEN
- FIBER CEMENT CORNICE - HARDIBOARD SAIL CLOTH TRIM
- PRE-FINISHED ROOF GUTTER - MBCI BRITE RED
- ALUMINUM STOREFRONT - HARTFORD GREEN
- CMU BLOCK - AMCOR BLOCK SPLIT FACE (NUTMEG)
- STRUCTURAL STEEL SW 7069 IRON ORE



3 RR1.1 RENDERED REAR ELEVATION
1/4" = 1'-0"

ADVENTURE'S FIRST STOP MAVERIK

JZW ARCHITECTS

WWW.JZW-A.COM 135 EAST CENTER STREET, NORTH SALT LAKE, UTAH 84054 PHONE: (801) 936-5145

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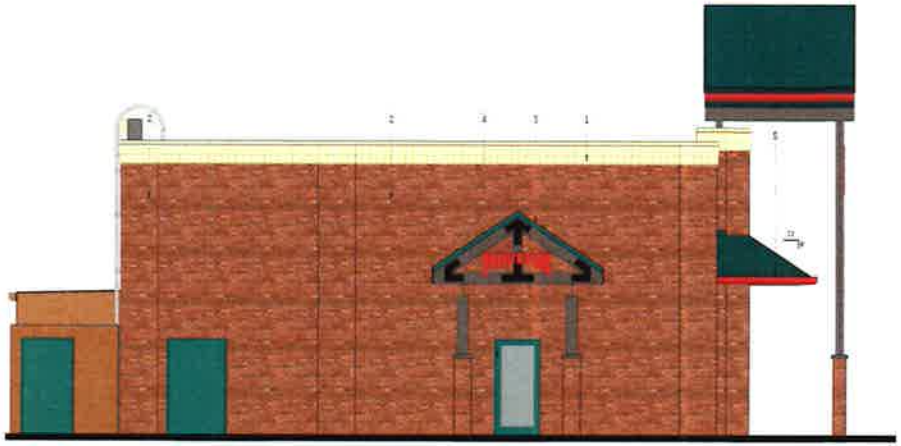
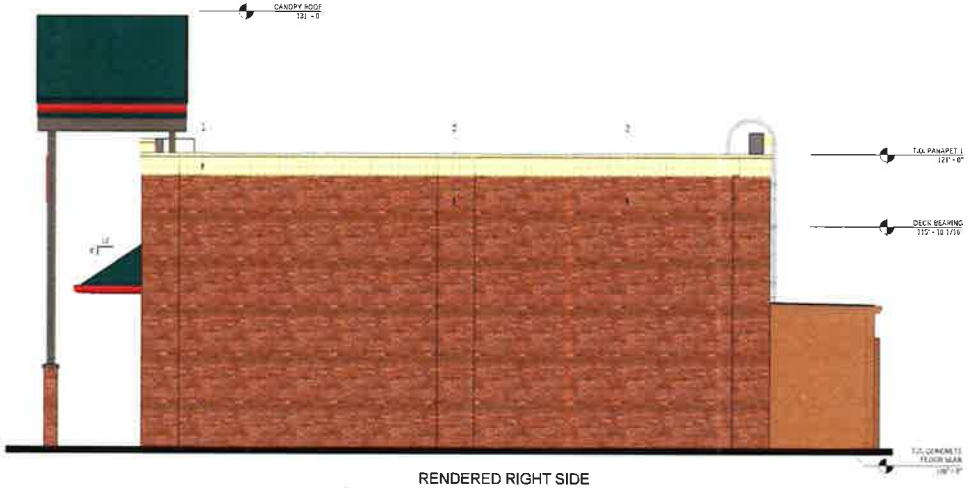
MAVERIK STORE

12600 & MAIN STREET, HERRIMAN, UTAH



RENDERED LEFT SIDE ELEVATION
1/4" = 1'-0"



RENDERED RIGHT SIDE ELEVATION
1/4" = 1'-0"

KEYED NOTES

1 FIBER CEMENT CORNICE - HARDBOARD SAIL CLOTH TRIM

2 BRICK

3 PRE-FINISHED ROOF PANELS - MBCI CLASSIC GREEN

4 ALUMINUM STOREFRONT - HARTFORD GREEN

5 PRE-FINISHED ROOF GUTTER - MBCI BARN RED

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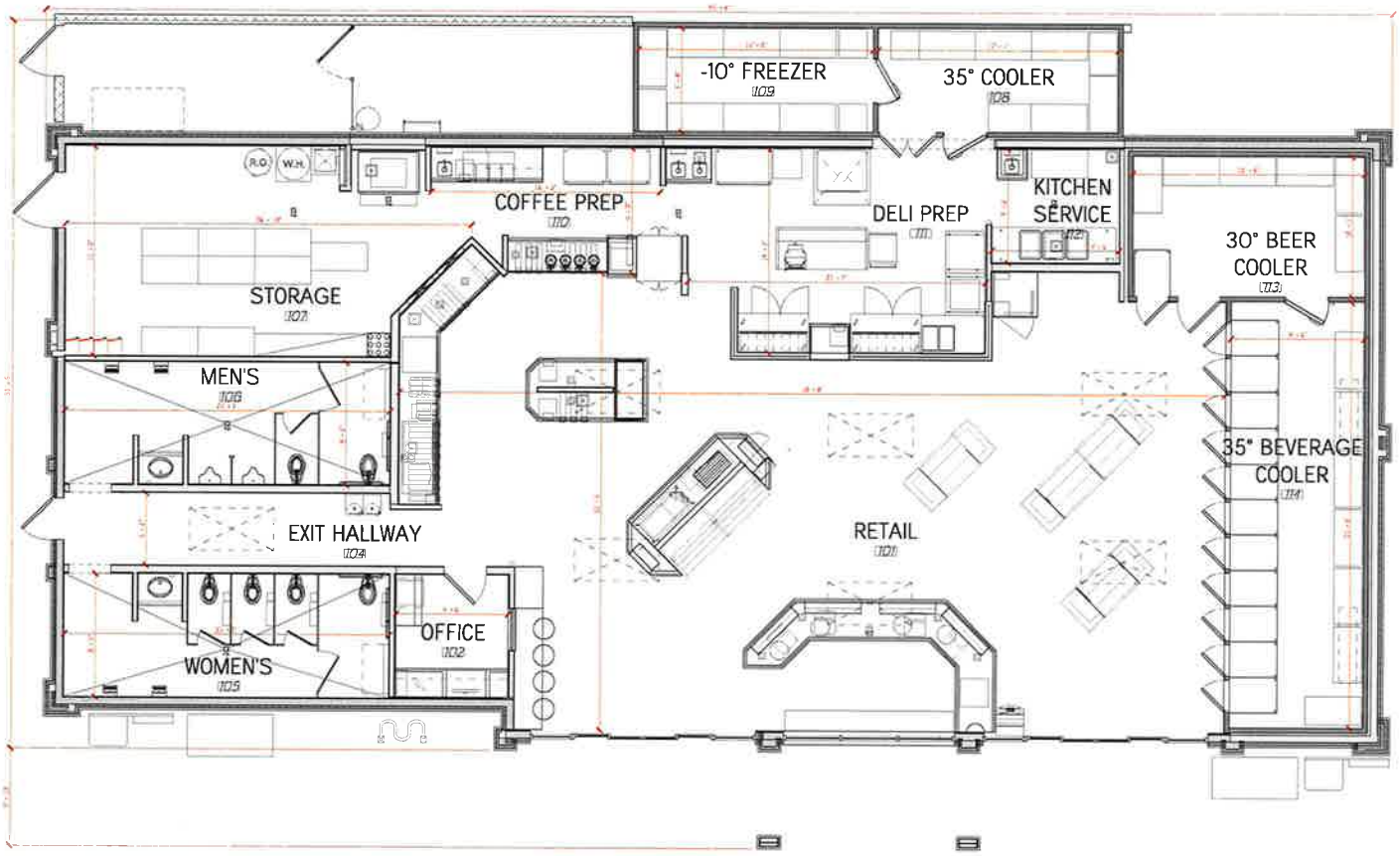
12600 & MAIN STREET, HERRIMAN, UTAH



1 RR1.4 RR-FLOOR PLAN

1/4" = 1'-0"

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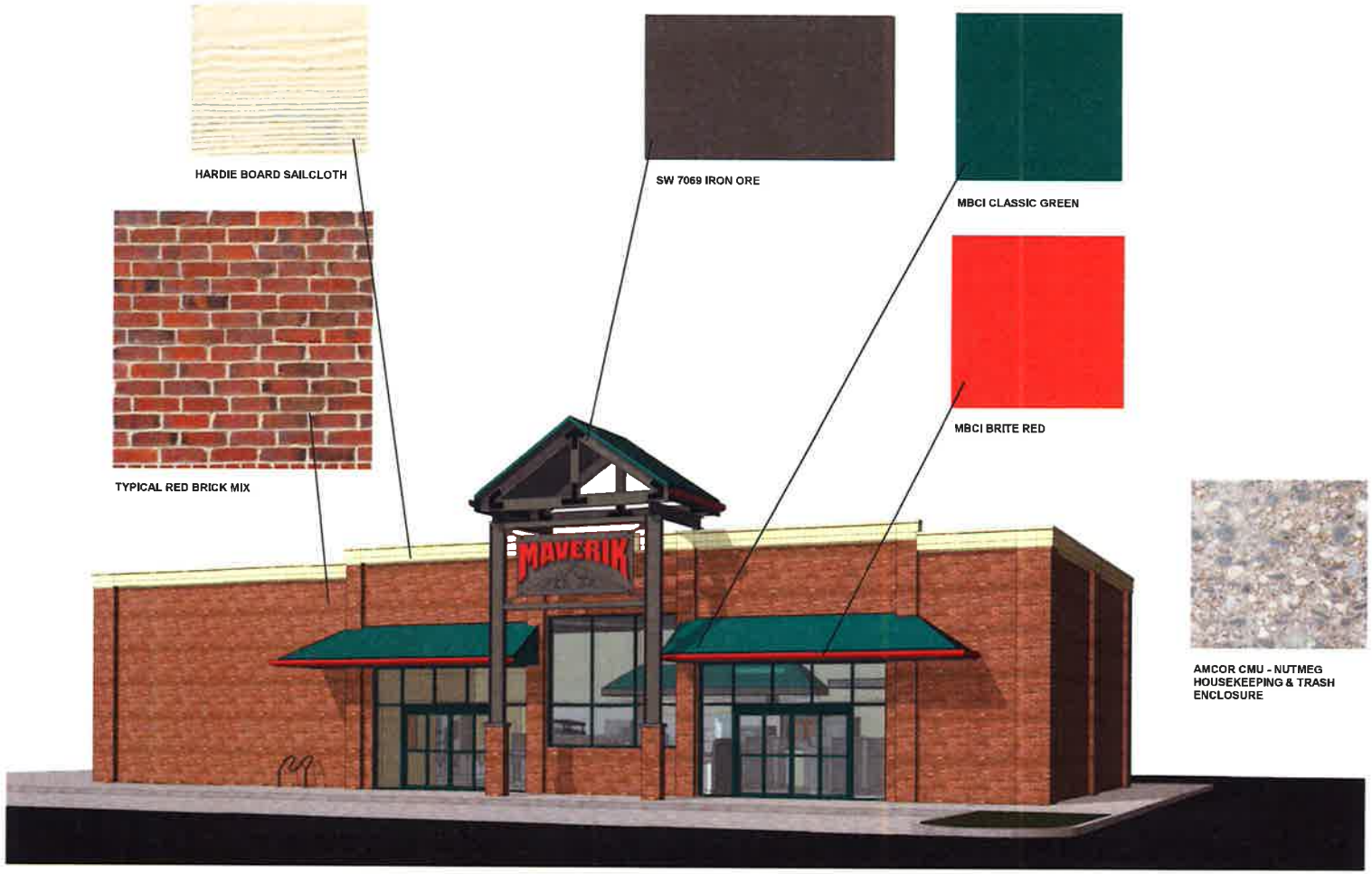

RENDERED FRONT
PERSPECTIVE

RR1.6

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MAVERIK

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MAVERIK STORE

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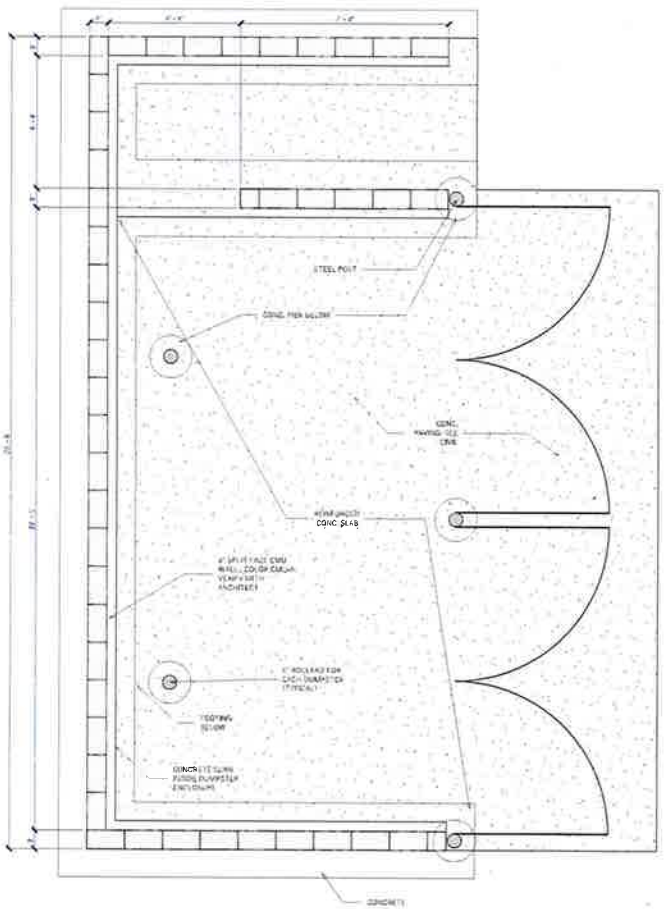
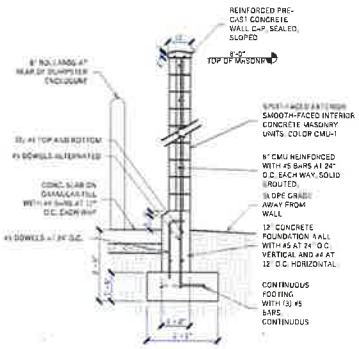
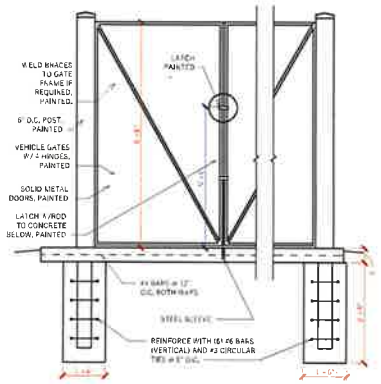


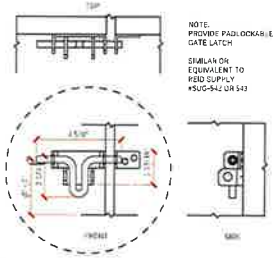
1 RR1.10 TYPICAL DUMPSTER ENCLOSURE PLAN 1/2" = 1'-0"



2 RR1.10 WALL SECTION 1/2" = 1'-0"



3 RR1.10 WALL SECTION 1/2" = 1'-0"



4 RR1.10 GATE LATCH DETAIL 1/2" = 1'-0"

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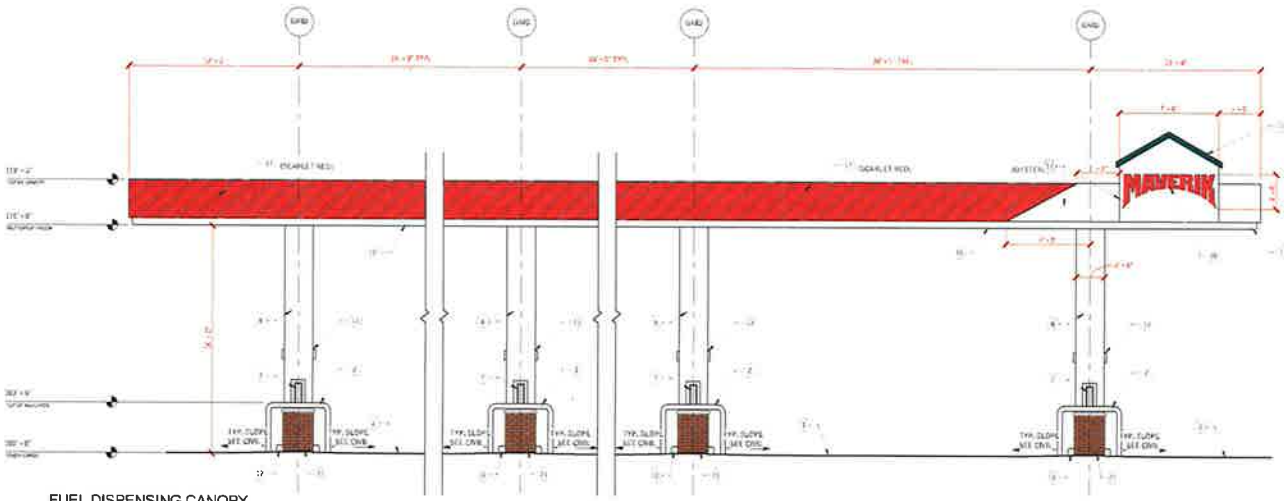
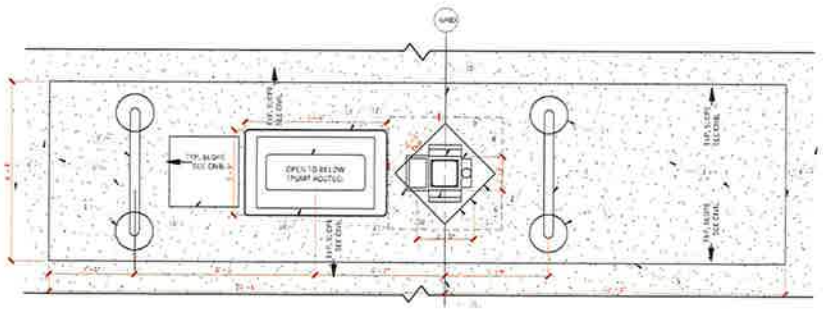


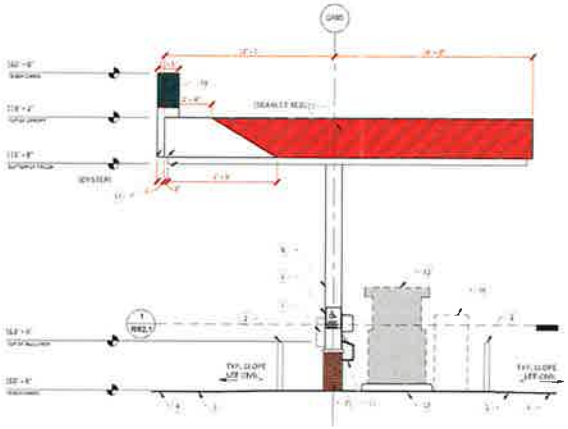
3 RR2.1 FUEL DISPENSING CANOPY STREET ELEVATION 1/4" = 1'-0"



NOTE:
6" RAISED CONCRETE ISLAND WITH TOOLED EDGES AND CORNERS TO BE POURED FIRST. 5' - 0" X 3' - 0" CONCRETE ISLAND (NO METAL FORM - VERIFY SIZE WITH DISPENSER MANUFACTURER).

AFTER THE 5' - 0" X 3' - 0" FUEL ISLAND HAS BEEN POURED, SLOPE CONCRETE AWAY FROM ISLAND IN ALL (4) DIRECTIONS. 6" MINIMUM AND 7" MAXIMUM HEIGHT AT ISLAND ON ALL (4) SIDES (TYPICAL FOR ALL).

1 RR2.1 CANOPY COLUMN PLAN 1/2" = 1'-0"



2 RR2.1 CANOPY END ELEVATION 1/4" = 1'-0"

KEYED NOTES

1. EXPANSION JOINTS. FILL JOINT WITH "JET FUEL RESISTANT" JOINT SEALANT.
2. 4" DIAMETER "U" BOLLARD SET AND FILLED WITH CONCRETE BY GENERAL CONTRACTOR EXTEND 3' - 6" ABOVE FINISH SLAB OR GRADE. SEE CIVIL.
3. ACCESS PANEL. COORDINATE WITH INTERIOR ELEVATIONS FOR SIZE.
4. ASPHALT PAVING. SEE CIVIL DRAWINGS. REFER TO SOILS REPORT HEAVIEST DUTY DESIGN.
5. EXPANSION JOINTS. FILL JOINT WITH "JET FUEL RESISTANT" JOINT SEALANT. SEE SPECIFICATIONS AND DETAIL 5/A10.4.
6. LINE INDICATES LOCATION OF BLOCK OUT FOR COLUMN.
7. 4A 40 BC FIRE EXTINGUISHER AND BRACKET. PLACEMENT SUBJECT TO FIRE MARSHAL'S FIELD DIRECTION. SEE SPECS. PLACE WITHIN A 75 FOOT TRAVEL DISTANCE OF ANY PUMP, DISPENSER OR STORAGE TANK FILL-PIPE OPENING.
8. GRAPHICS OVER METAL PANEL COLUMN CLADDING. BY OWNER.
9. A D.A. SIGN FOR "HANDICAP ASSISTANCE AVAILABLE."
10. WARNING SIGNS ON COLUMN PROVIDED BY OWNER, INSTALLED BY CONTRACTOR FIRE EXTINGUISHERS PROVIDED AND INSTALLED BY CONTRACTOR (REQUIRED AS PER LOCAL JURISDICTION).
11. S.S.I. (PAPER TOWELS, WINDOW WASHER CONVENIENCE UNITS (VUE-T-FU) WINDSHIELD SERVICE CENTER #750707) MOUNTED TO COLUMNS. PAPER TOWEL DISPENSING HEIGHT TO BE 4' - 0" A.F.F., UNITS ARE PROVIDED BY OWNER AND INSTALLED BY GENERAL CONTRACTOR.
12. 6" RAISED CONCRETE ISLAND WITH TOOLED EDGES AND CORNERS - 5' - 0" X 3' - 0" CONCRETE ISLAND (NO METAL FORM) - VERIFY SIZE WITH DISPENSER MANUFACTURER).
13. HATCHED IS REPRESENTATION OF DISPENSING STATION (BY OTHERS).
14. OPW DISPENSER CONTAINMENT SUMP ABOVE.
15. CONTROL JOINT. FILL JOINT WITH "JET FUEL RESISTANT" JOINT SEALANT. SEE SPECIFICATIONS.
16. TRASH CONTAINERS (BY OWNER)
17. ALUMINUM COMPOSITE METAL PANEL.
18. 1-3/4" STANDING SEAM ROOF (MBCI CLASSIC GREEN).
19. ALL LIGHT FIXTURES (NOT SHOWN) TO BE FLUSH MOUNTED WITHIN THE DECK PANEL SOFFIT (SOFFIT COLOR TO BE FLY-AWAY BLUE, SEE FINISH PLAN). SEE ELECTRICAL DRAWINGS FOR FIXTURE AND LAYOUT INSTRUCTIONS (BY OWNER).
20. BACKLIT ELECTRIC SIGN W/ LED. BACKLITE WITH RED LETTERS. FLUSH MOUNTED (BY CANOPY MANUFACTURER). SIGN AND "DOG HOUSE" FEATURE WILL BE CLOSEST TO STREET CORNER, VERIFY WITH OWNER. A SEPARATE REVIEW AND SIGN PERMIT IS REQUIRED FROM THE CITY.
21. BRICK COLOR TO MATCH BUILDING

ADVENTURE'S FIRST STOP MAVERIK

JZW ARCHITECTS

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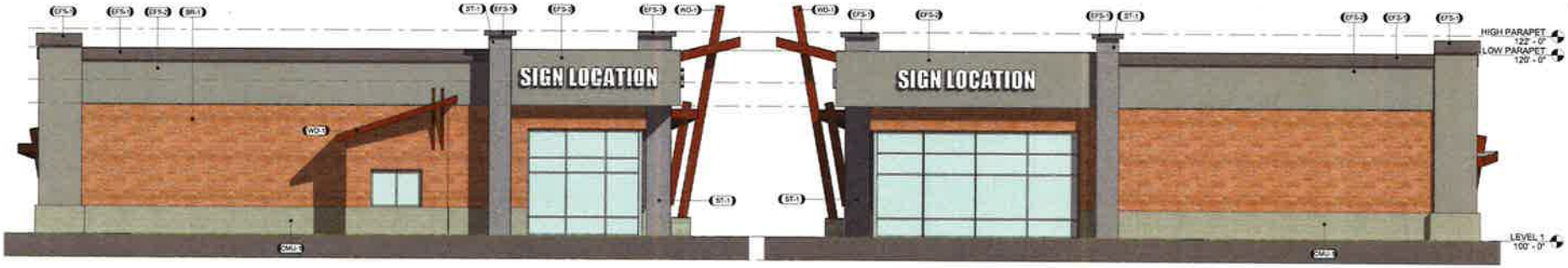
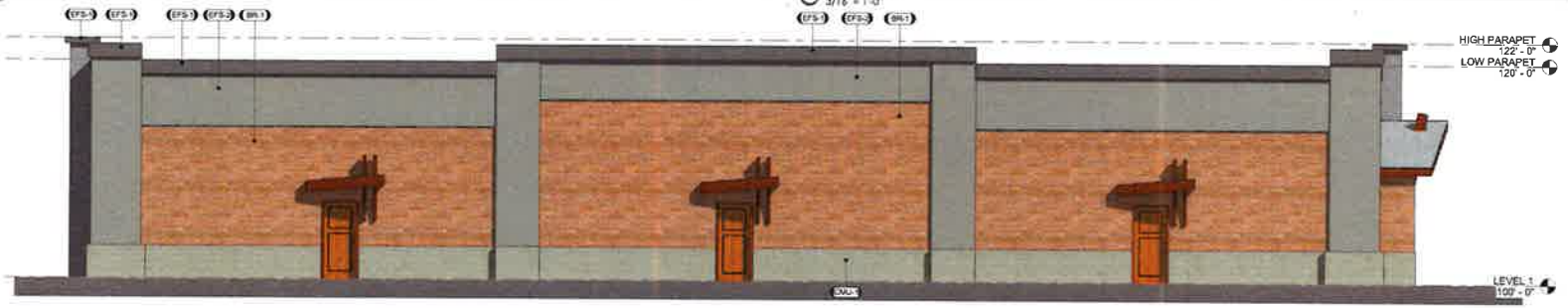
1 Front Elevation 3/16" = 1'-0"



2 Left Elevation 3/16" = 1'-0"

4 Right Elevation 3/16" = 1'-0"



3 Rear Elevation 3/16" = 1'-0"

MATERIAL TYPES

- BR-1 BRICK
- CMU-1 CONCRETE MASONRY UNIT
- ST-1 STONE
- EFS-1 STUCCO ACCENT
- EFS-2 STUCCO
- WD-1 STAINED WOOD TIMBER

	Wall area	GLASS	STUCCO	CMU	BRICK	STONE
FRONT	1587.37	736.24	593.56	78.02	643.31	423.56
		46.38%	33.99%	4.92%	34.32%	26.66%
						[illegible]
LEFT	1216.77	243.88	461.37	351.50	533.29	93.50
		20.44%	37.92%	28.92%	41.92%	7.69%
						[illegible]
RIGHT	1238.77	243.88	461.37	351.50	533.29	93.50
		22.45%	37.26%	28.38%	42.96%	7.55%
						[illegible]
REAR	2427.63	0.00	393.81	333.38	1122.58	30.35
		0.00%	34.69%	18.75%	47.48%	2.07%
						[illegible]

LMn ARCHITECTURE

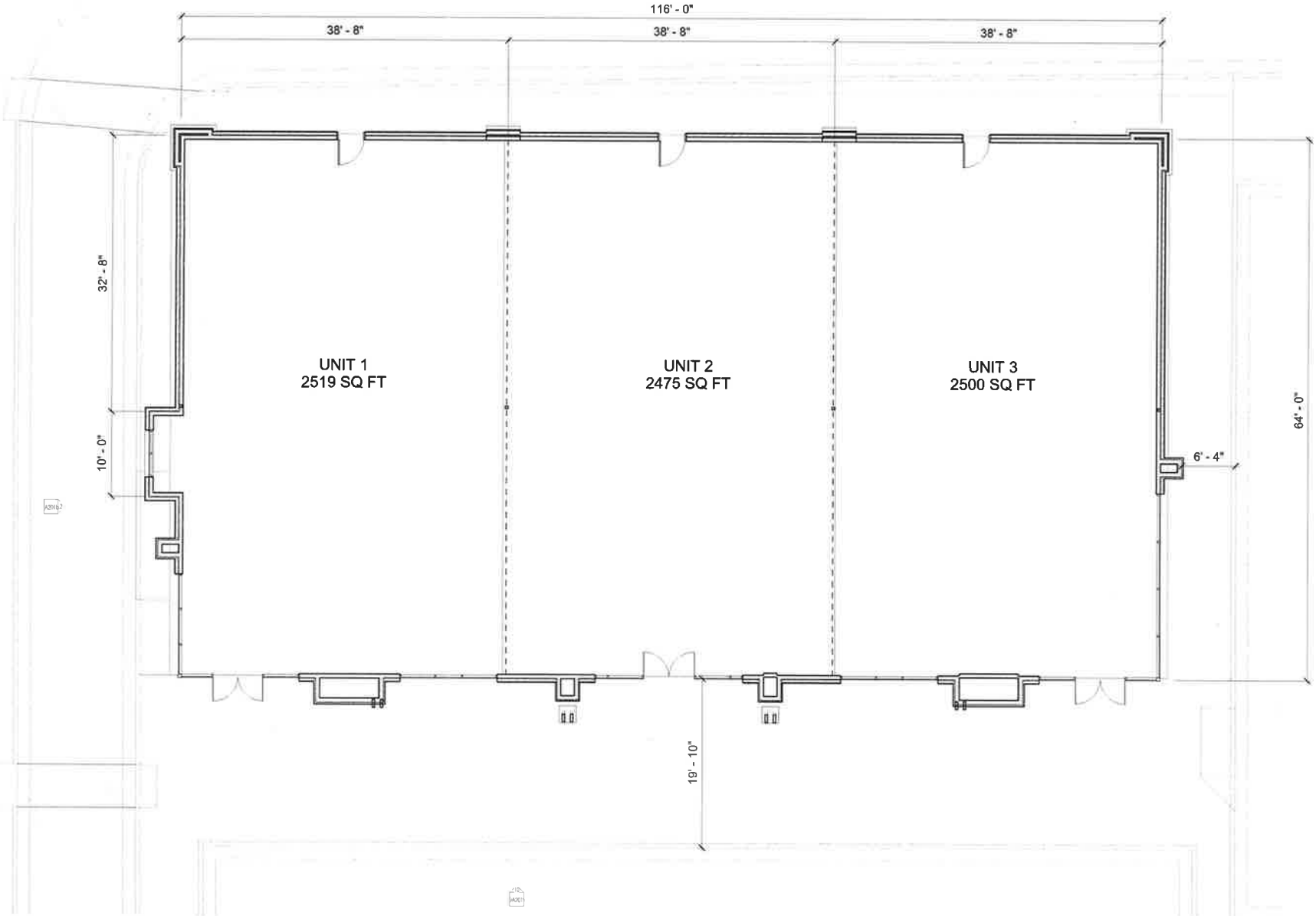
project: HERRIMAN RETAIL
Enter address here

data:
project no: 1721
date: 10.4.201
revisions:

Project Status
drawn by: MO
checked by: BL

sheet: EXTERIOR ELEVATIONS

A201



1 LEVEL 1 ANNO F.P._NEW
3/16" = 1'-0"

LMn
ARCHITECTURE

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Landscape Architecture
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LEED Consulting
5963 South Rappahannock Cr.
Murray, UT 84123
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SEAL:

06/16/17

project:
HERRIMAN RETAIL
Enter address here

data:
project no: 1721
date: 10.4.201
revisions:

Project Status

drawn by:	checked
MD	BL

sheet:
LEVEL 1
ANNOTATED
FLOOR PALN_

A111

HERRIMAN CITY

Date of Meeting: 11/02/2017	
File #	S2015-32-01
Applicant	Matt Hansen – Edge Homes
Address	6400 W Herriman Pkwy
Request	Subdivision Amendment to Remove a Condition Regarding Swale and Drainage Requirements

HERRIMAN CITY

Staff Report

DATE: October 26, 2017

TO: Planning Commission

FROM: Bryn McCarty, City Planner

MEETING: PC Agenda 11/02/2017

REQUEST: Subdivision Amendment to Remove Planning Commission Condition #12 Regarding Swale and Drainage

Applicant:	Edge Homes
Address:	6400 W Herriman Pkwy
Zone:	R-2-10 (Residential – Medium Density)
Acres:	11.22
File Number:	S2015-32-01

Request

The applicant is requesting a subdivision amendment to remove Planning Commission condition #12 regarding swale and drainage.

Site

The lot is located at approximately 6400 W Herriman Pkwy.

Zoning

The site is zoned R-2-10.

Notices

Staff mailed notices to all property owners within 300 feet of the subject property. Notices were mailed to 27 property owners on October 23, 2017. One call has been received so far inquiring about the nature/purpose of the request.

Discussion

This subdivision was approved as the first phase of the Creek Ridge PUD in January, 2016. Condition number 12 states:

> *12. Work with engineering on a storm drain plan that shows how water will be dealt with as it comes off the property to the south of the Project. This should include a swale plus an access maintenance road. This swale and road should be dedicated to the City and not be*

located on private property. The design and width shall be reviewed and approved by engineering. Provide a fence along the south side of the swale, unless a waiver from Last Holdout LLC can be obtained. This can be a chain link fence.

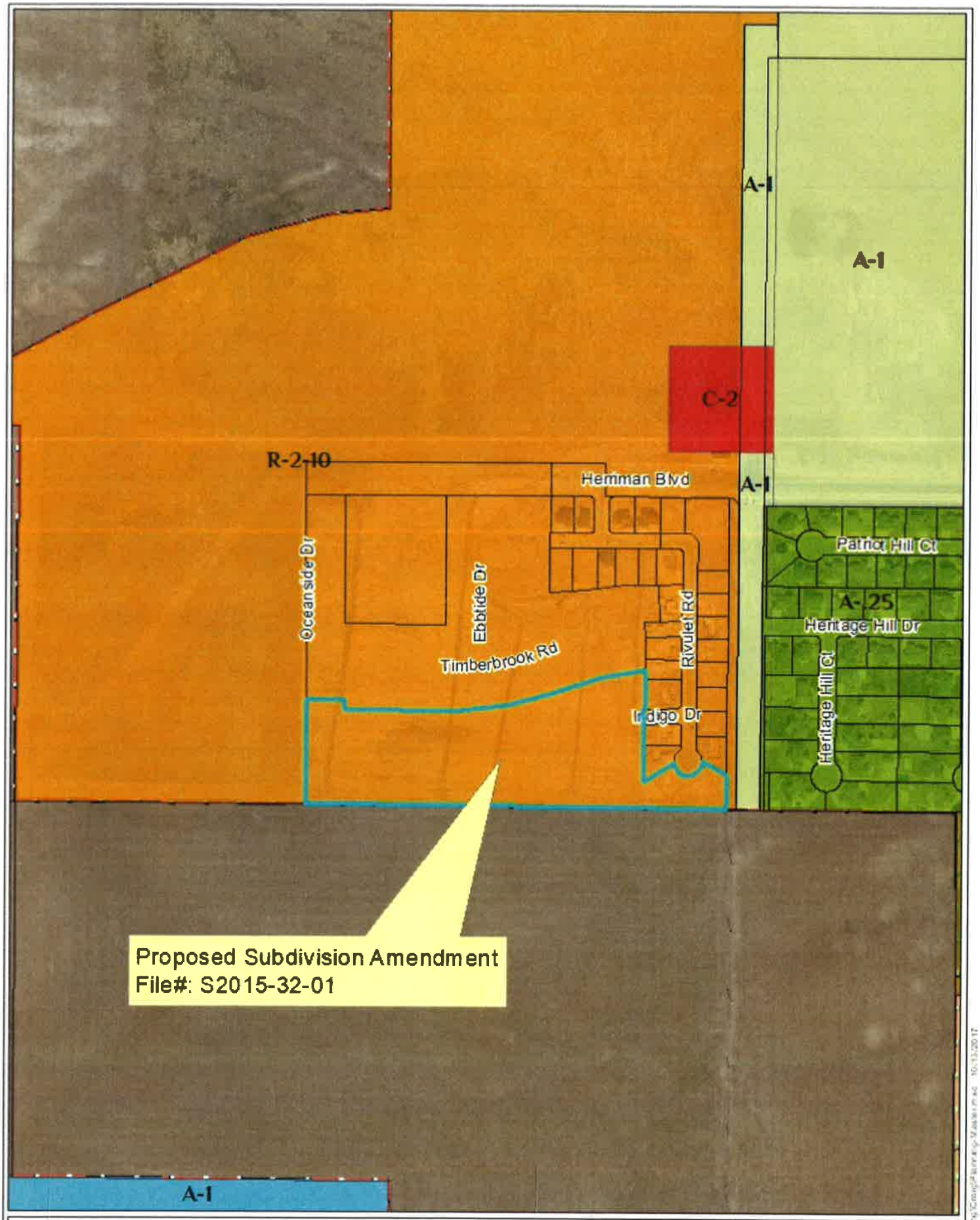
The applicant has been working with the property owner to the south (Last Holdout, LLC) on a combined plan to deal with storm water. The applicant is asking to have this condition removed and not be required to build the swale.

The property that was planned to be used for the swale and maintenance roads will be added onto the back of lots that have already been approved (but not constructed). They are not asking for any additional units or density.

Recommendation

Staff recommends amending the condition of approval to read:

12. Work with engineering on a storm drain plan that shows how water will be dealt with as it comes off the property to the south of the Project. This may include a swale plus an access maintenance road. If a swale is not required, the property shall be included in the adjacent lots.



Proposed Subdivision Amendment
File#: S2015-32-01

NORTH

CONCEPT NARRATIVE RESIDENTIAL

LOCATED IN HERRIMAN CITY, SALT LAKE COUNTY, UTAH

ORIGINAL PROPERTY	38.23± ACRES
NET PROPERTY	34.82± ACRES
SINGLE FAMILY LOTS	104
NET DENSITY	3.0 UNITS/ACRE

LOT TABULATIONS

88' WIDE: 45 LOTS (43.3% OF 104 LOTS)
81' WIDE: 39 LOTS (37.5% OF 104 LOTS)
83' WIDE: 20 LOTS (19.2% OF 104 LOTS)

SETBACKS

SETBACKS WILL BE AS FOLLOWS:

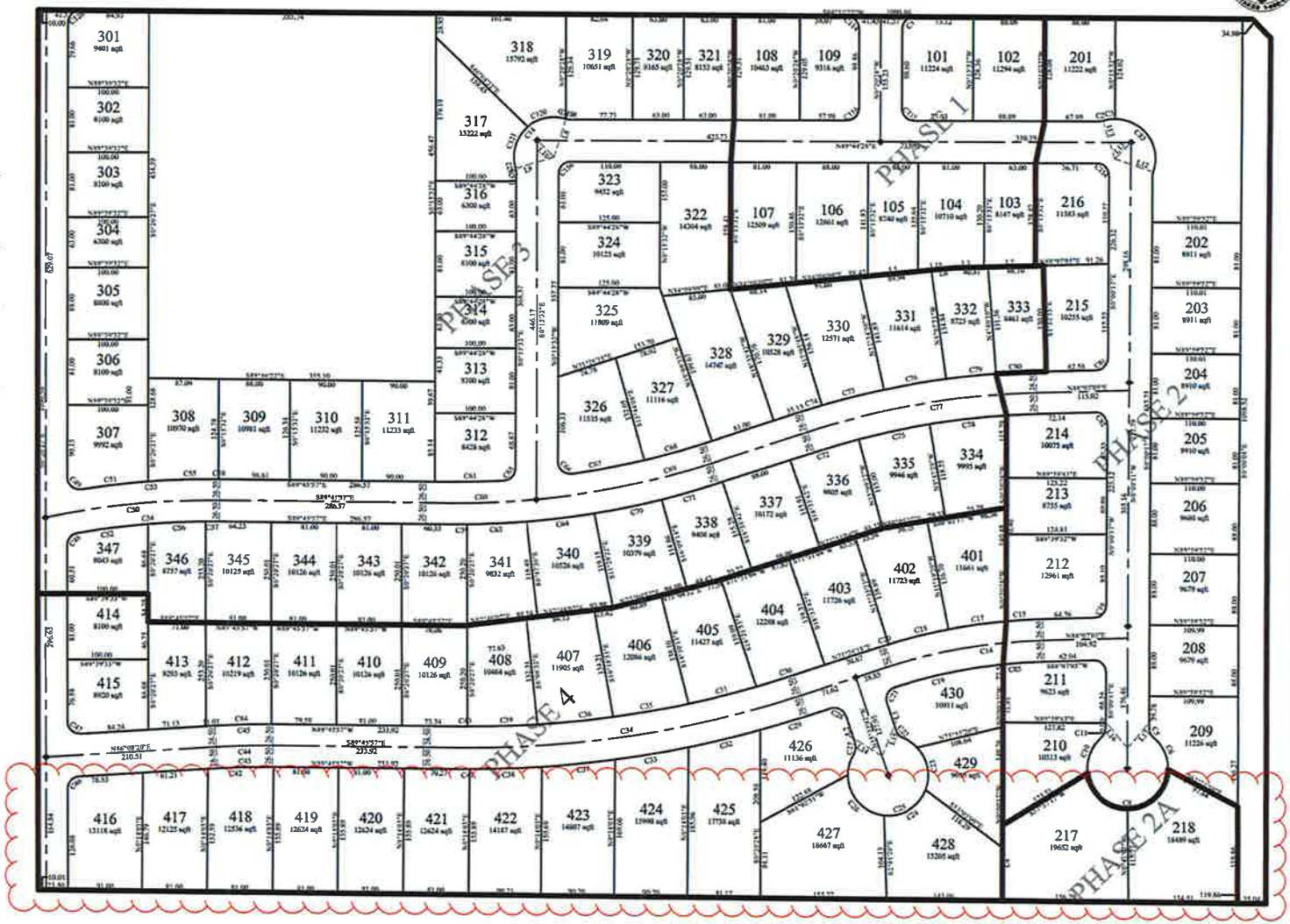
FRONT:	20' GARAGE, 10' LIVING
SIDE:	5'
REAR:	15'
CORNER SIDE:	15'

LEGAL DESCRIPTION

A PORTION OF THAT REAL PROPERTY DESCRIBED IN DEED BOOK 10061 PAGE 4488 OF THE OFFICIAL RECORDS OF SALT LAKE COUNTY LOCATED IN THE SE1/4 OF SECTION 27, TOWNSHIP 3 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED N89°45'57"W ALONG THE SECTION LINE 120.00 FEET FROM THE SOUTHEAST CORNER OF SECTION 27, T3S, R2W, S.L.B.& M.; THENCE N89°45'57"W ALONG THE SECTION LINE 1,562.92 FEET; THENCE N0°20'27"W 1,055.50 FEET; THENCE N89°39'32"E 1,569.08 FEET TO THE WESTERLY LINE OF THAT REAL PROPERTY DESCRIBED AS PARCEL 15 IN DEED BOOK 8550 PAGE 6633 OF THE OFFICIAL RECORDS OF SALT LAKE COUNTY; THENCE S0°00'28"E FEET ALONG SAID DEED AND PARALLEL WITH, AND 120.00 FEET WESTERLY OF THE EAST LINE OF SAID SECTION 1,071.21 FEET TO THE POINT OF BEGINNING.

CONTAINS: 38.23± ACRES



GENERAL NOTE:

INFORMATION PROVIDED ON THIS PLAN IS BASED ON THE BEST AVAILABLE DATA AT THE TIME OF PREPARATION AND MAY CHANGE AT ANYTIME FOR ANY REASON. THIS PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY.

DESIGNED BY:

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CREEK RIDGE ESTATES

HERRIMAN, SALT LAKE COUNTY

EXHIBIT -2 (PROPOSED CHANGES)

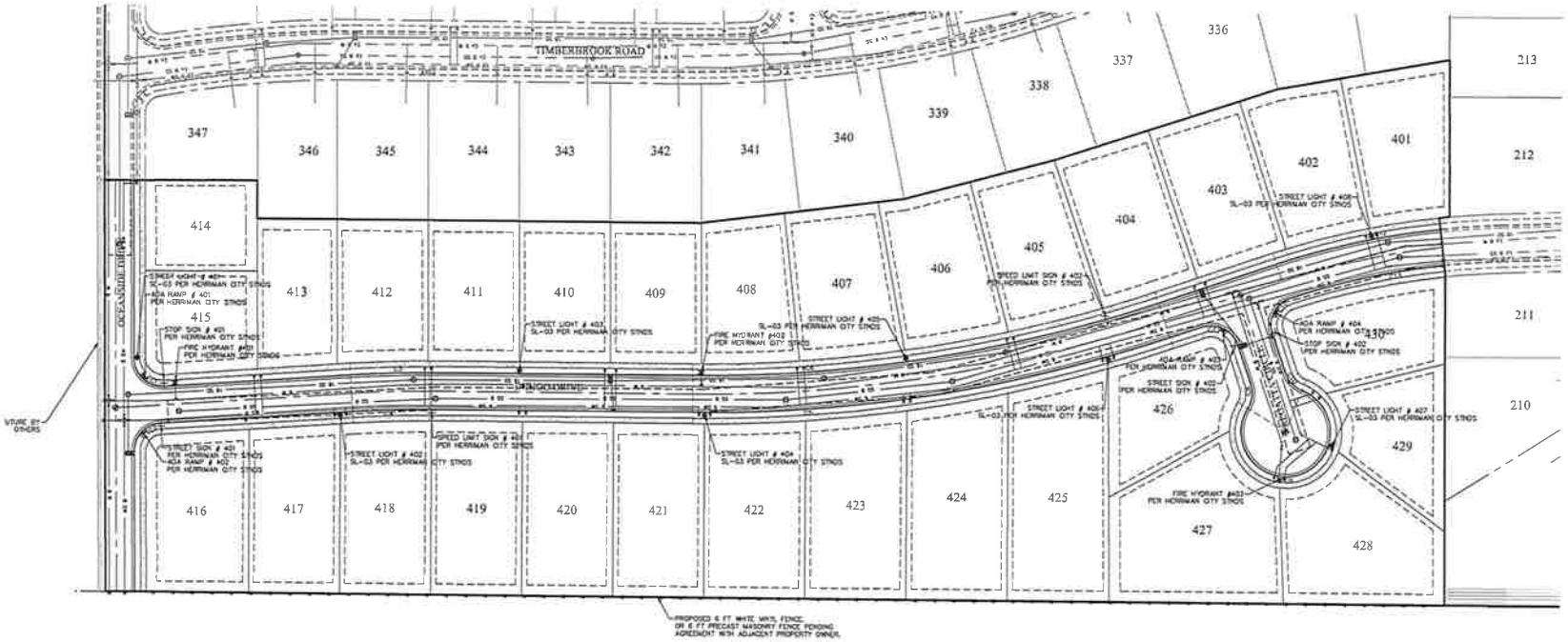
REVISION BLOCK

No.	DATE	DESCRIPTION

PROPOSED CHANGES

Scale: NTS		Drawn: RB	
Date: 10/10/17		Job #: 10-329	

EX. 2



N

S

GRAPHIC SCALE

(IN FEET)
1 inch = 50 ft.

FOCUS®
ENGINEERING AND SURVEYING, LLC
12 WEST CENTER STREET
MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focusutah.com

GREGORY B. DAY

CREEK RIDGE ESTATES PHASE IV

HERRIMAN, SALT LAKE COUNTY

EXHIBIT -3 (SITE PLAN)

REVISION BLOCK

DATE	DESCRIPTION

SITE PLAN

EX. 3

HERRIMAN CITY

Date of Meeting: 11/02/2017	
File #	C2017-60
Applicant	Vesta Homes
Address	4729 W Highfield Cir
Request	Conditional Use for an Exception to Modify the Rear Yard Setback from 15 Feet to 12 Feet 4 Inches

HERRIMAN CITY

Staff Report

DATE: October 26, 2017

TO: Planning Commission

FROM: Bryn McCarty, City Planner

MEETING: PC Agenda 11/02/2017

REQUEST: Exception to modify the rear yard setback from 15 feet to 12 feet 4 inches

Applicant:	Vesta Homes
Address:	4729 W Highfield Cir
Zone:	R-2-10 (Residential – Medium Density)
Acres:	.20
File Number:	C2017-60

Request

The applicant is requesting an exception to modify the rear yard setback from 15 feet to 12 feet 4 inches.

Site

The lot is located at 4729 W Highfield Cir and contains .20 acres.

Zoning

The site is zoned R-2-10.

Notices

Staff mailed notices to all property owners within 300 feet of the subject property. Notices were mailed to 33 property owners on October 24, 2017. At this time no responses have been received.

Discussion

The minimum rear yard setback for the Rosecrest Plat X subdivision, in which this lot resides, is 15 feet. Herriman City ordinance allows the Planning Commission to grant an exception up to 12 feet, as shown below:

> ***10-19-8: REAR YARD AND SIDE YARDS; SPECIAL EXCEPTION:***
> *In no case shall the planning commission approve a rear yard setback less than twelve feet (12'); and in no case shall the planning commission approve a side yard setback less than five feet (5').*

Recommendation

Staff recommends approval of the rear yard setback exception from 15 feet to 12 feet 4 inches.

Proposed Conditional Use
File#: C2017-60

Site Plan

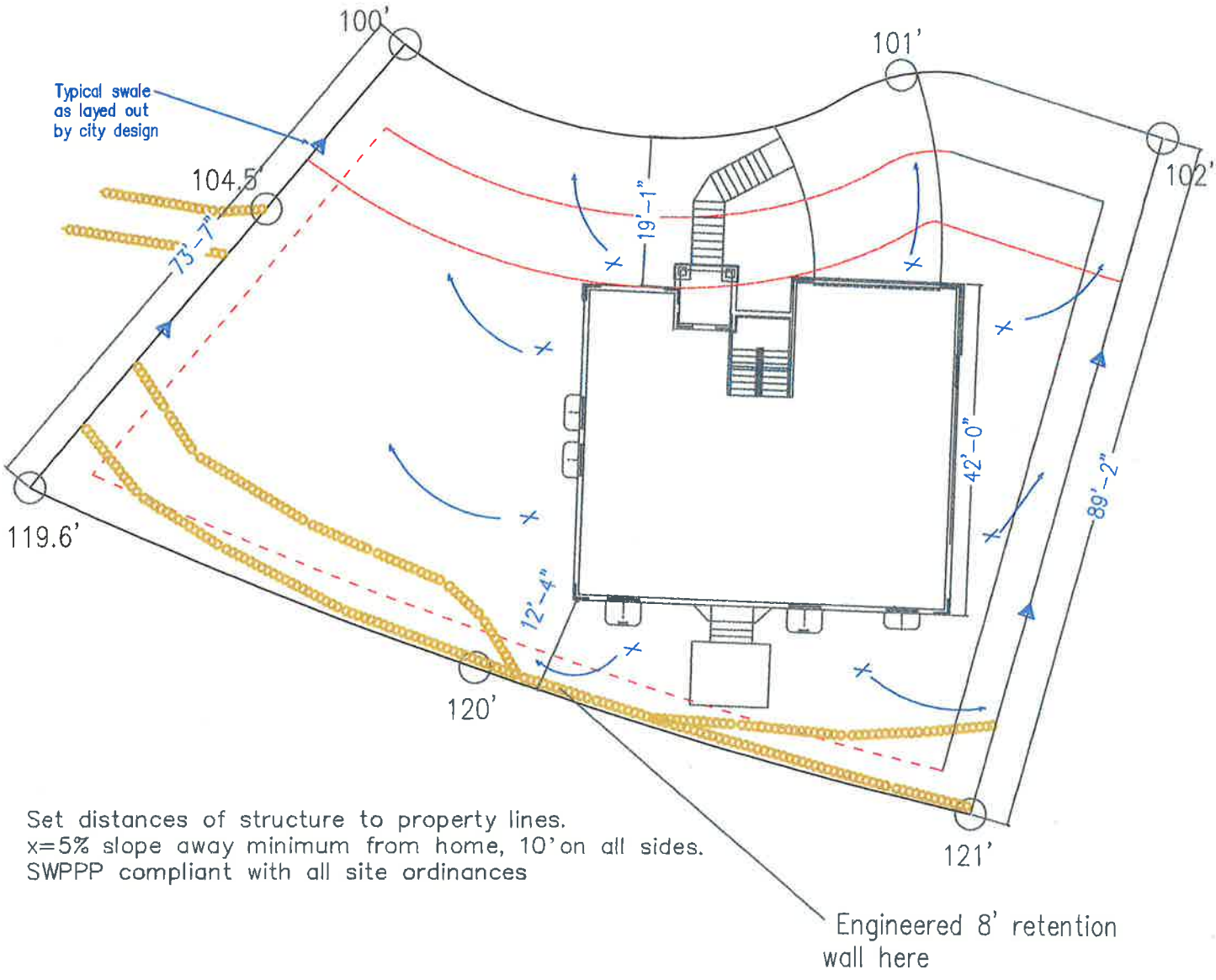
Southmoor – Lot X-92
4729 W Highfield Circle
Herriman, UT 84096

8,726 SF | 0.20 Acres

Plan Elevation
1 story – 20' tall

VESTA HOMES

Top of Slab 102.5'
Top of Foundation 108'



Set distances of structure to property lines.
x=5% slope away minimum from home, 10' on all sides.
SWPPP compliant with all site ordinances

Engineered 8' retention wall here

HERRIMAN CITY

Date of Meeting: 11/02/2017	
File #	15Z17
Applicant	Dansie Land LLC
Address	7300 W Herriman Highway
Request	Proposed Rezone From A-1 (Agricultural – 1 acre min.) to R-1-15 (Residential – 15,000 sq. ft. min.)

HERRIMAN CITY

Staff Report

DATE: October 25, 2017

TO: Planning Commission

FROM: Bryn McCarty, City Planner

MEETING: PC Agenda 11/2/2017

REQUEST: Proposed Rezone From A-1 (Agricultural – 1 acre min.) to R-1-15 (Residential – 15,000 sq. ft. min.) ***(Public Hearing held on October 5, 2017)***
Applicant: Dansie Land LLC
Address: 7300 W Herriman Highway
Acres: 370.91
File Number: 15Z17

Request

Dansie Land LLC is requesting to rezone property from A-1 (Agricultural, 1 acre) to R-1-15 (Residential).

Site

The parcel is located at approximately 7300 W Herriman Hwy and contains 370.91 acres.

Zoning

The site is zoned A-1.

General Plan

The current General Plan designation on the property is Low Density Residential (1.8 – 2.5 units per acre), and Single Family Residential (2.6 – 4.5 units per acre). The General Plan also shows parks, open space, and schools located on this property. The ordinance states that uses must meet the "intent" of the General Plan. A copy of the General Plan has been included in your packet.

Notices

Staff mailed notices to all property owners within 500 feet of the subject property. Notices were mailed to 72 property owners on September 25, 2017. Several emails were received concerning

traffic, proposed density and impact on schools.

Neighborhood Meeting

A neighborhood meeting was held on September 25, 2017. Notices were mailed to 101 residents. There were 26 residents that attended the meeting. The minutes from that meeting are included in the packet.

The applicant is holding an additional meeting on October 30th to answer any questions from the residents.

Process

A rezone is a legistlative decision. The Planning Commission will hold a public hearing and make a recommendation to the City Council. The City Council will then hold a public meeting and make a decision.

Discussion

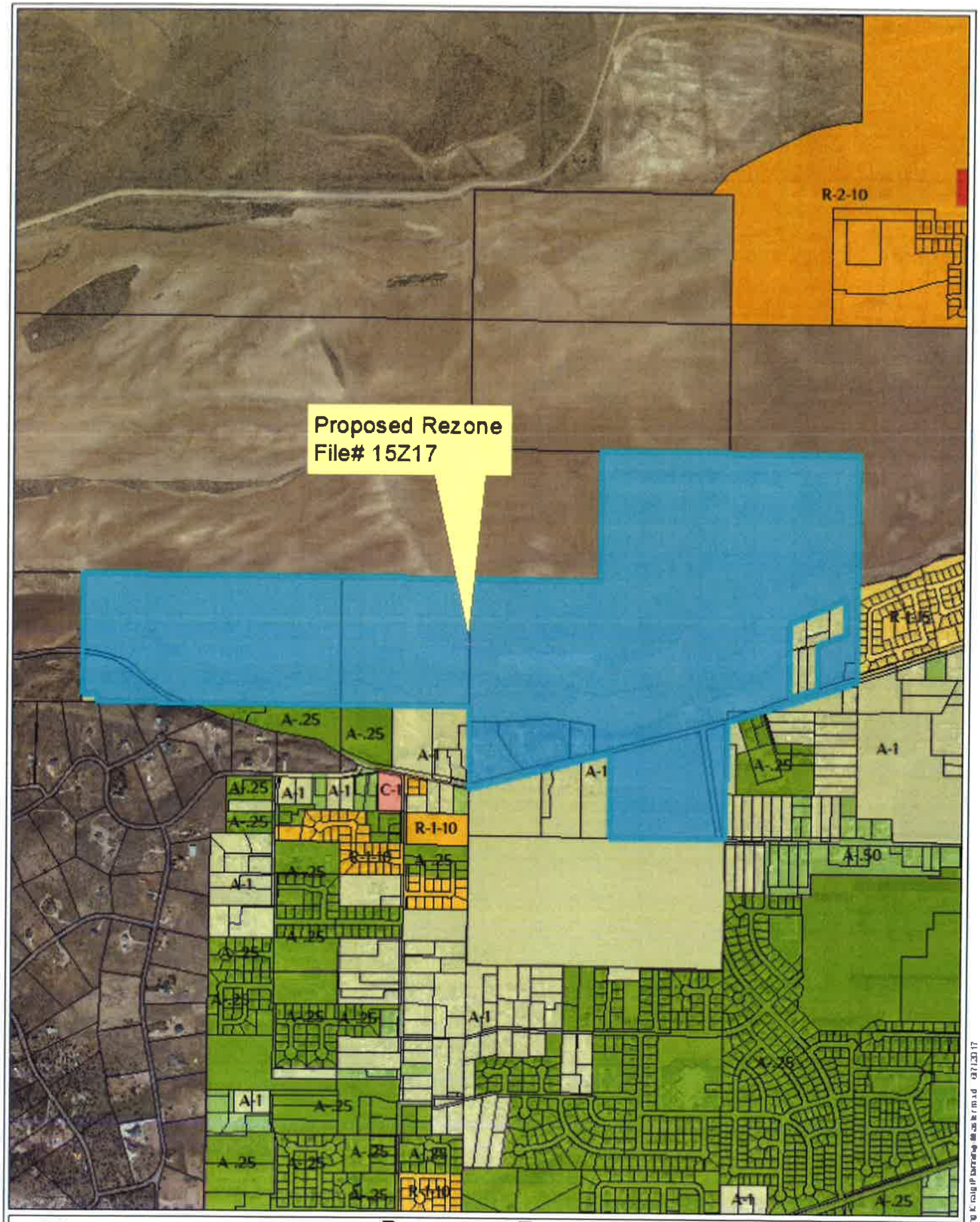
The applicant is requesting to rezone the property from A-1 (Agricultural, 1 acre minimum) to R-1-15. The applicant has recently revised their request to state that they would zone approximately 67 acres of the property to R-1-21. This would allow agricultural uses such as horses and family food production.

The applicant has also applied for the Planned Development Overlay Zone. This is the new chapter that creates the PUD as an overlay zone, and no longer a conditional use. The property has to be rezoned with a "base" zone, and then the PUD overlay zone is applied over the base zone. The density is determined by the requirements of the base zone. However, the PUD overlay zone allows the density to be moved around and clustered within the development. A preliminary site plan has to be submitted and approved as part of the overlay zone.

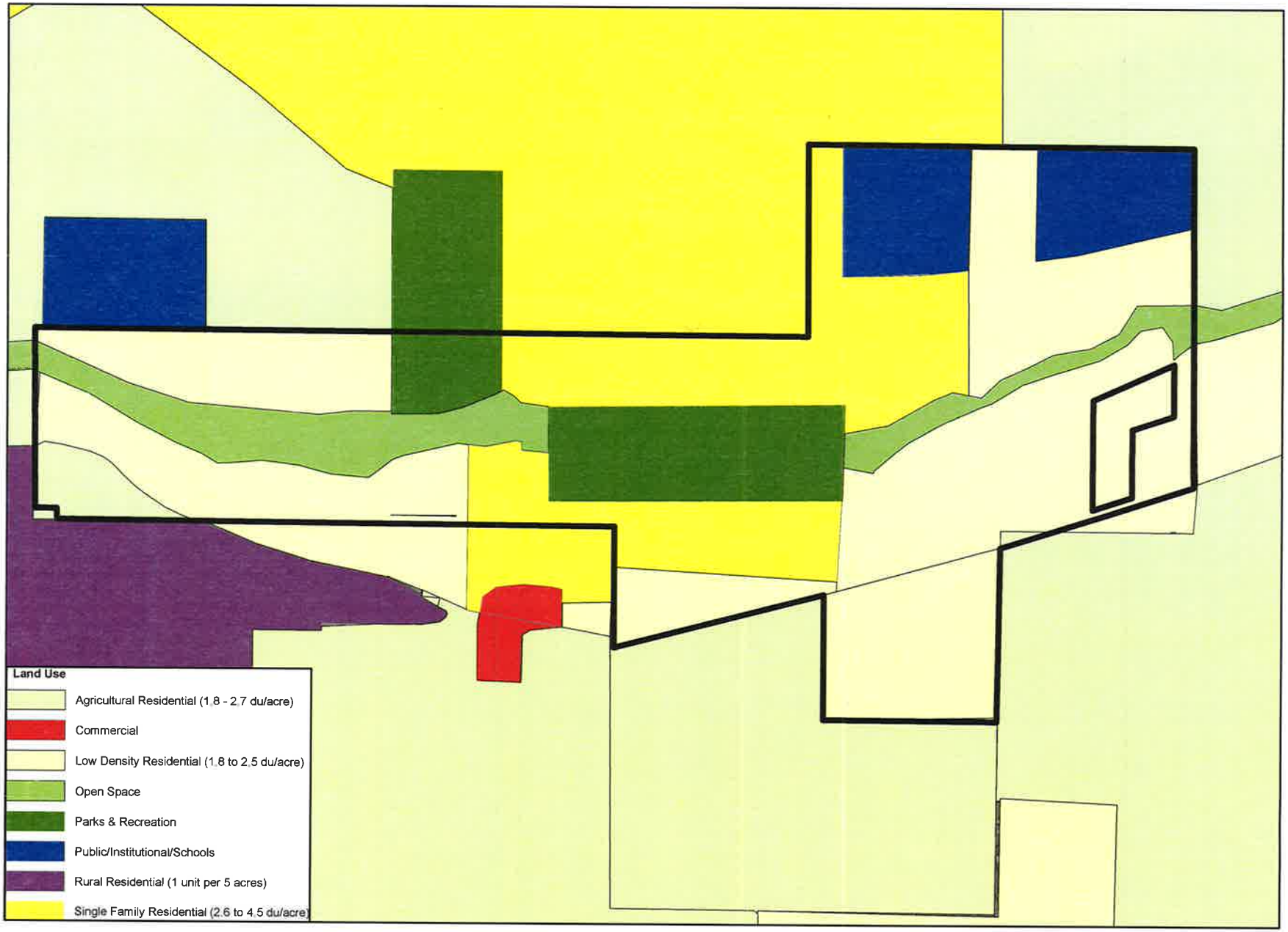
The rezone to R-1-15 and R-1-21 and the PUD overlay zone should be considered concurrently. The PC may want to recommend a zoning condition (z/c) on the rezone to correspond to the density of the proposed PUD preliminary site plan.

Recommendation

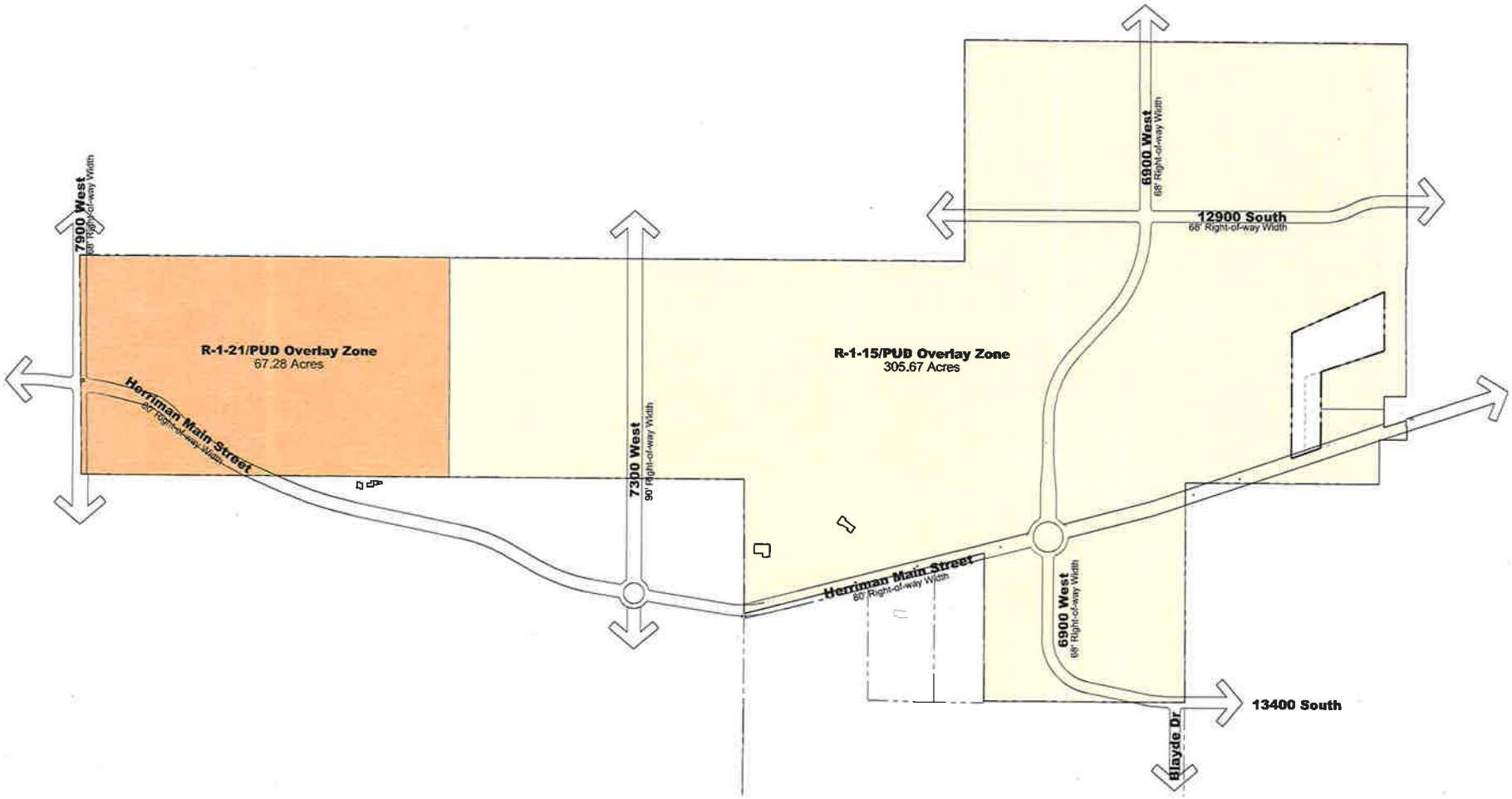
Staff recommends approval of the rezone to R-1-15 (305.65 acres) and R-1-21 (67.28 acres).



Proposed Rezone
File# 15Z17



General Plan with Dansie Property



Think
Architecture

Zoning Exhibit

Dansie Property, Herriman, Utah

October 27, 2017

0 150 300 600 900

Community Outreach
Neighborhood Meeting

Date: September 25, 2017
Developer/Applicant: Tim Soffe (Dansie)
Community #: 3
Community Facilitator: David Hale

The applicant mailed out notices to 101 residents. 26 residents attended

7300 W and 7900 W will be bridges across the ravine. The city will reimburse or pay for building of "capital roads", including these bridges which will be used for residents outside of this development.

Flood Plain – Developer will reclaim and protect the land at the bottom of the ravine so it can be used for a regional trail system. The whole channel (2 miles) will be used for these trails. This includes mitigation requirements for flooding, drainage, and erosion. For the private property of neighbors that already have serious erosion problems, Developer will bring engineers to examine the problems on their property.

Finances – What will ensure that this project is completed? Each lot sold will pay a park fee ($2700) to pay for parks and trails. Developer will work with Kennecott to help pay for contamination from the mine that has settled downstream.

Animal Rights – 7300 W will direct traffic to commercial zone to North. There is no plan for Agriculture zoning in this development.

High Density – There will be up to 192 townhouses off 6900 W. It will be built at a lower elevation in the ravine so it will generally not be visible more than standard development.

Round-a-bout – Herriman city has asked the developer to put in a round-a-bout at the intersection of 6900 W and Main for the purpose of slowing traffic. Residents raised concerns about driving through this intersection using larger vehicles and trailers. Trucks coming from the copper mine may also have problems navigating these intersections. The intersection at 7300 W and Main will be dangerous with increased traffic, but it is not part of this plan.

Commercial – Can this development include commercial property? No. Commercial development requires support from enough residential property to be sustainable. Developer doesn't believe that it is sustainable in this area.

Traffic – Will the infrastructure with the city be in place before the increased demand comes from this development? Developer will put in all the side roads and flood mitigation before lots

will be sold. However, this does not guarantee that the city will upgrade other roads prior to increased traffic occurs. This has been demonstrated along 7300 W will many new developments coming to the city without improvements to this road to widen it and add curb and gutter for children who are required to walk to school at Butterfield Elementary.

Property Density – Average lot size for development is 2.6 lots per acre. This is the lowest density permitted by Herriman residential zoning.

- The Dansie family doesn't want high density development in this area, even though the townhouses are needed to balance out the total average density.
- Residents expressed desire for lots larger than 0.25 acres. Developer is willing to consider larger lots if there are enough buyers willing to pay for that size lot. They need to adjust the size of lots to what will sell. Many residents present expressed the desire for lots at least 0.33 acres.
- Residents next to this development have lot sizes over an acre with animals that will be next to small lots. Developer will consider including a buffer with these agriculture lots. Along Pod 1, Developer will install a 7-8' cement wall along the border.

Land for Schools and Churches – There are lots set aside for an elementary school, middle school, LDS seminary building, LDS ward building, and LDS stake center. The exact locations of these LDS church buildings will not be publicized until the LDS Church has finalized this purchase. This won't likely occur until after the development has been approved by the city and is under way.

Timing – Developer is trying to get the general development plan completed and approved by the end of the year. Beginning in January, individual subdivision plans will be submitted to the city for approval with anticipation of beginning road work Spring 2018.

Community Outreach
Neighborhood Meeting

Date: September 25, 2017
Developer/Applicant: Tim Soffe (Dansie)
Community #: 3
Community Facilitator: David Hale, Lyle Affleck

The applicant mailed out notices to 101 residents. 26 residents attended.
The following were responses to questions from the audience:

- Roads across development are to match the city's transportation plan.
- Roads that are not within the subdivisions are to be paid for by the city.
- Transportation/ infrastructure/ flood control plans that are affected by the development will be updated after the General plan is completed.
- The issues about the flood plain will be addressed by amending the flood zones.
- The underdeveloped existing roads in the area will be improved.
- Trails and parks are included in the open space and are in the flood drainage areas.
- Engineers that are part of the development team will review the flood drainage potential in the areas of concern.
- Park improvements are to be paid for by the fees paid by the developer.
- Road widths will be consistent with the city's circulation pan.
- Regarding signals vs. roundabouts, roundabouts will be located per the the city's circulation plan.
- Low density development is defined as single family development.
- Commercial; development is planned for an area north of the development area.
- Infrastructure development will begin at the eastern portion of the development area.
- Regarding development phasing, leapfrog development wil be connected by roads built by developer which wil be ultimately wil be paid for by the city.
- Internal subdivision streets will be built and maintained by the developer.
- The mechanics and use of roundabouts can be explained best by the city engineer.
- ¼ of the Dansie farm is to remain agriculture.

- For the rest of the development area the land values for the are too expensive to remain agriculture.
- The average density for the development is 2.6 DUA.
- The average includes larger and smaller lots in the subdivision lay out, the number of each to be determined by the market at the time of development.
- Incorporating the larger lots in the design is intended to recognize the rural heritage of the community.
- The development along the southern portion of the development will consist of larger lots. The intent is to provide a buffer between the agriculture uses to the south and the proposed small lot development to the north.
- 20% of the development will be open space, consistent with city requirements. The open space will include pocket and a regional park.
- The developer will evaluate incorporating ½ acre lots in the design.
- Entrances to the Pods will be based on access to the major streets and grade slopes.
- When necessary, right of way will be taken with compensation.
-

HERRIMAN CITY

Date of Meeting: 11/02/2017	
File #	Z2017-30
Applicant	Dansie Land LLC
Address	7300 W Herriman Highway
Request	Proposed Rezone to Apply the Planned Development Overlay Zone

HERRIMAN CITY

Staff Report

DATE: October 26, 2017

TO: Planning Commission

FROM: Bryn McCarty, City Planner

MEETING: PC Agenda 11/02/2017

REQUEST: Proposed Rezone to Apply the Planned Development Overlay Zone ***(Public Hearing held on October 5, 2017)***

Applicant: Dansie Land LLC
Address: 7300 W Herriman Highway
Acres: 370.91
File Number: Z2017-30

Request

Dansie Land LLC is requesting the Planned Development Overlay Zone be applied to the subject property.

Site

The parcel is located at approximately 7300 W Herriman Hwy and contains 370.91 acres.

Zoning

The site is currently zoned A-1.

General Plan

The current General Plan designation on the property is Low Density Residential (1.8 – 2.5 units per acre) and Single Family Residential (2.6 – 4.5 units per acre). The General Plan also shows parks, open space, and schools located on this property. The ordinance states that uses must meet the "intent" of the General Plan. A copy of the General Plan has been included in your packet.

The Planned Development Overlay zone allows density to be moved and clustered over the property. However, the average density of the PUD cannot exceed the density in the underlying zone, or exceed the density as shown in the General Plan. The density on the General Plan would

allow between 736 and 1,092 units on the property. This includes density for the open space property that is required for the PUD approval. The applicant is requesting a maximum of 1,021 units.

Notices

Staff mailed notices to all property owners within 300 feet of the subject property. Notices were mailed to 72 property owners on September 25, 2017. Several emails were received regarding the proposal. Most of them were concerned with traffic and infrastrucure for the development.

Neighborhood Meeting

A neighborhood meeting was held on September 25, 2017. Notices were mailed to 101 residents. There were 26 residents that attended the meeting. The minutes from that meeting are included in the packet.

Process

The Planned Development Overlay Zone is a legistlative decision. The Planning Commission will hold a public hearing and make a recommendation to the City Council. The recommendation shall include a preliminary site plan for the development. The City Council will then hold a public meeting and make a decision.

Ordinance 10-20-5

B. Preliminary Site Plan Approval: A preliminary site plan shall be submitted and considered concurrently with an application for approval of a planned development overlay zone.

Discussion

The applicant has applied for the Planned Development Overlay Zone. This is the new process that creates the PUD as an overlay zone, and no longer a conditional use. The property has to be rezoned with a "base" zone, and then the PUD overlay zone is applied over the base zone. The density is determined by the requirements of the base zone. However, the PUD overlay zone allows the density to be moved around and clustered within the development. A preliminary site plan has to be submitted and approved as part of the overlay zone.

The applicant is also requesting to rezone the property from A-1 (Agricultural, 1 acre minimum) to R-1-15. The applicant has also indicated that they would zone approximately 67 acres of the property to R-1-21, which would allow agricultural uses such as horses and family food production.

HERRIMAN CITY

Staff Report

A preliminary site plan is approved as part of the PUD overlay zone. The applicant has submitted a plan requesting 1,021 units across the property. This is a density of 2.75 units per acre. The plan shows a minimum and maximum number of units in each pod. This will allow for some flexibility as the final site plans are laid out with the actual lots and road alignments. In no case can the number of units exceed the amount allocated for the pod. There is also a minimum lot size established for each pod. This allows them to cluster and adjust the units, but none of the lots can go below the approved minimum lot size for that pod.

The rezone to R-1-15 and R-1-21 and the PUD overlay zone should be considered concurrently. The PC may want to recommend a zoning condition (z/c) on the rezone to correspond to the density of the proposed PUD preliminary site plan. The density needs to comply with the density in the underlying zone. The portion of the property (67 acres) zoned R-1-21 could not exceed 2 units per acre. The 305 acres zoned R-1-15 could not exceed an average of 2.9 units per acre.

The ordinance requires a PUD to provide 20% open space. Open space that is unbuildable because of slope, flood drainage, or contaminated soils shall be counted at 25% of the acreage to satisfy open space requirements. The plan shows the 20% open space, and also the reduction of acreage in the slope/drainage areas. There are two school sites proposed on the plan, but they do not count towards the open space requirement.

A Conditional Letter of Map Revision (CLOMR) will need to be completed on Butterfield Creek prior to final approval being granted on any of the pods adjacent to the creek. The historical location of the channel shall be established through coordination with Salt Lake County. The CLOMR will need to be based on the final relocated channel location. Development on these pods could move forward if there are no lots proposed to be located in the FEMA flood plain and density is reduced for the portions of the pod that remain in the flood plain.

There is some contaminated soil on the property. The applicant will need to have a remediation plan completed prior to final engineering approval on any of the pods containing contamination.

The applicant will meet the design standards for Single Family Attached or Detached dwellings, as found in the ordinance. The criteria include architectural features, minimum home size, garage requirements, and minimum driveway length. The development will also meet the parking standards required by ordinance. The applicant has submitted a table of setbacks to be used for the various lot sizes.

Recommendation

Staff recommends approval of the Planning Development Overlay Zone and preliminary site plan with the following requirements:

HERRIMAN CITY

Staff Report

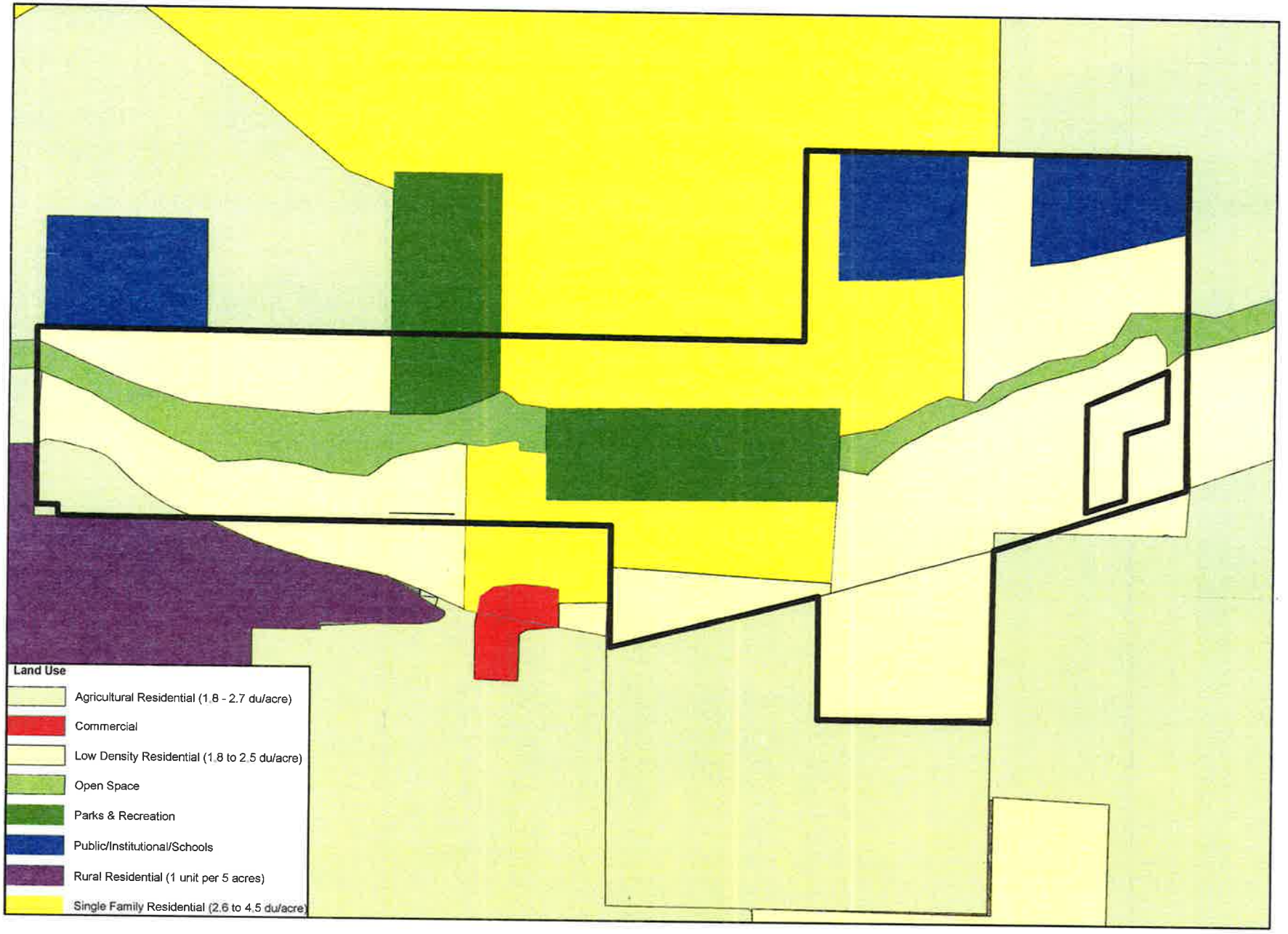
1. Receive and agree to the recommendations from other agencies.
2. The preliminary site plan is approved as attached with a maximum of 1,021 units, to be in compliance with the amended general plan. Overall density is to be no greater than 2.75 units per acre.
3. When each pod comes in for final site plan approval, the applicant shall demonstrate how the proposal complies with the overall density of the project.
4. Prior to submitting any pods adjacent to Butterfield Creek for final approval either (i) receive a Conditional Letter of Map Revision (CLOMR) or (ii) the application (a) does not provide for any residential units being located in the FEMA floodplain and (b) reflects a loss of density attributable to the portions of the pod that remain within the FEMA floodplain. All of the channel improvements are subject to approval from Salt Lake County to the extent required by law, as well as any other agencies that may be required by law.
5. All pods containing contamination shall have a remediation plan approved as part of their engineering plan approval. The remediation shall be completed and verified by the City prior to any construction beginning on the site.
6. All residential units shall meet the Single Family Attached or Detached dwelling standards, as found in the City Ordinance.
7. All single family dwellings shall provide basements, excluding homes that may be designated as senior housing.
8. Setbacks are approved as submitted.
9. Minimum lot sizes are approved as shown on each pod of the preliminary site plan.
10. 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.
11. Each phase shall incorporate the open space as designated on the preliminary site plan. With each phase submitted, the applicant shall submit an open space summary.
12. Trails shall provide connectivity throughout the development, to residential, schools, and commercial. 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.
13. Provide a 20 foot wide trail along the south side of Butterfield Creek. The trail shall be outside the top of bank. The trail should include an 8 foot paved trail and an 8 foot unpaved/aggregate trail.

14. Construct a 6 foot precast or masonry wall along Main Street, 13400 South, 6900 West, and 12900 South. The walls shall be installed when the adjacent pod is being constructed. Fencing on the interior of the project will be discussed with each phase.
15. Main Street, 7300 West, 13400 South, and 6900 West shall be built adjacent to the phase being constructed. Roads shall be built curb to curb, with sidewalks, park strip landscaping, and street lights being installed along the phase being developed.
16. No residential driveways shall access onto Main Street, 13400 South, 6900 West, 7300 West, 12900 South, or 7900 West north of Herriman Highway.
17. Infrastructure for each phase shall be reviewed and approved by Engineering to verify that adequate systems are in place for that pod. This shall include review of transportation, water, and storm drain systems.
18. Road connections shall be reviewed with each phase to ensure adequate connections are being provided to adjacent parcels. This may require road stubs be provided to adjacent parcels.
19. If there is going to be regional storm water detention for the project, 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.
20. Comply with all off-street parking requirements for single family detached and attached dwellings.
21. 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.
22. 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.
23. Install curb, gutter, sidewalk, park strip, and street lights along all streets in accordance with city standards.
24. A master development agreement for the entire project shall be reviewed and approved by the City Council prior to any pods receiving final site plan approval.
25. Each pod shall submit an application for approval of a site plan pursuant to chapter 30 of this title. The site plan for each pod shall include, but not be limited to, the following:

    a. Lot area and widths shall be shown on an approved site plan for each phase. Lot sizes cannot go below the minimum approved with the preliminary site plan.
    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. In addition to the standards, the study shall include a specific review of Main Street and 13400 South. If these streets are found to have diminished to less than a level of service D, improvements will be required to improve Main Street and 13400 South to bring level of service up to acceptable levels.

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 that any unbuildable area only counts at 25%. The overall open space acres required shall be adjusted as necessary to comply with the City's 20% open space requirement.

26. The City Attorney shall assure that if any substantive changes are made by the City Council to the Planned Development Overlay zone then this matter must return for consideration by the Planning Commission again.



General Plan with Dansie Property

Proposed Setbacks

Dansie Property, Herriman, Utah
October 27, 2017

Zone	Min Front	Min Side	Min Rear
R-1-15	20'	5'/10'/15' corner	20'
R-1-15 (Pods 15 & 18)	15'	*Note: Front setback may be reduced to 15' if the garage setback from the front plane of the garage to the public right of way or sidewalk is at least 20'.*	
R-1-21	20'	5'/10'/15' corner	20'
R-1-21 (Pod 15)	15'	*Note: Front setback may be reduced to 15' if the garage setback from the front plane of the garage to the public right of way or sidewalk is at least 20'.*	

Site Summary

Total Site Area	370.91	acres	
Total Site Area (Excluding school parcels)	339.39	acres	
Total Residential Units	1,021	units	
Total Open Space Area	76.04	acres	20.50%
Gross Density	2.75	du/ac	

Land Use Summary

Pod	Land Use	Acres	Density Range Low	Density Range High	Possible Density Transfer**
1	Single-family Residential	16.92	30	62	74
2	Single-family Residential	7.44	13	26	31
3	Single-family Residential	4.61	8	15	18
4	Single-family Residential	23.74	43	119	143
5	Single-family Residential	6.39	12	32	38
6	Single-family Residential	11.3	20	51	61
7	Single-family Residential	14.31	26	67	80
8	Middle School*	20.55	0 (37)*	0 (107)*	-- (128)
9	Elementary School*	10.97	0 (20)*	0 (60)*	-- (72)
10	Single-family Residential	13.02	23	69	83
11	Single-family Residential	8.85	16	42	50
12	Single-family Residential	19.86	36	72	86
13	Single-family Residential	22.29	40	86	103
14	Single-family Residential	31.87	57	93	--
15	Single-family Residential	29.23	53	73	--
16	Single-family Residential	4.44	8	18	--
17	Single-family Residential	7.15	13	24	29
18	Multi-family Residential	22.67	159	172	206
	Totals	275.61	557 (614)	1,021 (1,188)	

* If these Pods are not developed as School Sites and are to be developed as residential units as provided in Section 2.3 of the MDA, the numbers shown in parenthesis shall apply. If these Pods are developed as School Sites, the numbers shown in parenthesis shall be disregarded.

** See MDA Section 2.4

Open Space Summary

Pod	Land Use	Acres	Ratio	Weighted
A	Main Street Open Space	2.08	100%	2.08
B	6900 West Trail System	1.48	100%	1.48
C	12900 South Trail	0.09	100%	0.09
D	Butterfield Creek Trail East	3.35	100%	3.35
E	Butterfield Creek Trail East	1.53	100%	1.53
F	Open Space	2.06	100%	2.06
G	Open Space	0.06	100%	0.06
H	Butterfield Creek Trail Central	15.33	100%	15.33
I	7300 West Trails	0.83	100%	0.83
J	Park Area	6.62	100%	6.62
K	Butterfield Creek Trail West	6.78	100%	6.78
L	7900 West Trail	0.40	100%	0.40
M	Park	0.30	100%	0.30
N	Trail Connection	0.13	100%	0.13
O	Natural Open Space	1.52	25%	0.38
P	Natural Open Space	13.62	25%	3.41
Q	Natural Open Space	6.74	25%	1.69
R	Natural Open Space	2.54	25%	0.64
S	Natural Open Space	0.94	25%	0.24
T	Natural Open Space	3.88	25%	0.97
U	Park	0.68	100%	0.68
V	Trail Connections	2.77	100%	2.77
W	Common Open Space Pod 15 (40%)	11.69	100%	11.69
X	Common Open Space Pod 18 (50%)	11.34	100%	11.34
Y	Park	0.40	100%	0.40
Z	Entry/Trail Connection	0.81	100%	0.81
	Total	97.97		76.04

Think Architecture

Land Use Plan

Dansie Property, Herriman, Utah

October 27, 2017

0 150 300 600 900

Pedestrian & Bike Trail

Soccer Fields

Picnic Shelters

Rest Areas / Picnic Shelters

Playground

Restroom

Think Architecture

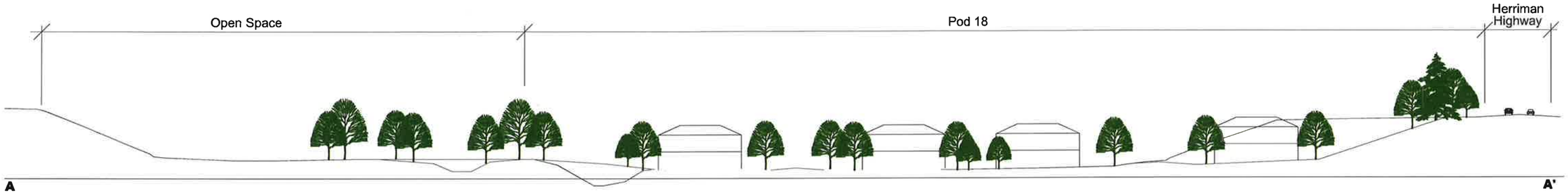
September 12, 2017

0 150 300 600 900

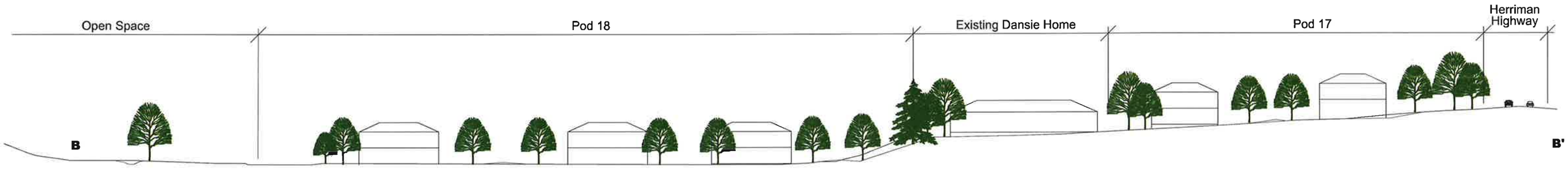
NOTE: Images are representational. Final amenities will be determined with staff input when final engineering is completed.

Open Space Concept

Dansie Property • Herriman, Utah



Section A-A'



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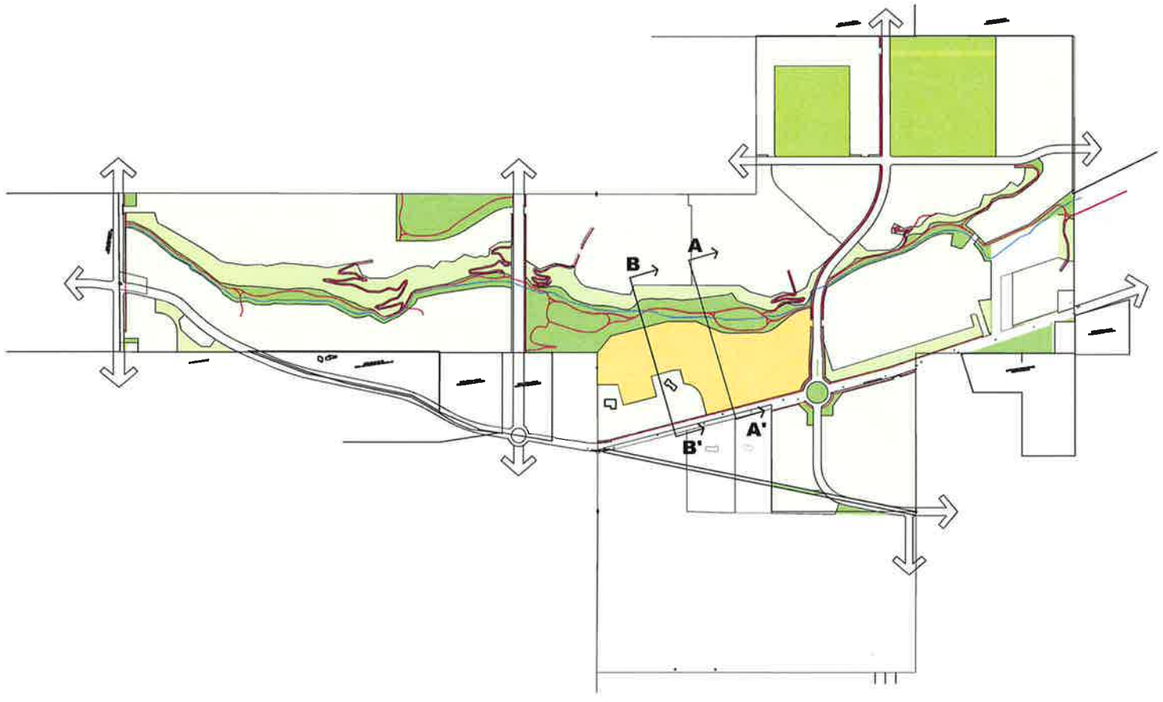
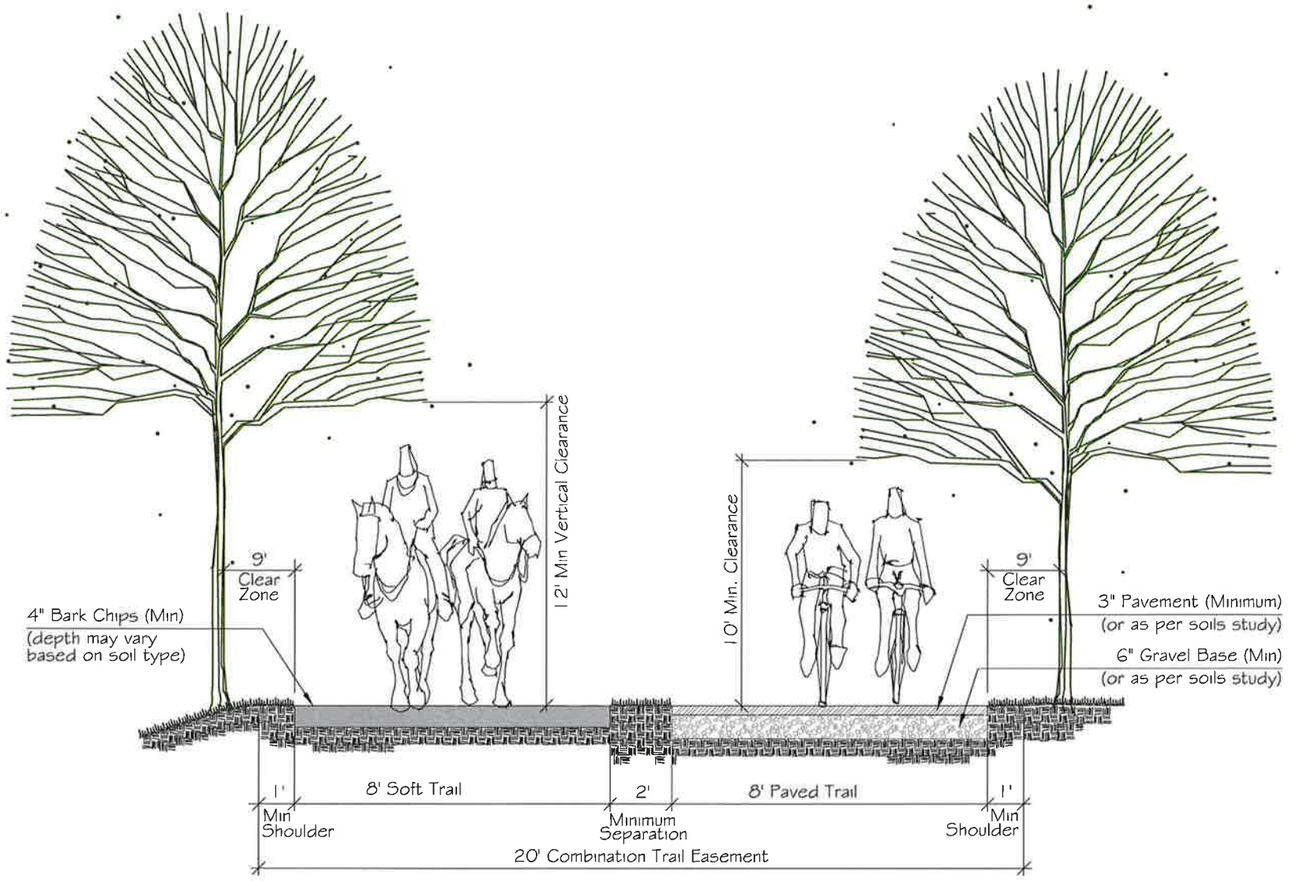


Think
Architecture

Cross Sections

Dansie Property, Herriman, Utah

October 13, 2017



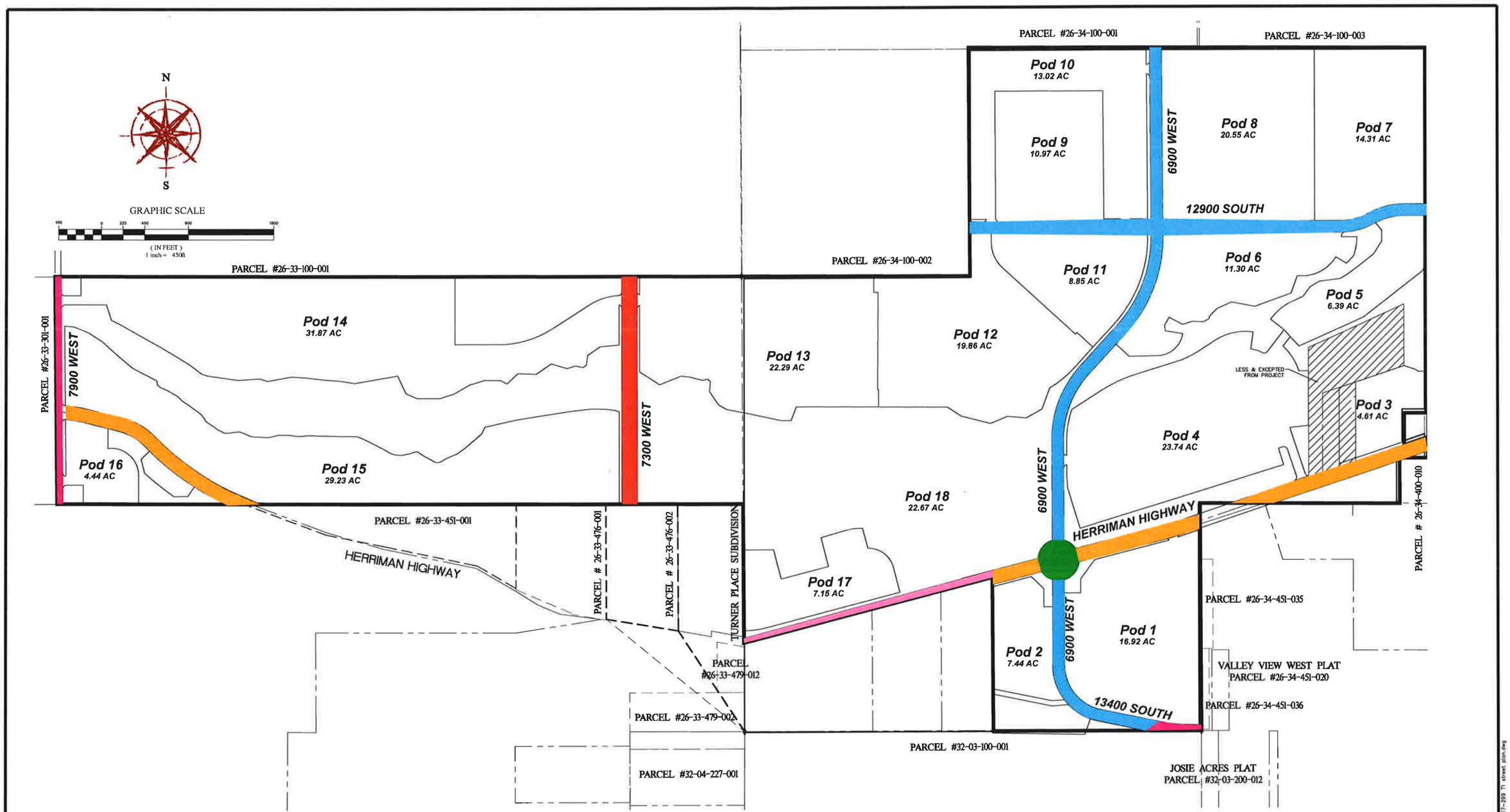
Combined Equestrian & Pedestrian Trail Section

Think
Architecture

Combined Trail

Dansie Property, Herriman, Utah

October 13, 2017



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DANSIE PROPERTY

HERRIMAN CITY, SALT LAKE COUNTY, UTAH

STREET PLAN

Scale:	1"=250'	Drawn:	TMR
Date:	10/23/17	Job #:	17-299
Sheet:			

T1

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LEGEND

18" PIPE MASTER PLAN

24" PIPE MASTER PLAN

42" PIPE MASTER PLAN

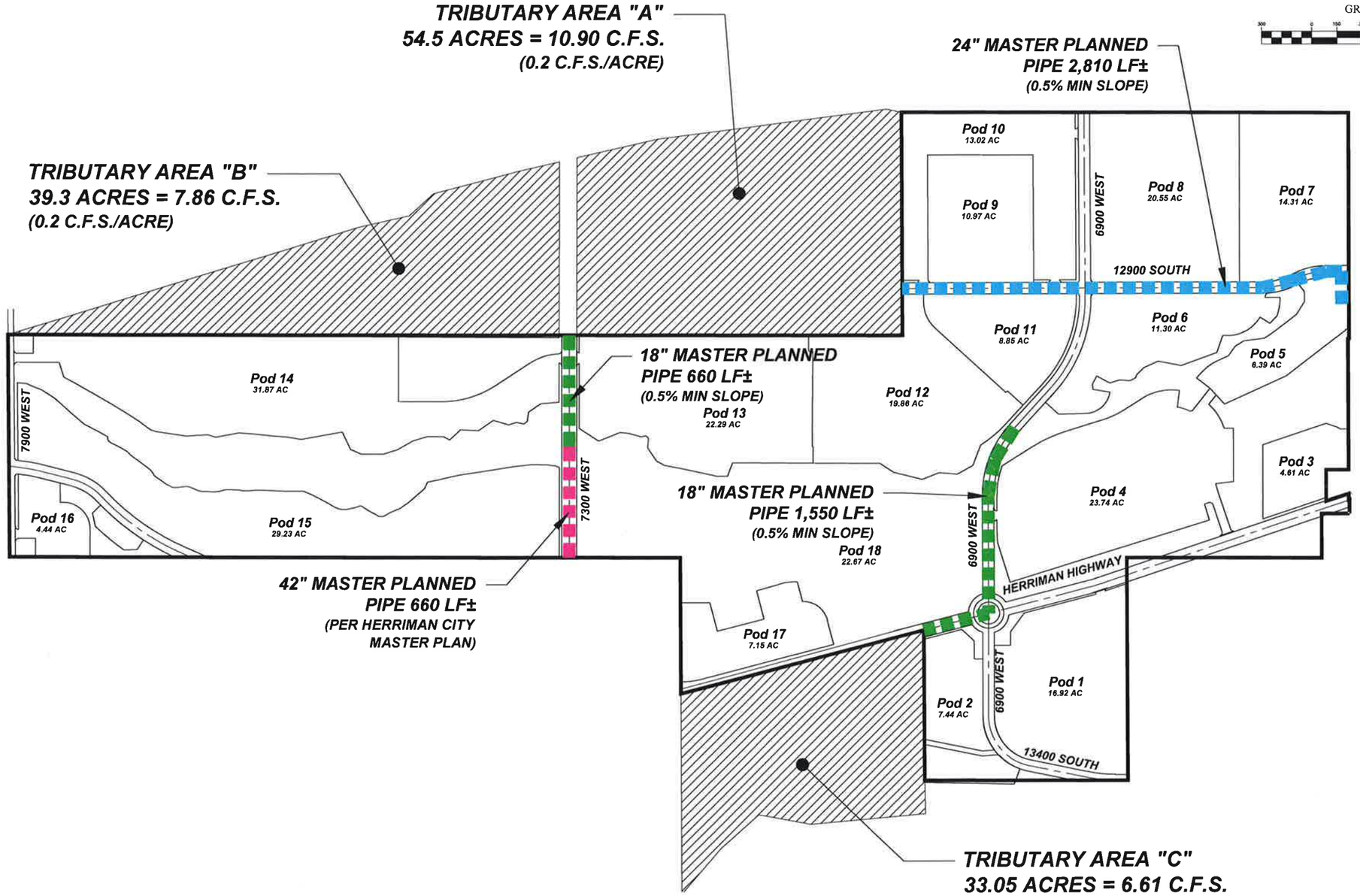
N

S

GRAPHIC SCALE

300 0 150 300 600 1200

(IN FEET)
1 inch = 300 ft.



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DANSIE PROPERTY

HERRIMAN CITY, SALT LAKE COUNTY, UTAH

MASTER PLAN DRAINAGE

REVISION BLOCK

#	DATE	DESCRIPTION
0	---	---
1	---	---
2	---	---
3	---	---
4	---	---
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6	---	---

MASTER PLAN DRAINAGE

Scale: 1"=300' | Drawn: TMR
Date: 10/23/17 | Job #: 17-299
Sheet: D1

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LEGEND

- 8" PIPE CITY MASTER PLAN
- 10" PIPE CITY MASTER PLAN
- 12" PIPE CITY MASTER PLAN
- 16" PIPE CITY MASTER PLAN
- 16" EXISTING CITY PIPE
- 20" PIPE CITY MASTER PLAN

N

S

GRAPHIC SCALE

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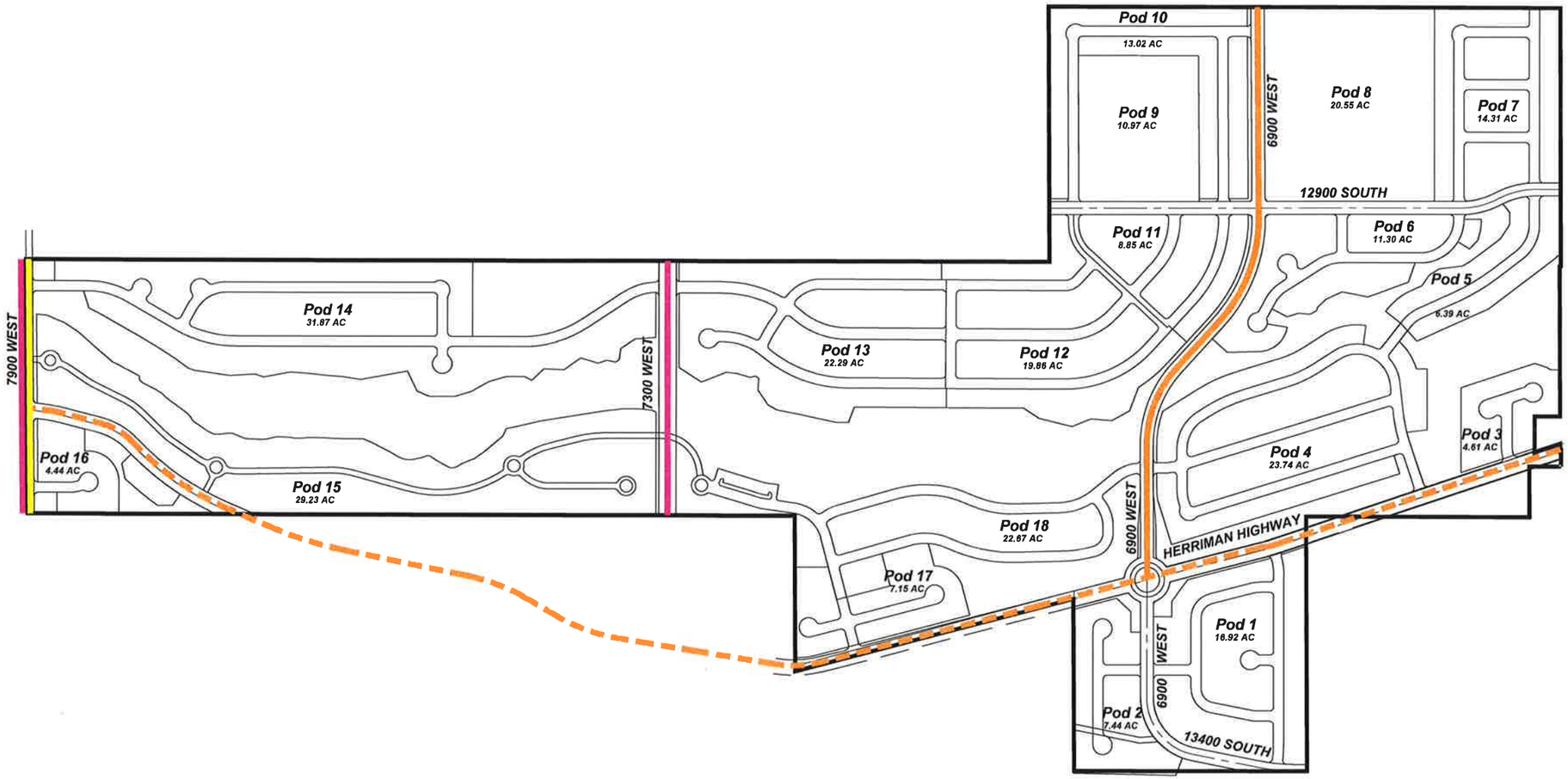
(IN FEET)
1 inch = 300 ft.



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DANSIE PROPERTY

HERRIMAN CITY, SALT LAKE COUNTY, UTAH

CITY MASTER PLAN CULINARY

REVISION BLOCK

	DATE	DESCRIPTION
1	---	---
2	---	---
3	---	---
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6	---	---

CITY MASTER PLAN CULINARY

Scale: 1"=300'	Drawn: TMR
Date: 10/23/17	Job #: 17-299
Sheet: W2	

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LEGEND

- 8" PIPE (ZONE 3) PROJECT PLAN
- 8" PIPE (ZONE 4) PROJECT PLAN
- 8" PIPE (ZONE 5) PROJECT PLAN
- 10" PIPE (ZONE 3) PROJECT PLAN
- 10" PIPE (ZONE 4) PROJECT PLAN
- 12" PIPE (ZONE 3) PROJECT PLAN

N

S

GRAPHIC SCALE

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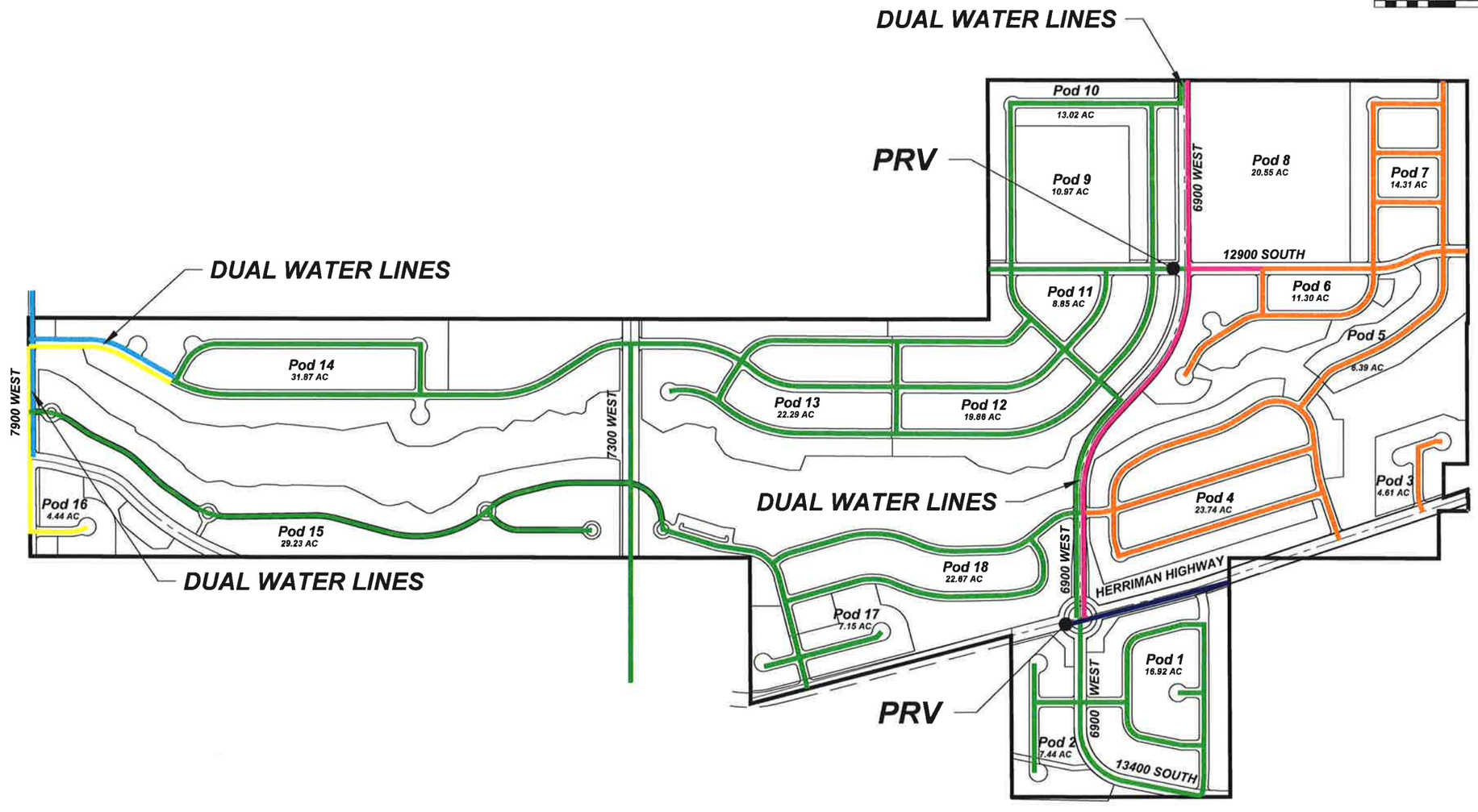
(IN FEET)
1 inch = 300 ft



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DANSIE PROPERTY

HERRIMAN CITY, SALT LAKE COUNTY, UTAH

PROJECT PLAN CULINARY

REVISION BLOCK

#	DATE	DESCRIPTION
1	---	---
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PROJECT PLAN CULINARY

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Sheet: W1

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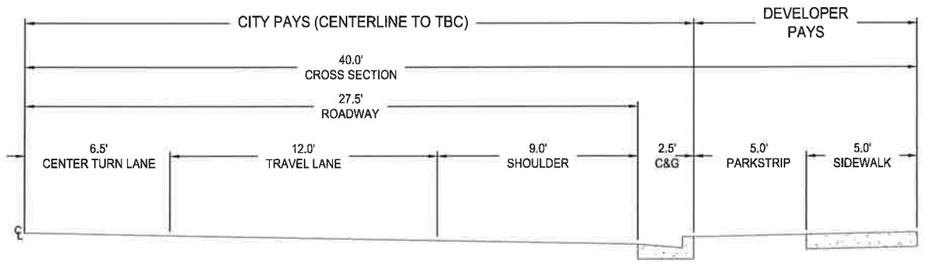
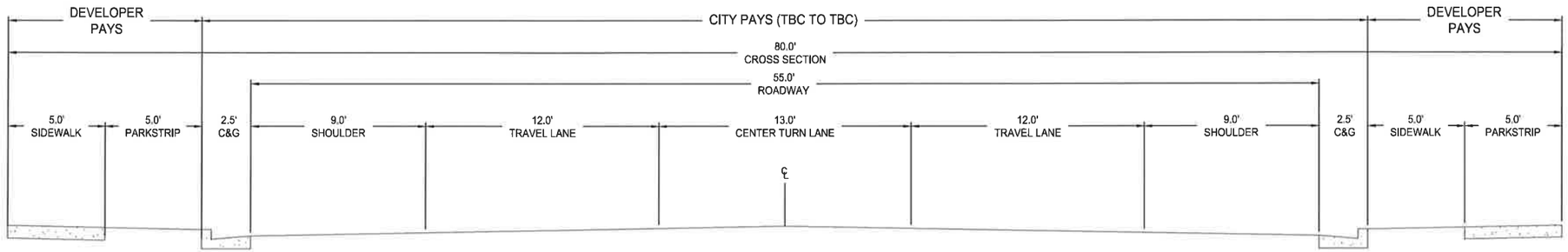


HERRIMAN MAIN ST.
80' RESIDENTIAL ROAD HALF WIDTH

N.T.S.



HERRIMAN MAIN ST.
80' RESIDENTIAL ROAD

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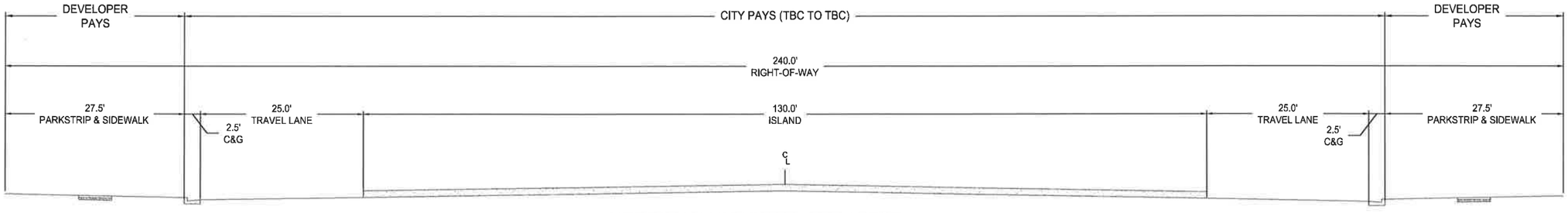

HERRIMAN HIGHWAY, 6900 WEST
240' ROUNDABOUT

N.T.S.

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DANSIE PROPERTY

HERRIMAN CITY, SALT LAKE COUNTY, UTAH

ROAD CROSS SECTION DETAILS

Scale: NTS | Drawn: TMR
Date: 10/23/17 | Job #: 17-299
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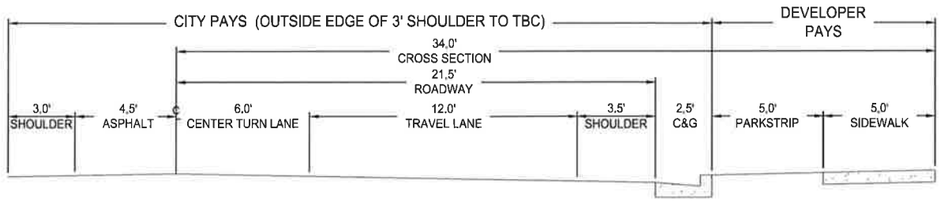

7900 WEST, 13400 SOUTH
68' RESIDENTIAL ROAD HALF WIDTH

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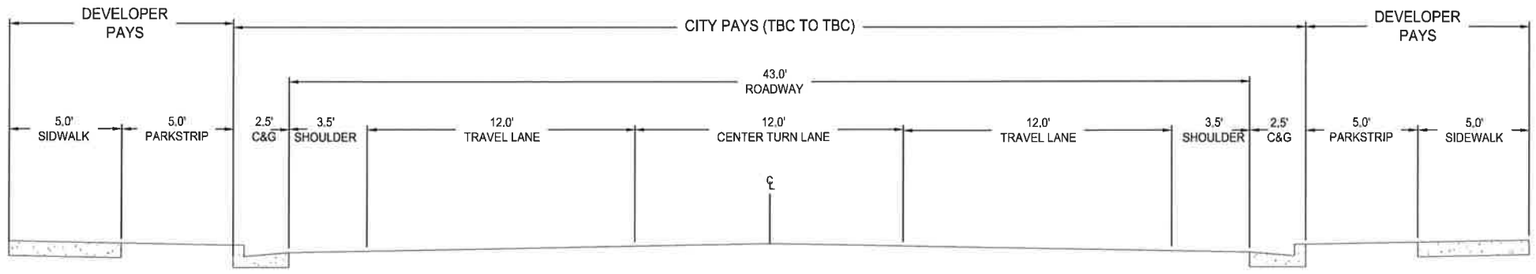

6900 WEST, 12900 SOUTH, 13400 SOUTH
68' RESIDENTIAL ROAD

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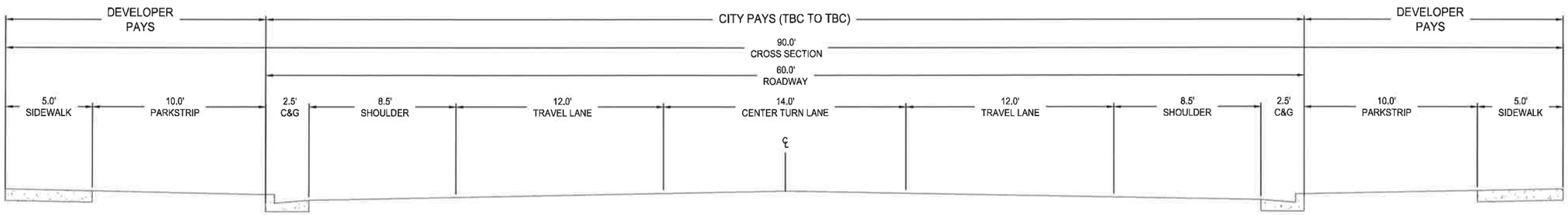

7300 WEST
90' RESIDENTIAL ROAD

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ROAD CROSS SECTION DETAILS

Scale: NTS | Drawn: TMR
Date: 10/23/17 | Job #: 17-299
Sheet: T2

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MEMORANDUM

Date: October 25, 2017

To: Herriman City

From: Hales Engineering

Subject: Herriman – Dansie Property Traffic Study

UT17-1137

This memorandum discusses the anticipated traffic impacts resulting from the Dansie Property development located in Herriman, Utah. The proposed project will consist of single-family homes, townhomes, an elementary school, and a middle school. Figure 1 shows a vicinity map of the proposed development.

Figure 1 Vicinity Map Showing the Project Location in Salt Lake City, Utah

Existing Conditions

Weekday morning (7:00 to 9:00 a.m.) and evening (4:00 to 6:00 p.m.) peak period traffic counts were performed at the Herriman Highway / 6400 West and 13400 South / 6400 West intersections. These counts were performed in September 2017 and May 2016, respectively. Detailed count data are included in Appendix A.

The ADTs on Herriman Highway and 13400 South were estimated using this count data by assuming a K factor of 0.1. The estimated ADTs are as follows:

- Herriman Highway – 5,220 ADT
- 13400 South – 2,460 ADT

Herriman Highway is an east/west route through the western portion of Herriman, connecting to SR-111 on the west and turns into Main Street on the east. Herriman Highway/Main Street has one travel lane in each direction between SR-111 and Rosecrest Road. These travel lanes are separated by a two-way left-turn lane (TWLTL) east of 250 West. East of Rosecrest Road, there are two travel lanes in each direction separated with a landscaped center median. Herriman Highway is classified by the Herriman City Transportation Master Plan (2009) as a "major collector, except for the segment between 6400 West and 5600 West which is classified as a "minor collector."

13400 South is an east/west route through Herriman, currently extending from approximately 6800 West connecting to both the Mountain View Corridor (SR-85) and the Bangerter Highway (SR-154). 13400 South has one travel lane in each direction on the west end. A TWLTL separates the through lanes beginning approximately 800 feet east of 6400 West. The roadway transitions to two travel lanes in each direction at 5600 West. 13400 South is classified by the Herriman City Transportation Master Plan (2009) as a "major collector west of 6400 West, and a "minor arterial" east of 6400 West.

Project Description

The proposed Dansie Property development is in the western part of Herriman, primarily north of Herriman Highway/Main Street, between approximately 7900 West and 6600 West.

The proposed land use for the development has been identified as follows:

- Single-family detached housing — 849 Dwelling Units
- Townhomes — 172 Dwelling Units
- Elementary School — 925 Students
- Middle School — 1,850 Students

Trip generation for the development was calculated using trip generation rates published in the Institute of Transportation Engineers (ITE) Trip Generation (9th Edition, 2012). Trip Generation for the proposed project is included in Table 1.

The total trip generation for the development is as follows:

- Daily Trips: 11,158
- Morning Peak Hour Trips: 1,140
- Evening Peak Hour Trips: 1,131

Based on conversations with City staff, it was assumed that 60% of daily trips generated by the Dansie Property development would travel on Herriman Highway/Main Street, and 40% would travel on 13400 South. This distribution will result in 6,695 new trips per day on Herriman Highway/Main Street, and 4,463 new trips per day on 13400 South.

A two-lane roadway, such as those that exist today, can generally accommodate approximately 10,000 vehicles per day (vpd). By comparing the projected ADT with the capacity of the roadway, a volume to capacity (v/c) ratio can be calculated. The projected ADTs and v/c ratios on each roadway are as follows:

- Herriman Highway – 11,915 ADT, v/c=1.19
- 13400 South – 6,923 ADT, v/c=0.69

The v/c ratio can be used to calculate a roadway level of service (LOS). The v/c ratio ranges for each level of service are shown below:

- LOS A, $v/c \leq 0.30$
- LOS B, $0.31 \leq v/c \leq 0.50$
- LOS C, $0.51 \leq v/c \leq 0.75$
- LOS D, $0.76 \leq v/c \leq 0.85$
- LOS E, $0.86 \leq v/c \leq 1.00$
- LOS F, $1.00 < v/c$

Based on these criteria, with project traffic added, Herriman Highway/Main Street would operate at LOS F, and 13400 South would operate at LOS C.

Table 1
Herriman - Dansie Property TIS
Trip Generation

Weekday Daily		Number of	Unit	Trip	%	%	Trips	Trips	Mixed-Use	Net Trips	Net Trips	Total Daily
Pod	Land Use[1]	Units	Type	Generation	Entering	Exiting	Entering	Exiting	Internal Capture	Entering	Exiting	Trips
1	Single-Family Detached Housing (210)	62	Dwelling Units	678	50%	50%	339	339	0%	339	339	678
2	Single-Family Detached Housing (210)	26	Dwelling Units	306	50%	50%	153	153	0%	153	153	306
3	Single-Family Detached Housing (210)	15	Dwelling Units	184	50%	50%	92	92	0%	92	92	184
4	Single-Family Detached Housing (210)	119	Dwelling Units	1,234	50%	50%	617	617	0%	617	617	1,234
5	Single-Family Detached Housing (210)	32	Dwelling Units	370	50%	50%	185	185	0%	185	185	370
6	Single-Family Detached Housing (210)	51	Dwelling Units	566	50%	50%	283	283	0%	283	283	565
7	Single-Family Detached Housing (210)	67	Dwelling Units	728	50%	50%	364	364	0%	364	364	728
8	Middle School (522)	1850	Students	2,998	50%	50%	1,499	1,499	75%	375	375	750
9	Elementary School (520)	925	Students	1,194	50%	50%	597	597	90%	60	60	120
10	Single-Family Detached Housing (210)	69	Dwelling Units	748	50%	50%	374	374	0%	374	374	748
11	Single-Family Detached Housing (210)	42	Dwelling Units	474	50%	50%	237	237	0%	237	237	474
12	Single-Family Detached Housing (210)	72	Dwelling Units	778	50%	50%	389	389	0%	389	389	778
13	Single-Family Detached Housing (210)	86	Dwelling Units	916	50%	50%	458	458	0%	458	458	916
14	Single-Family Detached Housing (210)	93	Dwelling Units	984	50%	50%	492	492	0%	492	492	984
15	Single-Family Detached Housing (210)	73	Dwelling Units	788	50%	50%	394	394	0%	394	394	788
16	Single-Family Detached Housing (210)	18	Dwelling Units	218	50%	50%	109	109	0%	109	109	218
17	Single-Family Detached Housing (210)	24	Dwelling Units	284	50%	50%	142	142	0%	142	142	284
18	Residential Condominium/Townhouse (23	172	Dwelling Units	1,032	50%	50%	516	516	0%	516	516	1,032
	Project Total Daily Trips						7,240	7,240		5,579	5,579	11,158

A.M. Peak Hour		Number of	Unit	Trip	%	%	Trips	Trips	Mixed-Use	Net Trips	Net Trips	Total a.m.
Pod	Land Use[1]	Units	Type	Generation	Entering	Exiting	Entering	Exiting	Internal Capture	Entering	Exiting	Trips
1	Single-Family Detached Housing (210)	62	Dwelling Units	54	25%	75%	14	41	0%	14	41	55
2	Single-Family Detached Housing (210)	26	Dwelling Units	28	25%	75%	7	21	0%	7	21	28
3	Single-Family Detached Housing (210)	15	Dwelling Units	22	25%	75%	6	17	0%	6	17	23
4	Single-Family Detached Housing (210)	119	Dwelling Units	94	25%	75%	24	71	0%	24	71	95
5	Single-Family Detached Housing (210)	32	Dwelling Units	34	25%	75%	9	26	0%	9	26	35
6	Single-Family Detached Housing (210)	51	Dwelling Units	46	25%	75%	12	35	0%	12	35	47
7	Single-Family Detached Housing (210)	67	Dwelling Units	58	25%	75%	15	44	0%	15	44	59
8	Middle School (522)	1850	Students	1,000	55%	45%	550	450	75%	138	113	251
9	Elementary School (520)	925	Students	418	55%	45%	230	188	90%	23	19	42
10	Single-Family Detached Housing (210)	69	Dwelling Units	60	25%	75%	15	45	0%	15	45	60
11	Single-Family Detached Housing (210)	42	Dwelling Units	40	25%	75%	10	30	0%	10	30	40
12	Single-Family Detached Housing (210)	72	Dwelling Units	62	25%	75%	16	47	0%	16	47	63
13	Single-Family Detached Housing (210)	86	Dwelling Units	70	25%	75%	18	53	0%	18	53	71
14	Single-Family Detached Housing (210)	93	Dwelling Units	76	25%	75%	19	57	0%	19	57	76
15	Single-Family Detached Housing (210)	73	Dwelling Units	62	25%	75%	16	47	0%	16	47	63
16	Single-Family Detached Housing (210)	18	Dwelling Units	24	25%	75%	6	18	0%	6	18	24
17	Single-Family Detached Housing (210)	24	Dwelling Units	28	25%	75%	7	21	0%	7	21	28
18	Residential Condominium/Townhouse (23	172	Dwelling Units	80	17%	83%	14	66	0%	14	66	80
	Project Total a.m. Peak Hour Trips						988	1,277		369	771	1,140

P.M. Peak Hour		Number of	Unit	Trip	%	%	Trips	Trips	Mixed-Use	Net Trips	Net Trips	Total p.m.
	Land Use[1]	Units	Type	Generation	Entering	Exiting	Entering	Exiting	Internal Capture	Entering	Exiting	Trips
1	Single-Family Detached Housing (210)	62	Dwelling Units	70	63%	37%	44	26	0%	44	26	70
2	Single-Family Detached Housing (210)	26	Dwelling Units	32	63%	37%	20	12	0%	20	12	32
3	Single-Family Detached Housing (210)	15	Dwelling Units	20	63%	37%	13	7	0%	13	7	20
4	Single-Family Detached Housing (210)	119	Dwelling Units	124	63%	37%	78	46	0%	78	46	124
5	Single-Family Detached Housing (210)	32	Dwelling Units	38	63%	37%	24	14	0%	24	14	38
6	Single-Family Detached Housing (210)	51	Dwelling Units	58	63%	37%	37	21	0%	37	21	58
7	Single-Family Detached Housing (210)	67	Dwelling Units	74	63%	37%	47	27	0%	47	27	74
8	Middle School (522)	1850	Students	296	49%	51%	145	151	75%	36	38	74
9	Elementary School (520)	925	Students	140	49%	51%	69	71	90%	7	7	14
10	Single-Family Detached Housing (210)	69	Dwelling Units	76	63%	37%	48	28	0%	48	28	76
11	Single-Family Detached Housing (210)	42	Dwelling Units	50	63%	37%	32	19	0%	32	19	51
12	Single-Family Detached Housing (210)	72	Dwelling Units	80	63%	37%	50	30	0%	50	30	80
13	Single-Family Detached Housing (210)	86	Dwelling Units	92	63%	37%	58	34	0%	58	34	92
14	Single-Family Detached Housing (210)	93	Dwelling Units	100	63%	37%	63	37	0%	63	37	100
15	Single-Family Detached Housing (210)	73	Dwelling Units	80	63%	37%	50	30	0%	50	30	80
16	Single-Family Detached Housing (210)	18	Dwelling Units	24	63%	37%	15	9	0%	15	9	24
17	Single-Family Detached Housing (210)	24	Dwelling Units	30	63%	37%	19	11	0%	19	11	30
18	Residential Condominium/Townhouse (23	172	Dwelling Units	94	67%	33%	63	31	0%	63	31	94
	Project Total p.m. Peak Hour Trips						875	604		704	427	1,131

1. Land Use Code from the Institute of Transportation Engineers Trip Generation Manual (9th Edition - 2012)

SOURCE: Hales Engineering, October 2017

Alternate Analysis

An alternate scenario was analyzed considering the impacts if pods 13 through 16 were not built immediately. This would result in 270 fewer single-family homes for a temporary period and would likely allow the reconstruction of Herriman Highway/Main Street.

The total trip generation for this scenario is as follows:

- Daily Trips: 8,252
- Morning Peak Hour Trips: 906
- Evening Peak Hour Trips: 835

Herriman Highway/Main Street is planned to have a three-lane cross section (one travel lane in each direction separated by a TWLTL). A three-lane cross section has a capacity of 15,000 vpd. This capacity assumption was used to calculate the v/c ratio for Herriman Highway/Main Street.

Assuming the same 60/40 split for trip distribution, the projected ADTs and v/c ratios on each roadway are as follows:

- Herriman Highway – 10,171 ADT, v/c=0.68
- 13400 South – 5,761 ADT, v/c=0.58

Based on these assumptions, both Herriman Highway/Main Street and 13400 South would operate at LOS C. Eventually, the remaining 270 single-family homes would be constructed, and the roadways will continue to function at acceptable LOS D and LOS C, respectively.

Proposed Improvements

In addition to improvements to Herriman Highway along the frontage of the development, 13400 South will be extended to connect to Herriman Highway at approximately 6900 West. The resulting intersection is planned to be constructed as a roundabout.

The roundabout is an alternative to a traffic signal. The roundabout will be designed to accommodate larger vehicles, including RVs, and trucks pulling camper trailers or horse trailers. Having a roundabout at this location will convey a rural atmosphere, and opposed to the urban feel that accompanies a traffic signal. Roundabouts are also effective traffic calming measures, resulting in slower speeds on the roadway along with efficient intersection operations.

Table 2
Herriman - Dansie Property TIS
Trip Generation

Weekday Daily		Number of	Unit	Trip	%	%	Trips	Trips	Mixed-Use	Net Trips	Net Trips	Total Daily
Pod	Land Use[1]	Units	Type	Generation	Entering	Exiting	Entering	Exiting	Internal Capture	Entering	Exiting	Trips
1	Single-Family Detached Housing (210)	62	Dwelling Units	678	50%	50%	339	339	0%	339	339	**678**
2	Single-Family Detached Housing (210)	26	Dwelling Units	306	50%	50%	153	153	0%	153	153	**306**
3	Single-Family Detached Housing (210)	15	Dwelling Units	184	50%	50%	92	92	0%	92	92	**184**
4	Single-Family Detached Housing (210)	119	Dwelling Units	1,234	50%	50%	617	617	0%	617	617	**1,234**
5	Single-Family Detached Housing (210)	32	Dwelling Units	370	50%	50%	185	185	0%	185	185	**370**
6	Single-Family Detached Housing (210)	51	Dwelling Units	566	50%	50%	283	283	0%	283	283	**566**
7	Single-Family Detached Housing (210)	67	Dwelling Units	728	50%	50%	364	364	0%	364	364	**728**
8	Middle School (522)	1850	Students	2,998	50%	50%	1,499	1,499	75%	375	375	**750**
9	Elementary School (520)	925	Students	1,194	50%	50%	597	597	90%	60	60	**120**
10	Single-Family Detached Housing (210)	69	Dwelling Units	748	50%	50%	374	374	0%	374	374	**748**
11	Single-Family Detached Housing (210)	42	Dwelling Units	474	50%	50%	237	237	0%	237	237	**474**
12	Single-Family Detached Housing (210)	72	Dwelling Units	778	50%	50%	389	389	0%	389	389	**778**
13	Single-Family Detached Housing (210)	0	Dwelling Units	0	50%	50%	0	0	0%	0	0	**0**
14	Single-Family Detached Housing (210)	0	Dwelling Units	0	50%	50%	0	0	0%	0	0	**0**
15	Single-Family Detached Housing (210)	0	Dwelling Units	0	50%	50%	0	0	0%	0	0	**0**
16	Single-Family Detached Housing (210)	0	Dwelling Units	0	50%	50%	0	0	0%	0	0	**0**
17	Single-Family Detached Housing (210)	24	Dwelling Units	284	50%	50%	142	142	0%	142	142	**284**
18	Residential Condominium/Townhouse (23	172	Dwelling Units	1,032	50%	50%	516	516	0%	516	516	**1,032**
	Project Total Daily Trips						**5,787**	**5,787**		**4,126**	**4,126**	**8,252**

A.M. Peak Hour		Number of	Unit	Trip	%	%	Trips	Trips	Mixed-Use	Net Trips	Net Trips	Total a.m.
Pod	Land Use[1]	Units	Type	Generation	Entering	Exiting	Entering	Exiting	Internal Capture	Entering	Exiting	Trips
1	Single-Family Detached Housing (210)	62	Dwelling Units	54	25%	75%	14	41	0%	14	41	**55**
2	Single-Family Detached Housing (210)	26	Dwelling Units	28	25%	75%	7	21	0%	7	21	**28**
3	Single-Family Detached Housing (210)	15	Dwelling Units	22	25%	75%	6	17	0%	6	17	**23**
4	Single-Family Detached Housing (210)	119	Dwelling Units	94	25%	75%	24	71	0%	24	71	**95**
5	Single-Family Detached Housing (210)	32	Dwelling Units	34	25%	75%	9	26	0%	9	26	**35**
6	Single-Family Detached Housing (210)	51	Dwelling Units	46	25%	75%	12	35	0%	12	35	**47**
7	Single-Family Detached Housing (210)	67	Dwelling Units	58	25%	75%	15	44	0%	15	44	**59**
8	Middle School (522)	1850	Students	1,000	55%	45%	550	450	75%	138	113	**251**
9	Elementary School (520)	925	Students	418	55%	45%	230	188	90%	23	19	**42**
10	Single-Family Detached Housing (210)	69	Dwelling Units	60	25%	75%	15	45	0%	15	45	**60**
11	Single-Family Detached Housing (210)	42	Dwelling Units	40	25%	75%	10	30	0%	10	30	**40**
12	Single-Family Detached Housing (210)	72	Dwelling Units	62	25%	75%	16	47	0%	16	47	**63**
13	Single-Family Detached Housing (210)	0	Dwelling Units	0	25%	75%	0	0	0%	0	0	**0**
14	Single-Family Detached Housing (210)	0	Dwelling Units	0	25%	75%	0	0	0%	0	0	**0**
15	Single-Family Detached Housing (210)	0	Dwelling Units	0	25%	75%	0	0	0%	0	0	**0**
16	Single-Family Detached Housing (210)	0	Dwelling Units	0	25%	75%	0	0	0%	0	0	**0**
17	Single-Family Detached Housing (210)	24	Dwelling Units	28	25%	75%	7	21	0%	7	21	**28**
18	Residential Condominium/Townhouse (23	172	Dwelling Units	80	17%	83%	14	66	0%	14	66	**80**
	Project Total a.m. Peak Hour Trips						**929**	**1,102**		**310**	**596**	**906**

P.M. Peak Hour		Number of	Unit	Trip	%	%	Trips	Trips	Mixed-Use	Net Trips	Net Trips	Total p.m.
	Land Use[1]	Units	Type	Generation	Entering	Exiting	Entering	Exiting	Internal Capture	Entering	Exiting	Trips
1	Single-Family Detached Housing (210)	62	Dwelling Units	70	63%	37%	44	26	0%	44	26	**70**
2	Single-Family Detached Housing (210)	26	Dwelling Units	32	63%	37%	20	12	0%	20	12	**32**
3	Single-Family Detached Housing (210)	15	Dwelling Units	20	63%	37%	13	7	0%	13	7	**20**
4	Single-Family Detached Housing (210)	119	Dwelling Units	124	63%	37%	78	46	0%	78	46	**124**
5	Single-Family Detached Housing (210)	32	Dwelling Units	38	63%	37%	24	14	0%	24	14	**38**
6	Single-Family Detached Housing (210)	51	Dwelling Units	58	63%	37%	37	21	0%	37	21	**58**
7	Single-Family Detached Housing (210)	67	Dwelling Units	74	63%	37%	47	27	0%	47	27	**74**
8	Middle School (522)	1850	Students	296	49%	51%	145	151	75%	36	38	**74**
9	Elementary School (520)	925	Students	140	49%	51%	69	71	90%	7	7	**14**
10	Single-Family Detached Housing (210)	69	Dwelling Units	76	63%	37%	48	28	0%	48	28	**76**
11	Single-Family Detached Housing (210)	42	Dwelling Units	50	63%	37%	32	19	0%	32	19	**51**
12	Single-Family Detached Housing (210)	72	Dwelling Units	80	63%	37%	50	30	0%	50	30	**80**
13	Single-Family Detached Housing (210)	0	Dwelling Units	0	63%	37%	0	0	0%	0	0	**0**
14	Single-Family Detached Housing (210)	0	Dwelling Units	0	63%	37%	0	0	0%	0	0	**0**
15	Single-Family Detached Housing (210)	0	Dwelling Units	0	63%	37%	0	0	0%	0	0	**0**
16	Single-Family Detached Housing (210)	0	Dwelling Units	0	63%	37%	0	0	0%	0	0	**0**
17	Single-Family Detached Housing (210)	24	Dwelling Units	30	63%	37%	19	11	0%	19	11	**30**
18	Residential Condominium/Townhouse (23	172	Dwelling Units	94	67%	33%	63	31	0%	63	31	**94**
	Project Total p.m. Peak Hour Trips						**689**	**494**		**518**	**317**	**835**

1. Land Use Code from the Institute of Transportation Engineers Trip Generation Manual 10th Edition - 2017

SOURCE: Hales Engineering, October 2017

Conclusions

If Herriman Highway/Main Street is widened to a three-lane cross section, and 13400 South remains as a two-lane cross section, both roads are anticipated to operate at an acceptable LOS D & C, respectively.

A roundabout at the intersection of Herriman Highway/Main Street and 13400 South will convey a rural atmosphere, as well as effectively accommodate projected traffic demands.

TrafficCounts

2364 North 1450 East
Lehi, UT 84043
801.636.0891

Intersection Turning Movement Summary

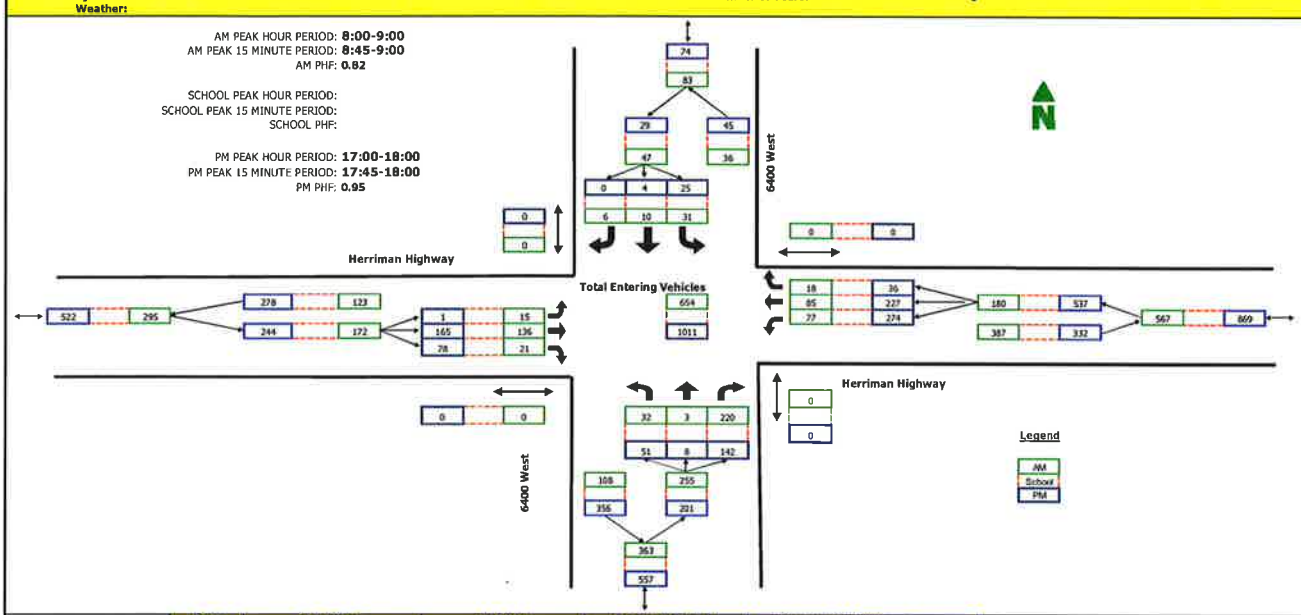
Intersection: 6400 West / Herriman Highway
North/South: 6400 West
East/West: Herriman Highway
Jurisdiction: Herriman
Project Title: Dansie Property TS
Project No: UT17-1137
Weather:

Date: 9-27-17, Wed
Day of Week Adjustment: 100.0%
Month of Year Adjustment: 100.0%
Adjustment Station #: 0
Growth Rate: 0.0%
Number of Years: 0

AM PEAK HOUR PERIOD: **8:00-9:00**
AM PEAK 15 MINUTE PERIOD: **8:45-9:00**
AM PHF: **0.82**

SCHOOL PEAK HOUR PERIOD:
SCHOOL PEAK 15 MINUTE PERIOD:
SCHOOL PHF:

PM PEAK HOUR PERIOD: **17:00-18:00**
PM PEAK 15 MINUTE PERIOD: **17:45-18:00**
PM PHF: **0.95**



RAW COUNT SUMMARIES	6400 West Northbound				6400 West Southbound				Herriman Highway Eastbound				Herriman Highway Westbound				
	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	
AM PERIOD COUNTS																	
Period	**A**	**B**	**C**	**D**	**E**	**F**	**G**	**H**	**I**	**J**	**K**	**L**	**M**	**N**	**O**	**P**	**TOTAL**
7:00-7:15	14	2	35	0	6	5	2	0	2	30	19	0	11	17	0	0	143
7:15-7:30	18	1	36	0	4	3	0	0	0	40	9	0	5	18	1	0	135
7:30-7:45	15	1	55	0	5	1	0	0	5	50	8	0	15	16	2	0	173
7:45-8:00	10	2	49	0	7	2	0	0	3	29	5	0	18	19	4	0	148
8:00-8:15	4	1	55	0	11	5	3	0	1	45	3	0	2	19	5	0	154
8:15-8:30	9	2	51	0	2	0	0	0	8	27	5	0	31	24	3	0	162
8:30-8:45	11	0	47	0	4	1	2	0	2	26	11	0	18	14	3	0	139
8:45-9:00	8	0	67	0	14	4	1	0	4	38	2	0	26	28	7	0	199
MIDDAY PERIOD COUNTS																	
Period	**A**	**B**	**C**	**D**	**E**	**F**	**G**	**H**	**I**	**J**	**K**	**L**	**M**	**N**	**O**	**P**	**TOTAL**
9:00-9:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:15-9:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:30-9:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:45-10:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:00-10:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:15-10:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:30-10:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:45-11:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:00-11:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:15-11:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:30-11:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:45-12:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:00-12:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:15-12:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:30-12:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:45-13:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13:00-13:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13:15-13:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13:30-13:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13:45-14:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14:00-14:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14:15-14:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14:30-14:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14:45-15:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:00-15:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:15-15:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:30-15:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:45-16:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PM PERIOD COUNTS																	
Period	**A**	**B**	**C**	**D**	**E**	**F**	**G**	**H**	**I**	**J**	**K**	**L**	**M**	**N**	**O**	**P**	**TOTAL**
16:00-16:15	14	2	28	0	4	6	2	0	0	33	16	0	63	50	4	0	222
16:15-16:30	17	1	29	0	3	3	1	0	2	39	10	0	50	42	7	0	204
16:30-16:45	12	4	38	0	9	1	0	0	1	46	16	0	66	40	9	0	242
16:45-17:00	16	2	48	0	7	2	1	0	1	33	10	0	60	51	10	0	241
17:00-17:15	13	1	36	0	6	1	0	0	1	41	13	0	62	48	7	0	229
17:15-17:30	13	2	32	0	2	1	0	0	0	46	24	0	74	57	7	0	258
17:30-17:45	14	3	40	0	9	1	0	0	0	40	23	0	68	49	10	0	257
17:45-18:00	11	2	34	0	8	1	0	0	0	38	18	0	70	73	12	0	267

TrafficCounts

2364 North 1450 East
Lehi, UT 84043
801.636.0891

Intersection Turning Movement Summary

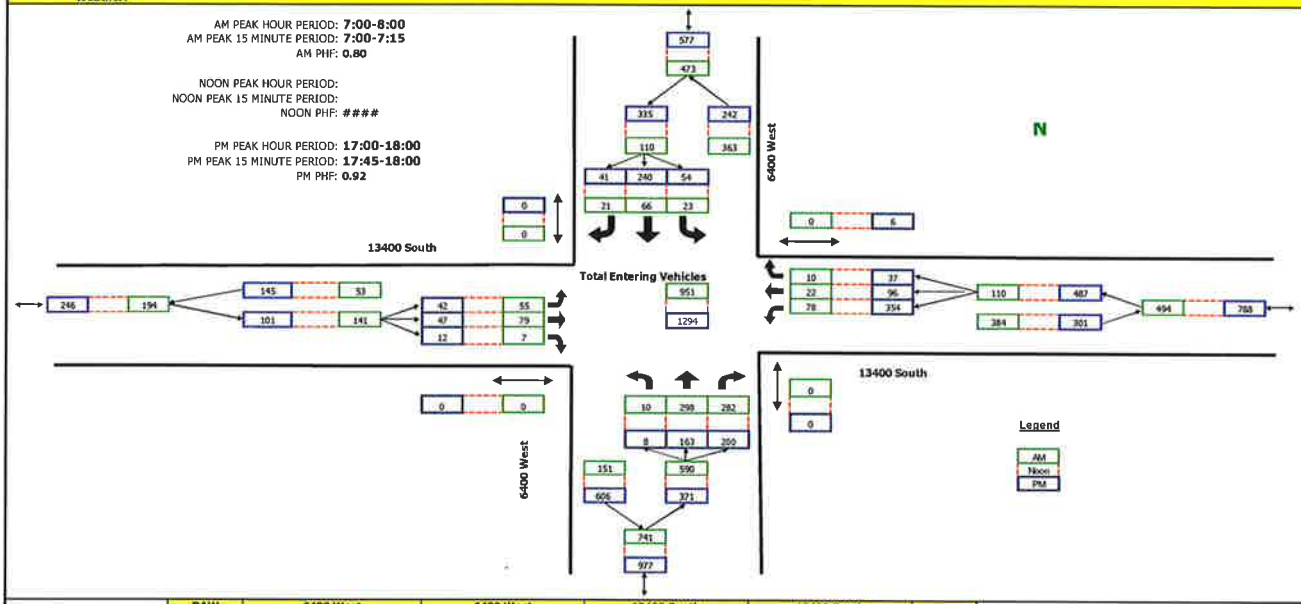
Intersection: 6400 West / 13400 South
North/South: 6400 West
East/West: 13400 South
Jurisdiction: Herriman
Project Title: Dansie Property TS
Project No: UT17-1137
Weather:

Date: 5-4-16, Wed
Day of Week Adjustment: 100.0%
Month of Year Adjustment: 100.0%
Adjustment Station #: 0
Growth Rate: 0.0%
Number of Years: 0

AM PEAK HOUR PERIOD: **7:00-8:00**
AM PEAK 15 MINUTE PERIOD: **7:00-7:15**
AM PHF: **0.80**

NOON PEAK HOUR PERIOD:
NOON PEAK 15 MINUTE PERIOD:
NOON PHF: **####**

PM PEAK HOUR PERIOD: **17:00-18:00**
PM PEAK 15 MINUTE PERIOD: **17:45-18:00**
PM PHF: **0.92**



RAW COUNT SUMMARIES	6400 West Northbound				6400 West Southbound				13400 South Eastbound				13400 South Westbound				
	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	
AM PERIOD COUNTS																	
Period	**A**	**B**	**C**	**D**	**E**	**F**	**G**	**H**	**I**	**J**	**K**	**L**	**M**	**N**	**O**	**P**	**TOTAL**
7:00-7:15	3	100	91	0	11	13	6	0	21	32	2	0	15	1	3	0	298
7:15-7:30	6	98	67	0	5	22	6	0	17	16	1	0	23	4	2	0	267
7:30-7:45	0	56	64	0	4	17	2	0	10	16	0	0	19	6	3	0	197
7:45-8:00	1	44	60	0	3	14	7	0	7	15	4	0	21	11	2	0	189
8:00-8:15	2	53	56	0	3	16	1	0	9	18	0	0	18	8	4	0	188
8:15-8:30	1	51	70	0	5	23	8	0	15	16	0	0	23	4	2	0	218
8:30-8:45	0	43	64	0	7	24	6	0	12	18	0	0	40	15	0	0	229
8:45-9:00	1	45	78	0	6	25	5	1	17	27	2	0	43	11	3	0	263
NOON PERIOD COUNTS																	
Period	**A**	**B**	**C**	**D**	**E**	**F**	**G**	**H**	**I**	**J**	**K**	**L**	**M**	**N**	**O**	**P**	**TOTAL**
11:30-11:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:45-12:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:00-12:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:15-12:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:30-12:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:45-13:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13:00-13:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13:15-13:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PM PERIOD COUNTS																	
Period	**A**	**B**	**C**	**D**	**E**	**F**	**G**	**H**	**I**	**J**	**K**	**L**	**M**	**N**	**O**	**P**	**TOTAL**
16:00-16:15	0	22	44	1	7	45	12	0	8	10	1	0	86	20	11	0	266
16:15-16:30	1	31	53	3	10	48	5	0	9	21	0	0	69	17	12	2	276
16:30-16:45	4	22	55	0	11	54	9	0	15	24	0	0	79	16	8	2	297
16:45-17:00	4	28	70	0	14	56	10	0	8	16	4	0	79	33	12	0	334
17:00-17:15	0	34	51	0	10	59	8	0	10	11	1	0	85	16	8	0	293
17:15-17:30	1	47	42	0	16	64	6	0	11	12	5	0	99	30	11	0	344
17:30-17:45	1	30	53	0	15	63	7	0	7	10	3	0	82	31	5	3	307
17:45-18:00	6	52	54	0	13	54	20	0	14	14	3	0	88	19	13	3	350