



PLANNING COMMISSION AGENDA

Thursday, September 19, 2019

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

5:00 PM - Work Meeting (Fort Herriman Conference Room)

Work Meeting: Discussion on the proposed Herriman Town Center project known as Parkside, which consists of 259 residential units and is located at 5250 W Copeland Drive.

7:00 PM - Regular Planning Commission Meeting

1. Call to Order

1.1. Invocation/Thought/Reading and Pledge

1.2. Roll Call

1.3. Conflicts of Interest

1.4. Approval of Minutes for August 1, 2019

[2019-08-01 PC Draft Minutes.pdf](#)

2. Administrative Items

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

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



Herriman City

2.1. Request: Subdivision Amendment to Add 6 Lots to Bland Subdivision (Public Hearing)

Applicant: Dan Briggs

Address: 14438 S 6600 West

Zone: A-.25 (Agricultural)

Acres: 4.41

File Number: S2019-031

[S2019-031 PACKET.pdf](#)

2.2. Request: Site Plan Amendment to the Ace Hardware Landscape Plan to Allow Partial Use of Xeriscape.

Applicant: Brad Murdock

Address: 13348 S Rosecrest Rd

Zone: C-2 (Commercial)

Acres: 1.88

File Number: C2017-056-01

[C2017-056-01 PACKET.pdf](#)

2.3. Request: Conditional Use Approval to Construct a 5-Tenant Retail/Commercial Building, Including Building Elevations and Site Plan for Lot 7 of Herriman Corner.

Applicant: Stephen Maycock

Address: 13338 S Rosecrest Rd

Zone: C-2 (Commercial)

Acres: 1.19

File Number: C2019-085

[C2019-085 PACKET.pdf](#)

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: Text Change to the Land Development Code adding Animal Shelters as a Conditional Use in the C-2 and A-1 zones. (Public hearing held on September 5, 2019)

Applicant: Herriman City

File Number: Z2019-079

[Z2019-079 PACKET 2.pdf](#)

3.2. Request: Update and discussion of an indoor/outdoor recreation center known as

Game Pointe, including site plan and building elevations.

Applicant: Aaron Osmond

Address: 12300 South 5100 West

Zone: C-2 (Commercial)

Acres: 4.496

File Number: C2019-067

[C2019-067 PACKET 3.pdf](#)

3.3. Discussion of a proposed Community Development (CD) zone

Applicant: Herriman City

File# Z2019-086

4. Chair and Commission Comments

5. Future Meetings

5.1 City Council Meeting – Wednesday, September 25, 2019 @ 7:00 PM

5.2 Planning Commission Meeting – Thursday, October 3, 2019 @ 7:00 PM

5.3 City Council Meeting – Wednesday, October 9, 2019 @ 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 AND POLICY PROCEDURE: The purpose of public comment is to allow citizens to address items on the agenda. Citizens requesting to address the commission will be asked to complete a written comment form and present it to Wendy Thorpe, Deputy Recorder. In general, the chair will allow an individual two minutes to address the commission. A spokesperson, recognized as representing a group in attendance, may be allowed up to five minutes. This policy also applies to all public hearings.

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

Posted and dated this 13th day of September, 2019

Wendy Thorpe,
Deputy Recorder

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



Herriman City



PLANNING COMMISSION DRAFT MINUTES

Thursday, August 1, 2019
Awaiting Formal Approval

The following are the minutes of the Planning Commission Meeting held on **Thursday, August 1, 2019 at 7:00 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: Chair Chris Berbert

Commission Members Present: Andy Powell, Lorin Palmer, Colby Oliverson, Heather Garcia, Adam Jacobson, Jackson Ferguson, Brody Rypien, Andrea Bradford

Commission Members Excused: Joy Kaseke

Staff Present: City Planner Michael McCarty, Assistant City Planner Bryn MacDonald, Communication Specialist II Jon LaFollette, Planner Samantha Deseelhorst, Deputy Recorder Wendy Thorpe, Staff Engineer II Josh Peterson, City Attorney John Brems, Assistant City Manager Gordon Haight, City Manager Brett Wood

Work Meeting *(Fort Herriman Conference Room)*

Chair Chris Berbert called the work meeting to order at 6:05 pm.

1. Review of Planning Commission Agenda Items

Assistant City Planner MacDonald explained the adjustment to the 30% slope area for item 2.1 was necessary due to a portion of it being larger than what was originally platted, and to make the plot more buildable.

With regards to item 2.4 and 2.5 for the Herriman Town Center areas, it was explained that the information had changed since a conceptual plan was seen by the Commissioners a year ago. Changes had been encouraged by staff, based on design guidelines. The Commissioners were directed to be very specific with any

concerns and recommendations.

City Manager Brett Wood stressed the importance of the final stages of the Herriman Towne Center (HTC) development as it has been under development for 13 years. It was envisioned as a gathering space for the entire community and the final review would be of the utmost importance.

Commissioner Andrea Bradford arrived at 6:15

Commissioner Oliverson expressed frustration with the typical look of the multifamily housing in the Herriman Towne Center section and offered that it was the last and most important part of the development with the potential to be very special. The opinion was offered that live, work, play areas with business on the bottom and living space on the top would look better from the street, and the condominiums lack charm and should be hidden. City Manager Wood added that the original concept included more combined commercial and residential buildings, but the vision had shifted. Commissioner stated concerns with lack of overflow parking.

City Planner Maloy stated the job of the Commission was to determine if the proposal meets the design guidelines and standards and suggestions would have to fall within the parameters of the design guidelines. Sidewalk engagement and direct pedestrian access from front door were clarified to be part of the HTC design guidelines.

Staff reported that the engineering department was finalizing the parking study for Game Point. Commissioners recommended that no parking be allowed on public streets. Building location, visibility from Mountain View Corridor and parking locations were discussed. Future food establishment may negatively influence parking for Game Point and Commissioners expressed varying opinions regarding ideal tenants.

2. Training

City Attorney John Brems presented training for development agreements, design guidelines and ordinance requirements. He requested that the Commissioners review the materials, which were distributed, and email him questions, comments and recommendations. An updated copy would be provided to them upon completion.

City Planner Maloy reviewed rules and procedures regarding motions that would allow the Chair to vote. The Chair may make a motion if one was not offered. The Chair shall vote only for a rezone, or for conditional use or subdivision matters, unless the vote was needed for a quorum or in case of a tie. The Chair shall be a voting member on all other matters. Alternates only vote when serving in the absence of a Commissioner.

Planning Commission work meeting adjourned by consensus at 7:00 p.m.

7:00 PM - Regular Planning Commission Meeting

1. Call to Order

Chair Chris Berbert called the meeting to order at 7:05 p.m. and welcomed those in attendance.

1.1 Invocation/Thought/Reading and Pledge

Darcy Wayman led the audience in the Pledge of Allegiance.

1.2 Roll call

Full Quorum Present.

1.3 Conflicts of Interest

No Conflicts were offered.

Chair Berbert reviewed the public hearing guidelines.

2. Administrative Items

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

- 2.1 **Request:** Subdivision Plat Amendment for Lot 307 of Fort Herriman Cove to Adjust the 30% Slope Area
Applicant: Craig & Alison Gunther
Address: 14491 S Herriman View Cove
Zone: A-.25 (Agricultural)
Acres: 1.6
File Number: S2019-058

Assistant City Planner Bryn MacDonald explained that the applicant was requesting a subdivision amendment for lot 307 of Fort Herriman Cove to Adjust the 30% Slope Area. Onsite conditions were surveyed and shown to be slightly different than what showed on the original plat. Applicant had requested to remove drainage easement area on the proposed amended plat to make the lot buildable.

Applicants Craig and Alison Gunther approached the podium and thanked the staff and offered that they were excited to build in Herriman.

Recommendations

1. Receive and agree to the recommendations from other agencies.
2. Final plat to be reviewed and approved by the Engineering Department.

Commissioner Adam Jacobson moved to approve item 2.1 file number S2019-058 Subdivision Plat Amendment for Lot 307 of Fort Herriman Cove to Adjust the 30% Slope Area with two staff recommendations. Commissioner Brody Rypien seconded the motion.

The vote was recorded as follows:

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

The motion passed unanimously.

- 2.2 Request: Site Plan Review for 30 Single Family Lots–Hidden Oaks Pod 4 Phase 1**
- Applicant: Ivory Land Corporation**
- Address: 6710 W Herriman Highway**
- Zone: R-1-15 (Residential)**
- Acres: 21.2**
- File Number: P2019-050**

Assistant City Planner Bryn MacDonald explained the history of the item. Hidden Oaks was approved last year with the planned development overlay zone. The preliminary plat approval would be a public hearing and neighborhood meetings would be required. Phase one approval was being requested to be developed and to build a precast wall and fencing along Herriman highway. The landscaping plan was presented and an eight foot asphalt trail and berming were included through the open space area. Front elevations meet the City standards of at least 40% brick or stone.

Applicant Brad Mackey from Ivory homes approached the podium. He explained the plan was to develop thirty lots initially. Projects included work on soil remediation and the building of a FEMA channel. Some phasing in chunks would be presented to the Commission over the next year. The fencing concept along Herriman highway was presented and feedback was requested from the Commission. A sidewalk or asphalt meandering trail, disconnected from the road, was preferable to make it appear park like.

Ivory Land Corporation partnered with Perry Homes for the development of pods one and twenty. The plans for the road development throughout the entire development would be installed up front. They were open to discussion regarding the fencing materials.

Commissioners discussed the option for an asphalt trail/bike path to go all the way around and connect to the Butterfield Trail bike path.

Requirements:

1. Receive and agree to the recommendations from other agencies, including those included in the Development Review Committee comments dated June 5, 2019.
2. Meet with staff to review compliance with all requirements of the Master Development Agreement when each phase is submitted for final engineering review.
3. All homes shall meet the design guidelines and the Herriman City single family design criteria.
4. All single family dwellings shall provide basements.
5. Setbacks shall be as follows:
 Front: 12’ to living; 24’ to garage
 Rear: 15’ to building; 10’ to deck/covered patio
 Sides: 5’ to any part of building
 Corners: 15’
6. Accessory buildings shall be setback 5’ from all property lines and shall not impose hardship on neighboring properties (storm water runoff, etc.).
7. All lots shall have at least 45’ of frontage.
8. Provide detailed landscaping plans for the detention pond and for the open space next to Main Street.
9. Work with the Parks Department on providing access and trailheads.
10. No more than 30 building permits to be issued on one access.
11. Full improvements needed for west side of 6710 West, including asphalt for full width of road, curb and gutter, sidewalk, park strip landscaping and street lighting. Curb and gutter must be installed on east side of 6710 West.
12. Full improvements for 13050 South and 6850 West must be installed, including asphalt, curb and gutter, sidewalk, landscaped park strip, and street lighting.
13. Provide dedication for 6710 West, 6850 West, and 13050 South.
14. 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.
15. All building elevations shall meet the requirements of the Hidden Oaks Design Guidelines and receive approval from the Hidden Oaks ARC.
16. Receive approval from Herriman City for the contaminated soils mitigation plan.
17. Building elevations are approved as submitted.

Commissioner Adam Jacobson moved to approve item 2.2 file number P2019-050 Site Plan Review for 30 Single Family Lots – Hidden Oaks Pod 4 Phase one with 17 staff requirements, with an alteration to number 8 to provide a detailed landscaping plan for the detention pond and the open space next to Main Street and to come back to the Planning Commission for approval. Commissioner Andy Powell seconded the motion.

The vote was recorded as follows:

- Commissioner Lorin Palmer Aye*
- Commissioner Adam Jacobson Aye*
- Commissioner Brody Rypien Aye*
- Commissioner Andrea Bradford Aye*

Commissioner Jackson Ferguson *Aye*

Commissioner Andy Powell *Aye*

The motion passed unanimously.

2.3 Request: Preliminary Plat Approval for a 30 Lot Subdivision – Hidden Oaks Pod 4 Phase 1 (Public Hearing)

Applicant: Ivory Land Corporation

Address: 6710 W Herriman Highway

Zone: R-1-15 (Residential)

Acres: 6.82

File Number: S2019-049

Chair Chris Berbert opened the Public Hearing.

Chad Dansie offered concerns with Herriman City allowing this to go forward without completion of roads or parks. The area already had too much traffic and this will add more. He also had construction concerns and thinks the road should be included with the pod.

Chair Chris Berbert closed the public hearing.

Staff added that those issues would be addressed with requirement number thirteen of the staff recommendations.

Recommendation

Staff recommends preliminary plat approval with the following requirements:

Preliminary Plat Requirements:

1. Receive and agree to the recommendations from other agencies, including those included in the Development Review Committee comments dated June 5, 2019.
2. Meet with staff to review compliance with all requirements of the Master Development Agreement when each phase is submitted for final engineering review.
3. 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.
4. All homes shall meet the design guidelines and the Herriman City single family design criteria.
5. Comply with all recommendations from the Traffic Study, including additional right-of-way dedication for future traffic signals or turn lanes.

6. An addendum to the traffic study shall be submitted with each pod. The addendum needs to address the intersection of 6400 West and Main Street.
7. A traffic verification memo needs to be submitted for each phase brought in. The purpose is that the original study projects that at some point there will be LOS E or worse at 6400 West and Main Street. When that occurs a traffic signal must be installed.
8. A turnaround shall be installed at the end of 6850 West – either a temporary turnaround (cul-de-sac or hammerhead) or improvements may be made up to the intersection to use that as their turnaround. The phase 1 temporary turnaround can be compacted road-base during the construction phase, but the future connection must be completed or the turnaround must be paved prior to occupancy of phase 1 dwellings.
9. A neighborhood meeting is required prior to each subdivision being scheduled for Planning Commission.
10. Install curb, gutter, sidewalk, park strip, and street lights along all public streets in accordance with city standards.
11. Construct a 6 foot precast wall at the bottom of the slope along Main Street and work with staff on a landscaping plan for the area adjacent to Main Street. Also construct a 6 foot precast wall along the residential lot to the east that is not part of the Hidden Oaks project.
12. A long term stormwater maintenance agreement is required for any private detention ponds.
13. Main Street and roadway improvements, and the water system (pipes and PRV) shall be completed along the frontage to the development per the MDA.
14. Obtain a grading permit for contaminated soils clean-up.
15. Indicate the location of the FEMA Floodway on the plats.
16. Provide a geotechnical report for pavement design.

Commissioner Adam Jacobson moved to approve item 2.3 file number S2019-049 Preliminary Plat Approval for a 30 Lot Subdivision – Hidden Oaks Pod 4 Phase 1 (Public Hearing) with staff requirements and and alteration to #11 to add a requirement for the developer to present a landscaping plan to the Planning Commission for approval for the wall installation, and additional #17 stating that all construction along Herriman Highway must be completed before issuance of an occupancy permit and/or use of the model home. Commissioner Andy Powell seconded the motion.

The vote was recorded as follows:

<i>Commissioner Lorin Palmer</i>	<i>No</i>
<i>Commissioner Adam Jacobson</i>	<i>Aye</i>
<i>Commissioner Brody Rypien</i>	<i>No</i>
<i>Commissioner Andrea Bradford</i>	<i>Aye</i>
<i>Commissioner Jackson Ferguson</i>	<i>Aye</i>
<i>Commissioner Andy Powell</i>	<i>Aye</i>

The motion passed with a vote of 4 in favor and 2 opposed.

2.4. Request: Update on Site Plan for 229 Units in Herriman Towne Center (Park Side Townhomes)

**Applicant: HTC Communities, LLC, Jaran Nichols
Address: 5250 W Copeland Drive**

Zone: MU-2 (Mixed Use)**Acres: 16.93****File Number: C2008-014-26**

City Planner Mike Maloy explained changes have been made to the proposal and the developer was seeking feedback from the Planning Commission. He explained the underlying zone was Mixed Use (MU-2) and reviewed the design guidelines for the mixed use and townhome portions. Intent was to consistently apply either Traditional or Conventional typology standards. The applicant agreed to match with the site items already in use. He requested for the Commissioners to email him feedback and concerns over the next few weeks.

Matt Watson, representing HTC Communities, approached the podium to address the mixed use area details. The current Mixed Use site plan contains 14 residential units per building plus 9,900 square feet of store front space in each of the four mixed use buildings. The Multifamily area included 259 residential units. Development patterns were defined as more traditional on the inside and more conventional on the outer perimeter. The requirement was to meet 5.5 units per acre which is well below the 10 units per acre allowed in this zone. Parking standard for residential was defined as two spaces per unit and four spaces per thousand square feet of store space.

Commissioners expressed concerns with parking of recreational vehicles and large trucks and with overflow parking.

Chair Berbert explained the Commission would discuss items 2.4 and 2.5 concurrently and make separate motions afterward.

Mr. Watson displayed the floorplans for the units above the commercial. Commissioners requested additional trellises, awnings, canopies to ensure good flow and walkability year around.

Commissioner Rypien left at 8:24

Outside elements and elevations were further discussed.

Commissioner Rypien returned at 8:26

Commissioners recommended reducing the number of facades and expressed concerns with traffic flow and parking.

Steve Maddox with Edge Homes approached the podium and provided an overview of the residential portion of the Towne Center development. He displayed architectural components, park amenities and open space. He stated the parking provided exceeded requirements by 100 units.

The Commissioners expressed comfort with some of the proposal but see areas for improvement. Requested for balconies to overlook the park and for more unique design features.

Commissioner Adam Jacobson moved to continue without date item 2.4 file number C2008-014-26 Update on Site Plan for 229 Units in Herriman Towne Center (Park Side Townhomes) with requirements. Commissioner Brody Rypien seconded the motion.

The vote was recorded as follows:

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

The motion passed unanimously.

2.5. Request: Update on Site Plan for a Mixed Use Development of 56 Condominiums and Ground Floor Commercial Storefronts (Herriman Towne Center Pods 12b & 14)

**Applicant: HTC Communities, LLC
Address: 13024 S Black Locust Way
Zone: MU-2 (Mixed Use)
Acres: 3.97
File Number: C2008-014-25**

Request was discussed with Item 2.4.

Commissioner Andy Powell moved to continue without date item 2.5 file number C2008-014-25 Update on Site Plan for a Mixed Use Development of 56 Condominiums and Ground Floor Commercial Storefronts (Herriman Towne Center Pods 12b & 14). Commissioner Lorin Palmer seconded the motion.

The vote was recorded as follows:

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

The motion passed unanimously.

2.6. Request: Site Plan Approval for Game Pointe: An Indoor/Outdoor Recreation Center

Applicant: Aaron Osmond
Address: 12300 South 5100 West
Zone: MU-2 (Mixed Use)
Acres: 4.496
File Number: C2019-067

Planner Samantha DeSeelhorst reviewed the site plan, parking, elevations and arrangement of amenities.

Applicant Aaron Osmond Game Pointe attractions approached the podium and provided an overview of the family entertainment center which included a ropes course, escape rooms, bowling alley, and full service sit down restaurant. The exterior included a reception area, splash pad, garden area and mini golf course. Expectation was to funnel traffic through the main area for ticket access, but the restaurant had a separate entrance. Applicant expressed a willingness to work with the City and Commission regarding parking. Recommendations.

Commissioners expressed safety concerns with sidewalk from back parking lot to the entrance. Unique design on the front mural, design elevations and visibility of ropes course were recommended.

Commissioner Adam Jacobson moved to continue without date item 2.6 file number C2019-067 Site Plan Approval for Game Pointe: An Indoor/ Outdoor Recreation Center. Commissioner Brody Rypien seconded the motion.

The vote was recorded as follows:

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

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: Text Change to Replace Salt Lake County with Herriman City in Regard to Animal Services (Public Hearing)

Applicant: Herriman City
File Number: Z2019-062

Assistant City Planner MacDonald explained this was a clarification to reference the recently added Herriman Animal Services in the City ordinance.

Chair Chris Berbert opened the Public Hearing.

No comments were offered.

Chair Chris Berbert closed the Public Hearing.

Commissioner Jackson Ferguson moved to recommend approval of item 3.1 to the City Council, file number Z2019-062 Text Change to Replace Salt Lake County with Herriman City (Public Hearing). Commissioner Andrea Bradford seconded the motion.

The vote was recorded as follows:

<i>Commissioner Lorin Palmer</i>	<i>Aye</i>
<i>Commissioner Adam Jacobson</i>	<i>Aye</i>
<i>Commissioner Brody Rypien</i>	<i>Aye</i>
<i>Commissioner Andrea Bradford</i>	<i>Aye</i>
<i>Commissioner Jackson Ferguson</i>	<i>Aye</i>
<i>Commissioner Andy Powell</i>	<i>Aye</i>

The motion passed unanimously.

3.2. Request: Approval of the Draft Parks, Recreation, Open Space, and Trails Master Plan (Public Hearing)

Applicant: Herriman City/Landmark Design

File Number: Z2019-061

Director Wendy Thomas offered a brief update and introduced Lisa Benson from Landmark Design to present the draft development. She provided an overview of the survey results and an amenities summary. The existing Level-of-Service (LOS) for Herriman City was 3.6 acres per thousand people. Distribution analysis recognized four gaps in the distribution area and provided proposals to reduce them. Future needs projections were defined. Based on current standards the City was lacking pavilions, restrooms and multi-purpose sporting courts and fields. Public opinion was mixed with regards to dog parks.

Commissioner expressed that private HDH and HOA parks meet community needs but were not counted as part of the LOS. Acceptable LOS standards were discussed.

Chair Chris Berbert opened the Public Hearing.

No comments were offered.

Chair Chris Berbert closed the Public Hearing.

Commissioner Andy Powell moved to recommend approval of item 3.2 to the City Council, file number Z2019-061 Approval of the Draft Parks, Recreation, Open Space, and Trails Master Plan (Public Hearing continued from May 16, 2019). Commissioner Lorin Palmer seconded the motion.

The vote was recorded as follows:

<i>Commissioner Lorin Palmer</i>	<i>Aye</i>
<i>Commissioner Adam Jacobson</i>	<i>No</i>
<i>Commissioner Brody Rypien</i>	<i>Aye</i>
<i>Commissioner Andrea Bradford</i>	<i>Aye</i>
<i>Commissioner Jackson Ferguson</i>	<i>Aye</i>
<i>Commissioner Andy Powell</i>	<i>Aye</i>

The motion passed with a vote of 5 to 1.

3.3. Request: Text Change to Create Planned Community (PC) Zone (Public Hearing)

Applicant: Herriman City

File Number: Z2019-064

Assistant City Planner MacDonald explained the request to create a new zone for larger scale projects. The overall concept plan draft was presented. It was explained that the City was still considering options.

Commissioners debated options with the current development agreement process and zoning standards. Delayed timelines have resulted in the loss of commercial areas.

Chair Chris Berbert opened the Public Hearing.

No comments were offered.

Chair Chris Berbert closed the Public Hearing.

Commissioner Lorin Palmer moved to recommend continuing without date item 3.3, file number Z2019-064 Text Change to Create Planned Community (PC) Zone (Public Hearing). Commissioner Adam Jacobson seconded the motion.

The vote was recorded as follows:

<i>Commissioner Lorin Palmer</i>	<i>Aye</i>
<i>Commissioner Adam Jacobson</i>	<i>Aye</i>
<i>Commissioner Brody Rypien</i>	<i>Aye</i>
<i>Commissioner Andrea Bradford</i>	<i>Aye</i>
<i>Commissioner Jackson Ferguson</i>	<i>Aye</i>
<i>Commissioner Andy Powell</i>	<i>Aye</i>

The motion passed unanimously.

3.4. Request: Text Change Regarding Buffering in the Technology Manufacturing (T-M) Zone (Public Hearing)

Applicant: Herriman City

File Number: Z2019-067

Assistant City Planner MacDonald explained the text change for the development standards addressed buffering with residential areas. The information was added from landscaping standards for clarification of requirements. More water-wise landscaping will be encouraged with future developments.

Chair Chris Berbert opened the Public Hearing.

No comments were offered.

Chair Chris Berbert closed the Public Hearing.

Commissioner Lorin Palmer moved to recommend approval of item 3.4 to the City Council, file number Z2019-037 Text Change to the Land Development Code to Make Various Revisions to the A-25 (Agricultural) Zone (Public Hearing continued from May 16, 2019). Commissioner Adam Jacobson seconded the motion.

The vote was recorded as follows:

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

The motion passed unanimously.

3. Chair and Commission Comments

Commissioners requested that public hearings be positioned on the agenda to take place before approval of subdivisions.

4. Future Meetings

- 4.1 City Council Meeting – **Wednesday, August 14, 2019 @ 7:00 PM**
- 4.2 Planning Commission Meeting – **Thursday, August 15, 2019 CANCELLED**
- 4.3 City Council Meeting – **Wednesday, August 28, 2019 @ 7:00 PM**

5. Adjournment

Commissioner Andy Powell made a motion to adjourn the meeting at 10:23pm and all voted aye.

I, Wendy Thorpe, Deputy Recorder for Herriman City, hereby certify that the foregoing minutes represent a true, accurate and complete record of the meeting held on August 1, 2019. This document constitutes the official minutes for the Planning Commission Meeting.



Wendy Thorpe

DRAFT



Date of Meeting: 09/19/2019	
File #	S2019-031
Applicant	Dan Briggs
Address	14438 S 6600 W
Request	Subdivision Amendment to Add 6 Lots to Bland Subdivision, for a Total of 7 Lots



Staff Report

DATE: September 9, 2019

TO: Planning Commission

FROM: Bryn MacDonald, AICP, Assistant City Planner

MEETING: Planning Commission September 19, 2019

REQUEST: Subdivision Amendment to add 6 lots to the Bland Subdivision
Applicant: Dan Briggs
Address: 14438 S 6400 W
Zone: A-.25 (Agricultural)
Acres: 4.41
File Number: S2019-031

Request

The applicant is requesting a subdivision amendment to the Bland subdivision to add 6 lots, for a total of 7 lots.

Site

The property is located at 14438 S 6400 W. It is currently zoned A-.25 (Agricultural).

Notices

Staff mailed notices of the public hearing to all property owners within 300 feet of the subject property. Notices were mailed to 31 property owners on September 6, 2019. At this time, staff has received no comments on the request.

Neighborhood Meeting

A neighborhood meeting was held on September 5, 2019. Notices were mailed to 31 residents. Three residents attended the meeting. Minutes from the meeting are included in the packet. Questions were asked about the development and type of homes that would be built. There were no resident concerns with the proposal.

Process

A subdivision is an administrative decision. The Planning Commission will hold a public hearing and make a decision based on compliance with the applicable ordinances.

Standards

All preliminary plat applications must meet the submittal requirements set forth in this section and applicable provisions of this title, this Code, Construction Codes, and City standards and specifications. *If the Planning Commission votes to deny the proposals, the Commission*



Staff Report

should identify which of the following standards have not been met:

Standard	Finding	Rationale
All required final plat elements per City code section 10-5-16D	Compliant	All elements are included on the proposed amended plat.
Lot arrangement and design shall provide satisfactory and desirable sites for buildings, and be properly related to topography, to the character of surrounding development and to existing requirements.	Compliant	Lots are arranged appropriately to allow adequate building envelopes.
All lots shown on the plat shall conform to the minimum requirements of the zone in which the subdivision is located, and to the minimum requirements of the Health Department for water supply and sewage disposal.	Compliant	The minimum lot width is 85 feet and the minimum lot size is 10,000 square feet. All of the lots meet these requirements.
Each lot shall abut on a street shown on the subdivision plat or on an existing publicly dedicated street which has become public by right of use and which is more than twenty six feet (26') wide. Double frontage lots shall be prohibited, except where unusual conditions make other designs undesirable.	Compliant	Each of the lots fronts on the proposed cul-de-sac. The existing home on the south side of the property will maintain their current driveway access onto 6600 West.
Side lines of lots shall be approximately at right angles, or radial to the street lines.	Compliant	Side lines are at right angles.
In general, all remnants of lots below minimum size shall be added to adjacent lots, rather than allowed to remain as unusable parcels.	Compliant	No remnants exist.

Issue 1 – Density

The A-.25 zone allows a density of 1.8 units per acre. The proposal is for a 7 lot subdivision on 4.41 acres. There is an existing home on the south side of the property that will remain on one of the lots. This is a density of 1.6 units per acre.

Issue 2 – Infrastructure

There is no existing storm drain in 6600 West. The applicant has worked with the engineering department to size a detention pond and determine the infrastructure improvements that will be required. They applicant will need to connect to the existing storm drain system to the west.



Staff Report

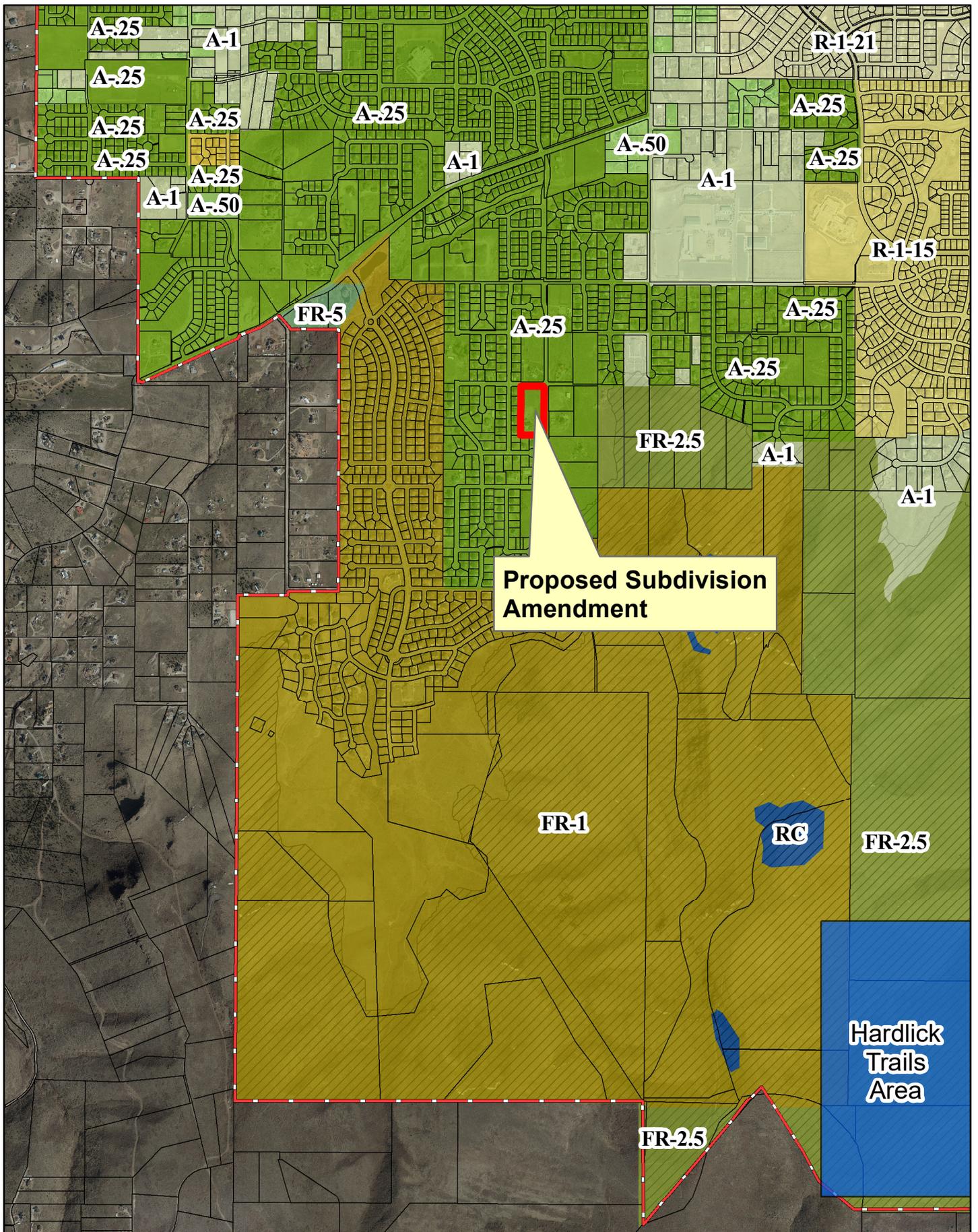
Recommendation

Staff recommends approval of the plat amendment for a total of seven lots, subject to the following requirements:

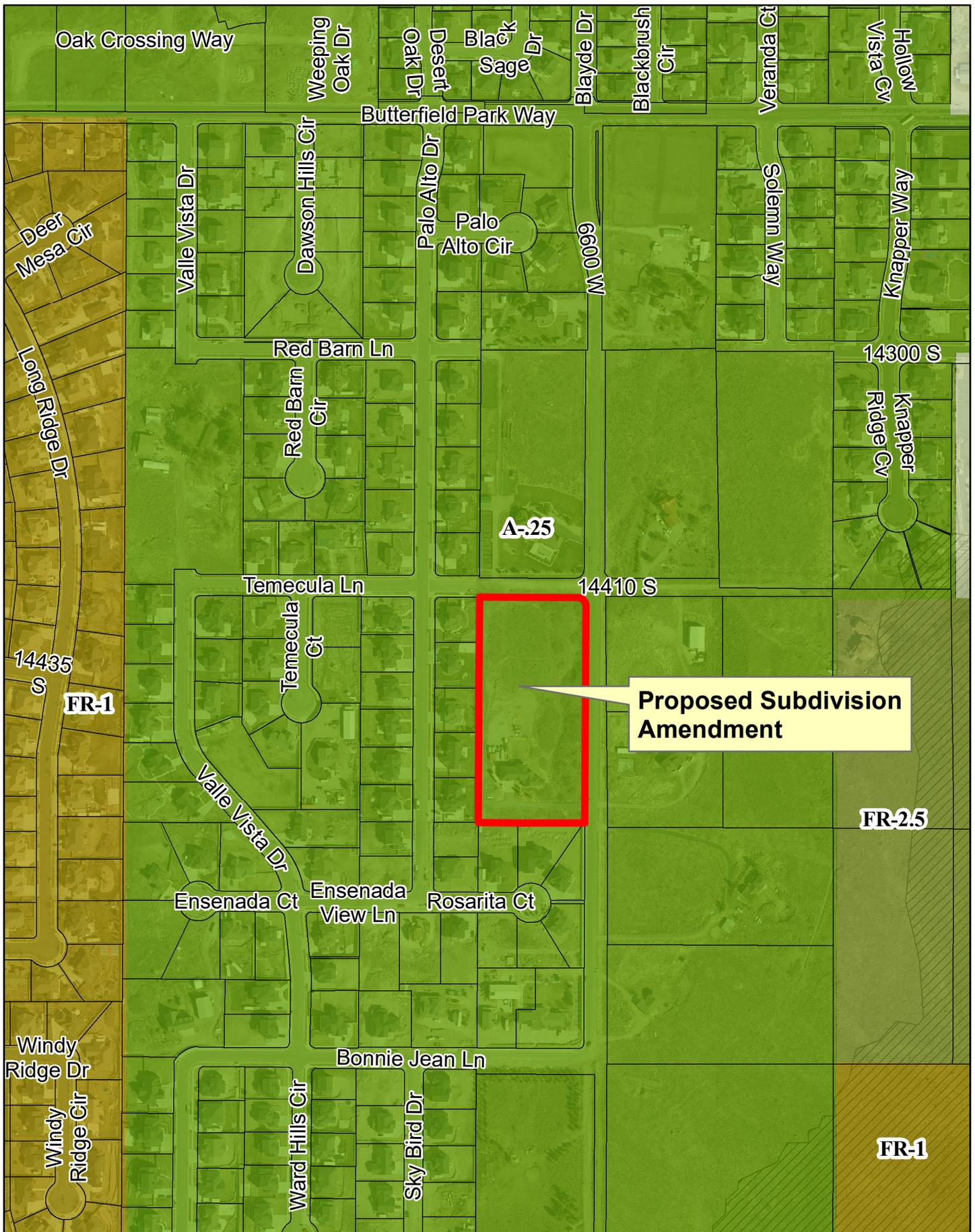
1. Receive and agree to the recommendations from other agencies.
2. Final plat to be reviewed and approved by the Engineering Department.
3. Improvements on 6600 West will be required adjacent to the development, including curb, gutter, sidewalk, park strip, and street lights. The park strip landscaping shall meet City Standard and the plans shall be reviewed and approved by the City as part of the engineering plan review.
4. Temecula Lane will need to be constructed fully, including curb and gutter on north, and curb, gutter, sidewalk, park strip and street lighting on south.
5. The plat shall be approved and recorded prior to building permits being issued for the lots.
6. Building setbacks shall meet City standards:
 - a. Front: 25 feet
 - b. Rear: 25 feet
 - c. Side: 8 and 10 feet
 - d. Corner 20 feet
7. Plat shall include easements for existing City utilities.
8. Work with engineering to manage storm water on site.
9. All homes shall meet the single family design criteria located in section 10-29-42 of the Land Development Code.
10. Install a 6 foot precast wall along 6600 West.
11. Each lot shall be a minimum of 10,000 square feet and 85 feet wide.
12. Construct the required detention pond and landscape per City standard. This should include trees in the park strip every 30 feet.

Attachments

- A. Vicinity Map
- B. Preliminary Plat
- C. DRC Comments
- D. Neighborhood Meeting Minutes



Proposed Subdivision Amendment
File# S2019-031



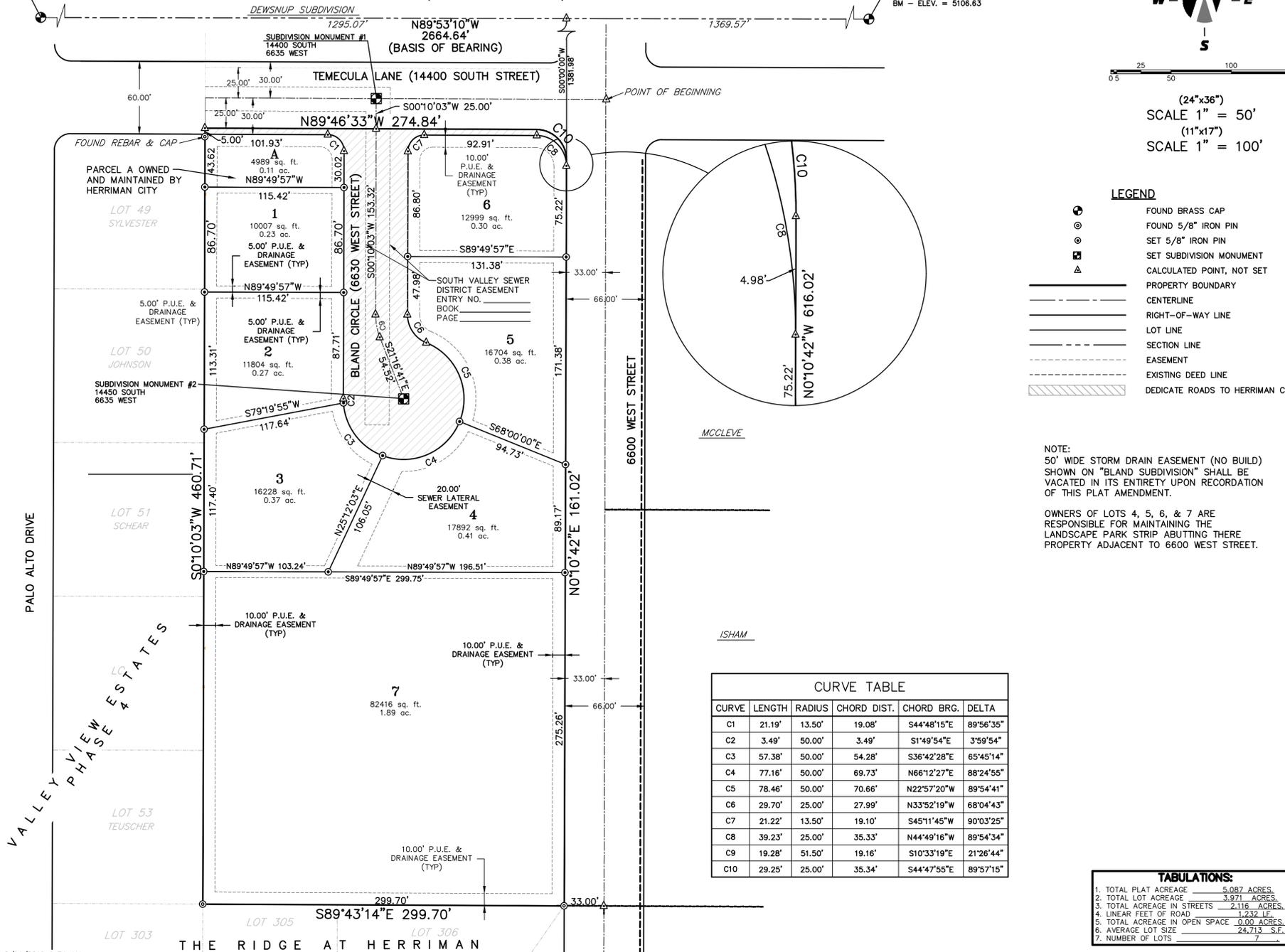
Proposed Subdivision Amendment
File# S2019-031

BLAND SUBDIVISION AMENDED

LOCATED IN THE EAST HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 4 SOUTH, RANGE 2 WEST, SLB&M HERRIMAN CITY, SALT LAKE COUNTY, UTAH

NORTH QUARTER CORNER SECTION 10,
T 4S., R. 2W., SLB&M
(FOUND BRASS CAP)

NORTHEAST CORNER SECTION 10,
T 4S., R. 2W., SLB&M
(FOUND BRASS CAP)
BM - ELEV. = 5106.63



(24"x36")
SCALE 1" = 50'
(11"x17")
SCALE 1" = 100'

- LEGEND**
- FOUND BRASS CAP
 - ⊙ FOUND 5/8" IRON PIN
 - ⊙ SET 5/8" IRON PIN
 - ⊠ SET SUBDIVISION MONUMENT
 - △ CALCULATED POINT, NOT SET
 - PROPERTY BOUNDARY
 - - - CENTERLINE
 - - - RIGHT-OF-WAY LINE
 - - - LOT LINE
 - - - SECTION LINE
 - - - EASEMENT
 - - - EXISTING DEED LINE
 - ▨ DEDICATE ROADS TO HERRIMAN CITY

NOTE:
50' WIDE STORM DRAIN EASEMENT (NO BUILD) SHOWN ON "BLAND SUBDIVISION" SHALL BE VACATED IN ITS ENTIRETY UPON RECORDATION OF THIS PLAT AMENDMENT.

OWNERS OF LOTS 4, 5, 6, & 7 ARE RESPONSIBLE FOR MAINTAINING THE LANDSCAPE PARK STRIP ABUTTING THERE PROPERTY ADJACENT TO 6600 WEST STREET.

CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	21.19'	13.50'	19.08'	S44°48'15"E	89°56'35"
C2	3.49'	50.00'	3.49'	S1°49'54"E	3°59'54"
C3	57.38'	50.00'	54.28'	S36°42'28"E	65°45'14"
C4	77.16'	50.00'	69.73'	N66°12'27"E	88°24'55"
C5	78.46'	50.00'	70.66'	N22°57'20"W	89°54'41"
C6	29.70'	25.00'	27.99'	N33°52'19"W	68°04'43"
C7	21.22'	13.50'	19.10'	S45°11'45"W	90°03'25"
C8	39.23'	25.00'	35.33'	N44°49'16"W	89°54'34"
C9	19.28'	51.50'	19.16'	S10°33'19"E	21°26'44"
C10	29.25'	25.00'	35.34'	S44°47'55"E	89°57'15"

TABULATIONS:

1. TOTAL PLAT ACREAGE	5.087 ACRES.
2. TOTAL LOT ACREAGE	3.971 ACRES.
3. TOTAL ACREAGE IN STREETS	2.116 ACRES.
4. LINEAR FEET OF ROAD	1,232 LF.
5. TOTAL ACREAGE IN OPEN SPACE	0.00 ACRES.
6. AVERAGE LOT SIZE	24,713 S.F.
7. NUMBER OF LOTS	7

SURVEYOR'S CERTIFICATE
I, JOHN W. FRANCOM, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD A LICENSE IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT, UTAH CODE ANNOTATED, 1953 AS AMENDED, CERTIFICATE NO. 4861. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS, AND EASEMENTS; HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17, UTAH CODE ANNOTATED, 1953 AS AMENDED, HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THE PLAT. I FURTHER CERTIFY THAT EVERY EXISTING RIGHT-OF-WAY AND EASEMENT GRANT OF RECORD FOR UNDERGROUND FACILITIES, AS DEFINED IN SECTION 54-86-2, UTAH CODE ANNOTATED, 1953 AS AMENDED, AND FOR OTHER UTILITY FACILITIES, IS ACCURATELY DESCRIBED ON THIS PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT.

DATE _____ JOHN W. FRANCOM, P.L.S.
BOUNDARY DESCRIPTION
ALL OF LOT 1 BLAND SUBDIVISION AS RECORDED AT THE SALT LAKE COUNTY RECORDERS OFFICE SAID BOUNDARY ALSO BEING DESCRIBED AS:

THE EAST HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 4 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN.
MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT WHICH IS NORTH 89°53'10" WEST 1369.57 FEET ALONG SECTION LINE AND SOUTH 00°00'00" WEST 1381.98 FEET FROM THE NORTHEAST CORNER OF SECTION 10, TOWNSHIP 4 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN AND RUNNING THENCE SOUTH 00°10'42" WEST 616.02 FEET; THENCE NORTH 89°43'14" WEST 299.70 FEET; THENCE NORTH 00°10'03" EAST 640.71 FEET; THENCE SOUTH 89°46'33" EAST 274.84 TO A POINT OF CURVATURE OF A 25.00-FOOT RADIUS TANGENT CURVE TO THE RIGHT; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE 39.25 FEET HAVING A CENTRAL ANGLE OF 89°57'15" AND A CHORD THAT BEARS S.44°47'55"E. A DISTANCE OF 35.34 FEET TO THE POINT OF BEGINNING.
CONTAINS: 4.41 ACRES (191,970578 SQUARE FEET)

OWNER'S DEDICATION
KNOW ALL MEN BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, STREETS, AND EASEMENTS AND DO HEREBY DEDICATE THE STREETS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC.
IN WITNESS WHEREOF WE HAVE HERETO SET OUR HANDS THIS DAY OF _____ A.D. 20____.

ACKNOWLEDGMENT
STATE OF UTAH }
COUNTY OF SALT LAKE } S.S.
ON THIS _____ DAY OF _____, IN THE YEAR 20____, BEFORE ME _____, PERSONALLY APPEARED BYRON B. BLAND, AND TERRIE L. BLAND, PROVED ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAMES ARE SUBSCRIBED TO IN THIS DOCUMENT, AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME.
NOTARY PUBLIC _____
NOTARY FULL NAME _____ A NOTARY COMMISSIONED IN UTAH
COMMISSION NUMBER _____ MY COMMISSION EXPIRES _____

Northern ENGINEERING INC
ENGINEERING-LAND PLANNING CONSTRUCTION MANAGEMENT
1040 E. 800 N. OREM, UTAH 84097 (801) 802-8992

BLAND SUBDIVISION AMENDED
LOCATED IN THE EAST HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 4 SOUTH, RANGE 2 WEST, SLB&M HERRIMAN CITY, SALT LAKE COUNTY, UTAH
HERRIMAN SALT LAKE COUNTY, UTAH
SCALE: 1" = 50 FEET

K:\3-19-024-00 Bland\CAD\Final\Final Plat\FINAL PLAT-2.dwg 8/14/2019 9:34 AM

<p>HEALTH DEPARTMENT APPROVED THIS _____ DAY OF _____ A.D., 20____ BY HEALTH DEPARTMENT DIRECTOR: SALT LAKE CO. HEALTH DEPARTMENT</p>	<p>COMCAST APPROVED THIS _____ DAY OF _____ A.D., 20____ BY COMCAST COMCAST</p>	<p>CENTURY LINK COMMUNICATION APPROVED THIS _____ DAY OF _____ A.D., 20____ BY CENTURY LINK CENTURY LINK</p>	<p>ROCKY MOUNTAIN POWER APPROVED THIS _____ DAY OF _____ A.D., 20____ BY ROCKY MOUNTAIN POWER ROCKY MOUNTAIN POWER</p>	<p>SOUTH VALLEY SEWER DISTRICT APPROVED THIS _____ DAY OF _____ A.D., 20____ BY S.V.S.D. S.V.S.D.</p>	<p>DOMINION ENERGY APPROVED THIS _____ DAY OF _____ A.D., 20____ BY DOMINION ENERGY DOMINION ENERGY</p>
<p>CHECKED FOR ZONING ZONING: _____ DATE: _____ AREA: _____ WIDTH: _____ NAME: _____</p>	<p>PLANNING COMMISSION APPROVED THIS _____ DAY OF _____ A.D., 20____ BY HERRIMAN PLANNING COMMISSION CHAIRMAN: HERRIMAN PLANNING COMMISSION</p>	<p>HERRIMAN CITY MUNICIPAL WATER APPROVED THIS _____ DAY OF _____ A.D., 20____ BY HERRIMAN MUNICIPAL WATER HERRIMAN CITY</p>	<p>HERRIMAN CITY ENGINEER I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE. HERRIMAN CITY ENGINEER DATE</p>	<p>APPROVAL AS TO FORM APPROVED AS TO FORM THIS _____ DAY OF _____ A.D., 20____ HERRIMAN CITY ATTORNEY</p>	<p>HERRIMAN CITY APPROVED THIS _____ DAY OF _____ A.D., 20____ BY HERRIMAN CITY ATTEST: RECORDER PLANNING DIRECTOR</p>
<p>RECORD # STATE OF UTAH COUNTY OF SALT LAKE RECORDED AND FILED AT THE REQUEST OF _____ DATE _____ TIME _____ BOOK _____ PAGE _____ FEES _____ SALT LAKE COUNTY RECORDER</p>					



Development Review Committee

April 10 2019

Bland Subdivision Amendment

S2019-031

14438 S 6600 W

DATE	DEPARTMENT
3/29/2019	Email Submittal
Submitted an application for preliminary plat to add 6 lots to the Bland subdivision	
4/9/2019	Zoning Bryn MacDonald
<ol style="list-style-type: none"> 1. Property is zoned A-.25 and is 4.41 acres. Density at 1.8 would allow 8 lots. The applicant is asking for 7 total lots. 2. Each of the lots needs to be 85 feet wide at the setback line. It is not clear if this requirement is met. 3. Demonstrate that each of the lots is buildable with the current setbacks and slope, particularly lots 4 and 5. 4. 6 foot precast wall will be required along 6600 West. 5. What is the access for the existing home? Will it need to be improved as part of this development? 6. Submit separate sheets for the plat, grading and drainage, and utilities. 	
4/3/2019	Unified Fire Authority Dan Devoogd
UFA has no concerns at this time	
4/3/2019	Community Coordinator Sandra Llewellyn
Contact Sandra to schedule a neighborhood meeting, once all engineering concerns have been addressed. A neighborhood meeting must be held prior to Planning Commission.	
3/26/2019	Water Review Justun Edwards
Provide fire flow analysis	
4/1/2019	GIS Eric Blackett
The plat needs: Intersection coordinates Lot addresses	
4/8/2019	Parks/ Landscaping Heidi Shegrud
Install landscaping along 6600 West	

4/8/2019

Engineering Review

Josh Peterson

- There is no storm drain system in area. Storm water will need to be retained on-site and storm drain outfall to existing system to north may be necessary.
- Temecula Lane will need to be constructed fully, including curb and gutter on north, and curb, gutter, sidewalk, park strip and street lighting on south.
- Road dedication area will require an additional 5 feet on south side of 14400 South adjacent to proposed project.
- 6600 West will require curb and gutter, 5 foot sidewalk, 5 foot landscaped park strip with irrigation grass and trees, and pre cast wall along entire frontage.
- Storm drain solution for storm water off of 14400 South and 6600 West will be needed (outfall to north).
- There is no sanitary sewer service to site.

Community Outreach Neighborhood Meeting

Date: September 5, 2019

Developer/Applicant: Dan Briggs (Bland Subdivision)

Community #: 4

Community Facilitator: Sherrie Ricks

Attendees: 3 residents plus the landowners

Dan Briggs (The land broker) gave an overview of the process he has been following including making changes to the road so it's wide enough for a fire engine to turn around in. They're working with Northern Engineering.

Dan explained that they don't know yet how far they are taking the process before turning it over to another entity. He believes it will take a year or two to start building although since he's never worked with Herriman before he is not sure.

Dan expressed that the homes built will be as nice as the homes in the neighborhood to the South. And the neighbors agreed that they should be. Bo and Terri Bland expressed that they'd also like them to be very nice homes as they intend to stay in their home and would like to see nice homes on the land.

The neighbors directly to the south of the existing Bland home had a question of liability on a drop off from their land. All agreed that it was something to ask the city about but was not relevant to the developing or building of the additional 6 homes in the neighborhood.

The neighbors and the landowner commiserated over the excessive speeds down 6600 West and the dangers that exist from this.

Each neighbor in attendance said that the reason for their attendance was not with concerns but curiosity and to meet the landowners. They all agreed that the proposed plan fit well with the land.

In conclusion, there are no resident concerns to be addressed. The only point the planning commission might want to consider is the CC&Rs being made similar to the neighborhood to the South.



Date of Meeting: 09/19/2019	
File #	C2017-056-01
Applicant	Brad Murdock
Address	13348 S Rosecrest Rd
Request	Site Plan Amendment to the Ace Hardware Landscape Plan to Allow Partial Use of Xeriscape



Staff Report

DATE: September 11, 2019

TO: Planning Commission

FROM: Craig P. Evans, Planner I

MEETING: Planning Commission September 19, 2019

REQUEST: Conditional use for a site plan amendment allowing partial use of xeriscape for required landscaping around Ace Hardware.

Applicant: Brad Murdock

Address: 13348 S Rosecrest Rd

Zone: C-2 (Commercial)

Acres: 1.88

File Number: C2017-056-01

Request

The applicant is requesting a conditional use permit for a site plan amendment allowing partial use of xeriscape for required

Process

A conditional use is an administrative decision. The Planning Commission will hold a public meeting and make a decision based on compliance with the approval standards.

Notices

Notices are not sent for conditional uses.

Discussion

The applicant is requesting the change because xeriscape landscaping will require less effort to maintain than grass/sod landscaping, which would have more watering requirements and require regular mowing and maintenance.

Partial xeriscape is used by multiple businesses in the C-2 zone. This request differs from most other landscape plans because normally part of the xeriscape is along the main frontage. In this case it would be located entirely along the side and rear property lines, mostly out of view except from the rear parking lot.

Issue 1 – Plant material

The landscape plan provided shows xeriscape consisting of rock only, and does not show any live plant material incorporated in the design. City ordinance requires that xeriscape areas include at



Staff Report

least 50% coverage of live plant material at the time of maturity. If the applicant's request is approved, then this requirement will have to be met.

Recommendation

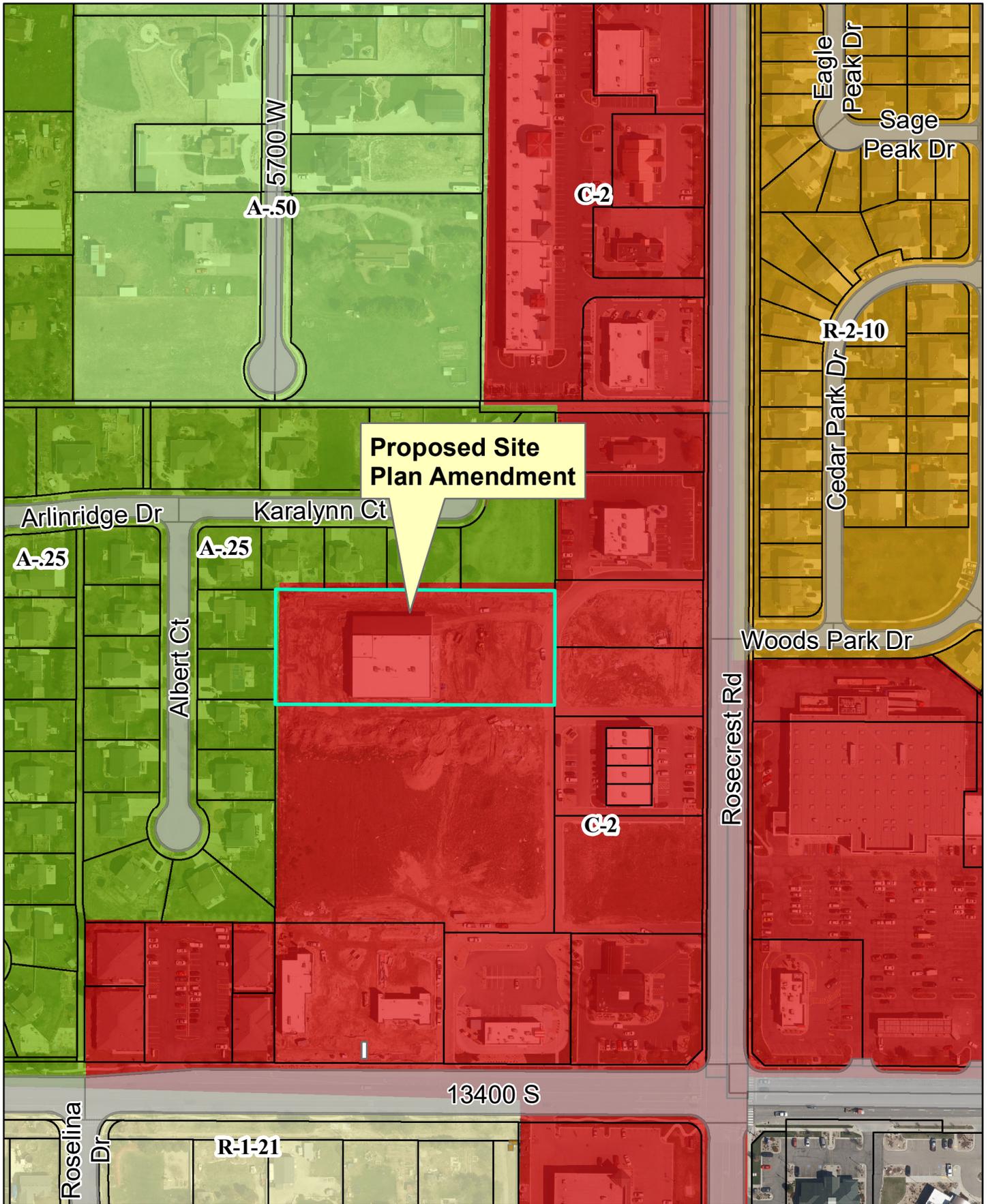
The Planning Commission will have to determine whether the proposed amendment to the landscape plan is acceptable for its location on the side and rear of Ace Hardware. If the Commission approves the request, then the following conditions of approval are recommended:

Requirements

1. Landscape designated areas must contain at minimum 50% live plant material measured at maturity of the plant. This calculation does not include trees.
2. All previously required trees are still required.
3. All ground cover (rock) needs to be larger than 1.5"
4. Per City ordinance 10-23-11-5 all dead plant material on site to be replaced before October 15.
5. Finish installing the landscape required in the parking lot island near the garden center/storage area.

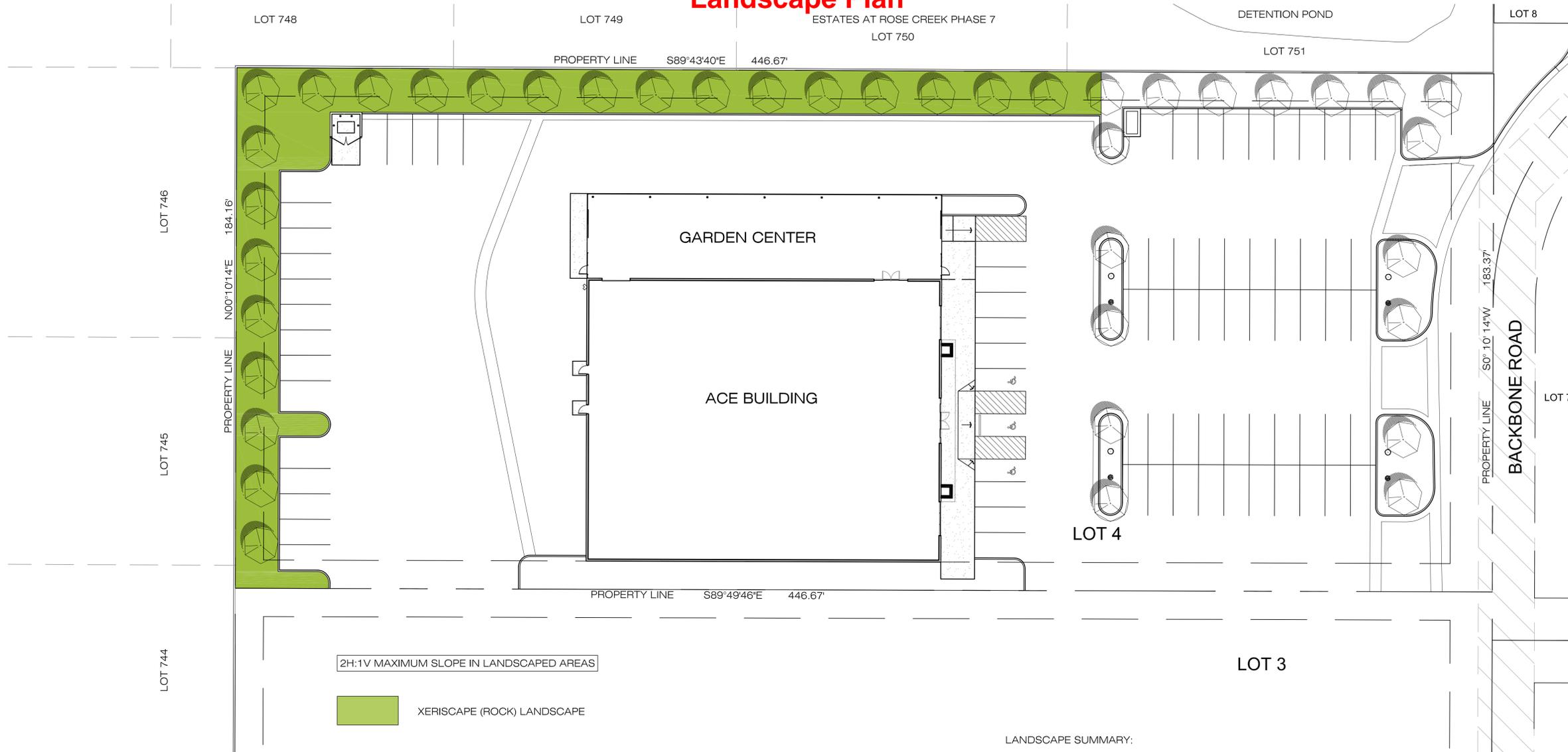
Attachments

1. Vicinity Map
2. Landscaping Plans



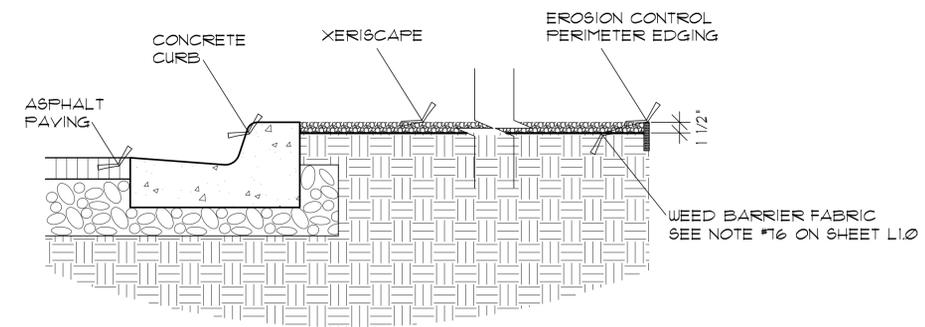
Proposed Site Plan Amendment
File# C2017-056-01

Originally Approved Landscape Plan

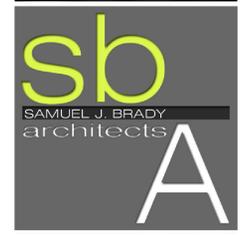


LANDSCAPE SUMMARY:

GROSS LAND AREA:	82,078 S.F. 1.884 ACRES
LANDSCAPED AREA TOTAL:	14,031 S.F.
PERCENTAGE OF LANDSCAPED AREA TOTAL:	17.09%
PARKING LOT AREA TOTAL:	26,799 S.F.
PARKING LOT INTERIOR LANDSCAPED AREA TOTAL:	2,886 S.F.
PERCENTAGE OF PARKING LOT INTERIOR LANDSCAPED AREA TOTAL PROVIDED:	10.77%
PERCENTAGE OF PARKING LOT INTERIOR LANDSCAPED AREA TOTAL REQUIRED:	5.00%



① XERISCAPE (ROCK) LANDSCAPE DETAIL
SCALE 1"=1'-0"



SAMUEL J. BRADY

ARCHITECTS

200 E. South Temple
Suite 160
Salt Lake City, Utah 84111
(801) 595-1752
www.sambrady.com



7/16/19

13348 SOUTH ROSECREST ROAD
LOT 4

HERRIMAN, UTAH
ACE HARDWARE

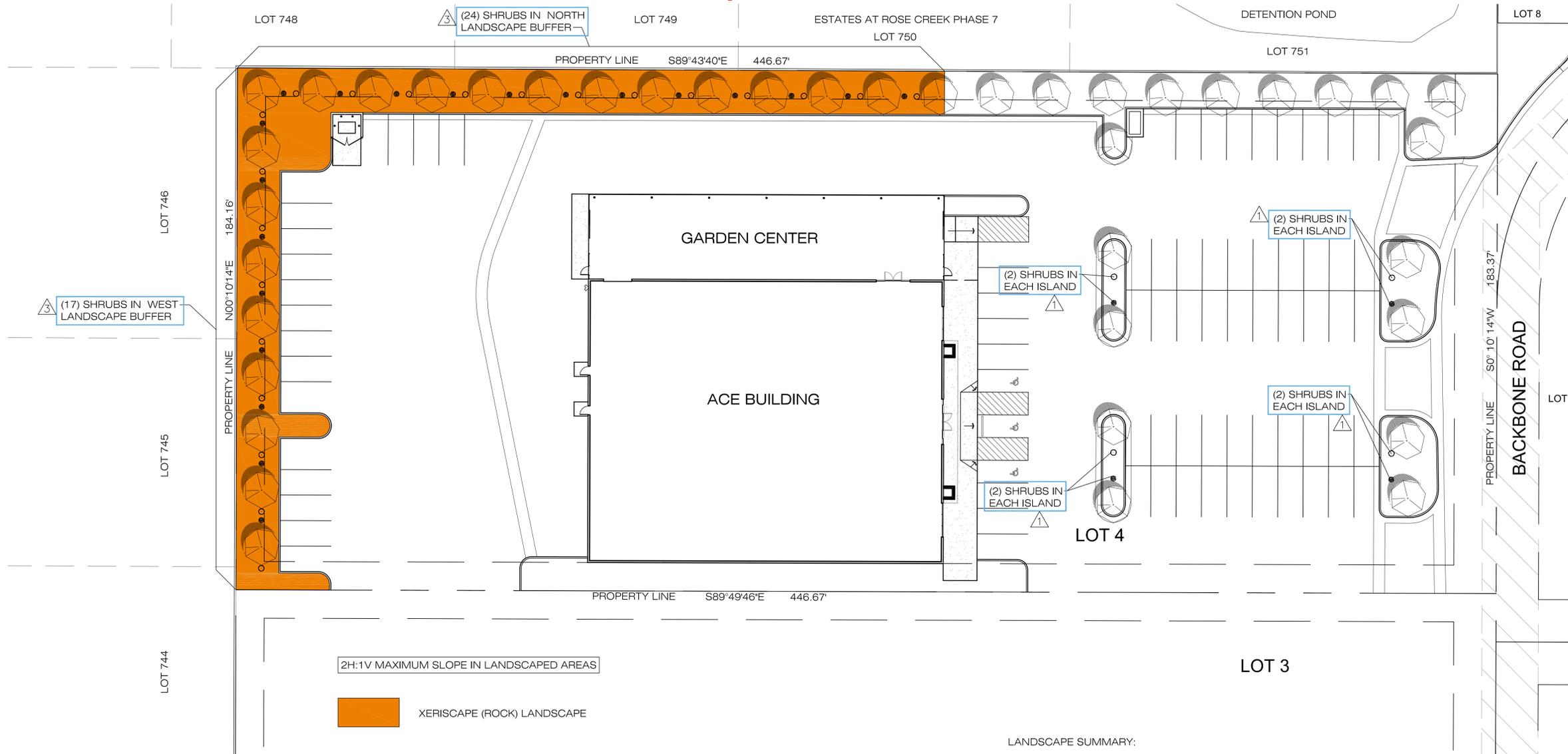
LANDSCAPE PLAN

SCALE: 1" = 20'-0"
JULY 16, 2019
1736303L1C.dwg



L1.1

Proposed Xeriscape Landscape Plan



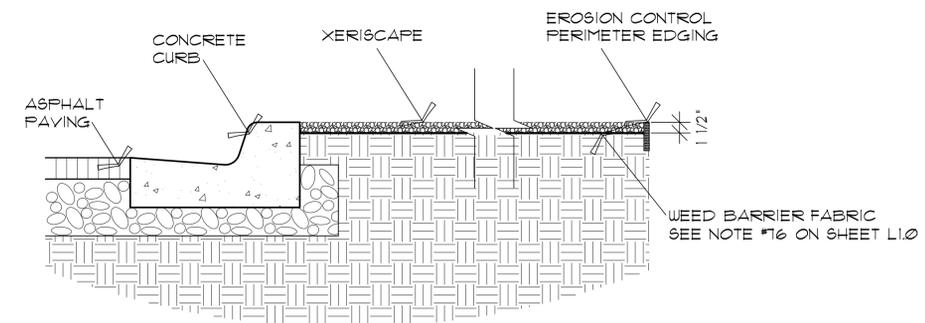
2H:1V MAXIMUM SLOPE IN LANDSCAPED AREAS

XERISCAPE (ROCK) LANDSCAPE

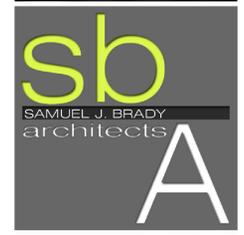
LANDSCAPE LEGEND			
TYPE	QNTY	NAME	SIZE
TREES (DECIDUOUS)			
E1	30	EVERGREEN TREE COORD. EXACT SPECIES W/ OWNER	MIN. 2" CALIPER
D1	10	DECIDUOUS TREE COORD. EXACT SPECIES W/ OWNER	MIN. 2" CALIPER
TOTAL 40			
SHRUBS (RANDOMIZE PLANTING)			
S1	10	P.M.M. SLOW MOUND MUGO PINE	5 GAL
S2	10	JUNIPER/BLUE STAR	5 GAL
S3	10	POTENTILLA	5 GAL
S4	10	FALSE SPIERA	5 GAL
S5	9	JUNIPER/SEA GREEN	5 GAL
TOTAL 49			

LANDSCAPE SUMMARY:

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① XERISCAPE (ROCK) LANDSCAPE DETAIL
SCALE 1"=1'-0"



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7/16/19

- ① REVISION 10/4/18
- ② REVISION 6/19/19
- ③ REVISION 9/3/19

13348 SOUTH ROSECREST ROAD
LOT 4

HERRIMAN, UTAH
ACE HARDWARE

LANDSCAPE PLAN

SCALE: 1" = 20'-0"
JULY 16, 2019
1736303L1C.dwg

L1.1



Date of Meeting: 09/19/2019	
File #	C2019-085
Applicant	Stephen Maycock
Address	13338 S Rosecrest Rd
Request	Conditional Use Approval to Construct a 5-Tenant Retail/Commercial Building, including Building Elevations and Site Plan for Lot 7 of Herriman Corner



Staff Report

DATE: September 13, 2019

TO: Planning Commission

FROM: Bryn MacDonald, AICP, Assistant City Planner

MEETING: Planning Commission September 19, 2019

REQUEST: Conditional use approval to construct an 8,400 square foot 5-tenant retail/commercial building, including building elevations and site plan for Herriman Corners Lot 7.

Applicant: Stephen Maycock
Address: 13338 Rosecrest Road
Zone: C-2 (Commercial)
Acres: 1.188
File Number: C2019-085

Request

The applicant is requesting conditional use approval to construct an 8,400 square foot 5-tenant retail/commercial building, including building elevations and site plan for Herriman Corners Lot 7.

Process

A conditional use is an administrative decision. The Planning Commission will hold a public meeting and make a decision based on compliance with the approval standards.

Notices

Notices are not sent for conditional uses.

Discussion

The proposed building is approximately 8,400 square feet and is planned to include 5 different tenants. The south end of the building will be a subway, with a drive thru. The north side of the building is proposed to be a dry cleaner, which will also have a drive thru. There are three additional units, but they have not yet solidified the tenants.

Issue 1 – Layout

The site plan is for a 5 tenant building. There is parking on the front and back of the building, however, the units can only be accessed from the front. Staff is concerned that there is no sidewalk connections to get people from the parking lot in the back of the building to the entrances on the front.



Staff Report

Issue 2 – Parking

Parking requirements are different based on the proposed uses. The building has spots for 5 different tenants. One of the units is proposed to be a Subway restaurant. The owner has been talking to various users for the other units, including a dry cleaner, nail salon, and fitness club. If different tenants come into the building, the parking would need to be studied to make sure it still complies.

The building currently has 46 parking spaces. Based on the square footage of each unit (See Attachment E), they would have the following parking requirements:

Unit Number	Square Footage	Use	Parking requirement	Number of spaces
100	1,744	Subway	1 space per 100 square feet of floor area	17
120	2,495	Fitness club (possible)	1 space per 300 square feet	8
140	1,585	Nail Salon	1 space per 250 square feet of floor area	6
160	1,194	Math Tutoring (possible)	1 space per 250 square feet of floor area	5
180	1,361	Dry cleaner with drive thru	1 space per 250 square feet of floor area	5
Total	8,379			41

Issue 3 – Design

The building is located in the C-2 zone and has to meet the commercial design criteria found in the ordinance. The elevations show 60% brick or stone on all sides of the building. No signs are being approved with this application. All signs will require a separate application and review.

Issue 4 – Landscaping

The ordinance requires commercial developments to provide 15% landscaping. They must also have a minimum of 20 feet of landscaping behind the sidewalk, or this could be reduced to 15 feet with a berm and additional plant material. The applicant has opted to provide 15 feet with a berm. The applicant will need to provide the additional landscaping in this area, as required by ordinance. This is not shown on the current landscape plan. They also need to provided trees in the park strip every 30 feet.



Staff Report

Recommendation

Staff recommends approval of the 8,400 square foot retail/commercial building with the following requirements:

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 infrastructure for the backbone road must be completed, including missing section of asphalt pavement, curb and gutter, street lights, sidewalk, etc. This must be completed prior to C/O on any portion of this building.
4. Building elevations approved as submitted. Elevations must have 60% brock or stone on all four sides of the building. CMU does not count towards this requirement.
5. Install curb, gutter, sidewalk, park strips, and street light on all public streets. This should include trees in the park strip every 30 feet.
6. No signs are approved with this request, separate approval will be required.
7. The lot line in the middle of lot 7 needs to be removed prior to a building permit being issued.
8. At least 15% of the total site must be landscaped. At least 5% of the parking lot interior must be landscaped. Meet all landscaping requirements found in the Herriman Land Development Code Title 10 Chapter 23.
9. The front yard area and the side yard area which faces on a public street shall be landscaped and maintained with live plant material, including shrubs, flowers and trees for a minimum distance of twenty feet (20') behind the property line. This can be reduced to 15 feet with a berm and additional plant material.
10. All landscaping shall be completed prior to certificates of occupancy being issued for any portion of the building.
11. Screen all outside trash and dumpster areas.
12. Provide storm drain detention to meet City standards.
13. Parking shall be provided as required by Herriman Land Development Code Title 10 Chapter 24 for each specific use. This will be reviewed again if any of the tenants require additional park.
14. Detention ponds should be landscaped per City standards. Any private detention systems must provide a long term stormwater maintenance agreement.
15. Parking lot lights shall meet the City's commercial parking lot standard.

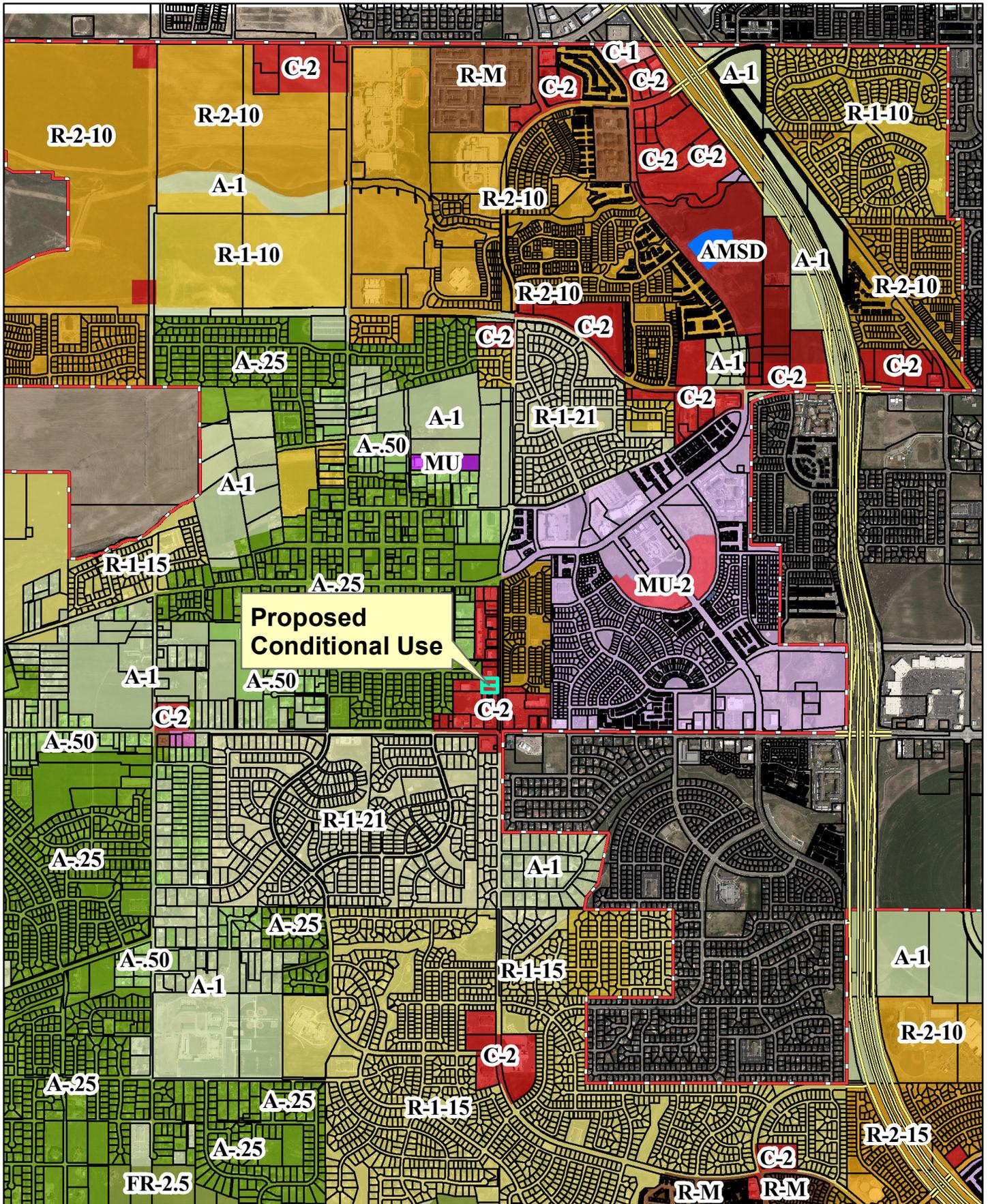
Attachments

- A. Vicinity Map
- B. Site Plan
- C. Landscaping plan
- D. Building elevations

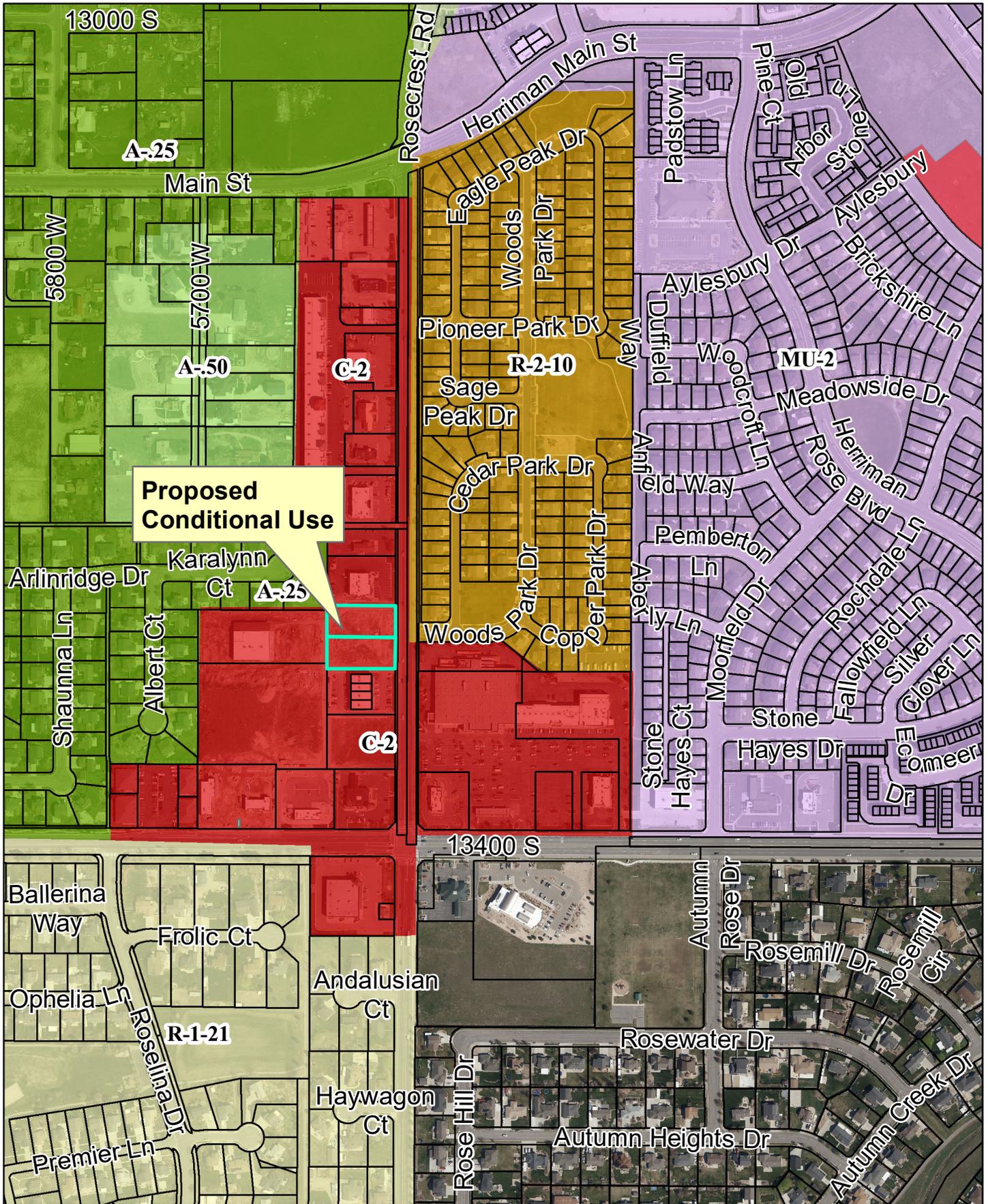


Staff Report

E. Building Exhibit



Proposed Conditional Use
 File# C2019-085

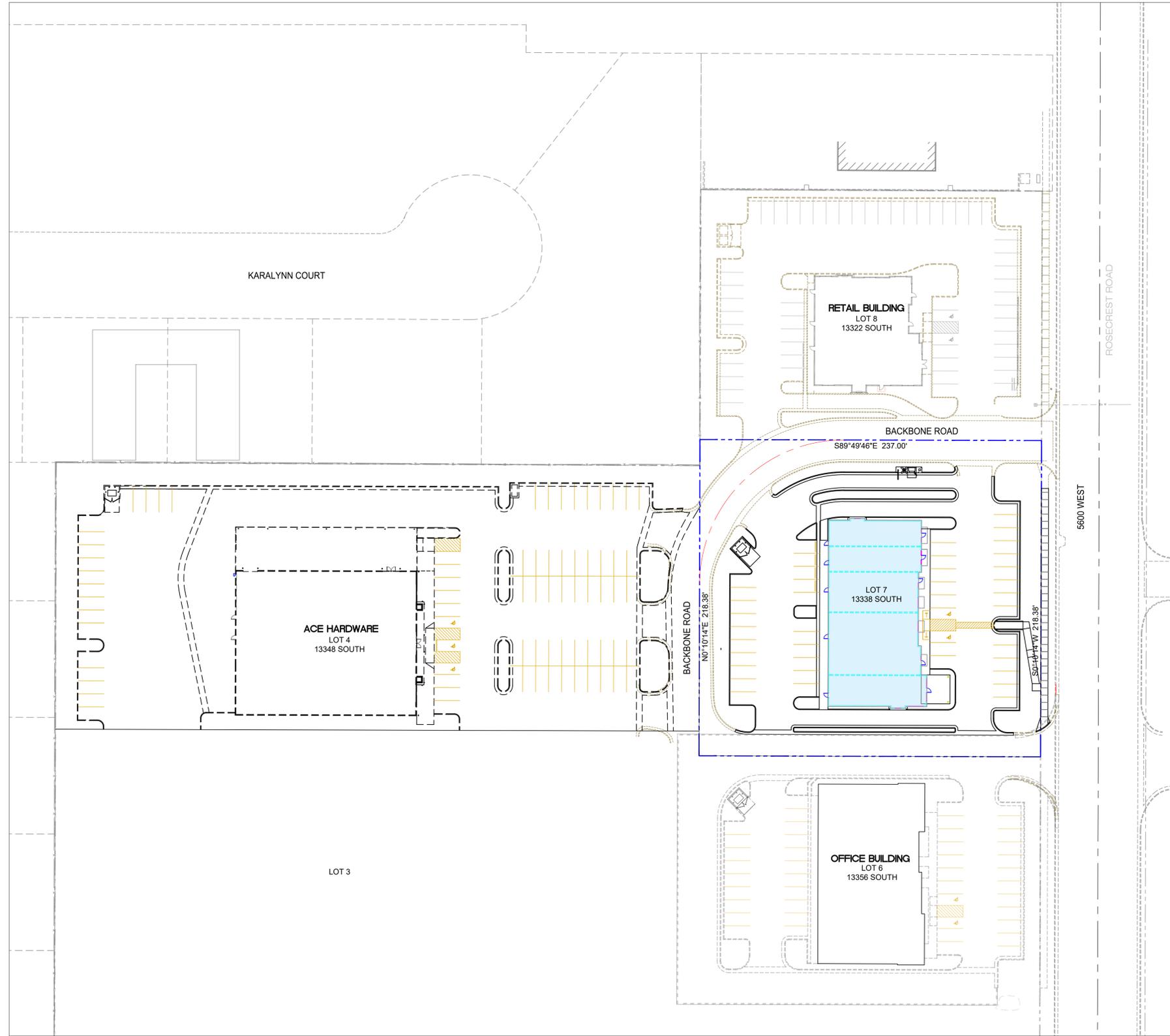


Proposed Conditional Use
 File# C2019-085

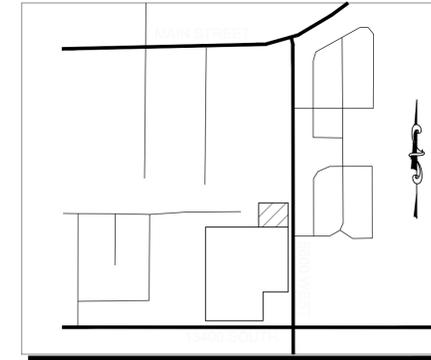
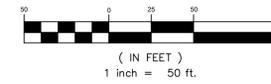
HERRIMAN CORNER COMMERCIAL

LOT 7 - CONSTRUCTION SET

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 35
TOWNSHIP 3 SOUTH, RANGE 2 WEST,
SALT LAKE BASE & MERIDIAN
13338 SOUTH ROSECREST ROAD
HERRIMAN, UTAH



GRAPHIC SCALE



VICINITY MAP

NTS

DRAWING INDEX

DRAWING TITLE	SHEET NO.
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GRADING & DRAINAGE PLAN	GP1
EROSION CONTROL PLAN	EC1
EROSION CONTROL PLAN GENERAL NOTES AND DETAILS	EC2
DETAILS	DT1
DETAILS	DT2

PROPERTY DATA - LOT 7

PROPERTY ADDRESS:	13338 S ROSECREST ROAD		
ASSESSOR'S PARCEL NUMBER	26:35:476:053:0000		
PROPERTY AREA:	51,756 SQ.FT.	1.188 AC.	100%
BUILDING COVERAGE:	8,400 SQ.FT.	0.162 AC.	16%
PAVED AREA:	19,680 SQ.FT.	0.452 AC.	37%
IMPERVIOUS AREA:	15,176 SQ.FT.	0.736 AC.	30%
LANDSCAPED AREA:	8,500 SQ.FT.	0.200 AC.	17%

OWNER / DEVELOPER
NORTHPOINT CONSTRUCTION
AND DEVELOPMENT, LLC
CONTACT: DAVE MURDOCK
(801) 558-5502

ENGINEER
INFINITY CONSULTANTS
CONTACT: SCOTT MCFARLAND, PE
(801) 726-6797



No.	DESCRIPTION	BY	DATE

SCALE (HORIZ):
SCALE (VERT):
DRAWN BY: SPM
CHECKED BY: RHD
DATE: 09.06.2019
PROJECT No. 2361



HERRIMAN CORNER COMMERCIAL
LOT 7 DESIGN
COVERSHEET
HERRIMAN, UTAH

SHEET
CV1

THE CONTRACTOR SHALL CAREFULLY READ ALL OF THE NOTES AND SPECIFICATIONS, THE CONTRACTOR SHALL BE SATISFIED AS TO THE TRUE MEANING AND INTENTION AND SHALL BE RESPONSIBLE FOR COMPLYING WITH EACH.

GENERAL NOTES:

- 1) ALL IMPROVEMENTS SHALL BE CONSTRUCTED IN STRICT ACCORDANCE WITH THE FOLLOWING: CURRENT REGULATORY AGENCY STANDARDS AND SPECIFICATIONS, AND REGULATORY AGENCY COMPREHENSIVE PLAN, WHERE APPLICABLE.
- 2) PRIOR TO ANY WORK BEING PERFORMED, THE CONTRACTOR SHALL CONTACT REGULATORY AGENCY FOR A PRE-CONSTRUCTION CONFERENCE AS DIRECTED BY THE OWNER. CONTRACTOR SHALL ALSO NOTIFY THE BELOW LISTED PROJECT CONTACTS (48) HOURS IN ADVANCE OF SAID MEETING:
 - A. REGULATORY AGENCY: HERRIMAN CITY
13011 S PIONEER STREET
HERRIMAN, UT 84096
TEL: (801)446-5323
CONTACT: BLAKE THOMAS
bthomas@herriman.org
 - B. DEVELOPER: NORTHPOINT CONSTRUCTION AND DEVELOPMENT, LLC
TEL: (801) 558-5502
CONTACT: DAVE MURDOCK
 - C. ENGINEER: INFINITY CONSULTANTS
2975 EXECUTIVE PARKWAY, STE. 300
LEHI, UT 84043
TEL: (801) 541-3040
CONTACT: REID H. DICKSON, P.E.
reid@infinityutah.com
 - D. POWER COMPANY: ROCKY MOUNTAIN POWER
CUSTOMER SERVICE LINE:
TEL: (866) 870-3419
 - E. TELEPHONE COMPANY: CENTURYLINK
CUSTOMER SERVICE LINE:
TEL: (800) 603-6000
- 3) IT IS INTENDED THAT THESE PLANS AND SPECIFICATIONS REQUIRE ALL LABOR AND MATERIALS NECESSARY AND PROPER FOR THE WORK CONTEMPLATED AND THAT THE WORK BE COMPLETED IN ACCORDANCE WITH THEIR TRUE INTENT AND PURPOSE. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY REGARDING ANY DISCREPANCIES OR AMBIGUITIES WHICH MAY EXIST IN THE PLANS OR SPECIFICATIONS. THE ENGINEER'S INTERPRETATION THEREOF SHALL BE CONCLUSIVE.
- 4) WHERE THE PLANS OR SPECIFICATIONS DESCRIBE PORTIONS OF THE WORK IN GENERAL TERMS BUT NOT IN COMPLETE DETAIL, IT IS UNDERSTOOD THAT ONLY THE BEST GENERAL PRACTICE IS TO PREVAIL AND THAT ONLY MATERIALS AND WORKMANSHIP OF THE FIRST QUALITY ARE TO BE USED.
- 5) THE CONTRACTOR SHALL BE SKILLED AND REGULARLY ENGAGED IN THE GENERAL CLASS AND TYPE OF WORK CALLED FOR IN THE PROJECT PLANS AND SPECIFICATIONS. THEREFORE, THE OWNER IS RELYING UPON THE EXPERIENCE AND EXPERTISE OF THE CONTRACTOR. IT SHALL BE EXPECTED THAT PRICES PROVIDED WITHIN THE CONTRACT DOCUMENTS SHALL INCLUDE ALL LABOR AND MATERIALS NECESSARY AND PROPER FOR THE WORK CONTEMPLATED AND THAT THE WORK BE COMPLETED IN ACCORDANCE WITH THEIR TRUE INTENT AND PURPOSE. THE CONTRACTOR SHALL BE COMPETENT, KNOWLEDGEABLE AND HAVE SPECIAL SKILLS IN THE NATURE, EXTENT AND INHERENT CONDITIONS OF THE WORK TO BE PERFORMED. CONTRACTOR SHALL ALSO ACKNOWLEDGE THAT THERE ARE CERTAIN PECULIAR AND INHERENT CONDITIONS EXISTENT IN THE CONSTRUCTION OF THE PARTICULAR FACILITIES, WHICH MAY CREATE, DURING THE CONSTRUCTION PROGRAM, UNUSUAL OR UNSAFE CONDITIONS HAZARDOUS TO PERSONS, PROPERTY AND THE ENVIRONMENT. CONTRACTOR SHALL BE AWARE OF SUCH PECULIAR RISKS AND HAVE THE SKILL AND EXPERIENCE TO FORESEE AND TO ADOPT PROTECTIVE MEASURES TO ADEQUATELY AND SAFELY PERFORM THE CONSTRUCTION WORK WITH RESPECT TO SUCH HAZARDS.
- 6) THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PERMITS AND LICENSES REQUIRED FOR THE CONSTRUCTION AND COMPLETION OF THE PROJECT, AND SHALL PERFORM ALL WORK IN ACCORDANCE WITH THE REQUIREMENTS AND CONDITIONS OF ALL PERMITS AND APPROVALS APPLICABLE TO THIS PROJECT. THE CONTRACTOR SHALL ENSURE THAT THE NECESSARY RIGHT-OF-WAYS, EASEMENTS, AND/OR PERMITS ARE SECURED PRIOR TO CONSTRUCTION.
- 7) CONTRACTOR SHALL OBTAIN AN ENCROACHMENT PERMIT WHERE APPLICABLE FOR ANY WORK DONE WITHIN RIGHT-OF-WAYS OR EASEMENTS FROM REGULATORY AGENCY AND/OR UDOT. CONTRACTOR SHALL NOTIFY REGULATORY AGENCY, AND/OR STATE, 24 HOURS IN ADVANCE OF COMMENCING THE WORK, OR AS REQUIRED BY SAID PERMITS.
- 8) THE CONTRACTOR SHALL, AT THE TIME OF BIDDING, AND, THROUGHOUT THE PERIOD OF THE CONTRACT, BE LICENSED IN THE STATE OF UTAH AND SHALL BE BONDABLE FOR AN AMOUNT EQUAL TO OR GREATER THAN THE AMOUNT BID AND TO DO THE TYPE OF WORK CONTEMPLATED IN THE PLANS AND SPECIFICATIONS. CONTRACTOR SHALL BE SKILLED AND REGULARLY ENGAGED IN THE GENERAL CLASS AND TYPE OF WORK CALLED FOR IN THE PLANS AND SPECIFICATIONS.
- 9) OWNER SHALL FILE NOTICE OF INTENT WITH THE STATE OF UTAH DIVISION OF WATER QUALITY AND ALSO OBTAIN A FUGITIVE DUST CONTROL PERMIT.
- 10) CONTRACTOR SHALL INSPECT THE SITE OF THE WORK PRIOR TO BIDDING TO SATISFY THEMSELVES BY PERSONAL EXAMINATION OR BY SUCH OTHER MEANS AS THEY MAY PREFER, OF THE LOCATION OF THE PROPOSED WORK, AND OF THE ACTUAL CONDITIONS OF AND AT THE SITE OF WORK.

IF, DURING THE COURSE OF THEIR EXAMINATION, A BIDDER FINDS FACTS OR CONDITIONS WHICH APPEAR TO THEM TO BE IN CONFLICT WITH THE LETTER OR SPIRIT OF THE PROJECT PLANS AND SPECIFICATIONS, THEY SHALL CONTACT THE ENGINEER FOR ADDITIONAL INFORMATION AND EXPLANATION BEFORE SUBMITTING THEIR BID.

SUBMISSION OF A BID BY THE CONTRACTOR SHALL CONSTITUTE ACKNOWLEDGMENT THAT, IF AWARDED THE CONTRACT, THEY HAVE RELIED AND ARE RELYING ON THEIR OWN EXAMINATION OF (1) THE SITE OF THE WORK, (2) ACCESS TO THE SITE, AND (3) ALL OTHER DATA AND MATTERS REQUISITE TO THE FULFILLMENT OF THE WORK AND ON THEIR OWN KNOWLEDGE OF EXISTING FACILITIES ON AND IN THE VICINITY OF THE SITE OF THE WORK TO BE CONSTRUCTED UNDER THIS CONTRACT.

THE INFORMATION PROVIDED BY THE OWNER OR THE ENGINEER IS NOT INTENDED TO BE A SUBSTITUTE FOR, OR A SUPPLEMENT TO THE INDEPENDENT VERIFICATION BY THE CONTRACTOR TO THE EXTENT SUCH INDEPENDENT INVESTIGATION OF SITE CONDITIONS IS DEEMED NECESSARY OR DESIRABLE BY THE CONTRACTOR. CONTRACTOR SHALL ACKNOWLEDGE THAT THEY HAVE NOT RELIED SOLELY UPON OWNER OR ENGINEER FURNISHED INFORMATION REGARDING SITE CONDITIONS IN PREPARING AND SUBMITTING THEIR BID.
- 11) THE CONTRACTOR SHALL PROVIDE ALL LIGHTS, BARRICADES, SIGNS, FLAGMEN OR OTHER DEVICES NECESSARY FOR PUBLIC SAFETY, AS REQUIRED BY REGULATORY AGENCY.
- 12) THE CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE ALL WATER, POWER, SANITARY FACILITIES AND TELEPHONE SERVICES AS REQUIRED FOR THE CONTRACTORS USE DURING CONSTRUCTION.
- 13) THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY FIELD CHANGES MADE WITHOUT PRIOR WRITTEN AUTHORIZATION FROM THE OWNER, ENGINEER, AND/OR REGULATORY AGENCY.
- 14) THE CONTRACTOR SHALL EXERCISE DUE CAUTION AND SHALL CAREFULLY PRESERVE BENCH MARKS, CONTROL POINTS, REFERENCE POINTS AND ALL SURVEY STAKES, AND SHALL BEAR ALL EXPENSES FOR REPLACEMENT AND/OR ERRORS CAUSED BY THEIR UNNECESSARY LOSS OR DISTURBANCE.

- 15) THE CONTRACTOR AGREES THAT:
 - A. THEY SHALL BE RESPONSIBLE TO CLEAN THE JOB SITE AT THE END OF EACH PHASE OF WORK.
 - B. THEY SHALL BE RESPONSIBLE TO REMOVE AND DISPOSE OF ALL TRASH, SCRAP AND UNUSED MATERIAL AT THEIR OWN EXPENSE IN A TIMELY MANNER.
 - C. THEY SHALL BE RESPONSIBLE TO MAINTAIN THE SITE IN A NEAT, SAFE AND ORDERLY MANNER AT ALL TIMES.
 - D. THEY SHALL BE RESPONSIBLE TO KEEP MATERIALS, EQUIPMENT, AND TRASH OUT OF THE WAY OF OTHER CONTRACTORS SO AS NOT TO DELAY THE JOB. FAILURE TO DO SO WILL RESULT IN A DEDUCTION FROM THE COST OF CLEAN UP FROM THE FINAL PAYMENT.
 - E. THEY SHALL BE RESPONSIBLE FOR THEIR OWN SAFETY, TRAFFIC CONTROL, PERMITS, RETESTING AND RE-INSPECTIONS AT THEIR OWN EXPENSE.
- 16) THE CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOBSITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.
- 17) DUST CONTROL SHALL BE PROVIDED AT ALL TIMES, AT THE CONTRACTOR'S EXPENSE, TO MINIMIZE ANY DUST NUISANCE AND SHALL BE IN ACCORDANCE WITH REGULATORY AGENCY COMPREHENSIVE PLAN.
- 18) FOR ALL WORK WITHIN PUBLIC RIGHT-OF-WAYS OR EASEMENTS, THE CONTRACTOR SHALL PRESERVE THE INTEGRITY AND LOCATION OF ANY AND ALL PUBLIC UTILITIES AND PROVIDE THE NECESSARY CONSTRUCTION TRAFFIC CONTROL. CONTRACTOR SHALL, THROUGH THE ENCROACHMENT PERMIT PROCESS, VERIFY WITH THE NECESSARY REGULATORY AGENCIES, THE NEED FOR ANY TRAFFIC ROUTING PLAN. IF PLAN IS REQUIRED, CONTRACTOR SHALL PROVIDE PLAN AND RECEIVE PROPER APPROVALS PRIOR TO BEGINNING CONSTRUCTION.
- 19) THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATELY SCHEDULING INSPECTION AND TESTING OF ALL FACILITIES CONSTRUCTED UNDER THIS CONTRACT. ALL TESTING SHALL CONFORM TO THE REGULATORY AGENCY'S STANDARD SPECIFICATIONS. ALL TESTING AND INSPECTION SHALL BE PAID FOR BY THE OWNER. ALL RETESTING AND/OR REINSPECTION SHALL BE PAID FOR BY THE CONTRACTOR.
- 20) IF EXISTING IMPROVEMENTS NEED TO BE DISTURBED AND/OR REMOVED FOR THE PROPER PLACEMENT OF IMPROVEMENTS TO BE CONSTRUCTED BY THESE PLANS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXISTING IMPROVEMENTS FROM DAMAGE. COST OF REPLACING OR REPAIRING EXISTING IMPROVEMENTS SHALL BE INCLUDED IN THE UNIT PRICE BID FOR ITEMS REQUIRING REMOVAL AND/OR REPLACEMENT OF EXISTING IMPROVEMENTS. THERE WILL BE NO EXTRA COST DUE TO THE CONTRACTOR FOR REPLACING OR REPAIRING EXISTING IMPROVEMENTS.
- 21) WHENEVER EXISTING FACILITIES ARE REMOVED, DAMAGED, BROKEN, OR CUT IN THE INSTALLATION OF THE WORK COVERED BY THESE PLANS OR SPECIFICATIONS, SAID FACILITIES SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE, AFTER PROPER BACKFILLING AND/OR CONSTRUCTION, WITH MATERIALS EQUAL TO OR BETTER THAN THE MATERIALS USED IN THE ORIGINAL EXISTING FACILITIES. THE FINISHED PRODUCT SHALL BE SUBJECT TO THE APPROVAL OF THE OWNER, THE ENGINEER, AND THE RESPECTIVE REGULATORY AGENCY.
- 22) THE CONTRACTOR SHALL MAINTAIN A NEATLY MARKED SET OF FULL-SIZE AS-BUILT RECORD DRAWINGS SHOWING THE FINAL LOCATION AND LAYOUT OF ALL STRUCTURES AND OTHER FACILITIES. AS-BUILT RECORD DRAWINGS SHALL REFLECT CHANGE ORDERS, ACCOMMODATIONS, AND ADJUSTMENTS TO ALL IMPROVEMENTS CONSTRUCTED. WHERE NECESSARY, SUPPLEMENTAL DRAWINGS SHALL BE PREPARED AND SUBMITTED BY THE CONTRACTOR.

PRIOR TO COMPLETION OF THE PROJECT, THE CONTRACTOR SHALL DELIVER TO THE ENGINEER, ONE SET OF NEATLY MARKED AS-BUILT RECORD DRAWINGS SHOWING THE INFORMATION REQUIRED ABOVE. AS-BUILT RECORD DRAWINGS SHALL BE REVIEWED AND THE COMPLETE AS-BUILT RECORD DRAWING SET SHALL BE CURRENT WITH ALL CHANGES AND DEVIATIONS REDLINED AS A PRECONDITION TO THE FINAL PROGRESS PAYMENT APPROVAL AND/OR FINAL ACCEPTANCE.
- 23) WORK IN EASEMENT AND/OR RIGHT-OF-WAY IS SUBJECT TO THE APPROVAL AND ACCEPTANCE OF THE REGULATORY AGENCY RESPONSIBLE FOR OPERATION AND/OR MAINTENANCE OF SAID EASEMENT AND/OR RIGHT-OF-WAY.

CLEARING AND GRADING NOTES:

- 1) CONTRACTOR SHALL PERFORM EARTHWORK IN ACCORDANCE WITH SUMMIT COUNTY STANDARD SPECIFICATIONS AND DIVISION 2 OF THE AMERICAN PUBLIC WORKS ASSOCIATION STANDARD SPECIFICATIONS.
- 2) IF THE PROJECT REQUIRES ANY IMPORT OR EXPORT TO ACHIEVE A BALANCED SITE, A SEPARATE UNIT PRICE PER CUBIC YARD SHALL BE INCLUDED IN THE BID FOR SAID IMPORT OR EXPORT. ANY EXPORT MATERIAL SHALL BE STOCKPILED OR REMOVED FROM THE PROJECT SITE AS DIRECTED BY THE OWNER AND/OR ENGINEER.

UNDERGROUND UTILITIES:

- 1) THE INFORMATION SHOWN ON THE PLANS WITH REGARD TO THE EXISTING UTILITIES AND/OR IMPROVEMENTS, WAS DERIVED FROM FIELD INVESTIGATIONS AND/OR RECORD INFORMATION. THE ENGINEER DOES NOT GUARANTEE THESE LOCATIONS TO BE EITHER TRUE OR EXACT. PRIOR TO CONSTRUCTION, IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO VERIFY ALL EXISTING IMPROVEMENTS AND TO EXPOSE ALL EXISTING UNDERGROUND UTILITIES RELATED TO THE PROJECT, INCLUDING BUT NOT LIMITED TO, SEWER, STORM DRAIN, WATER, IRRIGATION, GAS, ELECTRICAL, ETC. AND SHALL NOTIFY THE ENGINEER IN WRITING FORTY-EIGHT (48) HOURS IN ADVANCE OF EXPOSING THE UTILITIES, SO THAT THE EXACT LOCATION AND ELEVATION CAN BE VERIFIED AND DOCUMENTED. THE COST ASSOCIATED TO PERFORM THIS WORK SHALL BE INCLUDED IN EITHER THE LUMP SUM CLEARING COST OR IN THE VARIOUS ITEMS OF WORK. IF LOCATION AND/OR ELEVATION DIFFERS FROM THAT SHOWN ON THE DESIGN PLANS, PROVISIONS TO ACCOMMODATE NEW LOCATION/ELEVATION MUST BE MADE PRIOR TO CONSTRUCTION.
- 2) PRIOR TO COMMENCING ANY WORK, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO HAVE EACH UTILITY COMPANY LOCATE, IN THE FIELD, THEIR MAIN AND SERVICE LINES. THE CONTRACTOR SHALL NOTIFY ONE CALL OF UTAH BY DIALING 811 AND 1-800-342-1585 48 HOURS IN ADVANCE OF PERFORMING ANY EXCAVATION WORK. THE CONTRACTOR SHALL RECORD THE ONE CALL ORDER NUMBER AND FURNISH ORDER NUMBER TO OWNER AND ENGINEER PRIOR TO ANY EXCAVATION. IT WILL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO DIRECTLY CONTACT ANY OTHER UTILITY COMPANIES THAT ARE NOT MEMBERS OF ONE CALL. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO PROTECT ALL EXISTING UTILITIES SO THAT NO DAMAGE RESULTS TO THEM DURING THE PERFORMANCE OF THIS CONTRACT. ANY REPAIRS NECESSARY TO DAMAGED UTILITIES SHALL BE PAID FOR BY THE CONTRACTOR. THE CONTRACTOR SHALL BE REQUIRED TO COOPERATE WITH OTHER CONTRACTORS AND UTILITY COMPANIES INSTALLING NEW STRUCTURES, UTILITIES AND SERVICE TO THE PROJECT.
- 3) THE CONTRACTOR SHALL PROVIDE ALL SHORING, BRACING, SLOPING OR OTHER PROVISIONS NECESSARY TO PROTECT WORKMEN FOR ALL AREAS TO BE EXCAVATED TO A DEPTH OF 4' OR MORE. FOR EXCAVATIONS 4 FEET OR MORE IN DEPTH, THE CONTRACTOR SHALL COMPLY WITH INDUSTRIAL COMMISSION OF UTAH SAFETY ORDERS FOR EXCAVATIONS AND TRENCHES, ALONG WITH ANY LOCAL CODES OR ORDINANCES.
- 4) PRIOR TO OPENING AN EXCAVATION, EFFORT SHALL BE MADE TO DETERMINE WHETHER UNDERGROUND INSTALLATIONS, I.E. SEWER, WATER, FUEL, ELECTRIC LINES, ETC., WILL BE ENCOUNTERED AND IF SO, WHERE SUCH UNDERGROUND INSTALLATIONS ARE LOCATED. WHEN THE EXCAVATION APPROACHES THE APPROXIMATE LOCATION OF SUCH AN INSTALLATION, THE EXACT LOCATION SHALL BE DETERMINED

- BY CAREFUL PROBING OR HAND DIGGING; AND, WHEN IT IS UNCOVERED, ADEQUATE PROTECTION SHALL BE PROVIDED FOR THE EXISTING INSTALLATION. ALL KNOWN OWNERS OF UNDERGROUND FACILITIES IN THE AREA CONCERNED SHALL BE ADVISED OF PROPOSED WORK AT LEAST 48 HOURS PRIOR TO THE START OF ACTUAL EXCAVATION.
- THE CONTRACTOR WILL VERIFY DEPTHS OF ALL UTILITIES IN THE FIELD BY POT HOLING A MINIMUM OF 300 FEET AHEAD OF PIPELINE CONSTRUCTION TO AVOID CONFLICTS WITH DESIGNED PIPELINE GRADE AND ALIGNMENT. IF A CONFLICT ARISES RESULTING FROM THE CONTRACTOR NEGLECTING TO POT HOLE UTILITIES THE CONTRACTOR WILL BE REQUIRED TO RESOLVE THE CONFLICT WITHOUT ADDITIONAL COST OR CLAIM TO THE OWNER.
- 5) IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO INSTALL PIPE OF ADEQUATE CLASSIFICATION WITH SUFFICIENT BEDDING TO MEET ALL REQUIREMENTS AND RECOMMENDATIONS OF SALT LAKE COUNTY FOR H-20 LOAD REQUIREMENTS.
 - 6) SANITARY SEWER AND WATER SYSTEM CONSTRUCTION TO BE INSTALLED PER THE REQUIREMENTS OF THE REGULATORY AGENCY.
 - A. ALL SANITARY SEWER CONSTRUCTION SHALL COMPLY WITH THE REGULATORY AGENCY STANDARDS.
 - B. ALL WATER SERVICE LINES SHALL BE CONSTRUCTED ACCORDING TO REGULATORY AGENCY STANDARDS.
 - C. ALL WATERLINE BENDS, ELBOWS, TEES, AND CROSSES SHALL HAVE THRUST BLOCKS PLACED ACCORDING TO REGULATORY AGENCY STANDARDS.
 - D. ALL WATERLINE LOOPS SHALL BE CONSTRUCTED ACCORDING TO REGULATORY AGENCY STANDARDS.
 - E. ALL WATER LINES 10 INCHES AND SMALLER REQUIRE GATE VALVES. WATER LINES LARGER THAN 10 INCHES REQUIRE BUTTERFLY VALVES.
 - F. CONTRACTOR TO VERIFY ALL PIPE LENGTHS. PIPE LENGTHS SHOWN ARE MEASURED FROM EDGE OF MH TO EDGE OF MH. NO ADJUSTMENT WAS MADE FOR SLOPE.
 - 7) THE CONTRACTOR SHALL NOTIFY INFINITY CONSULTANTS, INC. IN WRITING AT LEAST 48 HOURS PRIOR TO BACKFILLING OF ANY PIPE WHICH STUBS TO A FUTURE PHASE OF CONSTRUCTION FOR INVERT VERIFICATION. TOLERANCE SHALL BE IN ACCORDANCE WITH THE REGULATORY AGENCY STANDARD SPECIFICATIONS.
 - 8) ALL UNDERGROUND UTILITIES SHALL BE IN PLACE PRIOR TO INSTALLATION OF CURB, GUTTER, SIDEWALK AND STREET PAVING.
 - 9) THE CONTRACTOR IS RESPONSIBLE FOR ALL STREET LIGHT TRENCHING.

SURFACE IMPROVEMENTS:

- 1) ALL MANHOLE RIMS, LAMPHOLES, VALVES AND MONUMENT BOXES, ETC. SHALL BE ADJUSTED TO FINISHED GRADE & COLLARED AFTER STREET PAVING, UNLESS OTHERWISE NOTED. COST FOR THIS WORK SHALL BE INCLUDED IN THE UNIT PRICES FOR SAID FACILITIES.
- 2) PAYMENT FOR PAVEMENT WILL BE MADE ONLY FOR AREAS SHOWN ON PLANS. REPLACEMENT OF PAVEMENT WHICH IS BROKEN OR CUT DURING THE INSTALLATION OF THE WORK COVERED BY THESE SPECIFICATIONS, AND WHICH LIES OUTSIDE OF SAID AREAS, SHALL BE INCLUDED IN THE CONTRACTOR'S UNIT PRICE FOR PAVEMENT, AND NO ADDITIONAL PAYMENT SHALL BE MADE FOR SUCH WORK.
- 3) THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL STRIPING AND/OR PAVEMENT MARKINGS NECESSARY TO TIE EXISTING STRIPING INTO FUTURE STRIPING. METHOD OF REMOVAL SHALL BE BY GRINDING OR SANDBLASTING.
- 4) STRIPING AND PAVEMENT MARKINGS SHALL BE IN CONFORMANCE WITH REGULATORY AGENCY STANDARDS.

ROADWAY MATERIALS:

- 1) ROADWAY MATERIALS SPECIFICATIONS AND CONSTRUCTION REQUIREMENTS SHALL BE AS OUTLINED BY REGULATORY AGENCY STANDARDS AND THESE PLANS.

ABBREVIATIONS:

AC	ASPHALTIC CONCRETE
APPR.	APPROXIMATELY
BW	BOTTOM OF WALL
CB	CATCH BASIN
CL	CENTERLINE
CONC	CONCRETE
DET	DEATH
DIA	DIAMETER
DIP	DUCTILE IRON PIPE
DWG	DRAWING
EA	EACH
EG	EXISTING GRADE
EP	EDGE OF PAVEMENT
ELEV	ELEVATION
ESMT	EASEMENT
EXIST	EXISTING
FF	FINISH FLOOR
FL	FIRE HYDRANT
FL	FLOWLINE
FT	FEET
GB	GRADE BREAK
HP	HIGH POINT
HORIZ	HORIZONTAL
HYD	HYDRANT
ID	INSIDE DIAMETER
IE	INVERT ELEVATION
IRR	IRRIGATION
L	LENGTH
L.F.	LINEAR FEET
LP	LOW POINT
MAX	MAXIMUM
MH	MANHOLE
MIN	MINIMUM
NTS	NOT TO SCALE
OH	OVERHEAD
PC	POINT OF CURVATURE
PL	PROPERTY LINE
POC	POINT ON CURVE
PP	POWER POLE
PVC	POLYVINYL CHLORIDE
PUD	PUBLIC UTILITY AND DRAINAGE
PUE	EASEMENT
	PUBLIC UTILITY EASEMENT
RCP	REINFORCED CONCRETE PIPE
R.O.W.	RIGHT-OF-WAY
SS	SANITARY SEWER
SD	STORM DRAIN
S.F.	SQUARE FEET
SHT	SHEET
STD	STANDARD
TBC	TOP BACK OF CURB
TG	TOP OF GRATE
TOA	TOP OF ASPHALT
TOC	TOP OF CONCRETE
TOS	TOP OF SLAB
TW	TOP OF WALL
TYP	TYPICAL
VAR	VARIES
VERT	VERTICAL
WS	WATER SURFACE



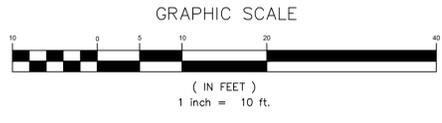
No.	DESCRIPTION	BY	DATE

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

HERRIMAN CORNER COMMERCIAL
 LOT 7 DESIGN
GENERAL NOTES
 HERRIMAN, UTAH

SHEET
GN1



NOTE
1. STREET LIGHTING IS MOUNTED ON BUILDING.
2. DEVELOPER TO COMPLETE ALL BACKBONE SEGMENTS.

No.	DESCRIPTION	BY	DATE

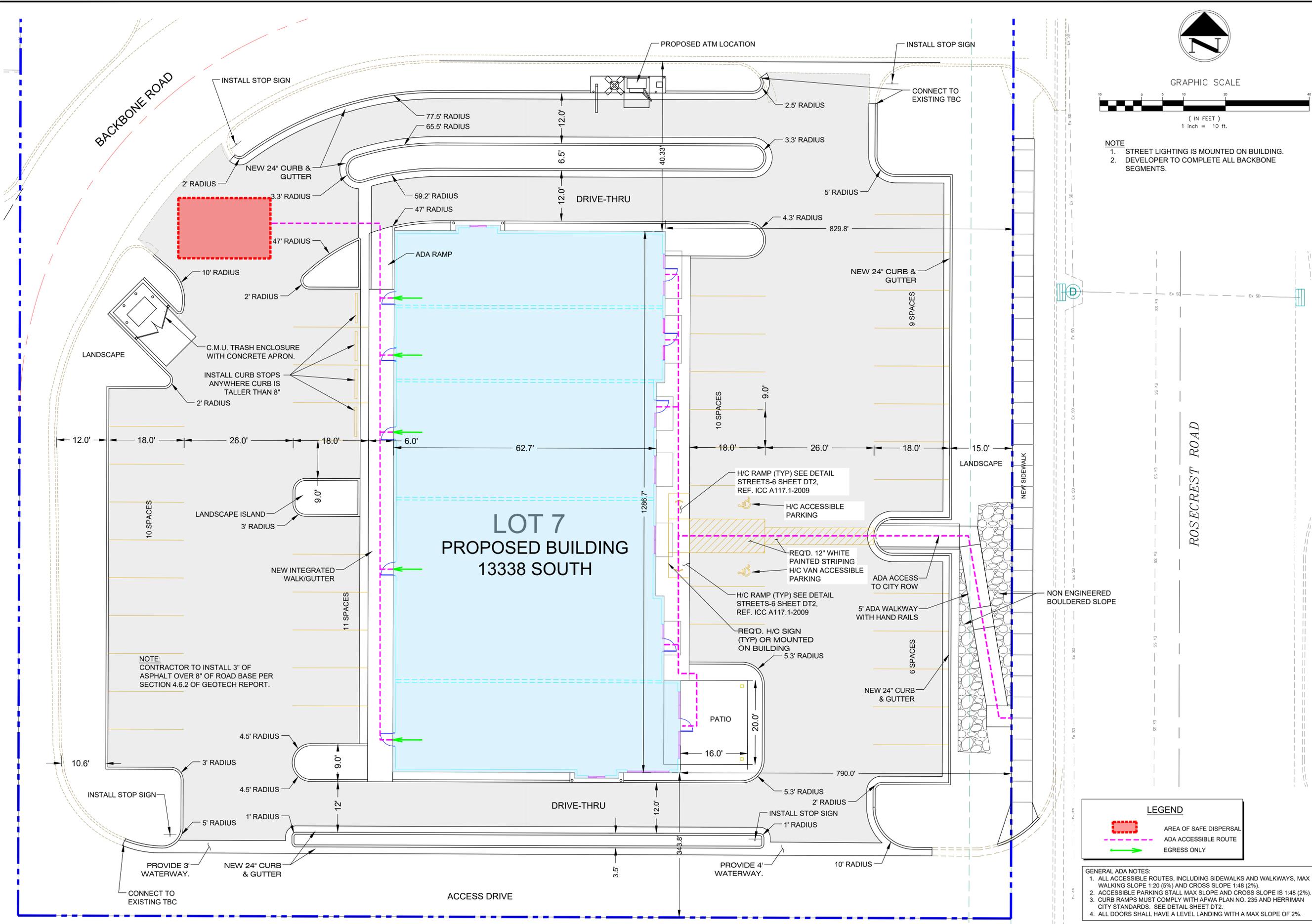
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infinity
CONSULTANTS

2975 Executive Parkway
Lehi, Utah 84043 • Tel: 801.541.3040

HERRIMAN CORNER COMMERCIAL
LOT 7 DESIGN
SITE PLAN
HERRIMAN, UTAH

SHEET
SP1



LEGEND

- AREA OF SAFE DISPERSAL
- ADA ACCESSIBLE ROUTE
- EGRESS ONLY

GENERAL ADA NOTES:
 1. ALL ACCESSIBLE ROUTES, INCLUDING SIDEWALKS AND WALKWAYS, MAX WALKING SLOPE 1:20 (5%) AND CROSS SLOPE 1:48 (2%).
 2. ACCESSIBLE PARKING STALL MAX SLOPE AND CROSS SLOPE IS 1:48 (2%).
 3. CURB RAMPS MUST COMPLY WITH APWA PLAN NO. 235 AND HERRIMAN CITY STANDARDS. SEE DETAIL SHEET DT2.
 4. ALL DOORS SHALL HAVE A LEVEL LANDING WITH A MAX SLOPE OF 2%.

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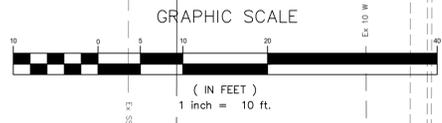
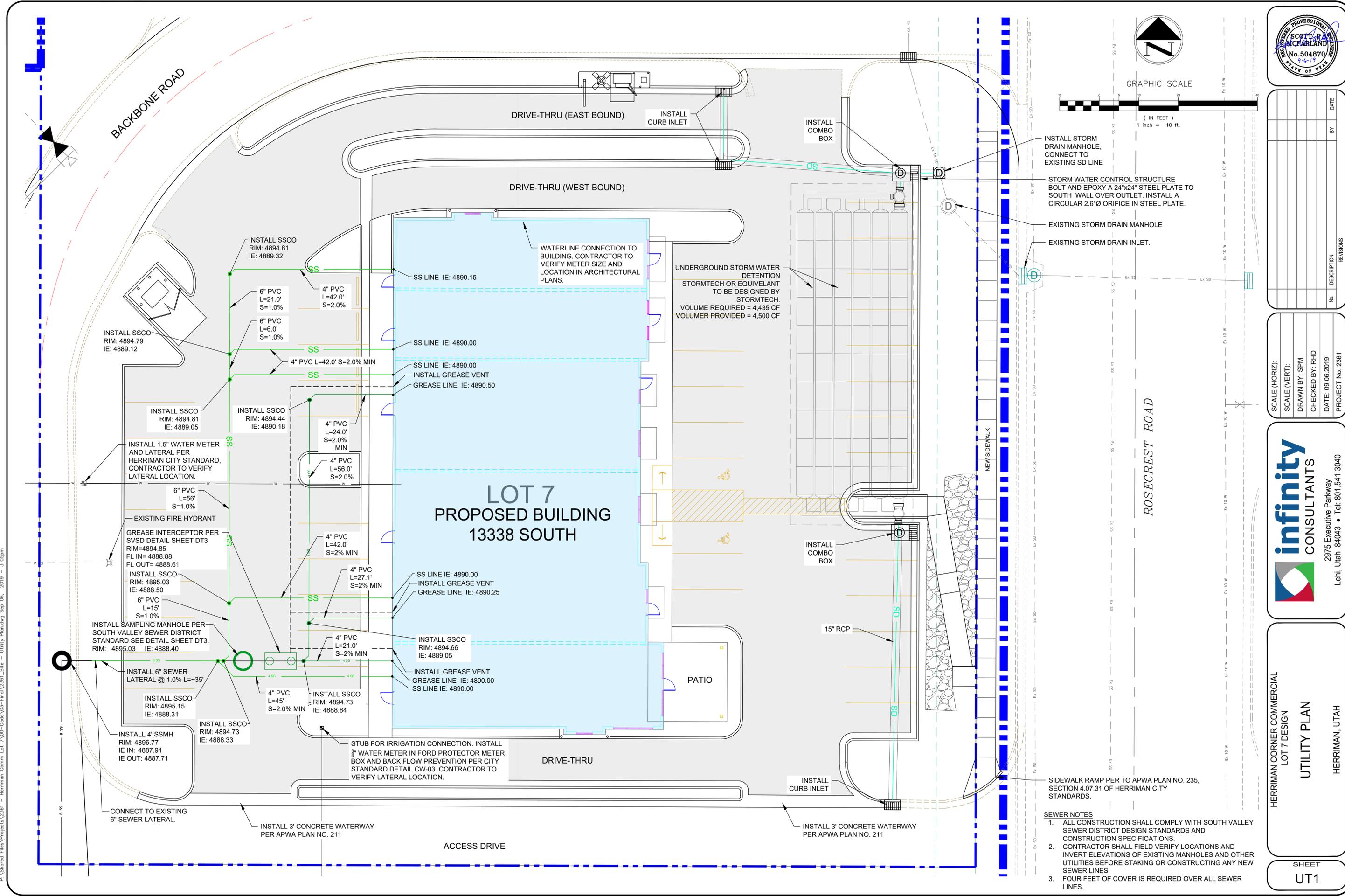
No.	DESCRIPTION	BY	DATE

SCALE (HORIZ):
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DRAWN BY: SPM
CHECKED BY: RHD
DATE: 09.06.2019
PROJECT No. 2361



HERRIMAN CORNER COMMERCIAL
LOT 7 DESIGN
UTILITY PLAN
HERRIMAN, UTAH

SHEET
UT1



- INSTALL STORM DRAIN MANHOLE, CONNECT TO EXISTING SD LINE
- STORM WATER CONTROL STRUCTURE BOLT AND EPOXY A 24"x24" STEEL PLATE TO SOUTH WALL OVER OUTLET. INSTALL A CIRCULAR 2.6"Ø ORIFICE IN STEEL PLATE.
- EXISTING STORM DRAIN MANHOLE
- EXISTING STORM DRAIN INLET.

UNDERGROUND STORM WATER DETENTION
STORMTECH OR EQUIVALANT TO BE DESIGNED BY STORMTECH.
VOLUME REQUIRED = 4,435 CF
VOLUMER PROVIDED = 4,500 CF

**LOT 7
PROPOSED BUILDING
13338 SOUTH**

SIDEWALK RAMP PER TO APWA PLAN NO. 235, SECTION 4.07.31 OF HERRIMAN CITY STANDARDS.

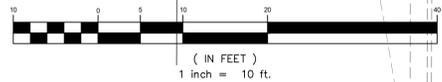
- SEWER NOTES**
- ALL CONSTRUCTION SHALL COMPLY WITH SOUTH VALLEY SEWER DISTRICT DESIGN STANDARDS AND CONSTRUCTION SPECIFICATIONS.
 - CONTRACTOR SHALL FIELD VERIFY LOCATIONS AND INVERT ELEVATIONS OF EXISTING MANHOLES AND OTHER UTILITIES BEFORE STAKING OR CONSTRUCTING ANY NEW SEWER LINES.
 - FOUR FEET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

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BACKBONE ROADWAY



GRAPHIC SCALE



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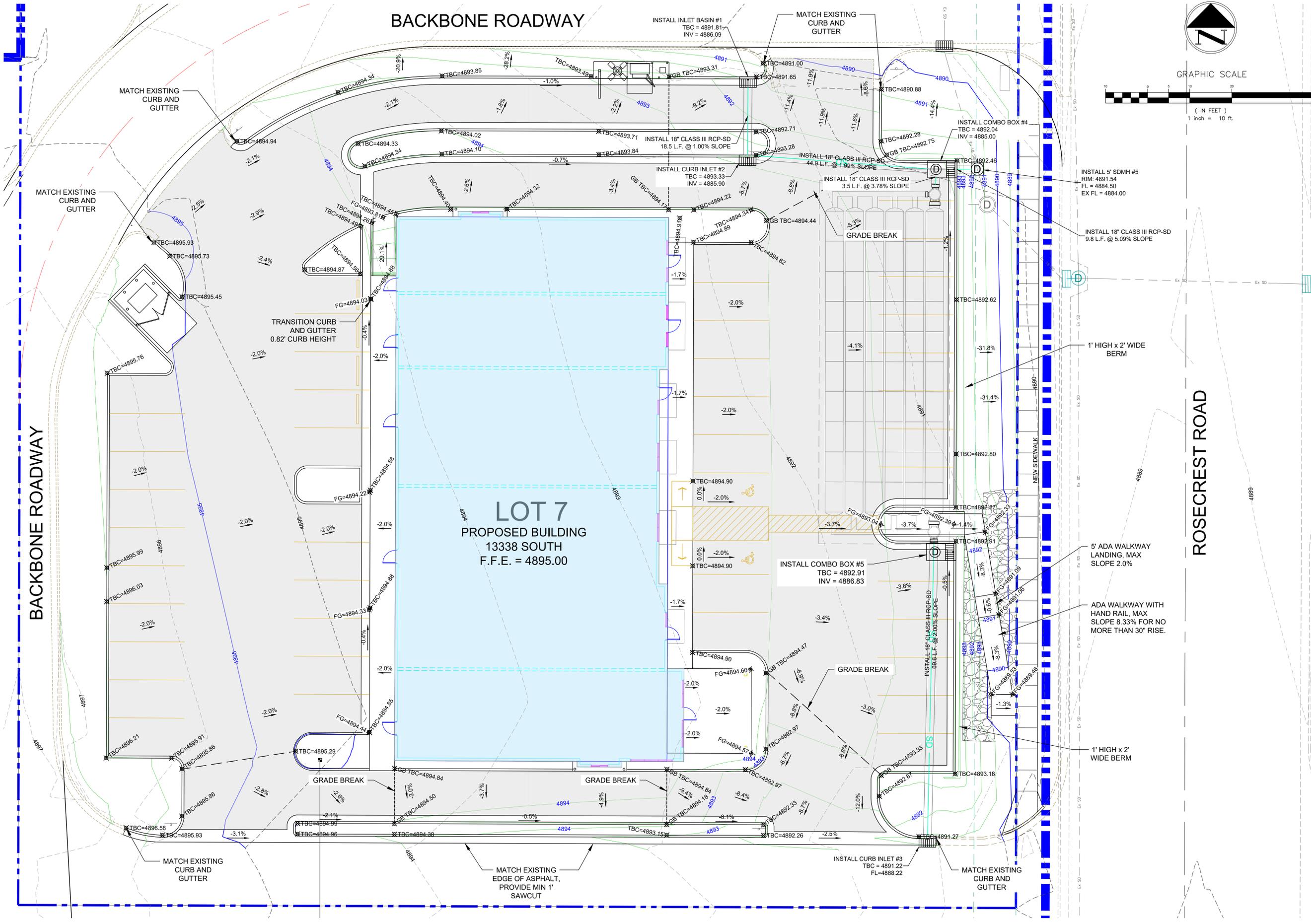
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HERRIMAN CORNER COMMERCIAL
LOT 7 DESIGN

GRADING PLAN

HERRIMAN, UTAH

SHEET
GP1



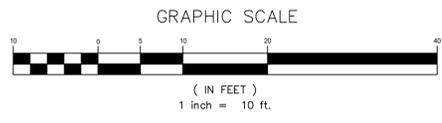
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BACKBONE ROADWAY

BACKBONE ROADWAY

ROSECREST ROAD

LOT 7
PROPOSED BUILDING
13338 SOUTH
F.F.E. = 4895.00



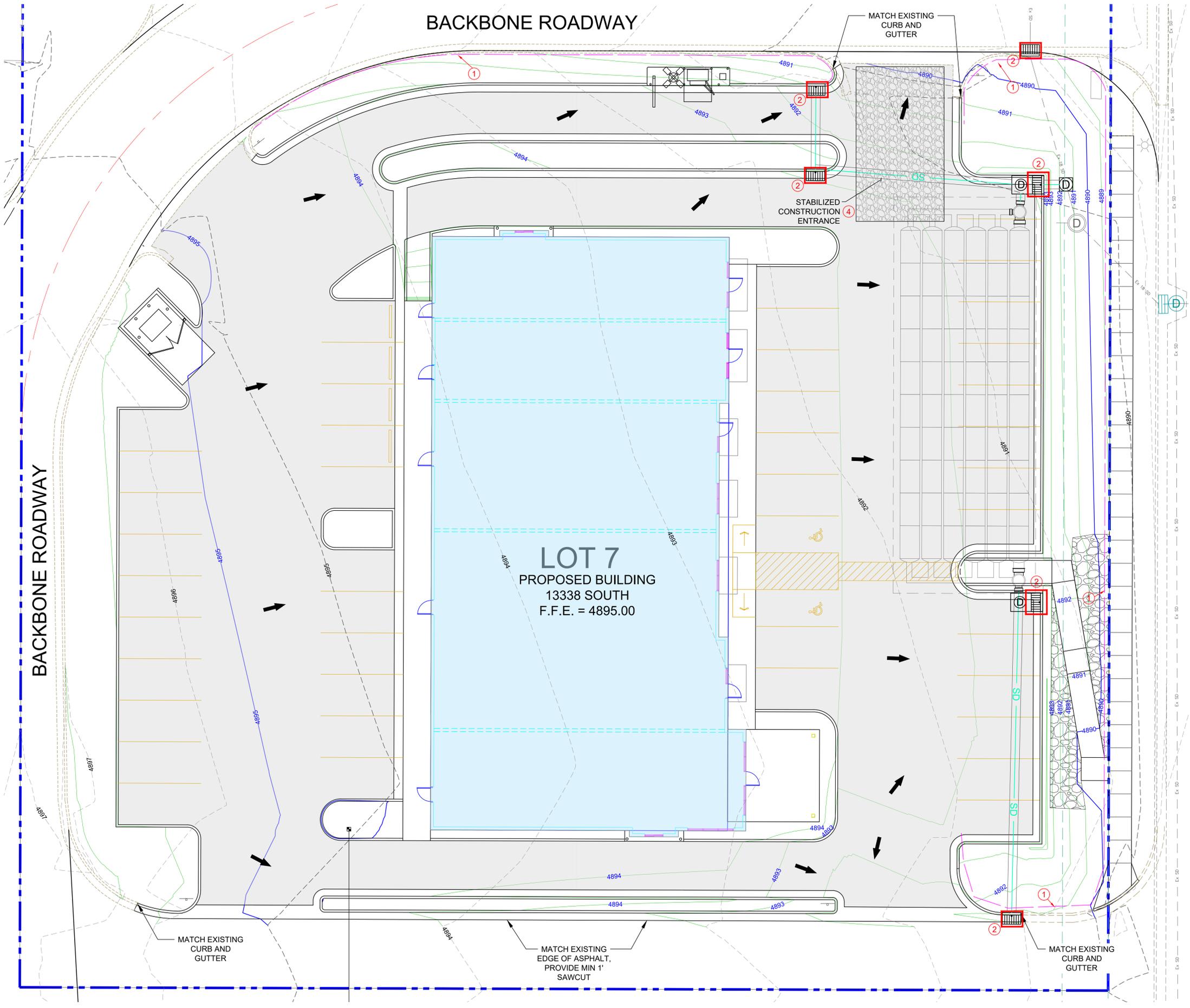
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HERRIMAN CORNER COMMERCIAL
LOT 7 DESIGN
EROSION PLAN
HERRIMAN, UTAH

SHEET
EC1



LEGEND

	1 SILT FENCE
	3 STABILIZED CONSTRUCTION ENTRANCE
	2 INLET PROTECTION
	PROJECT BOUNDARY
	DIRECTION OF EXISTING GROUND OVERLAND FLOW
	PROPOSED FLOW DIRECTION
	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR

- GENERAL NOTES:**
- 1) SEE SHEET EC2 FOR DETAILS AND ADDITIONAL NOTES.
 - 2) CONTRACTOR TO OBTAIN AND FOLLOW STORM WATER POLLUTION PREVENTION PLAN (SWPPP). SEE SWPPP FOR FULL DESCRIPTION OF EROSION CONTROL MEASURES.
 - 3) RE-SEED DISTURBED AREAS WITH NATIVE SEED MIX.
 - 4) DISTURBED SLOPES ARE TO BE ROUGHENED TO DECREASE EROSION. REFER TO SWPPP FOR MORE INFO.
 - 5) DUST CONTROL MEASURES ARE TO BE EMPLOYED DURING THE ENTIRE COURSE OF THIS PROJECT.

MATCH EXISTING CURB AND GUTTER

MATCH EXISTING EDGE OF ASPHALT, PROVIDE MIN 1' SAWCUT

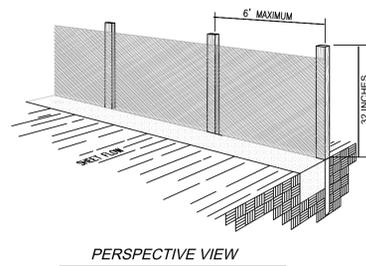
MATCH EXISTING CURB AND GUTTER

STABILIZED CONSTRUCTION ENTRANCE

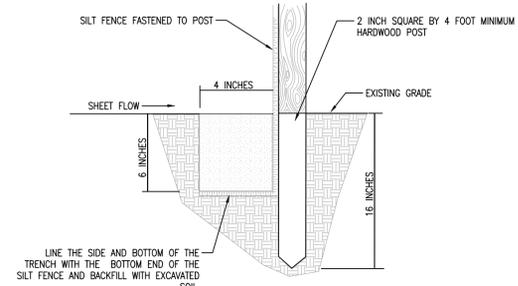
MATCH EXISTING CURB AND GUTTER

SWPPP GENERAL NOTES

- AT ALL TIMES DURING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PREVENTING AND CONTROLLING EROSION DUE TO WIND AND RUNOFF. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR MAINTAINING EROSION CONTROL FACILITIES SHOWN.
- THE CONTRACTOR SHALL REMOVE LITTER, CONSTRUCTION DEBRIS, AND CONSTRUCTION CHEMICALS EXPOSED TO STORM WATER, FROM THE SITE ON A DAILY BASIS, OR AS A MINIMUM, PRIOR TO ANY ANTICIPATED STORM EVENT; OR OTHERWISE PREVENT SUCH MATERIAL FROM BECOMING A POLLUTANT SOURCE FOR STORM WATER DISCHARGES.
- CONTRACTOR SHALL USE VEHICLE TRACKING CONTROL AT ALL LOCATIONS WHERE VEHICLE WILL ENTER OR EXIT THE SITE. VEHICLE TRACKING CONTROL FACILITIES, SILT FENCE, AND INLET PROTECTION WILL BE MAINTAINED WHILE CONSTRUCTION IS IN PROGRESS, MOVED WHEN NECESSARY FOR PHASING OF THE WORK, UNTIL ALL WORK IS COMPLETE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING STREETS CLEAN OF DEBRIS FROM TRAFFIC FROM THE SITE. IF SEDIMENT ESCAPES THE CONSTRUCTION SITE, THE CONTRACTOR SHALL REMOVE OFF-SITE ACCUMULATIONS OF SEDIMENT IMMEDIATELY TO MINIMIZE OFF SITE IMPACTS. AT NO TIME SHALL SEDIMENT BE WASHED DOWN UNPROTECTED INLETS INTO THE PUBLIC STORM SEWER SYSTEM.
- CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING DRAINAGE AND EROSION CONTROL FACILITIES AS REQUIRED, AND SHALL REMOVE SEDIMENT FROM SEDIMENT TRAPS OR PONDS WHEN THE DESIGN CAPACITY HAS BEEN REDUCED BY 50%
- EXCEPT AS PROVIDED IN (A), (B), AND (C) BELOW, THE CONTRACTOR SHALL INITIATE STABILIZATION MEASURES AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, BUT IN NO CASE MORE THAN 14 DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED.
 - WHERE THE INITIATION OF STABILIZATION MEASURES BY THE 14TH DAY AFTER CONSTRUCTION ACTIVITY TEMPORARILY OR PERMANENTLY CEASES IS PRECLUDED BY SNOW COVER OR FROZEN GROUND CONDITIONS, STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE.
 - WHERE CONSTRUCTION ACTIVITY ON A PORTION OF THE SITE IS TEMPORARILY CEASED, AND EARTH DISTURBING ACTIVITIES WILL BE RESUMED WITHIN 21 DAYS, TEMPORARY STABILIZATION MEASURES DO NOT HAVE TO BE INITIATED ON THAT PORTION OF THE SITE.
 - IN ARID AREAS (AREAS WITH AN AVERAGE ANNUAL RAINFALL OF 0-10 INCHES), SEMI-ARID AREAS (AREAS WITH AN AVERAGE ANNUAL RAINFALL OF 10 TO 20 INCHES), AND AREAS EXPERIENCING DROUGHTS WHERE THE INITIATION OF STABILIZATION MEASURES BY THE 14TH DAY AFTER CONSTRUCTION ACTIVITY HAS TEMPORARILY OR PERMANENTLY CEASED IS PRECLUDED BY SEASONAL ARID CONDITIONS, STABILIZATION SHALL BE INITIATED AS SOON AS PRACTICABLE.
- EROSION CONTROL STRUCTURES BELOW SODDED AREAS MAY BE REMOVED ONCE SOD AND FINAL LANDSCAPING IS IN PLACE. EROSION CONTROL STRUCTURES BELOW SEEDED AREAS MUST REMAIN IN PLACE UNTIL THE ENTIRE AREA HAS ESTABLISHED A MATURE COVERING OF HEALTHY VEGETATION. EROSION CONTROL IN PROPOSED PAVED AREAS SHALL REMAIN IN PLACE UNTIL PAVEMENT IS COMPLETE.
- ALL AREAS DISTURBED DURING CONSTRUCTION SHALL BE PAVED OR SEEDED PER PLAN.
- ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED DUE TO UNFORESEEN PROBLEMS OR IF THE PLAN DOES NOT FUNCTION AS INTENDED. A REPRESENTATIVE OF OREM CITY MAY REQUIRE ADDITIONAL CONTROL DEVICES UPON INSPECTION OF PROPOSED FACILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTING ANY NECESSARY CHANGES AND POSTING ANY UPDATES TO THE PLANS AND RECORDING CHANGES IN THE STORMWATER POLLUTION PLAN DOCUMENT.
- THIS PLAN IS ONLY TO BE USED FOR INSTALLATION OF EROSION CONTROL FACILITIES. DO NOT USE THIS PLAN FOR FINISH GRADING OR STORM SEWER CONSTRUCTION. PLEASE NOTE THAT BOTH EXISTING AND PROPOSED CONTOURS ARE SHOWN ON THIS PLAN.
- THE CONTRACTOR SHALL AMEND THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) WHENEVER:
 - THERE IS A CHANGE IN DESIGN, CONSTRUCTION, OPERATION, OR MAINTENANCE, WHICH HAS A SIGNIFICANT EFFECT ON THE DISCHARGE OF POLLUTANTS TO THE WATERS OF THE STATE AND WHICH HAS NOT OTHERWISE BEEN ADDRESSED IN THE PLAN;
 - INSPECTIONS OR INVESTIGATIONS BY SITE OPERATORS, LOCAL, STATE, OR FEDERAL OFFICIALS INDICATE THE SWPPP IS PROVING INEFFECTIVE IN ELIMINATING OR SIGNIFICANTLY MINIMIZING POLLUTANTS FROM SOURCES IDENTIFIED UNDER PART III.D.1. OF THE PERMIT, OR IS OTHERWISE NOT ACHIEVING THE GENERAL OBJECTIVES OF CONTROLLING POLLUTANTS IN STORM WATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY; AND
 - A NEW CONTRACTOR AND/OR SUBCONTRACTOR WILL IMPLEMENT A MEASURE OF THE SWPPP IN ORDER TO IDENTIFY THEIR ROLE AND RESPONSIBILITY FOR THE SWPPP. AMENDMENTS TO THE PLAN MAY BE REVIEWED BY THE EXECUTIVE SECRETARY (OR AUTHORIZED REPRESENTATIVE) IN THE SAME MANNER AS PART III.B.2. OF THE PERMIT.
- THE CONTRACTOR SHALL KEEP A RECORD OF THE DATES WHEN MAJOR GRADING ACTIVITIES OCCUR, WHEN CONSTRUCTION ACTIVITIES TEMPORARILY OR PERMANENTLY CEASE ON A PORTION OF THE SITE, AND WHEN STABILIZATION MEASURES ARE INITIATED, AND INCLUDE THIS INFORMATION IN THE SWPPP.
- THE CONTRACTOR SHALL NOTE THAT FLUCTUATIONS OF THE GROUNDWATER TABLE MAY OCCUR DUE TO VARIOUS FACTORS NOT EVIDENT AT THE TIME OF PREPARATION OF THIS PLAN. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ANY DEWATERING PERMITS REQUIRED FOR THE PROJECT.
- THE PROJECT SITE IS IN FLOOD ZONE "X" WHICH DENOTES AREAS OUTSIDE 0.2% ANNUAL CHANCE FLOOD.
- THERE ARE NO SURFACE WATER FEATURES LOCATED ON THIS SITE.
- THE TEMPORARY PARKING AND STORAGE AREA SHALL ALSO BE USED AS THE EQUIPMENT MAINTENANCE AREA, EQUIPMENT CLEANING AREA, EMPLOYEE BREAK AREA, AND AREA FOR LOCATING PORTABLE FACILITIES, OFFICE TRAILERS, AND TOILET FACILITIES. THE CONTRACTOR SHALL CONTAIN AND TREAT ALL LEAKS AND SPILLS FROM ANY EQUIPMENT OR FACILITIES.
- ALL WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING, ETC.) SHALL BE DISPOSED OF IN A MANNER THAT PREVENTS CONTACT WITH STORM WATER DISCHARGES FROM THE SITE. CONCRETE TRUCK WASHING SHALL BE DONE AT THE LOCATION SHOWN.
- MAINTAIN ON THE SITE OR HAVE READILY AVAILABLE SUFFICIENT OIL AND GREASE ABSORBING MATERIALS TO CONTAIN AND CLEANUP FUEL OR CHEMICAL SPILLS AND LEAKS.
- FUGITIVE DUST BLOWING FROM THE SITE SHALL BE CONTROLLED BY SPRAYING WATER ON DRY AREAS OF THE SITE. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS ABSOLUTELY PROHIBITED.
- NO RUBBISH, TRASH, GARBAGE, OR OTHER SUCH MATERIALS SHALL BE DISCHARGED INTO DRAINAGE DITCHES OR WATERS OF THE STATE.
- ALL MEASURES PRESENTED IN THE SWPPP SHALL BE INITIATED AS SOON AS PRACTICABLE.
- IF THE GRAVEL CONSTRUCTION ENTRANCES ARE NOT EFFECTIVE IN REMOVING THE MAJORITY OF DIRT OR MUD FROM THE TIRES OF THE CONSTRUCTION VEHICLES, THEN THE TIRES MUST BE WASHED BEFORE THE VEHICLES ENTER A PUBLIC ROAD. IF WASHING IS USED, PROVISIONS MUST BE MADE TO INTERCEPT THE WASH WATER AND TRAP AND THE SEDIMENT BEFORE IT IS CARRIED OFF THE SITE.
- ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY.
- IF SOIL STOCKPILING IS EMPLOYED ON THE SITE, SILT FENCES SHALL BE USED TO HELP CONTAIN THE SEDIMENT.
- ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE DISPOSED OF WITHIN 30 DAYS AFTER FINAL STABILIZATION. FINAL STABILIZATION HAS OCCURRED WHEN ALL SOIL DISTURBING ACTIVITIES ARE COMPLETED AND A UNIFORM PERENNIAL VEGETATIVE COVER WITH A DENSITY OF 70% OF THE COVER FOR UNPAVED AREAS AND AREAS NOT COVERED BY PERMANENT STRUCTURES HAS BEEN EMPLOYED.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION CONTROL MEASURES (SILT FENCES, STRAW BALES, ETC.) DUE TO GRADE CHANGES DURING THE DEVELOPMENT OF THE PROJECT.
- ALL OFF-SITE CONSTRUCTION SHALL BE STABILIZED AT THE END OF EACH WORKING DAY. THIS INCLUDES BACKFILLING OF TRENCHES FOR STORM DRAIN CONSTRUCTION AND PLACEMENT OF GRAVEL OR BITUMINOUS PAVING FOR ROAD CONSTRUCTION.
- THE CONTRACTOR SHALL POST THESE PLANS AND THE SWPPP IN THE JOB TRAILER, LOG ALL CHANGES, AND UPDATE PLANS AND THE SWPPP AS REQUIRED.
- THE CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES (BMP) AND CONFORM TO ALL CITY AND STATE REQUIREMENTS FOR EROSION CONTROL AND STORM WATER PROTECTION.
- IN THE UNLIKELY EVENT THAT A PHASE DOES NOT IMPROVED ACCESS AND/OR AN ACCESS ROAD IS CONSTRUCTED, BEST MANAGEMENT PRACTICES SHALL BE APPLIED IN ANY TEMPORARY OR PERMANENT STRUCTURES OR ACCESS POINTS.
- THE CONTRACTOR SHALL COMPLETE WEEKLY INSPECTION FORMS FOR THE CITY'S RECORDS, COVERING WEEKLY INSPECTIONS AND MAINTENANCE.
- EXISTING PERIMETER FENCING TO ACT AS CONSTRUCTION FENCING. IF PERIMETER FENCING IS REMOVED, A CONSTRUCTION FENCE SHALL BE INSTALLED UNTIL A NEW FENCE OR WALL IS CONSTRUCTED.



PERSPECTIVE VIEW



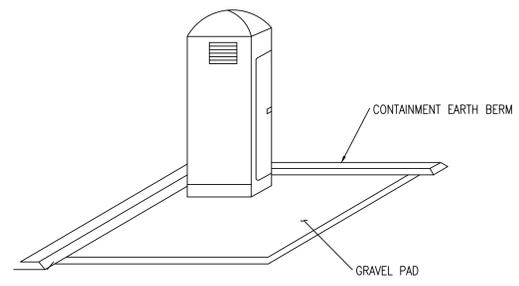
PLAN VIEW

SILT FENCE GENERAL NOTES:

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

1 SILT FENCE DETAIL

SCALE: N.T.S.

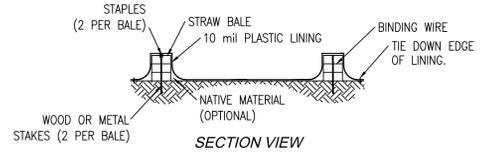


PORTABLE TOILET GENERAL NOTES:

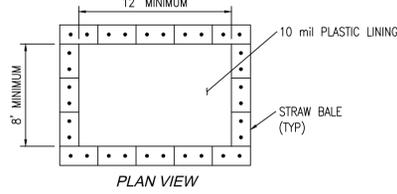
- LOCATE PORTABLE TOILETS IN CONVENIENT LOCATIONS THROUGHOUT THE SITE.
- PREPARE LEVEL, GRAVEL SURFACE AND PROVIDE CLEAR ACCESS TO THE TOILETS FOR SERVICING AND FOR ON-SITE PERSONNEL.
- CONSTRUCT EARTH BERM PERIMETER (SEE EARTH BERM BARRIER INFORMATION SHEET), CONTROL FOR SPILL/PROTECTION LEAK.
- PORTABLE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

5 PORTABLE TOILET

SCALE: N.T.S.



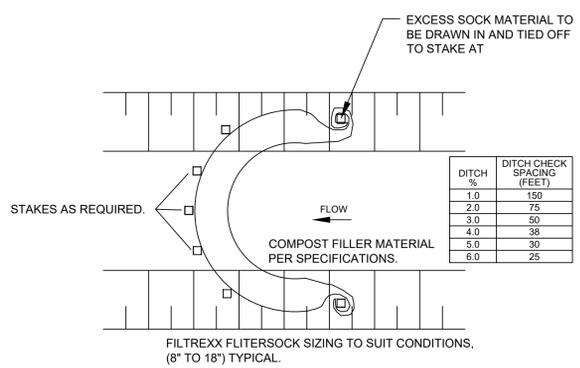
SECTION VIEW



PLAN VIEW

3 CONCRETE WASHOUT AREA

SCALE: N.T.S.



NOTES:

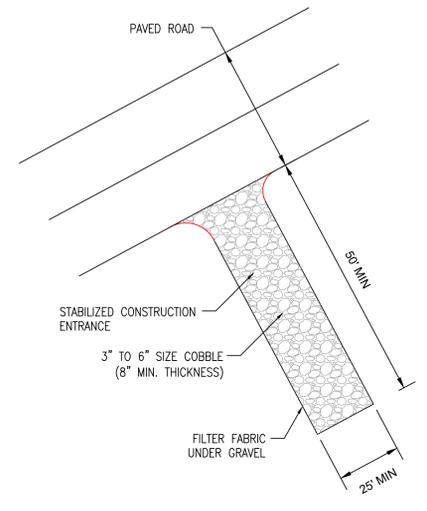
- ALL MATERIAL TO MEET FILTREXX SPECIFICATIONS.
- COMPOST MATERIAL WILL BE DISPERSED ON SITE WHEN NO LONGER REQUIRED, AS DETERMINED BY THE ENGINEER.
- SPACE SO TOP OF DOWNSTREAM CHANNEL CHECK IS AT SAME ELEV. AS TOE OF UPSTREAM CHANNEL CHECK.

6 TYPICAL FILTREXX CHANNEL CHECK

SCALE: N.T.S.

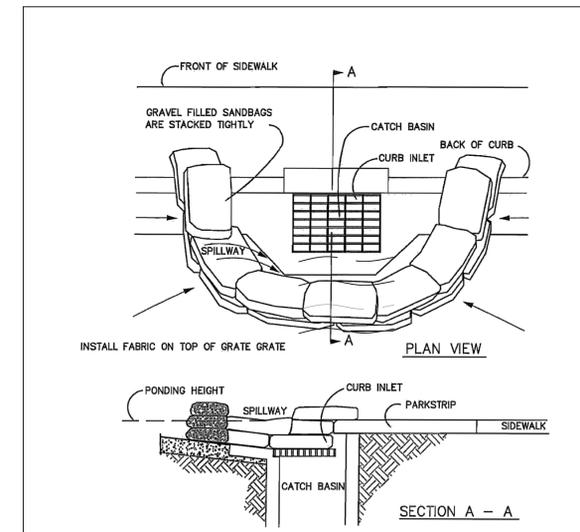
CONCRETE WASHOUT GENERAL NOTES:

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



4 STABILIZED CONSTRUCTION ENTRANCE

SCALE: N.T.S.



NOTES:

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

2 INLET PROTECTION

SCALE: N.T.S.



NO.	DESCRIPTION	BY	DATE

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HERRIMAN CORNER COMMERCIAL
LOT 7 DESIGN
EROSION PLAN
HERRIMAN, UTAH

1. SELECT FILL:

A. Use untreated base coarse grade 1 or grade 3/4 per APWA Section 02060. Use of sewer rock or recycled aggregate requires ENGINEER'S written approval.

B. Install and compact all backfill material per APWA Section 02322.

2. CONCRETE: Class 4000 per APWA Section 03304.

A. If necessary, provide concrete which achieves design strength in 72 hours (3 days). Use caution, however, as spider cracks develop if air temperature exceeds 90 degrees F.

B. Place concrete per APWA Section 02770.

C. Provide 1/2 inch radius on all exposed concrete edges unless otherwise shown.

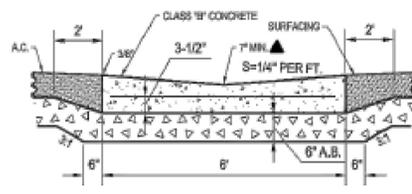
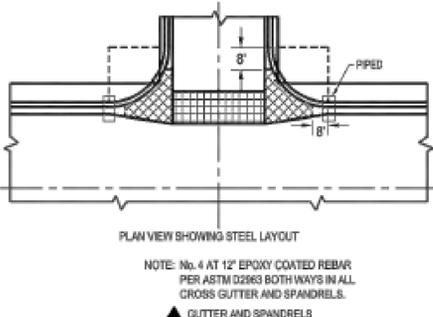
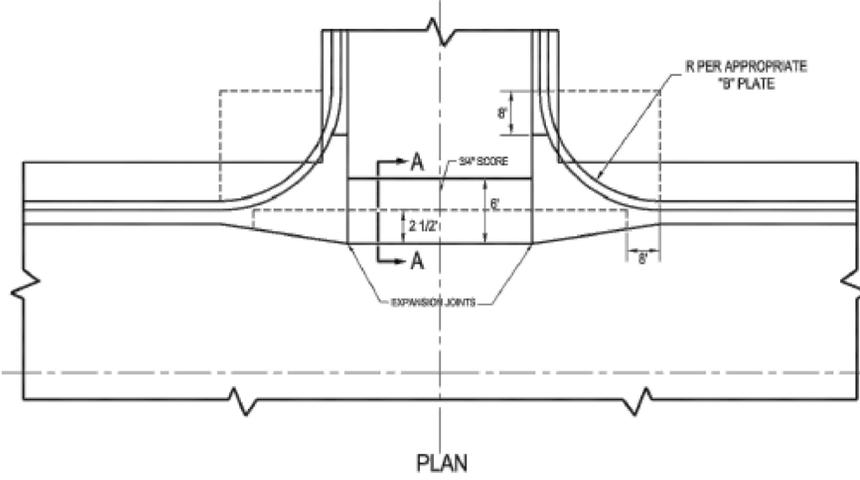
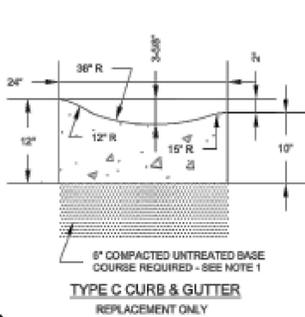
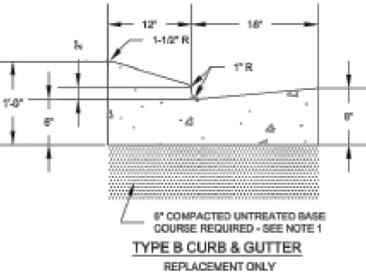
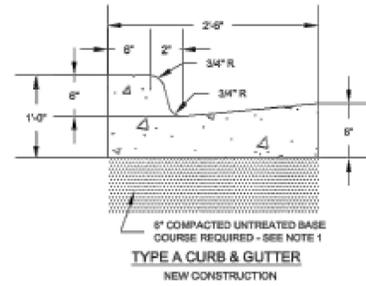
D. Apply a sealing/curing compound per APWA Section 03390.

3. EXPANSION JOINTS:

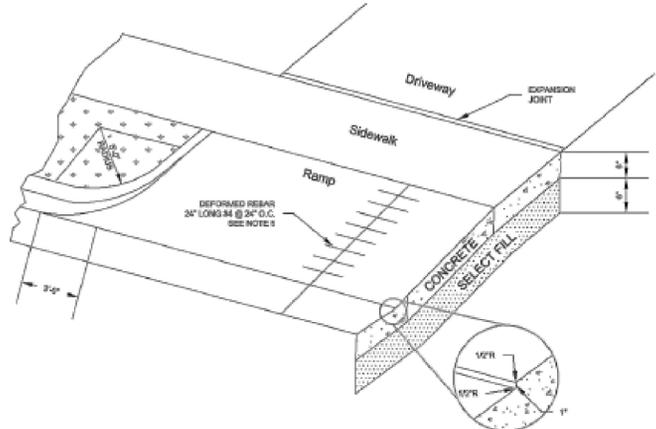
A. Provide full depth 1/2 inch thick F1 joint filler material per APWA Section 03060. Set top of filler flush with surface of concrete. Place expansion joints every 50 feet.

B. Expansion joints are not required in slip form work except at the start or end of the work day, and at the start or end of a street intersection curb radius return.

4. CONTRACTION JOINTS: Make contraction joints vertical, at least 1/8" wide, and 2 inches deep or 1/4 slab thickness if the slab is greater than 8 inches thick. Place contraction joints every 10 feet.



CROSS GUTTERS TO BE USED ONLY WHERE VEHICLES NORMALLY STOP. AND ONLY WITH PRIOR APPROVAL OF CITY ENGINEER. UNDERGROUND DRAINAGE SHOULD BE USED INSTEAD WHENEVER PRACTICAL. DRAINAGE WATER TO BE TAKEN UNDERGROUND AT INTERSECTIONS ACROSS TRAVELED ROADS.



- SELECT FILL:
 - A. Use untreated base coarse grade 1 or grade 3/4 per APWA Section 02060. Use of sewer rock or recycled aggregate requires ENGINEER'S written approval.
 - B. Install and compact all backfill material per APWA Section 02322.
- CONCRETE: Class 4000 per APWA Section 03304.
 - A. If necessary, provide concrete which achieves design strength in 72 hours (3 days). Use caution, however, as spider cracks develop if air temperature exceeds 90 degrees F.
 - B. Place concrete per APWA Section 02770.
 - C. Provide 1/2 inch radius on all exposed concrete edges unless otherwise shown.
 - D. Apply a sealing/curing compound per APWA Section 03390.
- EXPANSION JOINTS: Provide full depth 1/2 inch thick F1 joint filler material per APWA Section 03060. Set top of filler flush with surface of concrete.
- CONTRACTION JOINTS: Make contraction joints vertical, at least 1/8" wide, and 2 inches deep or 1/4 slab thickness if the slab is greater than 8 inches thick. In lieu of 10 feet horizontal spacings, match location of contraction joints in portland cement concrete pavements.
- REINFORCEMENT: If a cold joint is constructed in driveway approach, install ASTM A 615, grade 60, galvanized or epoxy coated deformed steel rebar. See APWA Section 3200 requirements.

1 STANDARD CURB AND GUTTER
NTS

TYPE A - SADDLE CLAMP TAP

TYPE B - DIRECT TAP

NO.	ITEM	DESCRIPTION
1	1" POLY PIPE	IPS POLY PIPE
2	1" CORPORATION STOP	TYPE A FORD-FIT 1014-4-0 OR MULLER B-25029 OR TYPE B FORD-FIT 1014-4-0 OR MULLER B-25029
3	SERVICE SADDLE CLAMP	FORD-FIT 3020 MULLER B-25029
4	WATER MAIN PIPE	MULLER B-25029 (D.L. P.V.C.)

DI PIPE MAY BE DIRECT TAPPED IF DIRECT TAP USE CC THREADS

TYPICAL 1" MIN. SERVICE TAPS

TYPICAL 3/4" METER

NO.	ITEM	DESCRIPTION
1	FRAME AND COVER	20" CAST IRON THE WORDS "WATER METER" CAST INTO COVER 2" DIA. KNOCK OUT REQUIRED IN COVER
2	RADIO UNIT	NEPTUNE R-900 RADIO FIT UNIT
3	WATER METER	NEPTUNE 3/4" X 1/2" WATER METER AUTO DIRECT REGISTER
4	3/4" WATER METER YOKES	COPPER FORD VHC74-9181-02 ATWOOD/ALD 21-2180-WZ
5	1" WATER METER YOKES	COPPER FORD VHC74-9181-02 ATWOOD/ALD 21-2180-WZ
6	METER BARREL	21" X 30" WHITE HDPE BARREL
7	CONNECTION	1"-FORD 1644-Q W/ INSERT OR MULLER COMPRESSION FITTINGS W/ INSERT
8	1" POLY PIPE	IPS POLY PIPE

NOTES FOR 1" MINIMUM SERVICE TAPS:

- INSPECTION: PRIOR TO BACKFILLING AROUND THE METER BOX, SECURE INSPECTION OF INSTALLATION BY CITY.
- BACKFILL: INSTALL AND COMPACT ALL BACKFILL MATERIAL PER APWA SECTION 31 03 20.
- TAPPING: PLACE TAPS A MINIMUM 24" APART. USE A TAPPING TOOL WHICH IS SIZED CORRESPONDING TO THE SIZE OF THE SERVICE LINE TO BE INSTALLED. NO TAPS WITHIN 24" OF THE END OF PIPE.
- PVC PIPE: A SERVICE SADDLE CLAMP IS REQUIRED ON ALL PVC PIPE UNLESS SPECIFIED OTHERWISE.
- TAPE: TEFLON TAPE IS REQUIRED ON ALL TAPS.

NOTES FOR 3/4" METER WITH 1" SERVICE LINE:

- INSPECTION: PRIOR TO BACKFILLING AROUND THE METER BOX, SECURE INSPECTION OF INSTALLATION BY ENGINEER.
- BACKFILLING: INSTALL ALL BACKFILL MATERIAL PER APWA SECTION 31 05 13 IN LIFTS NOT EXCEEDING 6" AFTER COMPACTION. COMPACT EACH LIFT TO A MINIMUM RELATIVE DENSITY OF 95%.
- METER BOX: NO GRADE RINGS ALLOWED TO RAISE METER BOX.
- METER IN TRAFFIC AREAS: PROVIDE SAME TYPE OF METER BOX AS REQUIRED FOR 1/2" AND 3/4" SERVICE METERS (SEE CW-11).
- METER: HERRIMAN CITY WILL PROVIDE AND INSTALL METER.
- PIPE: INSTALL IPS POLY PIPE TO 10 MIN. FROM BACK OF WALK. COORDINATE WITH UTILITY AGENCY FOR TYPE OF PIPE TO BE USED OUTSIDE OF RIGHT-OF-WAY.
- PLACEMENT:
 - A) DO NOT INSTALL METER BOX UNDER DRIVEWAY APPROACHES, SIDEWALKS, OR CURB AND GUTTER.
 - B) IN NEW CONSTRUCTION, INSTALL METER NEAR CENTER OF LOT IN PARKSTRIP.
 - C) 3 MIN. AWAY FROM DRIVE APPROACH.
- INSERTS REQUIRED WITH ALL COMPRESSION FITTINGS.

REVISIONS:

NO.	DATE	DESCRIPTION

Herрман
REGISTERED PROFESSIONAL ENGINEER
STATE OF UTAH No. 4015

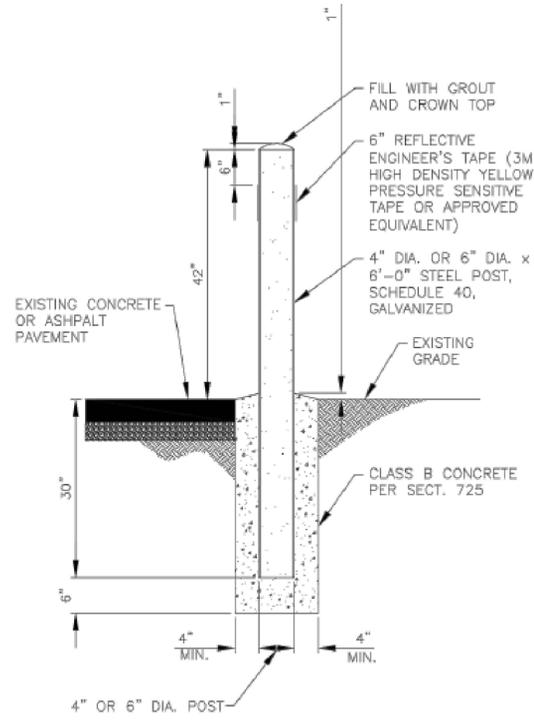
DATE: _____

3/4" AND 1" WATER METER WITH 1" WATER SERVICE

SHEET NAME: _____

SHEET: CW-01

2 DRIVE APPROACH DETAIL
NTS



4 SAFETY POST DETAIL
NTS



NO.	DESCRIPTION	BY	DATE

SCALE (HORIZ):	SCALE (VERT):
DRAWN BY: SPM	CHECKED BY: RHD
DATE: 09.06.2019	PROJECT No. 2361

infinity
CONSULTANTS

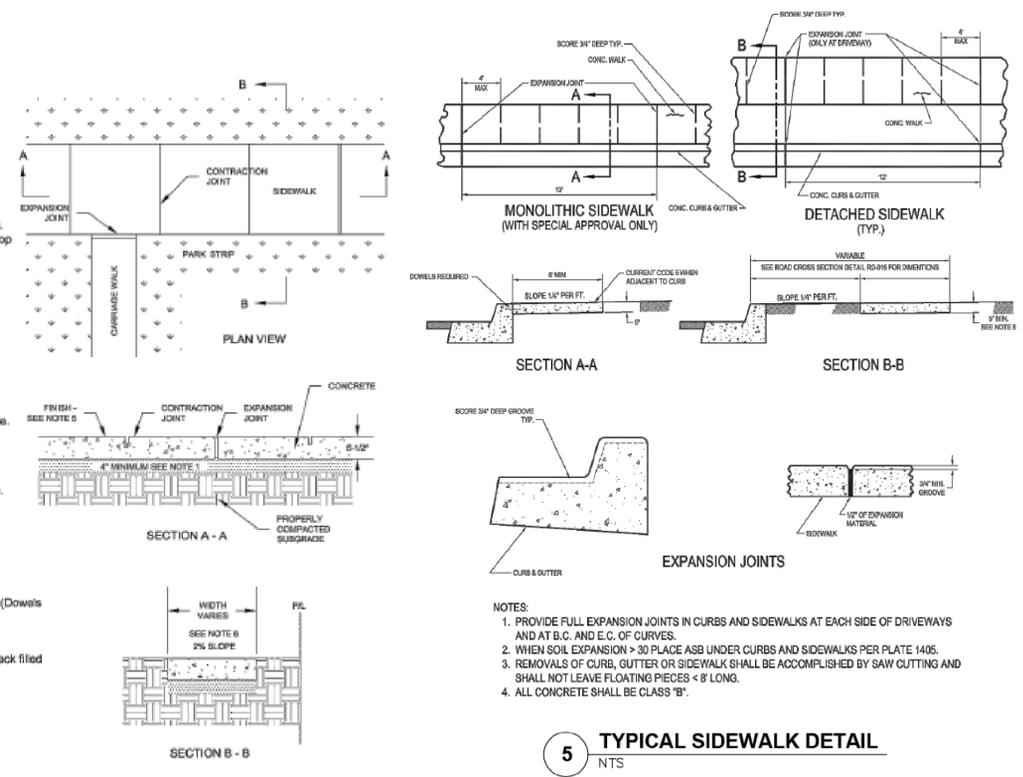
2975 Executive Parkway
Lehi, Utah 84043 • Tel: 801.541.3040

HERRIMAN CORNER COMMERCIAL
LOT 7 DESIGN
DETAILS

HERRIMAN, UTAH

SHEET
DT1

- SELECT FILL:**
 - Use untreated base coarse grade 1 or grade 3/4 per APWA Section 02060. Use of sewer rock or recycled aggregate requires ENGINEER'S written approval.
 - Install and compact all backfill material per APWA Section 02322.
- CONCRETE:** Class 4000 per APWA Section 03304.
 - If necessary, provide concrete which achieves design strength in 72 hours (3 days). Use caution, however, as spider cracks develop if air temperature exceeds 90 degrees F.
 - Place concrete per APWA Section 02770.
 - Provide 1/2 inch radius on all exposed concrete edges unless otherwise shown.
 - Apply a sealing/curing compound per APWA Section 03390.
- EXPANSION JOINTS:** Provide full depth 1/2 inch thick F1 joint filler material per APWA Section 03060. Set top of filler flush with surface of concrete. Place joints every 50 feet.
- CONTRACTION JOINTS:** Make contraction joints vertical, at least 1/8 inch wide, and 1 inch deep. Place joints to create square concrete panels.
- FINISH:** Fine hair broom on longitudinal grades under 6% and rough hair broom grades over 6%.
- WIDTH OF SIDEWALK:**
 - 5 feet min. in residential areas, or and
 - Width varies when adjacent to curb and gutter. (Dowels required @ 5' intervals when sidewalk is adjacent to curb.)
- Parkstrip area and area behind sidewalk must be back filled within 2" of top grade of sidewalk.**



5 TYPICAL SIDEWALK DETAIL NTS

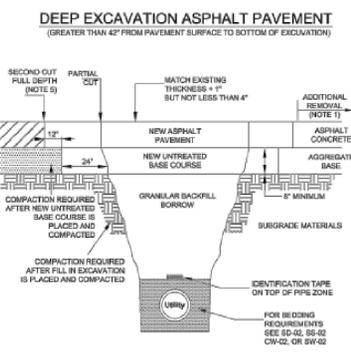
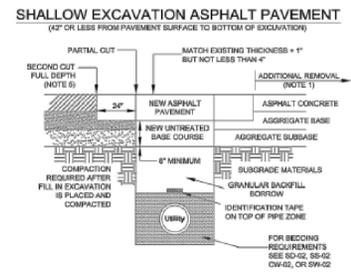
- NOTES**
- BACK FILL:** INSTALL ALL BACK FILL IN LIFTS NOT EXCEEDING 6" AFTER COMPACTION. COMPACT EACH LIFT TO AN AVERAGE DRY DENSITY OF 96% OF OPTIMUM WITH NO DENSITY TEST RESULT LESS THAN 92% OF OPTIMUM
 - CONCRETE:** USE CLASS 4,000 PORTLAND CEMENT CONCRETE. IN COMMERCIAL AND INDUSTRIAL ZONES USE CONCRETE WHICH ACHIEVES DESIGN STRENGTH IN 72 HOURS (3 DAYS), WHEN NECESSARY. APPLY A LIQUID MEMBRANE CURING COMPOUND OR USE AN ACCEPTABLE ALTERNATE CURING METHOD
 - CONTRACTION JOINTS:** PLACE JOINTS TO CREATE SQUARE CONCRETE PANELS. MAXIMUM LENGTH TO WIDTH RATIO FOR NON-SQUARE PANELS IS 1.5 TO 1. MAXIMUM PANEL WIDTH OR LENGTH IS 15 FEET. MAKE JOINTS 1/8" WIDE AND AT LEAST 1" DEEP
 - EXPANSION JOINTS:** PLACE 1/2" TYPE F1 JOINT FILLER FULL DEPTH WITH TOP SET FLUSH WITH SURFACE OF CONCRETE. DO NOT APPLY SEALANT OVER EXPANSION JOINT FILLER
 - EDGE SIDEWALK WITH 1/2" RADIUS EDGING TOOL. ROUND EDGES AT EXPANSION JOINTS TO A RADIUS OF 1/2"**
 - FINISH:** FINE HAIR BROOM ON GRADES UNDER 6% AND ROUGH HAIR BROOM ON GRADES OVER 6%
 - WIDTH OF SIDEWALK (W):** CONSTRUCT WIDTH AS FOLLOWS
 - 5 FEET IF SIDEWALK IS IN A RESIDENTIAL AREA, OR
 - 5 FEET IF SIDEWALK IS IN A COMMERCIAL OR INDUSTRIAL AREA, OR ADJACENT TO BACK OF CURB TANGENTS OR PARKING STRIPS LESS THAN 2 FEET WIDE, OR
 - MATCH EXISTING SIDEWALK EXTENSION WIDTHS WHERE THEY EXCEED CURRENT WIDTH STANDARDS
 - DEPTH OF SIDEWALK (D):** CONSTRUCT DEPTH AS FOLLOWS
 - 5" IN RESIDENTIAL ZONES. 6" IN COMMERCIAL AND INDUSTRIAL ZONES
 - 6" WHEN LOCATION OF DRIVEWAY APPROACH IS NOT KNOWN OR WHEN SIDEWALK IS ADJACENT TO A TYPE C, D, E OR F CURB AND GUTTER. SEE STANDARD PLAN 205
 - 6" ADJACENT TO RESIDENTIAL ZONE DRIVEWAY APPROACHES
 - 8" ADJACENT TO INDUSTRIAL AND COMMERCIAL ZONE DRIVEWAY APPROACHES

- NOTES:**
- PROVIDE FULL EXPANSION JOINTS IN CURBS AND SIDEWALKS AT EACH SIDE OF DRIVEWAYS AND AT B.C. AND E.C. OF CURVES.
 - WHEN SOIL EXPANSION > 30 PLACE ASB UNDER CURBS AND SIDEWALKS PER PLATE 1405.
 - REMOVALS OF CURB, GUTTER OR SIDEWALK SHALL BE ACCOMPLISHED BY SAW CUTTING AND SHALL NOT LEAVE FLOATING PIECES < 8' LONG.
 - ALL CONCRETE SHALL BE CLASS "B".

City Inspection Department must be notified for the following inspection appointments 48 hours in advance:

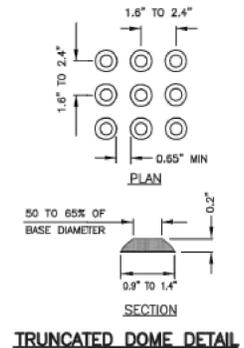
- Nose - on or top.
- Backfill and compaction.
- Preparation of surface for asphalt.
- Asphalt placement and compaction.

Surface restoration shall be done within 72 hours of excavation.

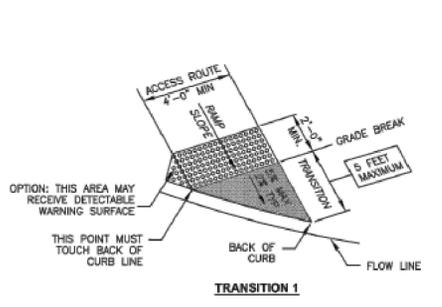


6 TYPICAL TRENCH DETAIL NTS

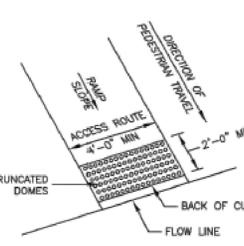
- ADDITIONAL PAVEMENT REMOVAL:** Remove additional pavement to a painted lane stripe, a lip of gutter, a curb, an existing pavement patch, or an edge of the pavement if such street feature is within 2 feet of the second saw cut.
- NEW UNTREATED BASE COURSE:** Provide untreated base course material specified in APWA Section 02060. Do not use gravel or sewer rock. Place new material in lifts not exceeding 12 inches (uncompacted). Compact per APWA Section 02324 to a modified proctor density of 95 percent.
- TACK COAT:** Provide full tack coat coverage on all vertical surfaces.
- NEW ASPHALT PAVEMENT:** Use hot mix asphalt specified in APWA Section 02985. Install in 3 inch lifts. Compact the new pavement to 96 percent of laboratory density or 94 percent of theoretical maximum.
- JOINT REPAIR:** If a crack occurs at the "T" patch connection to the existing pavement or at any street fixture, repair crack per APWA Section 02975.
- MILL AND INLAY REPAIRS:** Repair the following conditions during the correction period using a 3 inch deep mill and asphalt inlay procedure.
 - Pavement surface distortion exceeds 1/4 inch deviation in 10 feet.
 - Asphalt raveling is greater than 1 square foot in 10 square feet.
 - Cracks 1/4 wide and 1 foot long occur more often than 1 in 10 square feet.
- TRAFFIC CONTROL:** Applicant is required to provide adequate work zone traffic control as specified in the manual on uniform traffic control devices. MUTCD



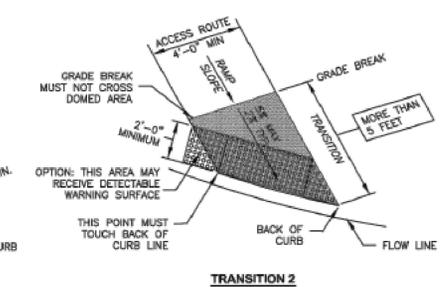
TRUNCATED DOME DETAIL



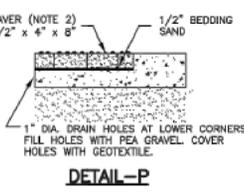
TRANSITION 1



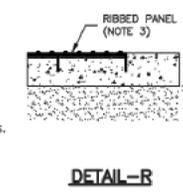
PERPENDICULAR ASSEMBLY



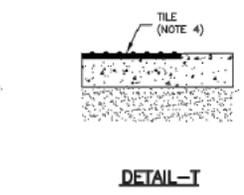
NON-PERPENDICULAR ASSEMBLY



DETAIL-P



DETAIL-R



DETAIL-T

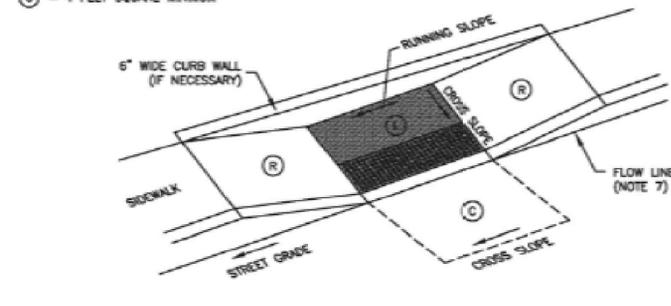
7 DETECTABLE WARNING SURFACE DETAIL NTS

- Detectable warning surface**
- DETECTABLE WARNING SURFACE:**
 - Dome Size:**
 - Base diameter - 0.9 inches minimum, 1.4 inches maximum.
 - Top diameter - 50 percent of the base diameter minimum to 65 percent of the base diameter maximum.
 - Height: - 0.2 inches.
 - Dome Spacing:**
 - Center to center spacing - 1.6 inches minimum, 2.4 inches maximum.
 - Base-to-base spacing of 0.65 inches minimum measured between the most adjacent domes.
 - Dome Row Alignment:**
 - Perpendicular Assembly: Perpendicular to the bottom grade break
 - Non-perpendicular Assembly Transition 1: Perpendicular to grade break at the bottom of the ramp.
 - Non-perpendicular Assembly Transition 2: Perpendicular or radial to the flow line.
 - Contrast:** Provide a surface that contrasts visually with adjacent walking surface either light-on-dark, or dark-on-light.
 - Size:**
 - 2 feet minimum in the direction of pedestrian travel.
 - Full width of area where a ramp, transition, or landing provides a flush connection to the street. Minimum width of flush connection is 4 feet.
 - PAVER**
 - Material: ENGINEER'S choice of:
 - Geotextile filter fabric, bedding and joint sand, and solid interlocking concrete paver units per APWA Section 32 14 13.
 - Brick and mortar (not shown) per APWA Section 32 14 16.
 - Layout: All cut pavers are half pavers or larger.
 - RIBBED PANEL**
 - Material: CONTRACTOR'S choice with ENGINEER'S acceptance.
 - Layout: Trim panel, as required matching required geometries.
 - Installation: Per manufacturer's recommendations.
 - TILE**
 - Material: CONTRACTOR'S choice with ENGINEER'S acceptance.
 - Layout: Trim panel, as required matching required geometries.
 - Installation: Per manufacturer's recommendations.

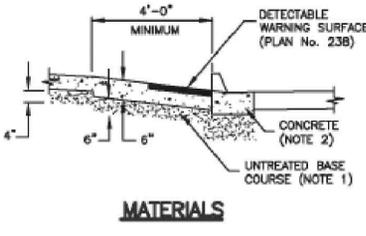
NARRATIVE:

- SITE CONDITIONS WILL VARY. CONFIGURATION OF RAMP AND LANDING MAY BE CHANGED, BUT THEY MUST MEET DIMENSIONS AND SLOPES SHOWN HERE.
- GRADE BREAKS MUST BE PERPENDICULAR TO THE DIRECTION OF PEDESTRIAN TRAVEL.
- USE OF FLARES, CURB WALLS, ETC., ARE AT ENGINEER'S DISCRETION.
- LENGTH OF ANY RAMP NOT REQUIRED TO EXCEED 15 FEET.

- (L) = 4 FEET SQUARE MINIMUM
- (R) = 4 FEET WIDE MINIMUM
- (C) = 4 FEET SQUARE MINIMUM



EXAMPLE 5



MATERIALS

	RUNNING SLOPE	CROSS SLOPE
LANDING (L)	STREET GRADE	1:48 (2%)
RAMP (R)	1:12 (8.33%)	1:48 (2%)
CLEAR SPACE (C)	1:20 (5%)	STREET GRADE

CROSS SLOPE IS PERPENDICULAR TO DIRECTION OF PEDESTRIAN TRAVEL. RUNNING SLOPE IS IN THE DIRECTION OF PEDESTRIAN TRAVEL.

MAXIMUM SLOPES

8 RAMP LANDING DETAIL NTS



NO.	DESCRIPTION	BY	DATE

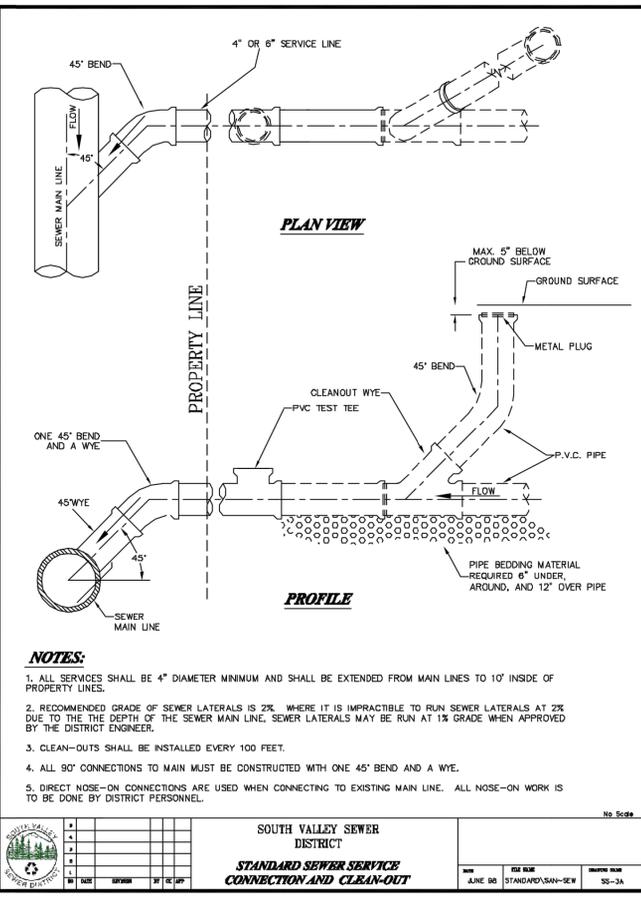
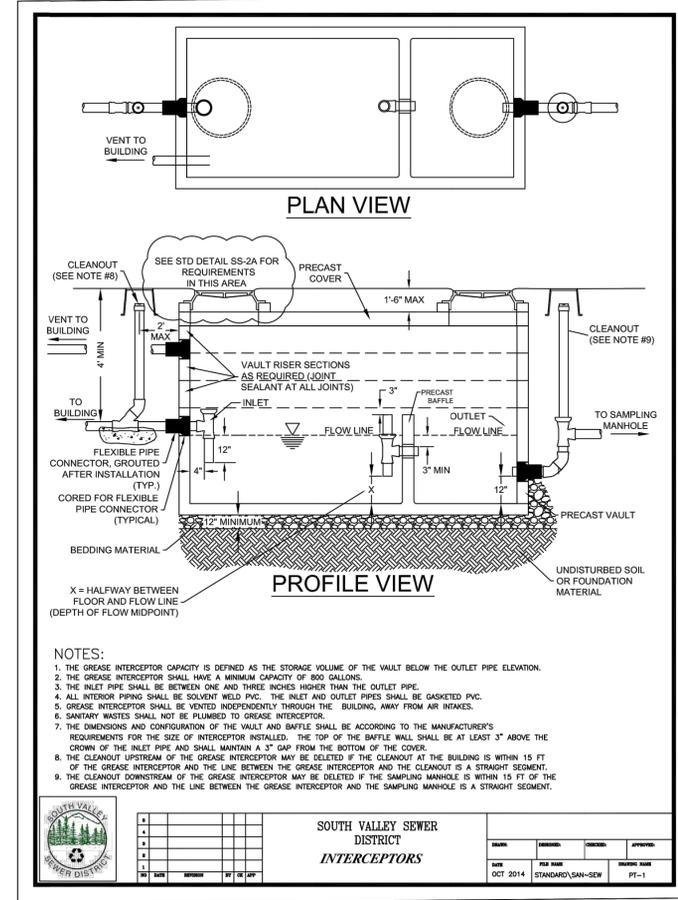
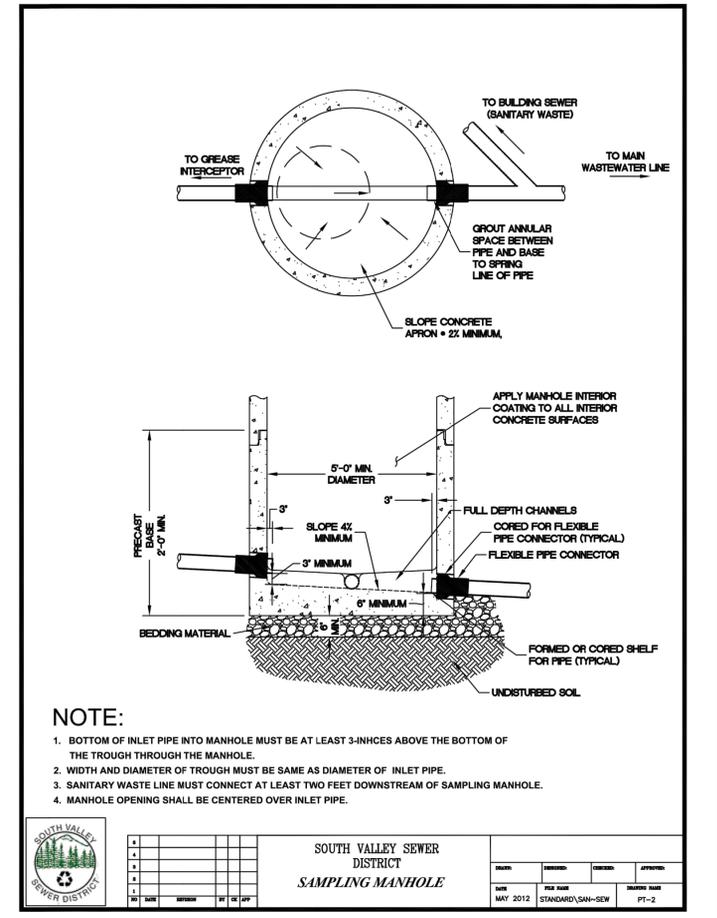
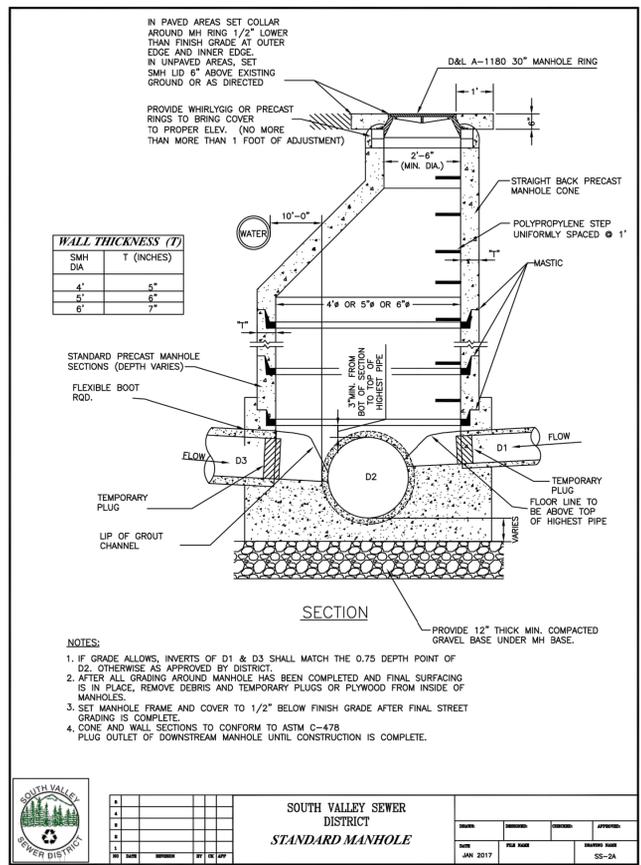
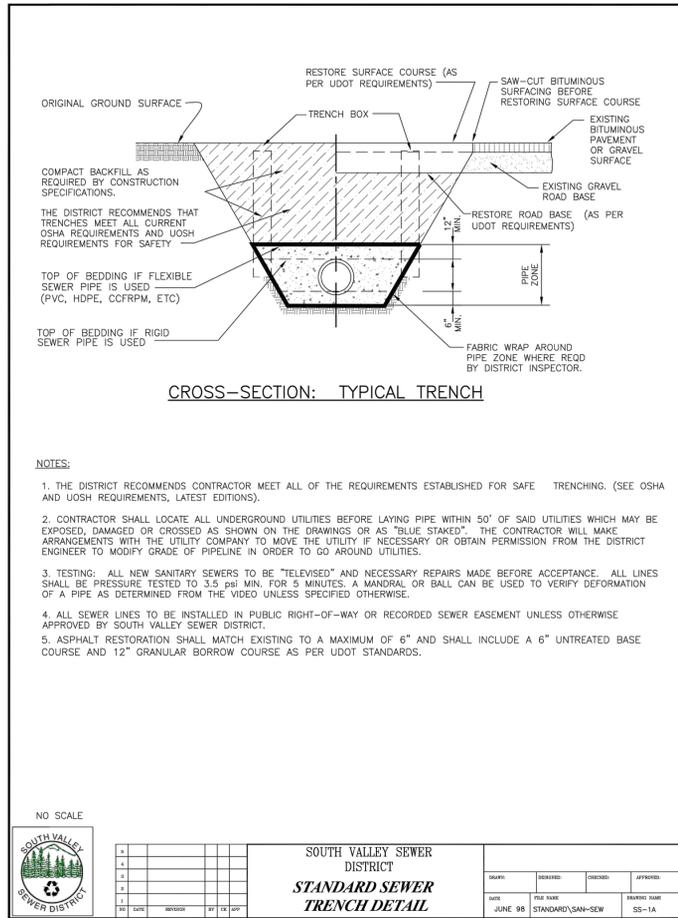
SCALE (HORIZ):	SCALE (VERT):
DRAWN BY: SPM	CHECKED BY: RHD
DATE: 09.06.2019	PROJECT No. 2361

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CONSULTANTS

2975 Executive Parkway
Lehi, Utah 84043 • Tel: 801.541.3040

HERRIMAN CORNER COMMERCIAL
LOT 7 DESIGN
DETAILS
HERRIMAN, UTAH

SHEET
DT2



NO.	DESCRIPTION	REVISIONS	BY	DATE

SCALE (HORIZ):	SCALE (VERT):	DRAWN BY: SPM	CHECKED BY: RHD	DATE: 09.06.2019	PROJECT No. 2361
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HERRIMAN CORNER COMMERCIAL
LOT 7 DESIGN
DETAILS
HERRIMAN, UTAH

SHEET
DT3

TREE CALCULATION SUMMARY

(4) TREES PROVIDED AT INTERIOR PARKING
 (1) TREE PER 12 PARKING STALLS AT INTERIOR PARKING

(17) TREES PROVIDED AT LANDSCAPE AREAS
 (1) TREE PER 500 SF OF LANDSCAPE REQUIRED
 7,583/500 SF = 16 TREES REQUIRED

**NOTE:
 EVERGREEN TREES
 ARE TO GROW MORE
 THAN 6'-0" IN HEIGHT.**

LANDSCAPE LEGEND			
TYPE	QNTY	NAME	SIZE
TREES (DECIDUOUS)			
E1	11	EVERGREEN/CONIFER TREE	MIN. 2" CALIPER
D1	10	SHADEMASTER HONEYLOCUST	MIN. 2" CALIPER
SHRUBS (RANDOMIZE PLANTING)			
S1	11	P.M.M. SLOW MOUND MUGO PINE	5 GAL
S2	11	JUNIPER/BLUE STAR	5 GAL
S3	11	POTENTILLA	5 GAL
S4	11	FALSE SPIERA	5 GAL
S5	11	JUNIPER/SEA GREEN	5 GAL
TOTAL	55		

NOTES FOR CONTRACTOR:

1. ALL IRRIGATION HEADS TO HAVE WATER SAVING, LOW ANGLE NOZZLES
2. CONTROLLER TO PROVIDE SEPARATE ZONES, WATER BUDGETING, MULTIPLE START TIMES AND MEET ALL MANUF. REQUIREMENTS FOR OUTDOOR INSTALLATION.
3. ALL IRRIGATION WIRING TO MEET IBC REQUIREMENTS.
4. ALL SPRINKLERS TO HAVE MATCH PRECIPITATION RATES
5. USE DRIP IRRIGATION FOR ALL TREES AND SHRUBS
6. ALL IRRIGATION LINES TO HAVE WINTERIZATION BLOW-OUTS

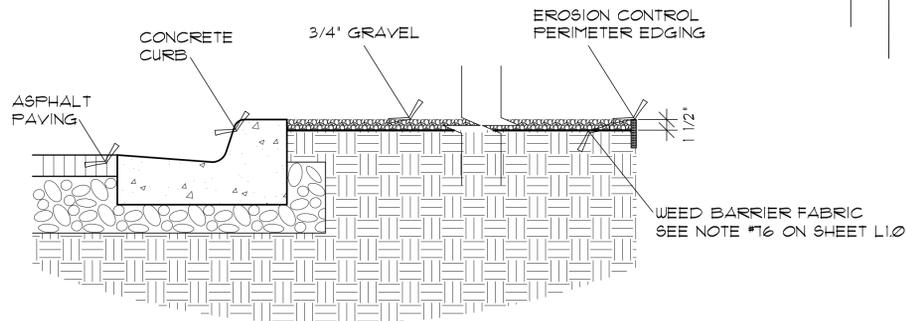
WATER CONSERVATION PLAN:

1. PLANNING AND DESIGN--PLANTINGS ARE GROUPED TOGETHER.
2. LOW WATER USING PLANTS--PLANTS SELECTED FOR DROUGHT TOLERANCE
3. SOIL AMENDMENTS--CONTRACTOR TO ADD 5% NUTRI-MULCH IN PLANTER BEDS.
4. USE ORGANIC MULCH-BARK AND/OR SHREDDED PLANT MATERIAL AND COMPOST
5. EFFICIENT IRRIGATION--CONTRACTOR TO CREATE HYDROZONES AND ISOLATE WATER USAGE.
6. MAINTENANCE--LAWN AREAS ARE EASY TO MAINTAIN AND PLANTINGS ARE GROUPED.

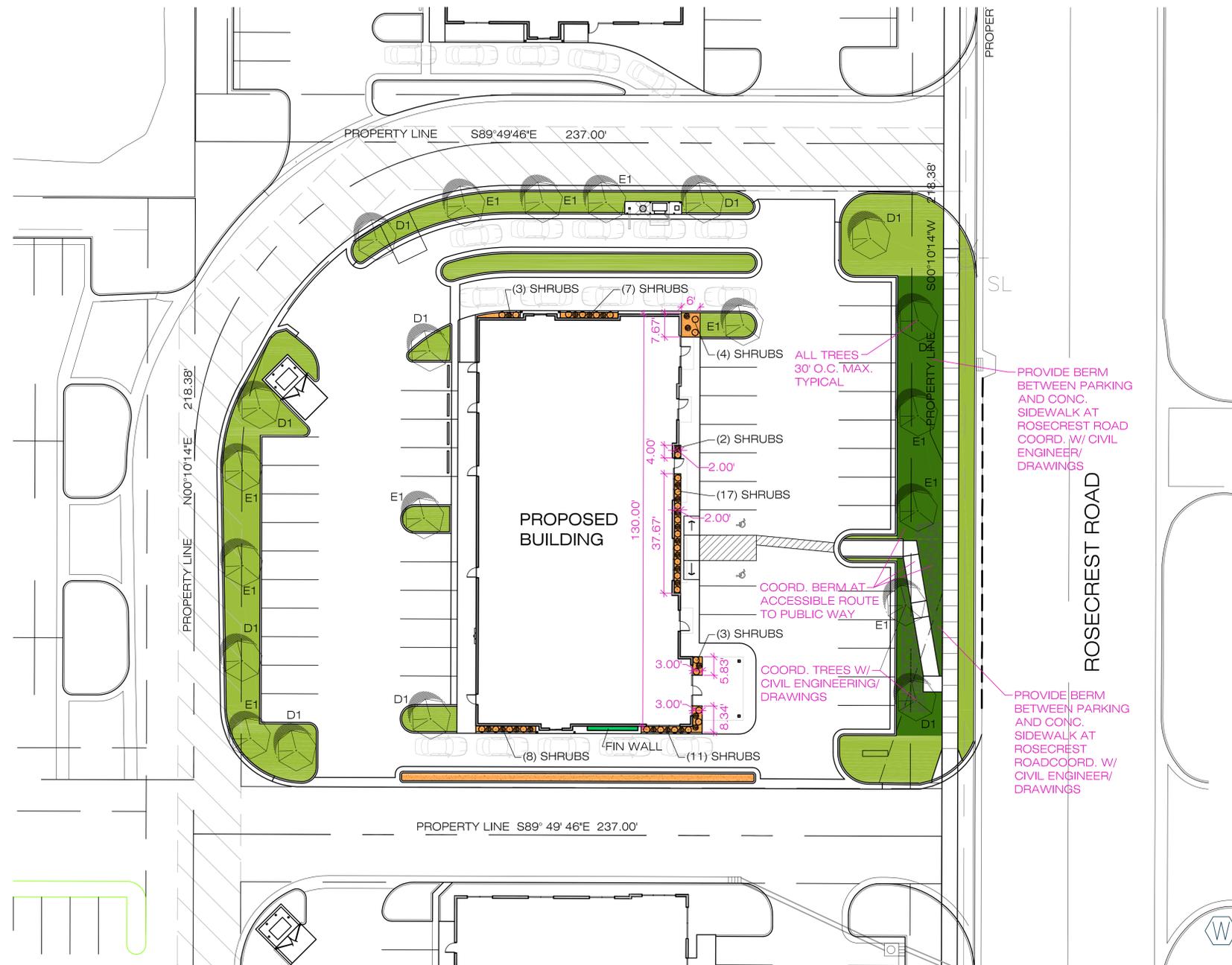
LANDSCAPE CONTRACTOR TO ENSURE THE FOLLOWING PIPE SIZES ARE NOT EXCEEDED:

3/4"	12 GPM
1"	20 GPM
1 1/2"	26 GPM

ALL CONDUITS UNDER CONCRETE MUST BE A MINIMUM 4". SEE DETAILS FOR TRENCHING DEPTHS.



1 GRVEL LANDSCAPE DETAIL
 SCALE 1"=1'-0"



DECIDUOUS TREES
 - MIN. 2" CALIPER FOR STREET TREES
 * MEASURED FROM 4'-0" ABOVE GRADE

PROVIDE LINE ITEM BID FOR LANDSCAPE.

2H:1V MAXIMUM SLOPE IN LANDSCAPED AREAS

- ORGANIC MULCH W/ WEED BARRIER
- SOD/PLANTING TURF-TYPE TALL FESCUE

LANDSCAPE SUMMARY:

GROSS LAND AREA: 51,756 SF
 1.188 ACRES



SAMUEL J. BRADY

ARCHITECTS

200 E. South Temple
 Suite 160
 Salt Lake City, Utah 84111
 (801) 595-1752
 www.sambrady.com



9/6/19

13338 SOUTH ROSECREST ROAD
 LOT 7

HERRIMAN, UTAH

PROPOSED BUILDING

LANDSCAPE PLAN

SCALE: 1" = 20'-0"

SEPTEMBER 6, 2019
 1936301L1D.dwg

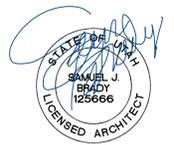


L1.1



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www.sambrady.com



9/6/19

13338 SOUTH
ROSECREST ROAD
LOT 7

HERRIMAN, UTAH

**PROPOSED
BUILDING**

EXTERIOR
ELEVATIONS

SCALE: 1/8" = 1'-0"
SEPTEMBER 6, 2019
193630131-S12.dwg

A3.1

NOTE:
OWNER TO OBTAIN A SEPARATE SIGN PERMIT FROM HERRIMAN CITY ZONING FOR ALL PROPOSED SIGNS. ALL SIGNAGE SHALL MEET THE REQUIREMENTS OF HERRIMAN CITY. SIGNAGE TO BE REVIEWED UNDER SEPARATE SUBMITTAL.

NOTE:
SIGNAGE SHALL BE REVIEWED UNDER A SEPARATE SIGN PERMIT APPLICATION.

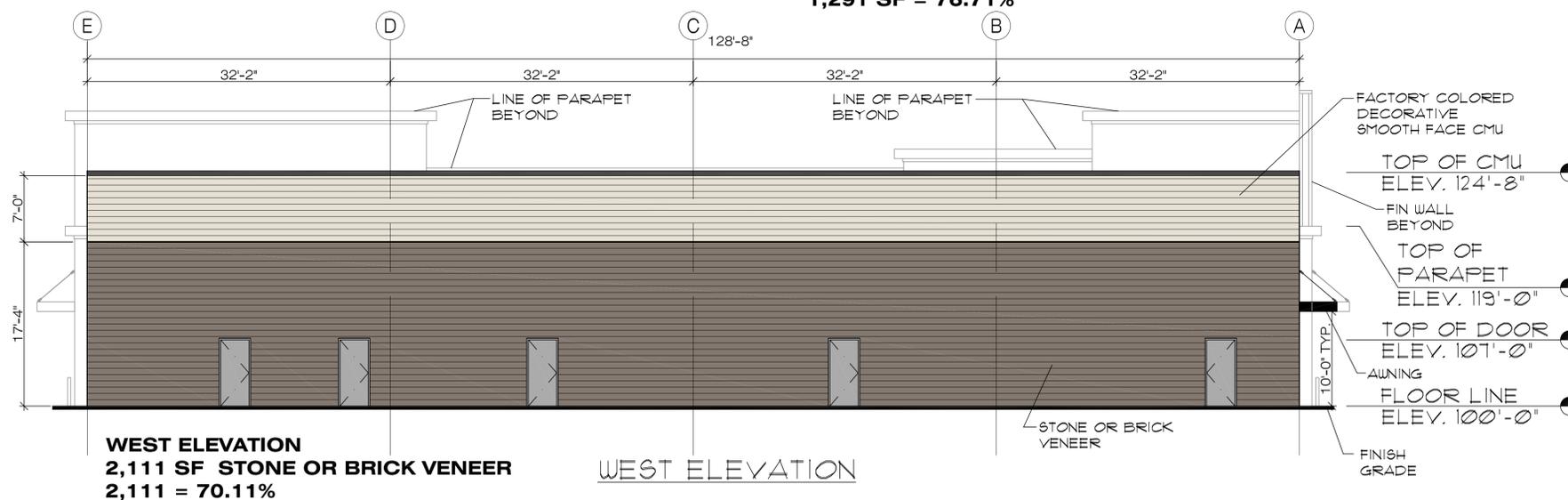
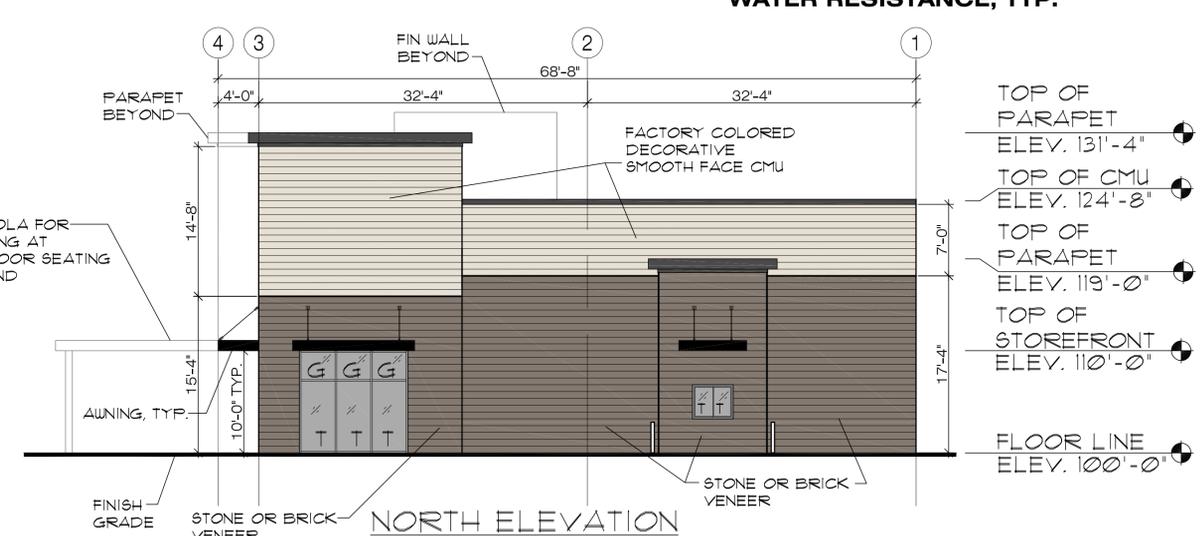
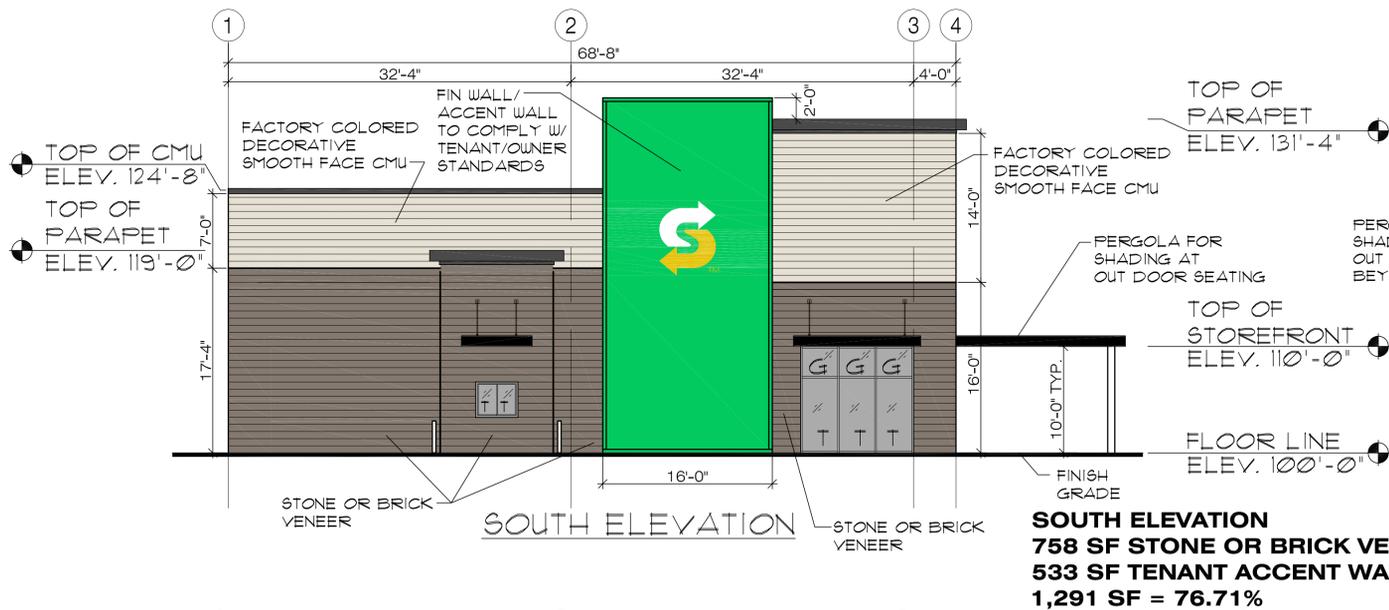
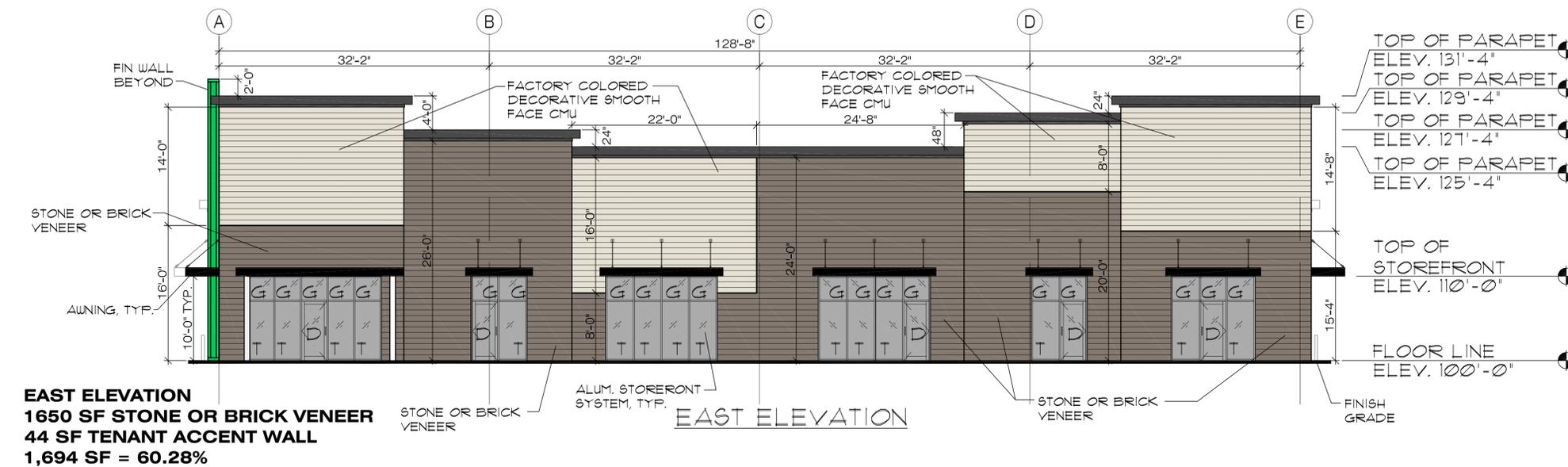
NOTE:
MAINTAIN 20'-0" CLEAR FROM FLOOR TO BOTTOM OF ROOF STRUCTURE.

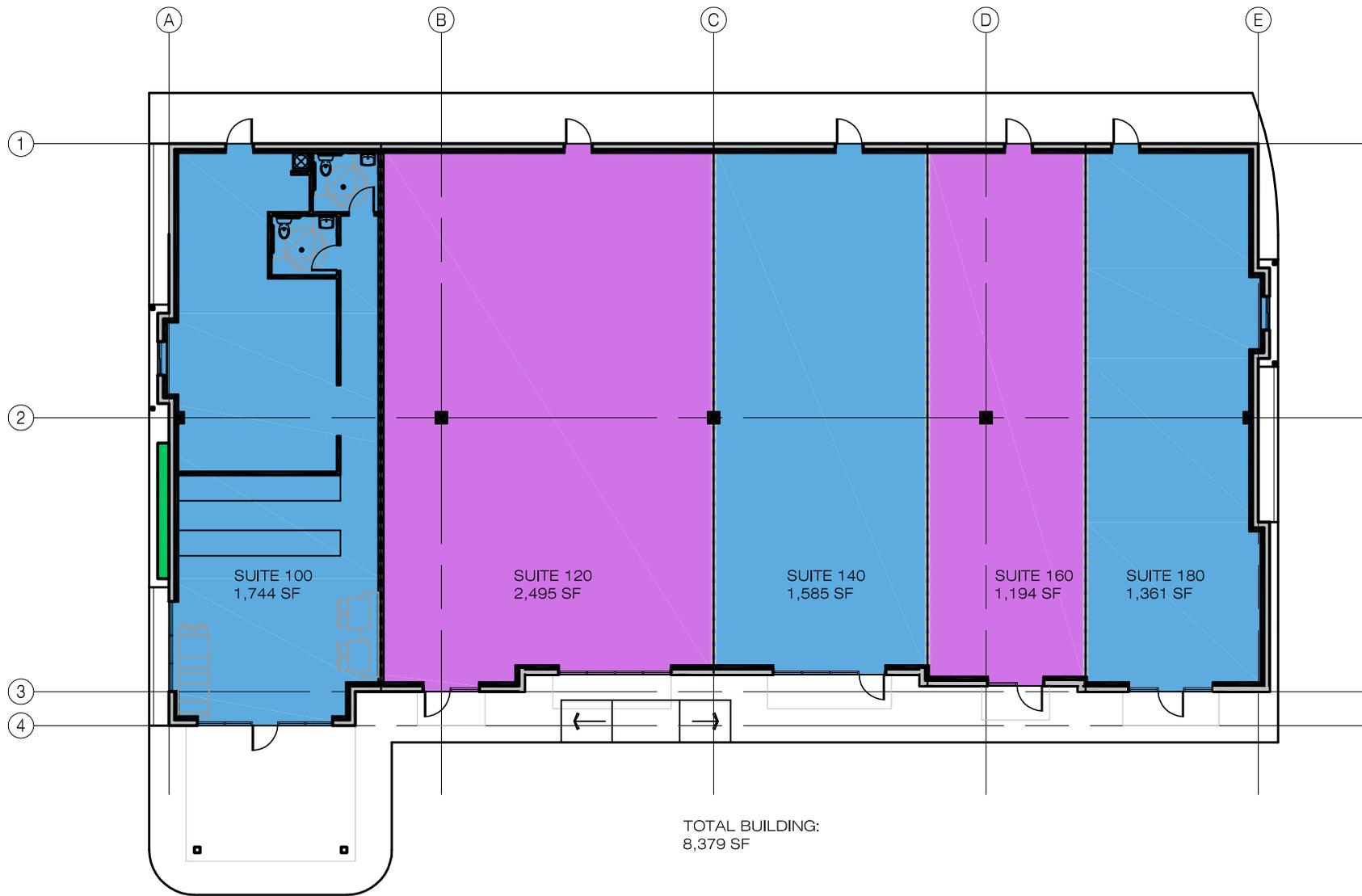
NOTE:
COORD. FINISH OF EDGE OF STONE OR BRICK VENEER FOR WATER RESISTANCE, TYP.

NORTH ELEVATION
946 SF STONE OR BRICK VENEER
946 = 61.79%

EXTERIOR FENESTRATION NOTE
U-FACTOR FOR ALL WINDOWS/FENESTRATION TO BE DETERMINED IN ACCORDANCE WITH THE REQUIREMENTS OF THE NFRC 100, CERTIFIED BY AN INDEPENDENT LABORATORY, AND LABELED AS SUCH BY THE MANUFACTURER. THE STICKERS SHOULD BE LEFT ON THE WINDOWS UNTIL AFTER THEY HAVE BEEN INSPECTED, SITE BUILD FENESTRATION SHOULD BE PROVIDED WITH AN ONSITE CERTIFICATION THROUGH NFRC.
U-FACTOR: .29
SHGC RATING: .38
(SOLAR HEAT GAIN COEFFICIENT RATING)

G= CLEAR 1" INSULATED .29 U FACTOR
TEMPERED GLASS .38 SHGC
T= CLEAR 1" INSULATED .29 U FACTOR
TEMPERED GLASS .38 SHGC
D= CLEAR 1" INSULATED .29 U FACTOR
TEMPERED GLASS .38 SHGC
(DOORS TYP.)





TOTAL BUILDING:
8,379 SF



SAMUEL J. BRADY
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 200 E SOUTH TEMPLE SUITE 160
 SALT LAKE CITY, UTAH 84111
 (801) 595-1752 www.sambrady.com

LOT 7 - PROPOSED BUILDING
13338 SOUTH ROSECREST ROAD
HERRIMAN, UTAH

AUGUST 27, 2019
 01363H1915.dwg



Date of Meeting: 09/19/2019	
File #	Z2019-079
Applicant	Herriman City
Address	
Request	Text Change to the Land Development Code adding Animal Shelters as a Conditional Use in the C-2 an Agricultural Zones



DATE: September 12, 2019

TO: Planning Commission

FROM: Craig P. Evans, Planner I

MEETING: Planning Commission September 19, 2019

REQUEST: Text Change to the Land Development Code Adding Animal Shelters as an Conditional Use in the C-2 (Commercial) and A-1 (Agricultural – 1 acre min.) Zones.
File Number: Z2019-079

Request

Herriman City is proposing a text change to the Land Development Code to allow animal shelters as a conditional use in the C-2 and A-1 zones.

Notice

The public hearing notice was posted in the newspaper on August 25, 2019 and on the City website on August 26, 2019. As of the date of this report, we have received no comments regarding the text change.

Public Hearing

A public hearing was held on September 5, 2019, and then subsequently closed.

Process

A text change is a legislative action. The Planning Commission holds a public hearing and makes a recommendation to the City Council. The City Council holds a public meeting to discuss the item and then makes the final decision.

Discussion

Current Herriman City ordinance defines a number of animal uses, including kennels, stables, and animal shelters. However, the code does not include animal shelters in Chapter 16 (Table of Uses) as a permitted or conditional use in any zone. This text change would allow animal shelters as a conditional use in the C-2 zone (only if in an enclosed structure) or on lots at least 1 acre in size or larger in the A-1 zone.

This application first appeared before the Planning Commission on September 5, 2019. During that meeting staff was directed to find appropriate distance restrictions to adequately separate animal shelters from adjacent uses or structures to mitigate potential nuisances, as well as



allowing animal shelters on 1 acre or larger parcels in any agricultural zone, rather than just the A-1 zone. Staff has implemented that change in the revised version of the text.

Ordinance

Standard	Finding	Rationale
The proposed amendment is consistent with goals, objectives, and policies of the General Plan.	Met	Conditionally allowing an animal shelter in the C-2 or A-1 zone helps Herriman City by providing Animal Services with a facility to board animals and provides a service to all area residents.
The proposed amendment is harmonious with the overall character of the existing development in the vicinity of the subject property.	Met	This text change does not relate to development of real property.
The proposed amendment does not adversely affect adjacent property to a large extent.	Met	This text change does makes animal shelters a conditional use, so that they may only be allowed if any potential nuisances can be sufficiently and reasonably mitigated.
The facilities and services intended to serve the subject property are adequate.	Met	This text change does not relate to development of real property.

Recommendation

Staff recommends approval of the proposed text change to allow animal shelters as a conditional use in the C-2 and Agricultural zones with the restrictions listed in the proposed text.

Attachments

1. Proposed Text

Chapter 3 DEFINITIONS

10-3-6: DEFINITIONS, LAND USE CATEGORIES:

C. Public and civic uses:

ANIMAL SHELTER: Any facility owned, operated or maintained for the care and custody of seized, stray, homeless, quarantined, abandoned, unwanted animals or animals held for the purpose of protective custody under the authority of this chapter or state law.

Chapter 16 TABLE OF USES

10-16-1: USES:

Uses ¹	Zones																		
	A-.25	A-.5	A-1	R-1-10	R-1-15	R-1-21	R-1-43	R-2-10	R-2-15	R-M	FR ²	RC	OP	C-1	C-2	M-1	T-M	MU	MU-2
Public & Civic																			
<u>Animal Shelter</u> ⁽¹⁾⁽²⁾	<u>C³</u>	<u>C³</u>	<u>C³</u>												<u>C⁴</u>				

¹ Requires an inspection and permit from Herriman Animal Services.

² No animals shall be kept or maintained closer than forty feet (40') from any dwelling on an adjacent parcel of land, and no barn, stable, coop, pen, or corral shall be kept closer than forty feet (40') from any street.

³ Only on parcels at least 1 acre in size.

⁴ Must be enclosed.



Date of Meeting: 09/19/2019	
File #	C2019-067
Applicant	Aaron Osmond
Address	12300 S 5100 West
Request	Discussion of a conditional use for an indoor/outdoor recreation center known as Game Pointe, including site plan and building elevations



Staff Report

DATE: September 13, 2019

TO: Planning Commission

FROM: Craig P. Evans – Planner I

MEETING: Planning Commission September 19, 2019

REQUEST: Discussion of a Conditional Use for an Indoor/Outdoor Recreation Center Known as Game Pointe, Including Site Plan and Building Elevations

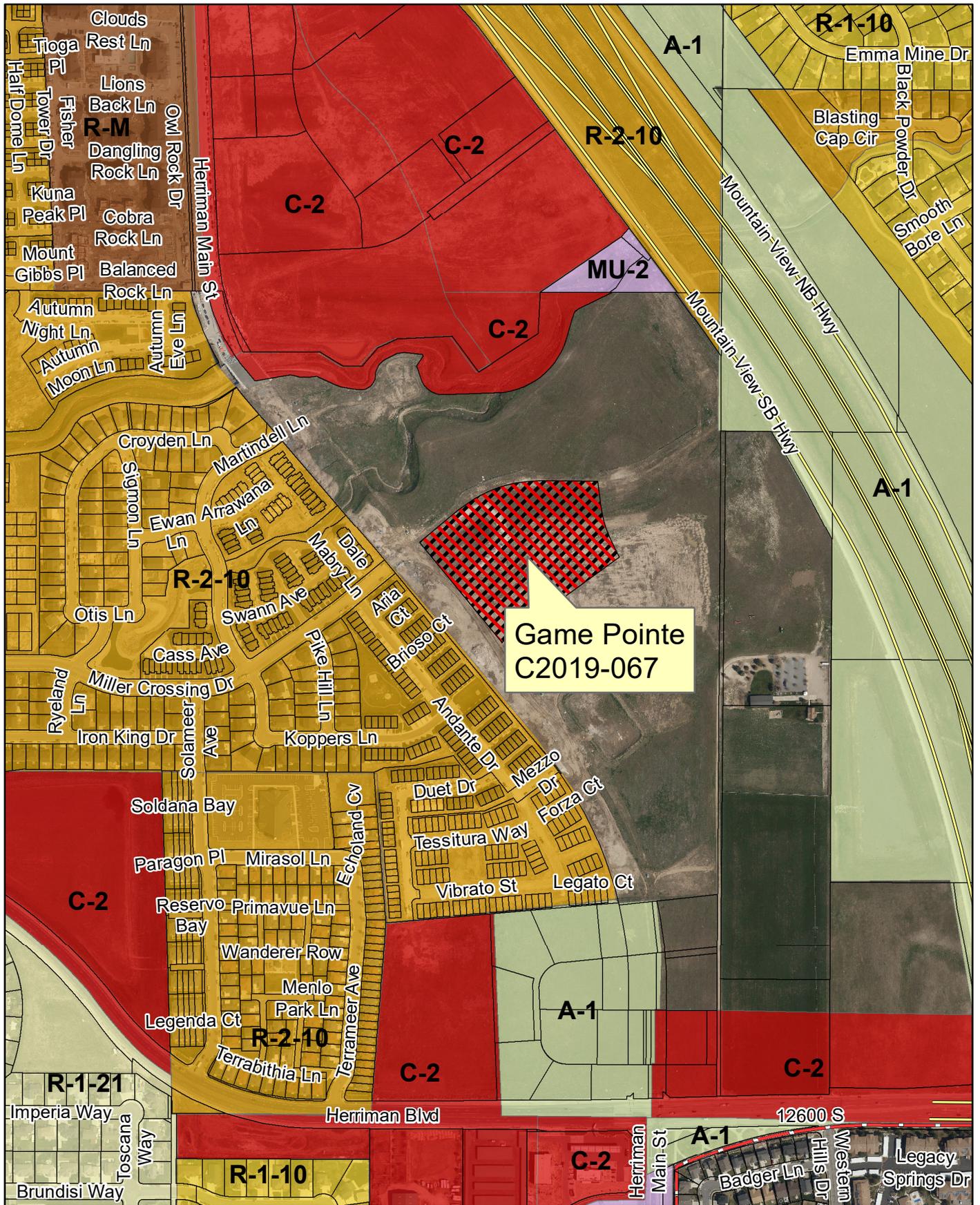
Applicant: Aaron Osmond
Address: 12300 S 5100 W
Zone: C-2 (Commercial)
Acres: 4.496
File Number: C2019-067

Request

The applicant wants to discuss a revised site plan and building elevations with the Planning Commission, and take feedback on the record. The applicant previously presented to the PC on August 1 and September 5, 2019. At that time, the PC had some suggestions for changes to the building and site plans.

Attachments

- A. Vicinity Map



Game Pointe
Indoor/Outdoor Recreation
C2019-067