PLANNING COMMISSION AGENDA

Thursday, August 01, 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

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

1. Review of Agenda Items

2. Training

7:00 PM - Regular Planning Commission Meeting

1. Call to Order

1.1. Invocation/Thought/Reading and/or Pledge

1.2. Roll Call

1.3. Conflicts of Interest

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's 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

S2019-058 PACKET.pdf

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: 6.82
File Number: P2019-050
P2019-050 PACKET.pdf

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
S2019-049 PACKET.pdf

2.4. Request: Update on Site Plan for 229 Units in Herriman Towne Center (Park Side Townhomes)
Applicant: HTC Communities, LLC
Address: 5250 W Copeland Drive
Zone: MU-2 (Mixed Use)
Acres: 16.93
File Number: C2008-014-26
C2008-014-26 Multi-Family Staff Memo.pdf

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
C2008-014-25 Mixed Use Staff Memo.pdf

2.6. Request: Site Plan Approval for Game Pointe: An Indoor/Outdoor Recreation Center
Applicant: Aaron Osmond
Address: 12300 South 5100 West
Zone: C-2 (Commercial)
Acres: 4.496
File Number: C2019-067

C2019-067 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 Replace Salt Lake County with Herriman City in Regard to Animal Services (Public Hearing)
Applicant: Herriman City
File Number: Z2019-062

Z2019-062 PACKET.pdf

3.2. Request: Approval of the Draft Parks, Recreation, Open Space, and Trails Master Plan (Public Hearing)
Applicant: Herriman City/Landmark Design
File Number: G2019-061

G2019-061 PACKET.pdf

3.3. Request: Text Change to Create Planned Community (PC) Zone (Public Hearing)
Applicant: Herriman City
File Number: Z2019-064

Z2019-064 PACKET.pdf

3.4. Request: Text Change Regarding Buffering in the Technology Manufacturing (T-M) Zone (Public Hearing)
Applicant: Herriman City
File Number: Z2019-068

Z2019-068 PACKET.pdf

4. Chair and Commission Comments

5. Future Meetings

5.1 August 14, 2019 - City Council Meeting 7:00 PM
5.2 August 15, 2019 - Planning Commission Meeting Cancelled
5.3 August 28, 2019 - City Council Meeting 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 26th day of July, 2019

Wendy Thorpe,
Deputy Recorder

Date of Meeting: 08/01/2019	
File #	S2019-058
Applicant	Craig & Alison Gunther
Address	14491 S Herriman View Cv
Request	Subdivision Plat Amendment for Lot 307 of Fort Herriman Cove to Adjust the 30% Slope Area

Staff Report

DATE: July 25, 2019

TO: Planning Commission

FROM: Bryn MacDonald, AICP, Assistant City Planner

MEETING: Planning Commission August 1, 2019

REQUEST: Subdivision Amendment to 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

Request

The applicant is requesting a subdivision amendment for lot 307 of Fort Herriman Cove to Adjust the 30% Slope Area.

Site

The property is located at 14491 S Herriman View Cove. It is currently zoned A-.25 (Agricultural)

Notices

Per Herriman Code section 10-5-17D.6.d.(1)(e), notices are not required for amendments that alter the plat in a manner that does not change existing boundaries or other attributes of lots within the subdivision that are not owned by the applicant.

Process

A subdivision is an administrative decision. The Planning Commission will hold a public meeting 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 should identify which of the following standards have not been met:***

Standard	Finding	Rationale
All required final plat elements per City	Compliant	All elements are included on the

code section 10-5-16D		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 surounding development and to existing requirements.	Compliant	The proposed amendment will alter the buildable area to be more consistent with adjacent lots in the subdivision.
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 lot meets the minimum lot size and frontage 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	The lot has frontage of Herriman View Cove, which is a public right-of-way.
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.

Discussion

Recorded plats for property located with Herriman City boundaries are required to display any areas that exceed a slope of 30%, as per ordinance development is not allowed in those areas. The original plat for Fort Herriman Cove Phase 3 was recorded in 2008, and at the time was created using a particularly restrictive boundary showing the 30% line. This made for a significantly smaller potential building area than would be typical for other similar lots.

The applicant commissioned a survey to be done at a more granular level to determine if the buildable area of his lot could potentially be increased. A survey was conducted and the results of the survey showed that the 30% slope area was significantly less than was originally recorded in 2008.

The engineering department has also reviewed the survey data and agrees with the findings of the survey. For this reason the applicant was told he could apply for a plat amendment to alter the buildable area of his lot.

Staff Report

Recommendation

Staff recommends approval of the plat amendment for lot 307 of Fort Herriman Cove, 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.

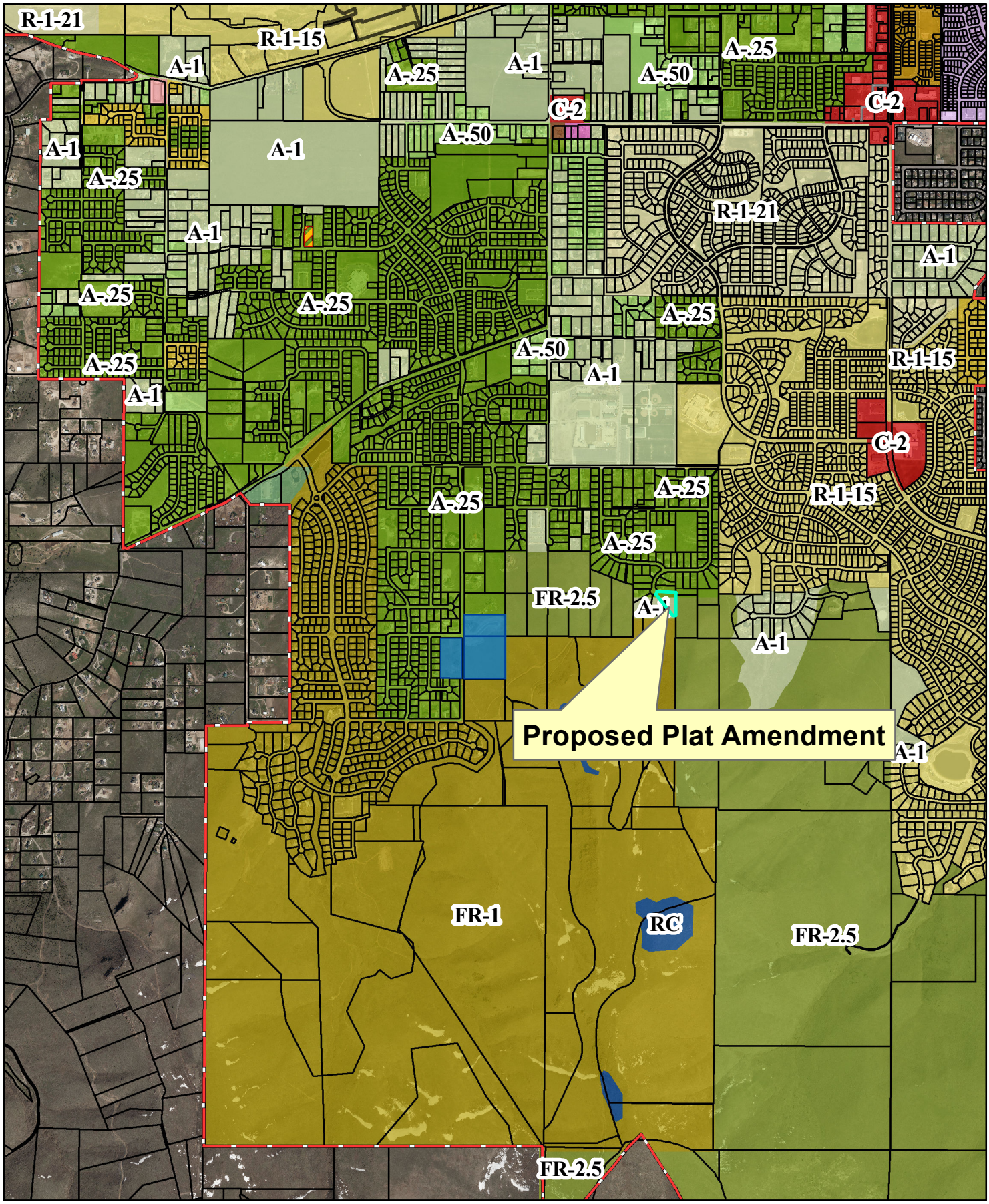
Attachments

A. Application
B. Vicinity Map
C. Original Plat
D. Preliminary Plat

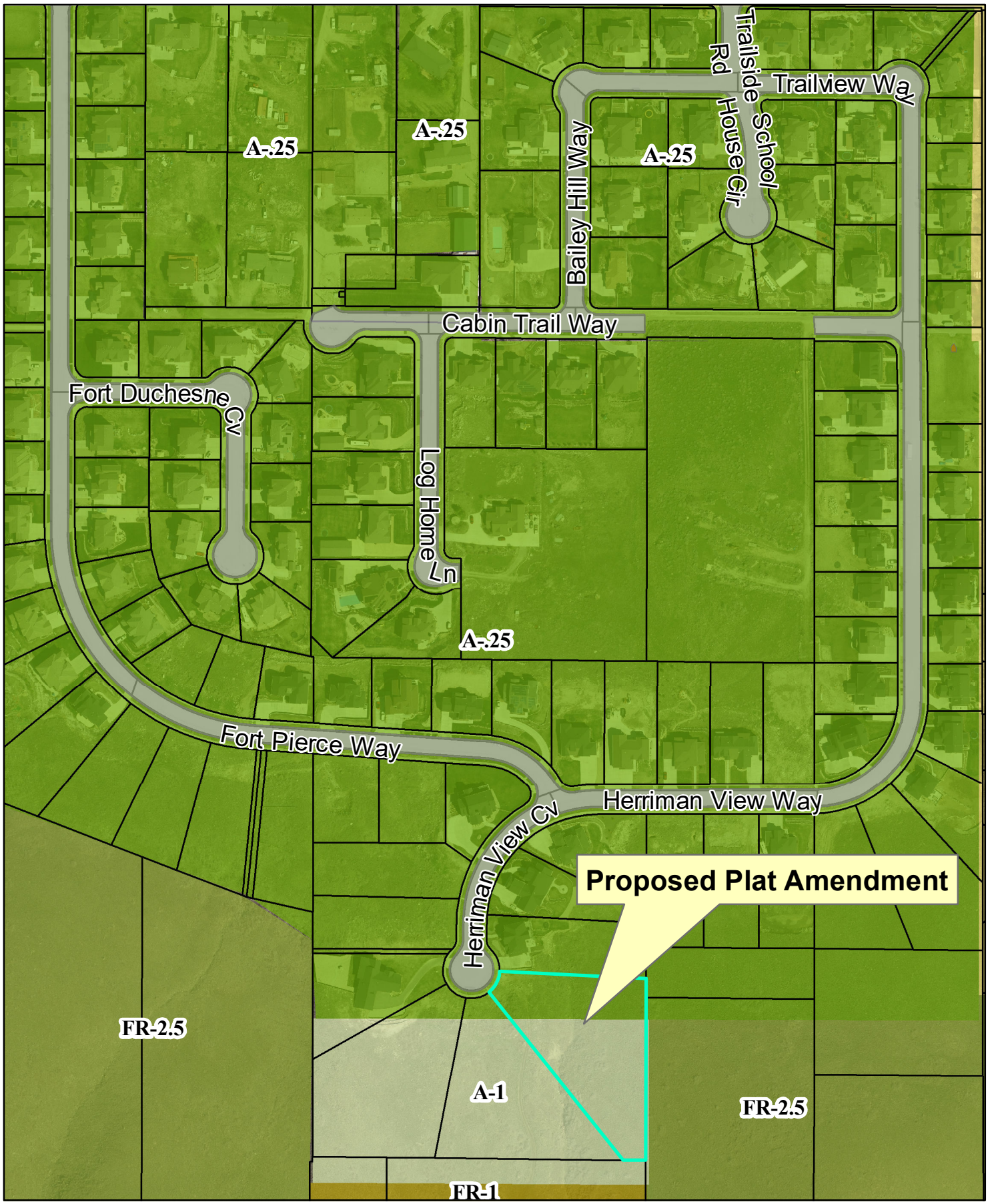
Preliminary Subdivison Plat Application

SUBDIVISION INFORMATION			
Property Address: 14491 S Herriman View Cove, Herriman, UT 84096			
Parcel Numbers: 32111770100000			
☐ New Lots/Units _____ Number of lots/units Total Acres: _____			
X Plat Amendment 1 Number of new lots/units			
Name of Proposed Subdivision: Fort Herriman Cove			
APPLICANT INFORMATION			
Name of Applicant: Craig & Alison Gunther			
Address of Applicant: 1880 E De Lann Ln, Holladay, UT 84121			
Email of Applicant: craiggunther@yahoo.com aligmail@yahoo.com		Phone: Home:)801) 942-5707 Cell: (801) 558-7249	
Applicants Affiliation with the Subject Property: XX Owner ☐ Engineer ☐ Architect ☐ Other			
Engineer: (if not listed above) Pat Harris, Ensign Engineering			
Email of Engineer: pharris@ensignutah.com		Phone of Engineer: (801) 509-6469	
Architect: (if applicable)			
Email of Architect		Phone of Architect:	
Property Owner: (if not listed above) (Same as applicant)			
Email of Owner:		Phone:	
OFFICE USE ONLY			
Date Received:	Received By:	File Number:	Fee:
Zone:	Assigned Planner:		Receipt #

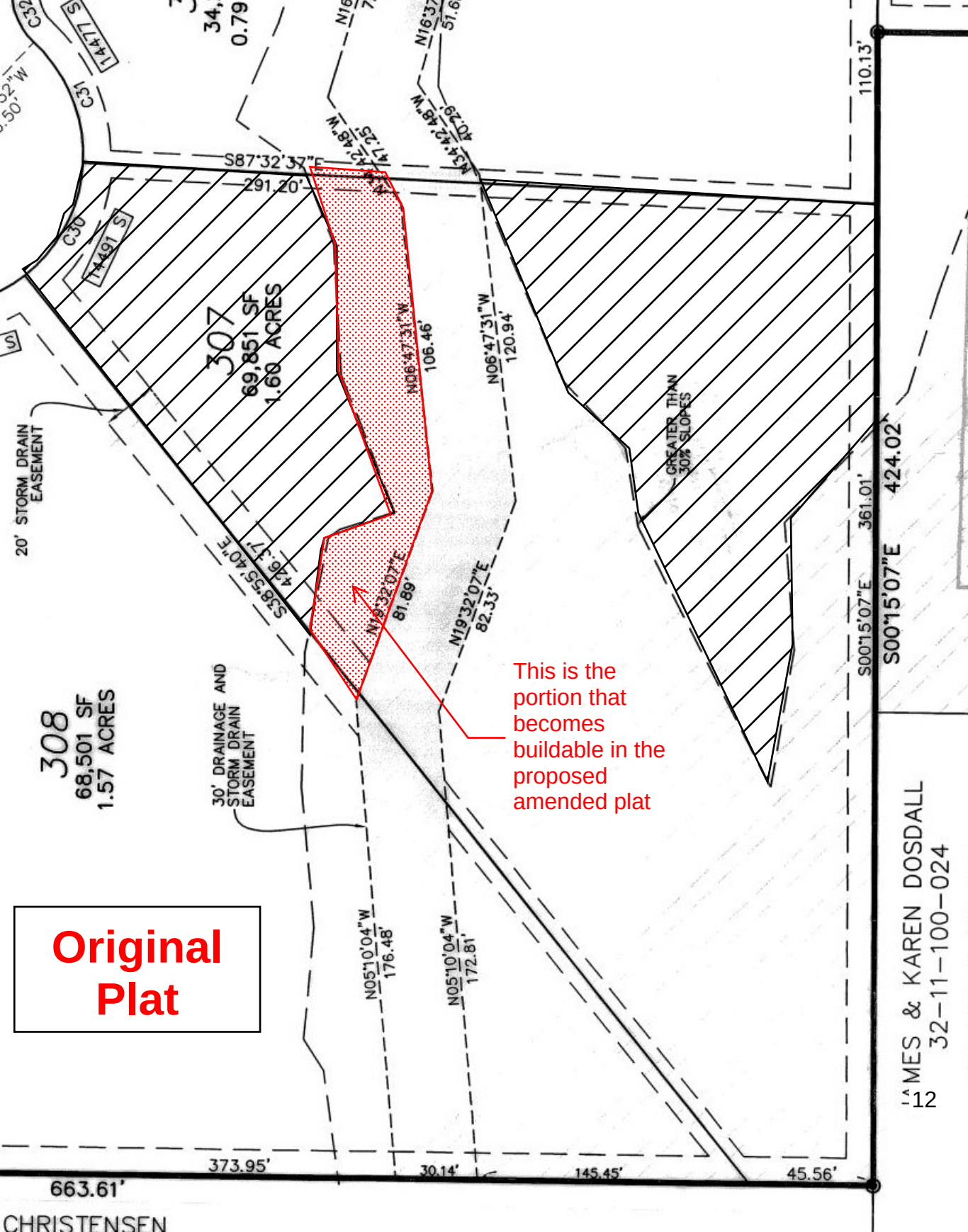
5355 West Herriman Main St, Herriman UT 84096 o. 801.446.5323 email: planning@herriman.org



Proposed Plat Amendment
File# S2019-058



Proposed Plat Amendment
File# S2019-058

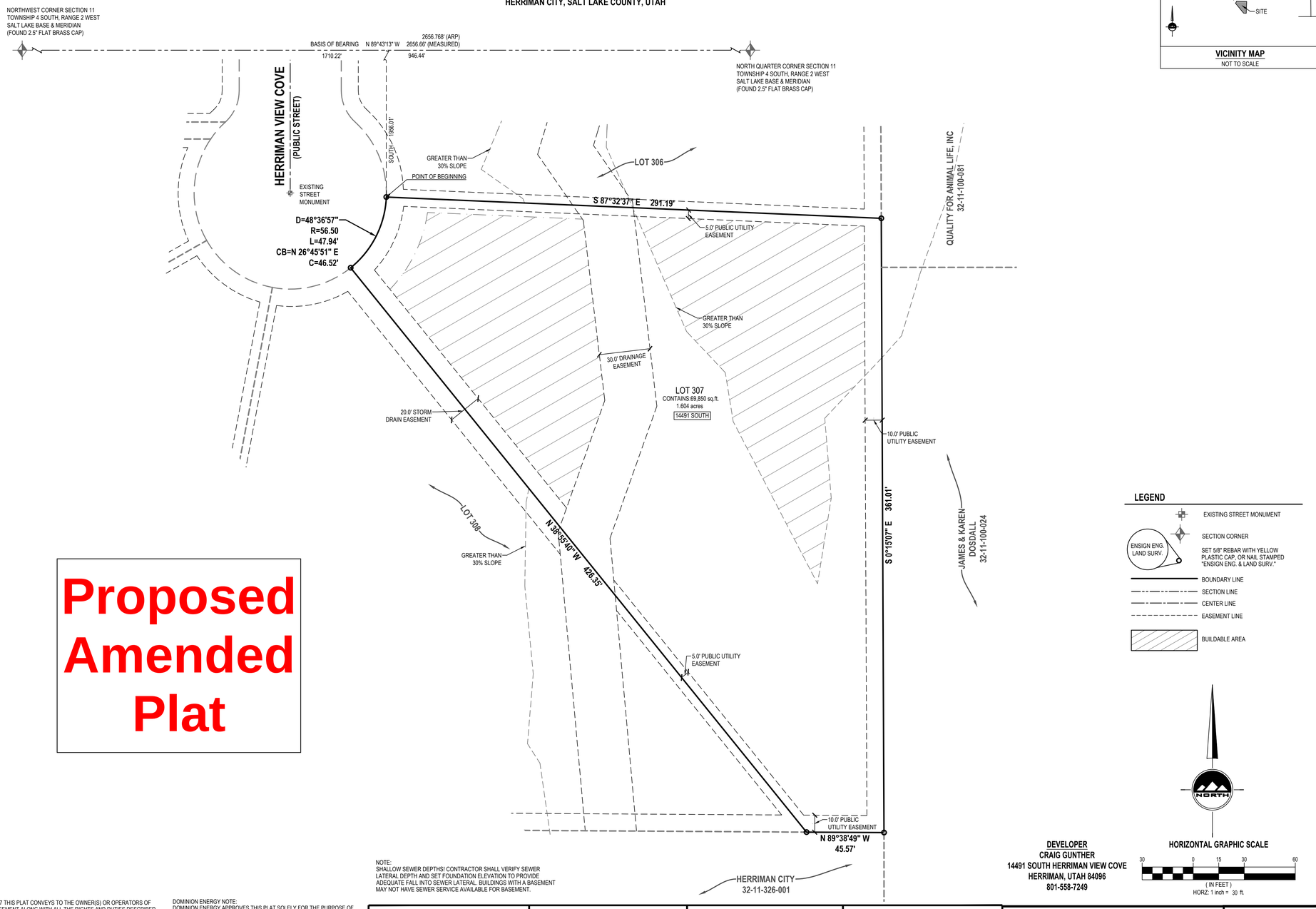


Original Plat
This is the portion that becomes buildable in the proposed amended plat
307
69,851 SF
1.60 ACRES
308
68,501 SF
1.57 ACRES
20' STORM DRAIN EASEMENT
30' DRAINAGE AND STORM DRAIN EASEMENT
GREATER THAN 30% SLOPES
S87°32'37"E
291.20'
N06°47'31"W
106.46'
N06°47'31"W
120.94'
N19°32'07"E
81.89'
N19°32'07"E
82.33'
S38°55'40"E
426.37'
N05°10'04"W
176.48'
N05°10'04"W
172.81'
S00°15'07"E
361.01'
424.02'
110.13'
373.95'
30.14'
145.45'
45.56'
663.61'
CHRISTENSEN
JAMES & KAREN DOSDALL
32-11-100-024

FORT HERRIMAN COVE PHASE 3 SUBDIVISION AMENDED

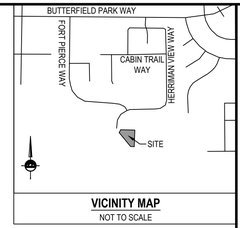
AMENDING LOT 307, FORT HERRIMAN COVE PHASE 3 SUBDIVSION

**LOCATED IN THE NORTHWEST QUARTER OF SECTION 11,
TOWNSHIP 4 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN
HERRIMAN CITY, SALT LAKE COUNTY, UTAH**



Proposed Amended Plat

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



VICINITY MAP
NOT TO SCALE

LEGEND

- EXISTING STREET MONUMENT
- SECTION CORNER
- SET 5/8" REBAR WITH YELLOW PLASTIC CAP, OR NAIL STAMPED "ENSIGN ENG. & LAND SURV."
- BOUNDARY LINE
- SECTION LINE
- CENTER LINE
- EASEMENT LINE
- BUILDABLE AREA

HORIZONTAL GRAPHIC SCALE
30 0 15 30 60
(IN FEET)
HORZ: 1 inch = 30 ft.

DEVELOPER
CRAIG GUNTHER
14491 SOUTH HERRIMAN VIEW COVE
HERRIMAN, UTAH 84096
801-558-7249

ROCKY MOUNTAIN POWER NOTES:
1. PURSUANT TO UTAH CODE ANN. § 54-3-27 THIS PLAT CONVEYS TO THE OWNER(S) OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.
2. PURSUANT TO UTAH CODE ANN. § 17-27A-603(4)(C)(II) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUE AS DESCRIBED IN THIS PLAT AND APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS AND APPROXIMATES THE LOCATION OF THE PUBLIC UTILITY EASEMENTS, BUT DOES NOT WARRANT THEIR PRECISE LOCATION. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT AFFECT ANY RIGHT THAT ROCKY MOUNTAIN POWER HAS UNDER:
   2.1. A RECORDED EASEMENT OR RIGHT-OF WAY
   2.2. THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
   2.3. TITLE 54, CHAPTER 8A, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR
   2.4. ANY OTHER PROVISION OF LAW.

DOMINION ENERGY NOTE:
DOMINION ENERGY APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION ENERGY MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET IN THE OWNERS DEDICATION AND THE NOTES AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT DOMINION ENERGY'S RIGHT-OF-WAY DEPARTMENT AT 1-800-215-8032.

SURVEYOR'S CERTIFICATE

I, PATRICK M. HARRIS do hereby certify that I am a Licensed Land Surveyor, and that I hold Certificate No. 286882 as prescribed under laws of the State of Utah. I further certify that by authority of the Owners, I have made a survey of the tract of land shown on this plat and described below, and have subdivided said tract of land into lots and streets, hereafter to be known as FORT HERRIMAN COVE PHASE 3 SUBDIVISION AMENDED, and that the same has been correctly surveyed and staked on the ground as shown on this plat. I further certify that all lots meet frontage width and area requirements of the applicable zoning ordinances.

BOUNDARY DESCRIPTION

All of Lot 307, FORT HERRIMAN COVE PHASE 3 SUBDIVSION, on file at the office of the Salt Lake County Recorder. More particularly described as:

Beginning at a point on the Easterly Right-of-Way of Herriman View Cove, said point being North 89°43'12" West 946.44 feet along the North Section line and South 1,956.01 feet from the North Quarter Corner of Section 11, Township 4 South, Range 2 West, Salt Lake Base and Meridian, and running;

thence South 87°32'37" East 291.19 feet;
thence South 00°15'07" East 361.01 feet;
thence North 89°38'49" West 45.57 feet;
thence North 38°55'40" West 426.35 feet to a point on said Easterly Right-of-WAy;
thence Northeasterly 47.94 feet along the arc of a 56.50 feet radius curve to the left (center bears North 38°55'40" West and the chord bears North 26°45'51" East 46.52 feet with a central angle of 48°36'57") along said Easterly Right-of-Way to the point of beginning.

Contains 69,850 square feet or 1.604 acres or 1 Lot.

PROFESSIONAL LAND SURVEYOR
7/26/17
No. 286882
PATRICK M. HARRIS
STATE OF UTAH

7/26/19
DATE

PATRICK M. HARRIS
LICENSE No. 286882

OWNER'S DEDICATION

Known all men by these presents that I / we, the undersigned owner (s) of the above described tract of land, having caused same to be subdivided into lots, streets and easements, hereafter known as the

FORT HERRIMAN COVE PHASE 3 AMENDED

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

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

_____.
By:

_____.
By:

INDIVIDUAL ACKNOWLEDGMENT

STATE OF UTAH)S.S.
County of SALT LAKE)

On the _____ day of _____ A.D., 20_____,

personally appeared before me, the undersigned Notary public, in and for said County of _____ in said State of Utah, who after being duly sworn, acknowledged to me that He/She/They signed the Owner's Dedication, _____ in number, freely and voluntarily for the purposes therein mentioned.

MY COMMISSION EXPIRES: _____.

_____ RESIDING IN _____ COUNTY.
NOTARY PUBLIC

CENTURYLINK COMMUNICATIONS	COMCAST	DOMINION ENERGY	ROCKY MOUNTAIN POWER
APPROVED THIS _____ DAY OF _____, 20_____, BY THE CENTURYLINK COMMUNICATIONS.	APPROVED THIS _____ DAY OF _____, 20_____, BY THE COMCAST.	APPROVED THIS _____ DAY OF _____, 20_____, BY THE DOMINION ENERGY.	APPROVED THIS _____ DAY OF _____, 20_____, BY THE ROCKY MOUNTAIN POWER.
_____ CENTURYLINK COMMUNICATIONS	_____ COMCAST	_____ DOMINION ENERGY	_____ ROCKY MOUNTAIN POWER

ENSIGN
SALT LAKE CITY
45 W. 10000 S., Suite 500
Sandy, UT. 84070
Phone: 801.255.0529
Fax: 801.255.4449
WWW.ENSIGNENG.COM

LAYTON Phone:801.547.1100
TOOELE Phone: 435.843.3590
CEDAR CITY Phone: 435.865.1453
RICHFIELD Phone: 435.896.2983

SHEET 1 OF 1

PROJECT NUMBER :	4169N
MANAGER :	P.HARRIS
DRAWN BY :	C.ANDERSON
CHECKED BY :	P.HARRIS
DATE :	6/19/19

FORT HERRIMAN COVE PHASE 3 SUBDIVISION AMENDED
AMENDING LOT 307, FORT HERRIMAN COVE PHASE 3 SUBDIVISION
LOCATED IN THE NORTHWEST QUARTER OF SECTION 11,
TOWNSHIP 4 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN
HERRIMAN CITY, SALT LAKE COUNTY, UTAH

TABULATIONS	
TOTAL PLAT ACREAGE	1.604 ACRES
TOTAL LOT ACREAGE	1.604 ACRES
TOTAL ACREAGE IN PUBLIC STREET	0 ACRES
TOTAL ACREAGE IN OPEN SPACE	0 ACRES
NUMBER OF LOTS	1

SOUTH VALLEY SEWER DISTRICT	HEALTH DEPARTMENT APPROVAL	CHECKED FOR ZONING	PLANNING COMMISSION APPROVAL	HERRIMAN CITY MUNICIPAL WATER	HERRIMAN CITY ENGINEER	APPROVAL AS TO FORM	HERRIMAN CITY
APPROVED THIS _____ DAY OF _____, 20_____, BY THE SOUTH VALLEY SEWER DISTRICT.	APPROVED THIS _____ DAY OF _____, 20_____, BY THE HEALTH DEPARTMENT.	ZONE: _____ DATE: _____ AREA: _____ WIDTH: _____ NAME: _____	APPROVED THIS _____ DAY OF _____, 20_____, BY THE HERRIMAN PLANNING COMMISSION.	APPROVED THIS _____ DAY OF _____, 20_____, BY THE HERRIMAN CITY MUNICIPAL WATER.	I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.	APPROVED AS TO FORM THIS _____ DAY OF _____, 20_____.	APPROVED THIS _____ DAY OF _____, 20_____, BY THE HERRIMAN CITY.
_____ SOUTH VALLEY SEWER DISTRICT MANAGER	_____ DIRECTOR, SALT LAKE COUNTY HEALTH DEPARTMENT		_____ CHAIR, HERRIMAN PLANNING COMMISSION	_____ HERRIMAN CITY	_____ DATE HERRIMAN CITY ENGINEER	_____ HERRIMAN CITY ATTORNEY	ATTEST: _____ RECORDER _____ MAYOR

RECORDED #

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

DATE: _____ TIME: _____ BOOK: _____ PAGE: _____

FEE$ _____ DEPUTY SALT LAKE COUNTY RECORDER

Date of Meeting: 08/01/2019	
File #	P2019-050 & S2019-049
Applicant	Ivory Development
Address	6710 W Herriman Main St
Request	Preliminary Plat Approval and Final Site Plan Approval for Hidden Oaks Pod 4 Phase 1 (30 Lots)

Staff Report

DATE: July 25, 2019

TO: Planning Commission

FROM: Bryn MacDonald, AICP, Assistant City Planner

MEETING: Planning Commission August 1, 2019

REQUEST: Preliminary plat and final site plan approval for 30 single family lots (Hidden Oaks Pod 4 Phase 1)

Applicant:	Brad Mackay
Address:	6710 W Herriman Hwy
Zone:	R-1-15 (Residential)
Acres:	6.82
File Number:	P2019-050 & S2019-049

Summary

The applicant is requesting preliminary plat approval and final site plan approval for a subdivision of 30 single family lots, known as Hidden Oaks Pod 4 Phase 1. This development was approved as part of the Hidden Oaks Development Agreement.

Process

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

Notices

The final site plan approval is a permitted use and does not require any notices be mailed. Staff mailed notices for the preliminary plat on July 19, 2019. Notices were mailed to 14 property owners. No responses have been received so far.

Neighborhood Meeting

A neighborhood meeting was held on July 9, 2019, for the preliminary plat. Notices were mailed to 346 residents. Twelve (12) residents attended the meeting. Attendees had several questions regarding the project. The applicant discussed that they would install a wall on the north side of Main St, and also work with the adjacent property owners – the Pecks – on the precast wall between them.

There were concerns about contaminated soils. The applicant assured everyone that any contaminated soil would be removed and transported to Kennecott. It was also discussed that Ivory Homes will control dust and dirt throughout the construction period.

Staff Report

Development Review Committee (DRC)

The applicant met with the Development Review Committee on June 5, 2019. The applicant received written comments regarding the project from staff.

Discussion

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

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

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

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

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

a. Lot area and widths shall be shown on an approved site plan for each phase.
b. Traffic studies will be required for each pod in compliance with the Engineering Design Standards. Each study shall be done as an addendum to the master traffic study already completed.
c. Each pod that is adjacent to Butterfield Creek shall provide verification from Salt Lake County Flood Control that the top of bank line has been established and there is an additional 20 foot maintenance access outside the top of bank. This access should be dedicated to the City. No lots can be located within the top of bank or 20 foot access. The access can be combined with the trail.
d. A detailed grading and drainage plan shall be submitted as part of a site plan application.

e. Landscaping, fencing, and screening related to the uses within the site and as a means of integrating the proposed development into its surroundings shall be submitted as part of a site plan application.
f. Open space that is provided in each pod shall demonstrate any unbuildable area that counts as 25%. The overall open space acres required shall be adjusted accordingly.

Issue 1 – Density
This application is for phase 1 of pod 4. This overall site plan provided by the applicant for all of pod 4 proposes 82 units. The approved preliminary site plan for the entire Hidden Oaks project lists this pod being allowed up to 90 units. This first phase is proposing the first 30 of those lots. The approved lot size range is 6k – 10k sq. ft. All lots meet or exceed this requirement.

Issue 2 – Design
The development had design guidelines approved as part of the PD Overlay Zone and Development Agreement. The design guidelines include fencing requirements, setbacks, and architectural design criteria. All building elevations have been submitted by the applicant and have been included in this packet for approval.

Issue 3 – Fencing
The approved design guidelines show where fencing is required along the perimeter of the development. A precast wall will be built parallel to Main Street. The applicant would like to discuss doing additional landscaping along Main Street and moving the wall back off of the street. There is a significant slope off of Main Street in this location. Also, the neighbors adjacent to this pod on the east are not part of the Hidden Oaks development, so per the MDA the applicant must construct a precast wall along their property.

Issue 5 – Landscaping
The applicant has submitted landscaping plans for all of the open space area along the major streets, private parks, detention, and trail areas.

Issue 6 - Traffic
Every new application for a pod/phase will need to include an addendum to the originally submitted traffic study – notably addressing the Level of Service (LOS) at the intersection of 6400 W and Main Street.

Recommendation
Staff recommends preliminary plat approval and final site plan 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.

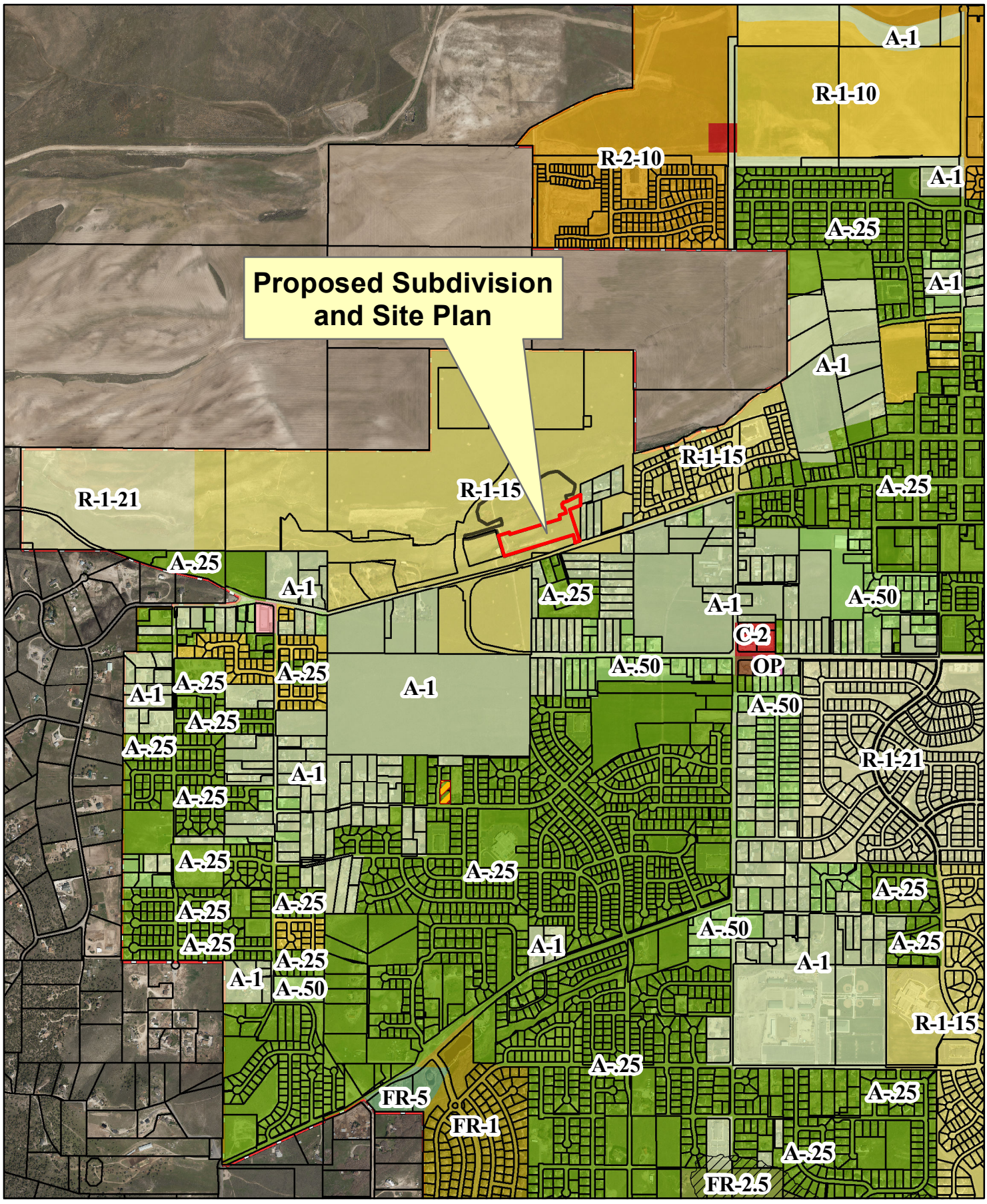
2. Meet with staff to review compliance with all requirements of the Master Development Agreement when each phase is submitted for final engineering review.
3. At least 20 percent of the planned unit development shall be preserved as permanent open space. At least one-half of the open space required 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.

Site Plan Requirements:

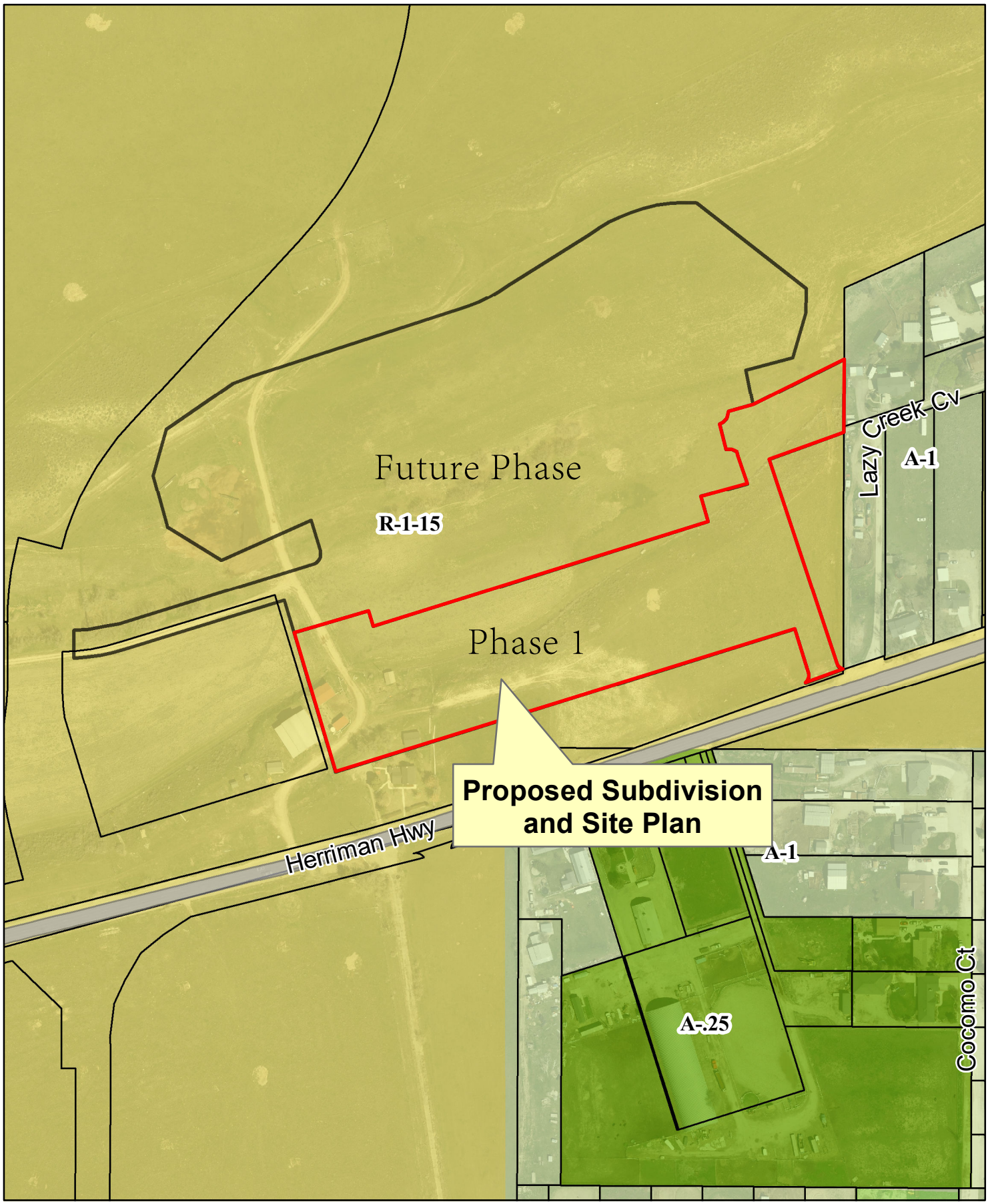
1. Receive and agree to the recommendations from other agencies, including those included in the Development Review Committee comments dated June 5, 2019.
2. Meet with staff to review compliance with all requirements of the Master Development Agreement when each phase is submitted for final engineering review.
3. All homes shall meet the design guidelines and the Herriman City single family design criteria.
4. All single family dwellings shall provide basements.
5. Setbacks shall be as follows:
   Front: 12' to living ; 24' to garage
   Rear: 15' to building; 10' to deck/covered patio
   Sides: 5' to any part of building
   Corners: 15'
6. 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 trail heads.
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.

Attachments

1. Vicinity Maps
2. Site Plans
3. Landscape Plans
4. Monument Sign & Landscape Plan
5. Community Meeting Attendance Sheet
6. Meeting Minutes and Comments Received
7. Elevations



Proposed Subdivision and Site Plan
File#'s: S2019-049 & P2019-050

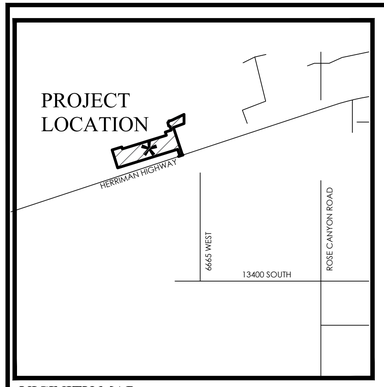


Proposed Subdivision and Site Plan
File#'s: S2019-049 & P2019-050

HIDDEN OAKS PHASE 1

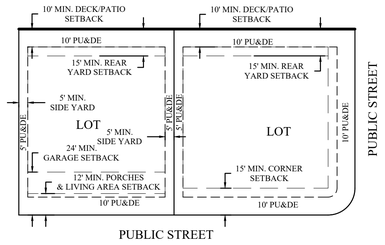
SUBDIVISION

LOCATED IN THE SE1/4 & SW 1/4 OF SECTION 34, T3S, R2w,
SALT LAKE BASE & MERIDIAN
HERRIMAN CITY, SALT LAKE COUNTY, UTAH

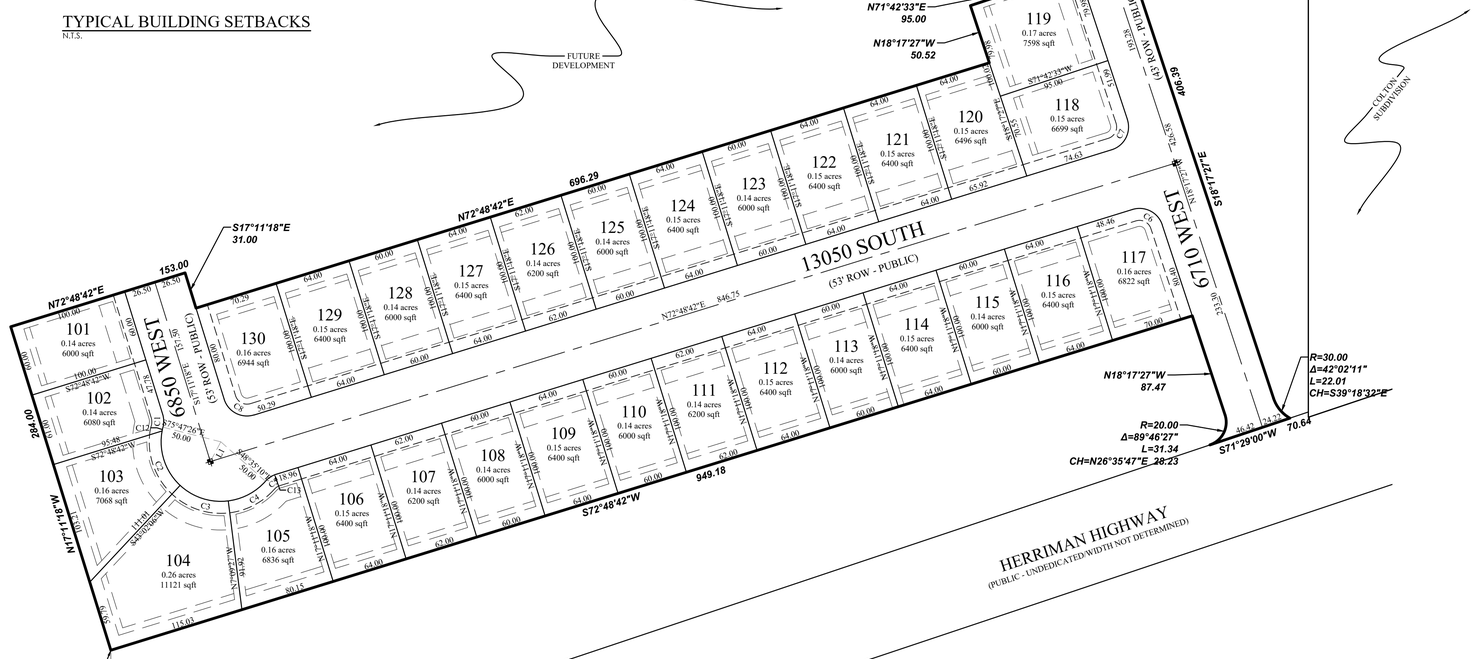


VICINITY MAP
N.T.S

GRAPHIC SCALE
60 0 30 60 120 240
(IN FEET)
1 inch = 60 ft.



TYPICAL BUILDING SETBACKS
N.T.S.



NOTES:

1. #5 REBAR AND CAP SET AT ALL REAR LOT CORNERS. PIN OR NAIL SET IN CURB AT EXTENSION OF SIDE LOT LINES IN LIEU OF SETTING THE FRONT LOT CORNER.

2. PARCEL A TO BE OWNED & MAINTAINED BY HERRIMAN CITY.

LEGEND

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

DOMINION ENERGY UTAH - NOTE:

Questar Gas Company dba Dominion Energy Utah hereby approves this plat solely for purpose of confirming that the plat contains public utility easements. Dominion Energy Utah may require additional easements in order to serve this development. This approval does not constitute abrogation or waiver of any other existing rights, obligations or liabilities including prescriptive rights and other rights, obligations or liabilities provided by law or equity. This approval does not constitute acceptance, approval or acknowledgment of any terms contained in the plat, including those set forth in the Owners Dedication and the Notes, and does not constitute a guarantee of particular terms of natural gas service. For further information please contact Dominion Energy Utah's Right-of-Way Department at 1-800-366-8532.

QUESTAR GAS COMPANY
dba DOMINION ENERGY UTAH

Approved this _____day of _____ , 20 ____

By- _____
Title - _____

TABULATIONS:

1. TOTAL PLAT ACREAGE: 6.68 AC
2. TOTAL LOT ACREAGE: 4.97 AC
3. TOTAL ACREAGE IN STREETS: 77,972.4 SF
4. TOTAL ACREAGE IN OPEN SPACE: .52 AC
5. AVERAGE LOT SIZE: .16 AC
6. NUMBER OF LOTS: 30
7. DENSITY: 4.49 UNITS/ACRE

SURVEYOR'S CERTIFICATE

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

HIDDEN OAKS PHASE 1
SUBDIVISION

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

Spencer W. Llewelyn
Professional Land Surveyor
Certificate No. 10516507

Date

BOUNDARY DESCRIPTION

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

Beginning at a point located N89°53'28"W along the Section line 373.57 feet and North 1,278.26 feet from the South 1/4 Corner of Section 34, T4S, R2W, SLB&M; thence N17°11'18"W 284.00 feet; thence N72°48'42"E 153.00 feet; thence S17°11'18"E 31.00 feet; thence N72°48'42"E 696.29 feet; thence N18°17'27"W 50.52 feet; thence N71°42'33"E 95.00 feet; thence N18°17'27"W 13.90 feet; thence along the arc of a curve to the right with a radius of 826.50 feet a distance of 36.98 feet through a central angle of 02°33'49" Chord: N17°00'32"W 36.98 feet; to a point of reverse curvature; thence along the arc of a curve to the left having a radius of 20.00 feet a distance of 30.32 feet through a central angle of 86°51'04" Chord: N59°09'09"W 27.50 feet; thence N14°35'31"W 53.03 feet; thence Northeasterly along the arc of a non-tangent curve to the left having a radius of 20.00 feet (radius bears: N12°34'41"W) a distance of 31.64 feet through a central angle of 90°39'13" Chord: N32°05'42"E 28.45 feet; thence N76°46'06"E 43.00 feet; thence N64°15'08"E 209.05 feet to the Westerly line of COLTON SUBDIVISION, according to the Official Plat thereof recorded August 15, 1997 as Book 97-8P Page 248 in the Office of the Salt Lake County Recorder; thence South along said plat 139.04 feet; thence S69°31'41"W 171.66 feet; thence Southerly along the arc of a non-tangent curve to the left having a radius of 783.50 feet (radius bears: N72°42'19"E) a distance of 13.62 feet through a central angle of 00°59'46" Chord: S17°47'34"E 13.62 feet; thence S18°17'27"E 406.39 feet; thence along the arc of a curve to the left with a radius of 30.00 feet a distance of 22.01 feet through a central angle of 42°02'11" Chord: S39°18'32"E 21.52 feet; thence S71°29'00"W 70.64 feet; thence Northeasterly along the arc of a non-tangent curve to the left having a radius of 20.00 feet (radius bears: N18°31'00"W) a distance of 31.34 feet through a central angle of 89°46'27" Chord: N26°35'47"E 28.23 feet; thence N18°17'27"W 87.47 feet; thence S72°48'42"W 949.18 feet to the point of beginning.

Contains: 6.82 acres+/-

OWNER'S DEDICATION

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

HIDDEN OAKS PHASE 1
SUBDIVISION

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

IN WITNESS WHEREOF _____ HAVE HEREUNTO SET _____

HAND THIS ___ DAY OF _____ A.D. 20___

_____
CHRISTOPHER P. GAMVROULAS, PRESIDENT
IVORY DEVELOPMENT, LLC

LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF UTAH
S.S.
COUNTY OF _____

ON THE ___ DAY OF _____ A.D. 20___ PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AN FOR THE COUNTY OF SALT LAKE, IN SAID STATE OF UTAH, CHRISTOPHER P. GAMVROULAS, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE IS THE PRESIDENT OF IVORY DEVELOPMENT LLC, A UTAH LLC AND THAT HE SIGNED THE OWNERS DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.

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

MY COMMISSION No._____ _____
PRINTED FULL NAME OF NOTARY

HEALTH DEPARTMENT	COMCAST	CENTURY LINK COMMUNICATIONS	ROCKY MOUNTAIN POWER	SOUTH VALLEY SEWER DISTRICT	DOMINION ENERGY
APPROVED THIS ___ DAY OF _____ A.D. 20___ BY HEALTH DEPARTMENT	APPROVED THIS ___ DAY OF _____ A.D. 20___ BY COMCAST	APPROVED THIS ___ DAY OF _____ A.D. 20___ BY CENTURY LINK COMMUNICATIONS	APPROVED THIS ___ DAY OF _____ A.D. 20___ BY ROCKY MOUNTAIN POWER	APPROVED THIS ___ DAY OF _____ A.D. 20___ BY S.V.S.D.	APPROVED THIS ___ DAY OF _____ A.D. 20___ BY DOMINION ENERGY
DIRECTOR, SALT LAKE CO. HEALTH DEPARTMENT	COMCAST	CENTURY LINK COMMUNICATIONS	ROCKY MOUNTAIN POWER	S.V.S.D.	DOMINION ENERGY

CHECKED FOR ZONING	PLANNING COMMISSION	HERRIMAN CITY MUNICIPAL WATER	HERRIMAN CITY ENGINEER	APPROVAL AS TO FORM	HERRIMAN CITY
ZONE: _____ DATE:_____ AREA: _____ WIDTH: _____ NAME:_____	APPROVED THIS ___ DAY OF _____ A.D. 20___ BY HERRIMAN PLANNING COMMISSION	APPROVED THIS ___ DAY OF _____ A.D. 20___ BY HERRIMAN CITY MUNICIPAL WATER	I HERE BY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE	APPROVED AS TO FORM THIS ___ DAY OF _____ A.D. 20___	APPROVED THIS ___ DAY OF _____ A.D. 20___ BY HERRIMAN CITY.
	CHAIRMAN, HERRIMAN PLANNING COMMISSION	HERRIMAN CITY	DATE HERRIMAN CITY ENGINEER	HERRIMAN CITY ATTORNEY	ATTEST: RECORDER MAYOR

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

HIDDEN OAKS PHASE 1
SUBDIVISION
LOCATED IN THE SE1/4 &SW1/4 OF SECTION 34, T3S, R2W,
SALT LAKE BASE & MERIDIAN
HERRIMAN CITY, SALT LAKE COUNTY, UTAH

RECORDED # _____
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF:
_____
DATE:_____ TIME:_____ BOOK:_____ PAGE:_____
$_____ _____
FEE SALT LAKE COUNTY RECORDER

2:_2019\19-0066 Hidden Oaks Phase 1\design 19-0066\dwg\sheets\C2 - FINAL PLAT.dwg

CURRENT FEMA FLOOD PLAIN - ZONE A

BUTTERFIELD CREEK IMPROVEMENTS
(PART OF A SEPARATE PROJECT)

FUTURE HIDDEN OAKS

FIRE HYDRANT #104
PER HERRIMAN CITY STD. CW-15

PROP. DETENTION POND
(OPEN SPACE PARCEL IS TO BE LANDSCAPED PER FINAL LANDSCAPE DESIGN DURING FINAL SUBMITTAL)

ADA RAMP #101
PER APWA STD. 235

EXISTING FENCE
TO BE REMOVED

PROP. 2.5' HIGHBACK
CURB AND GUTTER (TYP.)

FIRE HYDRANT #102
PER HERRIMAN CITY STD. CW-15

EXISTING FENCE
TO BE REMOVED
WITHIN THE PROJECT
BOUNDARY

6850 WEST

6710 WEST

13050 SOUTH

HERRIMAN HWY.

101 102 103 104 105 106 107 108 109 110 111 112 113 114 115 116 117 118 119 120 121 122 123 124 125 126 127 128 129 130

STREET LIGHT #105
PER HERRIMAN CITY STD. SL-03

PROP. 5' SIDEWALK
(TYP.)

STREET LIGHT #104
PER HERRIMAN CITY STD. SL-03

STREET LIGHT #102
PER HERRIMAN CITY STD. SL-03

ADA RAMP #102
PER APWA STD. 235

STREET SIGN #101
PER HERRIMAN CITY STD. RD-05

FIRE HYDRANT #103
PER HERRIMAN CITY STD. CW-15

EXISTING BUILDING
TO BE REMOVED

EXISTING FENCE
TO BE REMOVED

EXISTING FENCE
TO BE REMOVED
WITHIN THE PROJECT
BOUNDARY

FIRE HYDRANT #101
PER HERRIMAN CITY STD. CW-15

STREET LIGHT #103
PER HERRIMAN CITY STD. SL-03

PROP. STOP SIGN
PER HERRIMAN CITY STD. RD-06

ADA RAMP #103
PER APWA STD. 235

STREET LIGHT #101
PER HERRIMAN CITY STD. SL-03

EXISTING FENCE TO
REMAIN IN PLACE

EXISTING BUILDING
TO BE REMOVED

EXISTING BUILDING
TO BE REMOVED

PROP. STOP BAR

PROP. STOP SIGN
PER HERRIMAN CITY STD. RD-06

ADA RAMP #104
PER APWA STD. 235

STREET SIGN #102
PER HERRIMAN CITY STD. RD-05

PROP. ASPHALT TAPER

EXISTING
FIRE HYDRANT

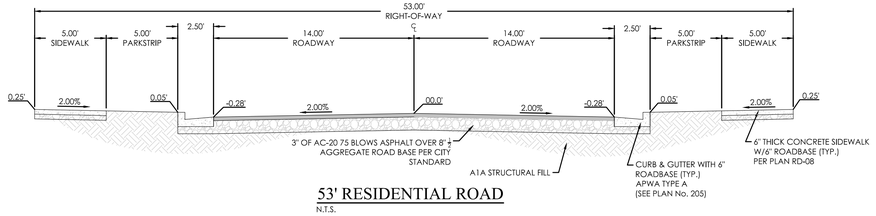
EXISTING FENCE
TO BE REMOVED
WITHIN THE PROJECT
BOUNDARY

EXISTING
FIRE HYDRANT

PROP. ASPHALT TAPER

53' RESIDENTIAL ROAD

N.T.S.



NOTE:

LANDSCAPING/TREE PLANTING PLAN WILL BE COMPLETED AT THE TIME OF FINAL DESIGN.

LEGEND

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

N

S

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

BENCHMARK

SE CORNER OF SECTION 34
TOWNSHIP 3 SOUTH, RANGE 2 WEST
SALT LAKE BASE AND MERIDIAN
PROJECT ELEV: 5187.93
COUNTY ELEV: 5187.36
DATUM: NAVD

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

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

HIDDEN OAKS PHASE 1 POD 4

HERRIMAN CITY

SITE PLAN

REVISION BLOCK

#	DATE	DESCRIPTION
1	----	----
2	----	----
3	----	----
4	----	----
5	----	----
6	----	----

SITE PLAN

Scale: 1"=40' | Drawn: CSA
Date: 05/10/19 | Job #: 19-0066
Sheet: C3

Z:_2019\19-0066 Hidden Oaks Phase 1\design 19-0066\dwg\sheets\C3 - SITE PLAN.dwg

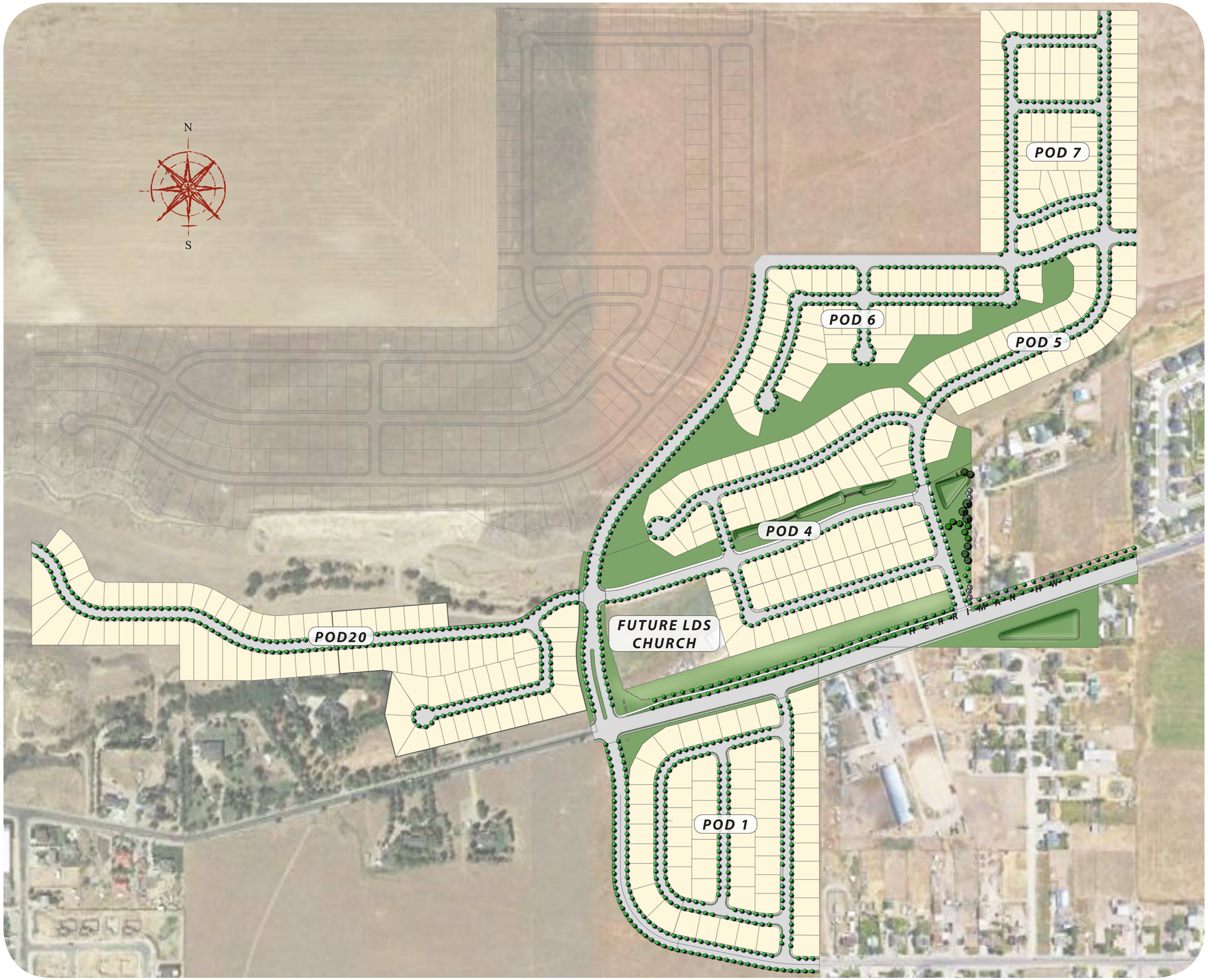


HIDDEN OAKS *phase 1*

HERRIMAN, SALT LAKE COUNTY
05/13/19

19-0066

FOCUS ENGINEERING AND SURVEYING, LLC



HIDDEN OAKS *overall map*

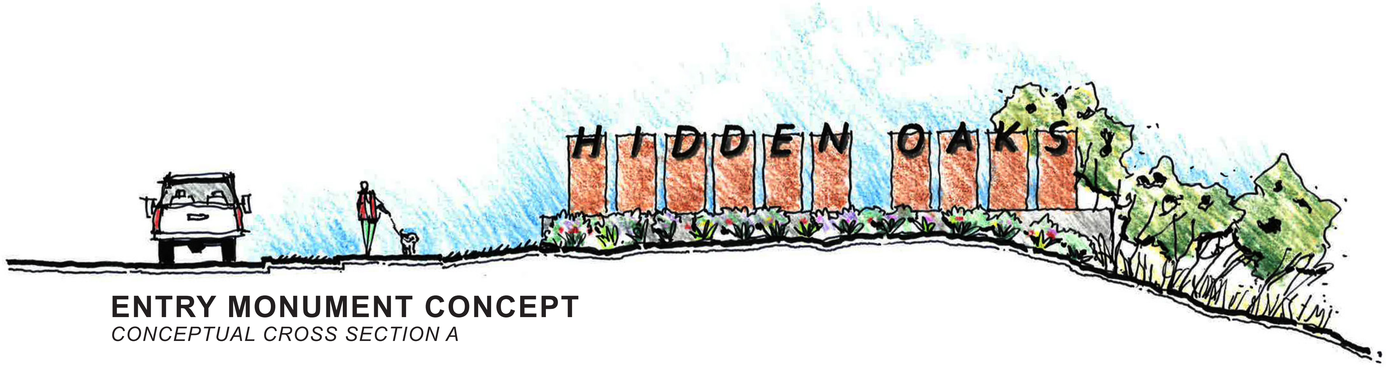
HERRIMAN, SALT LAKE COUNTY
07/09/19

19-0219

IVORYHOMES

Perry Homes Utah

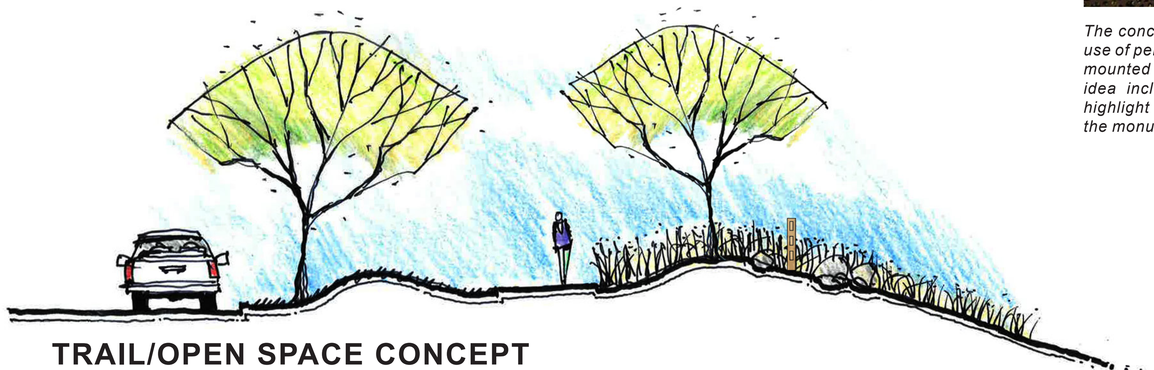
FOCUS ENGINEERING AND SURVEYING, LLC



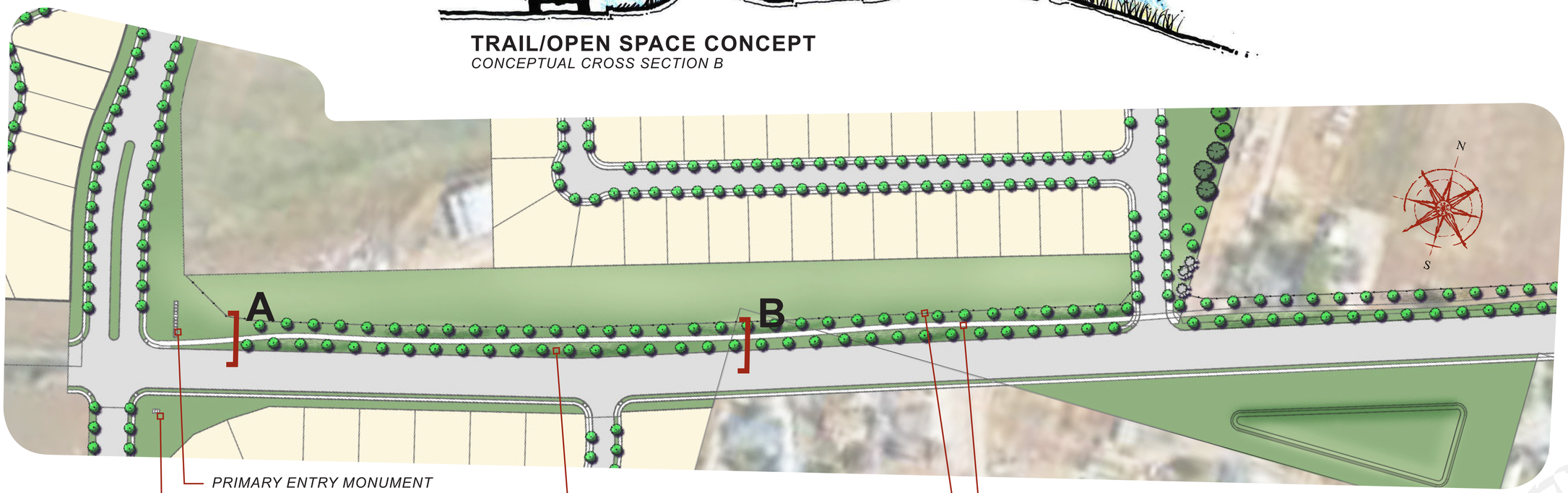
ENTRY MONUMENT CONCEPT
CONCEPTUAL CROSS SECTION A



The concept for the entry monument envisions the use of perforated steel boxes as a base, with letters mounted to them, similar to the image above. The idea includes lighting the boxes from within to highlight the cut pattern at night and surrounding the monument with an attractive landscape design.



TRAIL/OPEN SPACE CONCEPT
CONCEPTUAL CROSS SECTION B



HIDDEN OAKS *conceptual monument & backbone plan*

HERRIMAN, SALT LAKE COUNTY
07/09/19

19-0194

IVORYHOMES

Perry Homes Utah

FOCUS ENGINEERING AND SURVEYING, LLC

Community Outreach
Neighborhood Meeting

Proposed Development

SIGN IN SHEET

TIME: 6:30 p.m. Tuesday, July 9, 2019

	Name:	Email address:
1	Beth Peck	beth@prorecyclinggroup.com
2	Smokey Peck	SMOKEY60@PRORECYCLINGGROUP.COM
3	Harry Bakeson	LRO&BlackJack@Gmail.com
4	Glen & Judy Dansie	GLEN.DANSIE@GMAIL.COM
5	Melanie & Doug Chivers	melanie.chivers@gmail.com
6	Douglas Chivers.	douglas.chivers@gmail.com
7	Boyd & Claudia Dansie	dansicfamily@yahoo.com
8	Aaron & Katie Robinson	katiesfarmlife@gmail.com
9	Roy D Braegger	roydeebraegger@gmail.com
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Community Outreach
Neighborhood Meeting

Date: Tuesday, July 9, 2019
Developer/Applicant: Ivory Homes , Brad Mackay, Project manager
Community #: 3
Community Facilitator: David Hale
# of Mailed Notices:
 # Attendees: 12

Brad Mackay describes the various phases of the overall development, describing the map.

Flooding? - Engineering review completed already ✓ approved by FEMA and others. Channels will be created to handle the flow of water.

Cement wall on East side of development?

- Yes on North side of Main.

Don't know about South side of Main

Ivory will need to work with the Pecks about the cement wall and retaining dirt, etc. along the stream channel

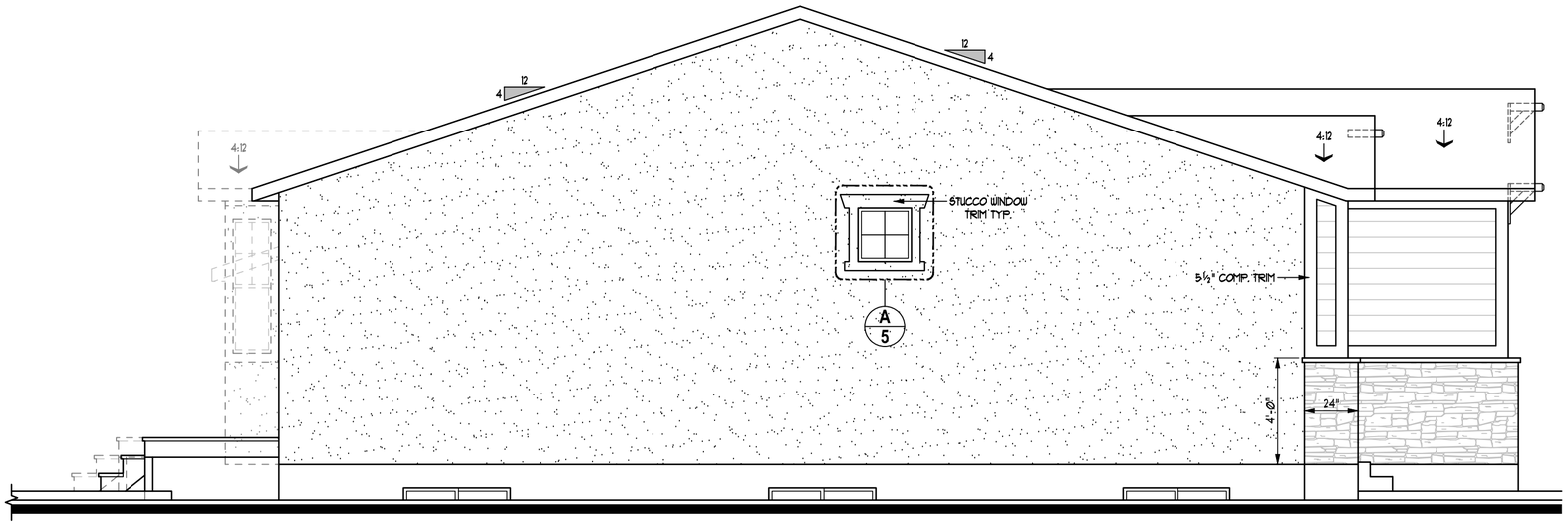
City will maintain the open spaces, except for HOA section.

Ivory will control the dust during construction

Contaminated soil will be moved elsewhere (near Kennecot).

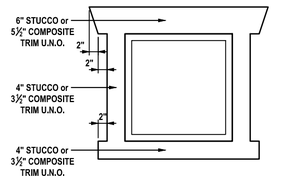
- property owners will be able to grow gardens.

A few owners along the road still need to be contacted about purchasing a portion of their ~~roads~~ property along Main Street.

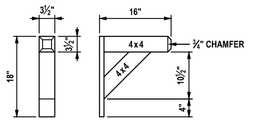


LEFT SIDE ELEVATION

SCALE: ¼"=1'-Ø"

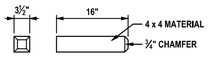


A Typical Window Trim
Scale: 1/2" = 1'-0"



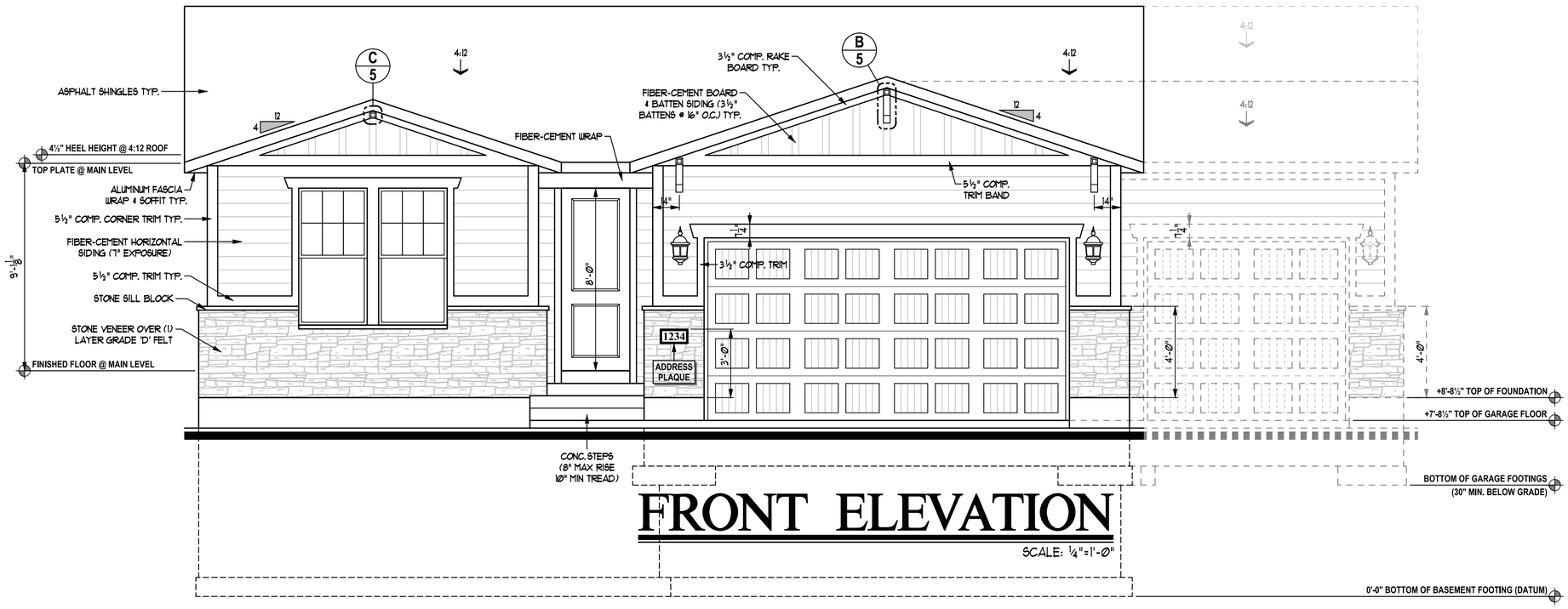
PAINTED (SEE COLOR PACKAGE)

B Outlooker Detail (4 x 4)
Scale: 1/2" = 1'-0"



PAINTED (SEE COLOR PACKAGE)

C Corble Detail (4 x 4)
Scale: 1/2" = 1'-0"



FRONT ELEVATION

SCALE: ¼"=1'-Ø"

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REVISIONS 05-1225EL1 - (Syracuse).dwg 5/29/18 4:49 PM

KEYNOTES

"Syracuse" Exterior

! NOTE !
ALL MATERIALS & TRIM NOTED ON FRONT ELEVATION TO BE TYPICAL THROUGHOUT (UNLESS NOTED OR SHOWN OTHERWISE)

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1225
"Craftsman"
(Base Plan)
"Collection Plus"

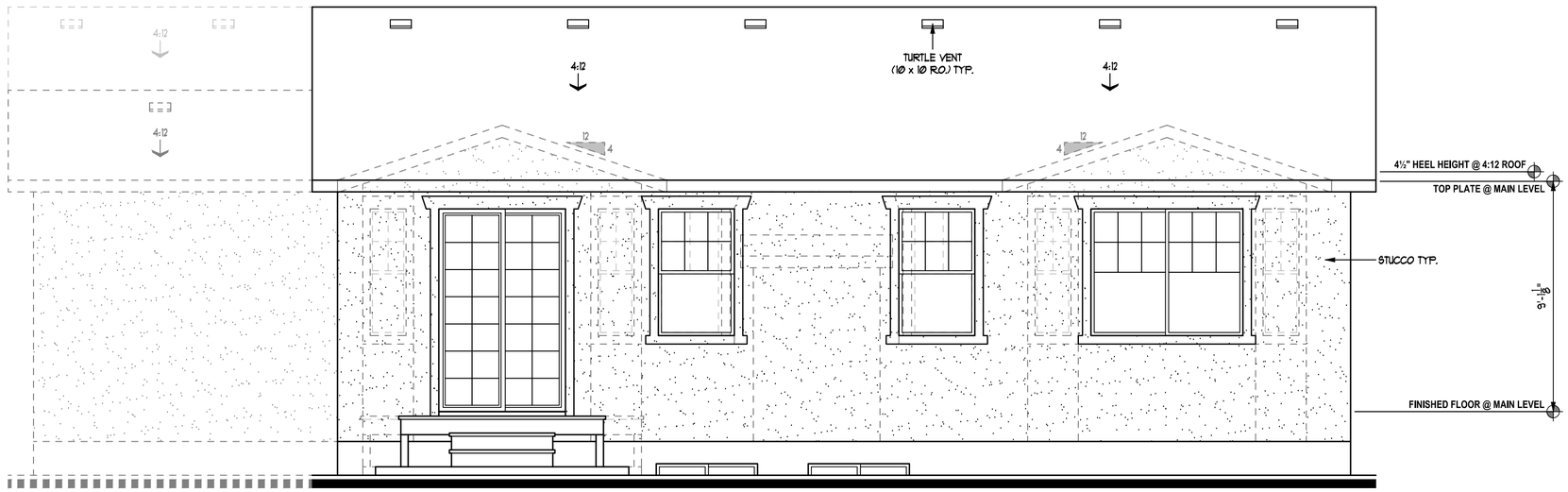
MAIN LEVEL	1226	Date Created	May 2018
FIN. BASEMENT	14	Scale	NOTED
TOTAL FINISHED	1240	Drawn	CAD
UNFIN. BASEMENT	1221	Job	Base Plan
COLD STORAGE	0	Sheet	5
TOTAL UNFIN.	1221	of	10 Sheets
TOTAL	2461		
GARAGE	472		



RIGHT SIDE ELEVATION

SCALE: ¼"=1'-Ø"

Attic Ventilation Requirements							
Location	Main Roof		3-Car		Extended 3-Car	
Enclosed Attic Area (A)	1718.00	SF	232.00	SF	468.00	SF
Net Free Ventilating Area Required (A/300)	5.73	SF	0.77	SF	1.56	SF
Area of soffit ventilation (50% max. of total need)	2.86	SF	0.39	SF	0.78	SF
Linear feet of soffit required	105.74	LF	14.28	LF	28.80	LF
Ventilation provided by roof vents	2.86	SF	0.38	SF	0.78	SF
Ventilation provided by each vent	0.35	SF	0.35	SF	0.35	SF
Total Number of Roof Vents Required	**8**		**1**		**2**	
* Roof Louvers to be LOMANCO (Model 750-G) = 0.347 Sq. Ft. Each * Soffit vents = .02708 sq. ft. per linear foot of soffit			Optional		Optional	



REAR ELEVATION

SCALE: ¼"=1'-Ø"

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KEYNOTES

"Syracuse" Exterior

! NOTE !

ALL MATERIALS & TRIM NOTED ON FRONT ELEVATION TO BE TYPICAL THROUGHOUT (UNLESS NOTED OR SHOWN OTHERWISE)

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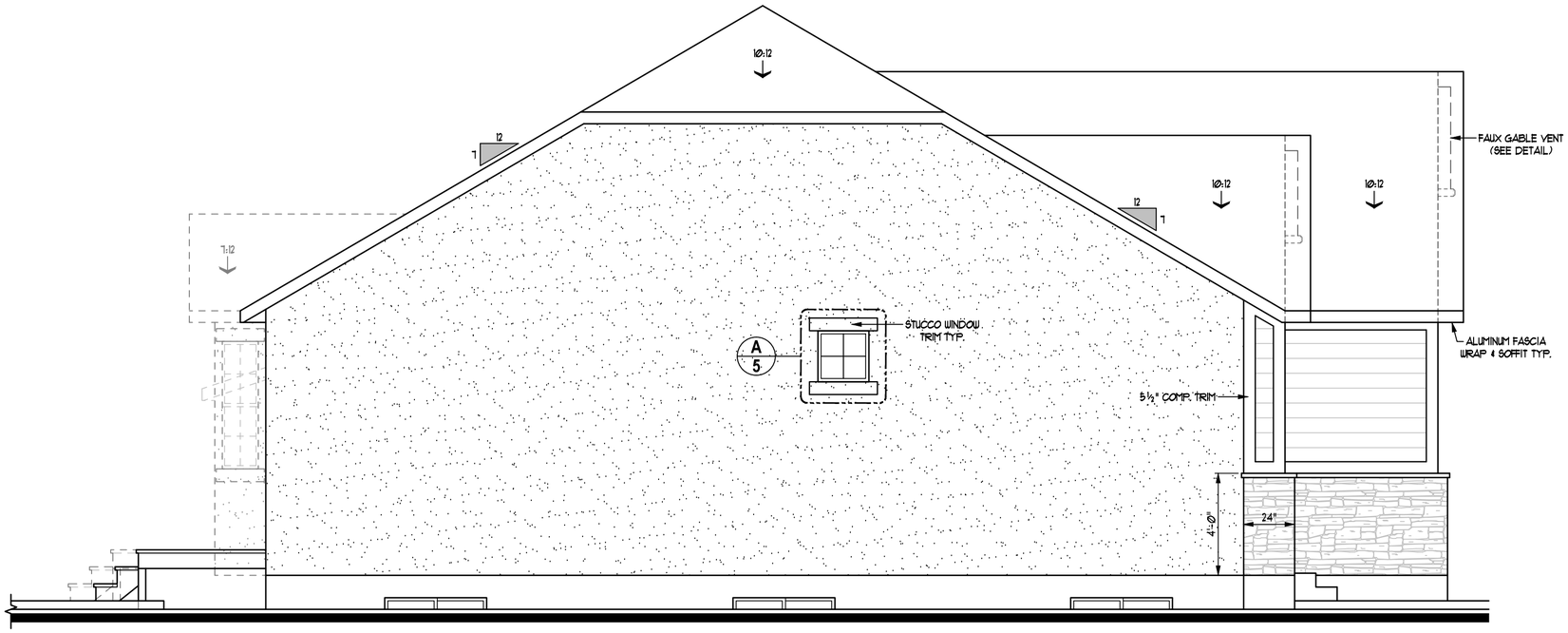
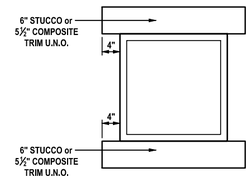
1225
"Craftsman"
(Base Plan)
"Collection Plus"

MAIN LEVEL	1226	Date Created	Jun 2018
FIN. BASEMENT	14	Scale	NOTED
TOTAL FINISHED	1240	Drawn	CAD
UNFIN. BASEMENT	1221	Job	Base Plan
COLD STORAGE	0		
TOTAL UNFIN.	1221	Sheet	6
TOTAL	2461	of	10 Sheets
GARAGE	472		

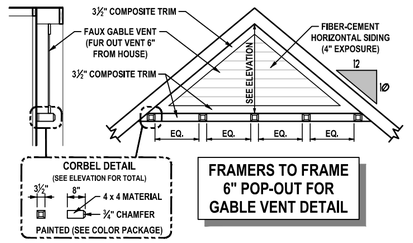


LEFT SIDE ELEVATION

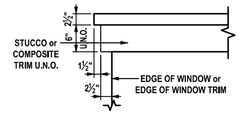
SCALE: ¼"=1'-0"



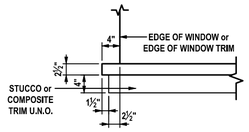
A Typical Window Trim
Scale: 1/2" = 1'-0"



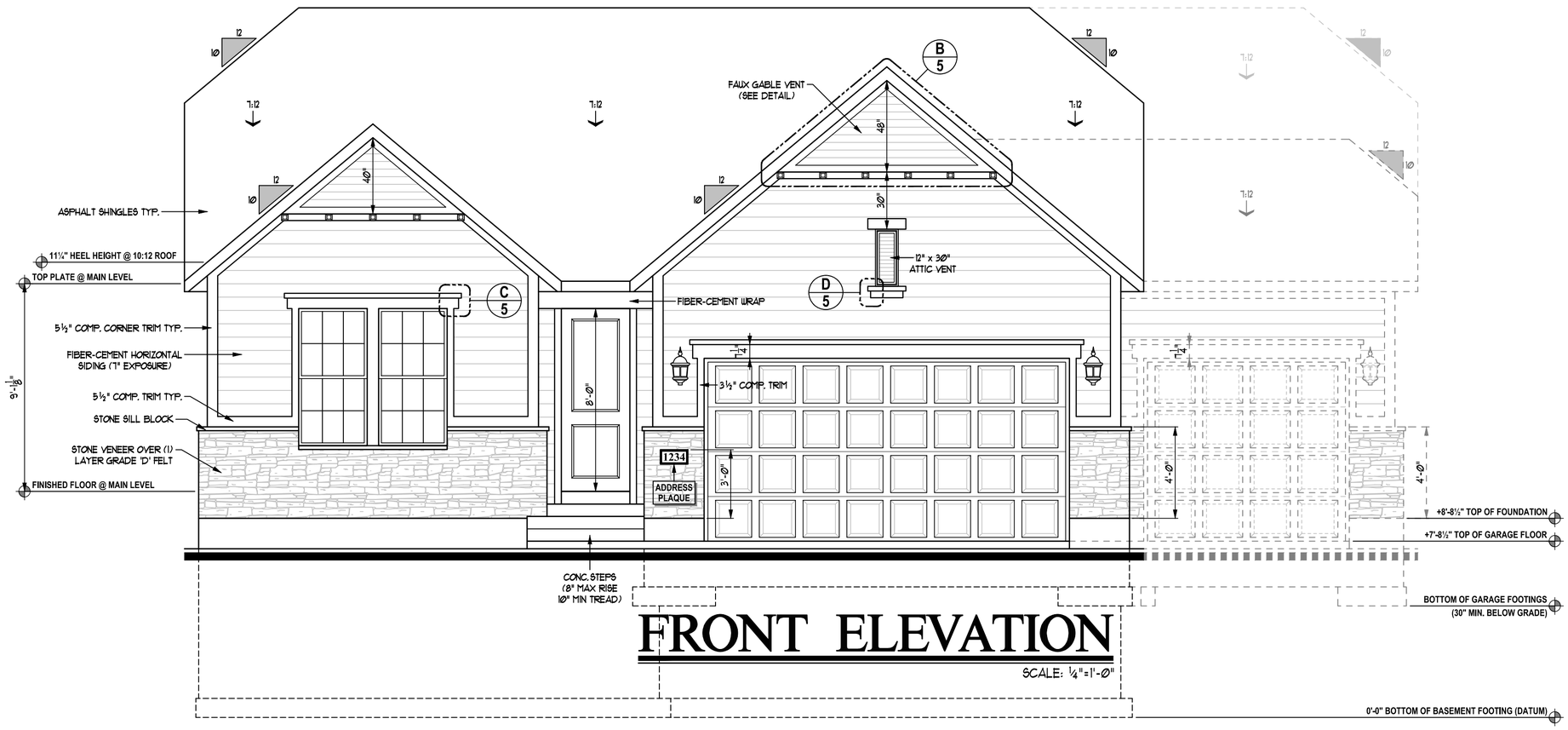
B Faux Gable Vent
Scale: 1/4" = 1'-0"



C Double Header Trim
Scale: 1/2" = 1'-0"



D Double Sill Trim
Scale: 1/2" = 1'-0"



FRONT ELEVATION

SCALE: ¼"=1'-0"

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REVISIONS 05-1225EL1 - (Syracuse).dwg 9/29/18 4:49 PM

KEYNOTES

"Syracuse" Exterior

! NOTE !
ALL MATERIALS & TRIM NOTED ON FRONT ELEVATION TO BE TYPICAL THROUGHOUT (UNLESS NOTED OR SHOWN OTHERWISE)

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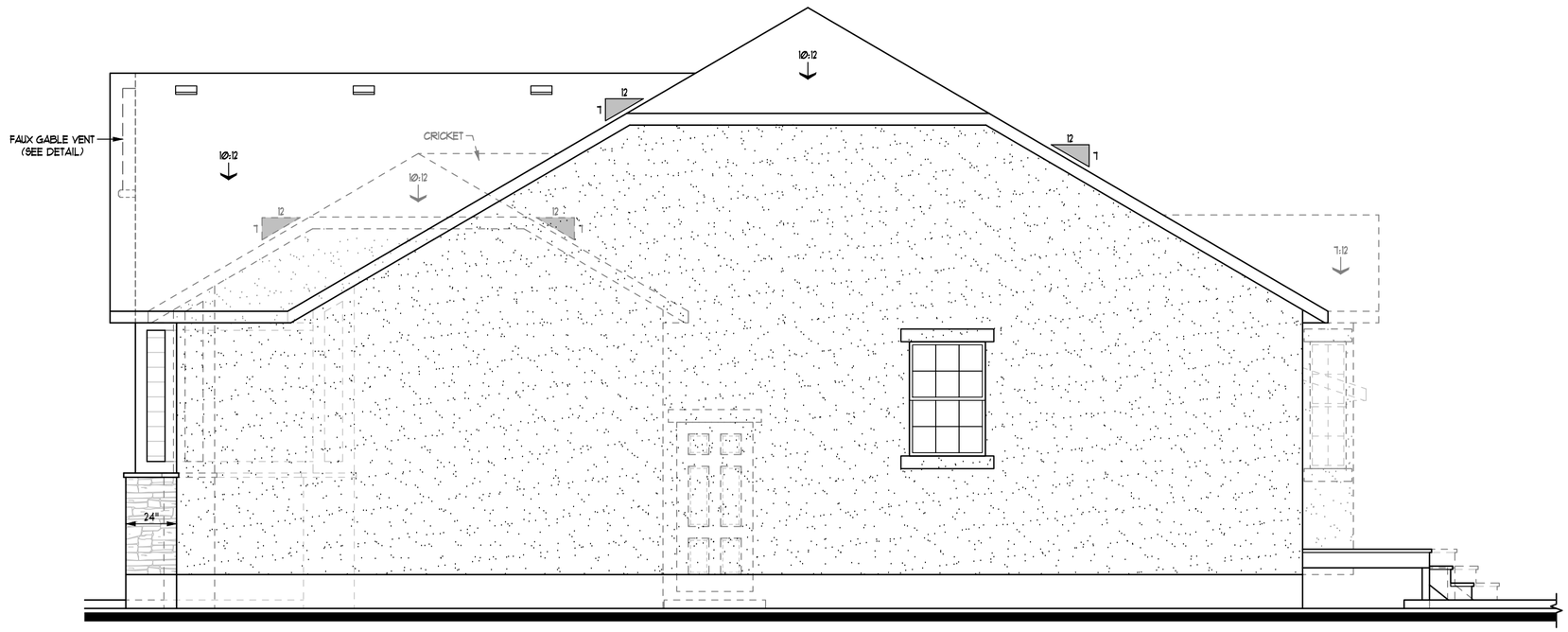
1225
"Traditional"
(Base Plan)
"Collection Plus"

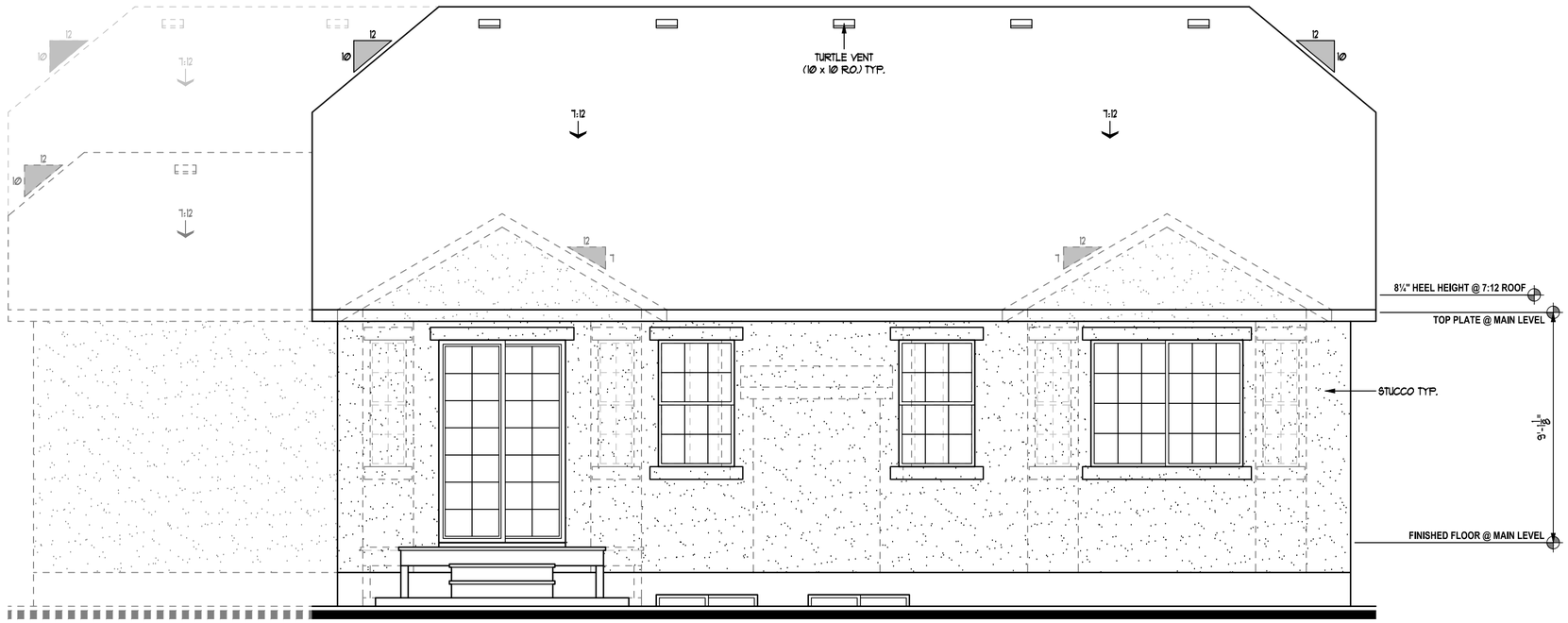
MAIN LEVEL	1226	Date Created	May 2018
FIN. BASEMENT	14	Scale	NOTED
TOTAL FINISHED	1240	Drawn	CAD
UNFIN. BASEMENT	1215	Job	Base Plan
COLD STORAGE	0	Sheet	5 of 10 Sheets
TOTAL UNFIN.	1215		
TOTAL	2455		
GARAGE	472		



RIGHT SIDE ELEVATION

SCALE: ¼"=1'-0"

Attic Ventilation Requirements							
Location	Main Roof		3-Car		Extended 3-Car	
Enclosed Attic Area (A)	1718.00	SF	232.00	SF	468.00	SF
Net Free Ventilating Area Required (A/300)	**5.73**	**SF**	**0.77**	**SF**	**1.56**	**SF**
Area of soffit ventilation (50% max. of total need)	2.86	SF	0.39	SF	0.78	SF
Linear feet of soffit required	105.74	LF	14.28	LF	28.60	LF
Ventilation provided by roof vents	2.86	SF	0.39	SF	0.78	SF
Ventilation provided by each vent	0.35	SF	0.35	SF	0.35	SF
Total Number of Roof Vents Required	**8**		**1**		**2**	
* Roof Louvers to be LOMANCO (Model 750Sq = 0.347 Sq Ft Each * Soffit vents = .02708 sq. ft. per lineal foot of soffit			**Optional**		**Optional**	



REAR ELEVATION

SCALE: ¼"=1'-0"

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KEYNOTES

"Syracuse" Exterior

! NOTE !
ALL MATERIALS & TRIM NOTED ON FRONT ELEVATION TO BE TYPICAL THROUGHOUT (UNLESS NOTED OR SHOWN OTHERWISE)

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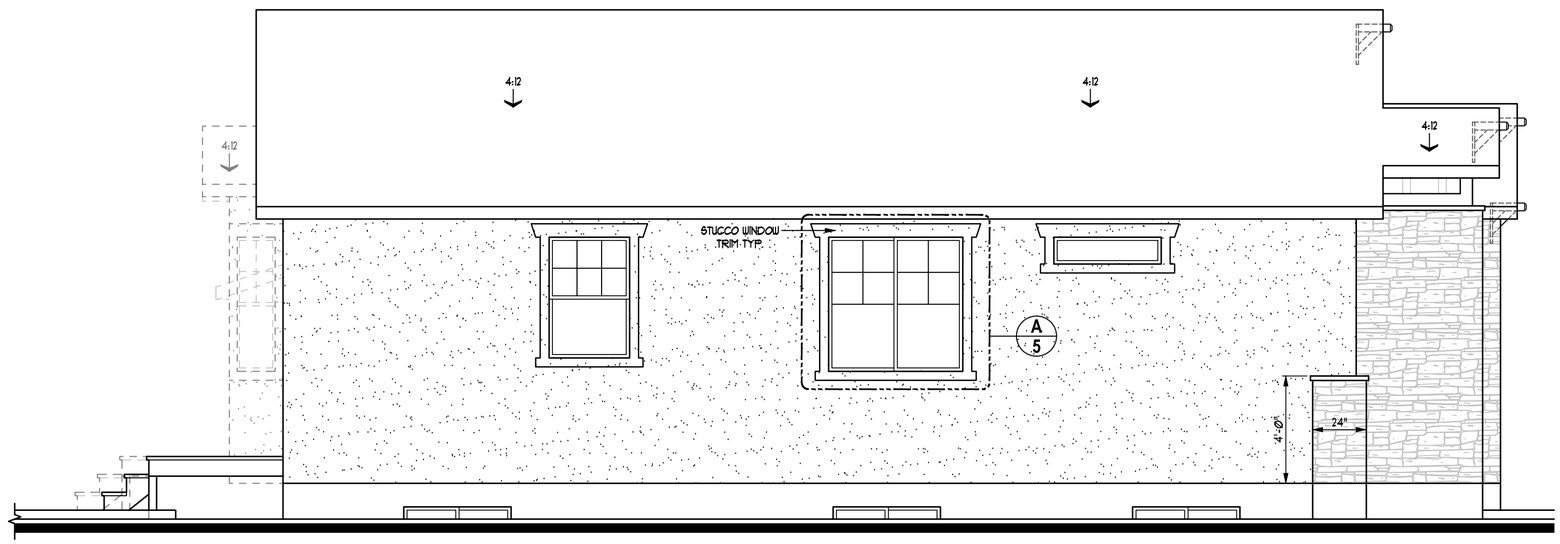
1225
"Traditional"
(Base Plan)
"Collection Plus"

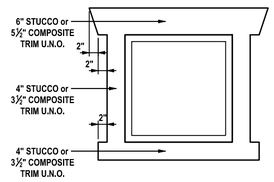
MAIN LEVEL	1226
FIN. BASEMENT	14
TOTAL FINISHED	1240
UNFIN. BASEMENT	1215
COLD STORAGE	0
TOTAL UNFIN.	1215
TOTAL	2455
GARAGE	472

Date Created: Jun 2018
Scale: NOTED
Drawn: CAD
Job: Base Plan
Sheet: 6 of 10 Sheets

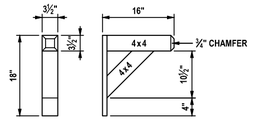


LEFT SIDE ELEVATION

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

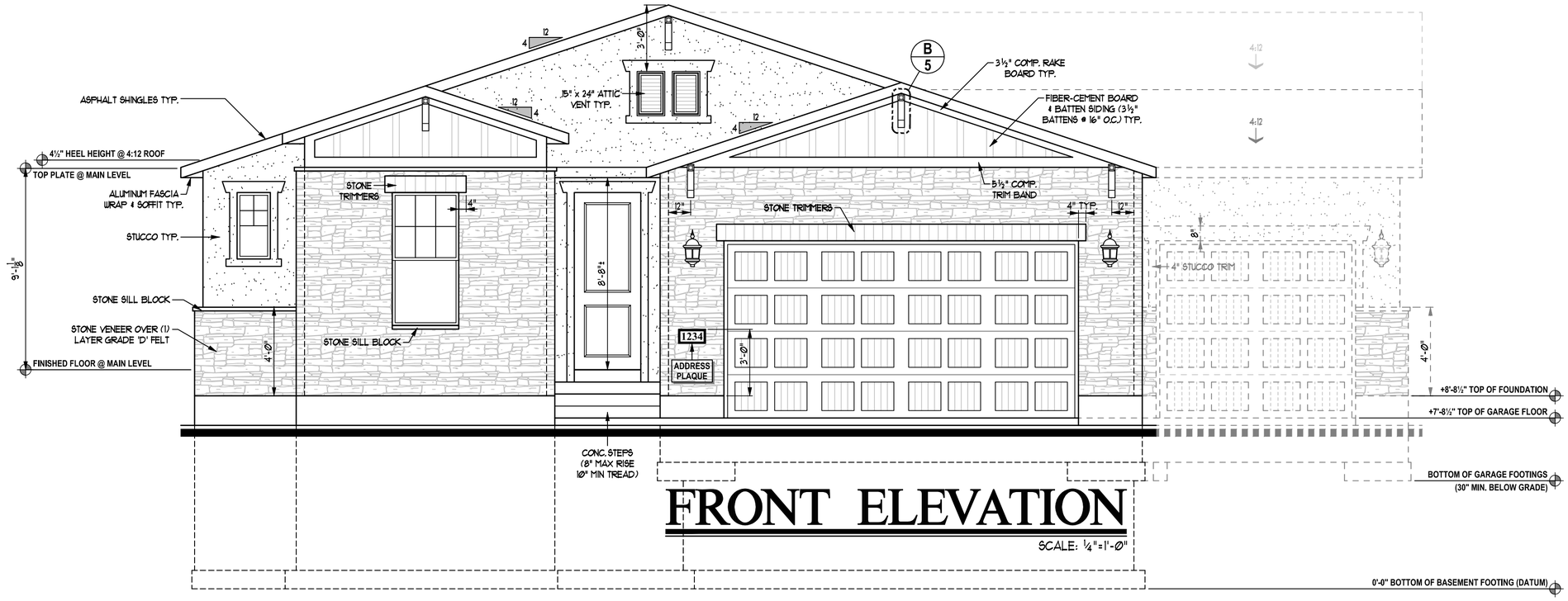


A Typical Window Trim
Scale: 1/2" = 1'-0"



PAINTED (SEE COLOR PACKAGE)

B Outlooker Detail (4 x 4)
Scale: 1/2" = 1'-0"



FRONT ELEVATION

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

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KEYNOTES

"Syracuse" Exterior

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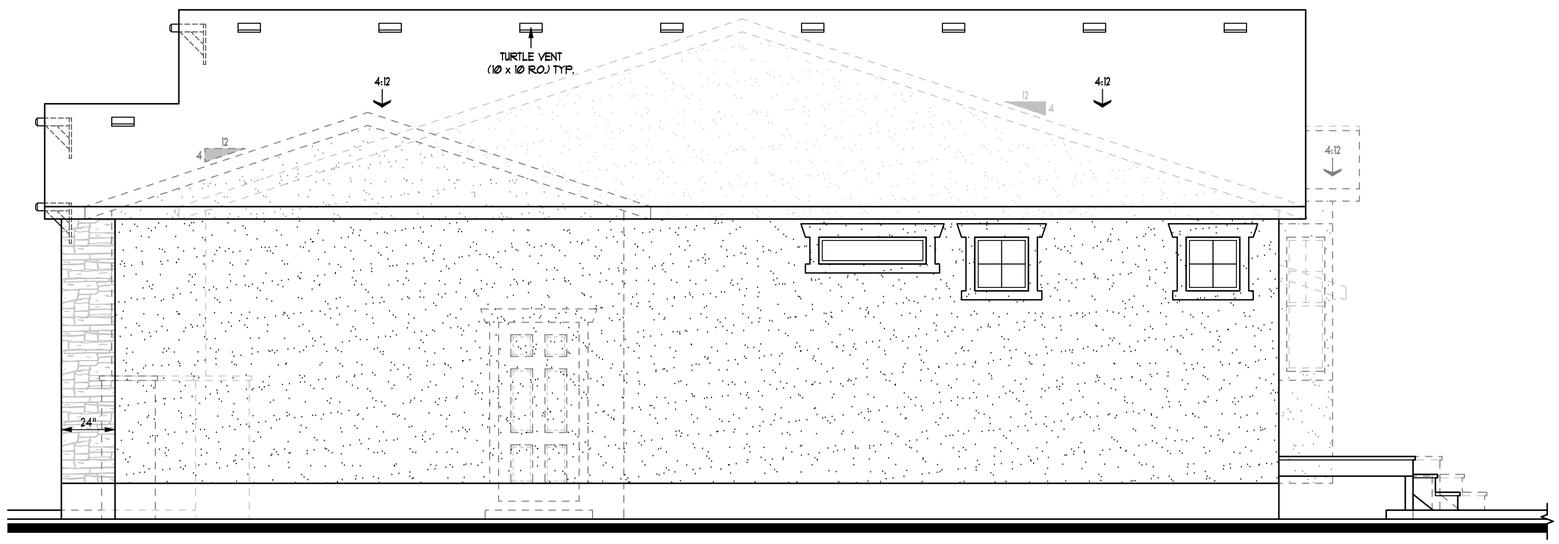
1350
"Craftsman"
(Base Plan)
"Collection Plus"

MAIN LEVEL	1382	Date Created	Jun 2018
FIN. BASEMENT	23	Scale	NOTED
TOTAL FINISHED	1405	Drawn	CAD
UNFIN. BASEMENT	1378	Job	Base Plan
COLD STORAGE	29	Sheet	5
TOTAL UNFIN.	1407	of	10 Sheets
TOTAL	2812		
GARAGE	423		



RIGHT SIDE ELEVATION

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

Attic Ventilation Requirements						
Location	Main Roof		3-Car		Extended 3-Car	
Enclosed Attic Area (A)	1833.00	SF	228.00	SF	480.00	SF
Net Free Ventilating Area Required (A/300)	**6.11**	**SF**	**0.76**	**SF**	**1.60**	**SF**
Area of soffit ventilation (50% max. of total need)	3.06	SF	0.38	SF	0.80	SF
Linear feet of soffit required	112.81	LF	14.09	LF	29.54	LF
Ventilation provided by roof vents	3.06	SF	0.38	SF	0.80	SF
Ventilation provided by each vent	0.35	SF	0.35	SF	0.35	SF
Total Number of Roof Vents Required	**9**		**1**		**2**	
* Roof Louvers to be LOMANCO (Model 750-S) = 0.347 Sq. Ft. Each * Soffit Vents = 02708 sq. ft. per linear foot of soffit			**Optional**		**Optional**	



REAR ELEVATION

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

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KEYNOTES

"Syracuse" Exterior

! NOTE !

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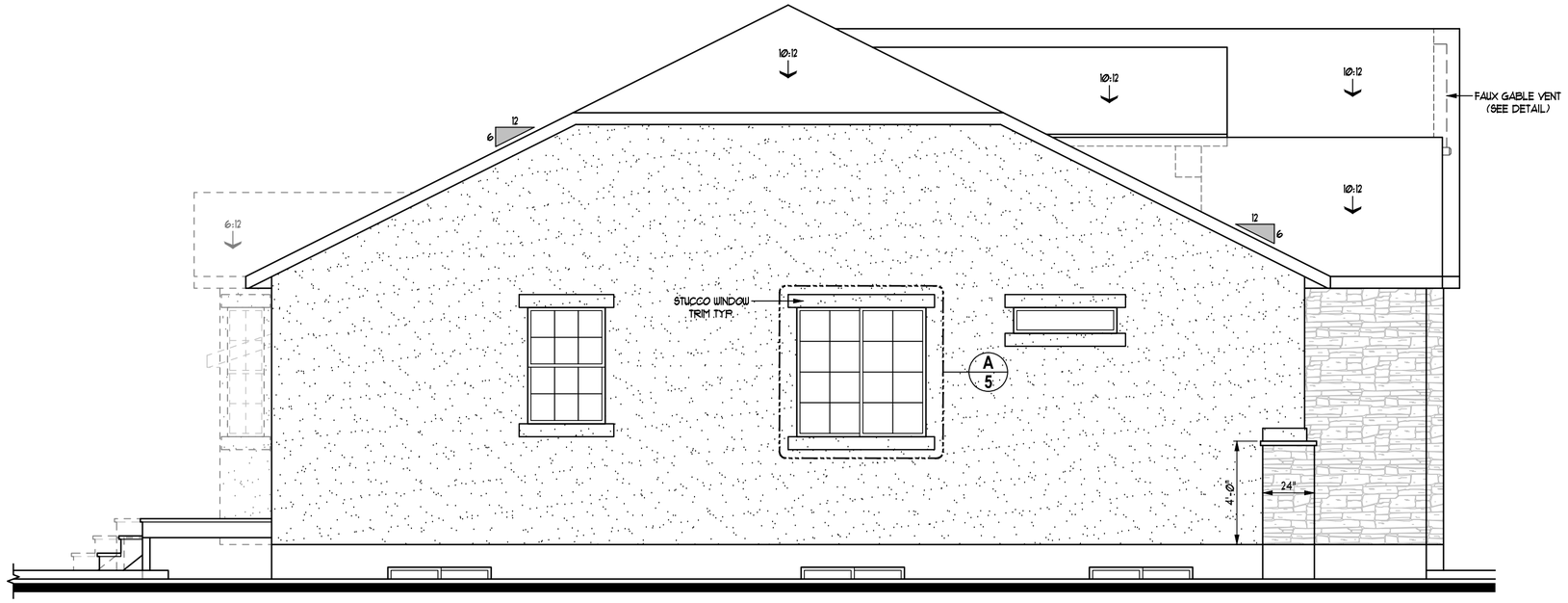
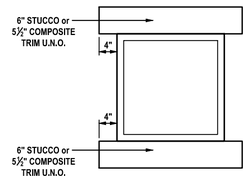
1350
"Craftsman"
(Base Plan)
"Collection Plus"

MAIN LEVEL	1382	Date Created	Jun 2018
FIN. BASEMENT	23	Scale	NOTED
TOTAL FINISHED	1405		
UNFIN. BASEMENT	1378	Drawn	CAD
COLD STORAGE	29		
TOTAL UNFIN.	1407	Job	Base Plan
TOTAL	2812	Sheet	6
GARAGE	423	of	10 Sheets

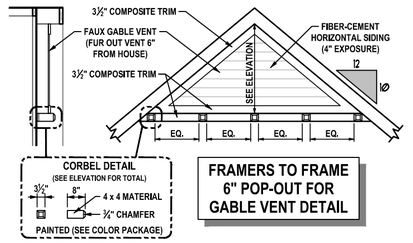


LEFT SIDE ELEVATION

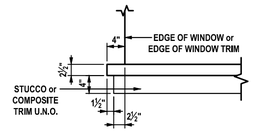
SCALE: ¼"=1'-0"



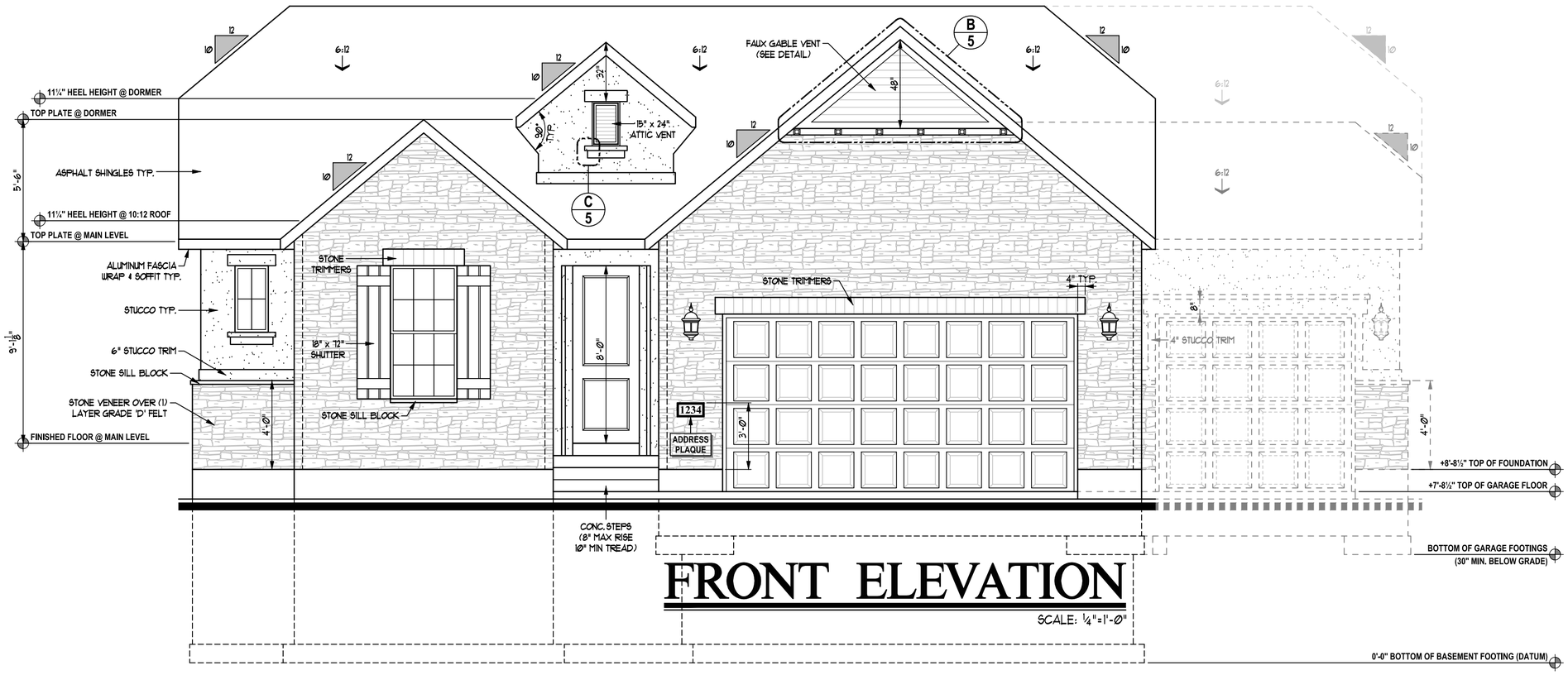
A Typical Window Trim
Scale: 1/2" = 1'-0"



B Faux Gable Vent
Scale: 1/4" = 1'-0"



C Double Sill Trim
Scale: 1/2" = 1'-0"



FRONT ELEVATION

SCALE: ¼"=1'-0"

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KEYNOTES

"Syracuse" Exterior

! NOTE !
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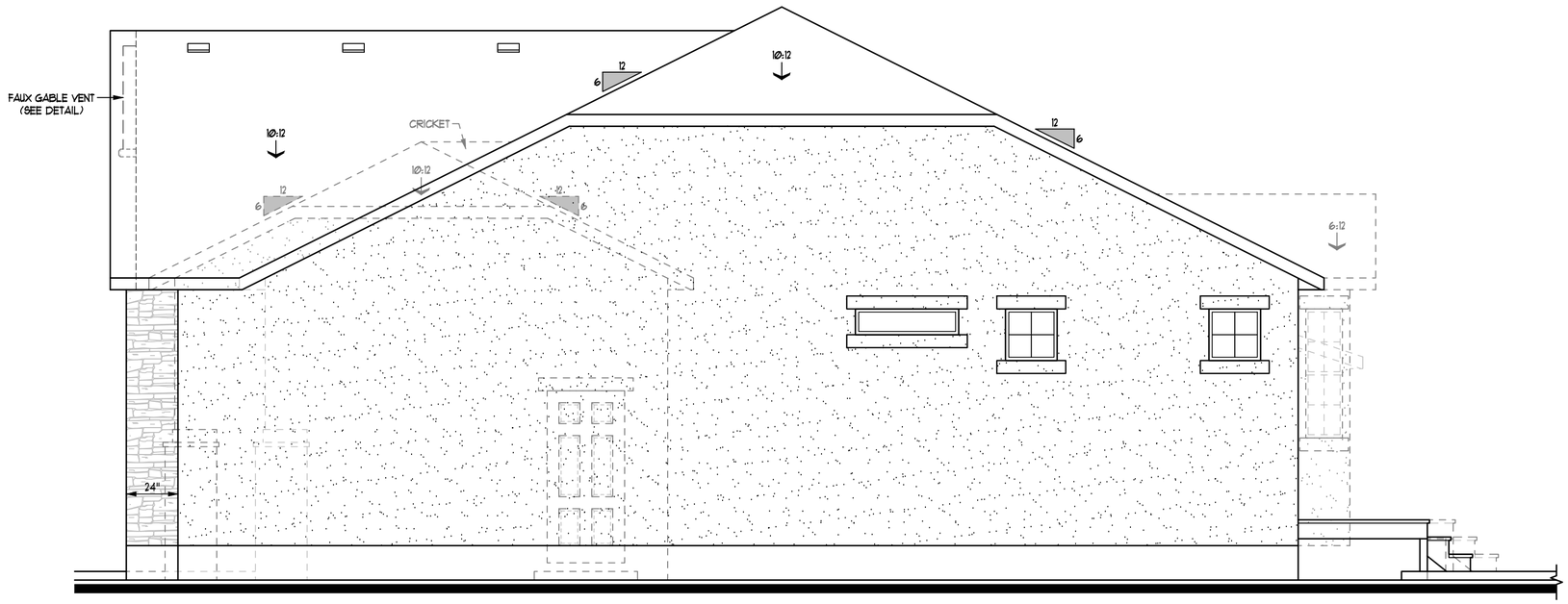
1350
"Traditional"
(Base Plan)
"Collection Plus"

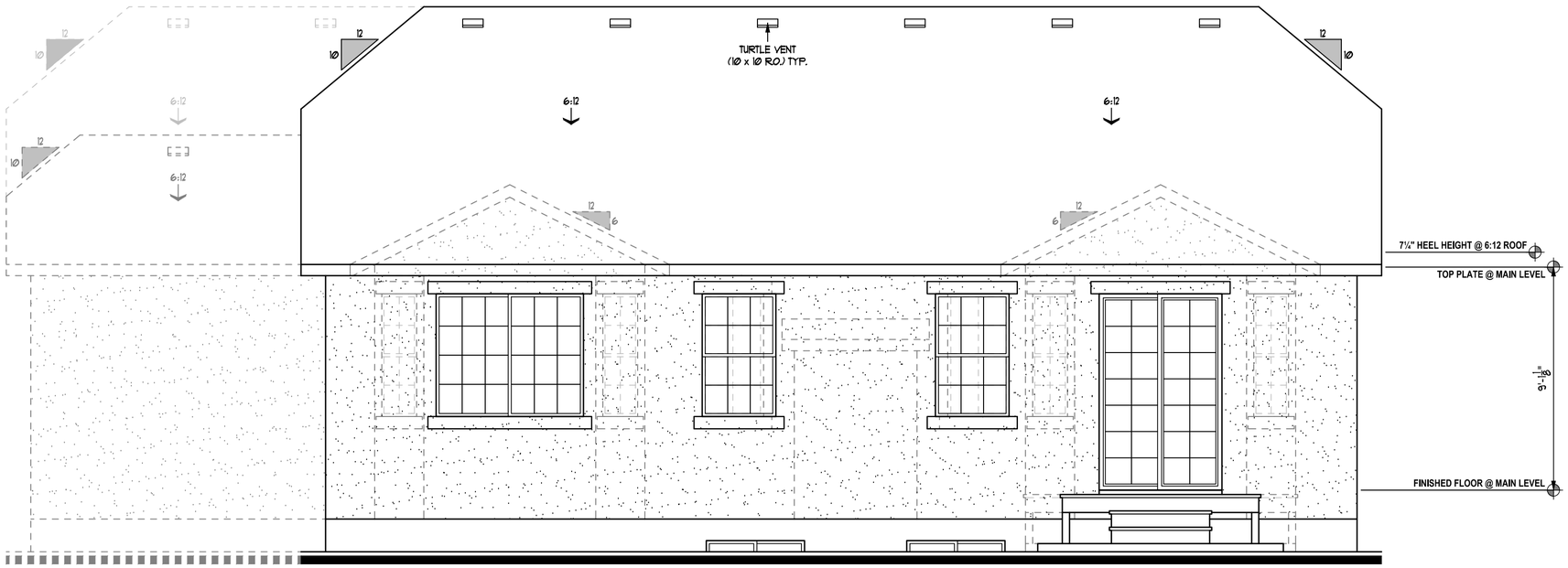
MAIN LEVEL	1382	Date Created	Jun 2018
FIN. BASEMENT	23	Scale	NOTED
TOTAL FINISHED	1405		
UNFIN. BASEMENT	1370	Drawn	CAD
COLD STORAGE	25		
TOTAL UNFIN.	1395	Job	Base Plan
TOTAL	2800	Sheet	5
GARAGE	423		of 10 Sheets



RIGHT SIDE ELEVATION

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

Attic Ventilation Requirements						
Location	Main Roof		3-Car		Extended 3-Car	
Enclosed Attic Area (A)	1833.00	SF	229.00	SF	480.00	SF
Net Free Ventilating Area Required (A/300)	6.11	SF	0.76	SF	1.60	SF
Area of soffit ventilation (50% max of total need)	3.06	SF	0.38	SF	0.80	SF
Linear feet of soffit required	112.81	LF	14.09	LF	29.54	LF
Ventilation provided by roof vents	3.06	SF	0.38	SF	0.80	SF
Ventilation provided by each vent	0.35	SF	0.35	SF	0.35	SF
Total Number of Roof Vents Required	9		1		2	
* Roof Louvers to be LOMANCO (Model 750-G) = G.347 Sq. IN. Each * Soffit vents = 02708 sq. ft. per linear foot of soffit			Optional		Optional	



REAR ELEVATION

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

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REVISIONS 06-1350EL2 - (Syracuse).dwg 7/25/18 4:28 PM

KEYNOTES

"Syracuse" Exterior

! NOTE !
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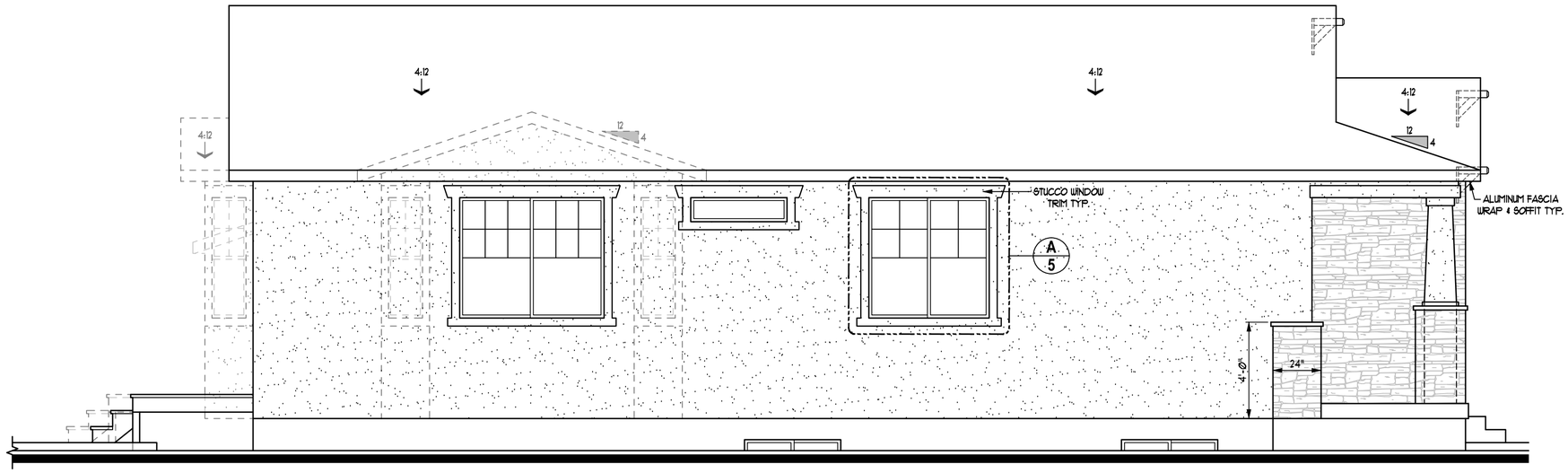
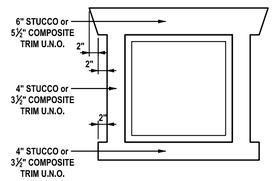
1350
"Traditional"
(Base Plan)
"Collection Plus"

MAIN LEVEL	1382	Date Created	Jun 2018
FIN. BASEMENT	23	Scale	NOTED
TOTAL FINISHED	1405	Drawn	CAD
UNFIN. BASEMENT	1370	Job	Base Plan
COLD STORAGE	25	Sheet	6
TOTAL UNFIN.	1395	of	10 Sheets
TOTAL	2800		
GARAGE	423		

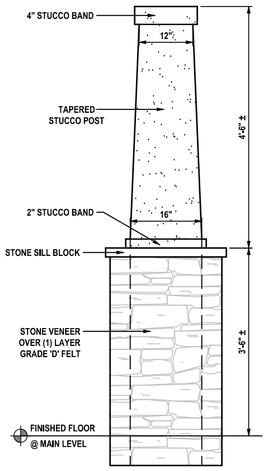


LEFT SIDE ELEVATION

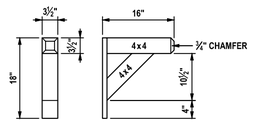
SCALE: 1/4"=1'-0"



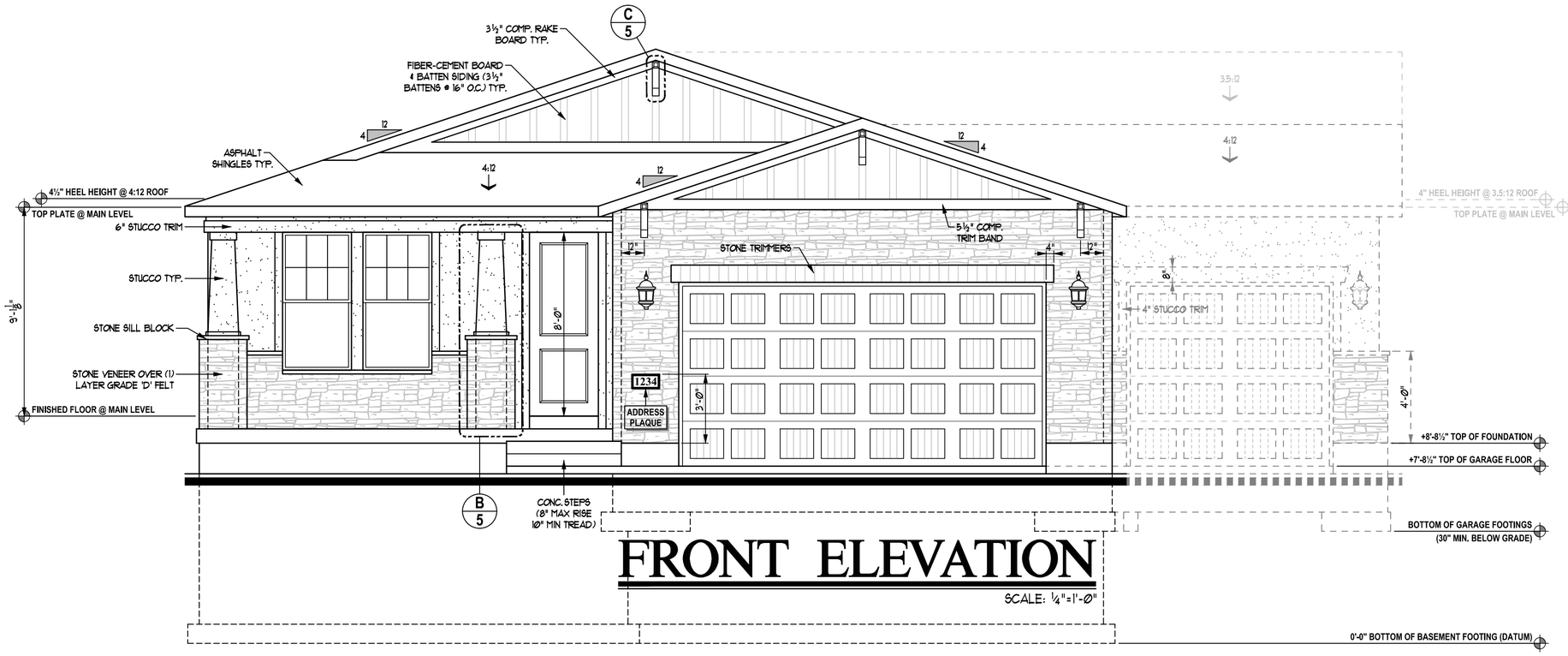
A Typical Window Trim
Scale: 1/2" = 1'-0"



B Porch Post
Scale: 1/2" = 1'-0"



C Outlooker Detail (4 x 4)
Scale: 1/2" = 1'-0"



FRONT ELEVATION

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

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REVISIONS 05-1400EL1 - (Syracuse).dwg 01/18 11:24 AM

KEYNOTES

"Syracuse" Exterior

! NOTE !
ALL MATERIALS & TRIM NOTED ON FRONT ELEVATION TO BE TYPICAL THROUGHOUT (UNLESS NOTED OR SHOWN OTHERWISE)

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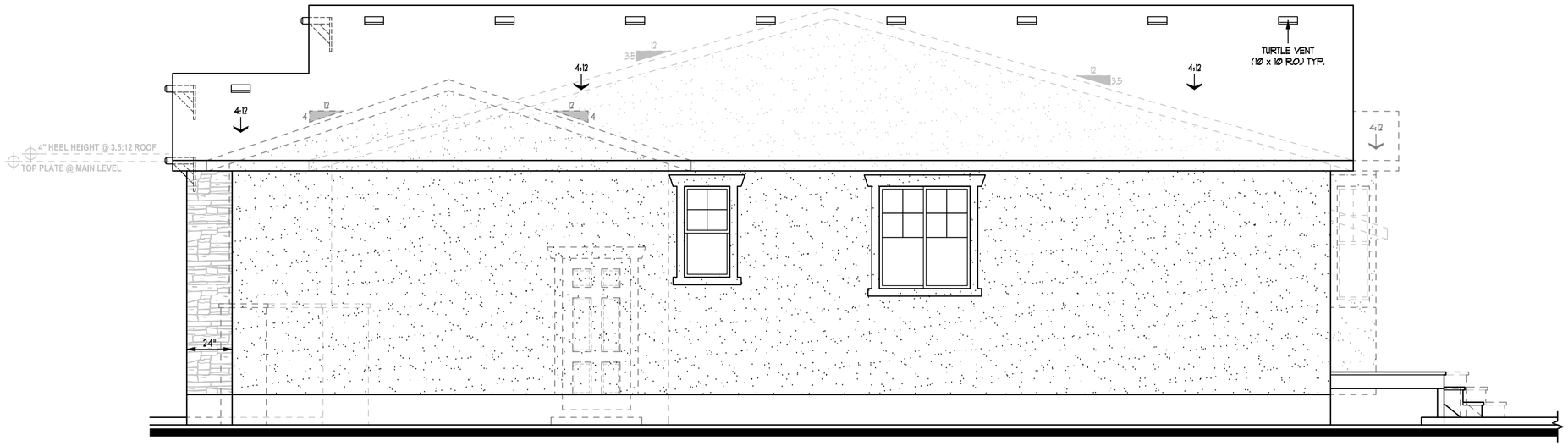
1400
"Craftsman"
(Base Plan)
"Collection Plus"

MAIN LEVEL	1399	Date Created	Jun 2018
FIN. BASEMENT	12	Scale	NOTED
TOTAL FINISHED	1411	Drawn	CAD
UNFIN. BASEMENT	1403	Job	Base Plan
COLD STORAGE	127	Sheet	5
TOTAL UNFIN.	1530	of	10 Sheets
TOTAL	2941		
GARAGE	428		



RIGHT SIDE ELEVATION

SCALE: ¼"=1'-Ø"

Attic Ventilation Requirements							
Location	Main Roof		3-Car		Extended 3-Car	
Enclosed Attic Area (A)	1950.00	SF	232.00	SF	528.00	SF
Net Free Ventilating Area Required (A/300)	**6.50**	**SF**	**0.77**	**SF**	**1.76**	**SF**
Area of soffit ventilation (50% max of total need)	3.25	SF	0.39	SF	0.88	SF
Linear feet of soffit required	120.01	LF	14.28	LF	32.50	LF
Ventilation provided by roof vents	3.25	SF	0.39	SF	0.88	SF
Ventilation provided by each vent	0.35	SF	0.35	SF	0.35	SF
Total Number of Roof Vents Required	**9**		**1**		**3**	
* Roof Louvers to be LOMANCO (Model 750-D) = 0.347 Sq. Ft. Each * Soffit vents = .02708 sq. ft. per linear foot of soffit			**Optional**		**Optional**	



REAR ELEVATION

SCALE: ¼"=1'-Ø"

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REVISIONS 06-1400EL2 - (Syracuse).dwg 6/22/16 5:13 PM

KEYNOTES

"Syracuse" Exterior

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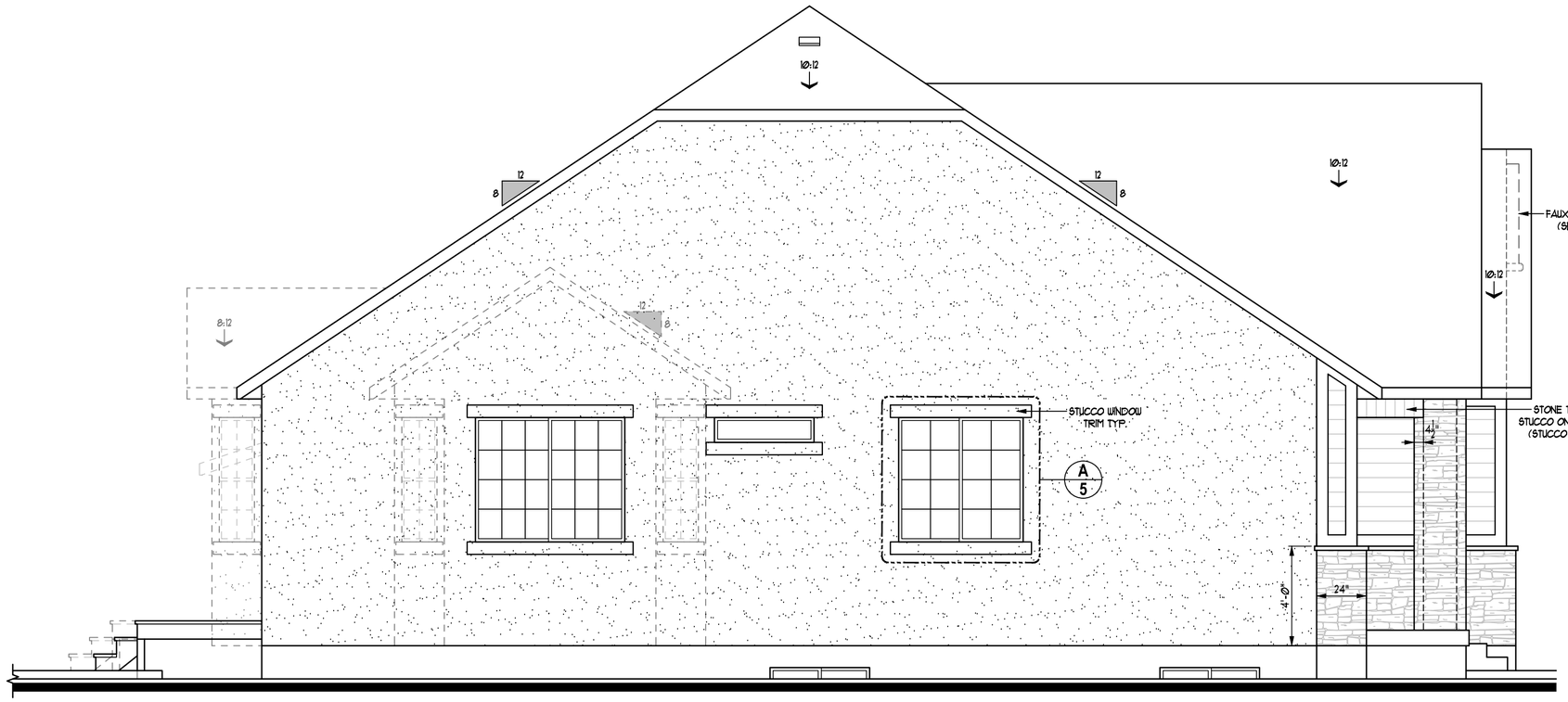
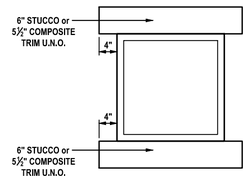
1400
"Craftsman"
(Base Plan)
"Collection Plus"

MAIN LEVEL	1399	Date Created	Jun 2018
FIN. BASEMENT	12	Scale	NOTED
TOTAL FINISHED	1411		
UNFIN. BASEMENT	1403	Drawn	CAD
COLD STORAGE	127		
TOTAL UNFIN.	1530	Job	Base Plan
TOTAL	2941	Sheet	6
GARAGE	428	of	10 Sheets

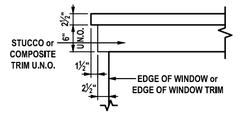


LEFT SIDE ELEVATION

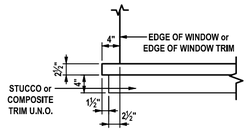
SCALE: ¼"=1'-Ø"



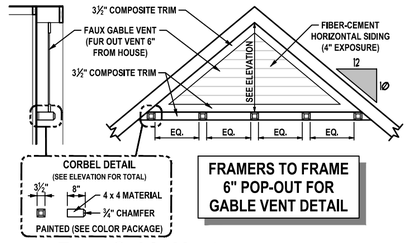
A Typical Window Trim
Scale: 1/2" = 1'-0"



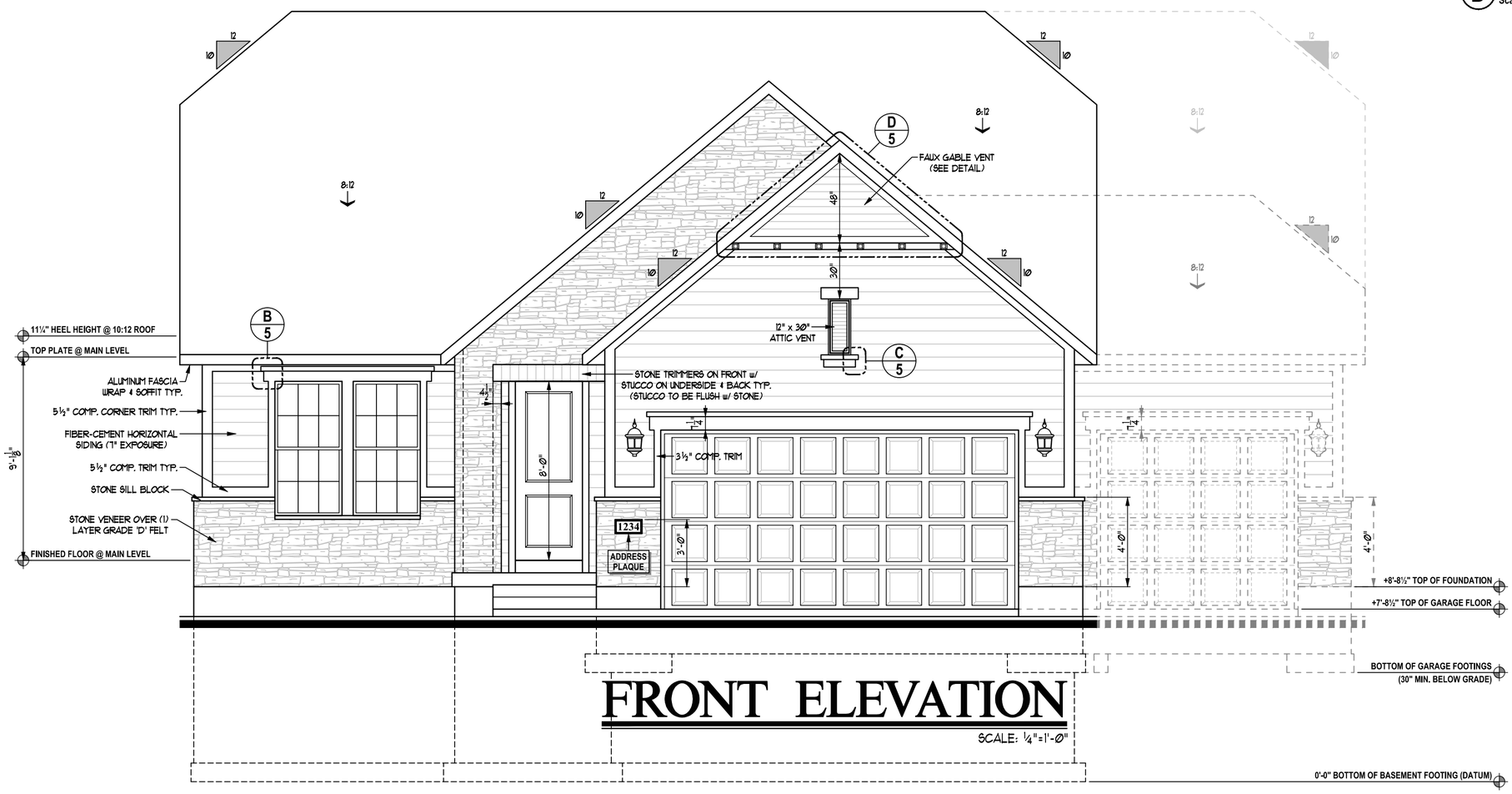
B Double Header Trim
Scale: 1/2" = 1'-0"



C Double Sill Trim
Scale: 1/2" = 1'-0"



D Faux Gable Vent
Scale: 1/4" = 1'-0"



FRONT ELEVATION

SCALE: ¼"=1'-Ø"

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REVISIONS 05-1400EL1 – (Syracuse).dwg 01/18 11:23 AM

KEYNOTES

"Syracuse" Exterior

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1400
"Traditional"
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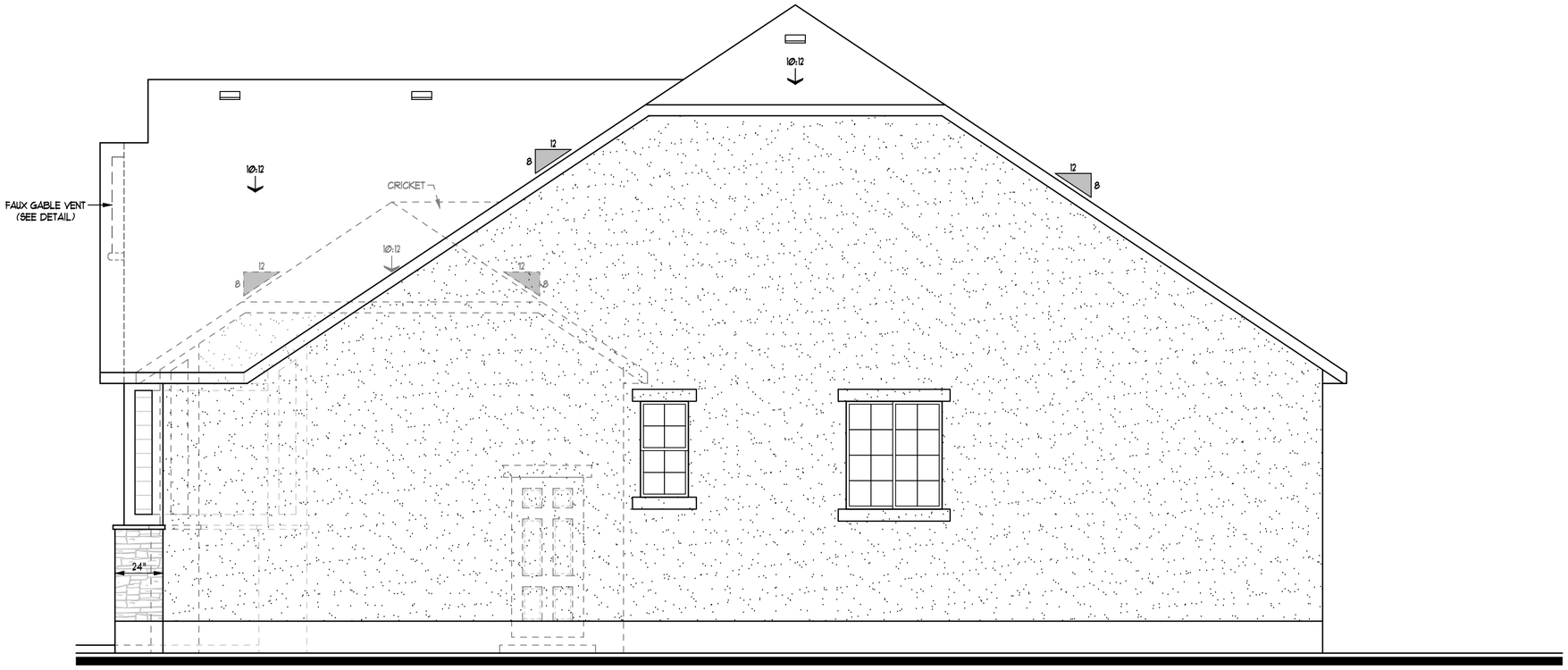
"Collection Plus"

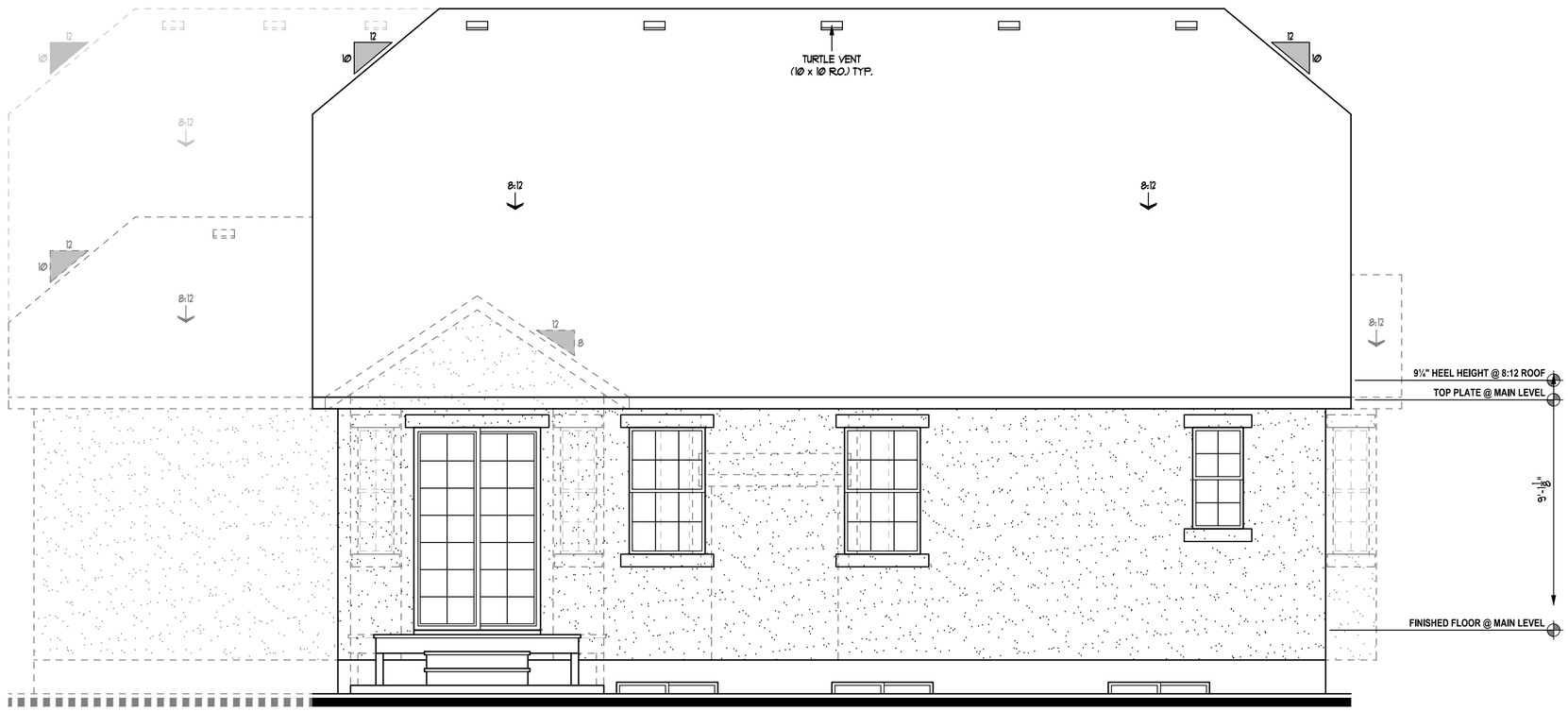
MAIN LEVEL	1399	Date Created	Jun 2018
FIN. BASEMENT	12	Scale	NOTED
TOTAL FINISHED	1411		
UNFIN. BASEMENT	1398	Drawn	CAD
COLD STORAGE	39	Job	Base Plan
TOTAL UNFIN.	1437		
TOTAL	2848	Sheet	5
GARAGE	428	of	10 Sheets



Attic Ventilation Requirements						
Location	Main Roof		3-Car		Extended 3-Car	
Enclosed Attic Area (A)	1867.00	SF	232.00	SF	528.00	SF
Net Free Ventilating Area Required (A/300)	**6.22**	**SF**	**0.77**	**SF**	**1.76**	**SF**
Area of soffit ventilation (50% max. of total need)	3.11	SF	0.39	SF	0.88	SF
Linear feet of soffit required	114.91	LF	14.28	LF	32.50	LF
Ventilation provided by roof vents	3.11	SF	0.39	SF	0.88	SF
Ventilation provided by each vent	0.35	SF	0.35	SF	0.35	SF
Total Number of Roof Vents Required	**9**		**1**		**3**	
* Roof Louvers to be LOMANCO (Model 750-G) = 0.347 Sq. Ft. Each * Soffit Vents = .02708 sq. ft. per linear foot of soffit			**Optional**		**Optional**	

RIGHT SIDE ELEVATION

SCALE: ¼"=1'-0"



REAR ELEVATION

SCALE: ¼"=1'-0"

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REVISIONS 06-1400EL2 - (Syracuse).dwg 6/22/16 5:16 PM

KEYNOTES

"Syracuse" Exterior

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1400
"Traditional"
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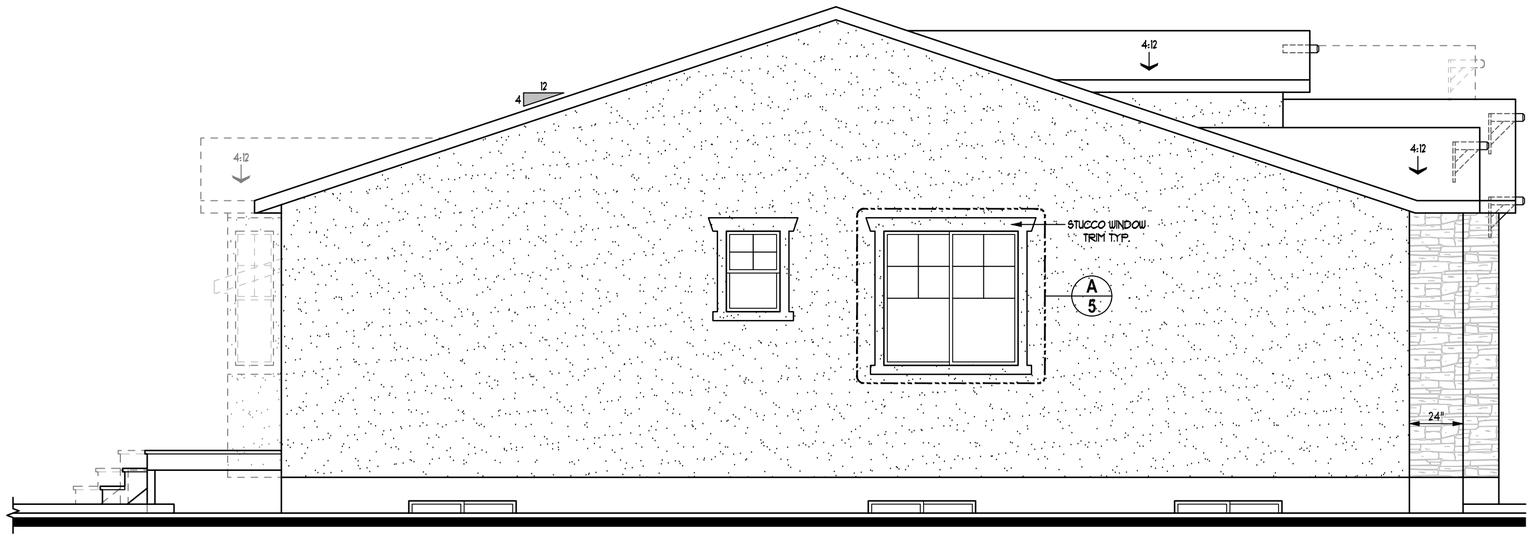
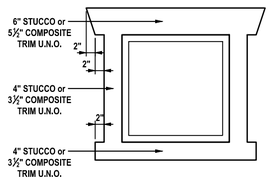
"Collection Plus"

MAIN LEVEL	1399	Date Created	Jun 2018
FIN. BASEMENT	12	Scale	NOTED
TOTAL FINISHED	1411		
UNFIN. BASEMENT	1398	Drawn	CAD
COLD STORAGE	39		
TOTAL UNFIN.	1437	Job	Base Plan
TOTAL	2848	Sheet	6
GARAGE	428	of	10 Sheets

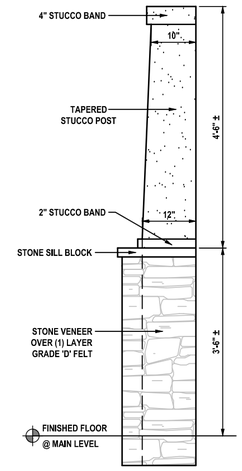


LEFT SIDE ELEVATION

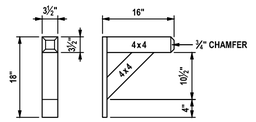
SCALE: ¼"=1'-0"



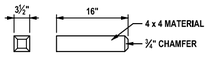
A Typical Window Trim
Scale: 1/2" = 1'-0"



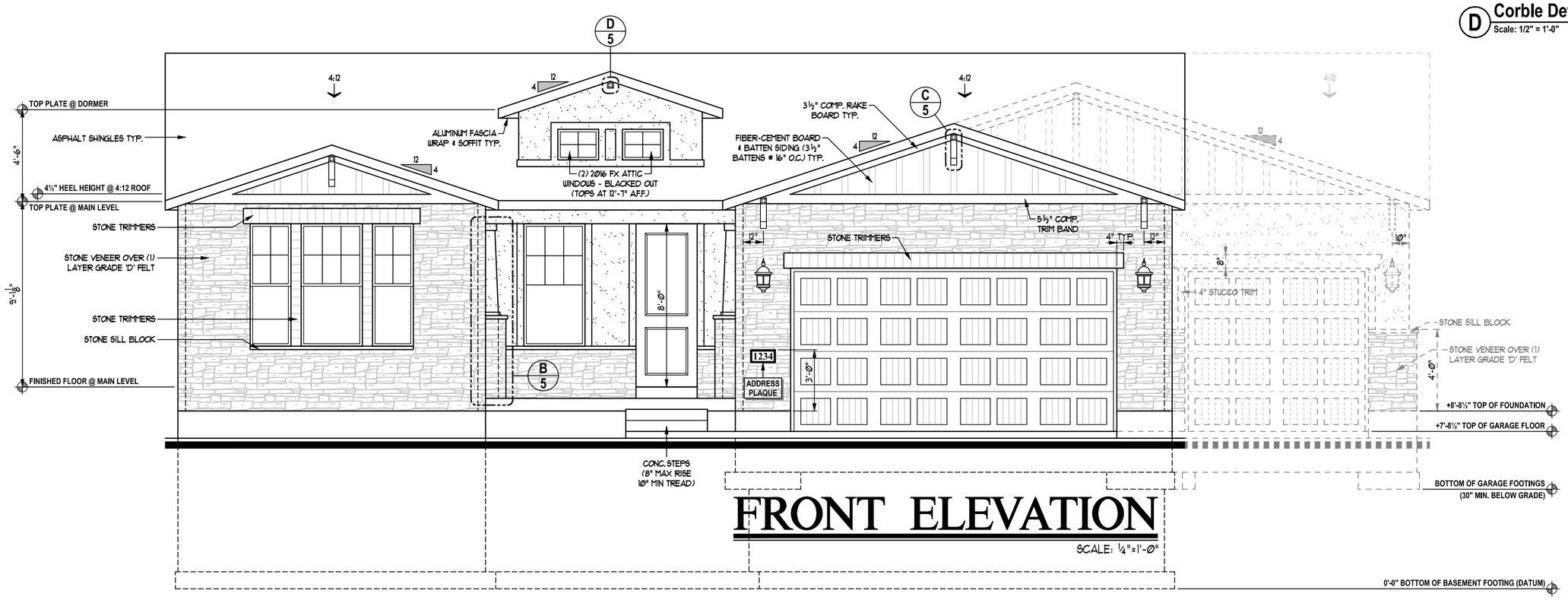
B Porch Post
Scale: 1/2" = 1'-0"



C Outlooker Detail (4 x 4)
Scale: 1/2" = 1'-0"



D Corble Detail (4 x 4)
Scale: 1/2" = 1'-0"



FRONT ELEVATION

SCALE: ¼"=1'-0"

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KEYNOTES

"Syracuse" Exterior

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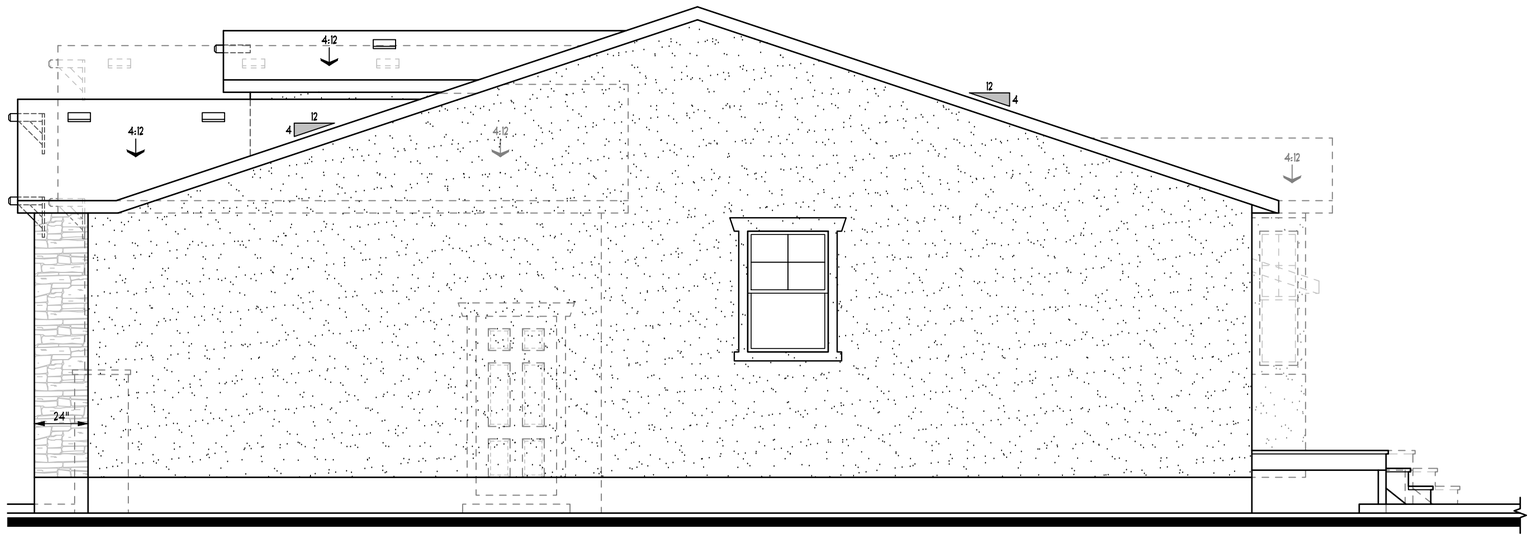
1550
"Craftsman"
(Base Plan)
"Collection Plus"

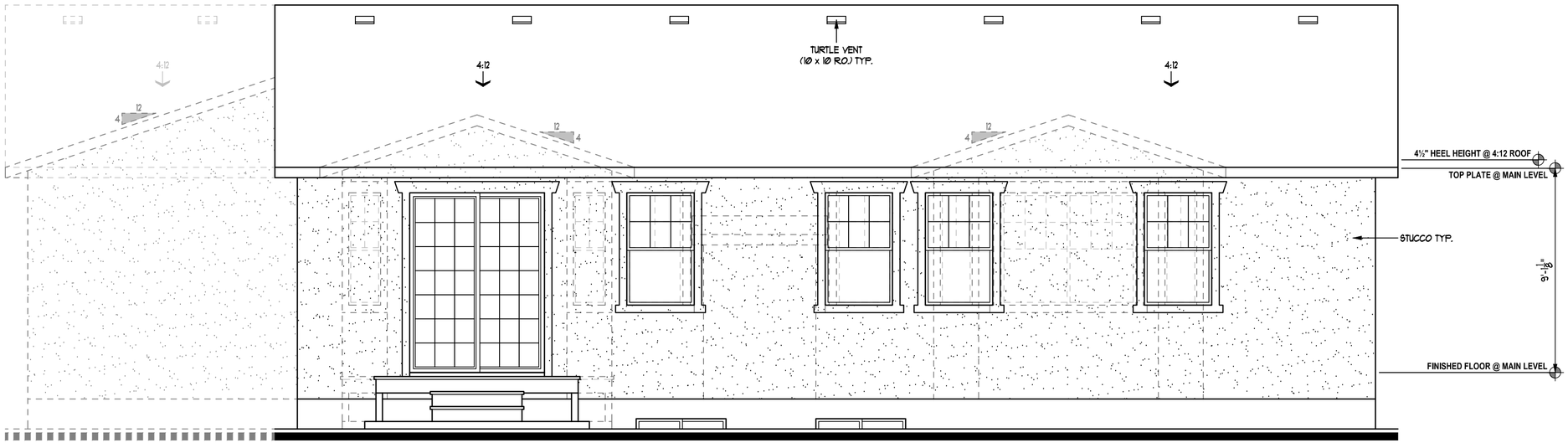
MAIN LEVEL	1559	Date Created	Jun 2018
FIN. BASEMENT	15	Scale	NOTED
TOTAL FINISHED	1574	Drawn	CAD
UNFIN. BASEMENT	1565	Job	Base Plan
COLD STORAGE	100	Sheet	5
TOTAL UNFIN.	1665	of	10 Sheets
TOTAL	3239		
GARAGE	453		



RIGHT SIDE ELEVATION

SCALE: ¼"=1'-0"

Attic Ventilation Requirements						
Location	Main Roof		3-Car Garage		Extended 3-Car	
Enclosed Attic Area (A)	2093.00	SF	231.00	SF	522.00	SF
Net Free Ventilating Area Required (A/300)	6.98	SF	0.77	SF	1.74	SF
Area of soffit ventilation (50% max of total need)	3.49	SF	0.39	SF	0.87	SF
Linear feet of soffit required	128.82	LF	14.22	LF	32.13	LF
Ventilation provided by roof vents	3.49	SF	0.39	SF	0.87	SF
Ventilation provided by each vent	0.35	SF	0.35	SF	0.35	SF
Total Number of Roof Vents Required	10		1		3	
* Roof Louvers to be LOMANCO (Model 750-G) = 0.347 Sq. Ft. Each * Soffit vents = .02708 sq. ft. per linear foot of soffit			Optional		Optional	



REAR ELEVATION

SCALE: ¼"=1'-0"

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REVISIONS 06-1550EL2 – (Syracuse).dwg 06/22/18 3:14 PM

KEYNOTES

"Syracuse" Exterior

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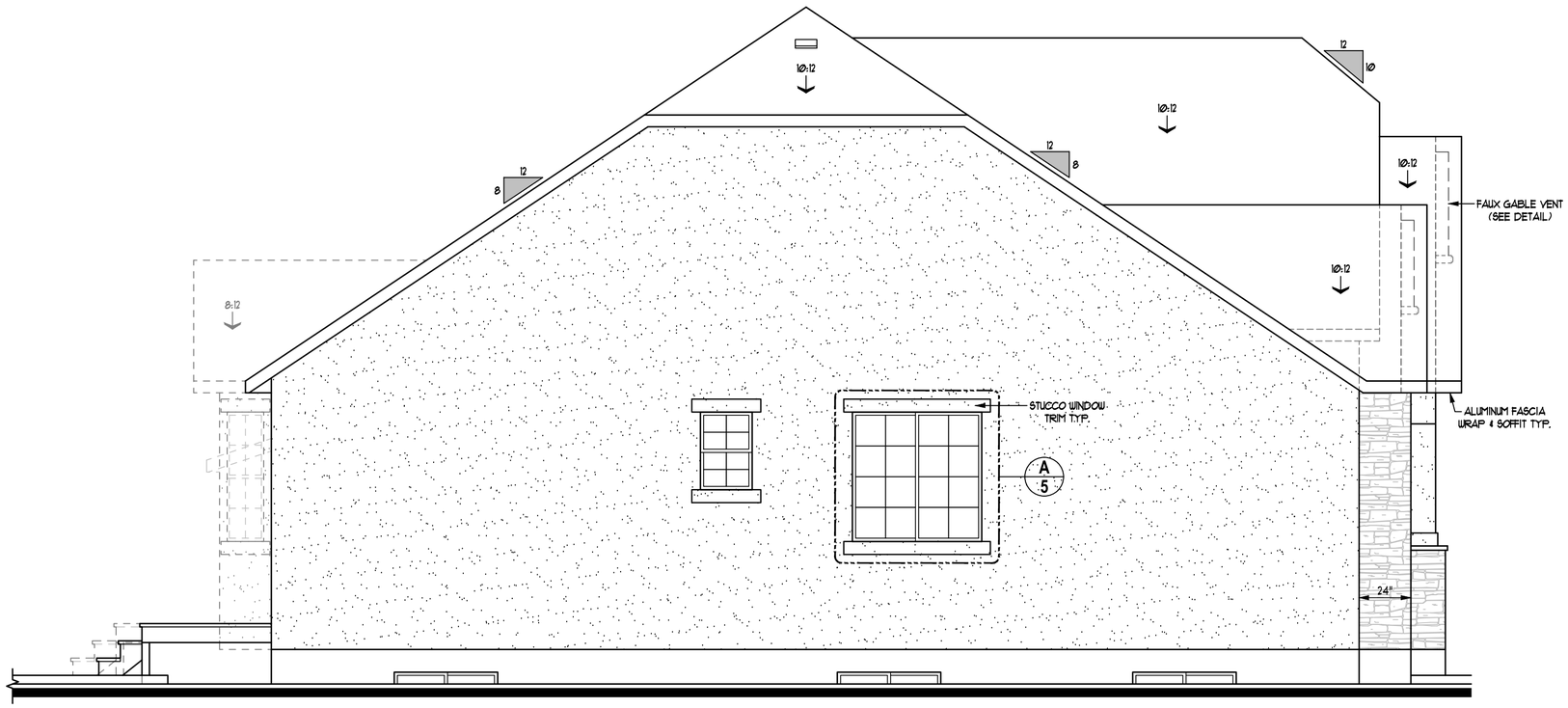
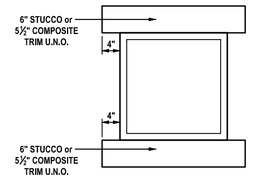
1550
"Craftsman"
(Base Plan)
"Collection Plus"

MAIN LEVEL	1559	Date Created	Jun 2018
FIN. BASEMENT	15	Scale	NOTED
TOTAL FINISHED	1574		
UNFIN. BASEMENT	1565	Drawn	CAD
COLD STORAGE	100	Job	Base Plan
TOTAL UNFIN.	1665		
TOTAL	3239	Sheet	6
GARAGE	453	of	10 Sheets

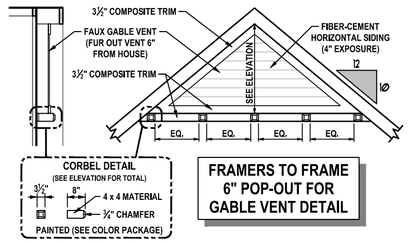


LEFT SIDE ELEVATION

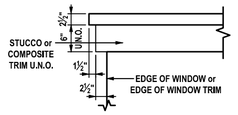
SCALE: 1/4"=1'-0"



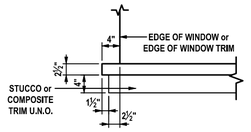
A Typical Window Trim
Scale: 1/2" = 1'-0"



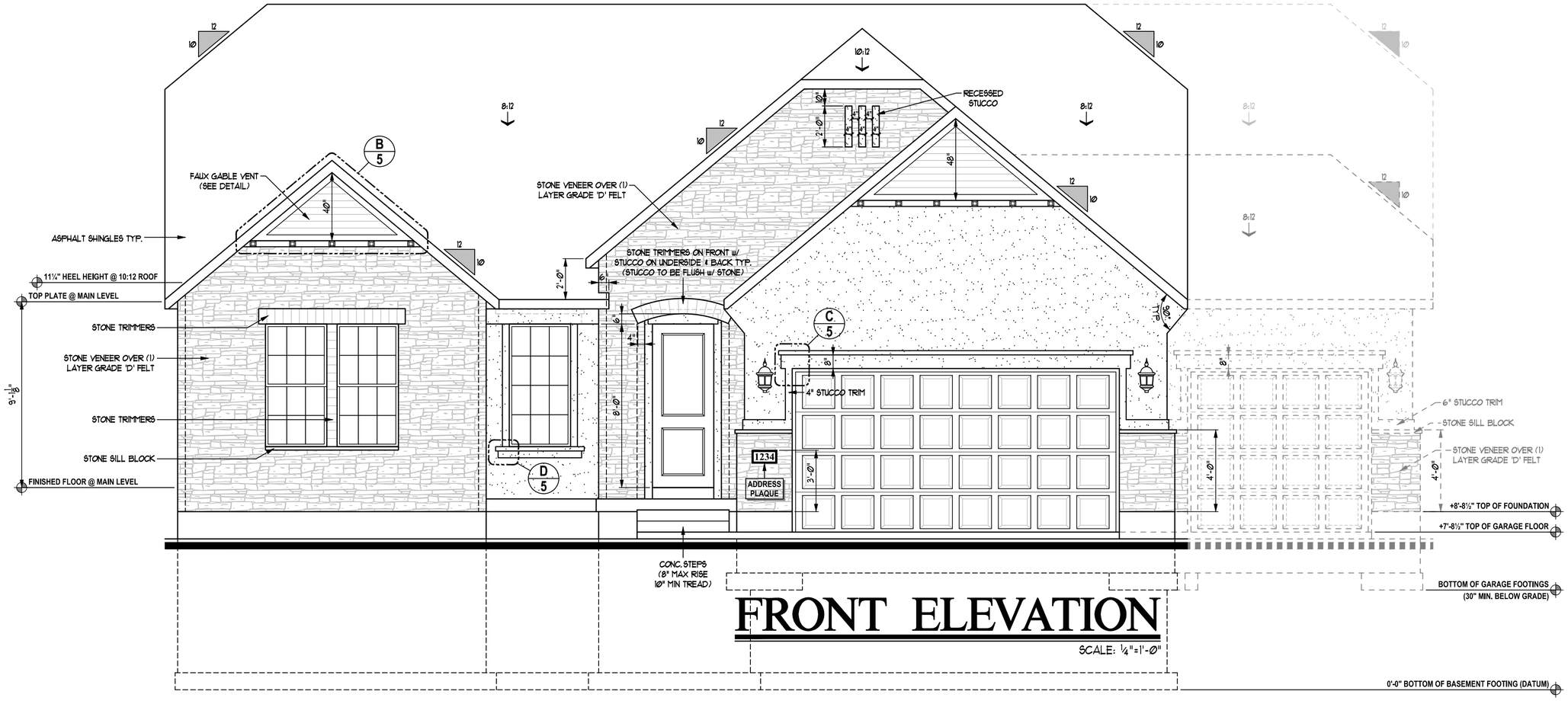
B Faux Gable Vent
Scale: 1/4" = 1'-0"



C Double Header Trim
Scale: 1/2" = 1'-0"



D Double Sill Trim
Scale: 1/2" = 1'-0"



FRONT ELEVATION

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

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KEYNOTES

"Syracuse" Exterior

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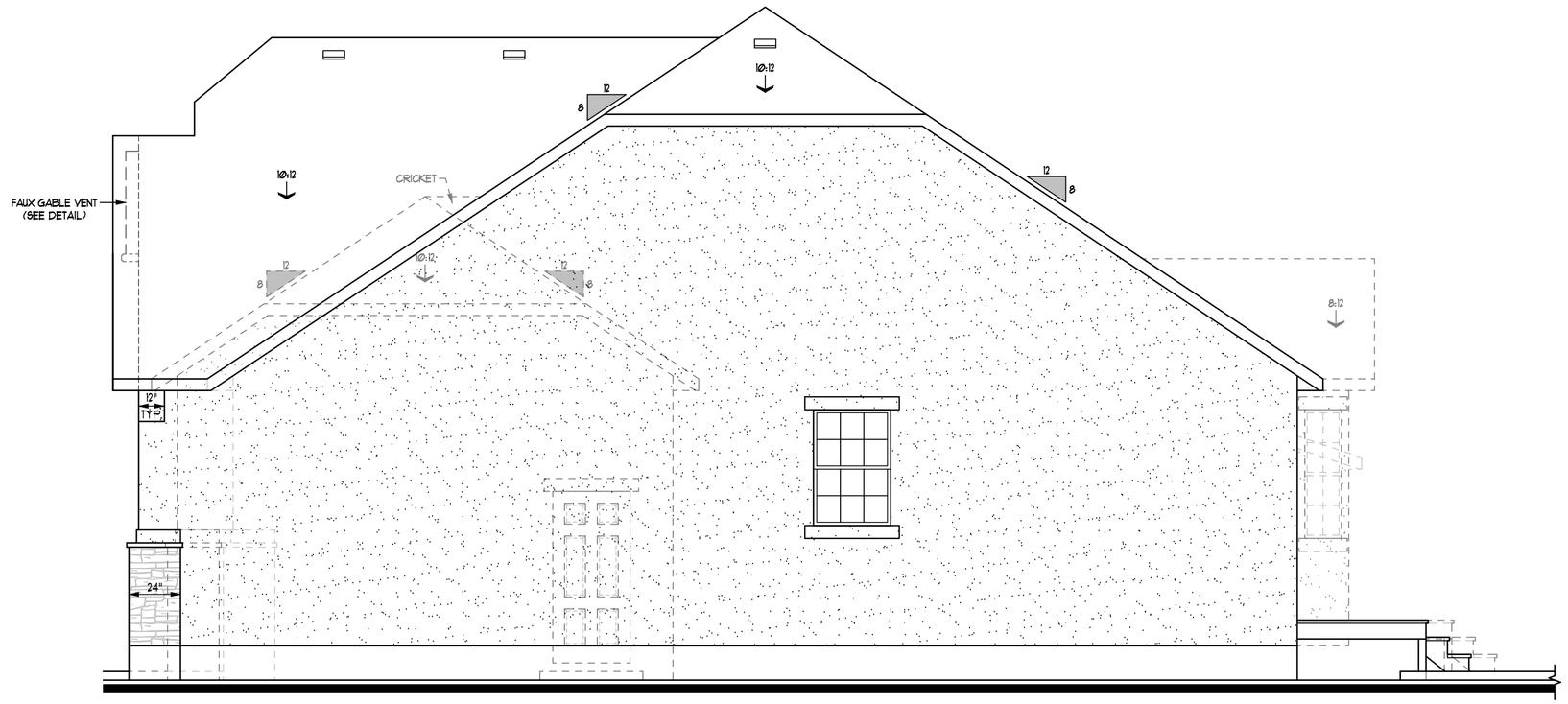
1550
"Traditional"
(Base Plan)
"Collection Plus"

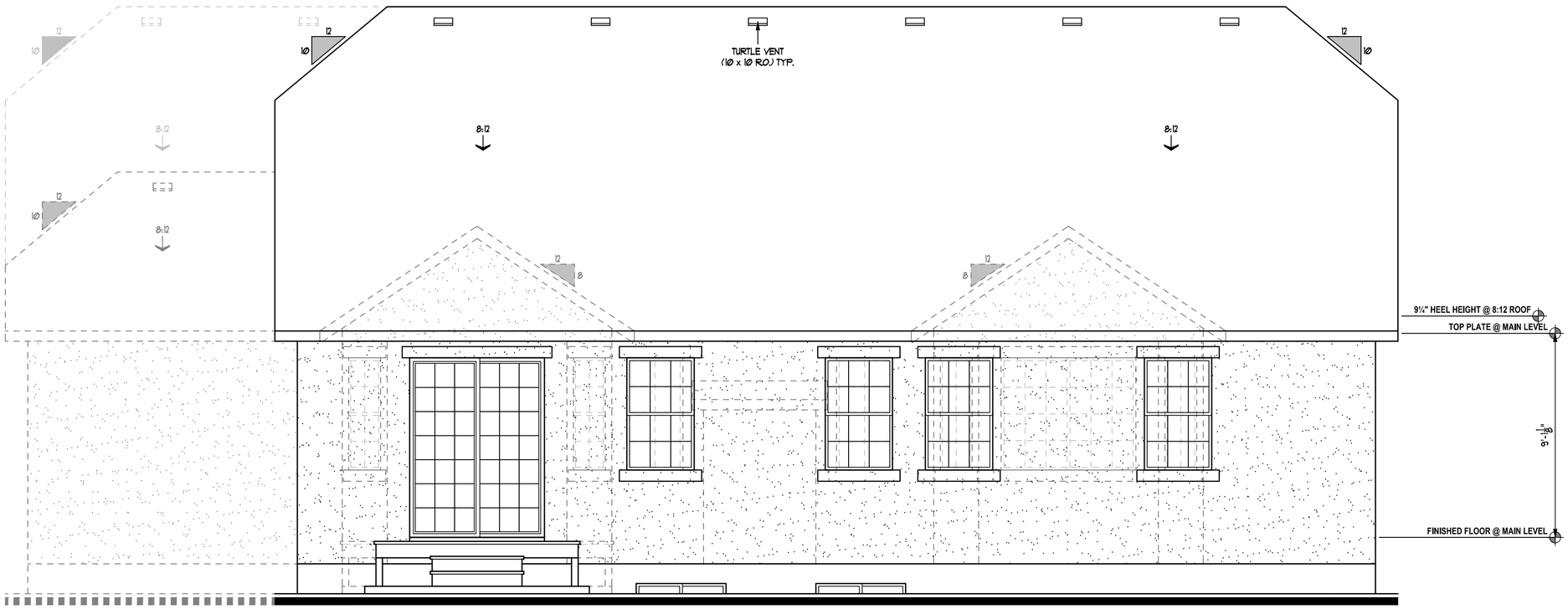
MAIN LEVEL	1559	Date Created	Jun 2018
FIN. BASEMENT	15	Scale	NOTED
TOTAL FINISHED	1574	Drawn	CAD
UNFIN. BASEMENT	1560	Job	Base Plan
COLD STORAGE	109	Sheet	5
TOTAL UNFIN.	1669	of	10 Sheets
TOTAL	3243		
GARAGE	453		



RIGHT SIDE ELEVATION

SCALE: ¼"=1'-0"

Attic Ventilation Requirements					
Location	Main Roof		3-Car Garage		Extended 3-Car
Enclosed Attic Area (A)	2097.00	SF	231.00	SF	496.00	SF
Net Free Ventilating Area Required (A/300)	6.99	SF	0.77	SF	1.65	SF
Area of soffit ventilation (50% max. of total need)	3.50	SF	0.39	SF	0.83	SF
Linear feet of soffit required	129.06	LF	14.22	LF	30.53	LF
Ventilation provided by roof vents	3.50	SF	0.39	SF	0.83	SF
Ventilation provided by each vent	0.35	SF	0.35	SF	0.35	SF
Total Number of Roof Vents Required	**10**		**1**		**2**
* Roof Louvers to be LOMANCO (Model 750-Cg = 0.347 Sq. Ft. Each * Soffit vents = 02708 sq. ft. per linear foot at soffit			**Optional**		**Optional**



REAR ELEVATION

SCALE: ¼"=1'-0"

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REVISIONS 06-1550EL2 - (Syracuse).dwg 7/22/18 3:09 PM

KEYNOTES

"Syracuse" Exterior

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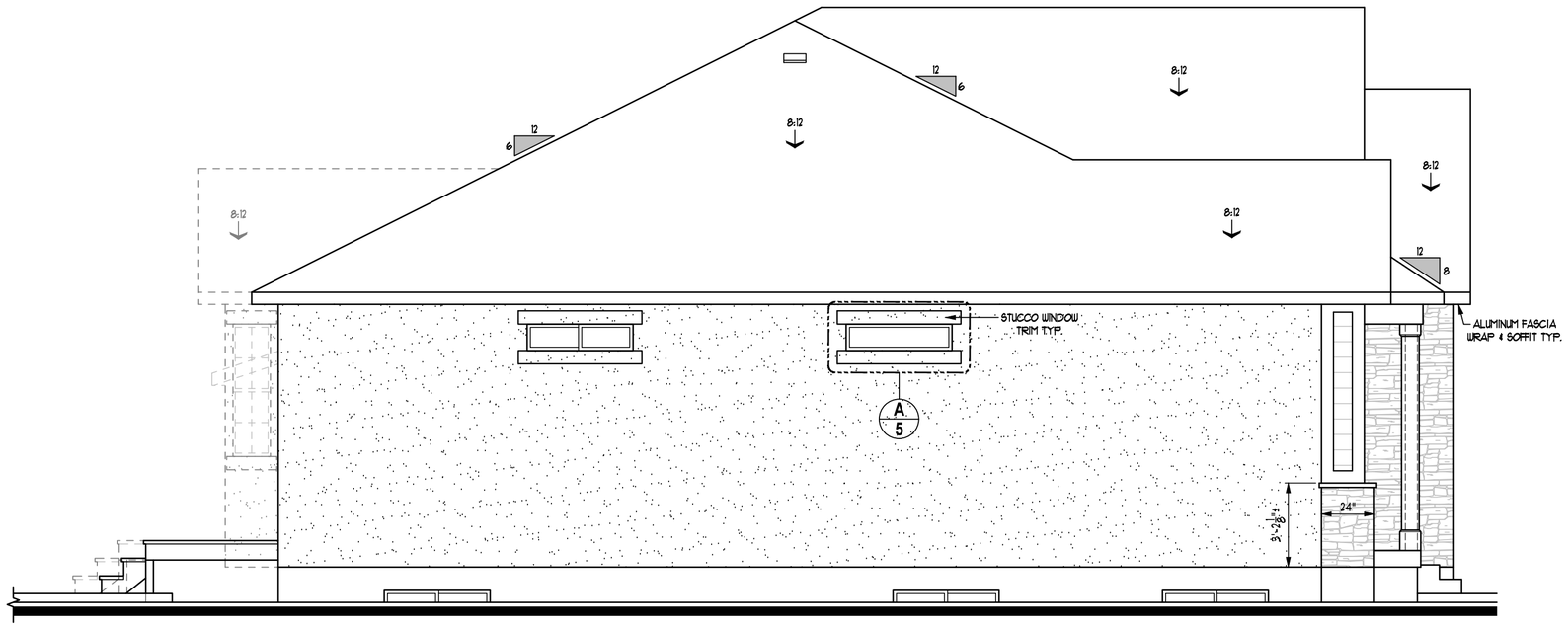
1550
"Traditional"
(Base Plan)
"Collection Plus"

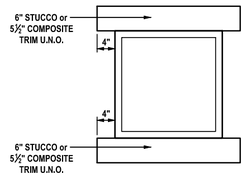
MAIN LEVEL	1559
FIN. BASEMENT	15
TOTAL FINISHED	1574
UNFIN. BASEMENT	1560
COLD STORAGE	109
TOTAL UNFIN.	1669
TOTAL	3243
GARAGE	453

Date Created: Jun 2018
Scale: NOTED
Drawn: CAD
Job: Base Plan
Sheet: 6 of 10 Sheets

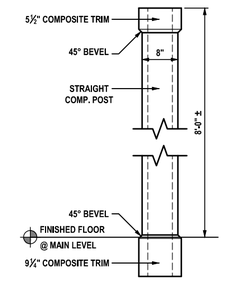


LEFT SIDE ELEVATION

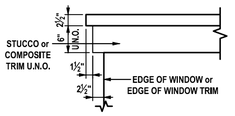
SCALE: ¼"=1'-Ø"



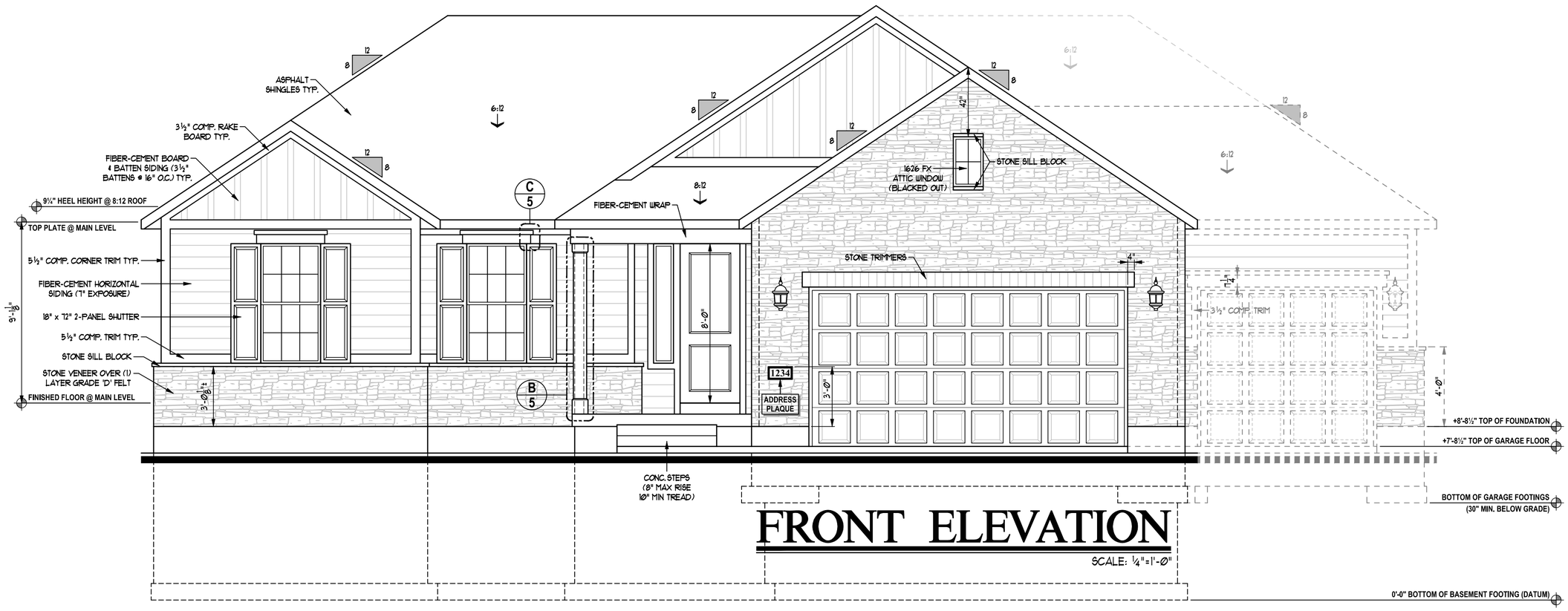
A Typical Window Trim
Scale: 1/2" = 1'-0"



B Porch Post
Scale: 1/2" = 1'-0"



C Double Header Trim
Scale: 1/2" = 1'-0"



FRONT ELEVATION

SCALE: ¼"=1'-Ø"

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REVISIONS 05-1625EL1 - (Syracuse).dwg 7/01/18 11:33 AM

KEYNOTES

"Syracuse" Exterior

! NOTE !
ALL MATERIALS & TRIM NOTED ON FRONT ELEVATION TO BE TYPICAL THROUGHOUT (UNLESS NOTED OR SHOWN OTHERWISE)

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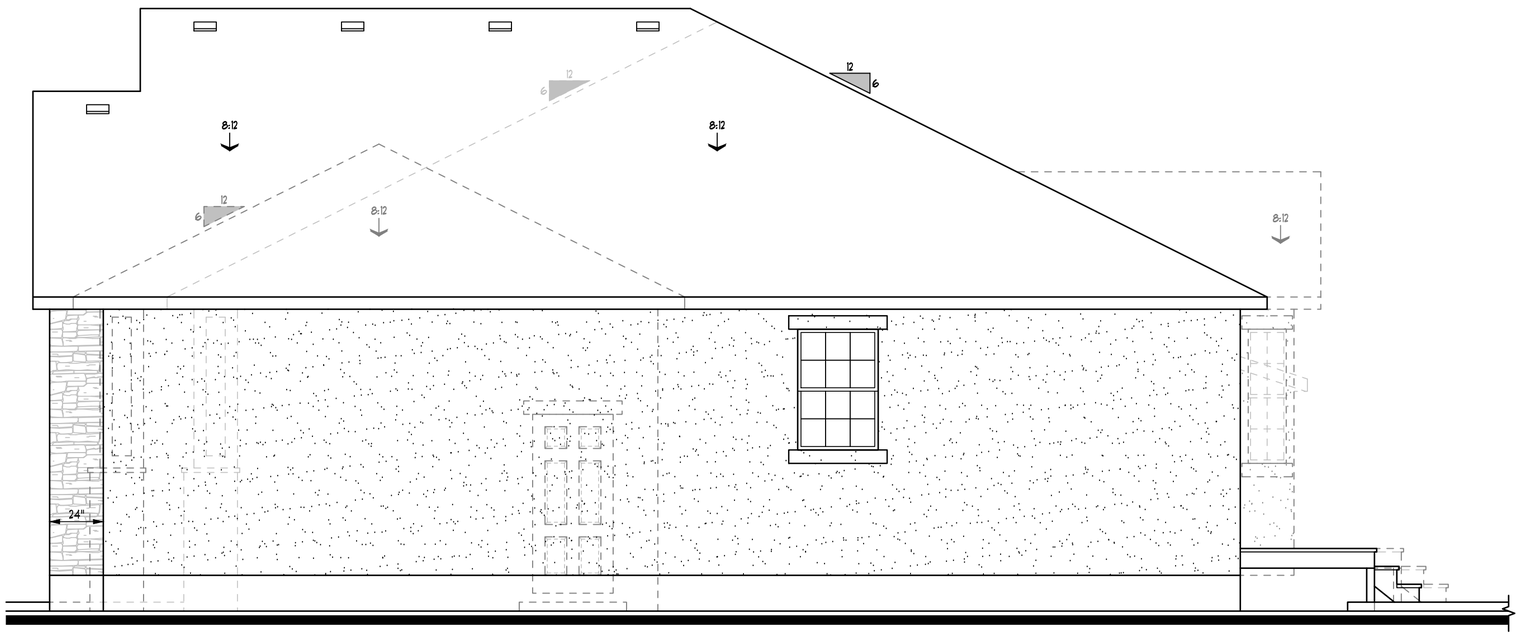
1625
"Colonial 2"
(Base Plan)
"Collection Plus"

MAIN LEVEL	1624
FIN. BASEMENT	19
TOTAL FINISHED	1643
UNFIN. BASEMENT	1610
COLD STORAGE	80
TOTAL UNFIN.	1690
TOTAL	3333
GARAGE	451

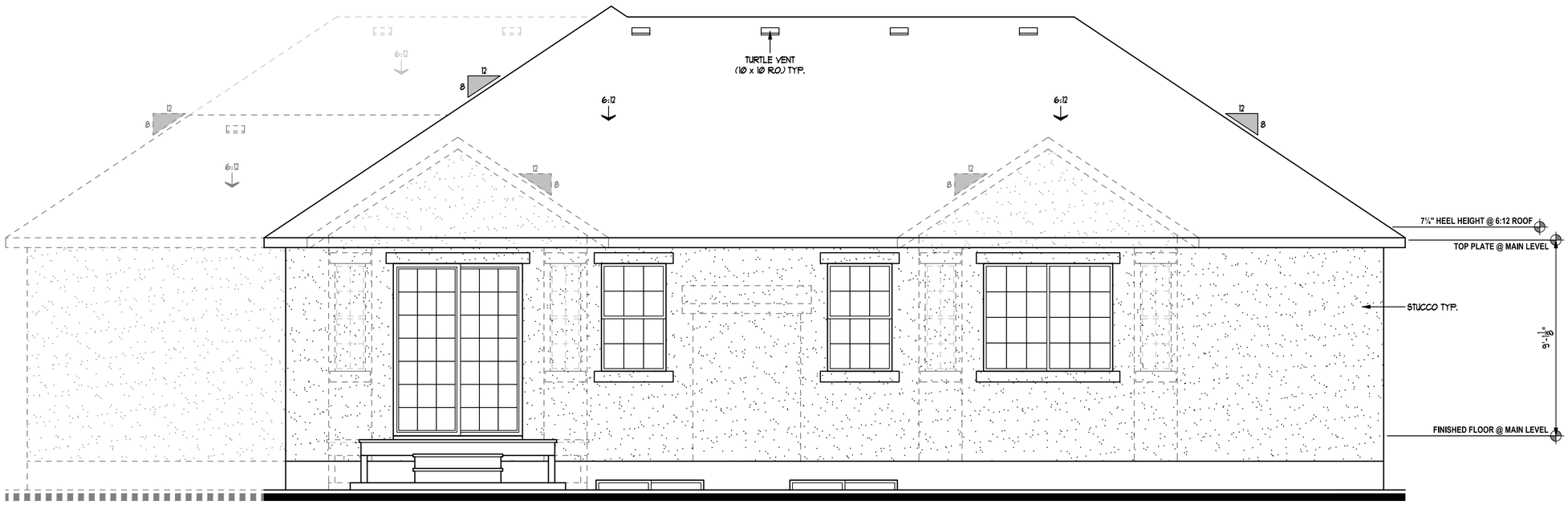
Date Created: Jun 2018
Scale: NOTED
Drawn: CAD
Job: Base Plan
Sheet 5 of 10 Sheets



RIGHT SIDE ELEVATION

SCALE: ¼"=1'-Ø"

Attic Ventilation Requirements					
Location	Main Roof		3-Car		Extended 3-Car	
Enclosed Attic Area (A)	2149.00	SF	234.00	SF	440.00	SF
Net Free Ventilating Area Required (A/300)	**7.16**	**SF**	**0.78**	**SF**	**1.47**	**SF**
Area of soffit ventilation (50% max. of total need)	3.58	SF	0.39	SF	0.73	SF
Linear feet of soffit required	132.26	LF	14.40	LF	27.08	LF
Ventilation provided by roof vents	3.58	SF	0.39	SF	0.73	SF
Ventilation provided by each vent	0.35	SF	0.39	SF	0.35	SF
Total Number of Roof Vents Required	**10**		**1**		**2**	
* Roof Louvers to be LOMANCO (Model 750-S) = 0.347 Sq. Ft. Each * Soffit vents = .02768 sq. ft. per linear foot of soffit			**Optional**		**Optional**	



REAR ELEVATION

SCALE: ¼"=1'-Ø"

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REVISIONS 06-1625EL2 - (Syracuse).dwg 7/25/18 4:34 PM

KEYNOTES

"Syracuse" Exterior

! NOTE !
ALL MATERIALS & TRIM NOTED ON FRONT ELEVATION TO BE TYPICAL THROUGHOUT (UNLESS NOTED OR SHOWN OTHERWISE)

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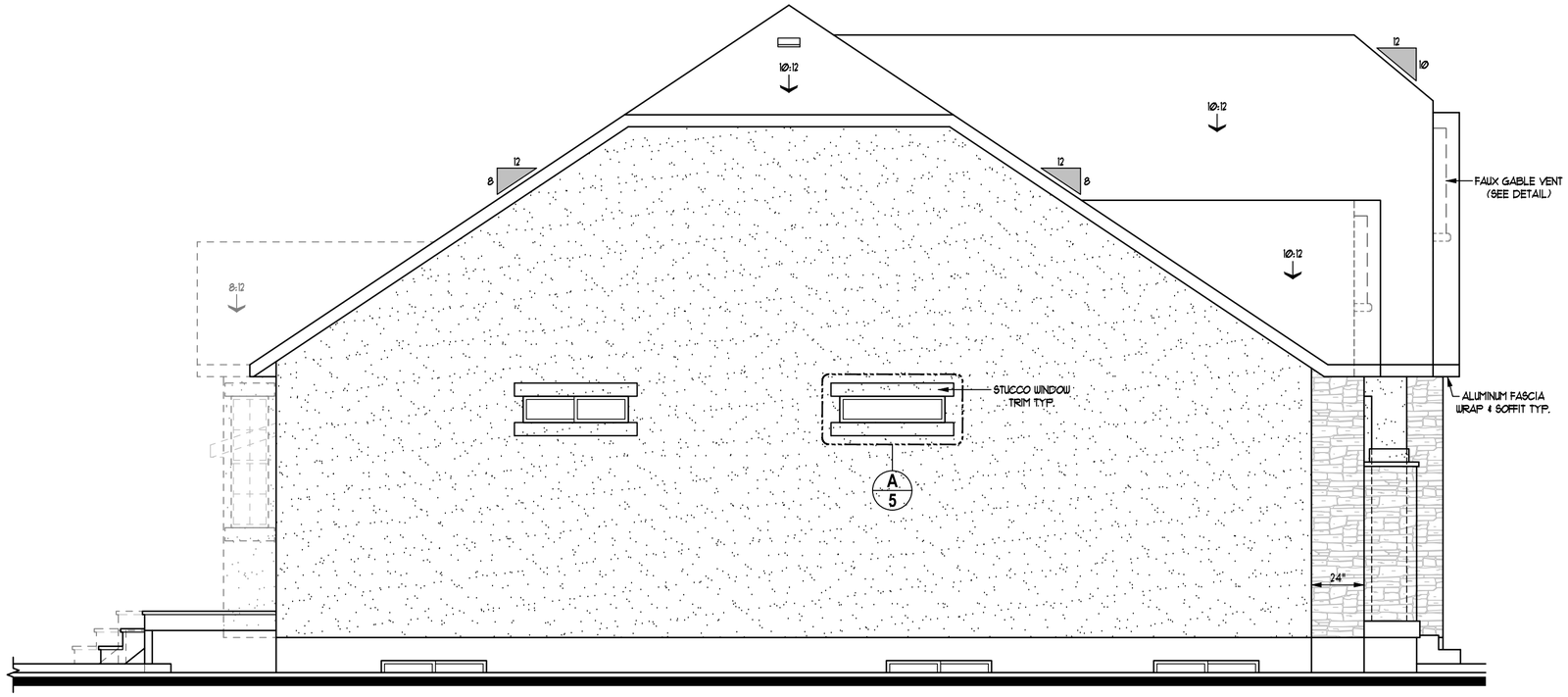
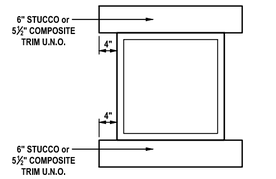
1625
"Colonial 2"
(Base Plan)
"Collection Plus"

MAIN LEVEL	1624	Date Created	Jun 2018
FIN. BASEMENT	19	Scale	NOTED
TOTAL FINISHED	1643	Drawn	CAD
UNFIN. BASEMENT	1610	Job	Base Plan
COLD STORAGE	80	Sheet	6
TOTAL UNFIN.	1690	of	10 Sheets
TOTAL	3333		
GARAGE	451		

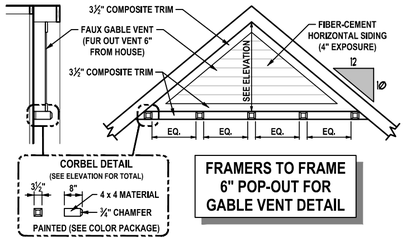


LEFT SIDE ELEVATION

SCALE: ¼"=1'-Ø"

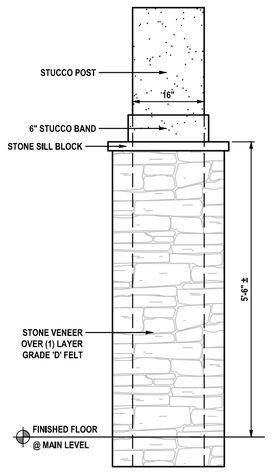


A Typical Window Trim
Scale: 1/2" = 1'-0"

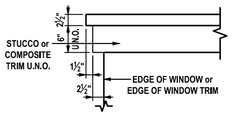


FRAMERS TO FRAME 6" POP-OUT FOR GABLE VENT DETAIL

B Faux Gable Vent
Scale: 1/4" = 1'-0"



C Porch Post
Scale: 1/2" = 1'-0"



D Double Header Trim
Scale: 1/2" = 1'-0"

FRONT ELEVATION

SCALE: ¼"=1'-Ø"

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KEYNOTES

"Syracuse" Exterior

! NOTE !
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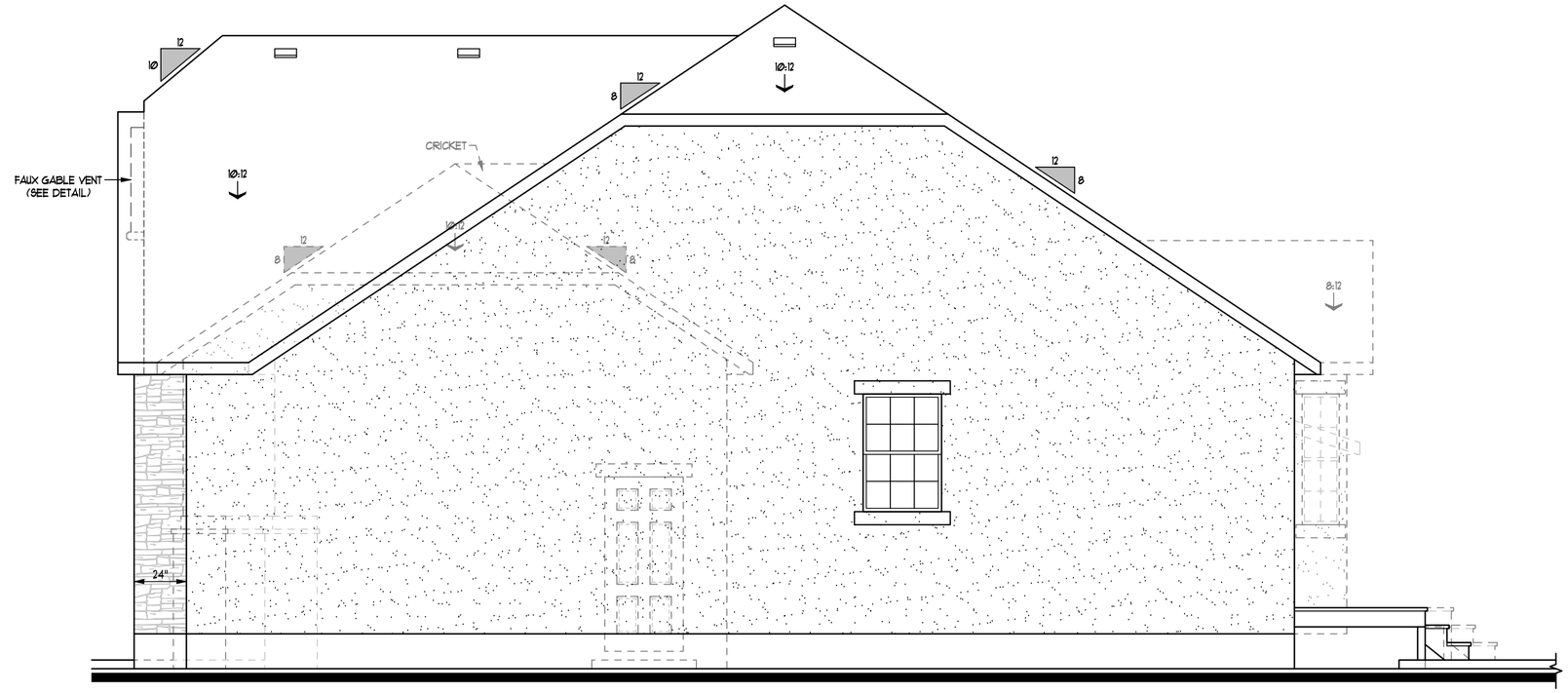
1625
"Traditional"
(Base Plan)
"Collection Plus"

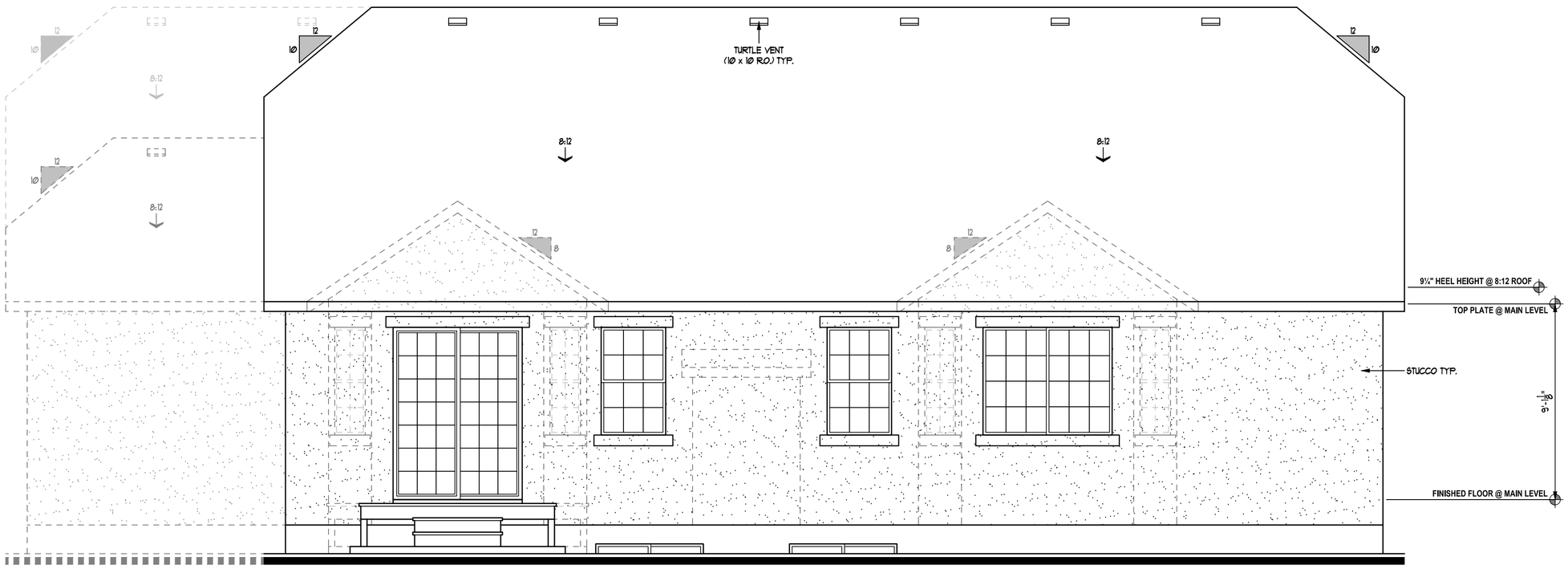
MAIN LEVEL	1624	Date Created	Jun 2018
FIN. BASEMENT	19	Scale	NOTED
TOTAL FINISHED	1643	Drawn	CAD
UNFIN. BASEMENT	1618	Job	Base Plan
COLD STORAGE	76	Sheet	5 of 10 Sheets
TOTAL UNFIN.	1694		
TOTAL	3337		
GARAGE	451		



RIGHT SIDE ELEVATION

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

Attic Ventilation Requirements					
Location	Main Roof		3-Car		Extended 3-Car	
Enclosed Attic Area (A)	2149.00	SF	234.00	SF	440.00	SF
Net Free Ventilating Area Required (A/300)	7.16	SF	0.78	SF	1.47	SF
Area of soffit ventilation (50% max. of total need)	3.58	SF	0.39	SF	0.73	SF
Linear feet of soffit required	132.26	LF	14.40	LF	27.08	LF
Ventilation provided by roof vents	3.58	SF	0.39	SF	0.73	SF
Ventilation provided by each vent	0.35	SF	0.35	SF	0.35	SF
Total Number of Roof Vents Required	**10**		**1**		**2**	
* Roof Louvers to be LOMANCO (Model 750-01) = 0.347 Sq. Ft. Each * Soffit vents = .02708 sq. ft. per linear foot of soffit			**Optional**		**Optional**	



REAR ELEVATION

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

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KEYNOTES

"Syracuse" Exterior

! NOTE !

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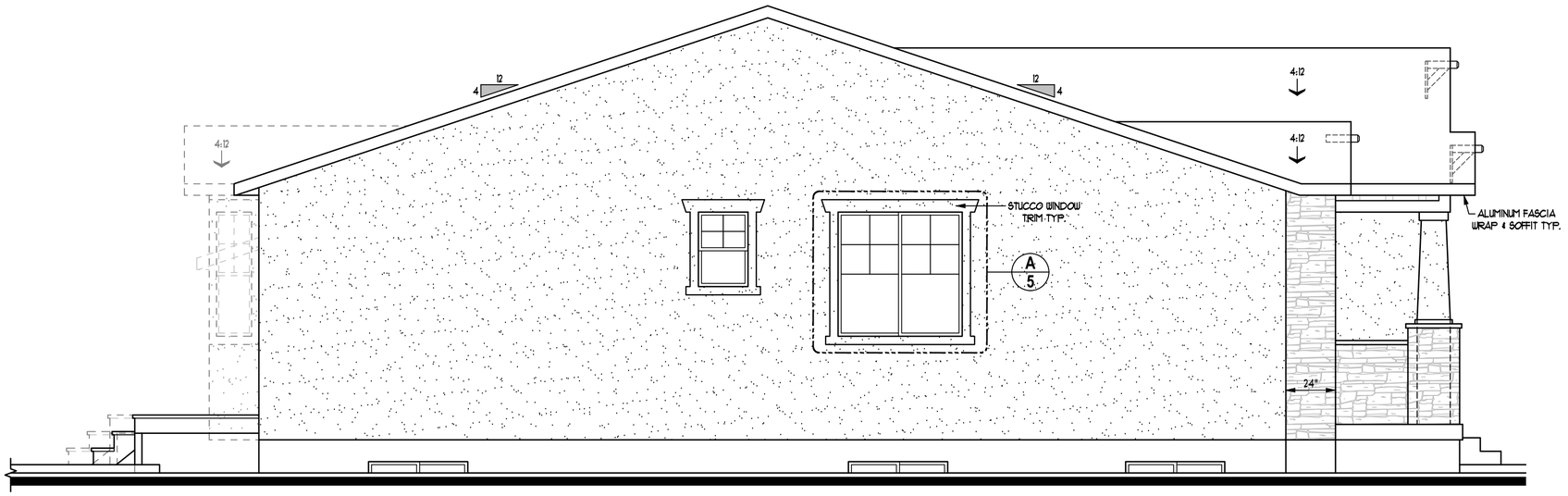
1625
"Traditional"
(Base Plan)
"Collection Plus"

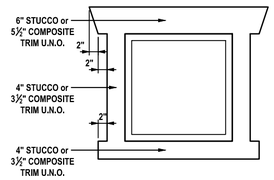
MAIN LEVEL	1624
FIN. BASEMENT	19
TOTAL FINISHED	1643
UNFIN. BASEMENT	1618
COLD STORAGE	76
TOTAL UNFIN.	1694
TOTAL	3337
GARAGE	451

Date Created	Jun 2018
Scale	NOTED
Drawn	CAD
Job	Base Plan
Sheet	6 of 10 Sheets

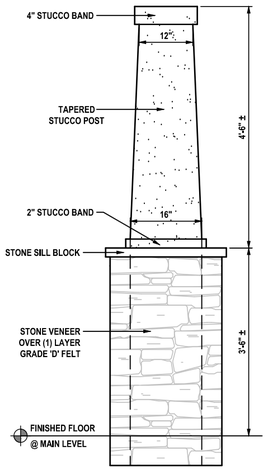


LEFT SIDE ELEVATION

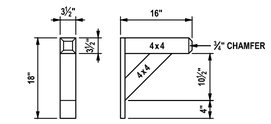
SCALE: ¼"=1'-Ø"



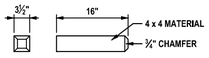
A Typical Window Trim
Scale: 1/2" = 1'-0"



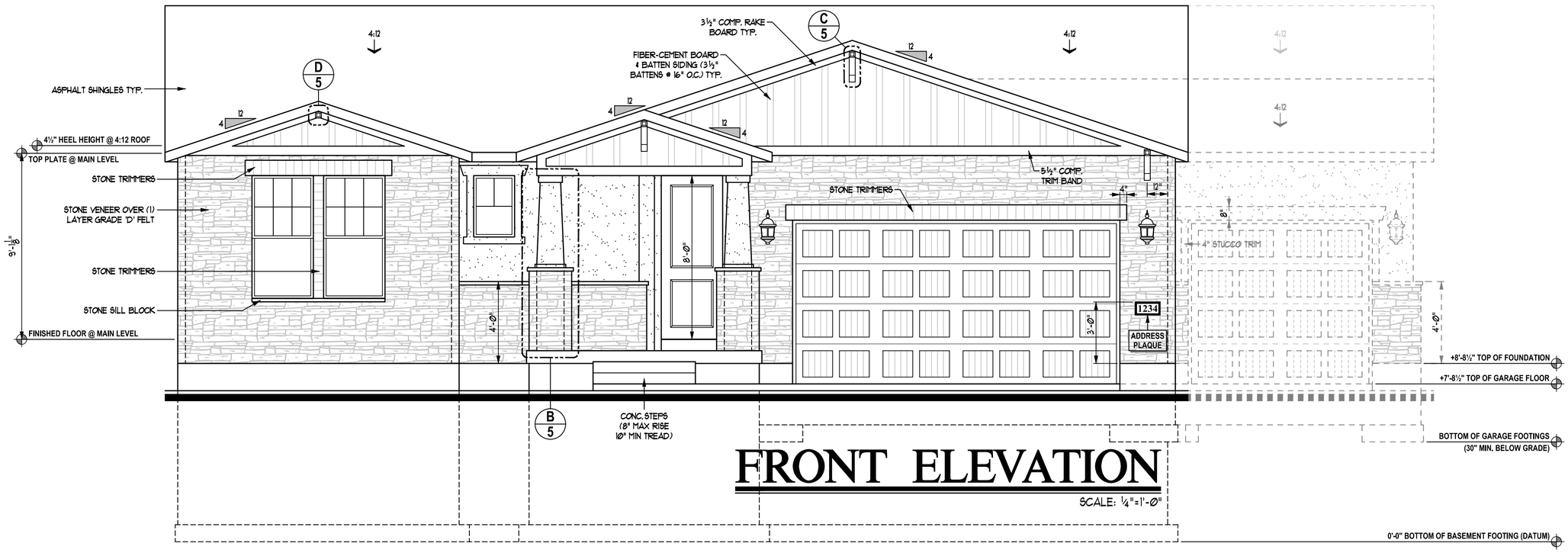
B Porch Post
Scale: 1/2" = 1'-0"



C Outlooker Detail (4 x 4)
Scale: 1/2" = 1'-0"



D Corble Detail (4 x 4)
Scale: 1/2" = 1'-0"



FRONT ELEVATION

SCALE: ¼"=1'-Ø"

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REVISIONS 05-1700EL1 – (Syracuse).dwg 01/18 11:44 AM

KEYNOTES

"Syracuse" Exterior

! NOTE !
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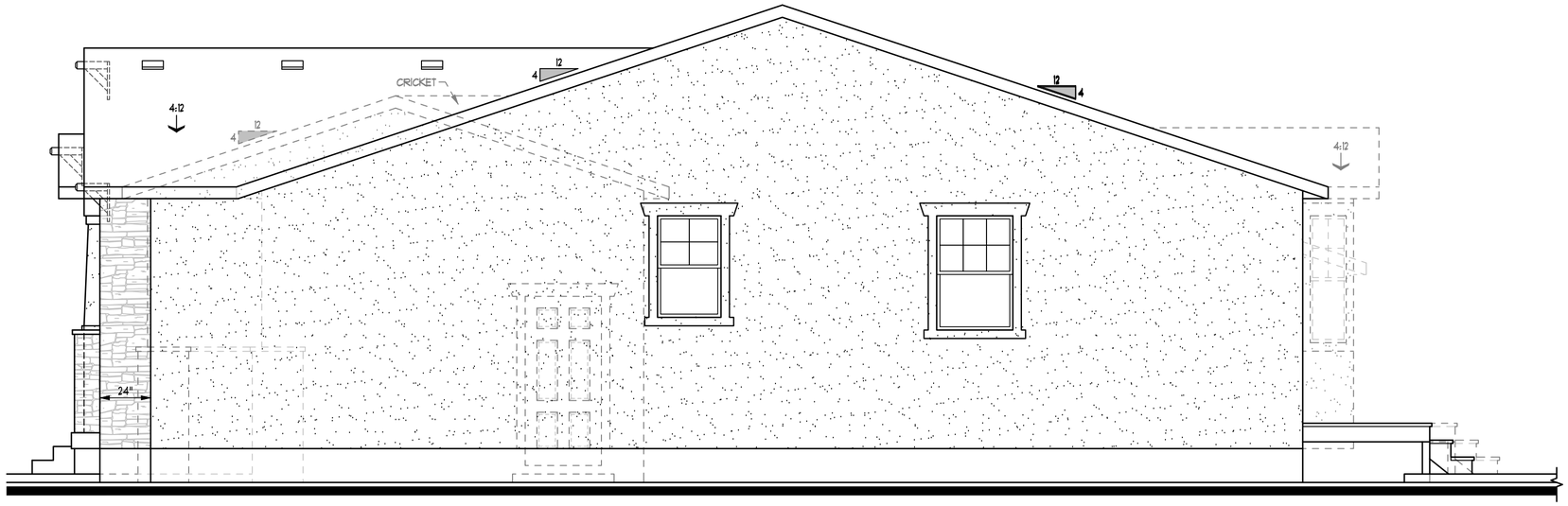
1700
"Craftsman"
(Base Plan)
"Collection Plus"

MAIN LEVEL	1670	Date Created	Jun 2018
FIN. BASEMENT	15	Scale	NOTED
TOTAL FINISHED	1685	Drawn	CAD
UNFIN. BASEMENT	1675	Job	Base Plan
COLD STORAGE	98	Sheet	5
TOTAL UNFIN.	1773	of	10 Sheets
TOTAL	3458		
GARAGE	426		

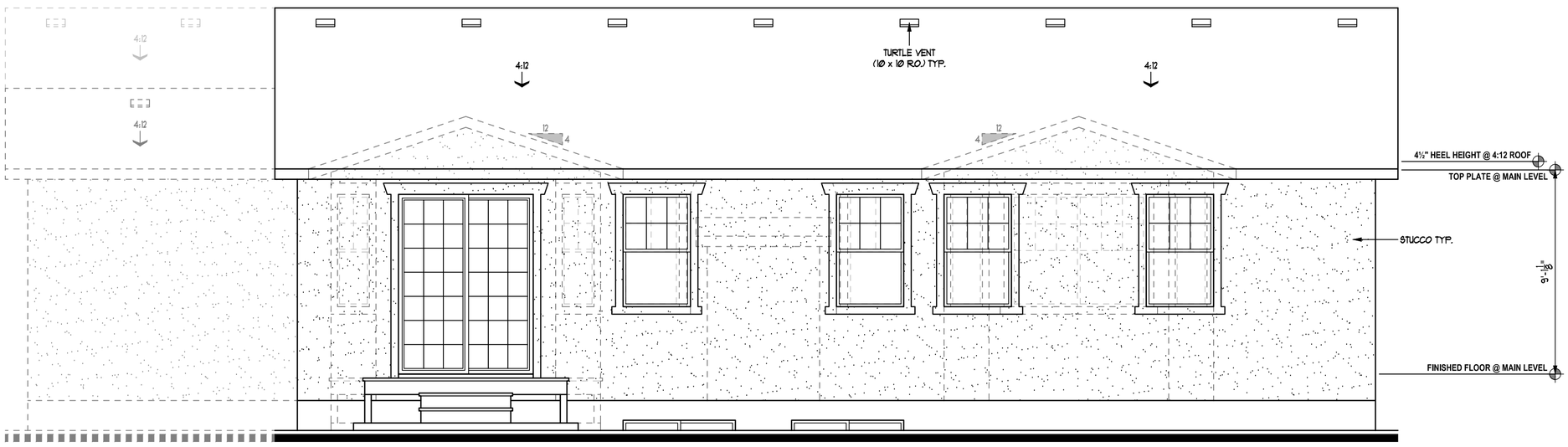


RIGHT SIDE ELEVATION

SCALE: ¼"=1'-Ø"

Attic Ventilation Requirements					
Location	Main Roof		3-Car		Extended 3-Car
Enclosed Attic Area (A)	2190.00	SF	235.00	SF	492.00 SF
Net Free Ventilating Area Required (A/300)	7.30	SF	0.78	SF	1.64 SF
Area of soffit ventilation (50% max. of total need)	3.65	SF	0.39	SF	0.82 SF
Linear feet of soffit required	134.79	LF	14.46	LF	30.28 LF
Ventilation provided by roof vents	3.65	SF	0.39	SF	0.82 SF
Ventilation provided by each vent	0.35	SF	0.35	SF	0.35 SF
Total Number of Roof Vents Required	**11**		**1**		**2**
			Optional		Optional

* Roof Louvers to be LOMANCO (Model 750-Cy = 0.347 Sq. F. Each
* Soffit vents = .02708 sq. f. per linear foot at width



REAR ELEVATION

SCALE: ¼"=1'-Ø"

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REVISIONS 06-1700EL2 - (Syracuse).dwg 7/25/18 4:44 PM

KEYNOTES

"Syracuse" Exterior

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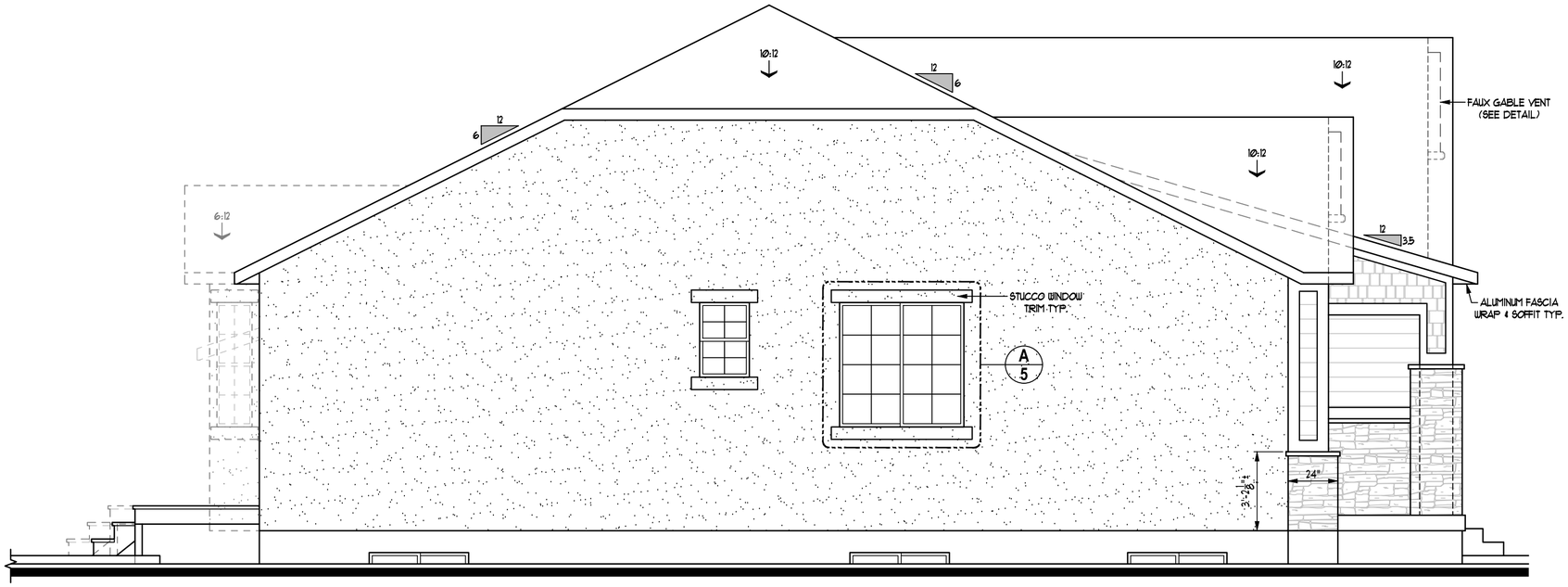
1700
"Craftsman"
(Base Plan)
"Collection Plus"

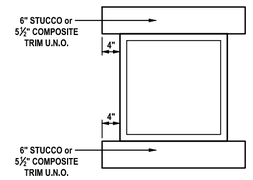
MAIN LEVEL	1670
FIN. BASEMENT	15
TOTAL FINISHED	1685
UNFIN. BASEMENT	1675
COLD STORAGE	98
TOTAL UNFIN.	1773
TOTAL	3458
GARAGE	426

Date Created: Jun 2018
Scale: NOTED
Drawn: CAD
Job: Base Plan
Sheet 6 of 10 Sheets

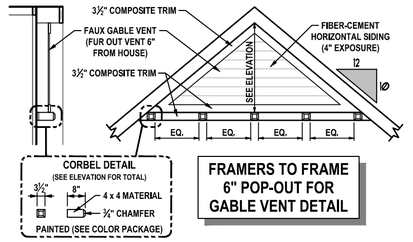


LEFT SIDE ELEVATION

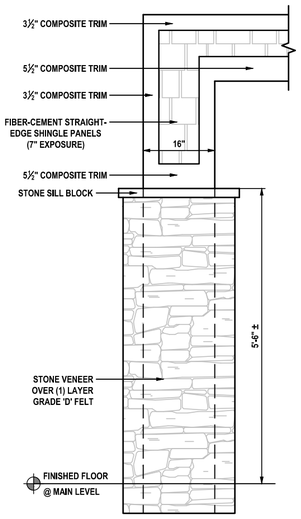
SCALE: ¼"=1'-0"



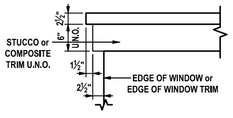
A Typical Window Trim
Scale: 1/2" = 1'-0"



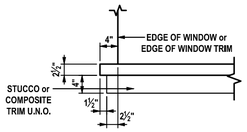
B Faux Gable Vent
Scale: 1/4" = 1'-0"



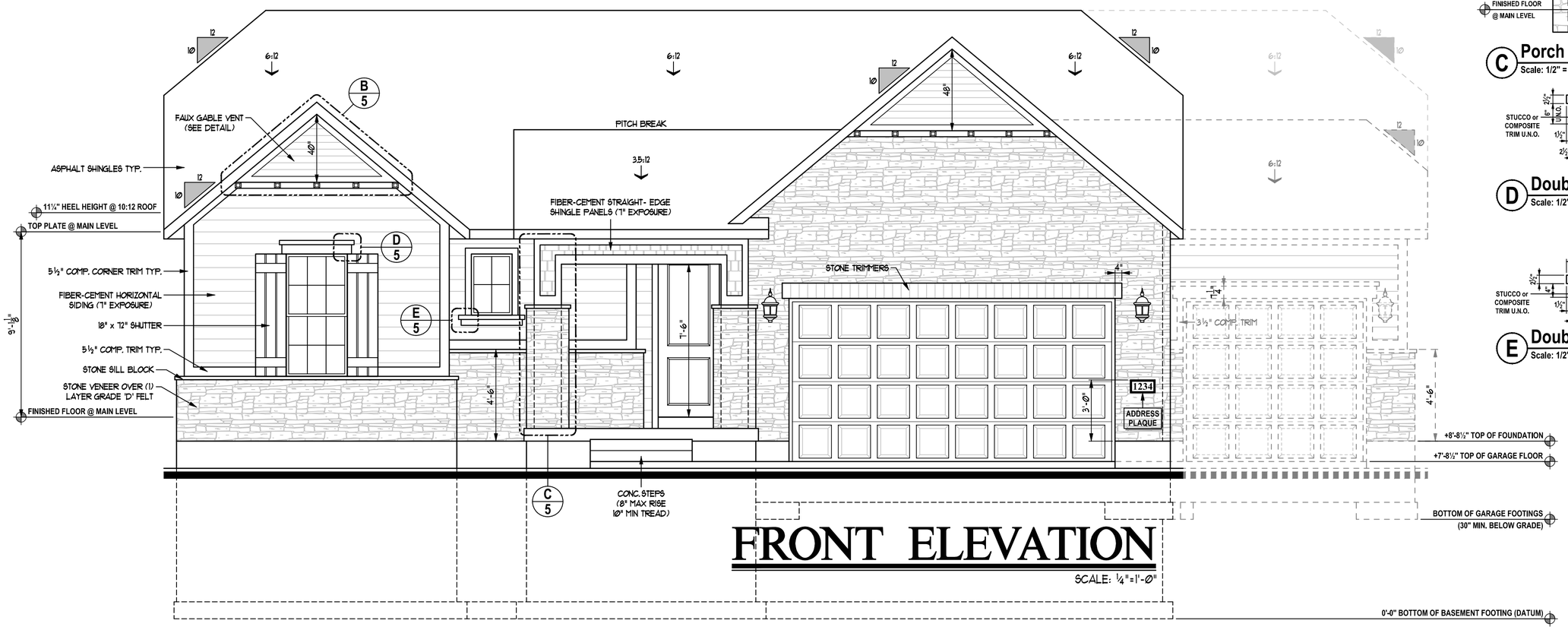
C Porch Post
Scale: 1/2" = 1'-0"



D Double Header Trim
Scale: 1/2" = 1'-0"



E Double Sill Trim
Scale: 1/2" = 1'-0"



FRONT ELEVATION

SCALE: ¼"=1'-0"

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REVISIONS 05-1700EL1 – (Syracuse).dwg 6/01/18 11:44 AM

KEYNOTES

"Syracuse" Exterior

! NOTE !
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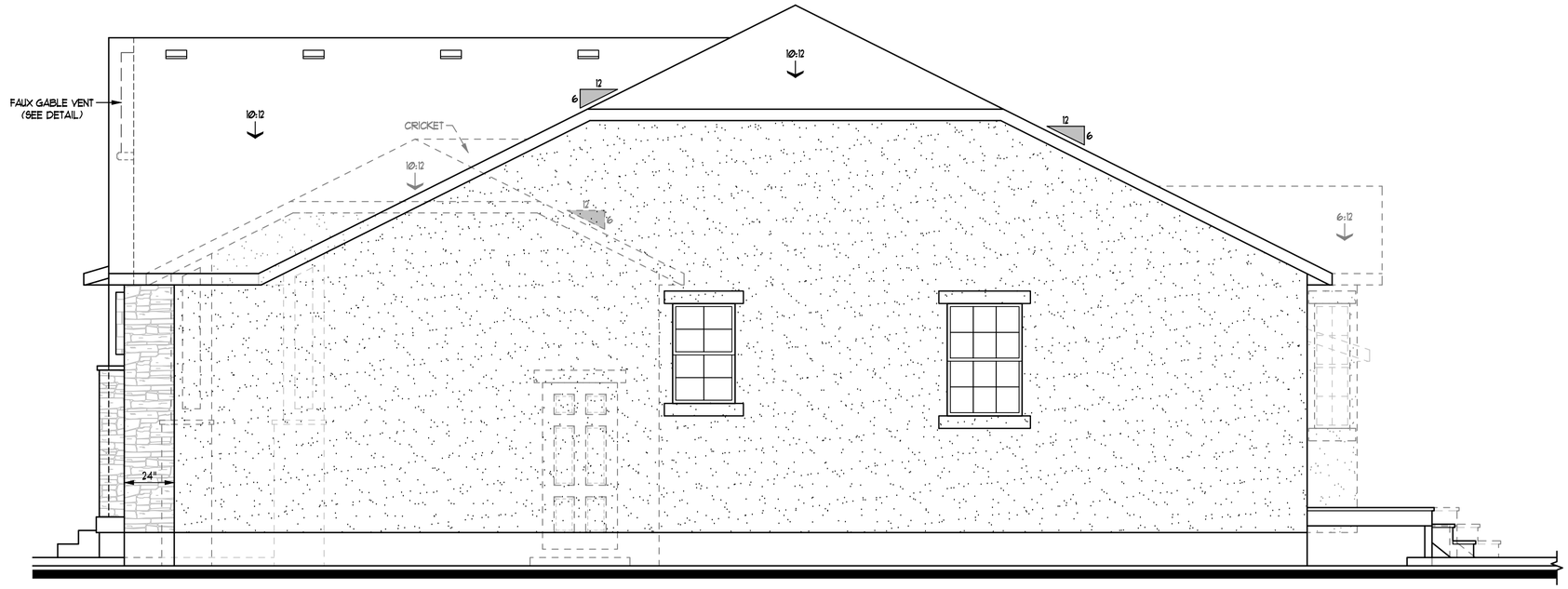
1700
"Traditional"
(Base Plan)
"Collection Plus"

MAIN LEVEL	1670	Date Created	Jun 2018
FIN. BASEMENT	15	Scale	NOTED
TOTAL FINISHED	1685	Drawn	CAD
UNFIN. BASEMENT	1675	Job	Base Plan
COLD STORAGE	98		
TOTAL UNFIN.	1773		
TOTAL	3458	Sheet	5
GARAGE	426	of	10 Sheets

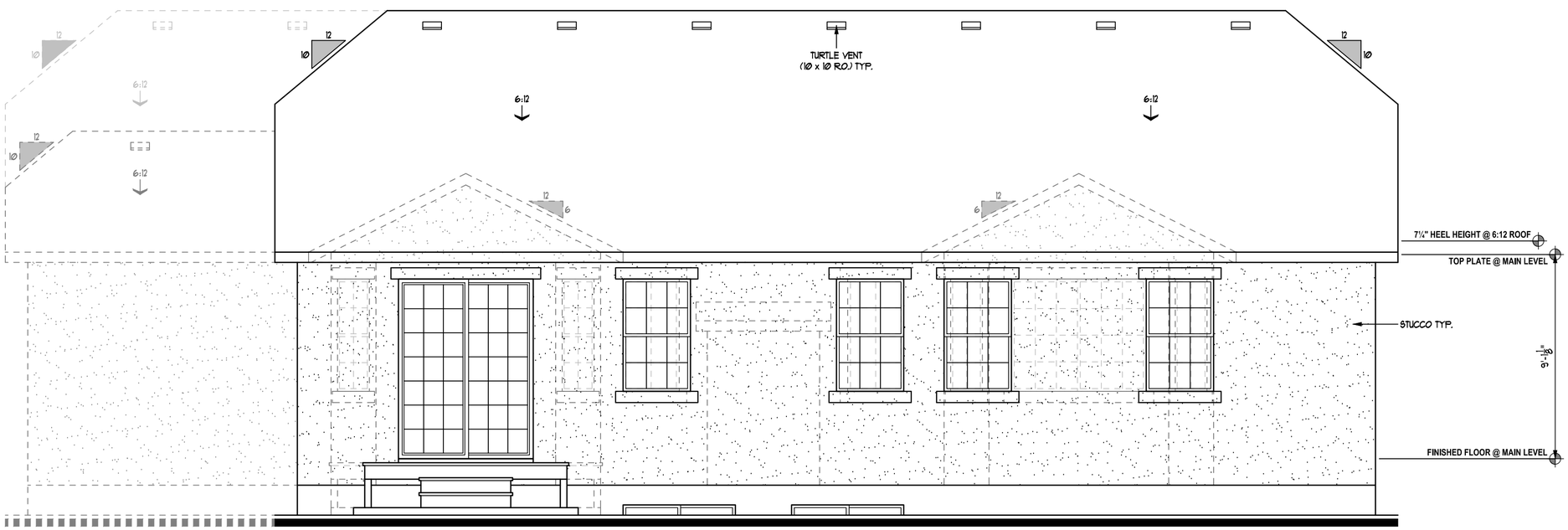


RIGHT SIDE ELEVATION

SCALE: ¼"=1'-Ø"

Attic Ventilation Requirements							
Location	Main Roof		3-Car		Extended 3-Car	
Enclosed Attic Area (A)	2190.00	SF	235.00	SF	492.00	SF
Net Free Ventilating Area Required (A/300)	**7.30**	**SF**	**0.78**	**SF**	**1.64**	**SF**
Area of soffit ventilation (50% max. of total need)	3.65	SF	0.39	SF	0.82	SF
Linear feet of soffit required	134.79	LF	14.46	LF	30.28	LF
Ventilation provided by roof vents	3.65	SF	0.39	SF	0.82	SF
Ventilation provided by each vent	0.35	SF	0.35	SF	0.35	SF
Total Number of Roof Vents Required	**11**		**1**		**2**	
			Optional		**Optional**	

* Roof Louvers to be LOMANCO (Model 750-Gy = 0.347 Sq. Ft. Each
* Soffit vents = .02708 sq. ft. per linear foot of soffit



REAR ELEVATION

SCALE: ¼"=1'-Ø"

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REVISIONS 06-1700EL2 - (Syracuse).dwg 5/25/18 4:43 PM

KEYNOTES

"Syracuse" Exterior

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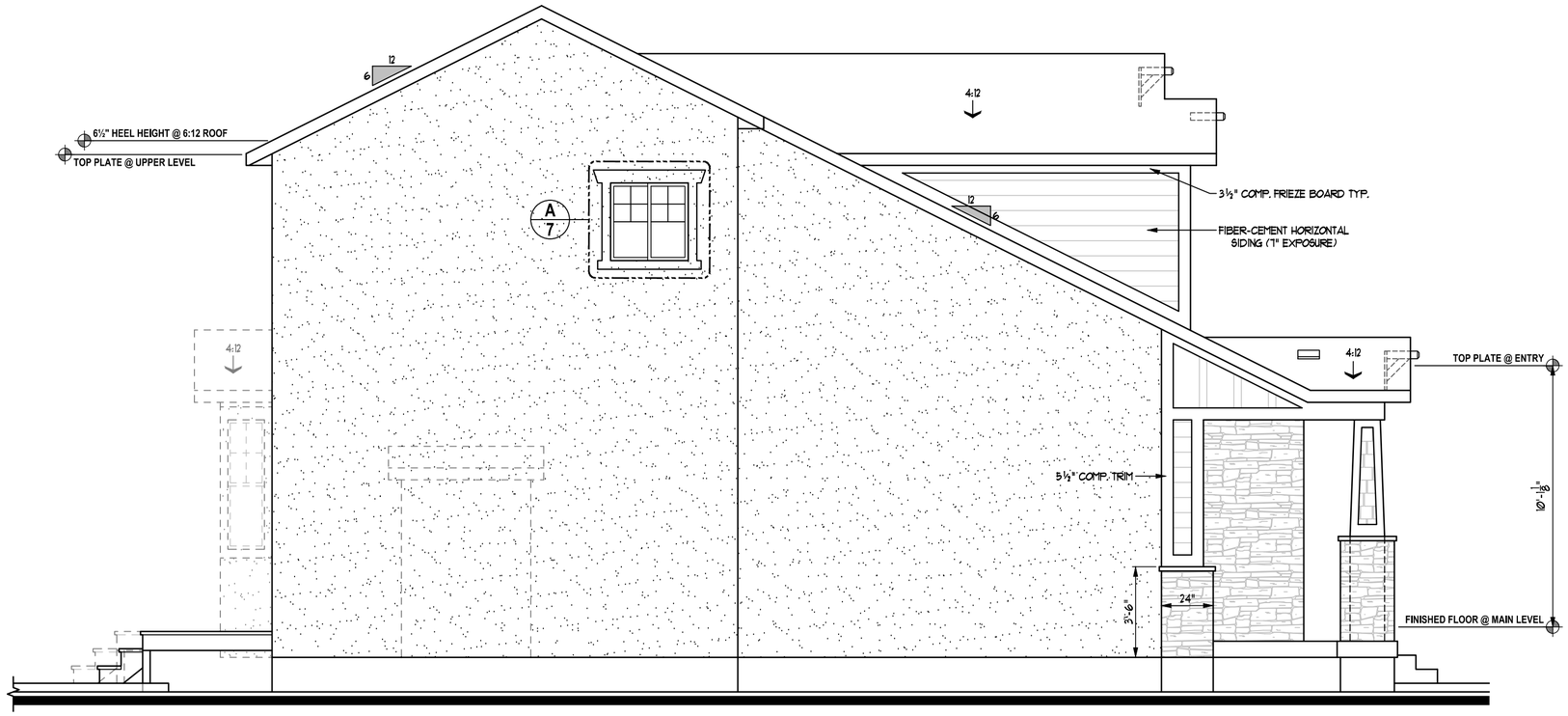
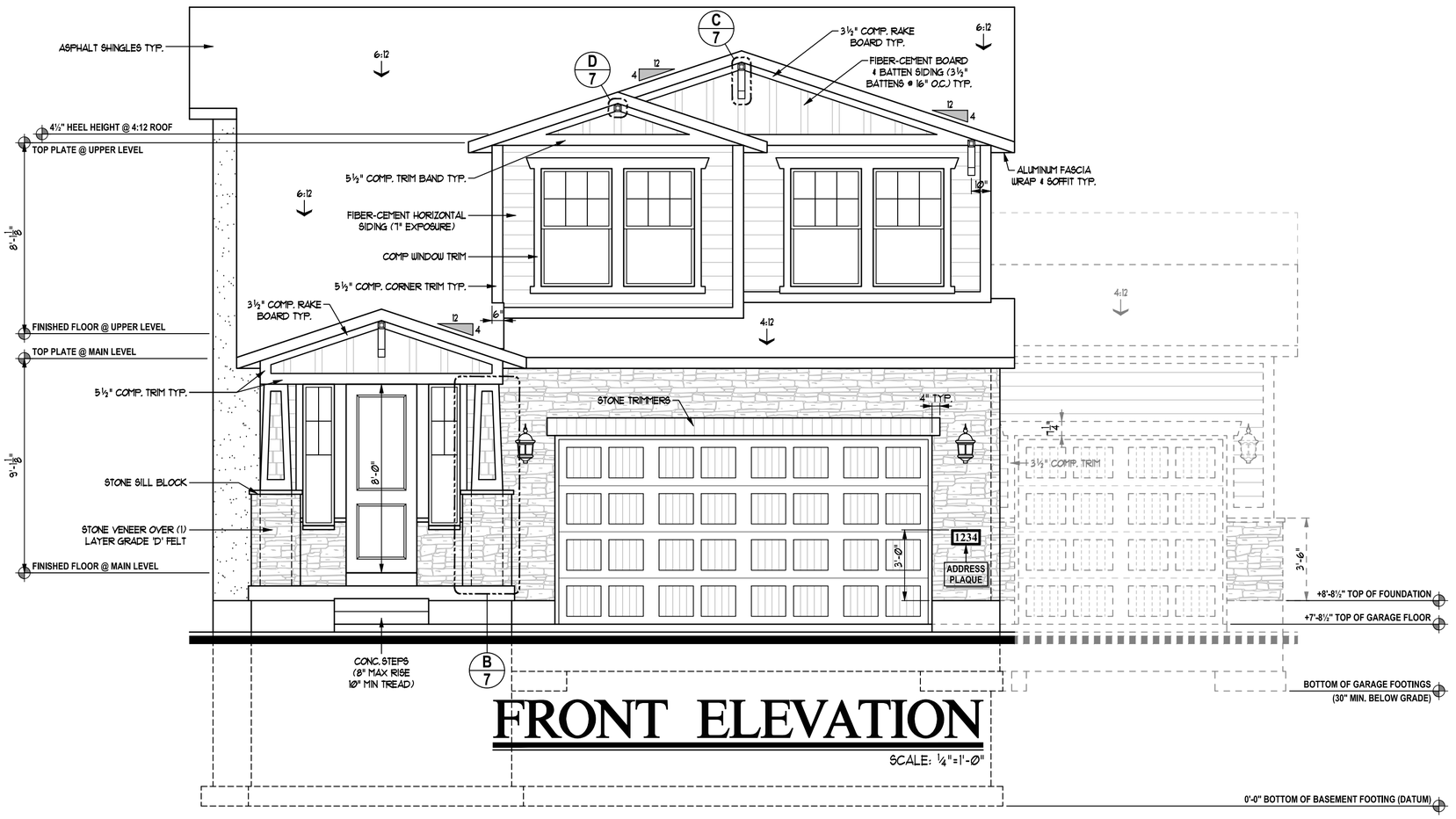
1700
"Traditional"
(Base Plan)
"Collection Plus"

MAIN LEVEL	1670	Date Created	Jun 2018
FIN. BASEMENT	15	Scale	NOTED
TOTAL FINISHED	1685	Drawn	CAD
UNFIN. BASEMENT	1675	Job	Base Plan
COLD STORAGE	98	Sheet	6
TOTAL UNFIN.	1773	of	10 Sheets
TOTAL	3458		
GARAGE	426		



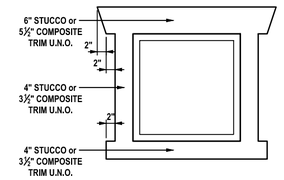
LEFT SIDE ELEVATION

SCALE: ¼"=1'-0"

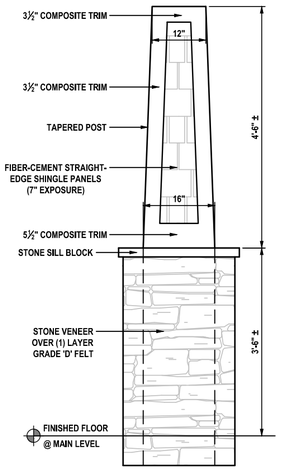


FRONT ELEVATION

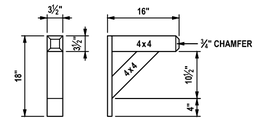
SCALE: ¼"=1'-0"



A Typical Window Trim
Scale: 1/2" = 1'-0"

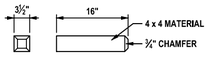


B Porch Post
Scale: 1/2" = 1'-0"



PAINTED (SEE COLOR PACKAGE)

C Outlooker Detail (4 x 4)
Scale: 1/2" = 1'-0"



PAINTED (SEE COLOR PACKAGE)

D Corble Detail (4 x 4)
Scale: 1/2" = 1'-0"

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KEYNOTES

"Syracuse" Exterior

! NOTE !
ALL MATERIALS & TRIM NOTED ON FRONT ELEVATION TO BE TYPICAL THROUGHOUT (UNLESS NOTED OR SHOWN OTHERWISE)

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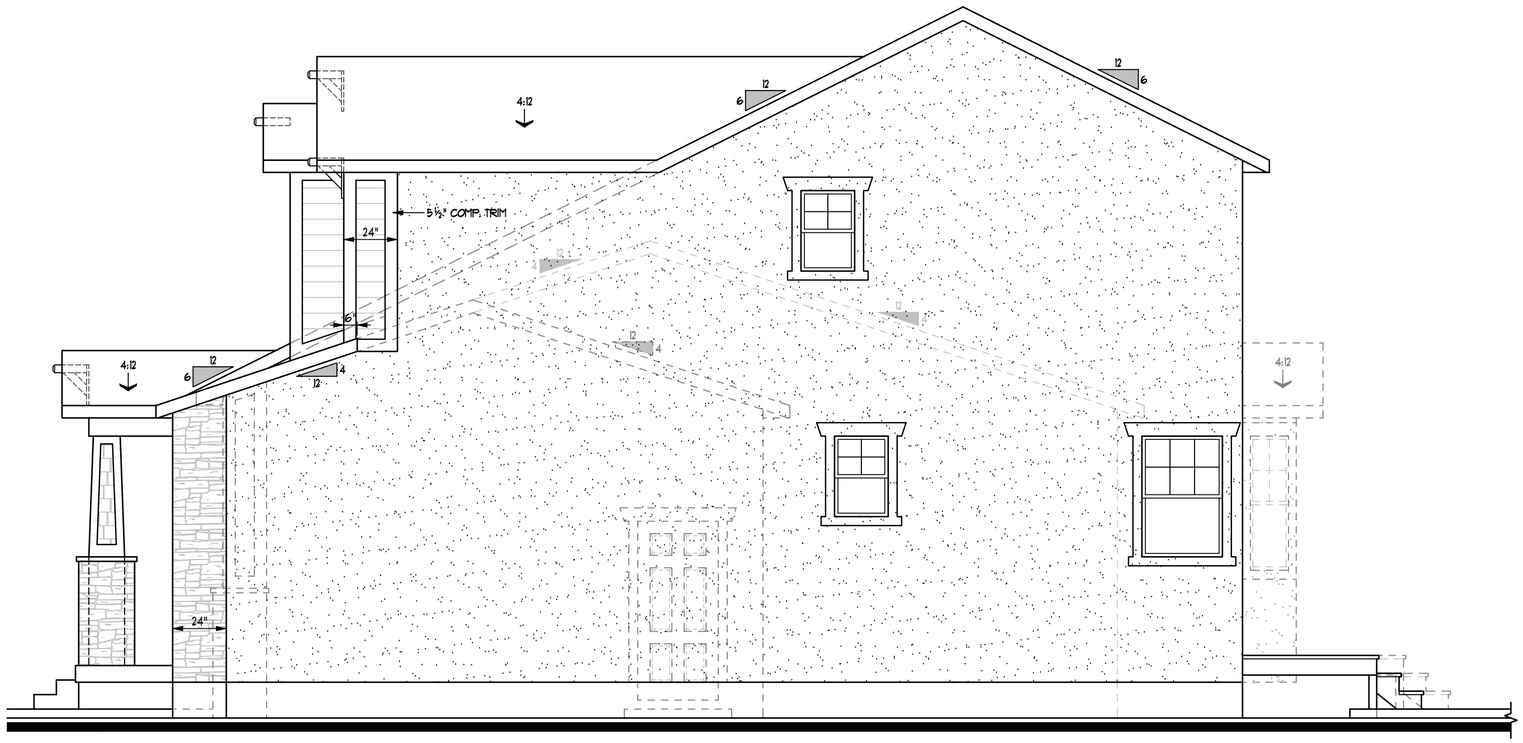
1750
"Craftsman"
(Base Plan)
"Collection Plus"

MAIN LEVEL	783	Date Created	Jun 2018
UPPER LEVEL	957	Scale	NOTED
FIN. BASEMENT	0	Drawn	CAD
TOTAL FINISHED	1740	Job	Base Plan
UNFIN. BASEMENT	794	Sheet	7
COLD STORAGE	73	of	13 Sheets
TOTAL UNFIN.	867		
TOTAL	2607		
GARAGE	443		

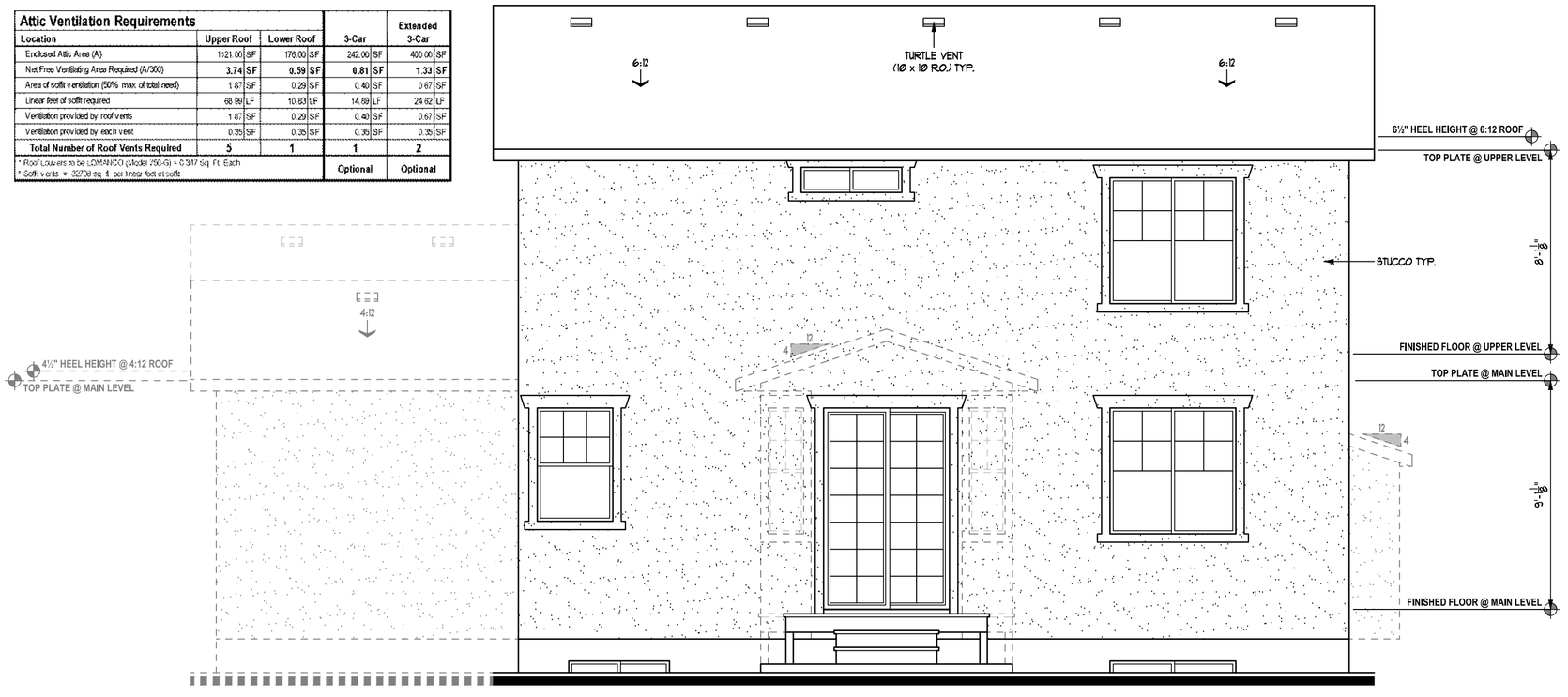


RIGHT SIDE ELEVATION

SCALE: ¼"=1'-Ø"

Attic Ventilation Requirements							
Location	Upper Roof		Lower Roof		3-Car		Extended 3-Car	
Enclosed Attic Area (A)	1121.00	SF	178.00	SF	242.00	SF	400.00	SF
Net Free Ventilating Area Required (A/300)	3.74	SF	0.59	SF	0.81	SF	1.33	SF
Area of soffit ventilation (50% max. of total need)	1.87	SF	0.29	SF	0.40	SF	0.67	SF
Linear feet of soffit required	68.99	LF	10.83	LF	14.89	LF	24.62	LF
Ventilation provided by roof vents	1.87	SF	0.29	SF	0.40	SF	0.67	SF
Ventilation provided by each vent	0.35	SF	0.35	SF	0.35	SF	0.35	SF
Total Number of Roof Vents Required	5		1		1		2	
					Optional		Optional	

* Roof Louvers to be LOMANCO (Model 750-G) = 0.347 Sq. Ft. Each
* Soffit vents = 32708 sq. ft. per linear foot of soffit



REAR ELEVATION

SCALE: ¼"=1'-Ø"

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KEYNOTES

"Syracuse" Exterior

! NOTE !
ALL MATERIALS & TRIM NOTED ON FRONT ELEVATION TO BE TYPICAL THROUGHOUT (UNLESS NOTED OR SHOWN OTHERWISE)

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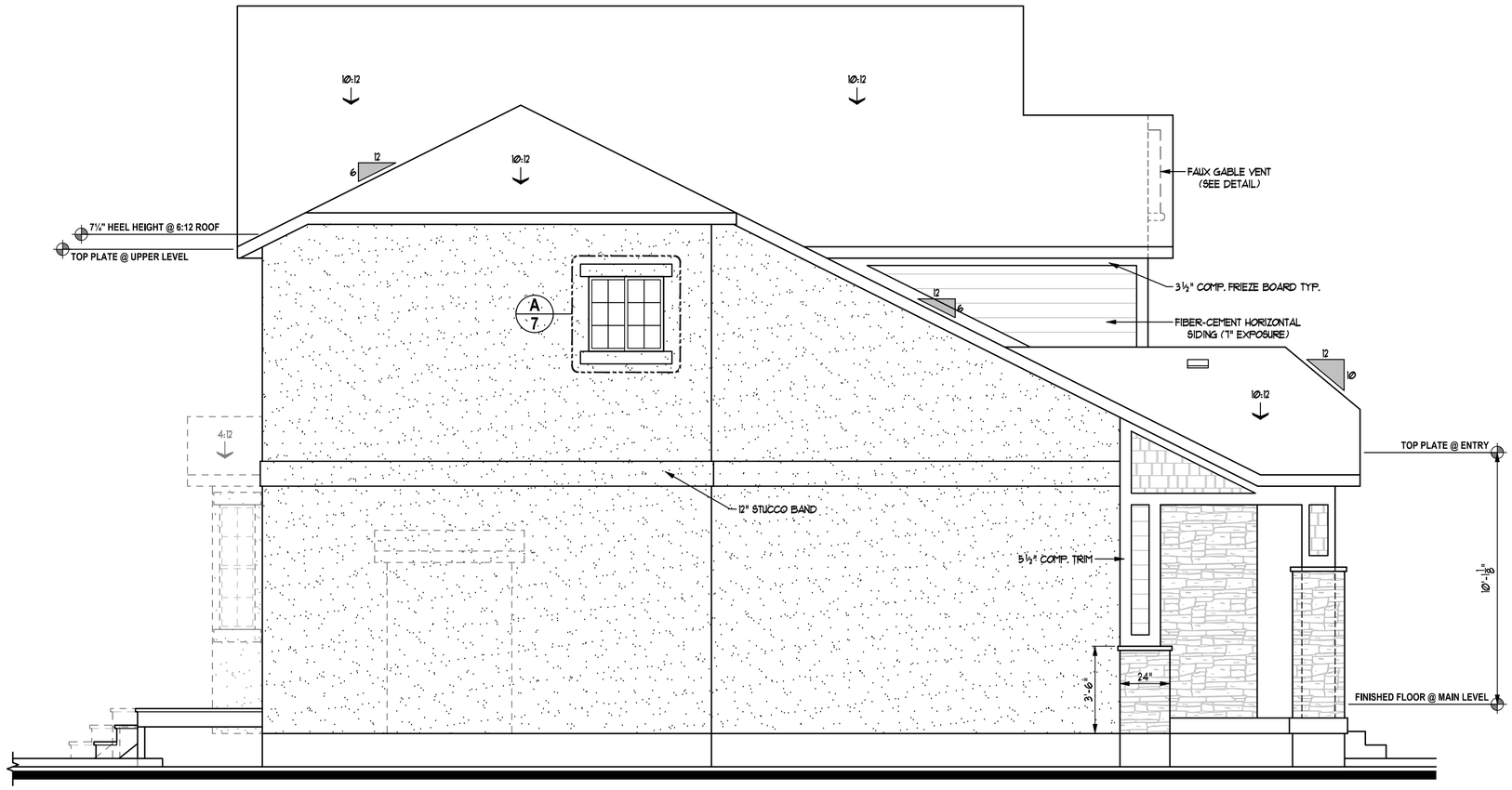
1750
"Craftsman"
(Base Plan)
"Collection Plus"

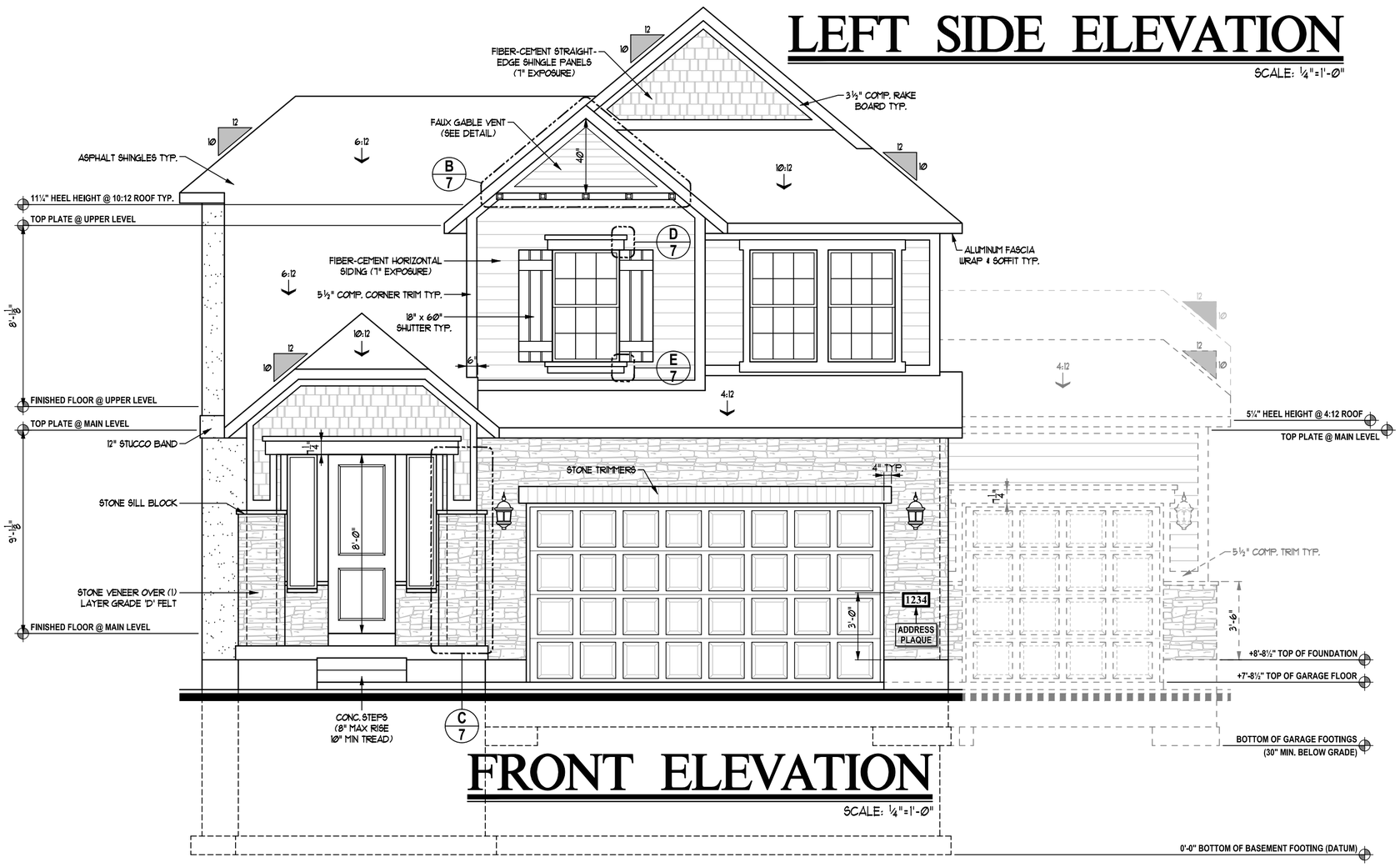
MAIN LEVEL	783
UPPER LEVEL	957
FIN. BASEMENT	0
TOTAL FINISHED	1740
UNFIN. BASEMENT	794
COLD STORAGE	73
TOTAL UNFIN.	867
TOTAL	2607
GARAGE	443

Date Created: Jun 2018
Scale: NOTED
Drawn: CAD
Job: Base Plan
Sheet: 8 of 13 Sheets



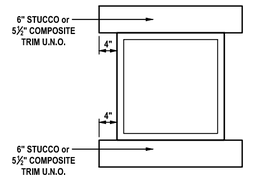
LEFT SIDE ELEVATION

SCALE: ¼"=1'-Ø"

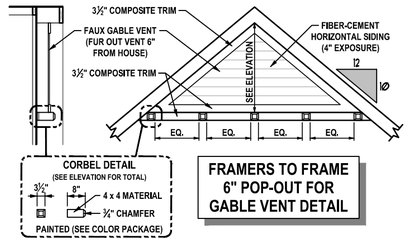


FRONT ELEVATION

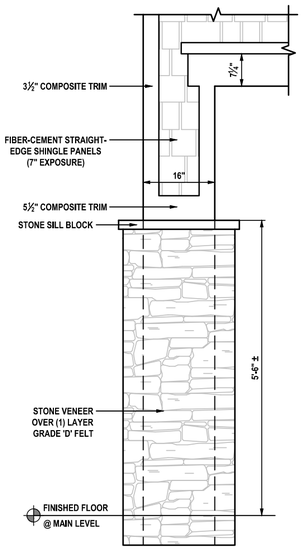
SCALE: ¼"=1'-Ø"



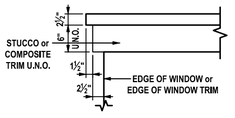
A Typical Window Trim
Scale: 1/2" = 1'-0"



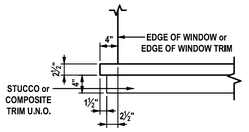
B Faux Gable Vent
Scale: 1/4" = 1'-0"



C Porch Post
Scale: 1/2" = 1'-0"



D Double Header Trim
Scale: 1/2" = 1'-0"



E Double Sill Trim
Scale: 1/2" = 1'-0"

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KEYNOTES

"Syracuse" Exterior

! NOTE !
ALL MATERIALS & TRIM NOTED ON FRONT ELEVATION TO BE TYPICAL THROUGHOUT (UNLESS NOTED OR SHOWN OTHERWISE)

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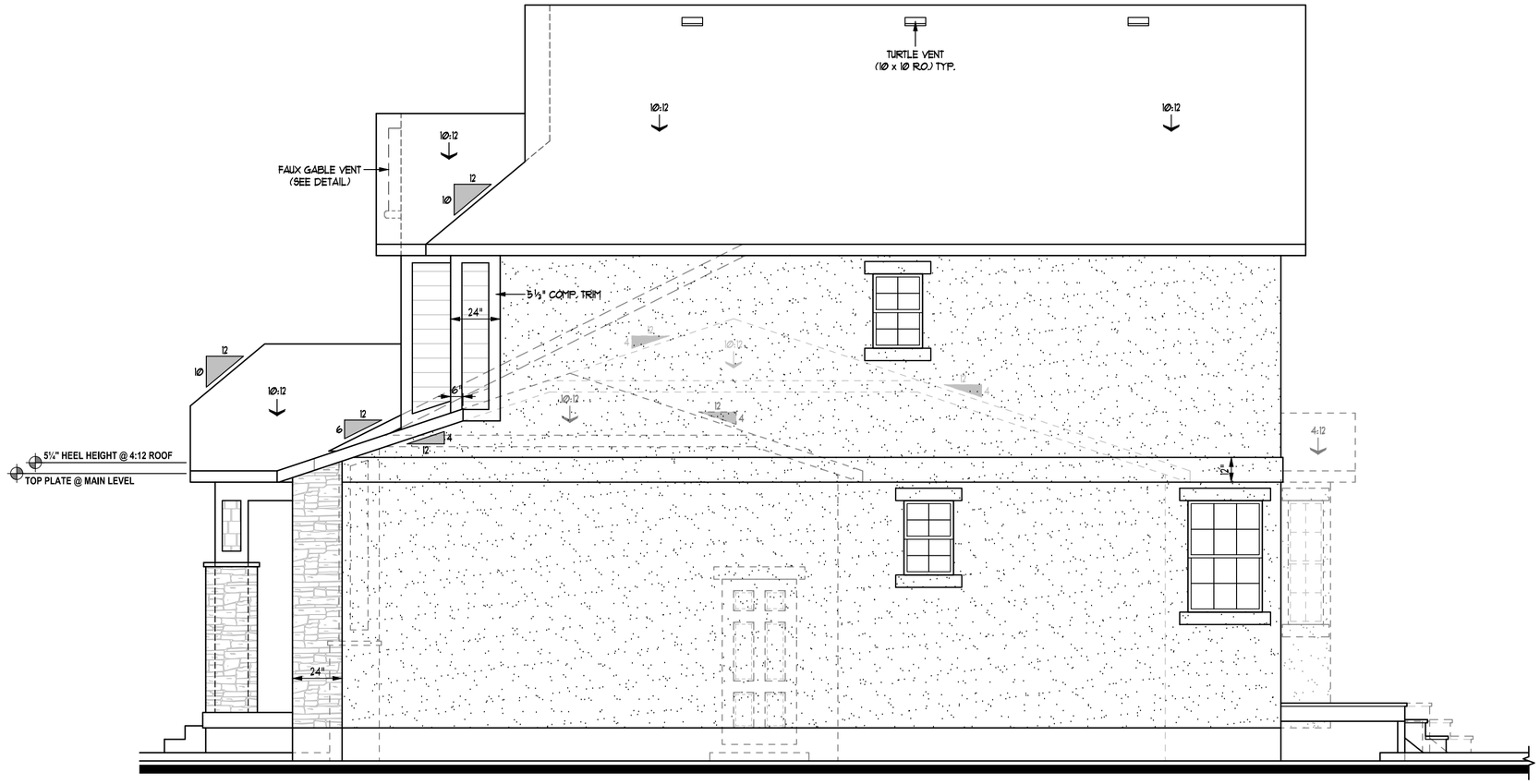
1750
"Traditional"
(Base Plan)
"Collection Plus"

MAIN LEVEL	783	Date Created	Jun 2018
UPPER LEVEL	957	Scale	NOTED
FIN. BASEMENT	0	Drawn	CAD
TOTAL FINISHED	1740	Job	Base Plan
UNFIN. BASEMENT	794	Sheet	7
COLD STORAGE	68	of	13 Sheets
TOTAL UNFIN.	862		
TOTAL	2602		
GARAGE	443		



RIGHT SIDE ELEVATION

SCALE: ¼"=1'-Ø"

Attic Ventilation Requirements								
Location	Upper Roof		Lower Roof		3-Car		Extended 3-Car	
Enclosed Attic Area (A)	1121.00	SF	178.00	SF	242.00	SF	400.00	SF
Net Free Ventilating Area Required (A/300)	**3.74**	**SF**	**0.59**	**SF**	**0.81**	**SF**	**1.33**	**SF**
Area of soffit ventilation (50% max. of total need)	1.87	SF	0.29	SF	0.40	SF	0.67	SF
Linear feet of soffit required	68.89	LF	10.83	LF	14.89	LF	24.62	LF
Ventilation provided by roof vents	1.87	SF	0.29	SF	0.40	SF	0.67	SF
Ventilation provided by each vent	0.35	SF	0.35	SF	0.35	SF	0.35	SF
Total Number of Roof Vents Required	**5**		**1**		**1**		**2**	
* Roof Louvers to be LOMANCO (Model 750-G) = 0.347 Sq. Ft. Each					**Optional**		**Optional**	
* Soffit vents = .02738 sq. ft. per linear foot of soffit								



REAR ELEVATION

SCALE: ¼"=1'-Ø"

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KEYNOTES

"Syracuse" Exterior

! NOTE !
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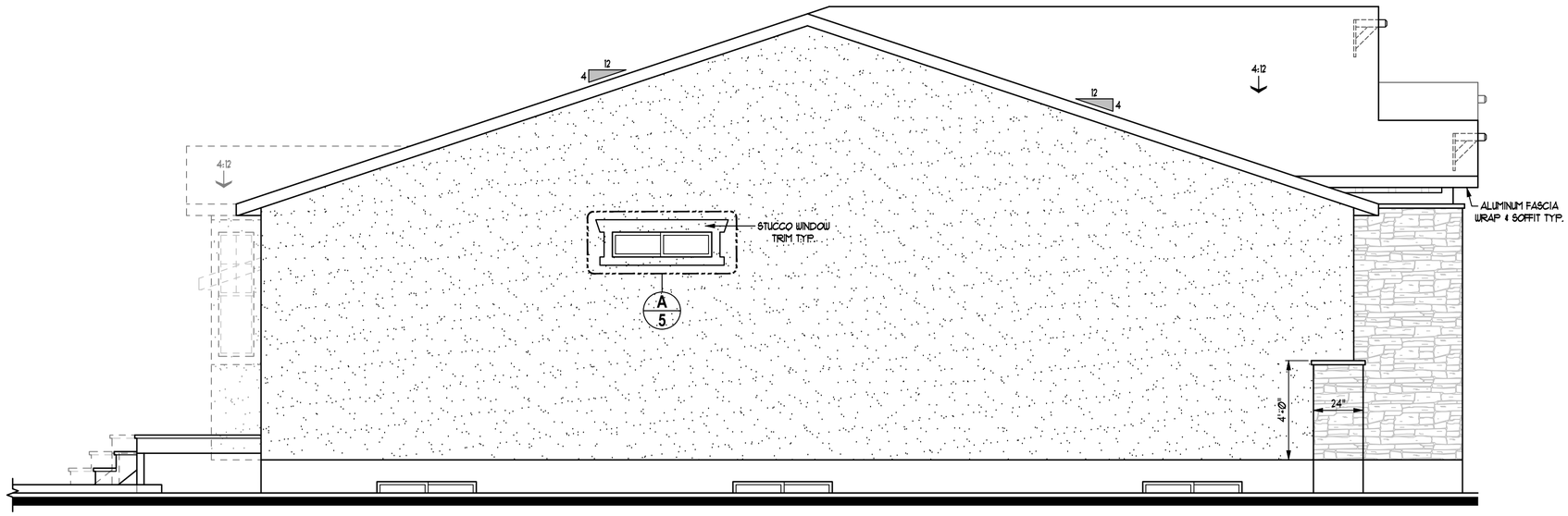
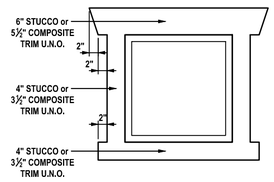
1750
"Traditional"
(Base Plan)
"Collection Plus"

MAIN LEVEL	783	Date Created	Jun 2018
UPPER LEVEL	957	Scale	NOTED
FIN. BASEMENT	0	Drawn	CAD
TOTAL FINISHED	1740	Job	Base Plan
UNFIN. BASEMENT	794	Sheet	8
COLD STORAGE	68	of	13 Sheets
TOTAL UNFIN.	862		
TOTAL	2602		
GARAGE	443		

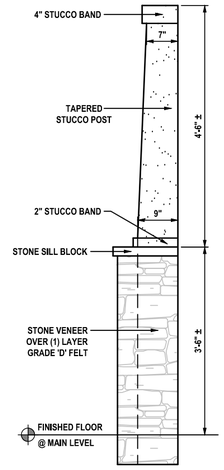


LEFT SIDE ELEVATION

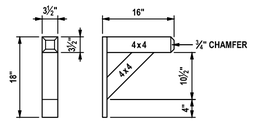
SCALE: ¼"=1'-0"



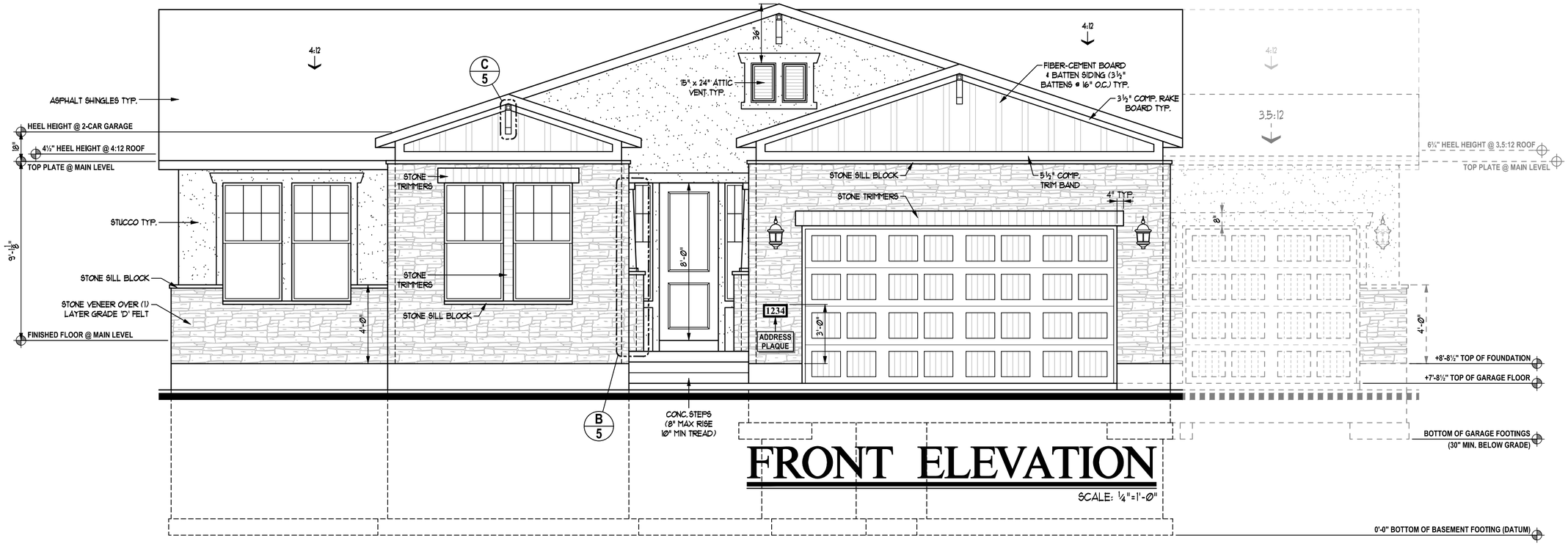
A Typical Window Trim
Scale: 1/2" = 1'-0"



B Porch Post
Scale: 1/2" = 1'-0"



C Outlooker Detail (4 x 4)
Scale: 1/2" = 1'-0"



FRONT ELEVATION

SCALE: ¼"=1'-0"

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KEYNOTES

"Syracuse" Exterior

! NOTE !
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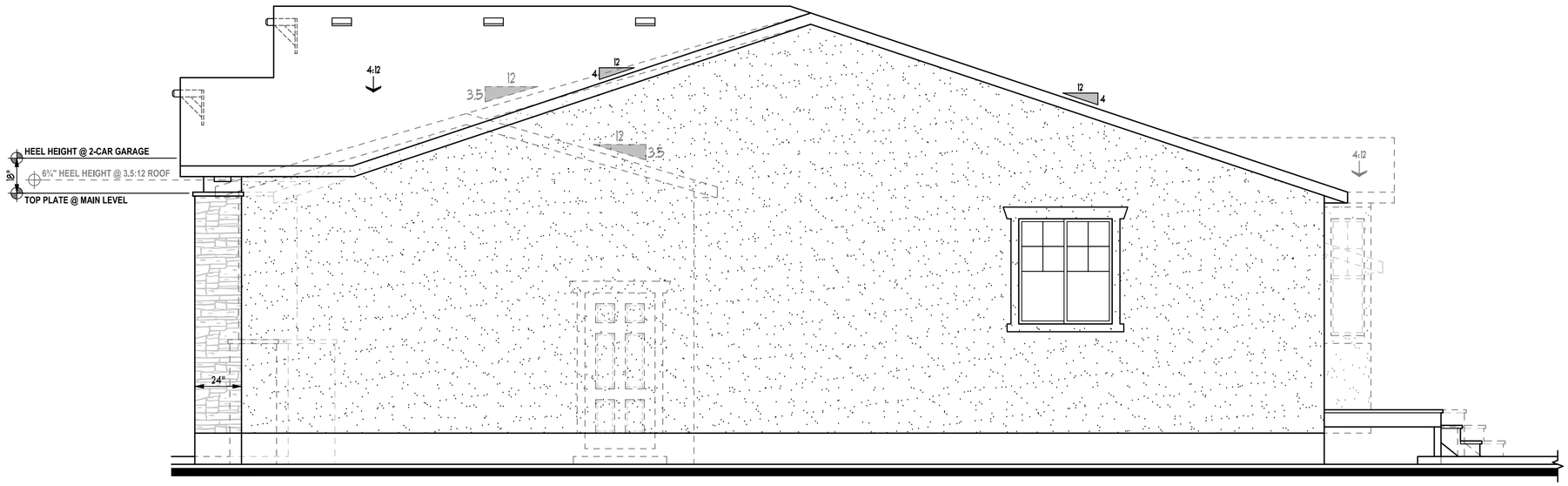
1825
"Craftsman"
(Base Plan)
"Collection Plus"

MAIN LEVEL	1847
FIN. BASEMENT	15
TOTAL FINISHED	1862
UNFIN. BASEMENT	1851
COLD STORAGE	47
TOTAL UNFIN.	1898
TOTAL	3760
GARAGE	434

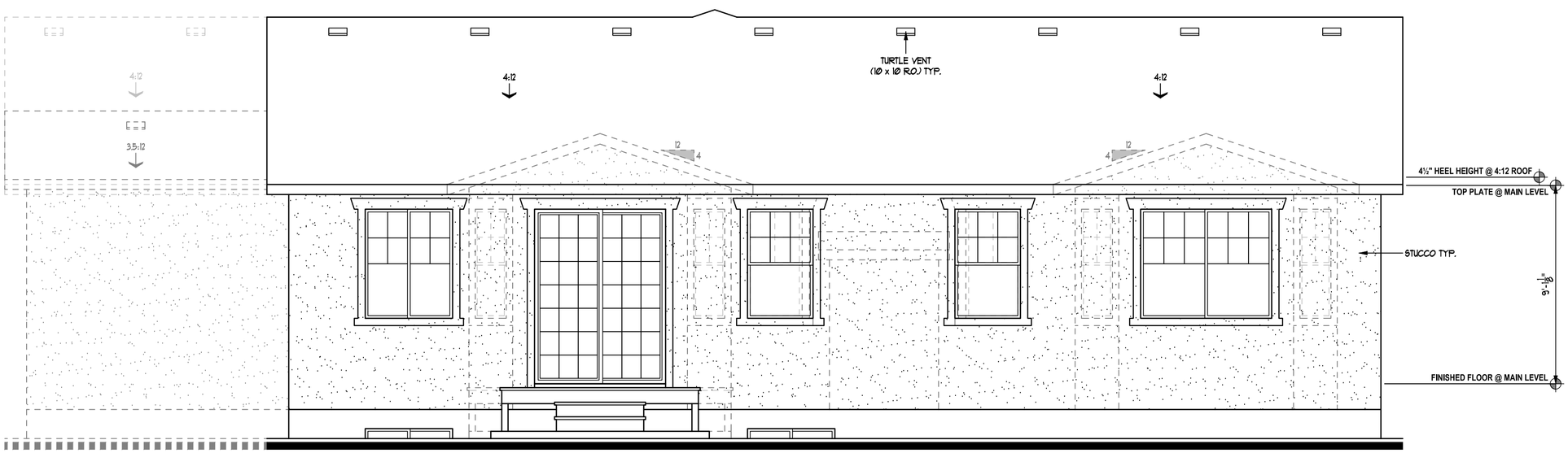
Date Created: Jun 2018
Scale: NOTED
Drawn: CAD
Job: Base Plan
Sheet: 5 of 10 Sheets



RIGHT SIDE ELEVATION

SCALE: ¼"=1'-Ø"

Attic Ventilation Requirements						
Location	Main Roof		3-Car		Extended 3-Car	
Enclosed Attic Area (A)	2328.00	SF	234.00	SF	528.00	SF
Net Free Ventilating Area Required (A/300)	**7.76**	**SF**	**0.78**	**SF**	**1.76**	**SF**
Area of soffit ventilation (50% max. of total need)	3.88	SF	0.39	SF	0.88	SF
Linear feet of soffit required	143.28	LF	14.40	LF	32.50	LF
Ventilation provided by roof vents	3.88	SF	0.39	SF	0.88	SF
Ventilation provided by each vent	0.35	SF	0.35	SF	0.35	SF
Total Number of Roof Vents Required	**11**		**1**		**3**	
* Roof Louvers to be LOMANCO (Model 750-Gl) = 0.347 Sq. Ft. Each * Soffit vents = .02708 sq. ft. per linear foot of soffit			**Optional**		**Optional**	



REAR ELEVATION

SCALE: ¼"=1'-Ø"

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KEYNOTES

"Syracuse" Exterior

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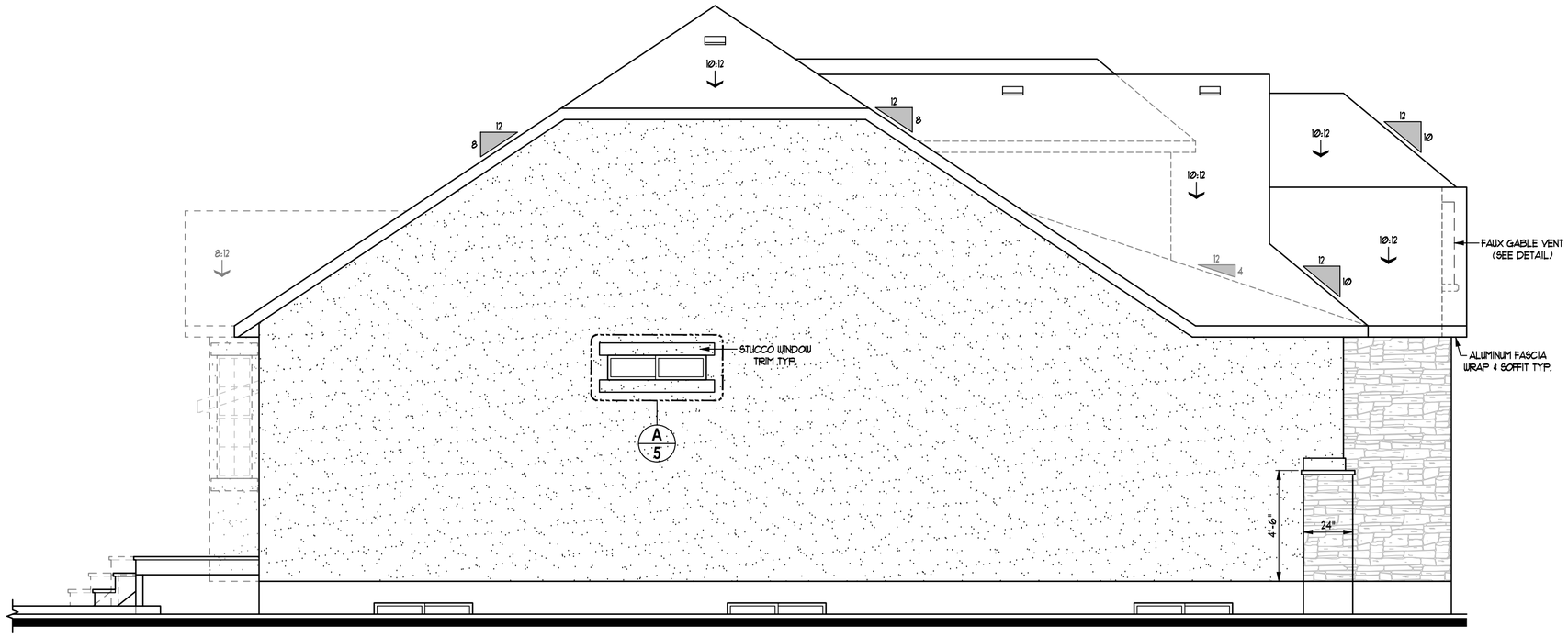
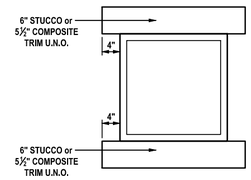
1825
"Craftsman"
(Base Plan)
"Collection Plus"

MAIN LEVEL	1847	Date Created	Jun 2018
FIN. BASEMENT	15	Scale	NOTED
TOTAL FINISHED	1862	Drawn	CAD
UNFIN. BASEMENT	1851	Job	Base Plan
COLD STORAGE	47		
TOTAL UNFIN.	1898		
TOTAL	3760	Sheet	6 of 10 Sheets
GARAGE	434		

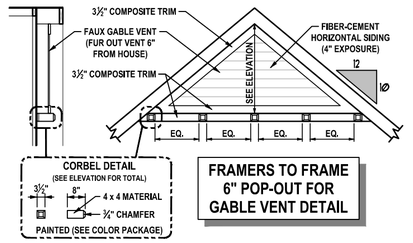


LEFT SIDE ELEVATION

SCALE: ¼"=1'-0"

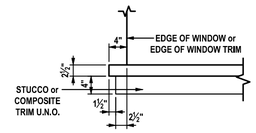


A Typical Window Trim
Scale: 1/2" = 1'-0"

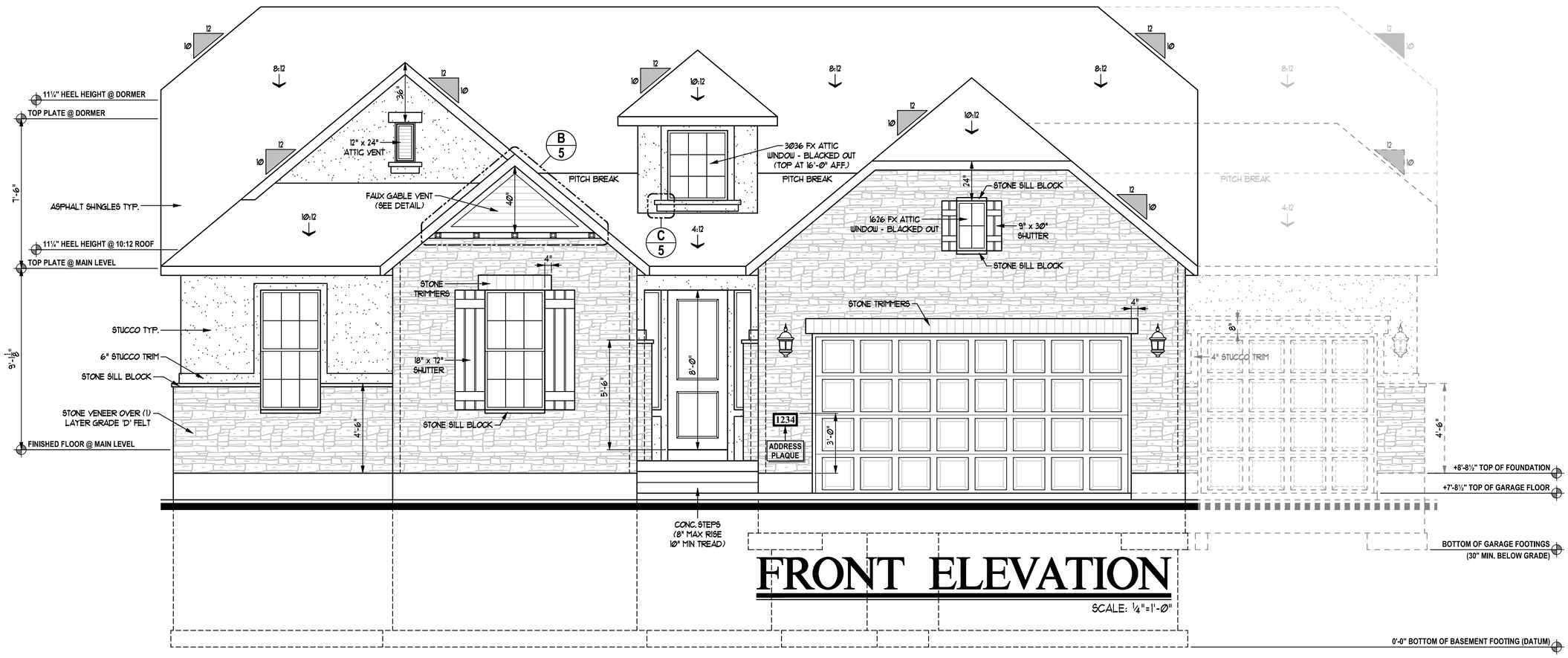


FRAMERS TO FRAME
6" POP-OUT FOR
GABLE VENT DETAIL

B Faux Gable Vent
Scale: 1/4" = 1'-0"



C Double Sill Trim
Scale: 1/2" = 1'-0"



FRONT ELEVATION

SCALE: ¼"=1'-0"

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KEYNOTES

"Syracuse" Exterior

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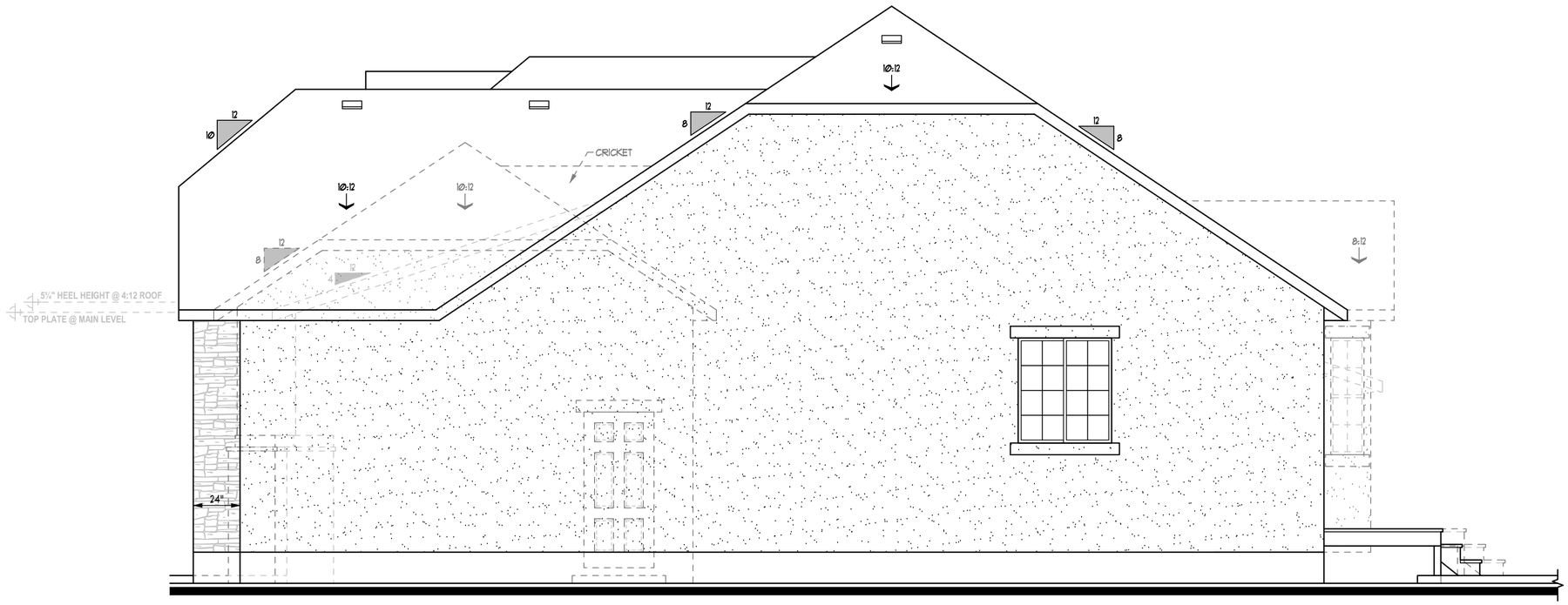
1825
"Traditional"
(Base Plan)
"Collection Plus"

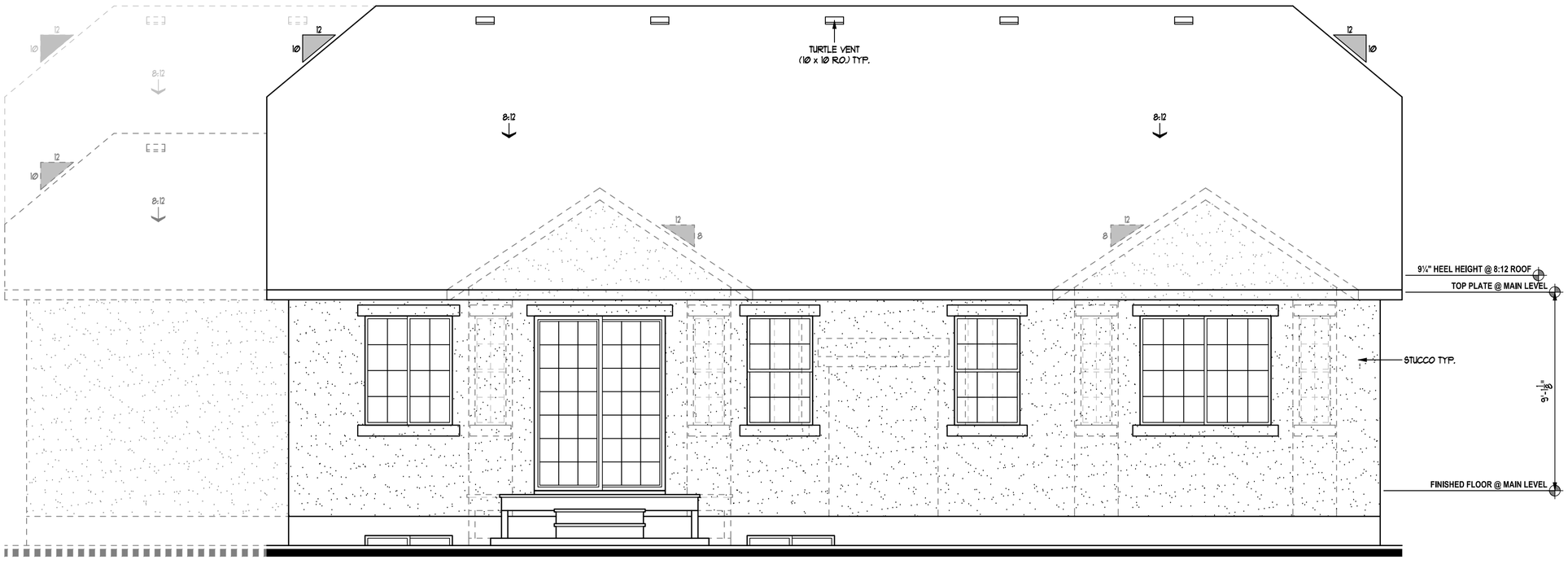
MAIN LEVEL	1847	Date Created	Jun 2018
FIN. BASEMENT	15	Scale	NOTED
TOTAL FINISHED	1862	Drawn	CAD
UNFIN. BASEMENT	1851	Job	Base Plan
COLD STORAGE	47	Sheet	5
TOTAL UNFIN.	1898	of	10 Sheets
TOTAL	3760		
GARAGE	434		



Attic Ventilation Requirements						
Location	Main Roof		3-Car		Extended 3-Car	
Enclosed Attic Area (A)	2328.00	SF	234.00	SF	528.00	SF
Net Free Ventilating Area Required (A/300)	7.76	SF	0.78	SF	1.76	SF
Area of soffit ventilation (50% max. of total need)	3.88	SF	0.39	SF	0.88	SF
Linear feet of soffit required	143.26	LF	14.40	LF	32.50	LF
Ventilation provided by roof vents	3.88	SF	0.39	SF	0.88	SF
Ventilation provided by each vent	0.35	SF	0.35	SF	0.35	SF
Total Number of Roof Vents Required	**11**		**1**		**3**	
* Roof Louvers to be LOMANCO (Model 750-Sq = 0.347 Sq. Ft. Each * Soffit vents = 02708 sq. ft. per linear foot of soffit			**Optional**		**Optional**	

RIGHT SIDE ELEVATION

SCALE: ¼"=1'-Ø"



REAR ELEVATION

SCALE: ¼"=1'-Ø"

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REVISIONS 06-1825EL2 - (Syracuse).dwg 7/25/18 4:47 PM

KEYNOTES

"Syracuse" Exterior

! NOTE !

ALL MATERIALS & TRIM NOTED ON FRONT ELEVATION TO BE TYPICAL THROUGHOUT (UNLESS NOTED OR SHOWN OTHERWISE)

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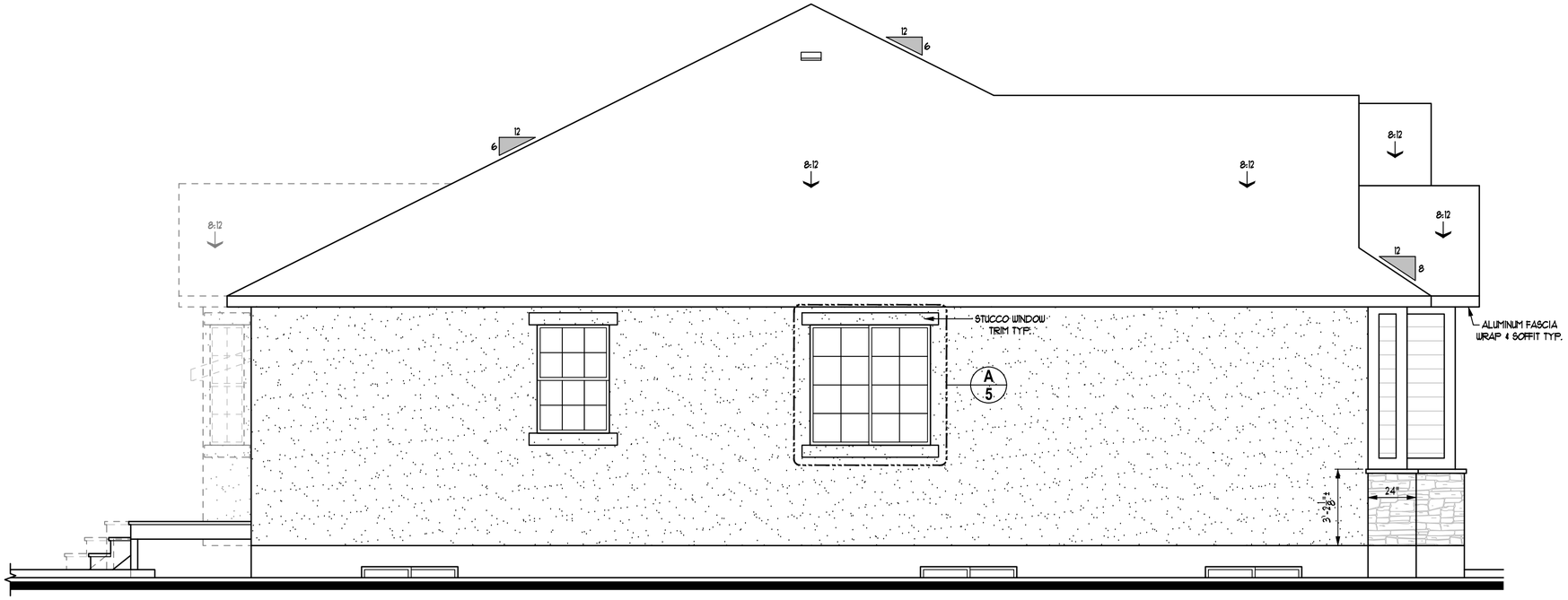
1825
"Traditional"
(Base Plan)
"Collection Plus"

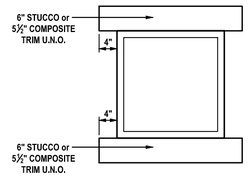
MAIN LEVEL	1847
FIN. BASEMENT	15
TOTAL FINISHED	1862
UNFIN. BASEMENT	1851
COLD STORAGE	47
TOTAL UNFIN.	1898
TOTAL	3760
GARAGE	434

Date Created	Jun 2018
Scale	NOTED
Drawn	CAD
Job	Base Plan
Sheet	6 of 10 Sheets

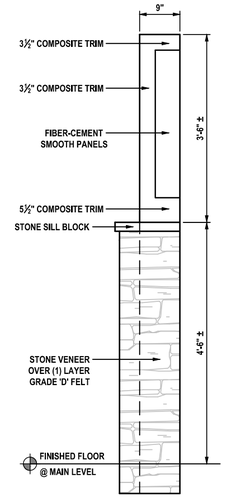


LEFT SIDE ELEVATION

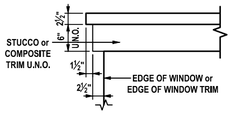
SCALE: ¼"=1'-Ø"



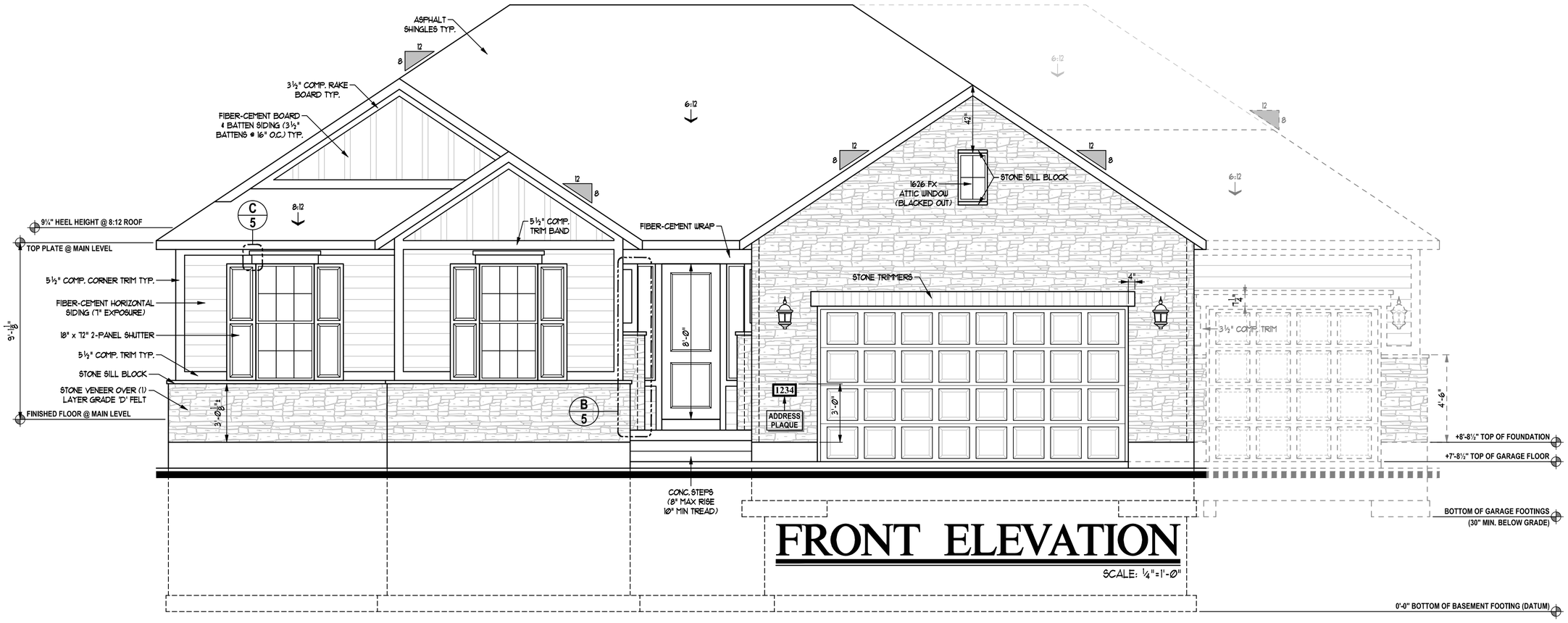
A Typical Window Trim
Scale: 1/2" = 1'-0"



B Porch Post
Scale: 1/2" = 1'-0"



C Double Header Trim
Scale: 1/2" = 1'-0"



FRONT ELEVATION

SCALE: ¼"=1'-Ø"

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REVISIONS 05-2000EL1 - (Syracuse).dwg 01/18 11:40 AM

KEYNOTES

"Syracuse" Exterior

! NOTE !
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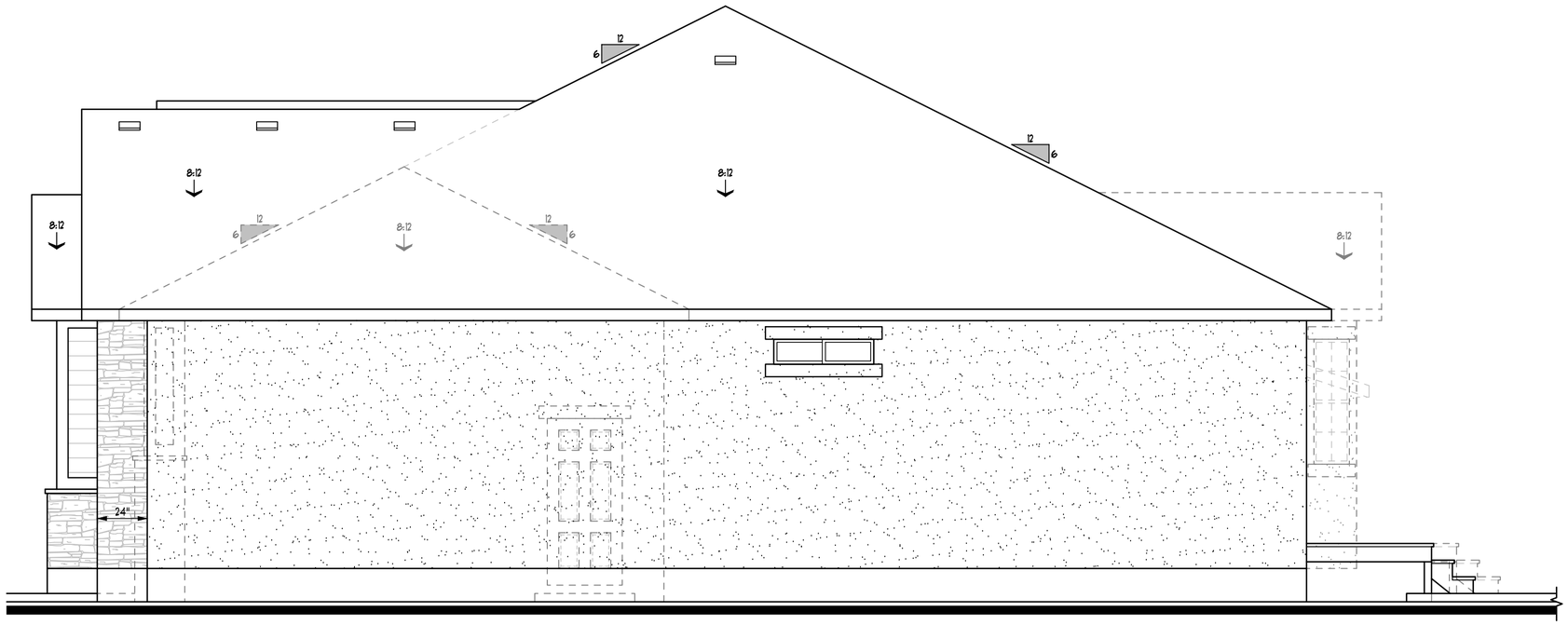
2000
"Colonial 2"
(Base Plan)
"Collection Plus"

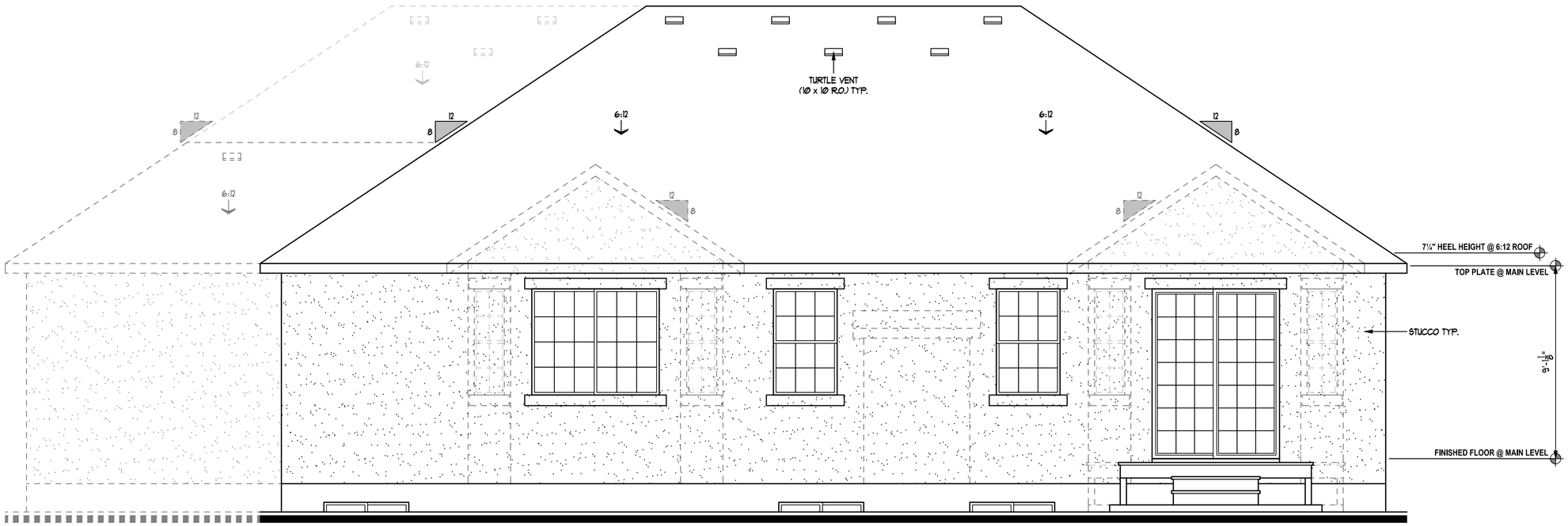
MAIN LEVEL	1991	Date Created	Jun 2018
FIN. BASEMENT	15	Scale	NOTED
TOTAL FINISHED	2006		
UNFIN. BASEMENT	1988	Drawn	CAD
COLD STORAGE	36		
TOTAL UNFIN.	2024	Job	Base Plan
TOTAL	4030	Sheet	5
GARAGE	480	of	10 Sheets



RIGHT SIDE ELEVATION

SCALE: ¼"=1'-0"

Attic Ventilation Requirements							
Location	Main Roof		3-Car		Extended 3-Car	
Enclosed Attic Area (A)	2509.00	SF	250.00	SF	560.00	SF
Net Free Ventilating Area Required (A/300)	**8.36**	**SF**	**0.83**	**SF**	**1.87**	**SF**
Area of soffit ventilation (50% max. of total need)	4.18	SF	0.42	SF	0.93	SF
Linear feet of soffit required	154.42	LF	15.39	LF	34.47	LF
Ventilation provided by roof vents	4.18	SF	0.42	SF	0.93	SF
Ventilation provided by each vent	0.35	SF	0.35	SF	0.35	SF
Total Number of Roof Vents Required	**12**		**1**		**3**	
* Roof Louvers to be LOMANCO (Model 750-Sq = 0.347 Sq. Ft. Each * Soffit vents = .02708 sq. ft. per linear foot of soffit			**Optional**		**Optional**	



REAR ELEVATION

SCALE: ¼"=1'-0"

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REVISIONS 06-2000EL2 - (Syracuse).dwg 5/25/18 4:36 PM

KEYNOTES

"Syracuse" Exterior

! NOTE !
ALL MATERIALS & TRIM NOTED ON FRONT ELEVATION TO BE TYPICAL THROUGHOUT (UNLESS NOTED OR SHOWN OTHERWISE)

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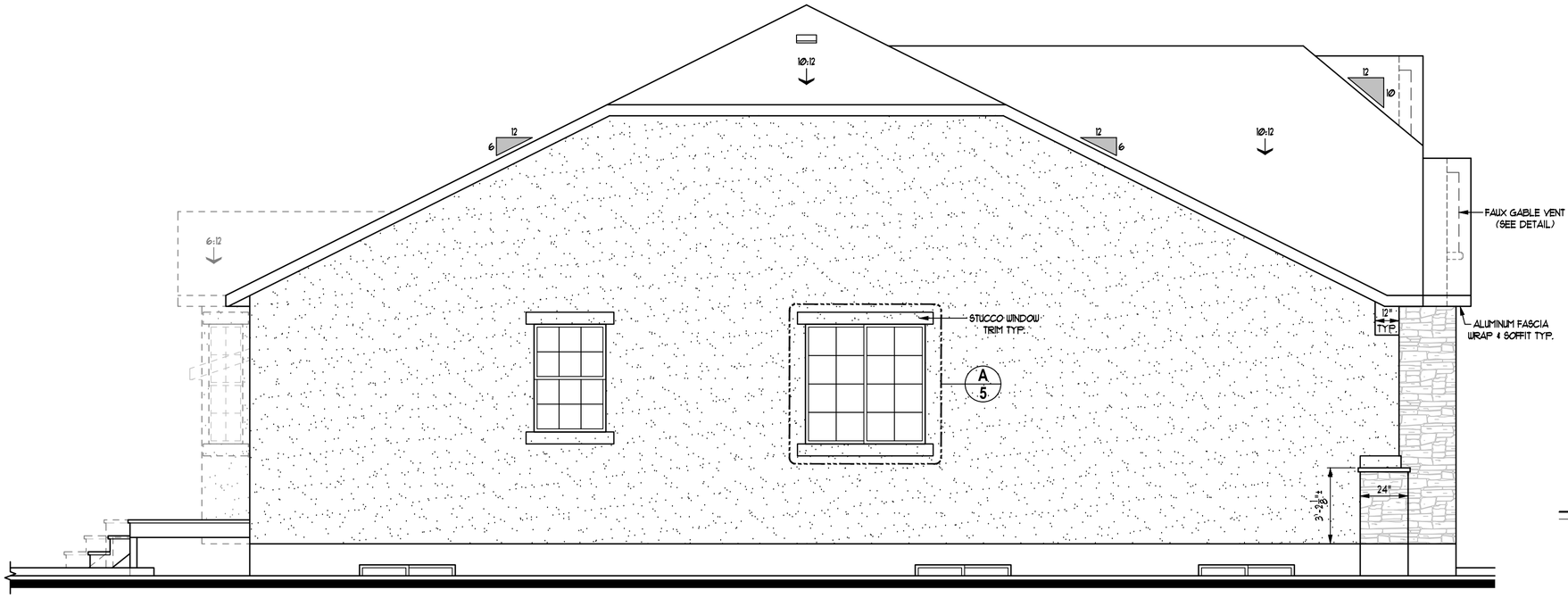
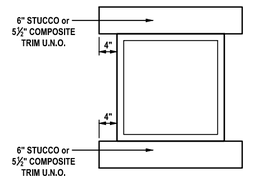
2000
"Colonial 2"
(Base Plan)
"Collection Plus"

MAIN LEVEL	1991	Date Created	Jun 2018
FIN. BASEMENT	15	Scale	NOTED
TOTAL FINISHED	2006	Drawn	CAD
UNFIN. BASEMENT	1988	Job	Base Plan
COLD STORAGE	36	Sheet	6
TOTAL UNFIN.	2024	of	10 Sheets
TOTAL	4030		
GARAGE	480		

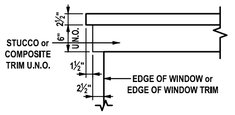


LEFT SIDE ELEVATION

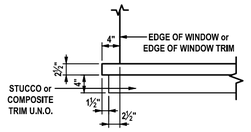
SCALE: ¼"=1'-Ø"



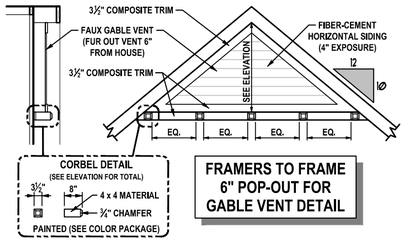
A Typical Window Trim
Scale: 1/2" = 1'-0"



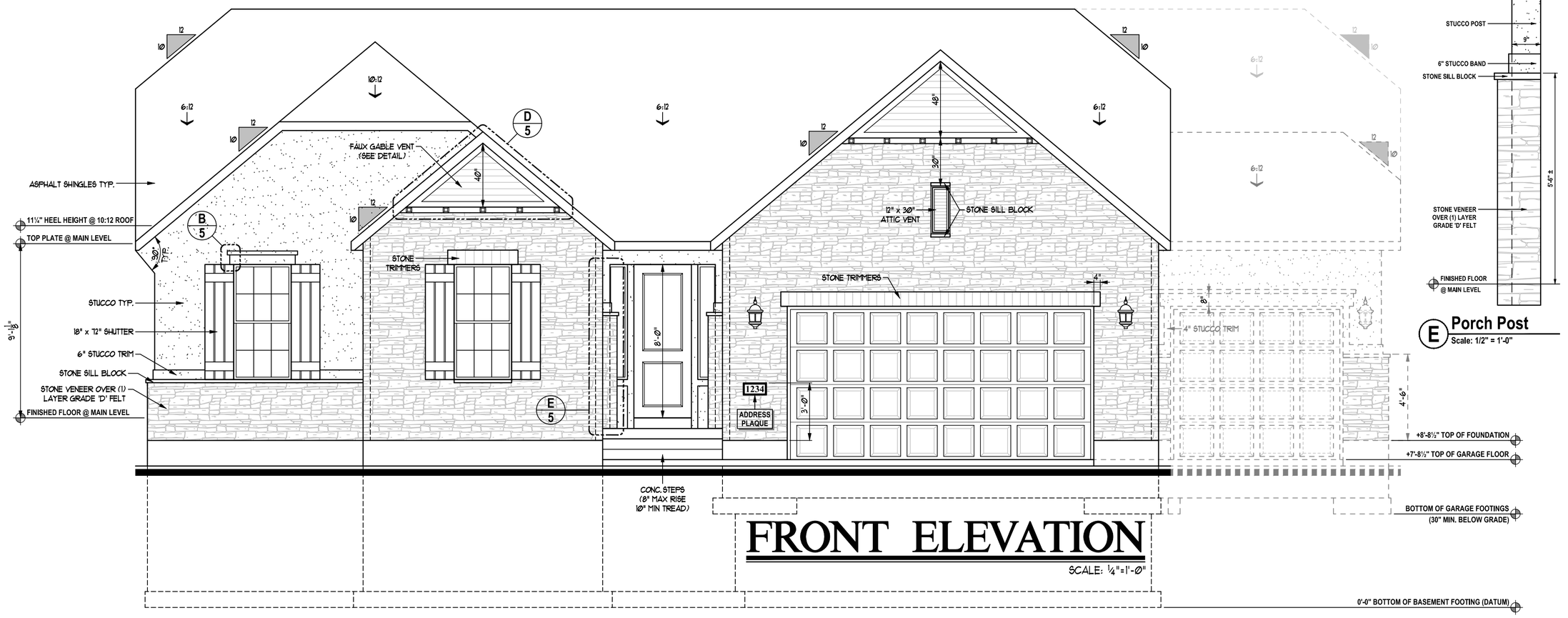
B Double Header Trim
Scale: 1/2" = 1'-0"



C Double Sill Trim
Scale: 1/2" = 1'-0"



D Faux Gable Vent
Scale: 1/4" = 1'-0"



FRONT ELEVATION

SCALE: ¼"=1'-Ø"

E Porch Post
Scale: 1/2" = 1'-0"

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KEYNOTES

"Syracuse" Exterior

! NOTE !
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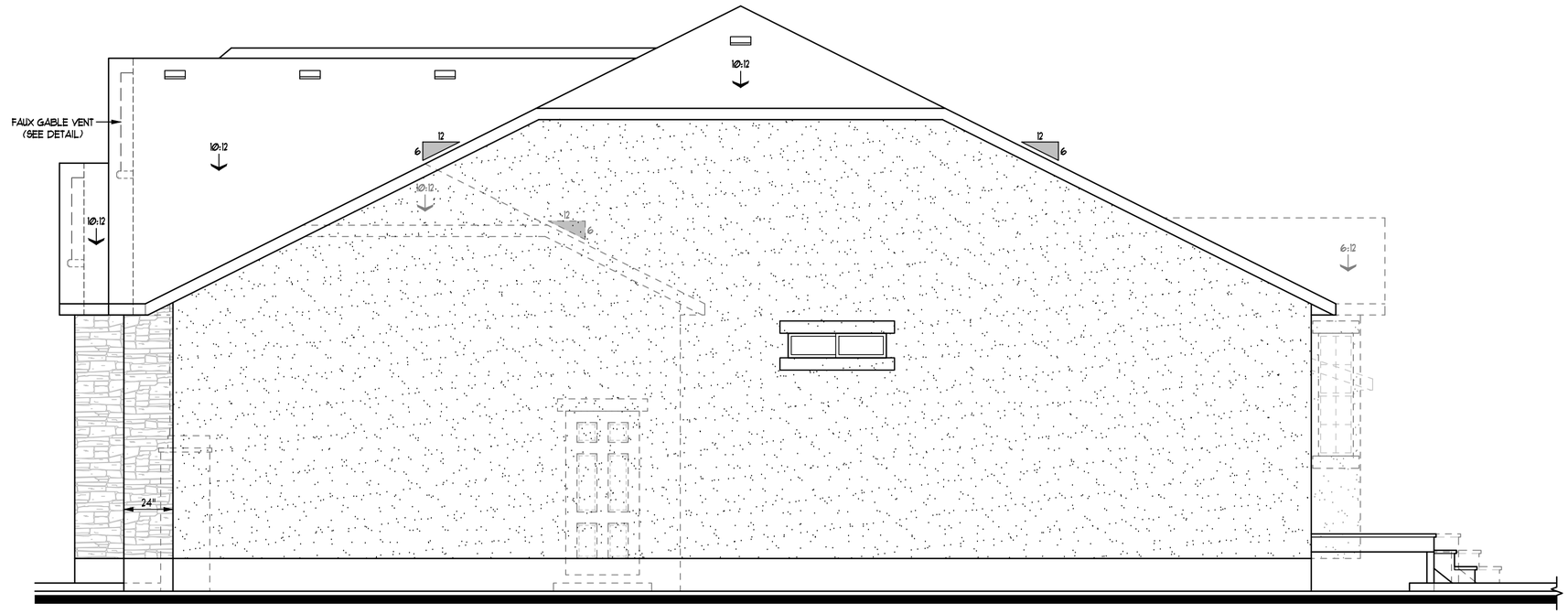
2000
"Traditional"
(Base Plan)
"Collection Plus"

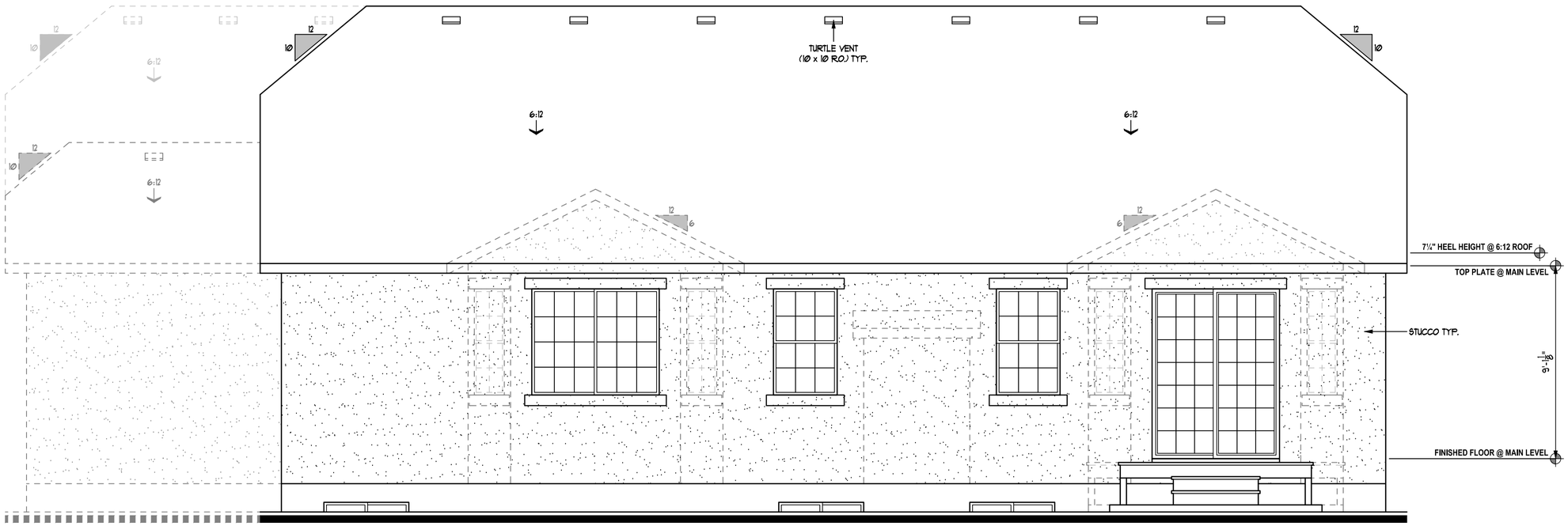
MAIN LEVEL	1991	Date Created	Jun 2018
FIN. BASEMENT	15	Scale	NOTED
TOTAL FINISHED	2006	Drawn	CAD
UNFIN. BASEMENT	2000	Job	Base Plan
COLD STORAGE	38		
TOTAL UNFIN.	2038	Sheet	5
TOTAL	4044	of	10 Sheets
GARAGE	480		



RIGHT SIDE ELEVATION

SCALE: ¼"=1'-0"

Attic Ventilation Requirements						
Location	Main Roof		3-Car		Extended 3-Car	
Enclosed Attic Area (A)	2509.00	SF	250.00	SF	560.00	SF
Net Free Ventilating Area Required (A/300)	**8.36**	**SF**	**0.83**	**SF**	**1.87**	**SF**
Area of soffit ventilation (50% max. of total need)	4.18	SF	0.42	SF	0.93	SF
Linear feet of soffit required	154.42	LF	15.39	LF	34.47	LF
Ventilation provided by roof vents	4.18	SF	0.42	SF	0.93	SF
Ventilation provided by each vent	0.35	SF	0.35	SF	0.35	SF
Total Number of Roof Vents Required	**12**		**1**		**3**	
* Roof Louvers to be LOMANCO (Model 750-G) = 0.347 Sq. Ft. Each * Soffit vents = .02708 sq. ft. per linear foot of soffit			**Optional**		**Optional**	



REAR ELEVATION

SCALE: ¼"=1'-0"

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KEYNOTES

"Syracuse" Exterior

! NOTE !

ALL MATERIALS & TRIM NOTED ON FRONT ELEVATION TO BE TYPICAL THROUGHOUT (UNLESS NOTED OR SHOWN OTHERWISE)

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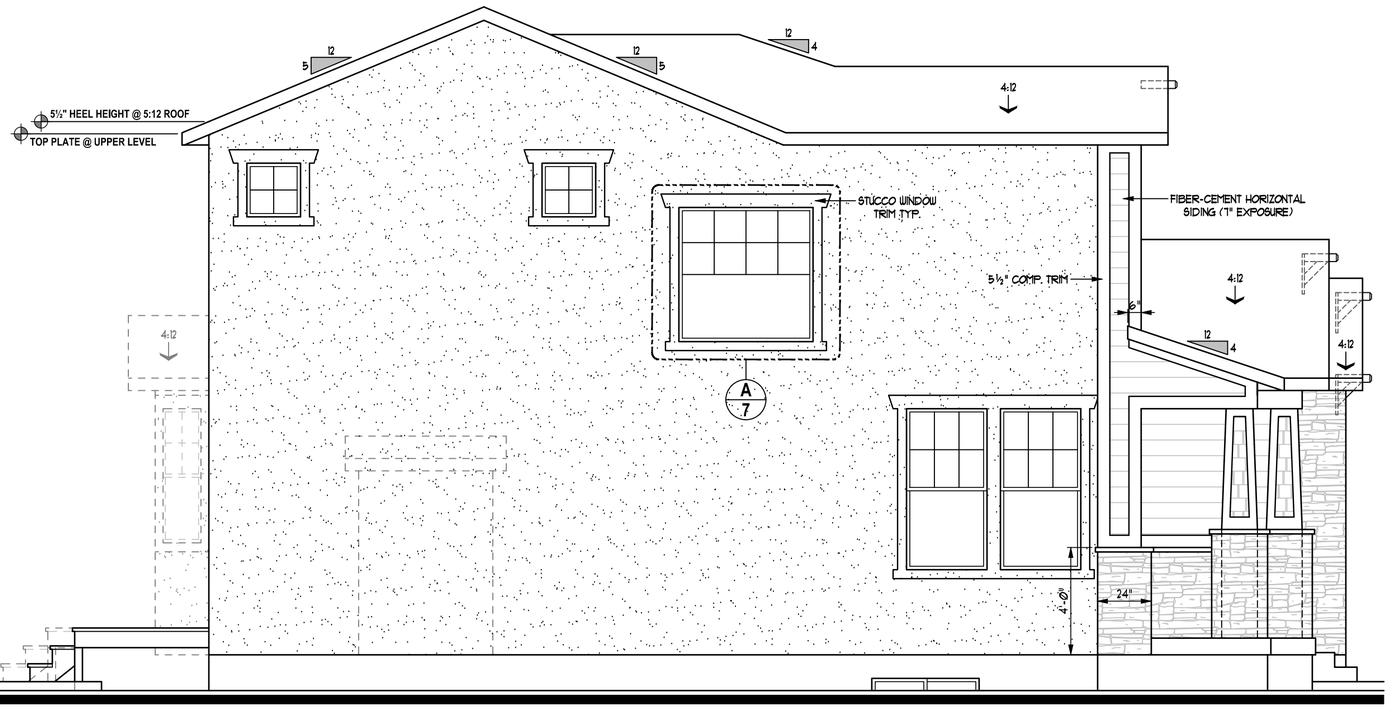
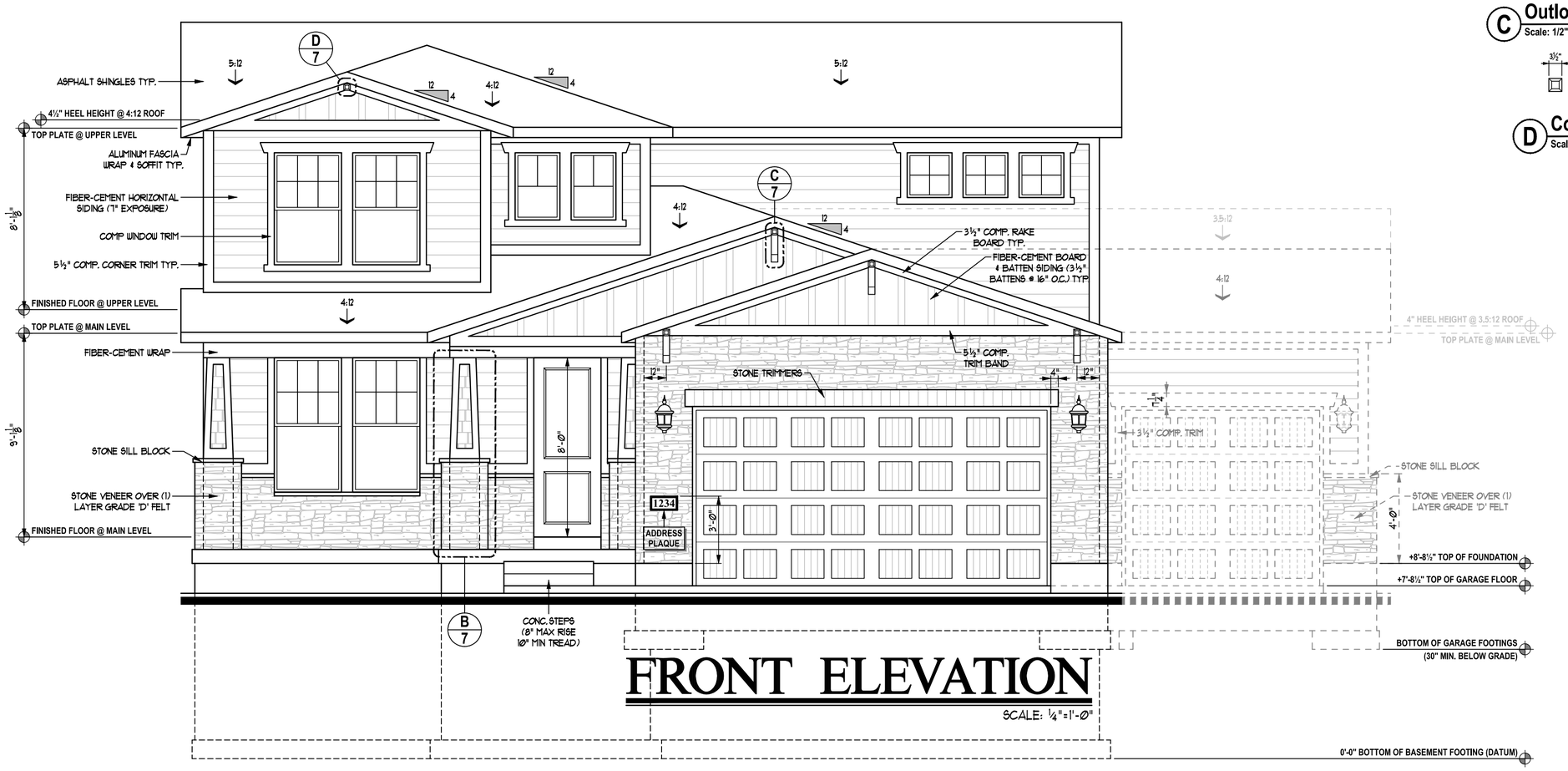
2000
"Traditional"
(Base Plan)
"Collection Plus"

MAIN LEVEL	1991	Date Created	Jun 2018
FIN. BASEMENT	15	Scale	NOTED
TOTAL FINISHED	2006		
UNFIN. BASEMENT	2000	Drawn	CAD
COLD STORAGE	38	Job	Base Plan
TOTAL UNFIN.	2038		
TOTAL	4044	Sheet	6
GARAGE	480	of	10 Sheets



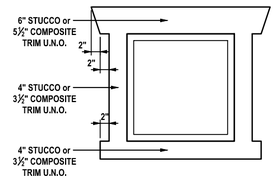
LEFT SIDE ELEVATION

SCALE: ¼"=1'-Ø"

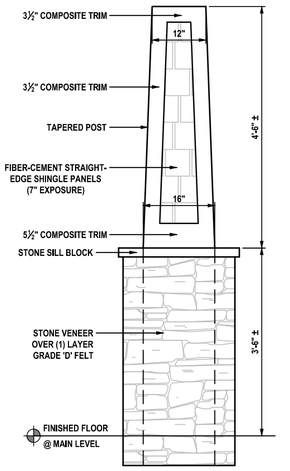


FRONT ELEVATION

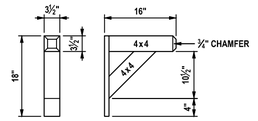
SCALE: ¼"=1'-Ø"



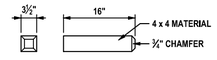
A Typical Window Trim
Scale: 1/2" = 1'-0"



B Porch Post
Scale: 1/2" = 1'-0"



C Outlooker Detail (4 x 4)
Scale: 1/2" = 1'-0"



D Corble Detail (4 x 4)
Scale: 1/2" = 1'-0"

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KEYNOTES

"Syracuse" Exterior

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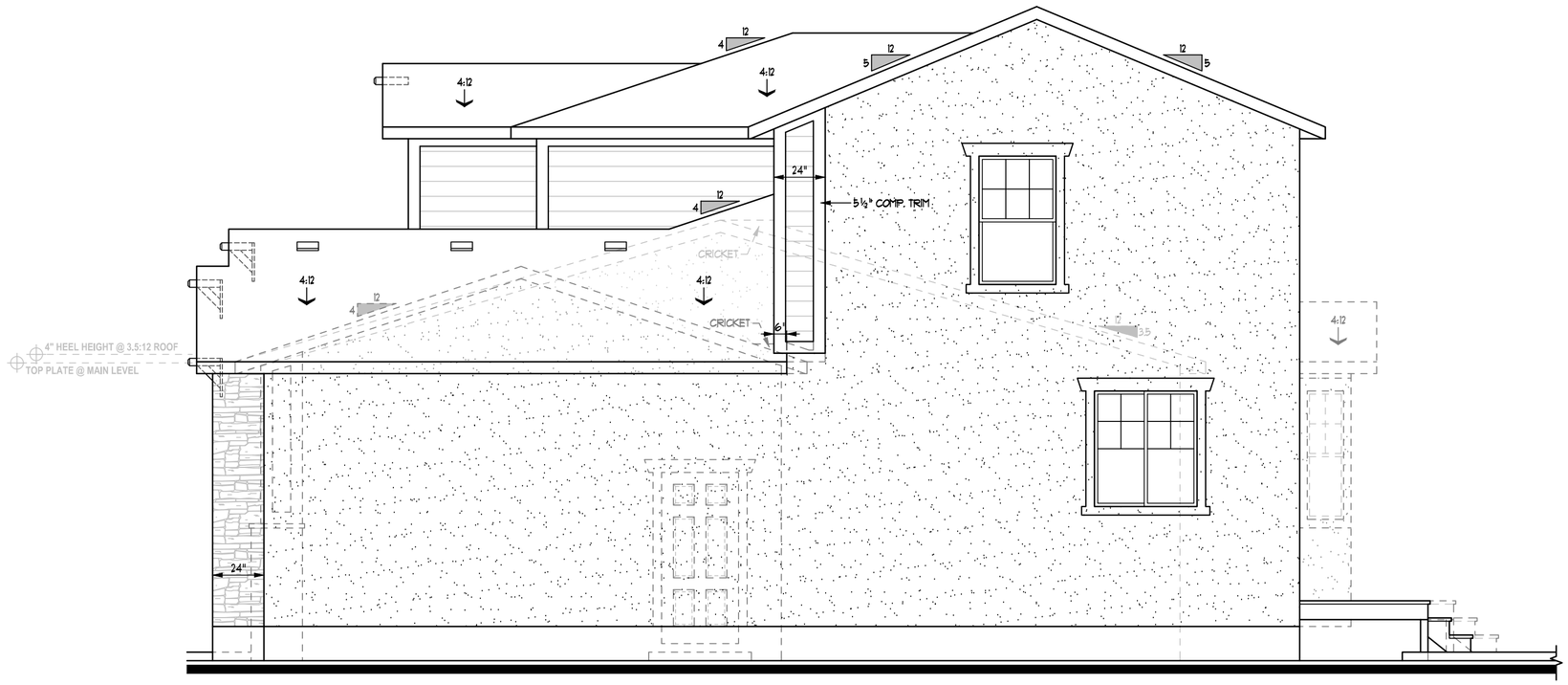
2050
"Craftsman"
(Base Plan)
"Collection Plus"

MAIN LEVEL	1069	Date Created	Jun 2018
UPPER LEVEL	997	Scale	NOTED
FIN. BASEMENT	117	Drawn	CAD
TOTAL FINISHED	2183	Job	Base Plan
UNFIN. BASEMENT	969	Sheet	7
COLD STORAGE	136	of	13 Sheets
TOTAL UNFIN.	1105		
TOTAL	3288		
GARAGE	434		

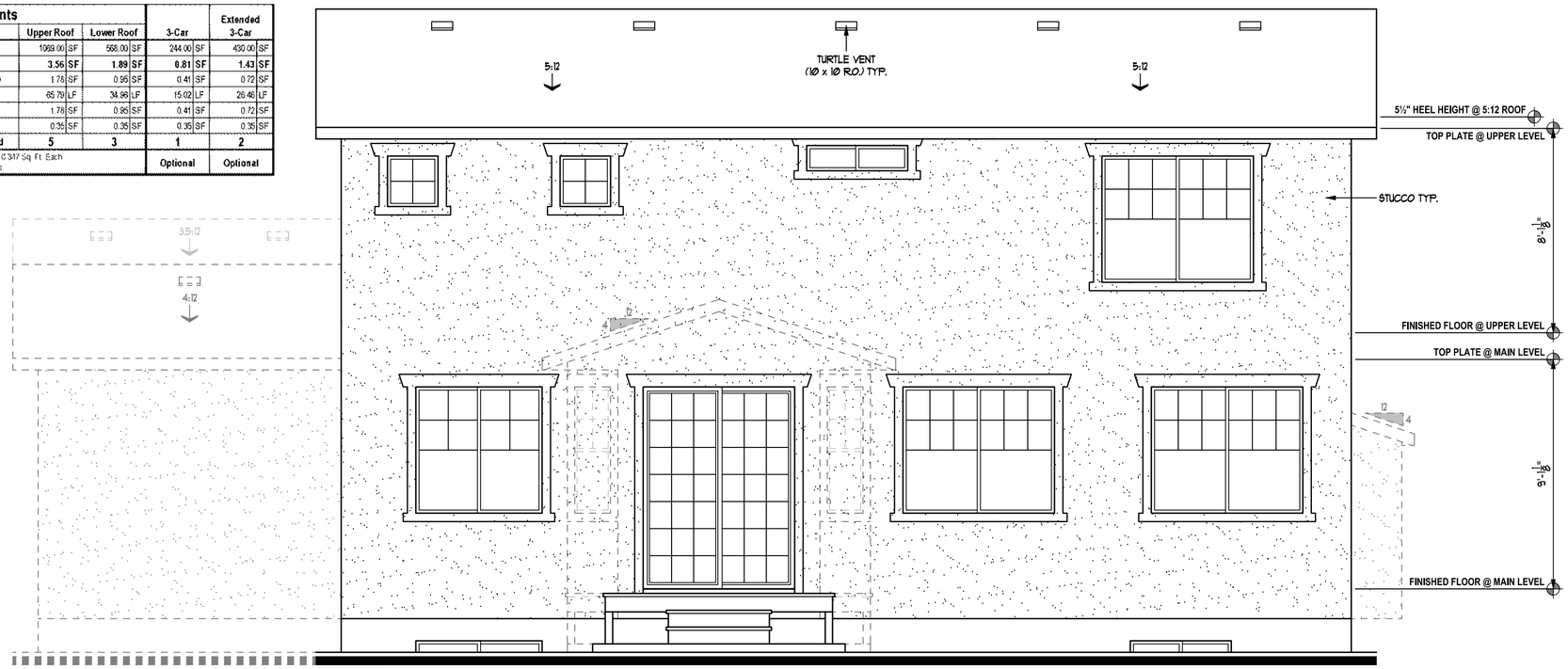


RIGHT SIDE ELEVATION

SCALE: ¼"=1'-0"

Attic Ventilation Requirements							
Location	Upper Roof		Lower Roof		3-Car		Extended 3-Car	
Enclosed Attic Area (A)	1069.00	SF	568.00	SF	244.00	SF	430.00	SF
Net Free Ventilating Area Required (A/300)	**3.56**	**SF**	**1.89**	**SF**	**0.81**	**SF**	**1.43**	**SF**
Area of soffit ventilation (50% max of total need)	1.78	SF	0.95	SF	0.41	SF	0.72	SF
Linear feet of soffit required	65.79	LF	34.96	LF	15.02	LF	26.46	LF
Ventilation provided by roof vents	1.78	SF	0.95	SF	0.41	SF	0.72	SF
Ventilation provided by each vent	0.35	SF	0.35	SF	0.35	SF	0.35	SF
Total Number of Roof Vents Required	**5**		**3**		**1**		**2**	
					Optional		**Optional**	

* Roof Louvers to be LOMANCO (Model 750-Gy + 0.347 Sq. Ft. Each
* Soffit vents = 32738 sq. ft. per linear foot of soffit



REAR ELEVATION

SCALE: ¼"=1'-0"

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KEYNOTES

"Syracuse" Exterior

! NOTE !

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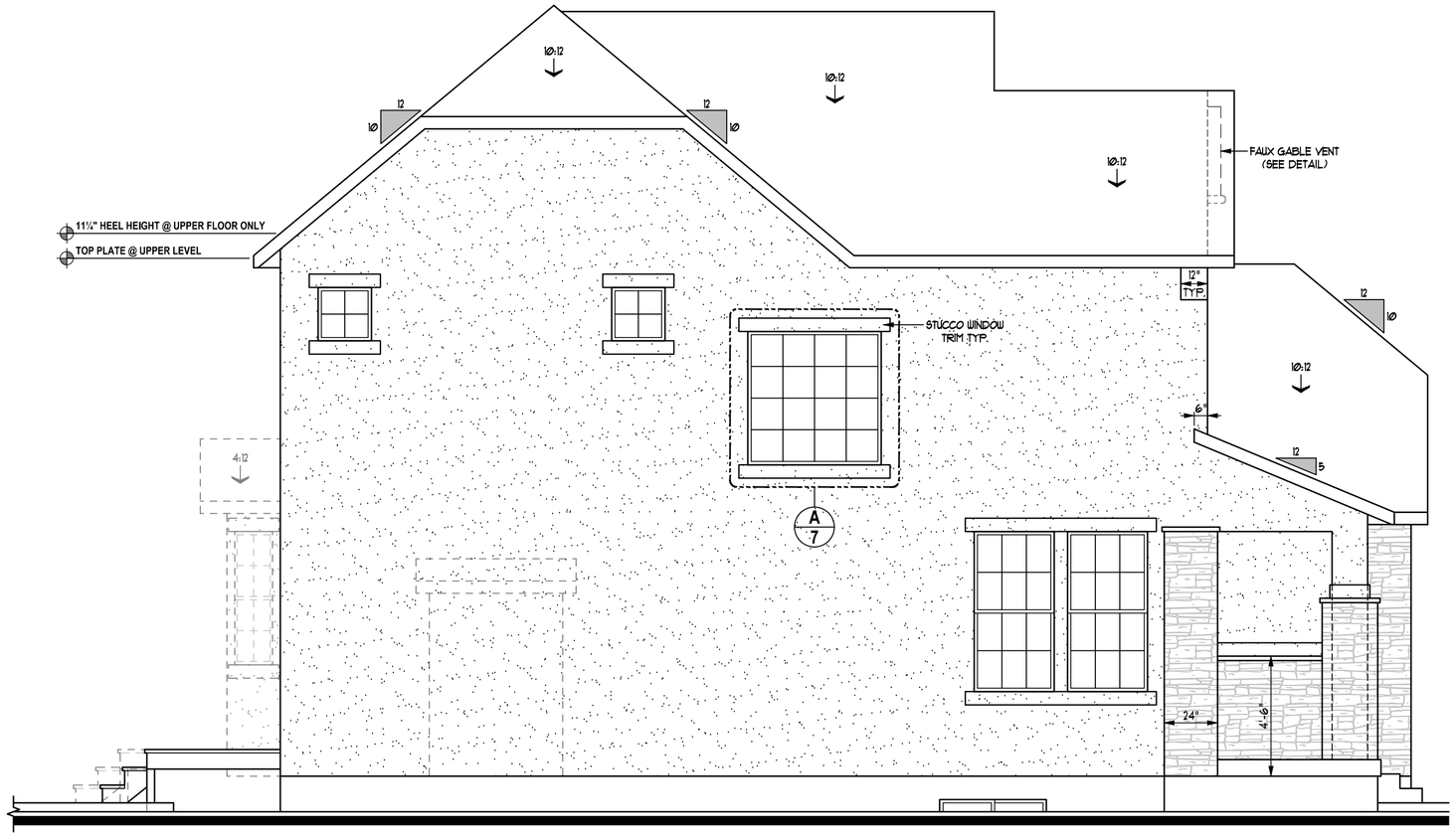
2050
"Craftsman"
(Base Plan)
"Collection Plus"

MAIN LEVEL	1069
UPPER LEVEL	997
FIN. BASEMENT	117
TOTAL FINISHED	2183
UNFIN. BASEMENT	969
COLD STORAGE	136
TOTAL UNFIN.	1105
TOTAL	3288
GARAGE	434

Date Created Jun 2018
Scale NOTED
Drawn CAD
Job Base Plan
Sheet 8 of 13 Sheets



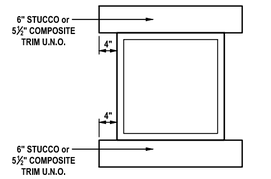
LEFT SIDE ELEVATION

SCALE: ¼"=1'-0"

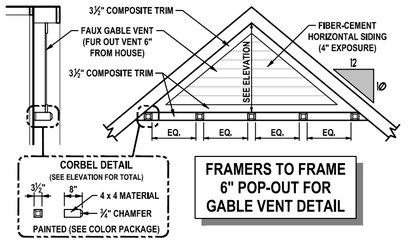


FRONT ELEVATION

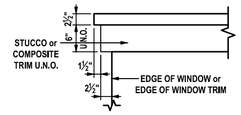
SCALE: ¼"=1'-0"



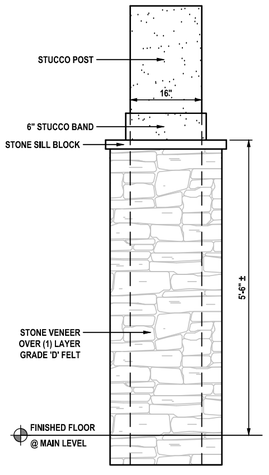
A Typical Window Trim
Scale: 1/2" = 1'-0"



B Faux Gable Vent
Scale: 1/4" = 1'-0"



C Double Header Trim
Scale: 1/2" = 1'-0"



D Porch Post
Scale: 1/2" = 1'-0"

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KEYNOTES

"Syracuse" Exterior

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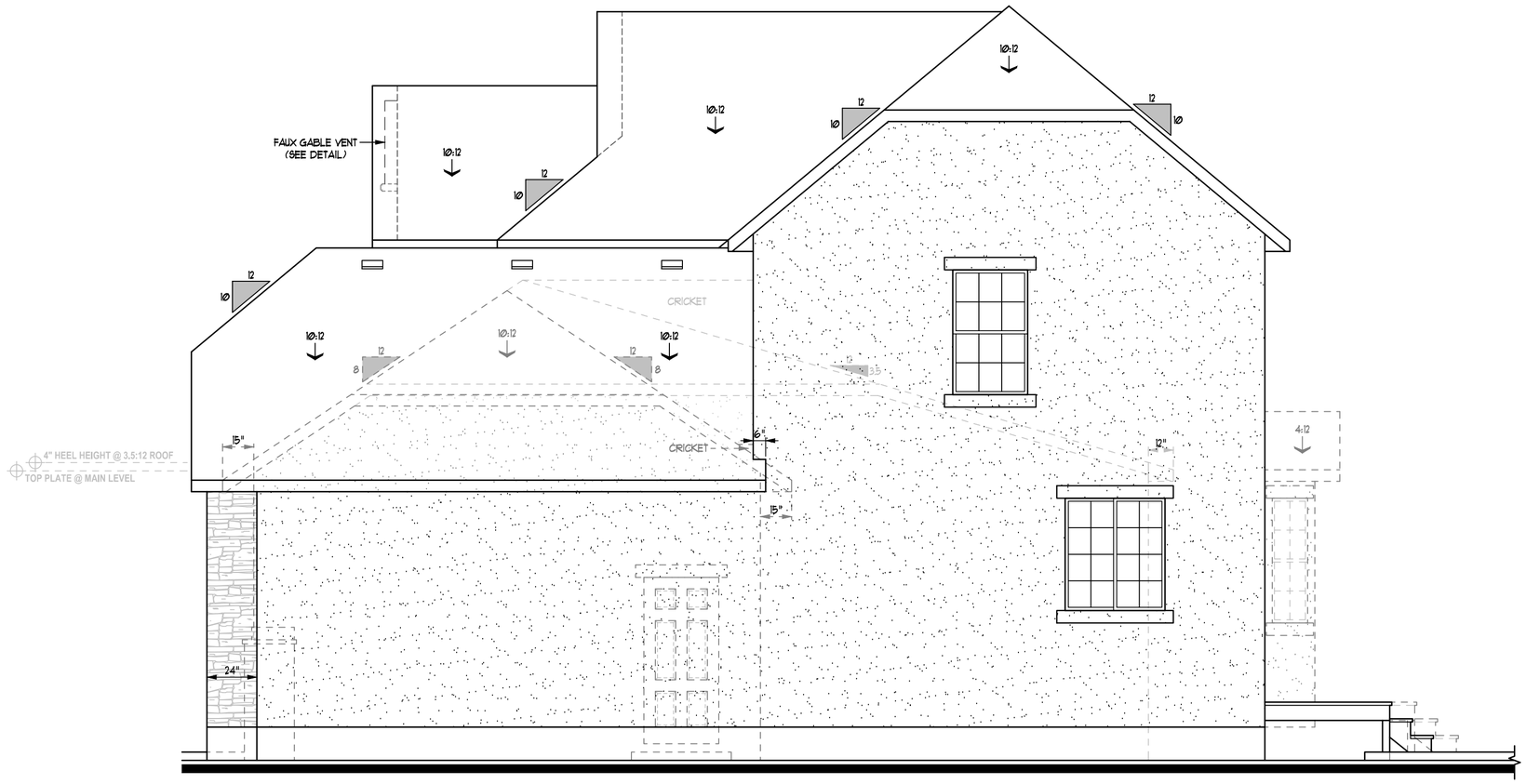
2050
"Traditional"
(Base Plan)
"Collection Plus"

MAIN LEVEL	1069	Date Created	Jun 2018
UPPER LEVEL	997	Scale	NOTED
FIN. BASEMENT	117	Drawn	CAD
TOTAL FINISHED	2183	Job	Base Plan
UNFIN. BASEMENT	969	Sheet	7
COLD STORAGE	156	of	13 Sheets
TOTAL UNFIN.	1125		
TOTAL	3308		
GARAGE	434		



RIGHT SIDE ELEVATION

SCALE: ¼"=1'-Ø"

Attic Ventilation Requirements								
Location	Upper Roof		Lower Roof		3-Car		Extended 3-Car	
Enclosed Attic Area (A)	1069.00	SF	588.00	SF	244.00	SF	430.00	SF
Net Free Ventilating Area Required (A/300)	**3.56**	**SF**	**1.95**	**SF**	**0.81**	**SF**	**1.43**	**SF**
Area of soffit ventilation (50% max. of total need)	1.78	SF	0.98	SF	0.41	SF	0.72	SF
Linear feet of soffit required	65.79	LF	36.07	LF	15.02	LF	26.46	LF
Ventilation provided by roof vents	1.78	SF	0.98	SF	0.41	SF	0.72	SF
Ventilation provided by each vent	0.35	SF	0.35	SF	0.35	SF	0.35	SF
Total Number of Roof Vents Required	**5**		**3**		**1**		**2**	
* Roof Louvers to be LOMANCO (Model 750-G) = 0.347 Sq. Ft. Each * Soffit vents = .32738 sq. ft. per linear foot of soffit					**Optional**		**Optional**	



REAR ELEVATION

SCALE: ¼"=1'-Ø"

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REVISIONS 08-2050EL2 - (Syracuse).dwg 5/25/18 4:54 PM

KEYNOTES

"Syracuse" Exterior

! NOTE !

ALL MATERIALS & TRIM NOTED ON FRONT ELEVATION TO BE TYPICAL THROUGHOUT (UNLESS NOTED OR SHOWN OTHERWISE)

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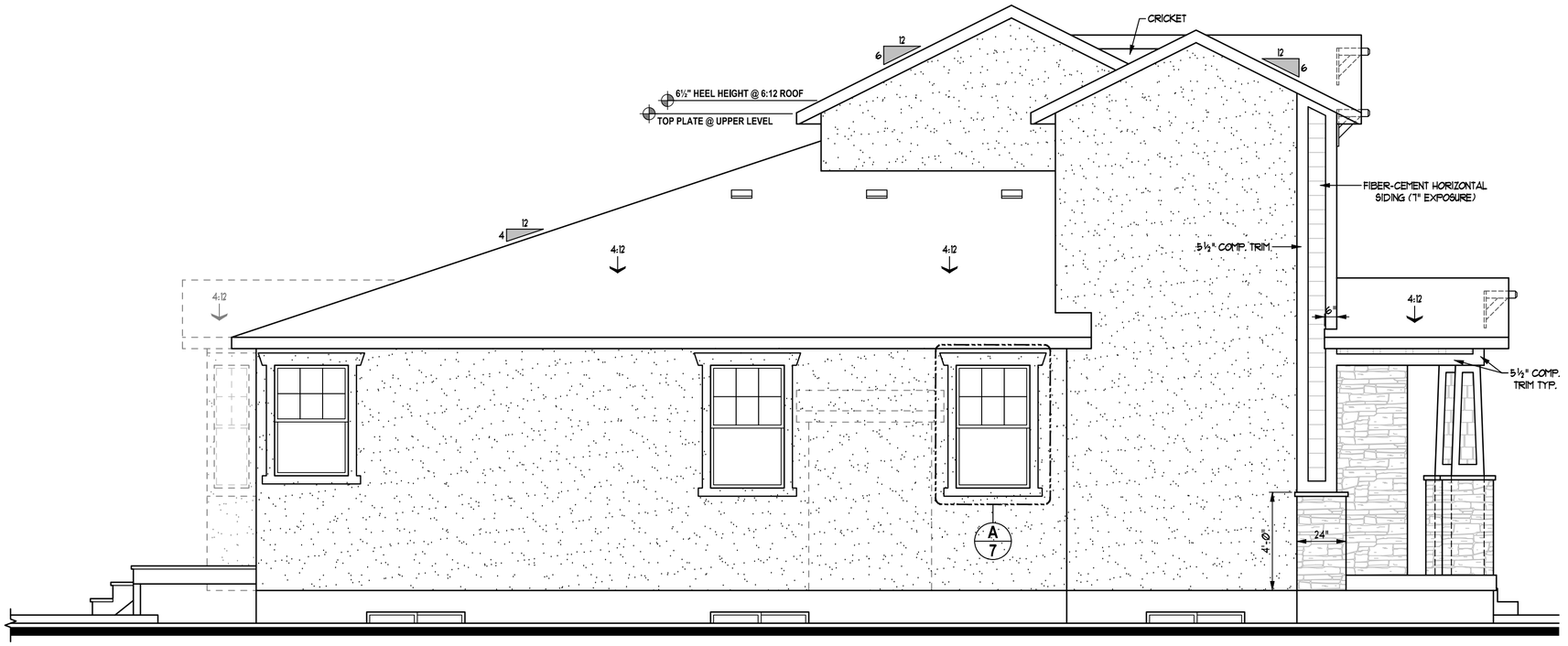
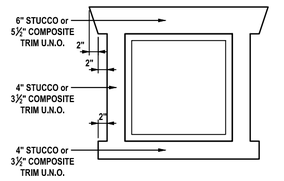
2050
"Traditional"
(Base Plan)
"Collection Plus"

MAIN LEVEL	1069	Date Created	Jun 2018
UPPER LEVEL	997	Scale	NOTED
FIN. BASEMENT	117	Drawn	CAD
TOTAL FINISHED	2183	Job	Base Plan
UNFIN. BASEMENT	969	Sheet	8
COLD STORAGE	156	of	13 Sheets
TOTAL UNFIN.	1125		
TOTAL	3308		
GARAGE	434		

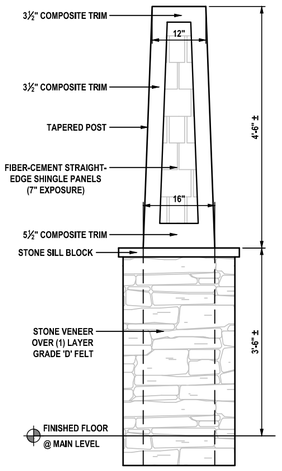


LEFT SIDE ELEVATION

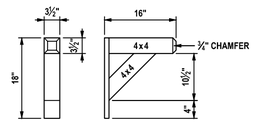
SCALE: ¼"=1'-Ø"



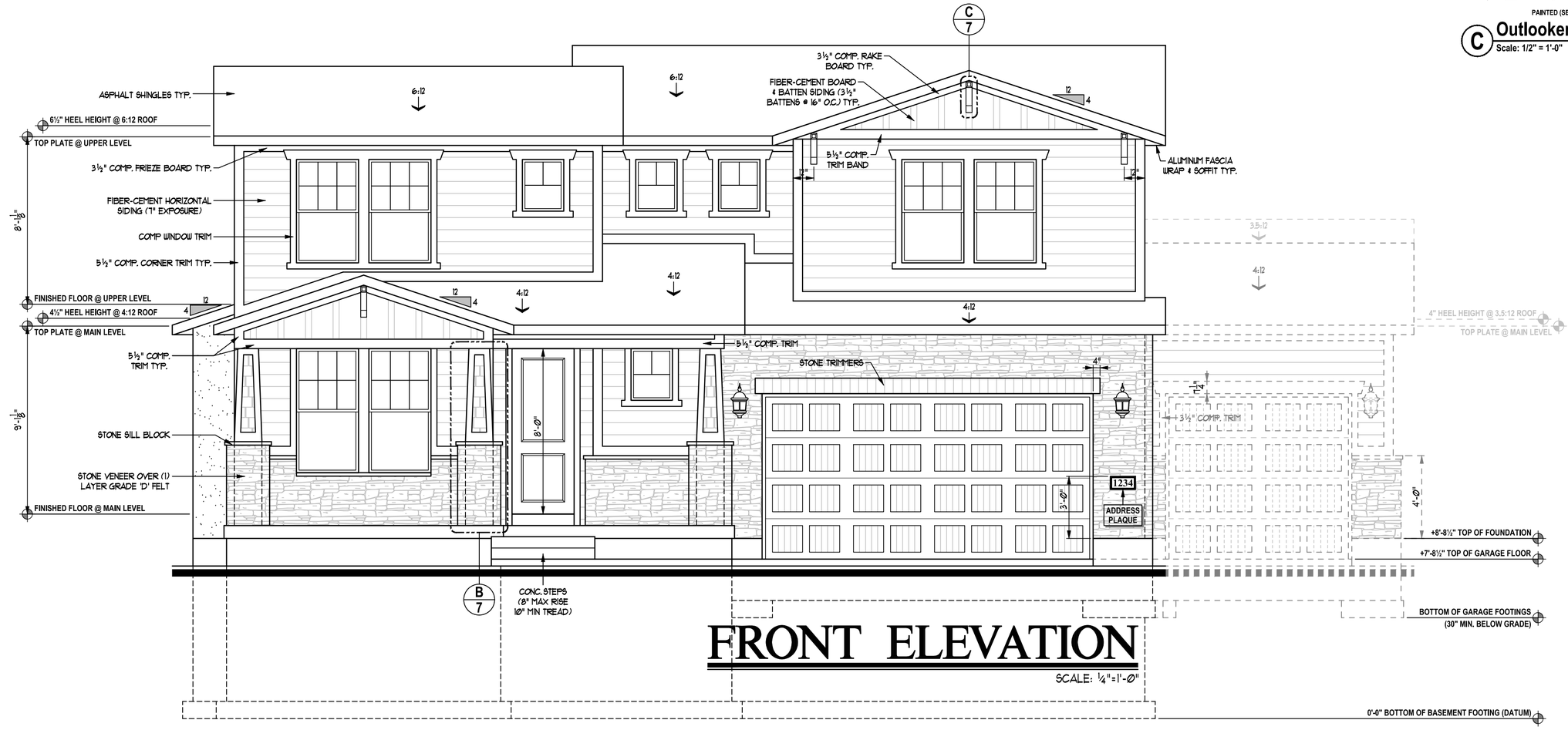
A Typical Window Trim
Scale: 1/2" = 1'-0"



B Porch Post
Scale: 1/2" = 1'-0"



C Outlooker Detail (4 x 4)
Scale: 1/2" = 1'-0"



FRONT ELEVATION

SCALE: ¼"=1'-Ø"

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KEYNOTES

"Syracuse" Exterior

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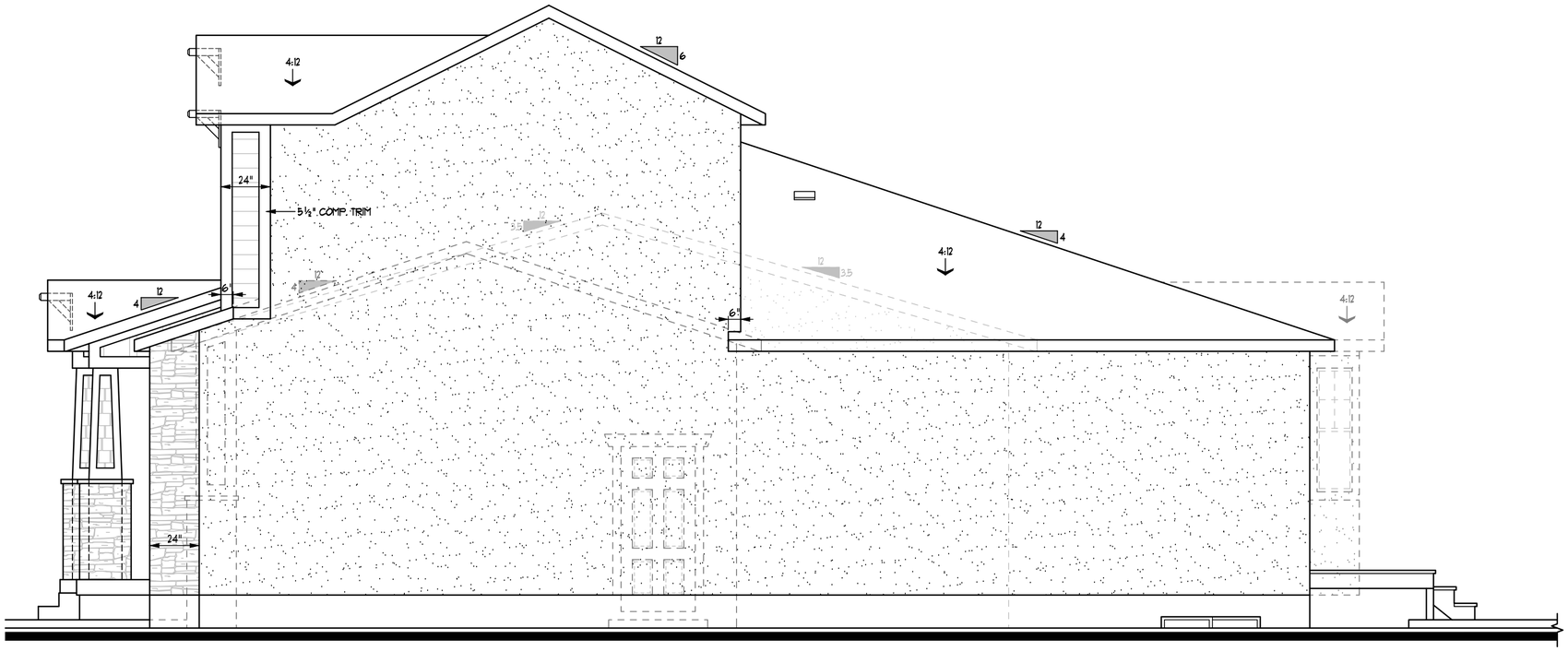
2200
"Craftsman"
(Base Plan)
"Collection Plus"

MAIN LEVEL	1555	Date Created	Jun 2018
UPPER LEVEL	658	Scale	NOTED
FIN. BASEMENT	27	Drawn	CAD
TOTAL FINISHED	2240	Job	Base Plan
UNFIN. BASEMENT	1551	Sheet	7
COLD STORAGE	144	of	13 Sheets
TOTAL UNFIN.	1695		
TOTAL	3935		
GARAGE	492		

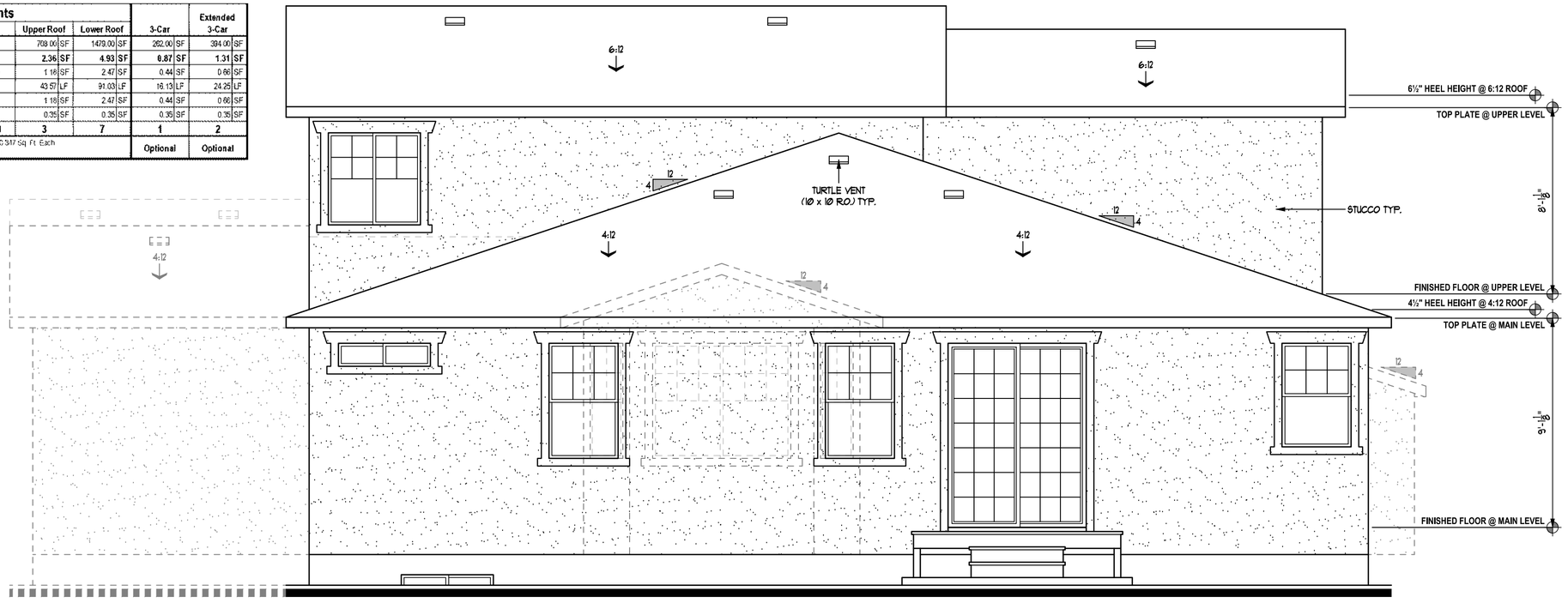


RIGHT SIDE ELEVATION

SCALE: ¼"=1'-Ø"

Attic Ventilation Requirements							
Location	Upper Roof		Lower Roof		3-Car		Extended 3-Car	
Enclosed Attic Area (A)	708.00	SF	1479.00	SF	282.00	SF	394.00	SF
Net Free Ventilating Area Required (A/300)	**2.36**	**SF**	**4.93**	**SF**	**0.87**	**SF**	**1.31**	**SF**
Area of soffit ventilation (50% max of total need)	1.18	SF	2.47	SF	0.44	SF	0.66	SF
Linear feet of soffit required	43.57	LF	91.03	LF	16.13	LF	24.25	LF
Ventilation provided by roof vents	1.18	SF	2.47	SF	0.44	SF	0.66	SF
Ventilation provided by each vent	0.35	SF	0.35	SF	0.35	SF	0.35	SF
Total Number of Roof Vents Required	**3**		**7**		**1**		**2**	
					Optional		**Optional**	

* Roof Louvers to be LOMANCO (Model 250-G) = 0.347 Sq. Ft. Each
* Soffit vents = .02738 sq. ft. per linear foot of soffit



REAR ELEVATION

SCALE: ¼"=1'-Ø"

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KEYNOTES

"Syracuse" Exterior

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ALL MATERIALS & TRIM NOTED ON FRONT ELEVATION TO BE TYPICAL THROUGHOUT (UNLESS NOTED OR SHOWN OTHERWISE)

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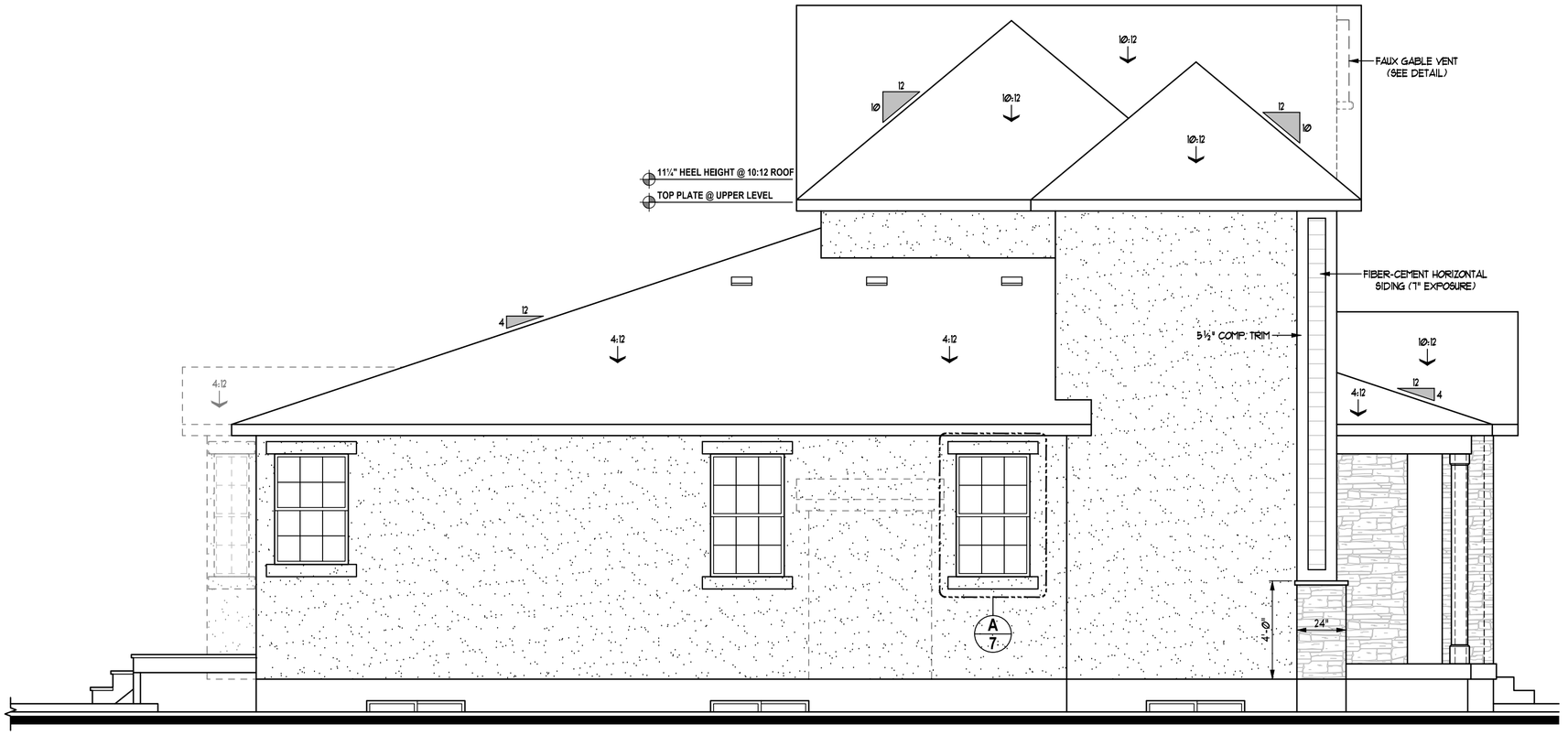
2200
"Craftsman"
(Base Plan)
"Collection Plus"

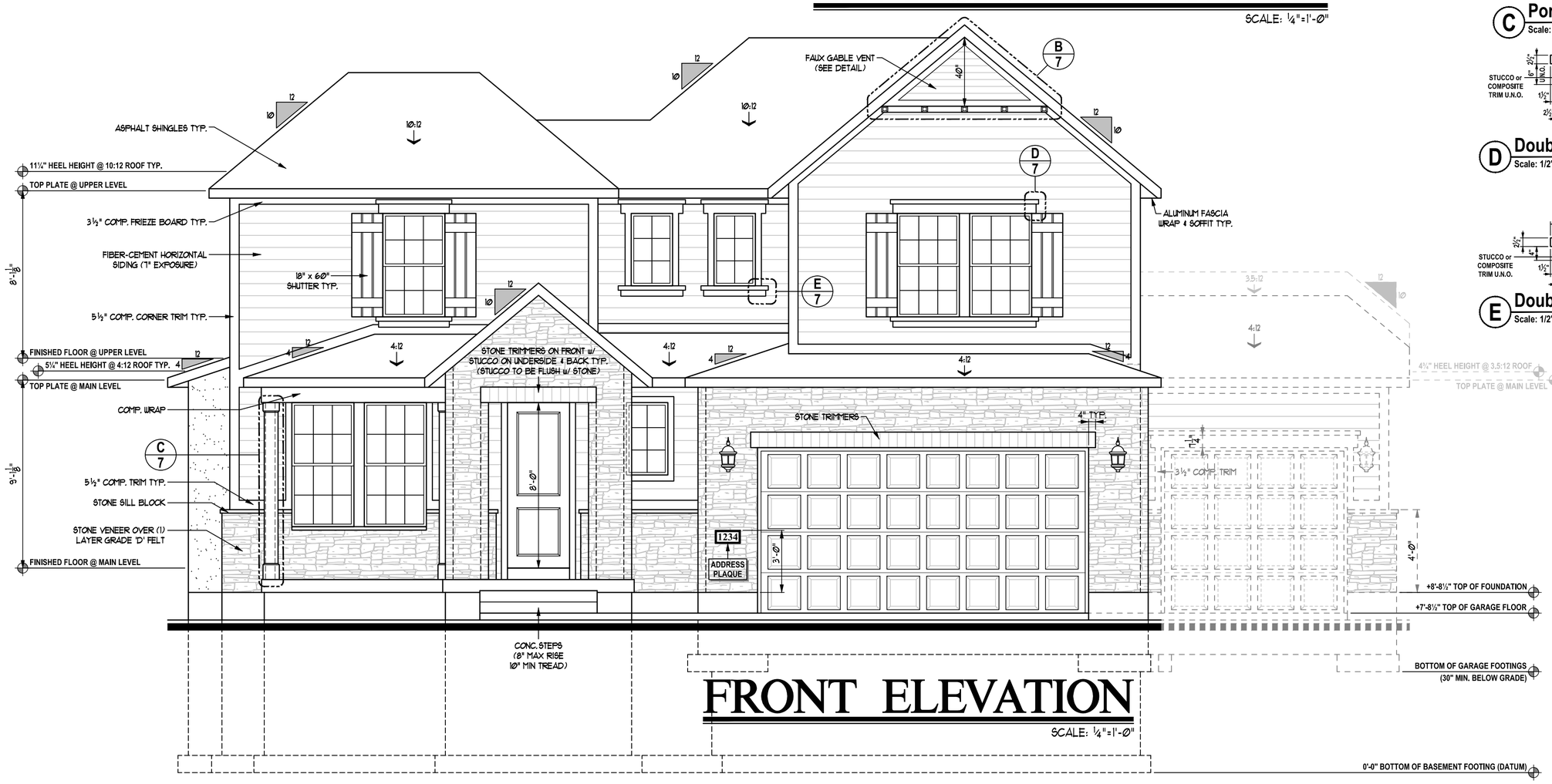
MAIN LEVEL	1555
UPPER LEVEL	658
FIN. BASEMENT	27
TOTAL FINISHED	2240
UNFIN. BASEMENT	1551
COLD STORAGE	144
TOTAL UNFIN.	1695
TOTAL	3935
GARAGE	492

Date Created: Jun 2018
Scale: NOTED
Drawn: CAD
Job: Base Plan
Sheet: 8 of 13 Sheets



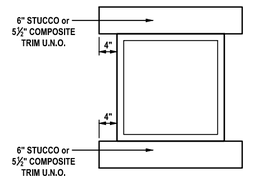
LEFT SIDE ELEVATION

SCALE: ¼"=1'-Ø"

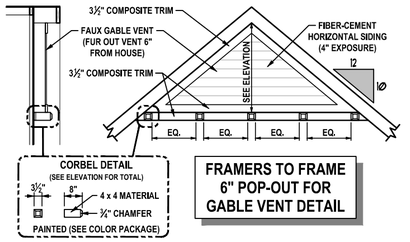


FRONT ELEVATION

SCALE: ¼"=1'-Ø"



A Typical Window Trim
Scale: 1/2" = 1'-0"



B Faux Gable Vent
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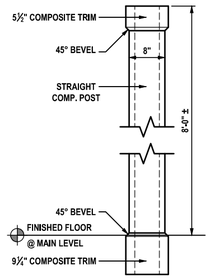
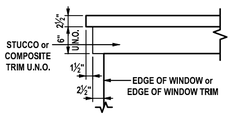
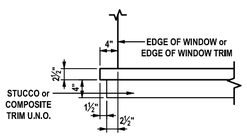


C Porch Post
Scale: 1/2" = 1'-0"



D Double Header Trim
Scale: 1/2" = 1'-0"



E Double Sill Trim
Scale: 1/2" = 1'-0"

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REVISIONS 07-2200EL1 – (Syracuse) 06/01/18 11:59 AM

KEYNOTES

"Syracuse" Exterior

! NOTE !
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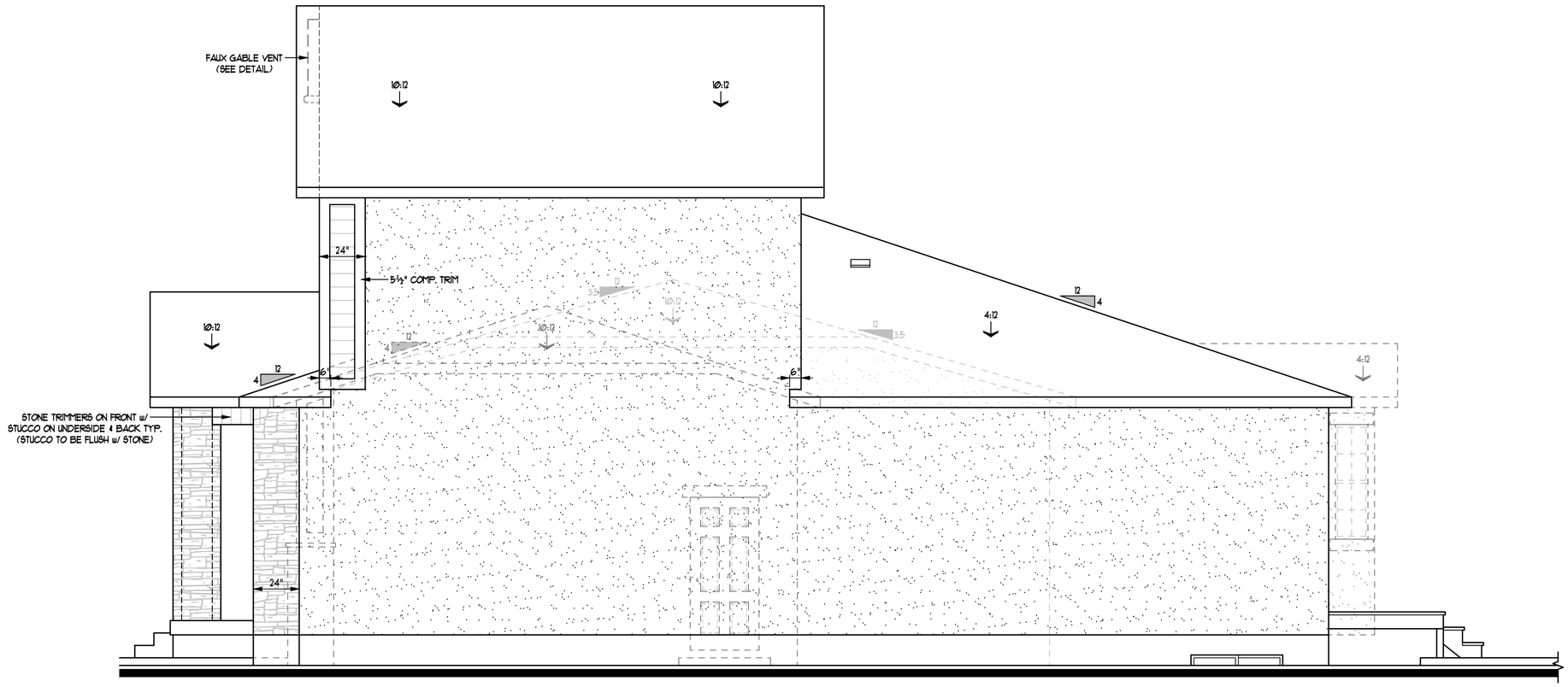
2200
"Traditional"
(Base Plan)
"Collection Plus"

MAIN LEVEL	1555	Date Created	Jun 2018
UPPER LEVEL	658	Scale	NOTED
FIN. BASEMENT	27	Drawn	CAD
TOTAL FINISHED	2240	Job	Base Plan
UNFIN. BASEMENT	1551	Sheet	7
COLD STORAGE	104	of	13 Sheets
TOTAL UNFIN.	1655		
TOTAL	3895		
GARAGE	492		

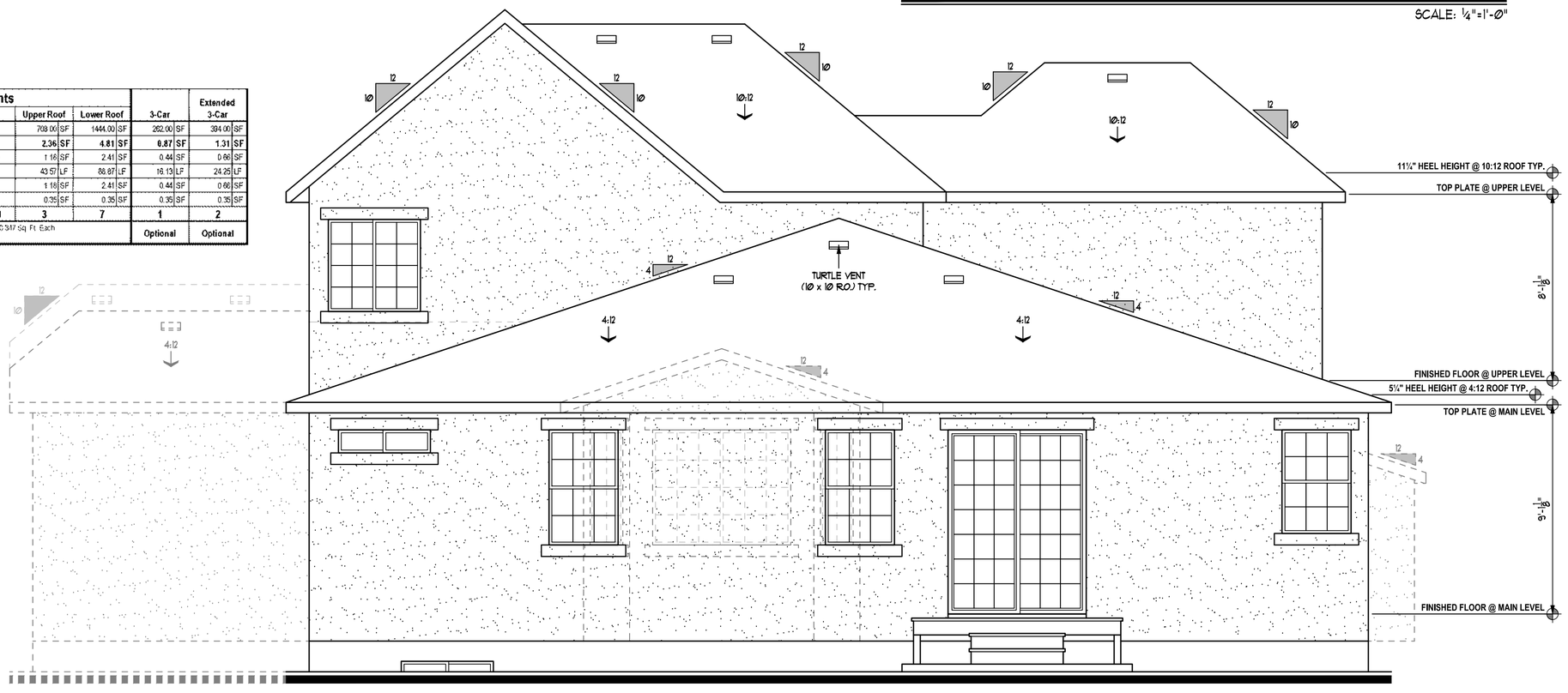


RIGHT SIDE ELEVATION

SCALE: ¼"=1'-0"

Attic Ventilation Requirements								
Location	Upper Roof		Lower Roof		3-Car		Extended 3-Car	
Enclosed Attic Area (A)	709.00	SF	1444.00	SF	262.00	SF	394.00	SF
Net Free Ventilating Area Required (A/300)	**2.36**	**SF**	**4.81**	**SF**	**0.87**	**SF**	**1.31**	**SF**
Area of soffit ventilation (50% max. of total need)	1.18	SF	2.41	SF	0.44	SF	0.66	SF
Linear feet of soffit required	43.57	LF	88.87	LF	16.13	LF	24.25	LF
Ventilation provided by roof vents	1.18	SF	2.41	SF	0.44	SF	0.66	SF
Ventilation provided by each vent	0.35	SF	0.35	SF	0.35	SF	0.35	SF
Total Number of Roof Vents Required	**3**		**7**		**1**		**2**	
					Optional		**Optional**	

* Roof Louvers to be LOMANCO (Model 250-G) = 0.347 Sq. Ft. Each
* Soffit vents = .02708 sq. ft. per linear foot of soffit



REAR ELEVATION

SCALE: ¼"=1'-0"

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KEYNOTES

"Syracuse" Exterior

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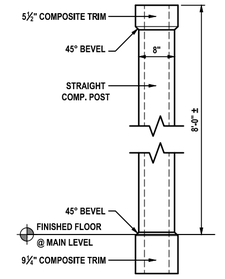
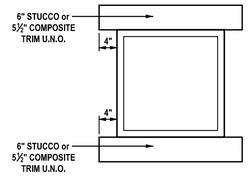
2200
"Traditional"
(Base Plan)
"Collection Plus"

MAIN LEVEL	1555
UPPER LEVEL	658
FIN. BASEMENT	27
TOTAL FINISHED	2240
UNFIN. BASEMENT	1551
COLD STORAGE	104
TOTAL UNFIN.	1655
TOTAL	3895
GARAGE	492

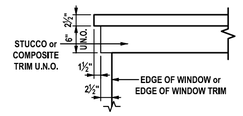
Date Created: Jun 2018
Scale: NOTED
Drawn: CAD
Job: Base Plan
Sheet: 8 of 13 Sheets



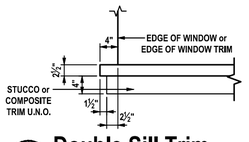
D Porch Post
Scale: 1/2" = 1'-0"



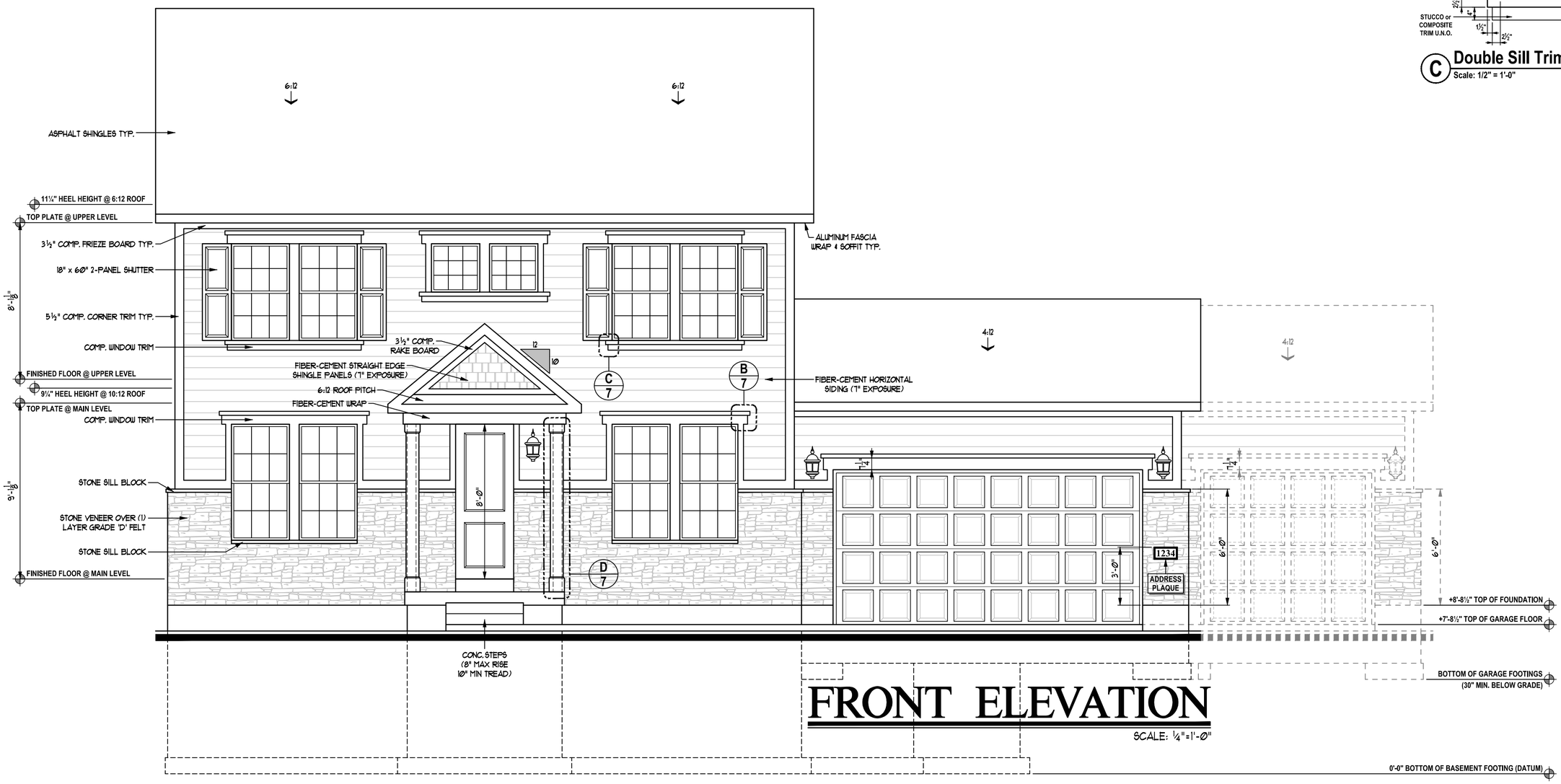
A Typical Window Trim
Scale: 1/2" = 1'-0"



B Double Header Trim
Scale: 1/2" = 1'-0"



C Double Sill Trim
Scale: 1/2" = 1'-0"



FRONT ELEVATION

SCALE: ¼"=1'-0"

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KEYNOTES

"Syracuse" Exterior

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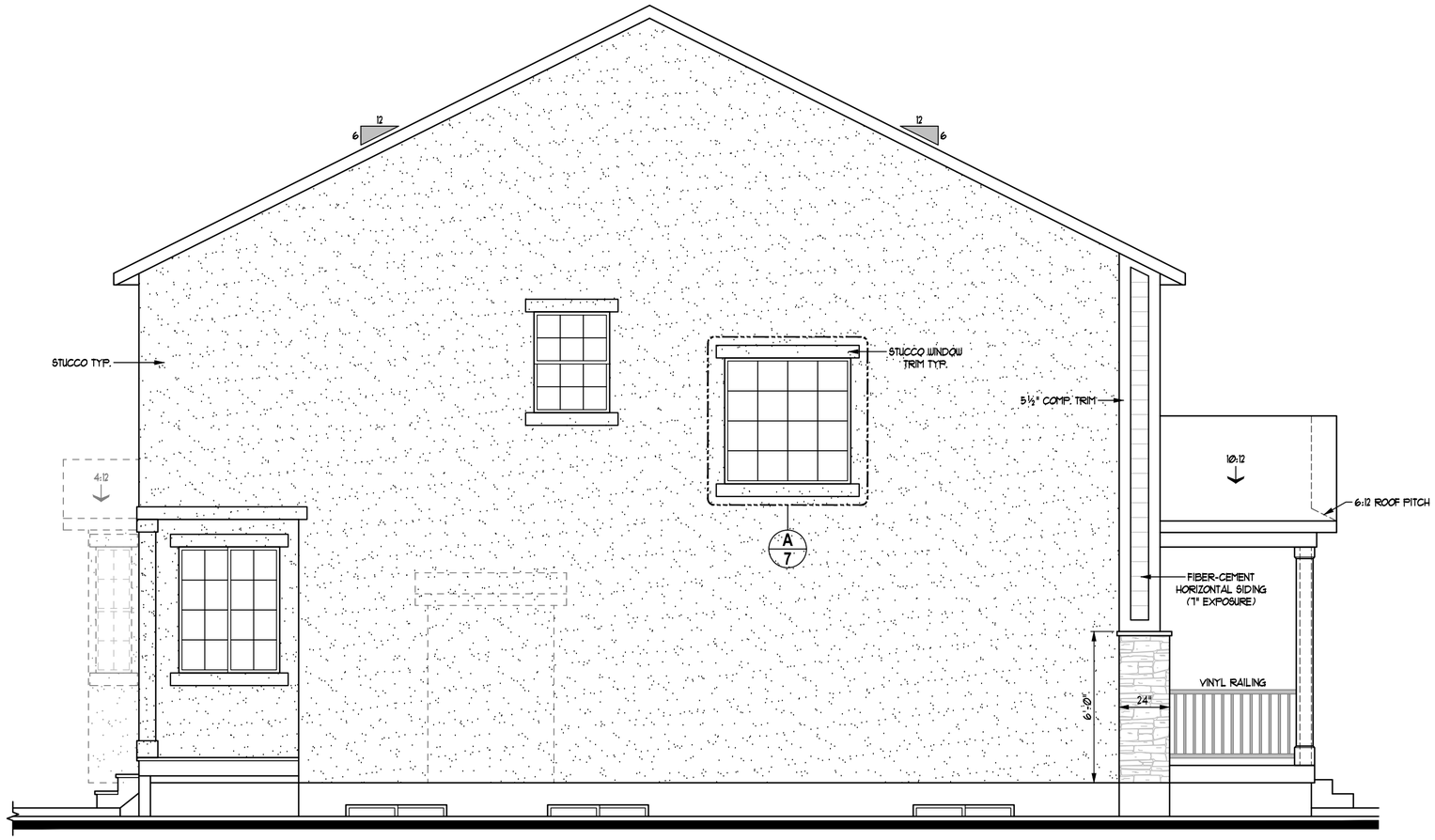
2500
"Colonial 2"
(Base Plan)
"Collection Plus"

MAIN LEVEL	1276	Date Created	Jun 2018
UPPER LEVEL	1204	Scale	NOTED
FIN. BASEMENT	111	Drawn	CAD
TOTAL FINISHED	2591	Job	Base Plan
UNFIN. BASEMENT	1165	Sheet	7
COLD STORAGE	48	of	15 Sheets
TOTAL UNFIN.	1213		
TOTAL	3804		
GARAGE	506		



LEFT SIDE ELEVATION

SCALE: ¼"=1'-0"

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REVISIONS 08-2500EL2 - (Syracuse).dwg 8/16/18 12:54 PM

KEYNOTES

"Syracuse" Exterior

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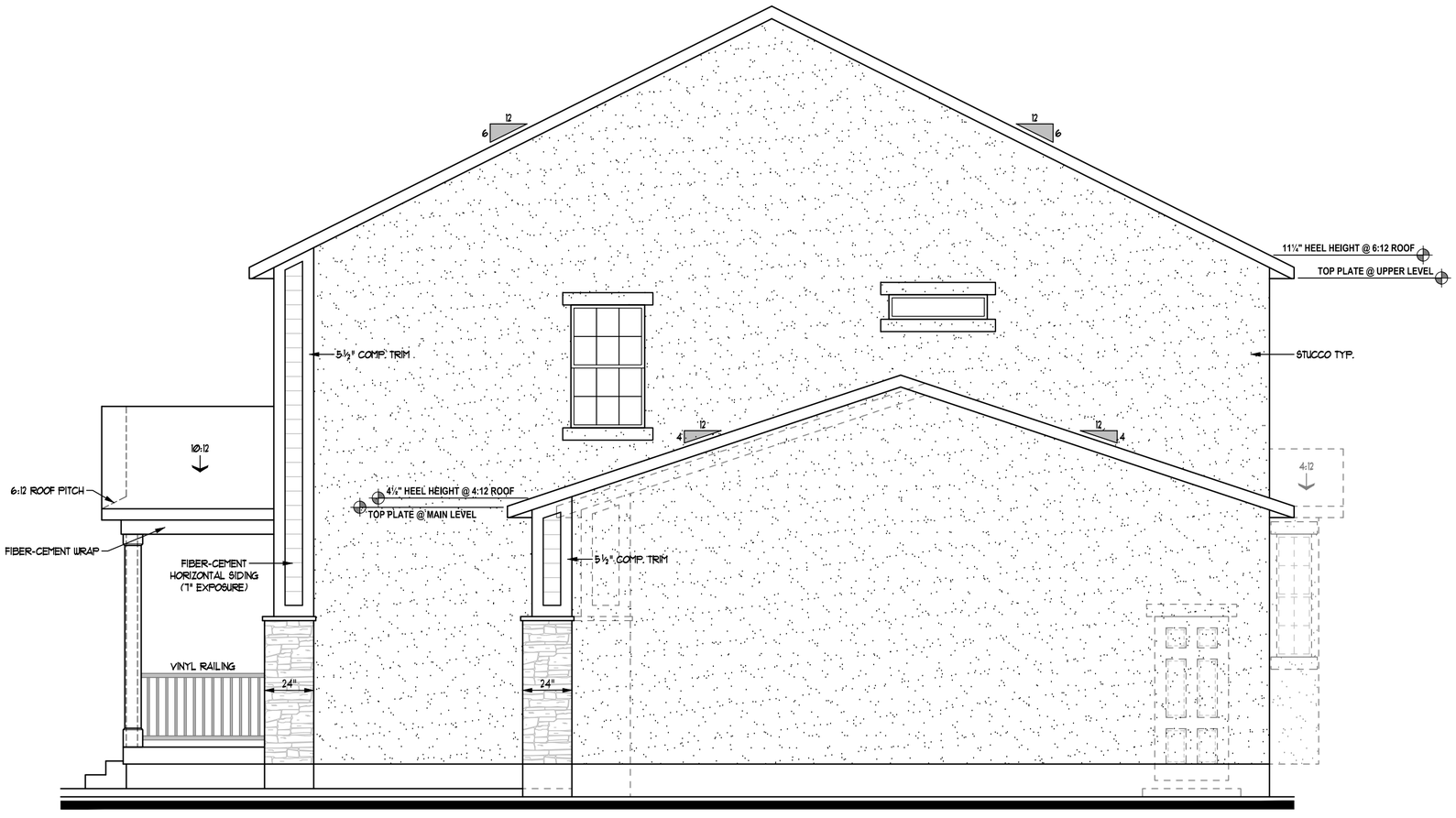
2500
"Colonial 2"
(Base Plan)
"Collection Plus"

MAIN LEVEL	1276
UPPER LEVEL	1204
FIN. BASEMENT	111
TOTAL FINISHED	2591
UNFIN. BASEMENT	1165
COLD STORAGE	48
TOTAL UNFIN.	1213
TOTAL	3804
GARAGE	506

Date Created: May 2018
Scale: NOTED
Drawn: CAD
Job: Base Plan
Sheet: 8 of 15 Sheets



RIGHT SIDE ELEVATION

SCALE: ¼"=1'-0"

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REVISIONS 10-2500EL4 - (Syracuse).dwg 02/18 3:02 PM

KEYNOTES

"Syracuse" Exterior

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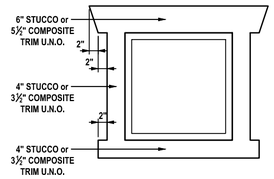
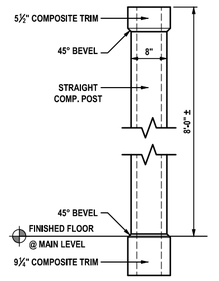
2500
"Colonial 2"
(Base Plan)
"Collection Plus"

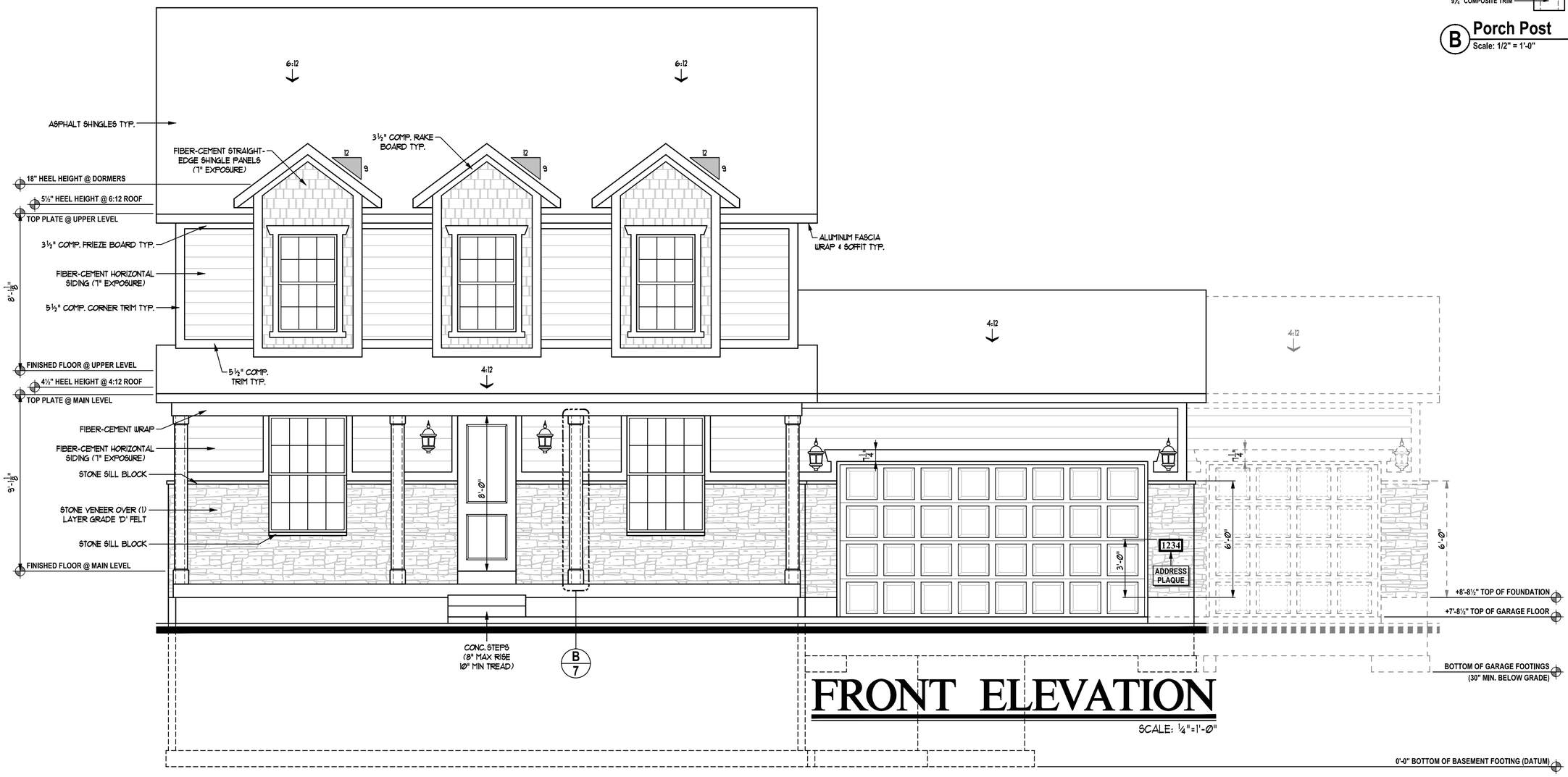
MAIN LEVEL	1276	Date Created	May 2018
UPPER LEVEL	1204	Scale	NOTED
FIN. BASEMENT	111	Drawn	CAD
TOTAL FINISHED	2591	Job	Base Plan
UNFIN. BASEMENT	1165	Sheet	10
COLD STORAGE	48	of	15 Sheets
TOTAL UNFIN.	1213		
TOTAL	3804		
GARAGE	506		



A Typical Window Trim
Scale: 1/2" = 1'-0"



B Porch Post
Scale: 1/2" = 1'-0"



FRONT ELEVATION

SCALE: ¼"=1'-0"

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REVISIONS 07-2500EL1 – (Syracuse) 06/01/18 12:00 PM

KEYNOTES

"Syracuse" Exterior

! NOTE !
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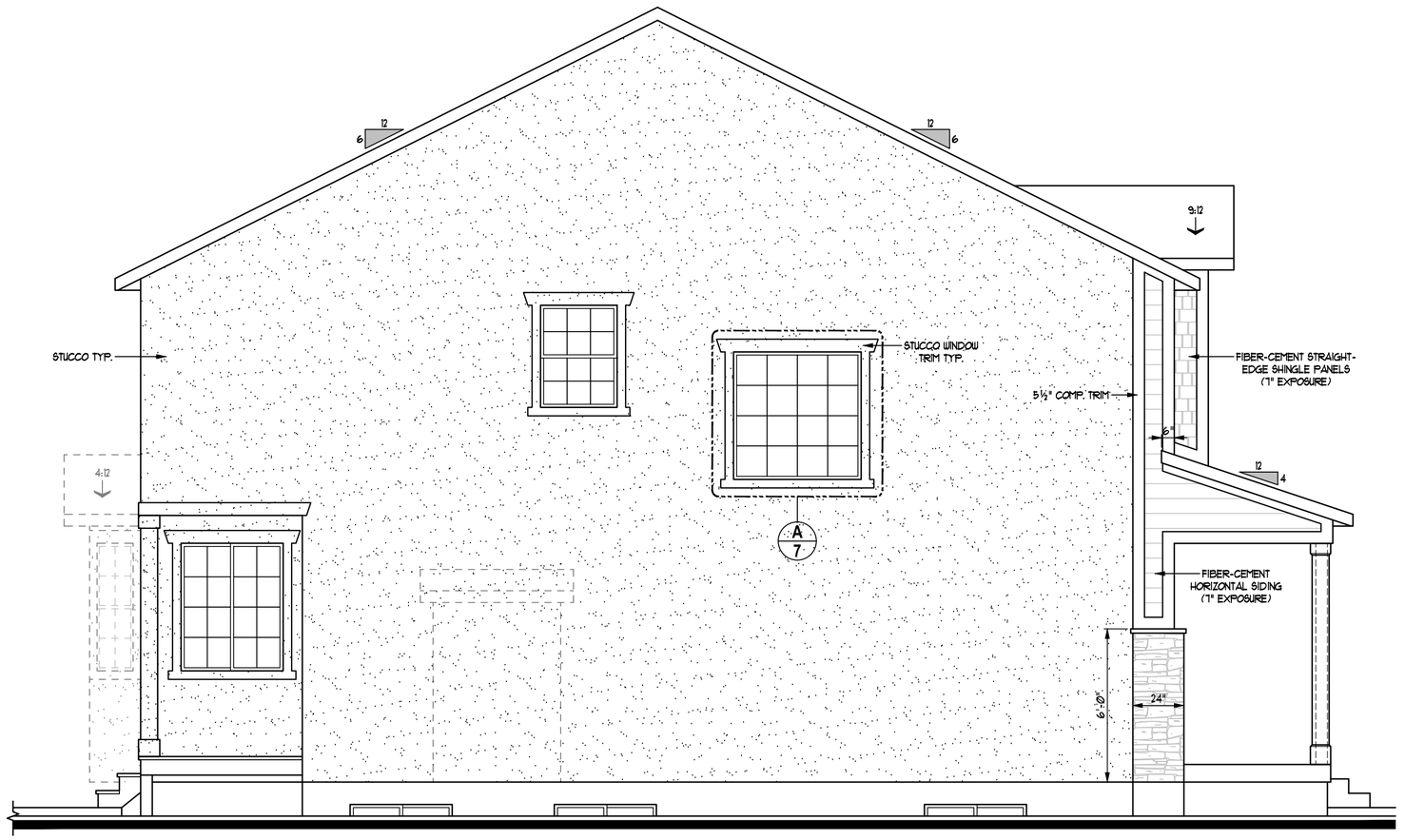
2500
"Traditional"
(Base Plan)
"Collection Plus"

MAIN LEVEL	1276
UPPER LEVEL	1227
FIN. BASEMENT	111
TOTAL FINISHED	2614
UNFIN. BASEMENT	1177
COLD STORAGE	180
TOTAL UNFIN.	1357
TOTAL	3971
GARAGE	506

Date Created: Jun 2018
Scale: NOTED
Drawn: CAD
Job: Base Plan
Sheet: 7 of 15 Sheets



LEFT SIDE ELEVATION

SCALE: ¼"=1'-0"

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REVISIONS 08-2500EL2 - (Syracuse).dwg 8/16/18 12:54 PM

KEYNOTES

"Syracuse" Exterior

! NOTE !
ALL MATERIALS & TRIM NOTED ON FRONT ELEVATION TO BE TYPICAL THROUGHOUT (UNLESS NOTED OR SHOWN OTHERWISE)

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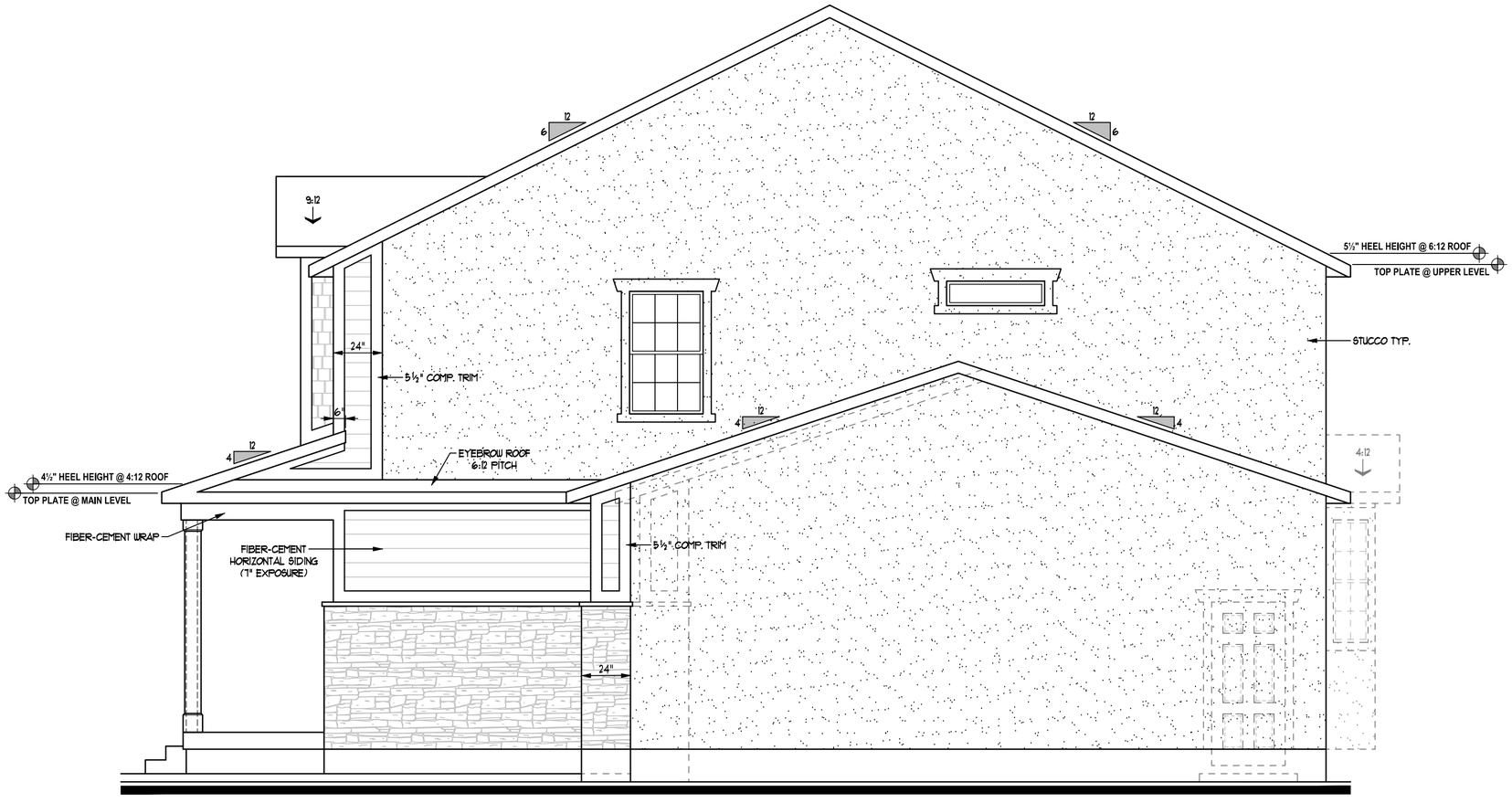
2500
"Traditional"
(Base Plan)
"Collection Plus"

MAIN LEVEL	1276
UPPER LEVEL	1227
FIN. BASEMENT	111
TOTAL FINISHED	2614
UNFIN. BASEMENT	1177
COLD STORAGE	180
TOTAL UNFIN.	1357
TOTAL	3971
GARAGE	506

Date Created: May 2018
Scale: NOTED
Drawn: CAD
Job: Base Plan
Sheet: 8 of 15 Sheets



RIGHT SIDE ELEVATION

SCALE: ¼"=1'-0"

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REVISIONS 10-2500EL4 - (Syracuse).dwg 02/18 3:02 PM

KEYNOTES

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Date Created	May 2018
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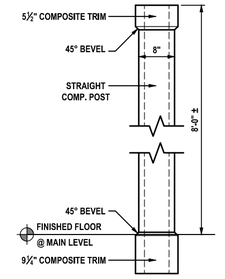
Job	Base Plan
Sheet	10 of 15 Sheets



D Porch Post
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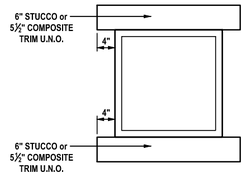

A Typical Window Trim
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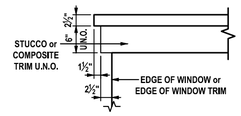

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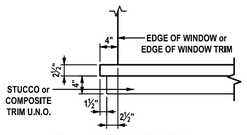

C Double Sill Trim
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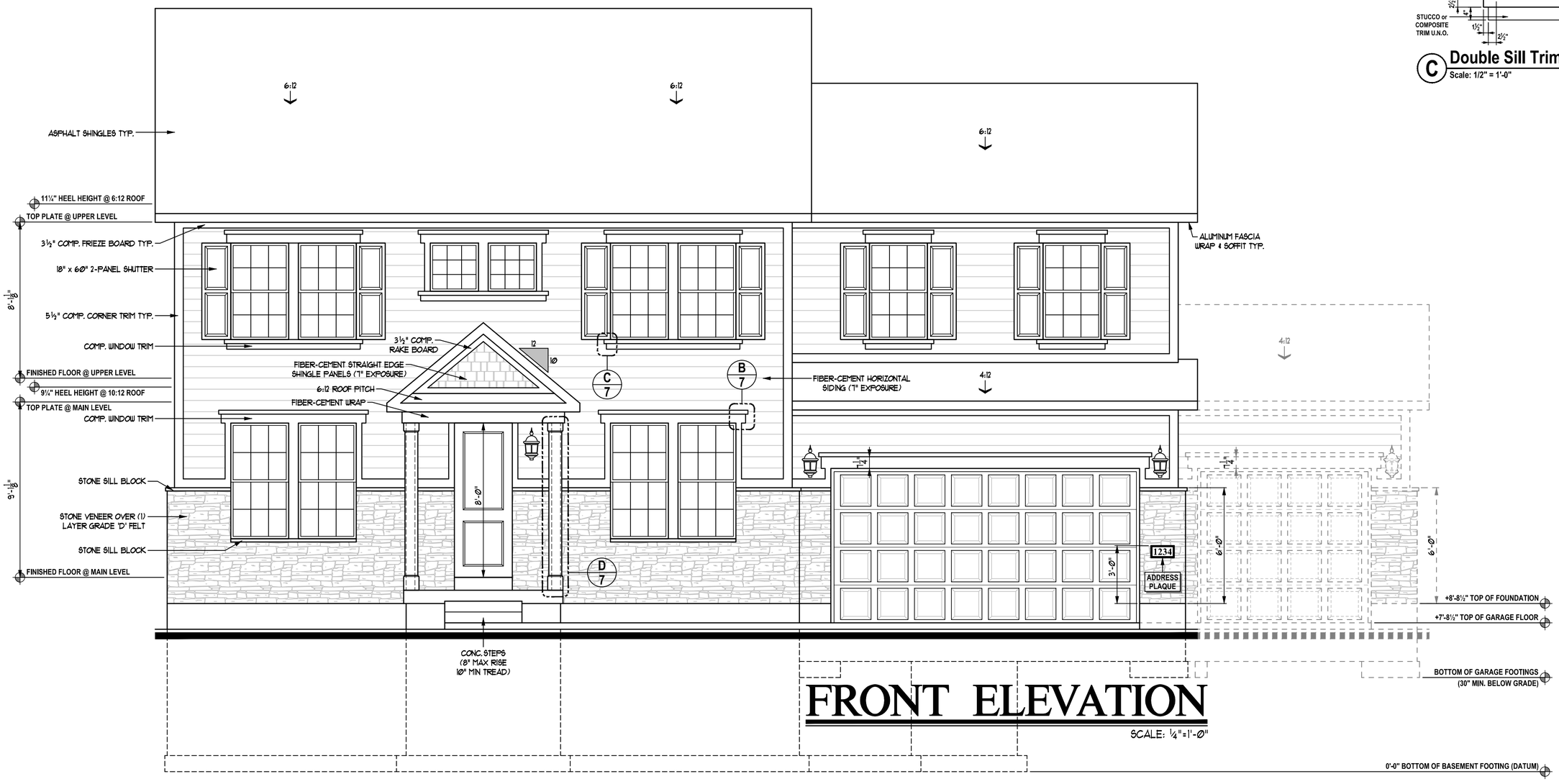

FRONT ELEVATION

SCALE: ¼"=1'-0"

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KEYNOTES

"Syracuse" Exterior

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3000
"Colonial 2"
(Base Plan)
"Collection Plus"

MAIN LEVEL	1276	Date Created	Jun 2018
UPPER LEVEL	1704	Scale	NOTED
FIN. BASEMENT	111	Drawn	CAD
TOTAL FINISHED	3091	Job	Base Plan
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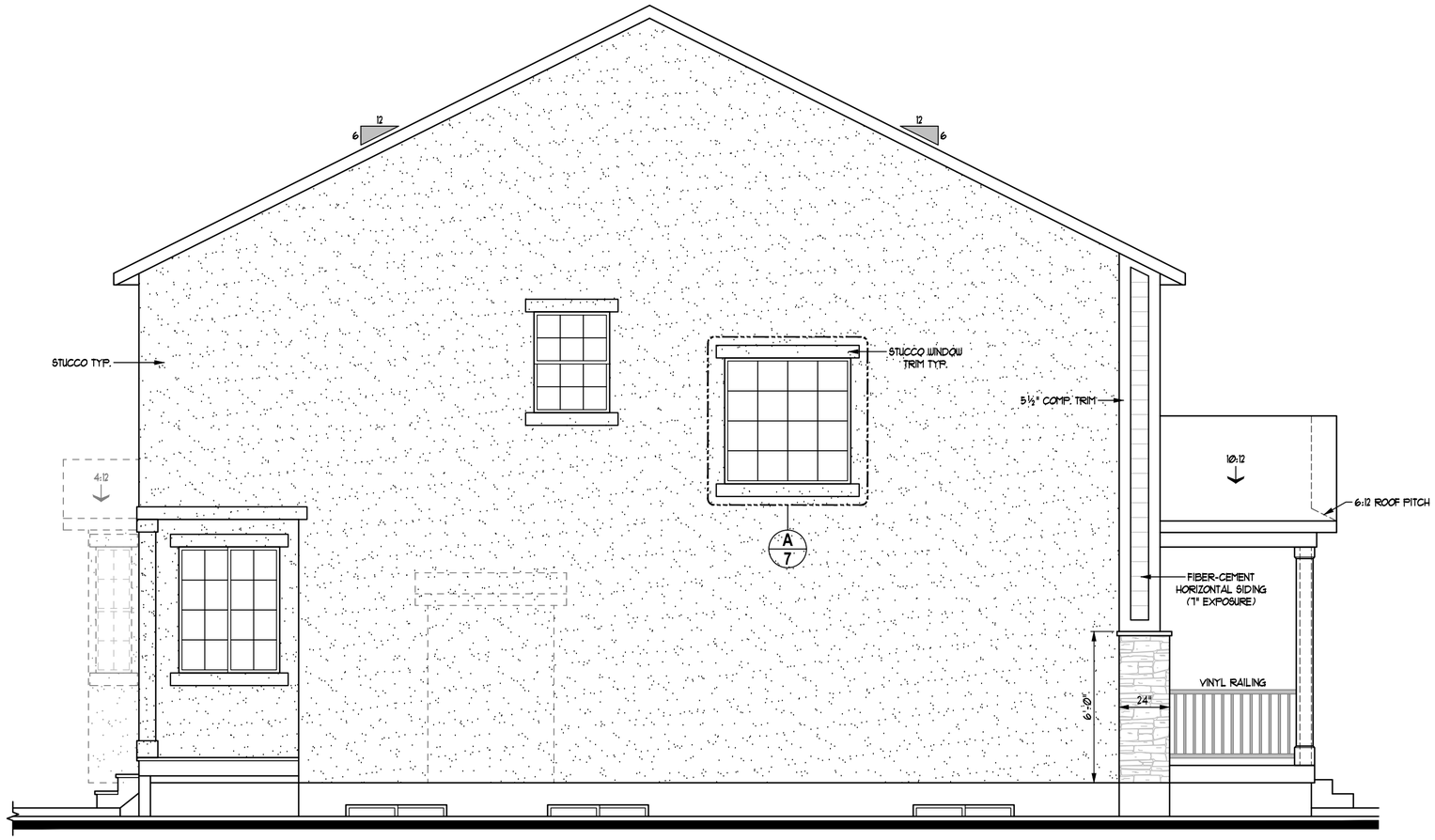
COLD STORAGE	48	of	15 Sheets
TOTAL UNFIN.	1213		
TOTAL	4304		
GARAGE	506		



LEFT SIDE ELEVATION

SCALE: ¼"=1'-0"

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Sheet: 8 of 15 Sheets

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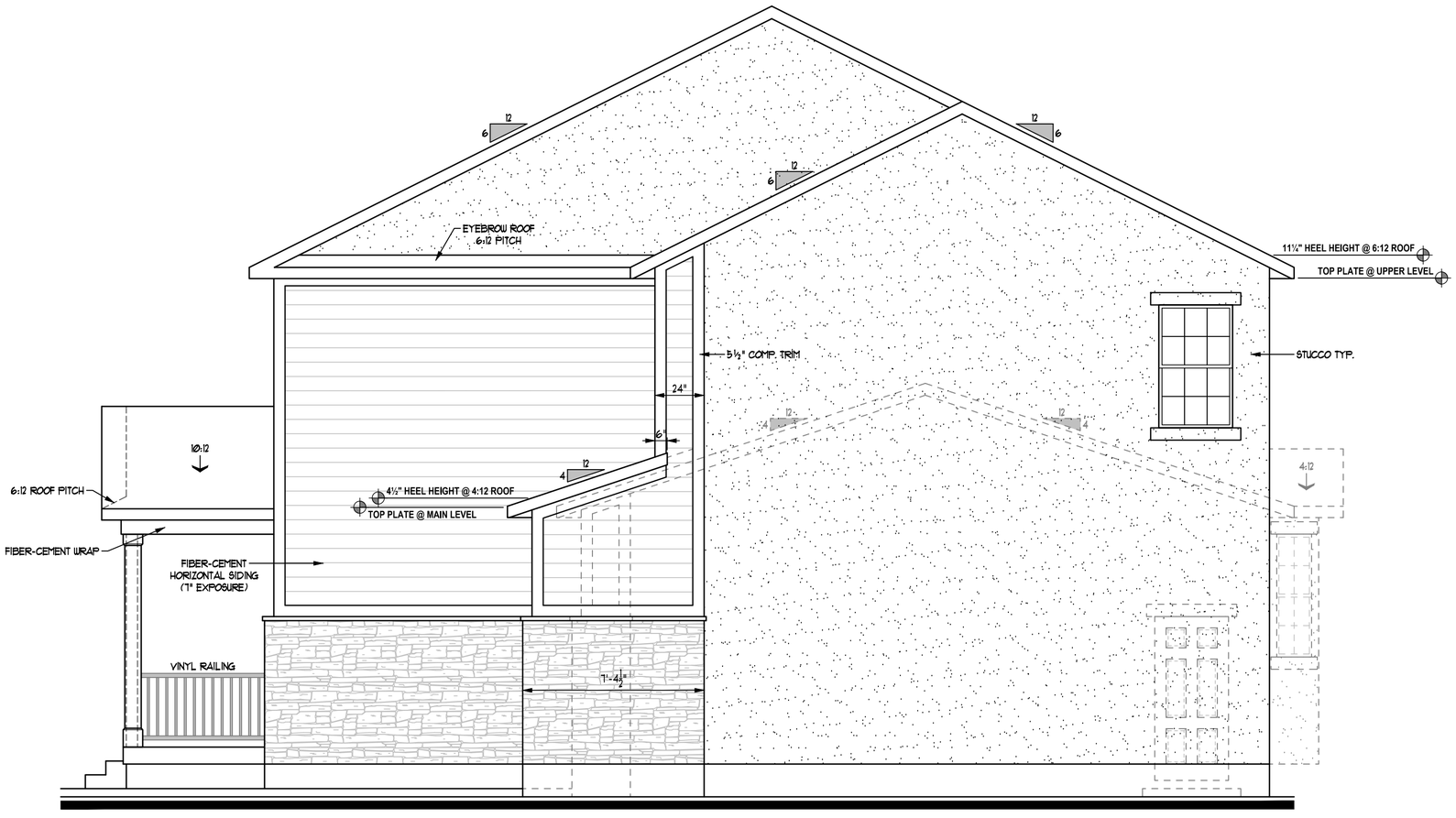

RIGHT SIDE ELEVATION

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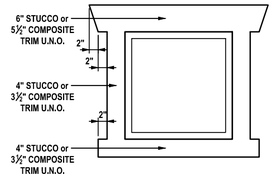

A Typical Window Trim
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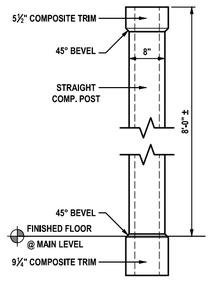

B Porch Post
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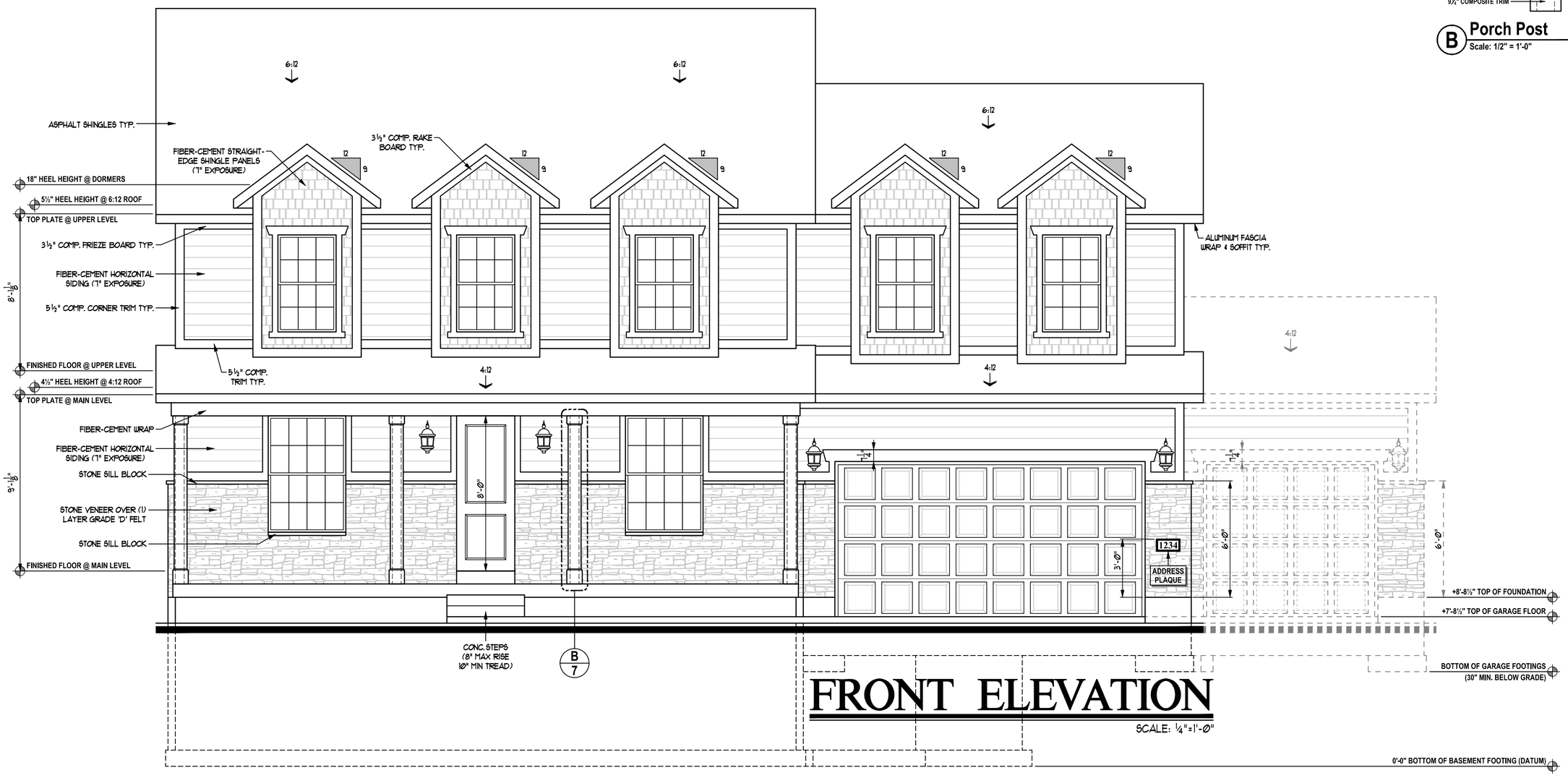

FRONT ELEVATION

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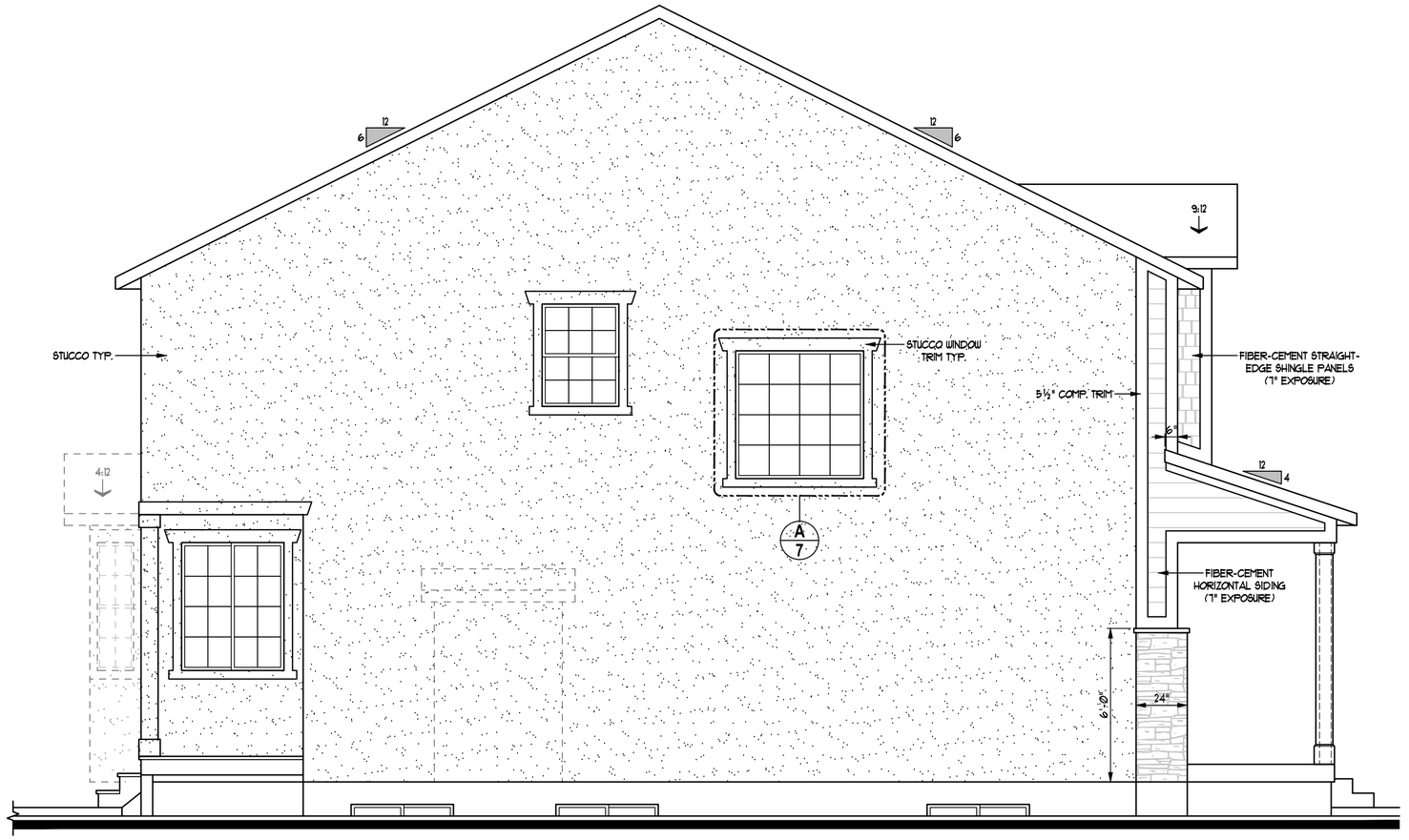
GARAGE	506		



LEFT SIDE ELEVATION

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Drawn: CAD
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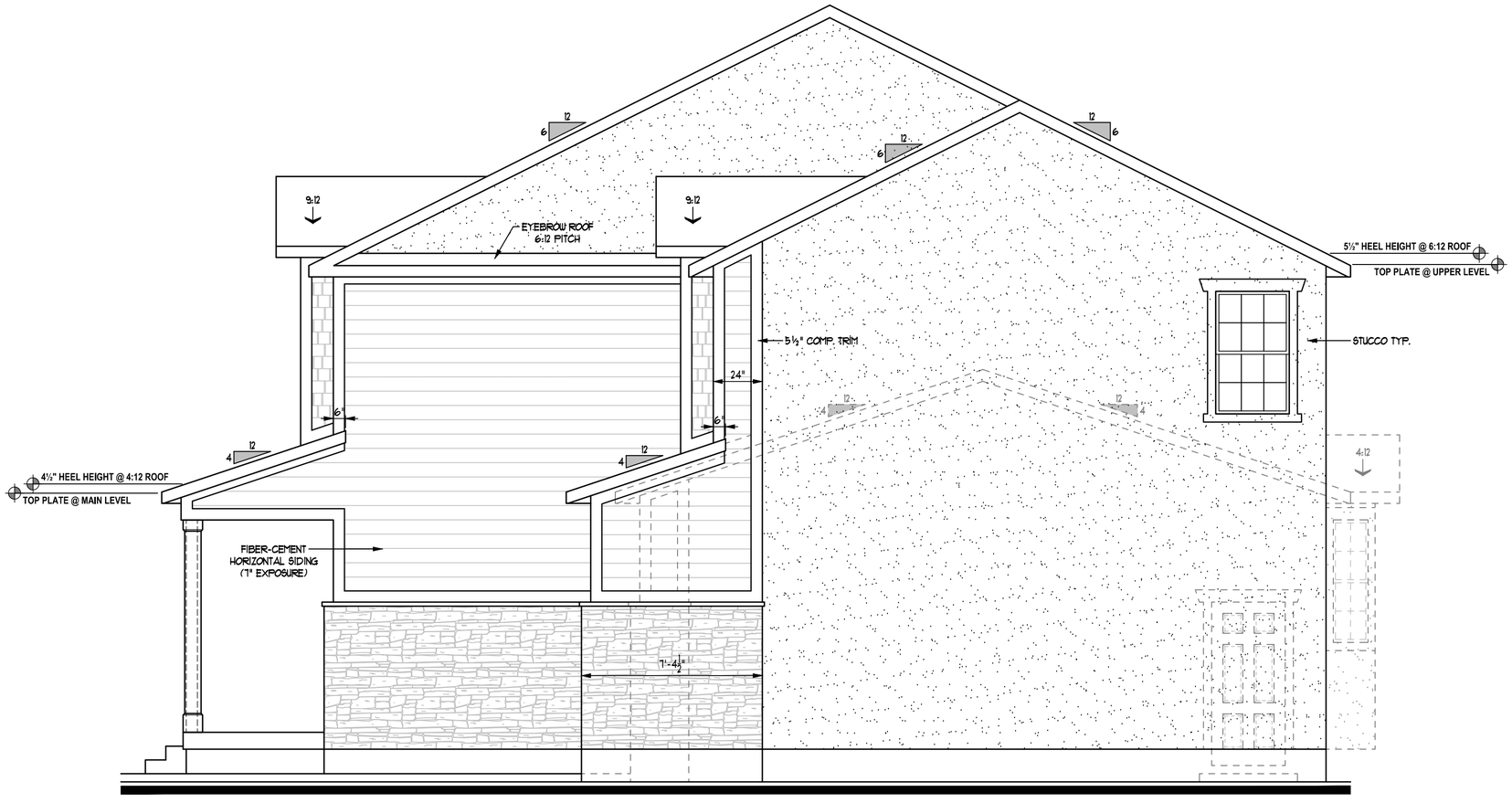

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GARAGE	506

Date Created: May 2018
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Drawn: CAD
Job: Base Plan
Sheet: 10 of 15 Sheets

Staff Report

Development Review Committee (DRC)

The applicant met with the Development Review Committee on June 5, 2019. The applicant received written comments regarding the project from staff.

Discussion

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

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

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

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

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

a. Lot area and widths shall be shown on an approved site plan for each phase.
b. Traffic studies will be required for each pod in compliance with the Engineering Design Standards. Each study shall be done as an addendum to the master traffic study already completed.
c. Each pod that is adjacent to Butterfield Creek shall provide verification from Salt Lake County Flood Control that the top of bank line has been established and there is an additional 20 foot maintenance access outside the top of bank. This access should be dedicated to the City. No lots can be located within the top of bank or 20 foot access. The access can be combined with the trail.
d. A detailed grading and drainage plan shall be submitted as part of a site plan application.

e. Landscaping, fencing, and screening related to the uses within the site and as a means of integrating the proposed development into its surroundings shall be submitted as part of a site plan application.
f. Open space that is provided in each pod shall demonstrate any unbuildable area that counts as 25%. The overall open space acres required shall be adjusted accordingly.

Issue 1 – Density
This application is for phase 1 of pod 4. This overall site plan provided by the applicant for all of pod 4 proposes 82 units. The approved preliminary site plan for the entire Hidden Oaks project lists this pod being allowed up to 90 units. This first phase is proposing the first 30 of those lots. The approved lot size range is 6k – 10k sq. ft. All lots meet or exceed this requirement.

Issue 2 – Design
The development had design guidelines approved as part of the PD Overlay Zone and Development Agreement. The design guidelines include fencing requirements, setbacks, and architectural design criteria. All building elevations have been submitted by the applicant and have been included in this packet for approval.

Issue 3 – Fencing
The approved design guidelines show where fencing is required along the perimeter of the development. A precast wall will be built parallel to Main Street. The applicant would like to discuss doing additional landscaping along Main Street and moving the wall back off of the street. There is a significant slope off of Main Street in this location. Also, the neighbors adjacent to this pod on the east are not part of the Hidden Oaks development, so per the MDA the applicant must construct a precast wall along their property.

Issue 5 – Landscaping
The applicant has submitted landscaping plans for all of the open space area along the major streets, private parks, detention, and trail areas.

Issue 6 - Traffic
Every new application for a pod/phase will need to include an addendum to the originally submitted traffic study – notably addressing the Level of Service (LOS) at the intersection of 6400 W and Main Street.

Recommendation
Staff recommends preliminary plat approval and final site plan 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.

Site Plan Requirements:

1. Receive and agree to the recommendations from other agencies, including those included in the Development Review Committee comments dated June 5, 2019.
2. Meet with staff to review compliance with all requirements of the Master Development Agreement when each phase is submitted for final engineering review.
3. All homes shall meet the design guidelines and the Herriman City single family design criteria.
4. All single family dwellings shall provide basements.
5. Setbacks shall be as follows:
   Front: 12' to living ; 24' to garage
   Rear: 15' to building; 10' to deck/covered patio
   Sides: 5' to any part of building
   Corners: 15'
6. 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 trail heads.
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.

Attachments

1. Vicinity Maps
2. Site Plans
3. Landscape Plans
4. Monument Sign & Landscape Plan
5. Community Meeting Attendance Sheet
6. Meeting Minutes and Comments Received
7. Elevations

Date of Meeting: 08/01/2019	
File #	P2019-050 & S2019-049
Applicant	Ivory Development
Address	6710 W Herriman Main St
Request	Preliminary Plat Approval and Final Site Plan Approval for Hidden Oaks Pod 4 Phase 1 (30 Lots)

Staff Report

DATE: July 25, 2019

TO: Planning Commission

FROM: Bryn MacDonald, AICP, Assistant City Planner

MEETING: Planning Commission August 1, 2019

REQUEST: Preliminary plat and final site plan approval for 30 single family lots (Hidden Oaks Pod 4 Phase 1)

Applicant:	Brad Mackay
Address:	6710 W Herriman Hwy
Zone:	R-1-15 (Residential)
Acres:	6.82
File Number:	P2019-050 & S2019-049

Summary

The applicant is requesting preliminary plat approval and final site plan approval for a subdivision of 30 single family lots, known as Hidden Oaks Pod 4 Phase 1. This development was approved as part of the Hidden Oaks Development Agreement.

Process

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

Notices

The final site plan approval is a permitted use and does not require any notices be mailed. Staff mailed notices for the preliminary plat on July 19, 2019. Notices were mailed to 14 property owners. No responses have been received so far.

Neighborhood Meeting

A neighborhood meeting was held on July 9, 2019, for the preliminary plat. Notices were mailed to 346 residents. Twelve (12) residents attended the meeting. Attendees had several questions regarding the project. The applicant discussed that they would install a wall on the north side of Main St, and also work with the adjacent property owners – the Pecks – on the precast wall between them.

There were concerns about contaminated soils. The applicant assured everyone that any contaminated soil would be removed and transported to Kennecott. It was also discussed that Ivory Homes will control dust and dirt throughout the construction period.

Staff Report

Development Review Committee (DRC)

The applicant met with the Development Review Committee on June 5, 2019. The applicant received written comments regarding the project from staff.

Discussion

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

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d. A detailed grading and drainage plan shall be submitted as part of a site plan application.

e. Landscaping, fencing, and screening related to the uses within the site and as a means of integrating the proposed development into its surroundings shall be submitted as part of a site plan application.
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1. Receive and agree to the recommendations from other agencies, including those included in the Development Review Committee comments dated June 5, 2019.

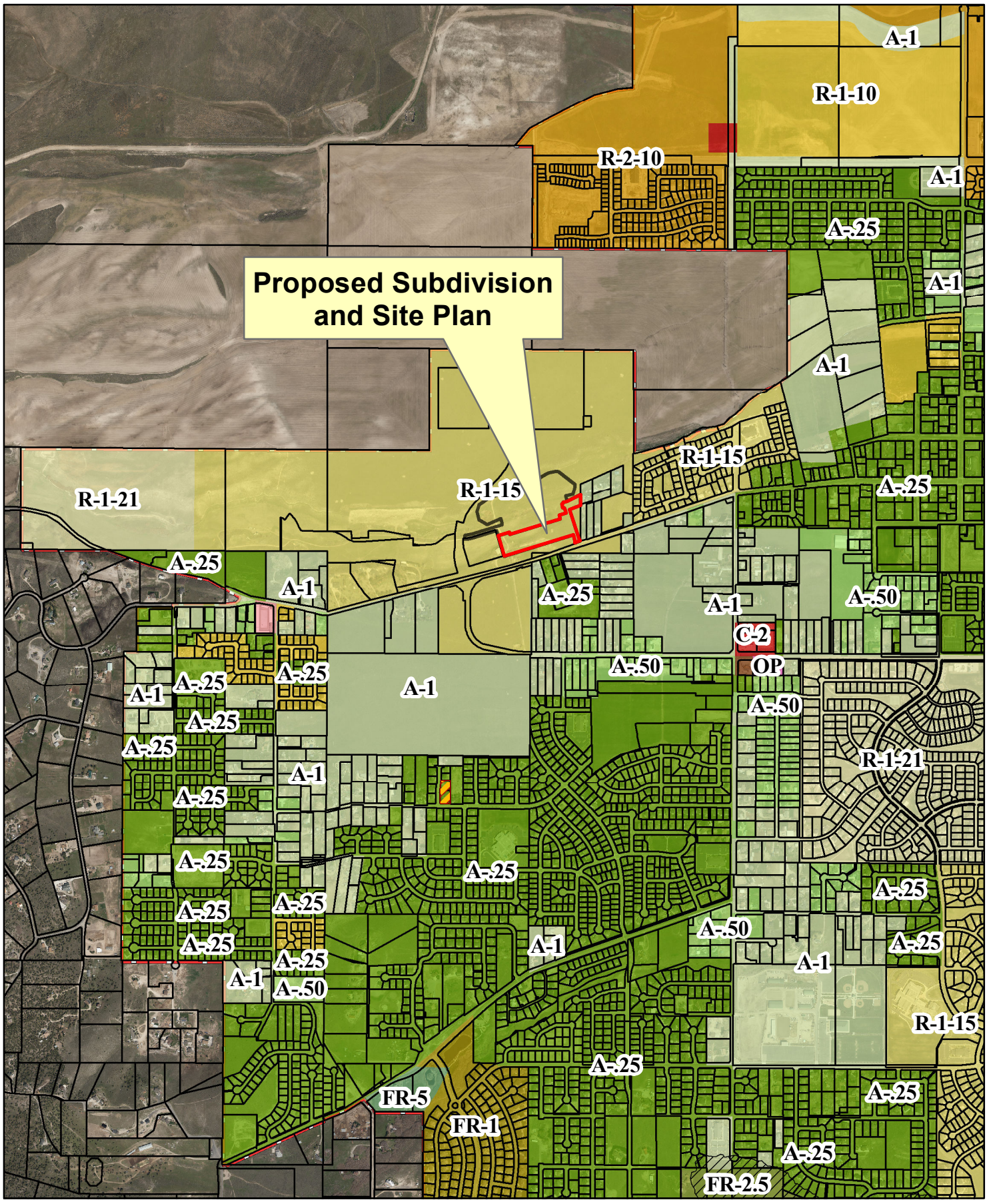
2. Meet with staff to review compliance with all requirements of the Master Development Agreement when each phase is submitted for final engineering review.
3. At least 20 percent of the planned unit development shall be preserved as permanent open space. At least one-half of the open space required 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.

Site Plan Requirements:

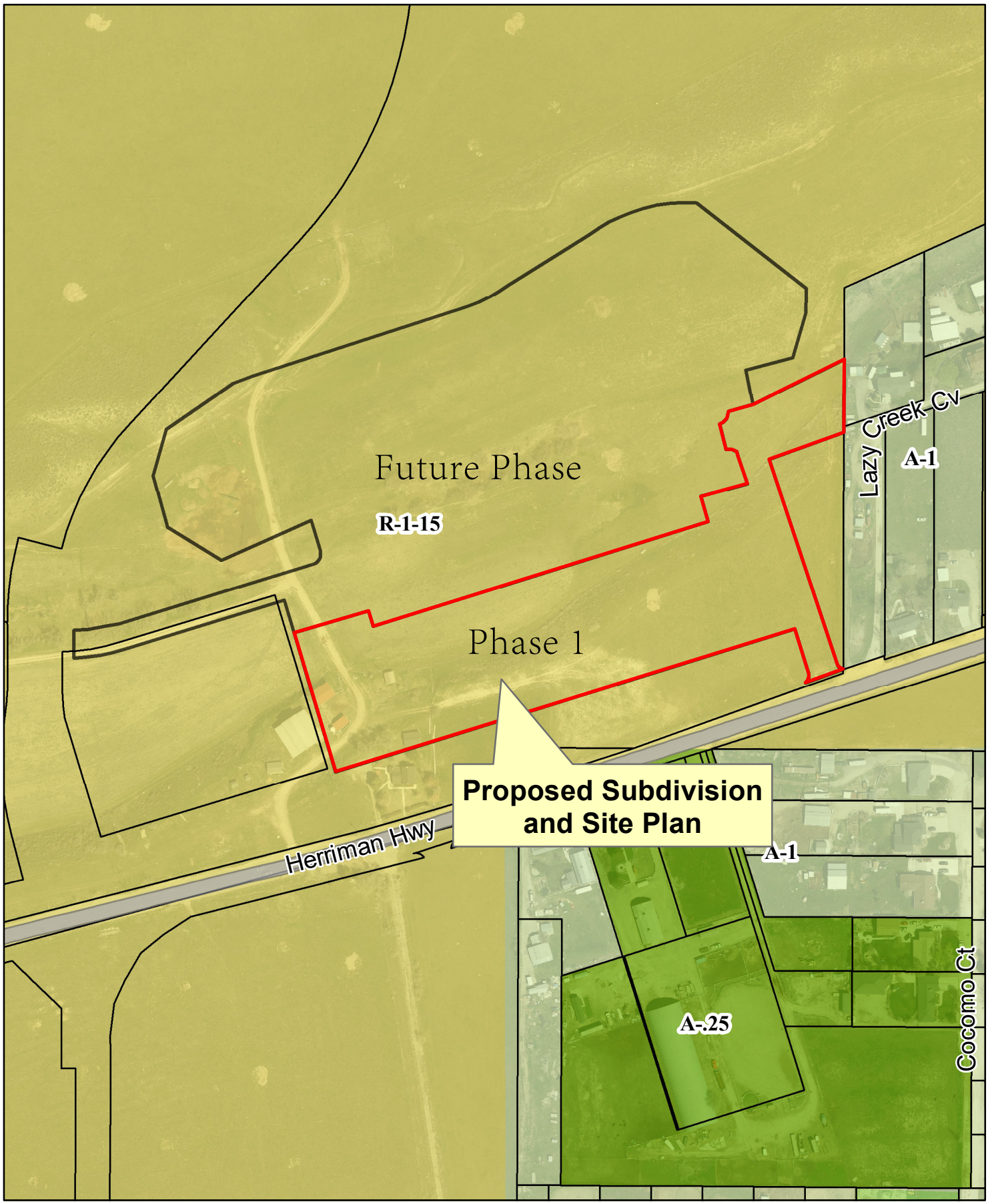
1. Receive and agree to the recommendations from other agencies, including those included in the Development Review Committee comments dated June 5, 2019.
2. Meet with staff to review compliance with all requirements of the Master Development Agreement when each phase is submitted for final engineering review.
3. All homes shall meet the design guidelines and the Herriman City single family design criteria.
4. All single family dwellings shall provide basements.
5. Setbacks shall be as follows:
   Front: 12' to living ; 24' to garage
   Rear: 15' to building; 10' to deck/covered patio
   Sides: 5' to any part of building
   Corners: 15'
6. 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 trail heads.
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.

Attachments

1. Vicinity Maps
2. Site Plans
3. Landscape Plans
4. Monument Sign & Landscape Plan
5. Community Meeting Attendance Sheet
6. Meeting Minutes and Comments Received
7. Elevations



Proposed Subdivision and Site Plan
File#'s: S2019-049 & P2019-050

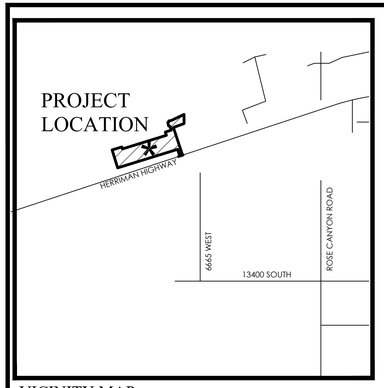


Proposed Subdivision and Site Plan
File#'s: S2019-049 & P2019-050

HIDDEN OAKS PHASE 1

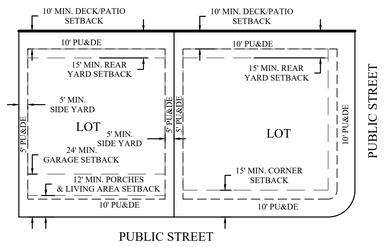
SUBDIVISION

LOCATED IN THE SE1/4 & SW 1/4 OF SECTION 34, T3S, R2w,
SALT LAKE BASE & MERIDIAN
HERRIMAN CITY, SALT LAKE COUNTY, UTAH



VICINITY MAP
N.T.S

GRAPHIC SCALE
60 0 30 60 120 240
(IN FEET)
1 inch = 60 ft.



TYPICAL BUILDING SETBACKS
N.T.S.

NOTES:

1. #5 REBAR AND CAP SET AT ALL REAR LOT CORNERS. PIN OR NAIL SET IN CURB AT EXTENSION OF SIDE LOT LINES IN LIEU OF SETTING THE FRONT LOT CORNER.

2. PARCEL A TO BE OWNED & MAINTAINED BY HERRIMAN CITY.

LEGEND

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

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

NORTH 1,278.26

373.57'

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

BASIS OF BEARING: S89°53'28"E (SECTION LINE) MEASURED: 2,654.04'

DOMINION ENERGY UTAH - NOTE:

Questar Gas Company dba Dominion Energy Utah hereby approves this plat solely for purpose of confirming that the plat contains public utility easements. Dominion Energy Utah may require additional easements in order to serve this development. This approval does not constitute abrogation or waiver of any other existing rights, obligations or liabilities including prescriptive rights and other rights, obligations or liabilities provided by law or equity. This approval does not constitute acceptance, approval or acknowledgment of any terms contained in the plat, including those set forth in the Owners Dedication and the Notes, and does not constitute a guarantee of particular terms of natural gas service. For further information please contact Dominion Energy Utah's Right-of-Way Department at 1-800-366-8532.

QUESTAR GAS COMPANY
dba DOMINION ENERGY UTAH

Approved this _____day of _____ , 20 ____

By- _____
Title - _____

TABULATIONS:

1. TOTAL PLAT ACREAGE: 6.68 AC
2. TOTAL LOT ACREAGE: 4.97 AC
3. TOTAL ACREAGE IN STREETS: 77,972.4 SF
4. TOTAL ACREAGE IN OPEN SPACE: .52 AC
5. AVERAGE LOT SIZE: .16 AC
6. NUMBER OF LOTS: 30
7. DENSITY: 4.49 UNITS/ACRE

HEALTH DEPARTMENT

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

DIRECTOR, SALT LAKE CO. HEALTH DEPARTMENT

COMCAST

APPROVED THIS ___ DAY OF _____
A.D. 20___ BY COMCAST

COMCAST

CENTURY LINK COMMUNICATIONS

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

CENTURY LINK COMMUNICATIONS

ROCKY MOUNTAIN POWER

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

ROCKY MOUNTAIN POWER

SOUTH VALLEY SEWER DISTRICT

APPROVED THIS ___ DAY OF _____
A.D. 20___BY S.V.S.D.

S.V.S.D.

DOMINION ENERGY

APPROVED THIS ___ DAY OF _____
A.D. 20___ BY DOMINION ENERGY

DOMINION ENERGY

CHECKED FOR ZONING

ZONE: _____ DATE:_____
AREA: _____ WIDTH: _____
NAME:_____

PLANNING COMMISSION

APPROVED THIS ___ DAY OF _____
A.D. 20___ BY HERRIMAN PLANNING COMMISSION

CHAIRMAN, HERRIMAN PLANNING COMMISSION

HERRIMAN CITY MUNICIPAL WATER

APPROVED THIS ___ DAY OF _____
A.D. 20___ BY HERRIMAN CITY MUNICIPAL WATER

HERRIMAN CITY

HERRIMAN CITY ENGINEER

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

DATE HERRIMAN CITY ENGINEER

APPROVAL AS TO FORM

APPROVED AS TO FORM THIS ___ DAY OF _____
A.D. 20___

HERRIMAN CITY ATTORNEY

HERRIMAN CITY

APPROVED THIS ___ DAY OF _____
A.D. 20___ BY HERRIMAN CITY.

ATTEST: RECORDER MAYOR

PREPARED BY

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

SURVEYOR'S CERTIFICATE

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

HIDDEN OAKS PHASE 1
SUBDIVISION

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

Spencer W. Llewelyn
Professional Land Surveyor
Certificate No. 10516507

Date

BOUNDARY DESCRIPTION

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

Beginning at a point located N89°53'28"W along the Section line 373.57 feet and North 1,278.26 feet from the South 1/4 Corner of Section 34, T4S, R2W, SLB&M; thence N17°11'18"W 284.00 feet; thence N72°48'42"E 153.00 feet; thence S17°11'18"E 31.00 feet; thence N72°48'42"E 696.29 feet; thence N18°17'27"W 50.52 feet; thence N71°42'33"E 95.00 feet; thence N18°17'27"W 13.90 feet; thence along the arc of a curve to the right with a radius of 826.50 feet a distance of 36.98 feet through a central angle of 02°33'49" Chord: N17°00'32"W 36.98 feet; to a point of reverse curvature; thence along the arc of a curve to the left having a radius of 20.00 feet a distance of 30.32 feet through a central angle of 86°51'04" Chord: N59°09'09"W 27.50 feet; thence N14°35'31"W 53.03 feet; thence Northeasterly along the arc of a non-tangent curve to the left having a radius of 20.00 feet (radius bears: N12°34'41"W) a distance of 31.64 feet through a central angle of 90°39'13" Chord: N32°05'42"E 28.45 feet; thence N76°46'06"E 43.00 feet; thence N64°15'08"E 209.05 feet to the Westerly line of COLTON SUBDIVISION, according to the Official Plat thereof recorded August 15, 1997 as Book 97-8P Page 248 in the Office of the Salt Lake County Recorder; thence South along said plat 139.04 feet; thence S69°31'41"W 171.66 feet; thence Southerly along the arc of a non-tangent curve to the left having a radius of 783.50 feet (radius bears: N72°42'19"E) a distance of 13.62 feet through a central angle of 00°59'46" Chord: S17°47'34"E 13.62 feet; thence S18°17'27"E 406.39 feet; thence along the arc of a curve to the left with a radius of 30.00 feet a distance of 22.01 feet through a central angle of 42°02'11" Chord: S39°18'32"E 21.52 feet; thence S71°29'00"W 70.64 feet; thence Northeasterly along the arc of a non-tangent curve to the left having a radius of 20.00 feet (radius bears: N18°31'00"W) a distance of 31.34 feet through a central angle of 89°46'27" Chord: N26°35'47"E 28.23 feet; thence N18°17'27"W 87.47 feet; thence S72°48'42"W 949.18 feet to the point of beginning.

Contains: 6.82 acres+/-

OWNER'S DEDICATION

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

HIDDEN OAKS PHASE 1
SUBDIVISION

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

IN WITNESS WHEREOF _____ HAVE HEREUNTO SET _____

HAND THIS ___ DAY OF _____ A.D. 20___

CHRISTOPHER P. GAMVROULAS, PRESIDENT

IVORY DEVELOPMENT, LLC

LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF UTAH
S.S.
COUNTY OF _____

ON THE ___ DAY OF _____ A.D. 20___ PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AN FOR THE COUNTY OF SALT LAKE, IN SAID STATE OF UTAH, CHRISTOPHER P. GAMVROULAS, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE IS THE PRESIDENT OF IVORY DEVELOPMENT LLC, A UTAH LLC AND THAT HE SIGNED THE OWNERS DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.

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

MY COMMISSION No._____ _____
PRINTED FULL NAME OF NOTARY

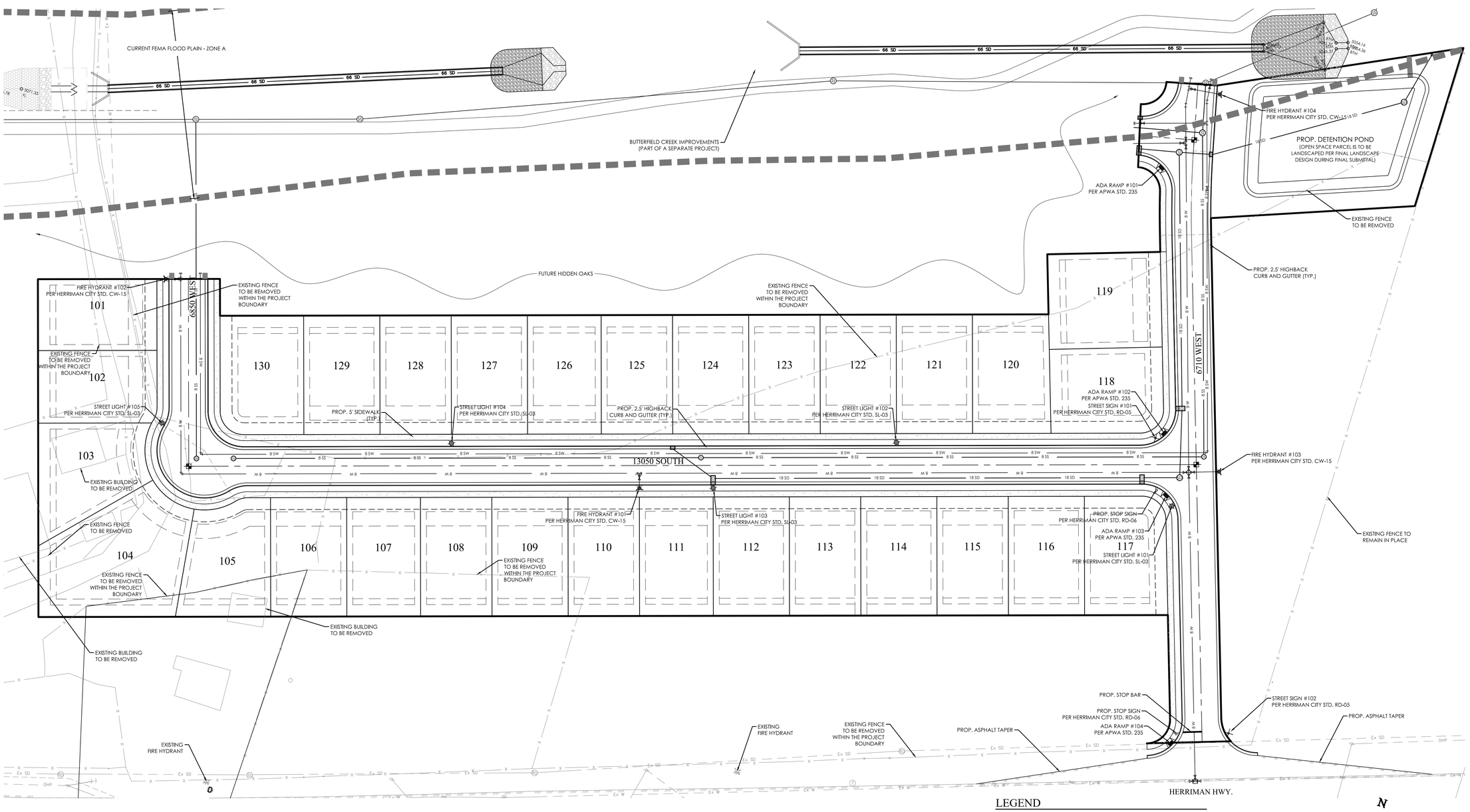
HIDDEN OAKS PHASE 1
SUBDIVISION
LOCATED IN THE SE1/4 &SW1/4 OF SECTION 34, T3S, R2W,
SALT LAKE BASE & MERIDIAN
HERRIMAN CITY, SALT LAKE COUNTY, UTAH

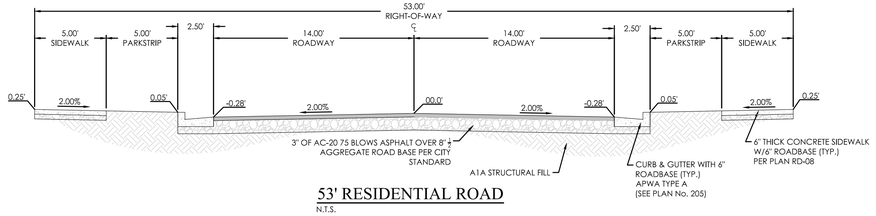
RECORDED # _____
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF:

DATE:_____ TIME:_____ BOOK:_____ PAGE:_____

$_____ _____
FEE SALT LAKE COUNTY RECORDER

Z:_2019\19-0066 Hidden Oaks Phase 1\design 19-0066\dwg\sheets\C2 - FINAL PLAT.dwg





53' RESIDENTIAL ROAD

N.T.S.

NOTE:

LANDSCAPING/TREE PLANTING PLAN WILL BE COMPLETED AT THE TIME OF FINAL DESIGN.

LEGEND

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

N

S

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

BENCHMARK

SE CORNER OF SECTION 34
TOWNSHIP 3 SOUTH, RANGE 2 WEST
SALT LAKE BASE AND MERIDIAN
PROJECT ELEV: 5187.93
COUNTY ELEV: 5187.36
DATUM: NAVD

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

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

HIDDEN OAKS PHASE 1 POD 4

HERRIMAN CITY

SITE PLAN

REVISION BLOCK

#	DATE	DESCRIPTION
1	----	----
2	----	----
3	----	----
4	----	----
5	----	----
6	----	----

SITE PLAN

Scale:	1"=40'	Drawn:	CSA
Date:	05/10/19	Job #:	19-0066
Sheet:	C3		

Z:_2019\19-0066 Hidden Oaks Phase 1\design 19-0066\dwg\sheets\C3 - SITE PLAN.dwg

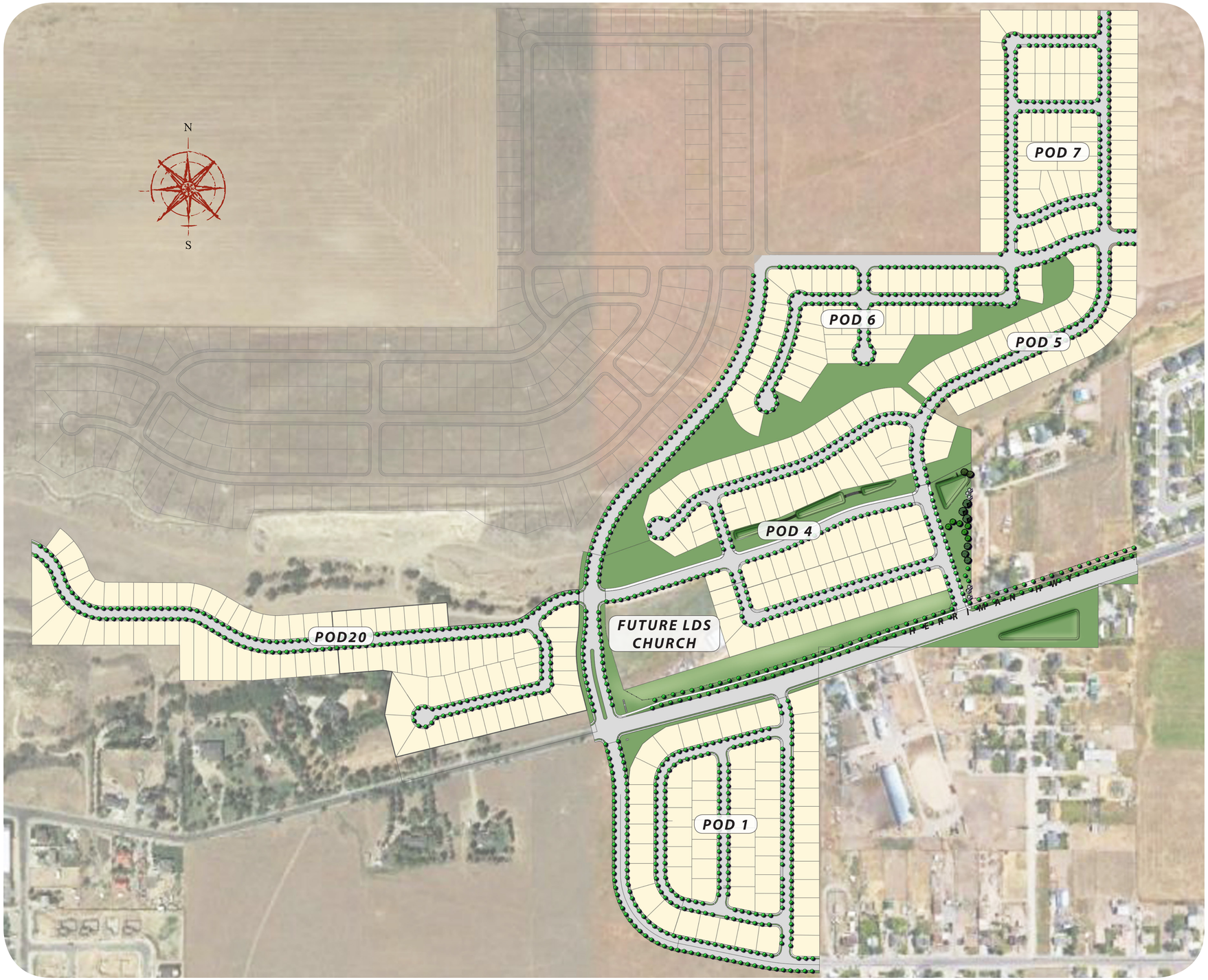


HIDDEN OAKS *phase 1*

HERRIMAN, SALT LAKE COUNTY
05/13/19

19-0066

FOCUS ENGINEERING AND SURVEYING, LLC



HIDDEN OAKS *overall map*

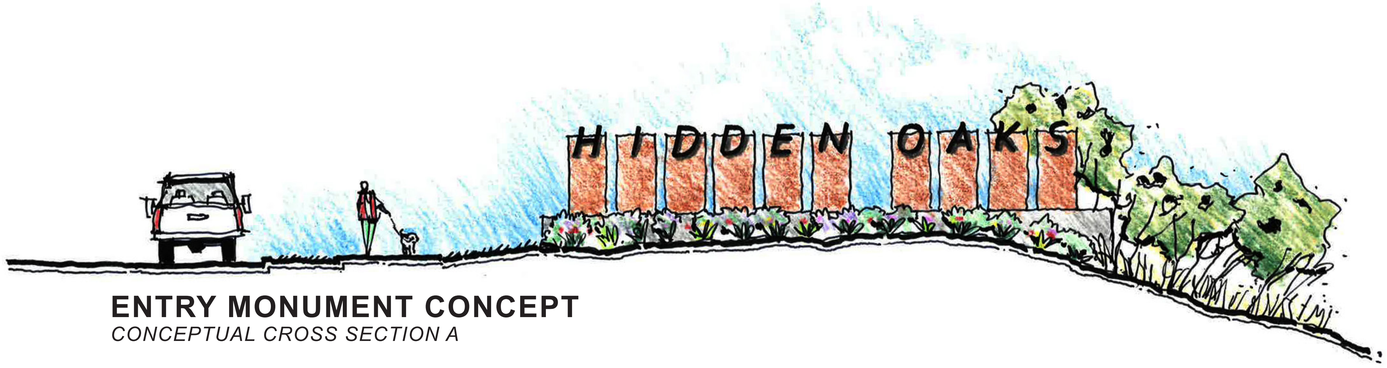
HERRIMAN, SALT LAKE COUNTY
07/09/19

19-0219

IVORYHOMES

Perry Homes Utah

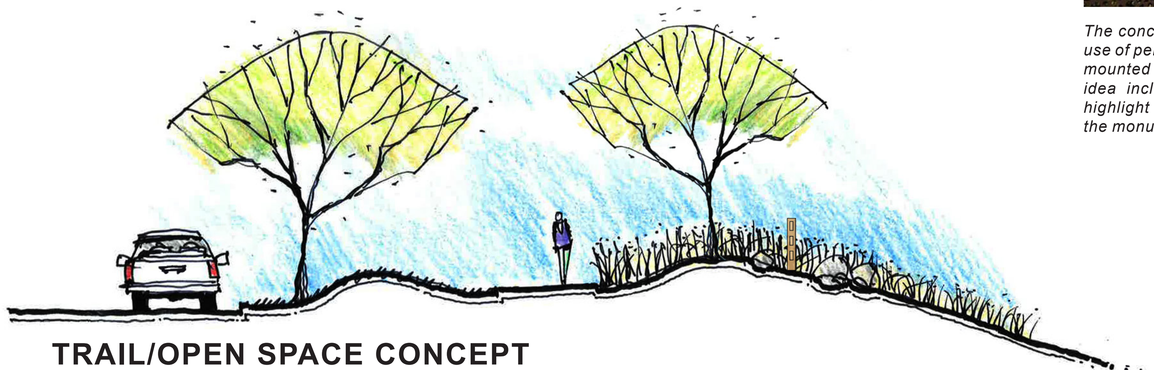
FOCUS ENGINEERING AND SURVEYING, LLC



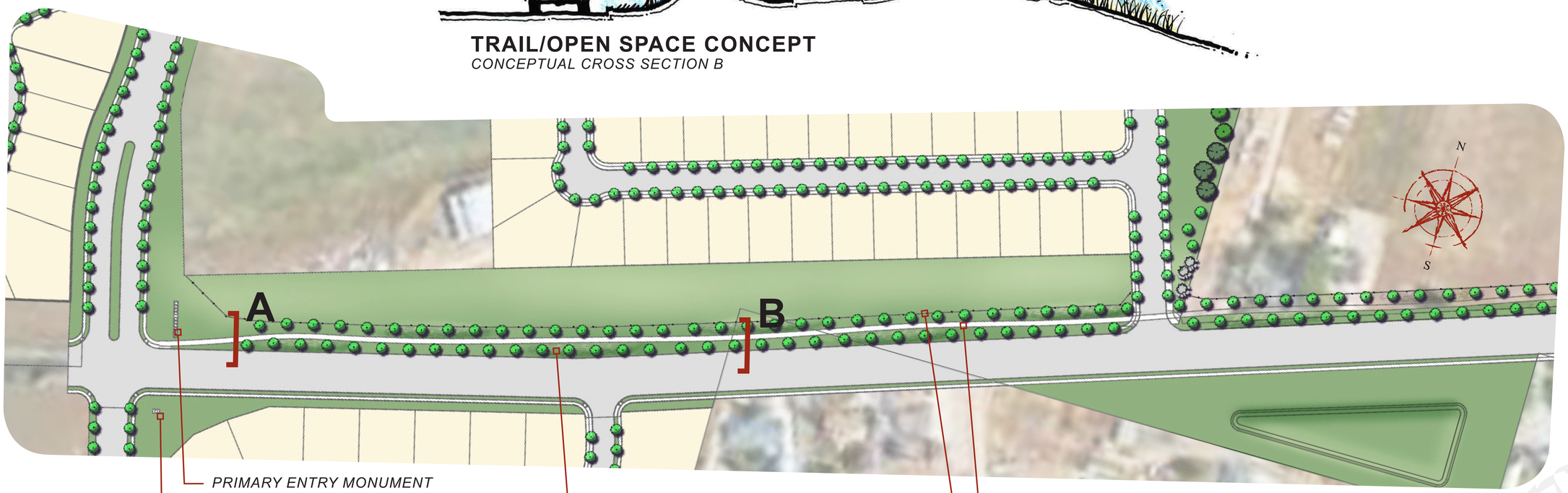
ENTRY MONUMENT CONCEPT
CONCEPTUAL CROSS SECTION A



The concept for the entry monument envisions the use of perforated steel boxes as a base, with letters mounted to them, similar to the image above. The idea includes lighting the boxes from within to highlight the cut pattern at night and surrounding the monument with an attractive landscape design.



TRAIL/OPEN SPACE CONCEPT
CONCEPTUAL CROSS SECTION B



HIDDEN OAKS *conceptual monument & backbone plan*

HERRIMAN, SALT LAKE COUNTY
07/09/19

19-0194

IVORYHOMES

Perry Homes Utah

FOCUS ENGINEERING AND SURVEYING, LLC

Community Outreach
Neighborhood Meeting

Proposed Development

SIGN IN SHEET

TIME: 6:30 p.m. Tuesday, July 9, 2019

	Name:	Email address:
1	Beth Peck	beth@prorecyclinggroup.com
2	SmoKey Peck	SMOKEY60@PRORECYCLINGGROUP.COM
3	Harry Bakeson	LRO&BlackJack@Gmail.com
4	Glen & Judy Dansie	GLEN.DANSIE@GMAIL.COM
5	Melanie & Doug Chivers	melanie.chivers@gmail.com
6	Douglas Chivers.	douglas.chivers@gmail.com
7	Boyd & Claudia Dansie	dansicfamily@yahoo.com
8	Aaron & Katie Robinson	katiesfarmlife@gmail.com
9	Roy D Braegger	roydeebraegger@gmail.com
10		
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Community Outreach
Neighborhood Meeting

Date: Tuesday, July 9, 2019
Developer/Applicant: Ivory Homes , Brad Mackay, Project manager
Community #: 3
Community Facilitator: David Hale
# of Mailed Notices:
 # Attendees: 12

Brad Mackay describes the various phases of the overall development, describing the map.

Flooding? - Engineering review completed already ✓ approved by FEMA and others. Channels will be created to handle the flow of water.

Cement wall on East side of development?

- Yes on North side of Main.

Don't know about South side of Main

Ivory will need to work with the Pecks about the cement wall and retaining dirt, etc. along the stream channel

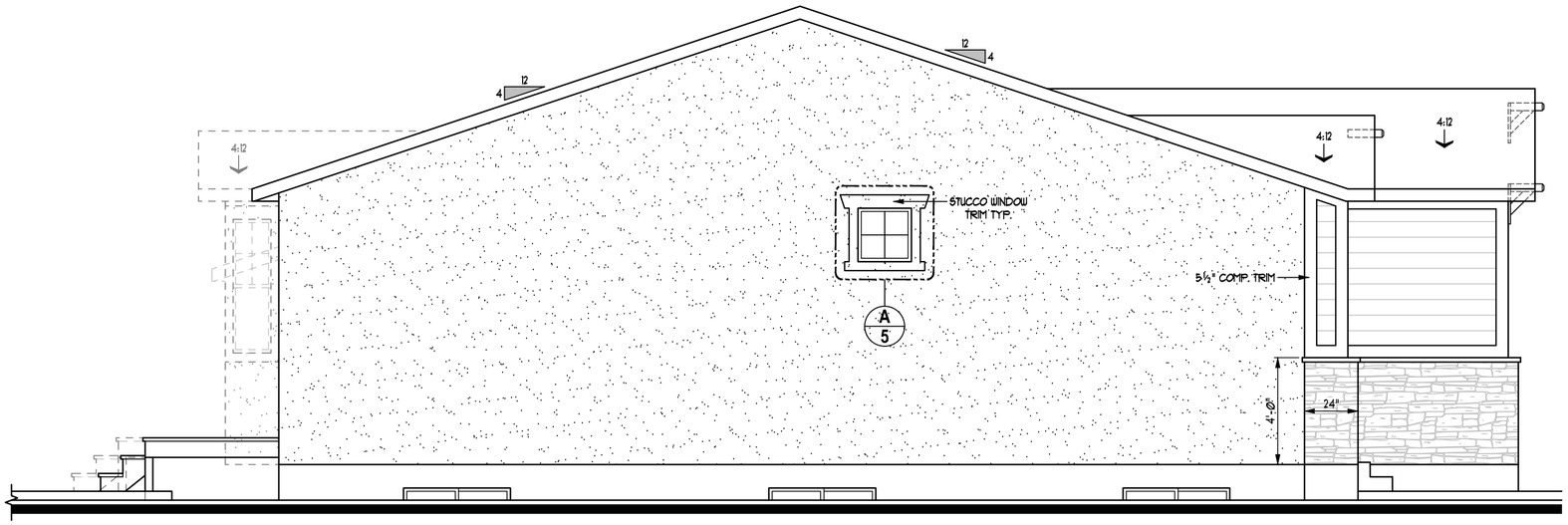
City will maintain the open spaces, except for HOA section.

Ivory will control the dust during construction

Contaminated soil will be moved elsewhere (near Kennecot).

- property owners will be able to grow gardens.

A few owners along the road still need to be contacted about purchasing a portion of their ~~roads~~ property along Main Street.

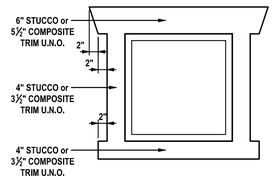


LEFT SIDE ELEVATION

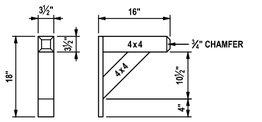
SCALE: ¼"=1'-0"

FRONT ELEVATION

SCALE: ¼"=1'-0"

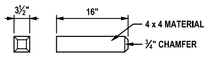


A Typical Window Trim
Scale: 1/2" = 1'-0"



PAINTED (SEE COLOR PACKAGE)

B Outlooker Detail (4 x 4)
Scale: 1/2" = 1'-0"



PAINTED (SEE COLOR PACKAGE)

C Corble Detail (4 x 4)
Scale: 1/2" = 1'-0"

IVORY COLLECTION
978 Woodoak Lane
Salt Lake City, Utah 84117
801-747-7000
www.ValueIsIt.com

REVISIONS 05-1225EL1 - (Syracuse).dwg 5/29/18 4:49 PM

KEYNOTES

"Syracuse" Exterior

! NOTE !
ALL MATERIALS & TRIM NOTED ON FRONT ELEVATION TO BE TYPICAL THROUGHOUT (UNLESS NOTED OR SHOWN OTHERWISE)

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1225
"Craftsman"
(Base Plan)
"Collection Plus"

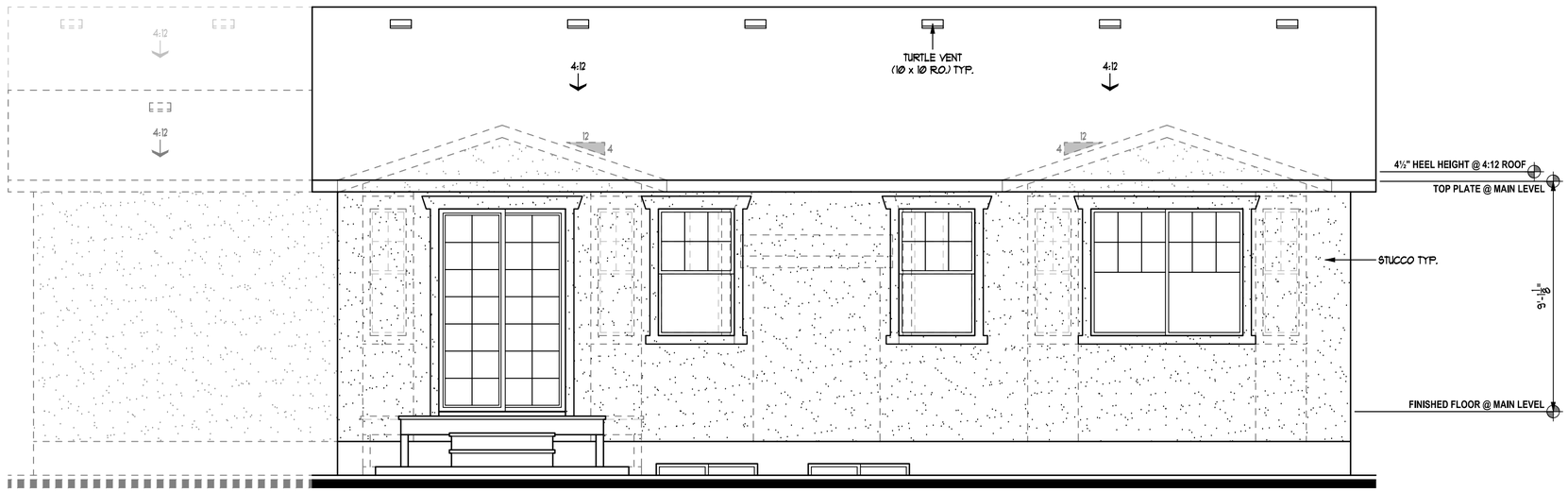
MAIN LEVEL	1226	Date Created	May 2018
FIN. BASEMENT	14	Scale	NOTED
TOTAL FINISHED	1240	Drawn	CAD
UNFIN. BASEMENT	1221	Job	Base Plan
COLD STORAGE	0	Sheet	5
TOTAL UNFIN.	1221	of	10 Sheets
TOTAL	2461		
GARAGE	472		



RIGHT SIDE ELEVATION

SCALE: ¼"=1'-Ø"

Attic Ventilation Requirements							
Location	Main Roof		3-Car		Extended 3-Car	
Enclosed Attic Area (A)	1718.00	SF	232.00	SF	468.00	SF
Net Free Ventilating Area Required (A/300)	5.73	SF	0.77	SF	1.56	SF
Area of soffit ventilation (50% max. of total need)	2.86	SF	0.39	SF	0.78	SF
Linear feet of soffit required	105.74	LF	14.28	LF	28.80	LF
Ventilation provided by roof vents	2.86	SF	0.38	SF	0.78	SF
Ventilation provided by each vent	0.35	SF	0.35	SF	0.35	SF
Total Number of Roof Vents Required	**8**		**1**		**2**	
* Roof Louvers to be LOMANCO (Model 750-G) = 0.347 Sq. Ft. Each * Soffit vents = .02708 sq. ft. per linear foot of soffit			Optional		Optional	



REAR ELEVATION

SCALE: ¼"=1'-Ø"

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REVISIONS 06-1225EL2 - (Syracuse).dwg 7/25/18 3:08 PM

KEYNOTES

"Syracuse" Exterior

! NOTE !

ALL MATERIALS & TRIM NOTED ON FRONT ELEVATION TO BE TYPICAL THROUGHOUT (UNLESS NOTED OR SHOWN OTHERWISE)

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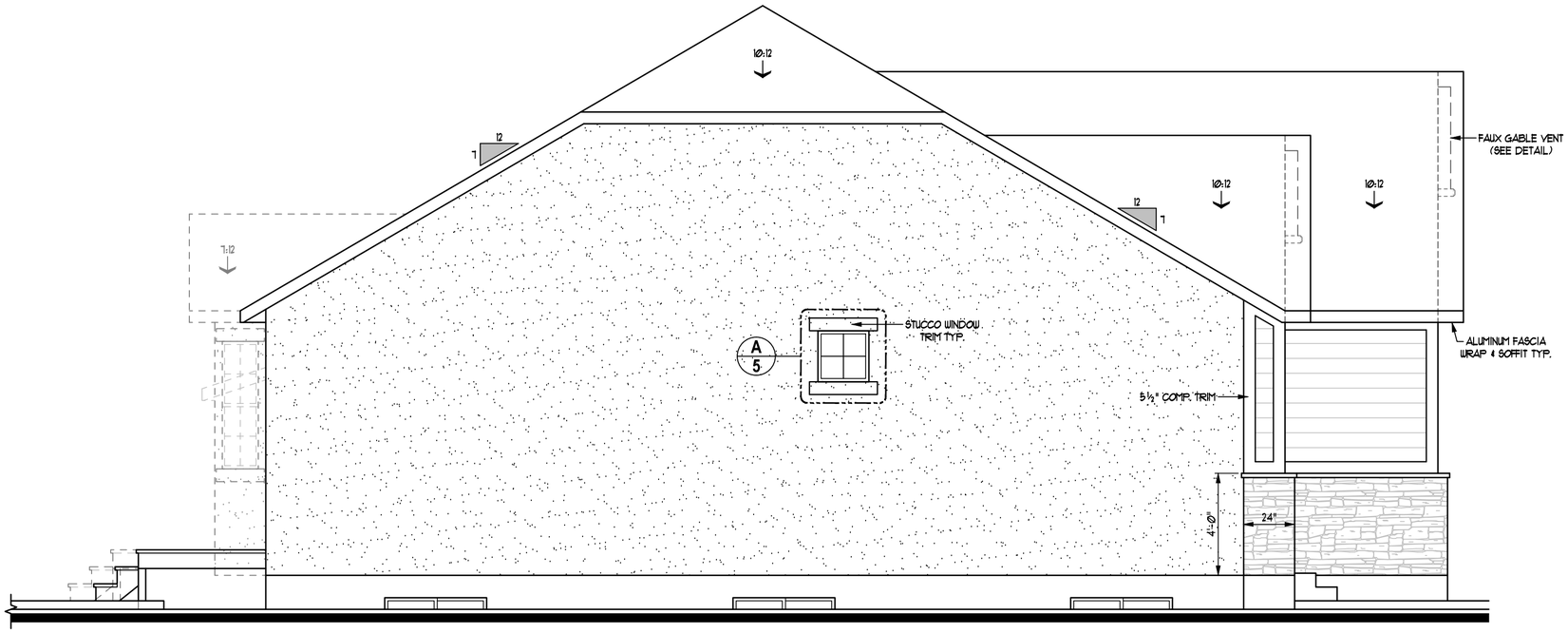
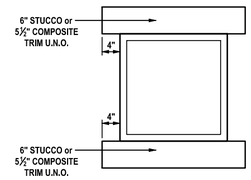
1225
"Craftsman"
(Base Plan)
"Collection Plus"

MAIN LEVEL	1226	Date Created	Jun 2018
FIN. BASEMENT	14	Scale	NOTED
TOTAL FINISHED	1240	Drawn	CAD
UNFIN. BASEMENT	1221	Job	Base Plan
COLD STORAGE	0		
TOTAL UNFIN.	1221	Sheet	6
TOTAL	2461	of	10 Sheets
GARAGE	472		

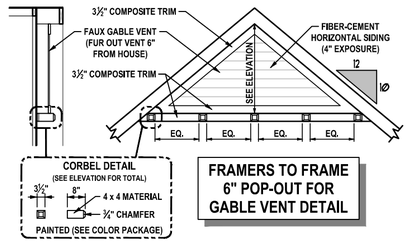


LEFT SIDE ELEVATION

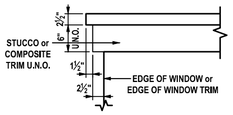
SCALE: ¼"=1'-0"



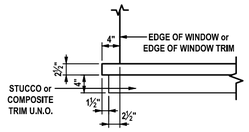
A Typical Window Trim
Scale: 1/2" = 1'-0"



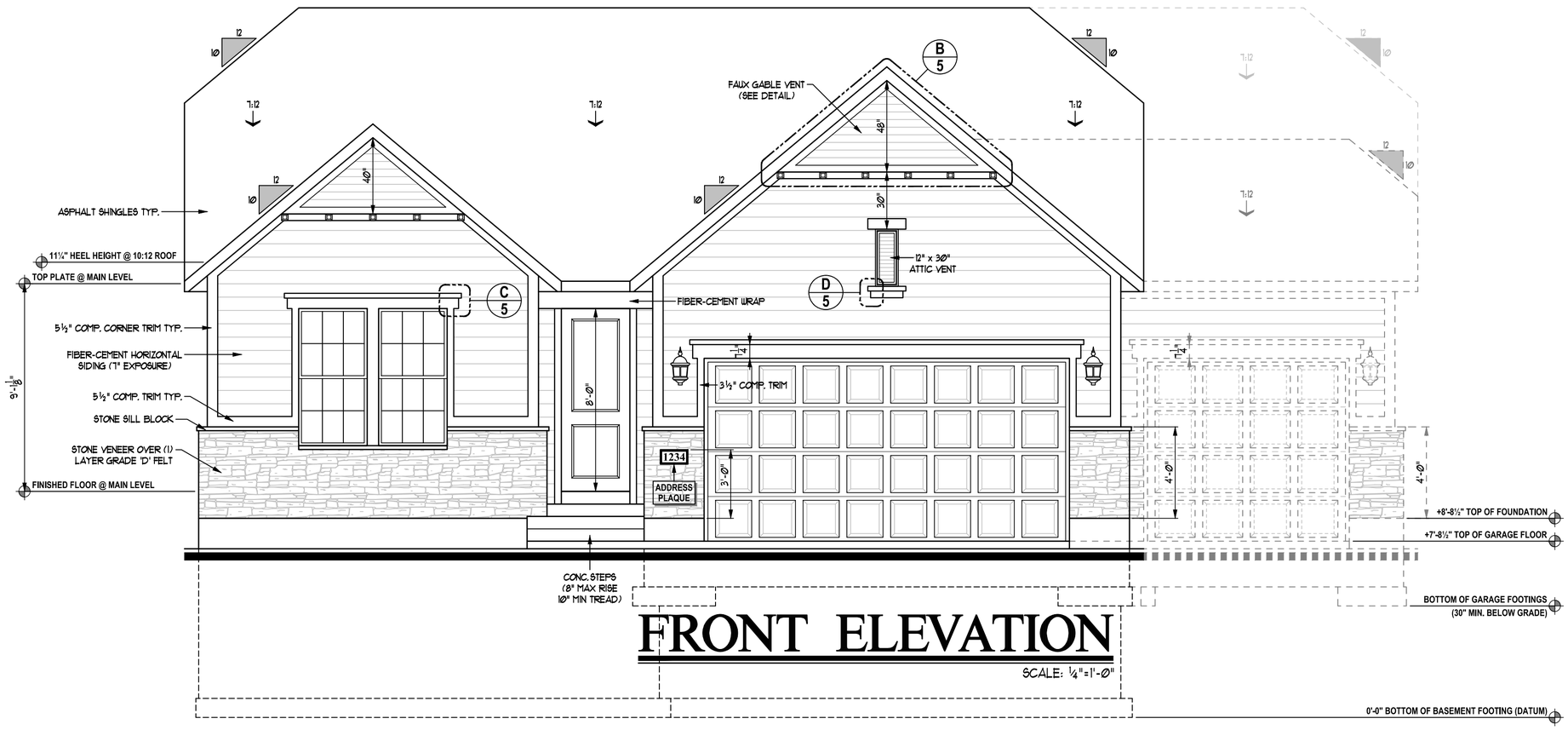
B Faux Gable Vent
Scale: 1/4" = 1'-0"



C Double Header Trim
Scale: 1/2" = 1'-0"



D Double Sill Trim
Scale: 1/2" = 1'-0"



FRONT ELEVATION

SCALE: ¼"=1'-0"

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REVISIONS 05-1225EL1 - (Syracuse).dwg 9/29/18 4:49 PM

KEYNOTES

"Syracuse" Exterior

! NOTE !
ALL MATERIALS & TRIM NOTED ON FRONT ELEVATION TO BE TYPICAL THROUGHOUT (UNLESS NOTED OR SHOWN OTHERWISE)

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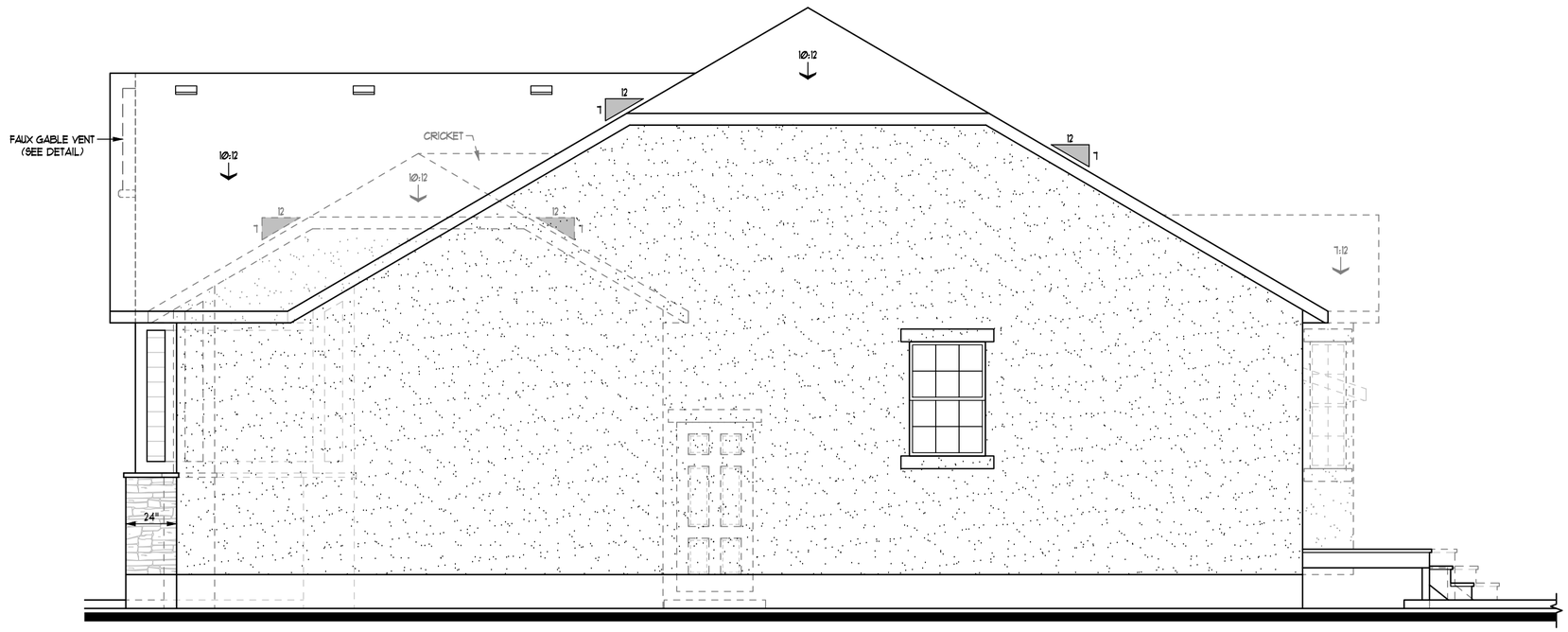
1225
"Traditional"
(Base Plan)
"Collection Plus"

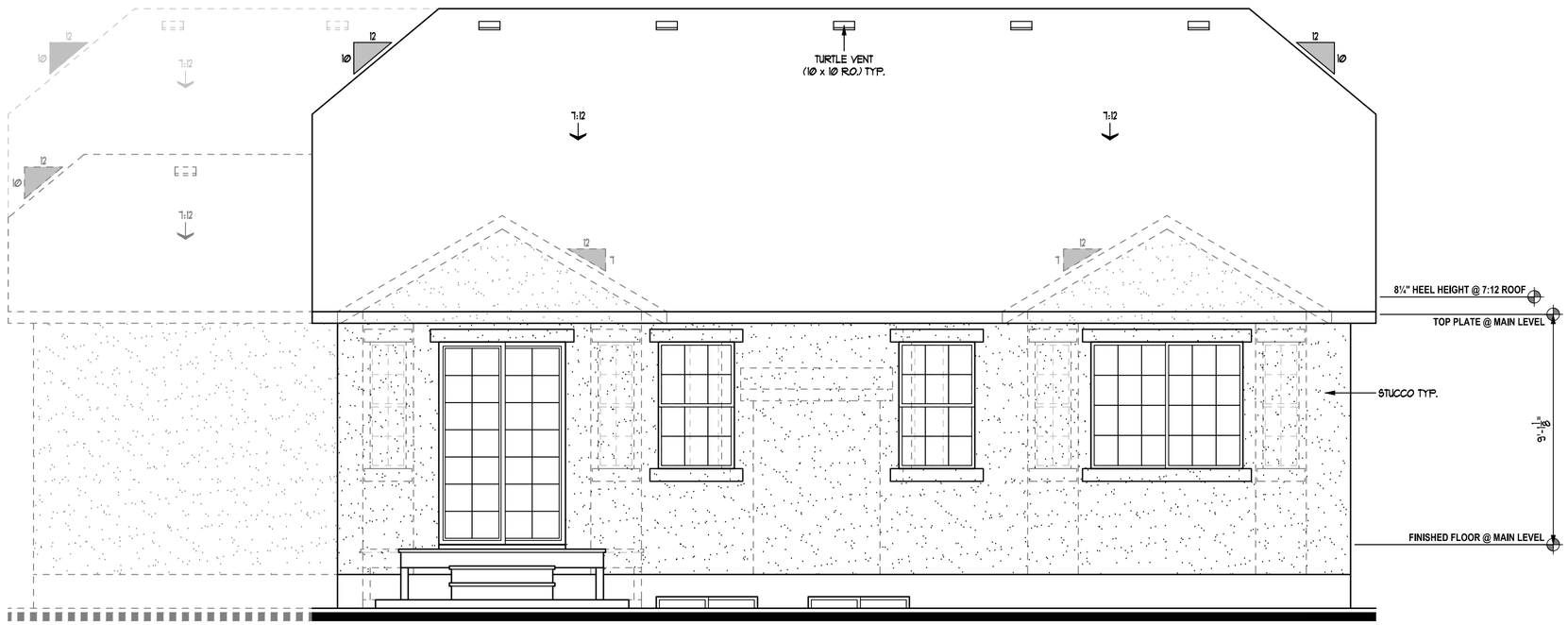
MAIN LEVEL	1226	Date Created	May 2018
FIN. BASEMENT	14	Scale	NOTED
TOTAL FINISHED	1240	Drawn	CAD
UNFIN. BASEMENT	1215	Job	Base Plan
COLD STORAGE	0	Sheet	5
TOTAL UNFIN.	1215	of	10 Sheets
TOTAL	2455		
GARAGE	472		



RIGHT SIDE ELEVATION

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

Attic Ventilation Requirements						
Location	Main Roof		3-Car		Extended 3-Car	
Enclosed Attic Area (A)	1718.00	SF	232.00	SF	468.00	SF
Net Free Ventilating Area Required (A/300)	5.73	SF	0.77	SF	1.56	SF
Area of soffit ventilation (50% max. of total need)	2.86	SF	0.39	SF	0.78	SF
Linear feet of soffit required	105.74	LF	14.28	LF	28.60	LF
Ventilation provided by roof vents	2.86	SF	0.39	SF	0.78	SF
Ventilation provided by each vent	0.35	SF	0.35	SF	0.35	SF
Total Number of Roof Vents Required	8		1		2	
* Roof Louvers to be LOMANCO (Model 750Sq = 0.347 Sq Ft Each * Soffit vents = 02708 sq. ft. per lineal foot of soffit			Optional		Optional	



REAR ELEVATION

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

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REVISIONS 06-1225EL2 - (Syracuse).dwg 6/25/18 3:11 PM

KEYNOTES

"Syracuse" Exterior

! NOTE !

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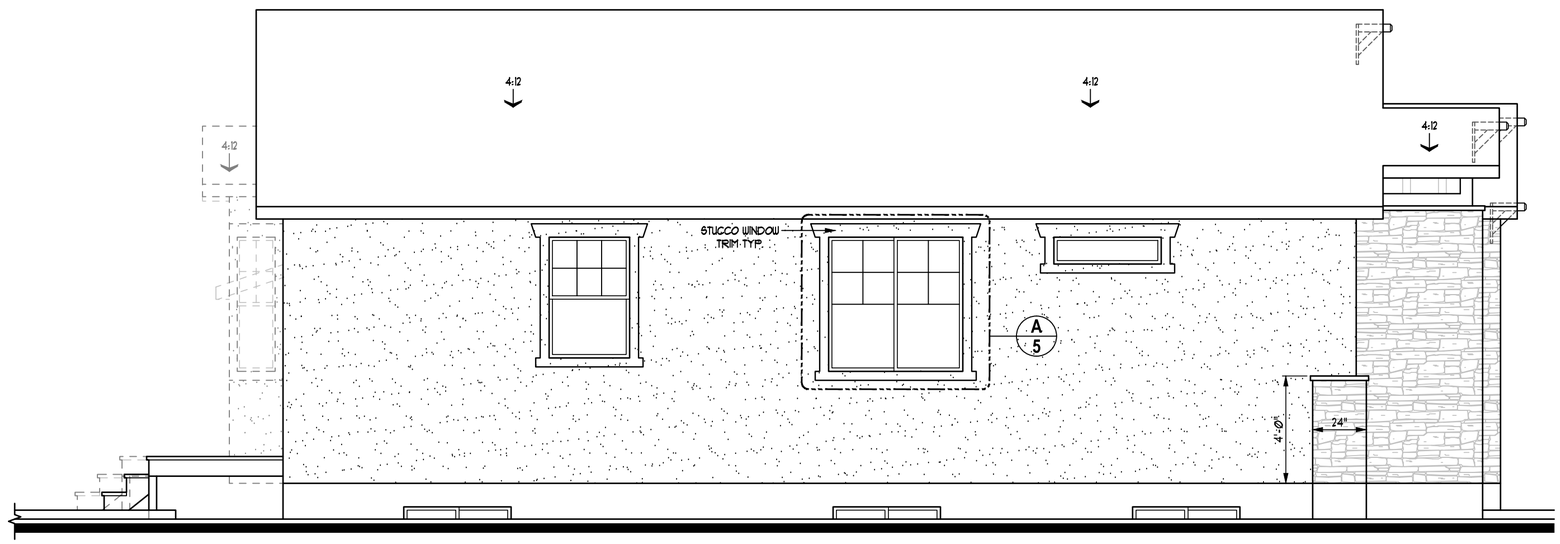
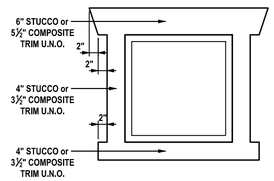
1225
"Traditional"
(Base Plan)
"Collection Plus"

MAIN LEVEL	1226	Date Created	Jun 2018
FIN. BASEMENT	14	Scale	NOTED
TOTAL FINISHED	1240	Drawn	CAD
UNFIN. BASEMENT	1215	Job	Base Plan
COLD STORAGE	0	Sheet	6
TOTAL UNFIN.	1215	of	10 Sheets
TOTAL	2455		
GARAGE	472		

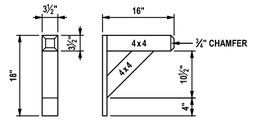


LEFT SIDE ELEVATION

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

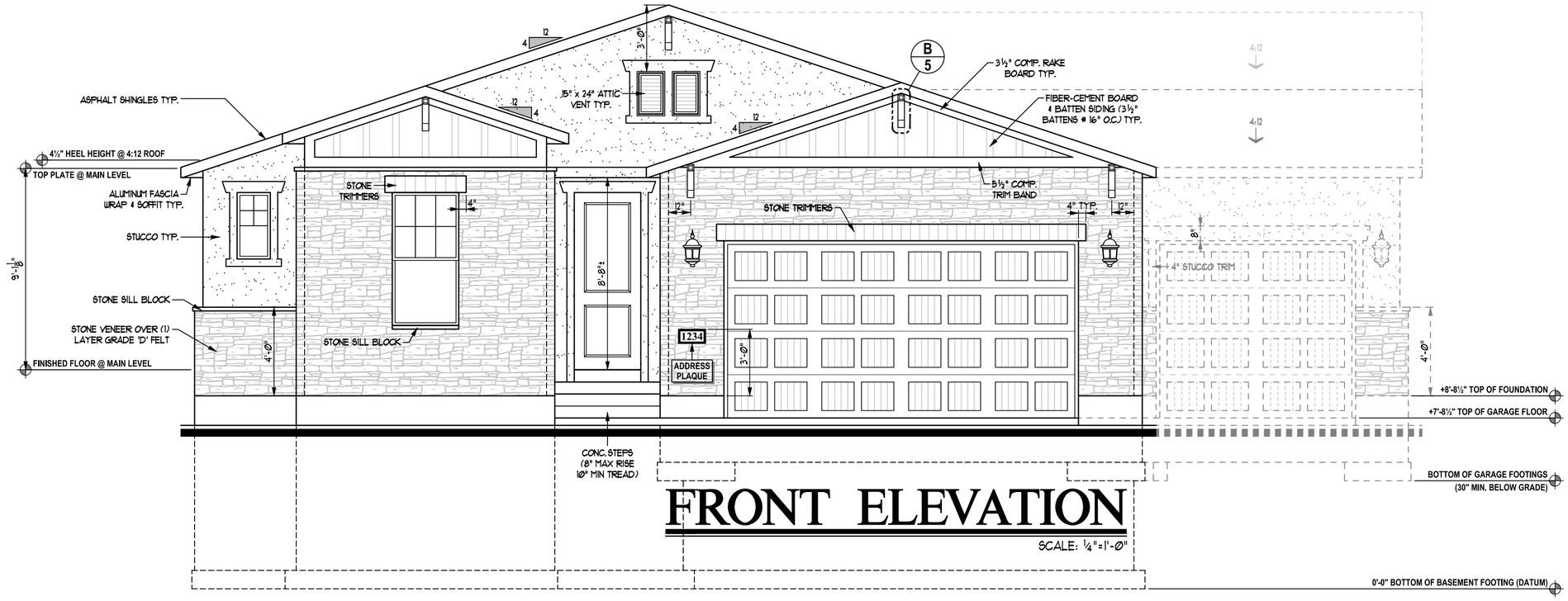


A Typical Window Trim
Scale: 1/2" = 1'-0"



PAINTED (SEE COLOR PACKAGE)

B Outlooker Detail (4 x 4)
Scale: 1/2" = 1'-0"



FRONT ELEVATION

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

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REVISIONS 05-1350EL1 - (Syracuse).dwg 06/01/18 11:13 AM

KEYNOTES

"Syracuse" Exterior

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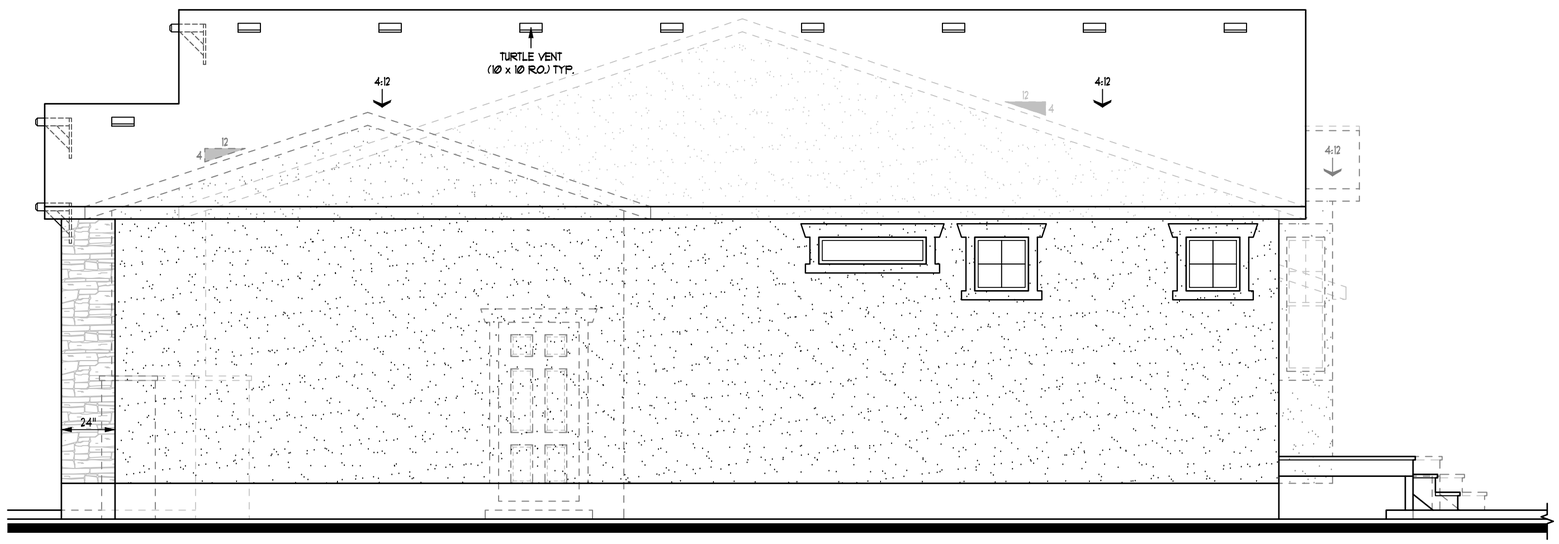
1350
"Craftsman"
(Base Plan)
"Collection Plus"

MAIN LEVEL	1382	Date Created	Jun 2018
FIN. BASEMENT	23	Scale	NOTED
TOTAL FINISHED	1405	Drawn	CAD
UNFIN. BASEMENT	1378	Job	Base Plan
COLD STORAGE	29	Sheet	5
TOTAL UNFIN.	1407	of	10 Sheets
TOTAL	2812		
GARAGE	423		



RIGHT SIDE ELEVATION

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

Attic Ventilation Requirements				Extended	
Location	Main Roof		3-Car		3-Car	
Enclosed Attic Area (A)	1833.00	SF	228.00	SF	480.00	SF
Net Free Ventilating Area Required (A/300)	**6.11**	**SF**	**0.76**	**SF**	**1.60**	**SF**
Area of soffit ventilation (50% max. of total need)	3.06	SF	0.38	SF	0.80	SF
Linear feet of soffit required	112.81	LF	14.09	LF	29.54	LF
Ventilation provided by roof vents	3.06	SF	0.38	SF	0.80	SF
Ventilation provided by each vent	0.35	SF	0.35	SF	0.35	SF
Total Number of Roof Vents Required	**9**		**1**		**2**	
* Roof Louvers to be LOMANCO (Model 750-S) = 0.347 Sq. Ft. Each * Soffit Vents = 02708 sq. ft. per linear foot of soffit			**Optional**		**Optional**	



REAR ELEVATION

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

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REVISIONS 06-1350EL2 - (Syracuse).dwg 5/25/18 4:30 PM

KEYNOTES

"Syracuse" Exterior

! NOTE !

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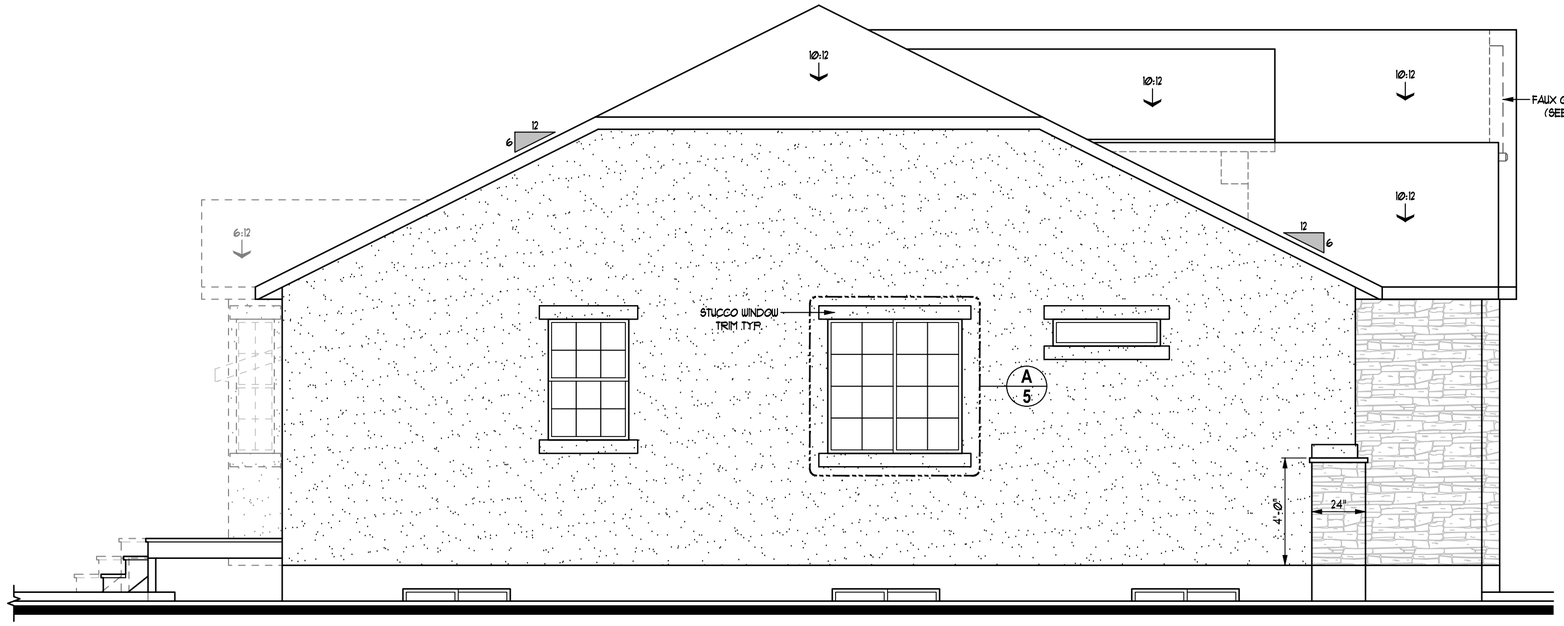
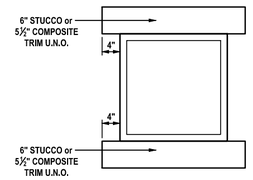
1350
"Craftsman"
(Base Plan)
"Collection Plus"

MAIN LEVEL	1382	Date Created	Jun 2018
FIN. BASEMENT	23	Scale	NOTED
TOTAL FINISHED	1405	Drawn	CAD
UNFIN. BASEMENT	1378	Job	Base Plan
COLD STORAGE	29		
TOTAL UNFIN.	1407	Sheet	6
TOTAL	2812	of	10 Sheets
GARAGE	423		

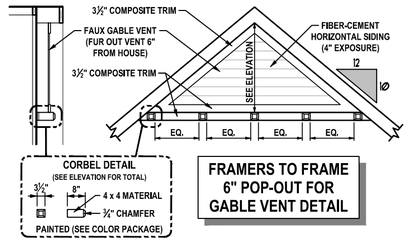


LEFT SIDE ELEVATION

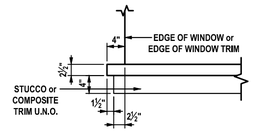
SCALE: 1/4"=1'-0"



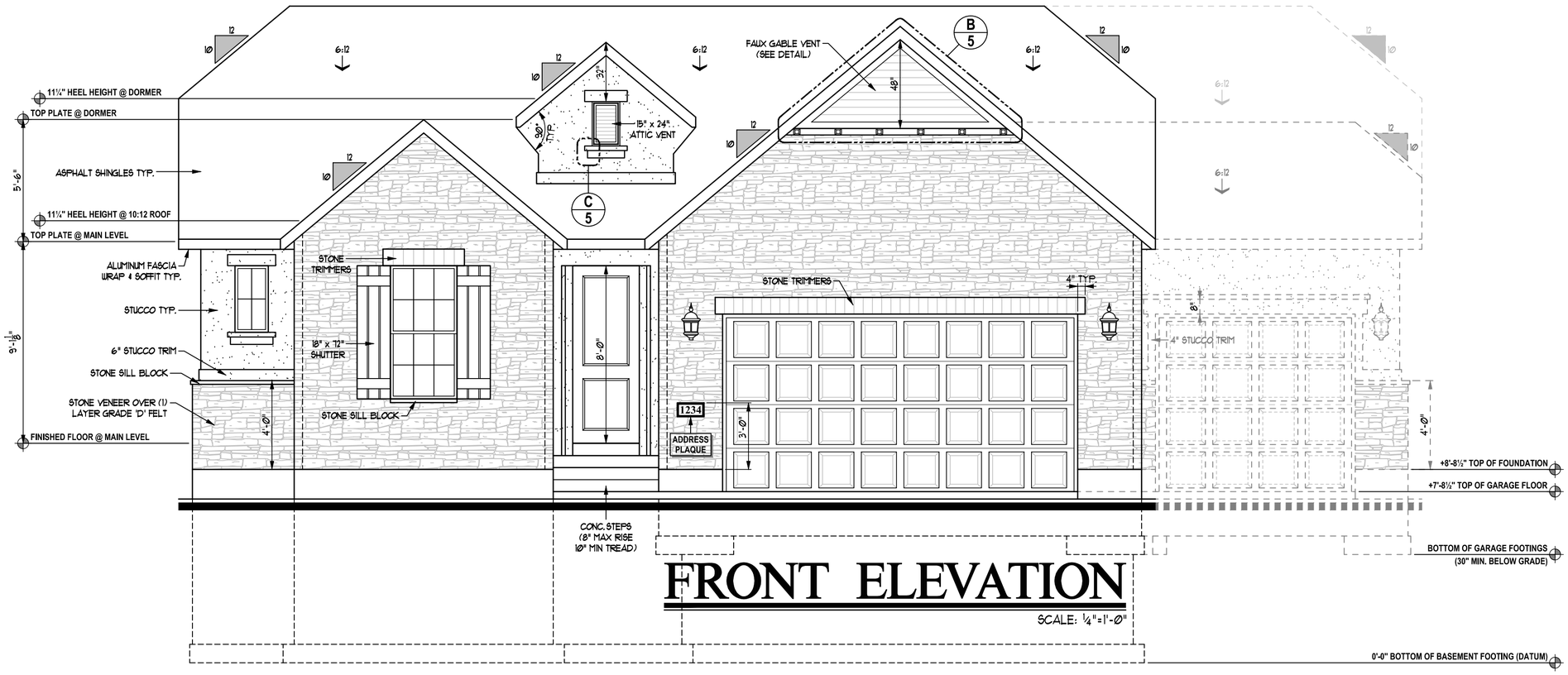
A Typical Window Trim
Scale: 1/2" = 1'-0"



B Faux Gable Vent
Scale: 1/4" = 1'-0"



C Double Sill Trim
Scale: 1/2" = 1'-0"



FRONT ELEVATION

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

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KEYNOTES

"Syracuse" Exterior

! NOTE !
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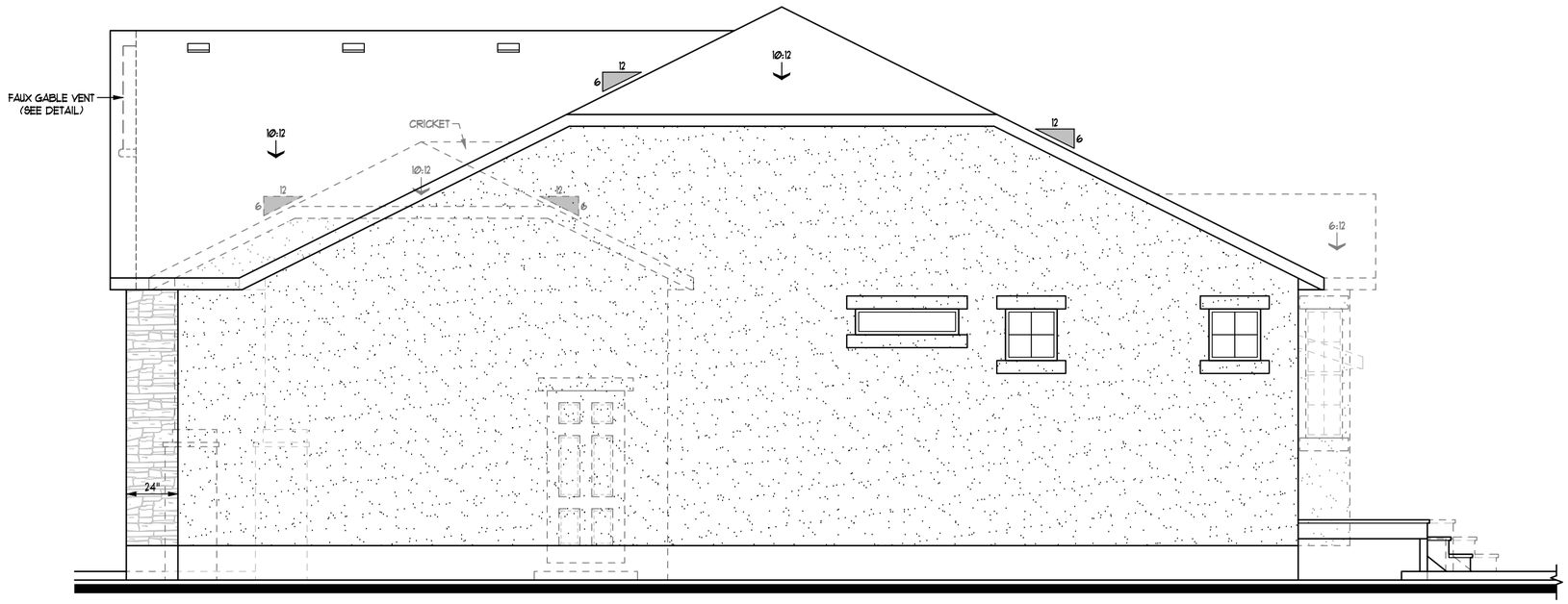
1350
"Traditional"
(Base Plan)
"Collection Plus"

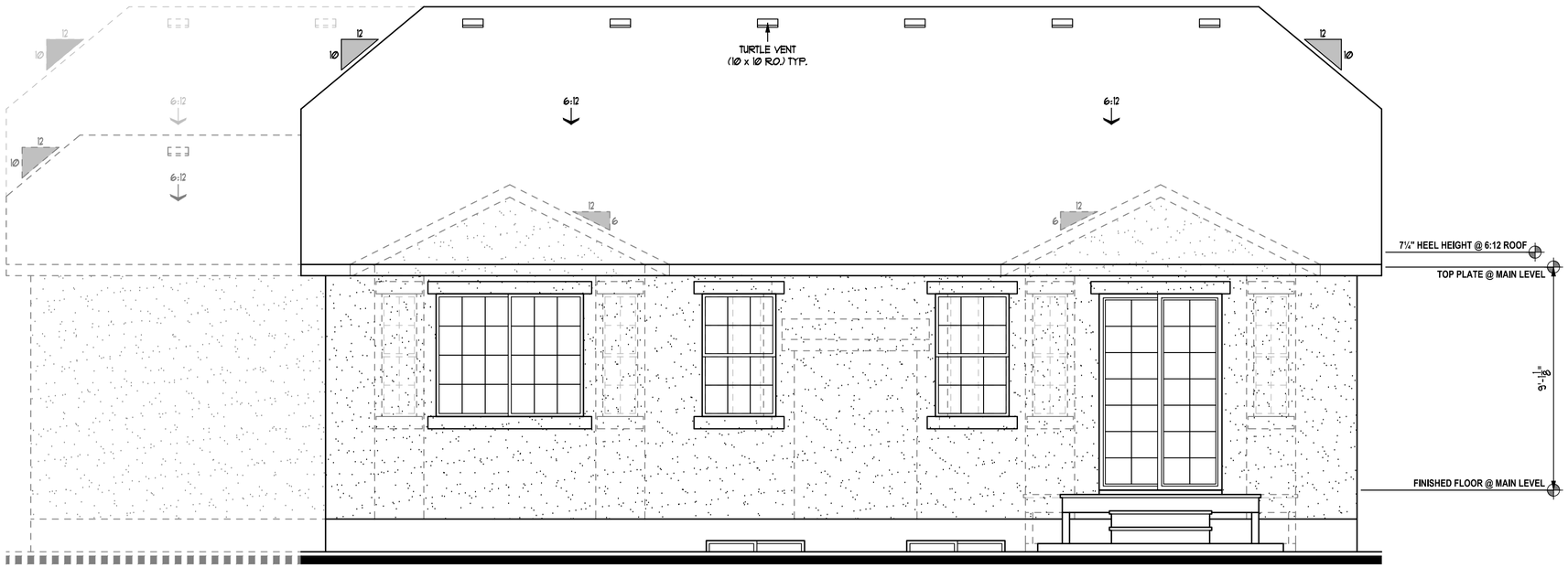
MAIN LEVEL	1382	Date Created	Jun 2018
FIN. BASEMENT	23	Scale	NOTED
TOTAL FINISHED	1405		
UNFIN. BASEMENT	1370	Drawn	CAD
COLD STORAGE	25		
TOTAL UNFIN.	1395	Job	Base Plan
TOTAL	2800	Sheet	5
GARAGE	423		of 10 Sheets



RIGHT SIDE ELEVATION

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

Attic Ventilation Requirements						
Location	Main Roof		3-Car		Extended 3-Car	
Enclosed Attic Area (A)	1833.00	SF	229.00	SF	480.00	SF
Net Free Ventilating Area Required (A/300)	**6.11**	**SF**	**0.76**	**SF**	**1.60**	**SF**
Area of soffit ventilation (50% max of total need)	3.06	SF	0.38	SF	0.80	SF
Linear feet of soffit required	112.81	LF	14.09	LF	29.54	LF
Ventilation provided by roof vents	3.06	SF	0.38	SF	0.80	SF
Ventilation provided by each vent	0.35	SF	0.35	SF	0.35	SF
Total Number of Roof Vents Required	**9**		**1**		**2**	
* Roof Louvers to be LOMANCO (Model 750-G) = G.347 Sq. IN. Each * Soffit vents = 02708 sq. ft. per linear foot of soffit			**Optional**		**Optional**	



REAR ELEVATION

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

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REVISIONS 06-1350EL2 - (Syracuse).dwg 5/25/18 4:28 PM

KEYNOTES

"Syracuse" Exterior

! NOTE !

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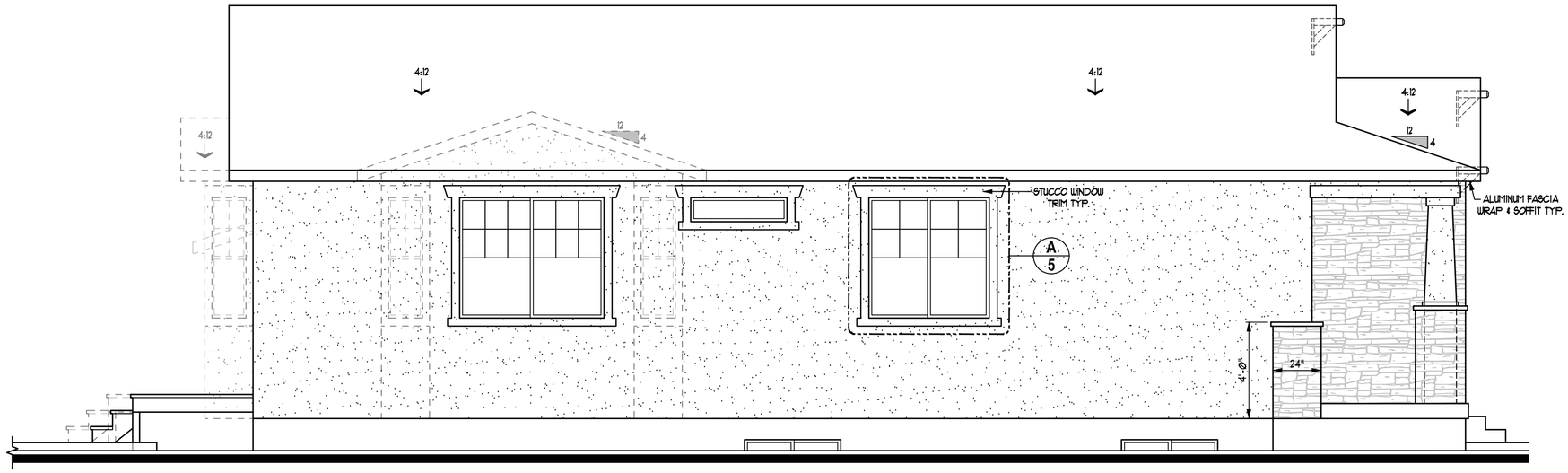
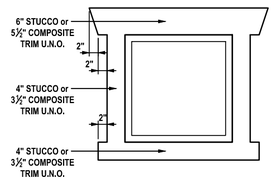
1350
"Traditional"
(Base Plan)
"Collection Plus"

MAIN LEVEL	1382	Date Created	Jun 2018
FIN. BASEMENT	23	Scale	NOTED
TOTAL FINISHED	1405	Drawn	CAD
UNFIN. BASEMENT	1370	Job	Base Plan
COLD STORAGE	25	Sheet	6
TOTAL UNFIN.	1395	of	10 Sheets
TOTAL	2800		
GARAGE	423		

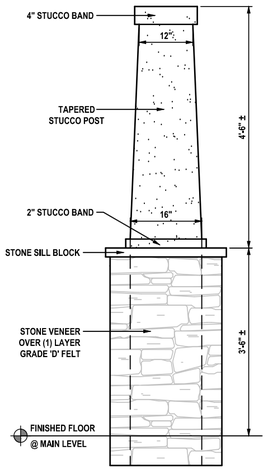


LEFT SIDE ELEVATION

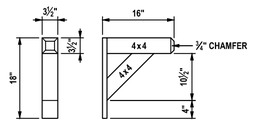
SCALE: ¼"=1'-Ø"



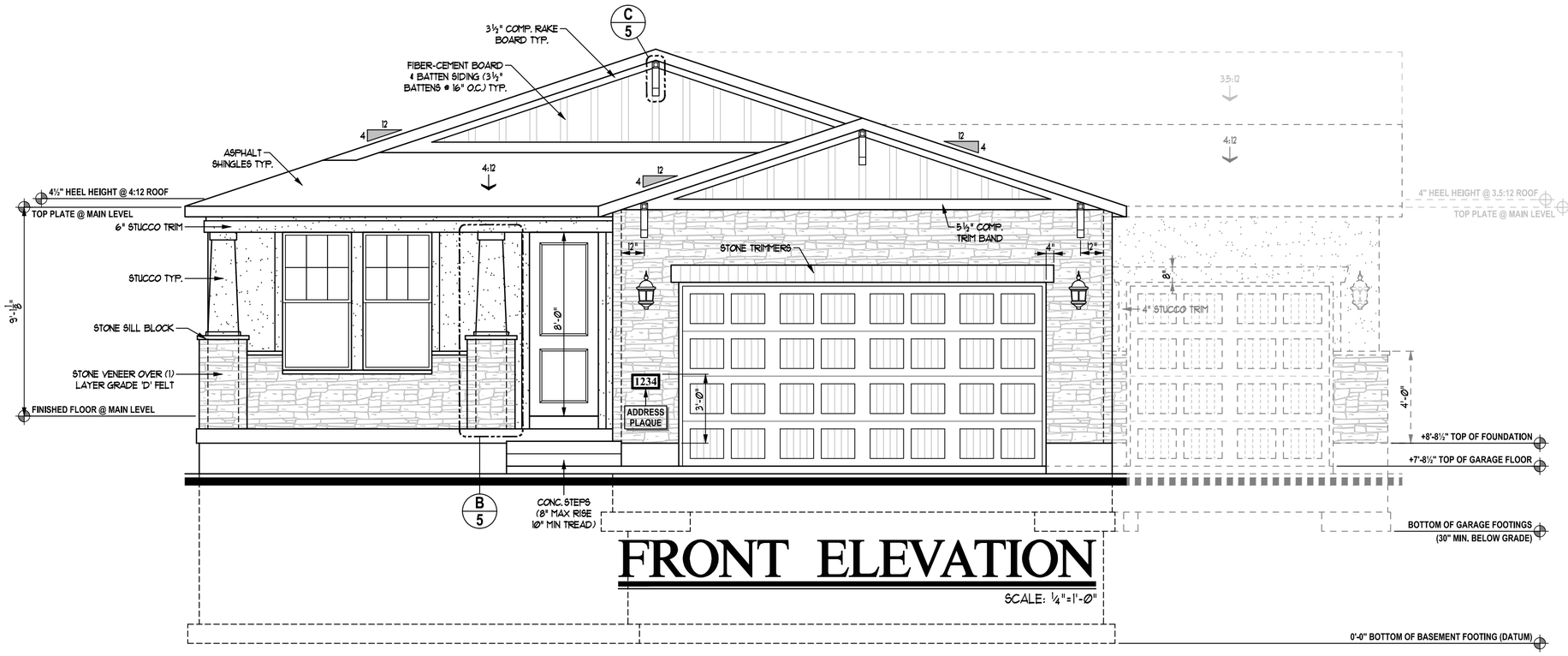
A Typical Window Trim
Scale: 1/2" = 1'-0"



B Porch Post
Scale: 1/2" = 1'-0"



C Outlooker Detail (4 x 4)
Scale: 1/2" = 1'-0"



FRONT ELEVATION

SCALE: ¼"=1'-Ø"

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REVISIONS 05-1400EL1 - (Syracuse).dwg 01/18 11:24 AM

KEYNOTES

"Syracuse" Exterior

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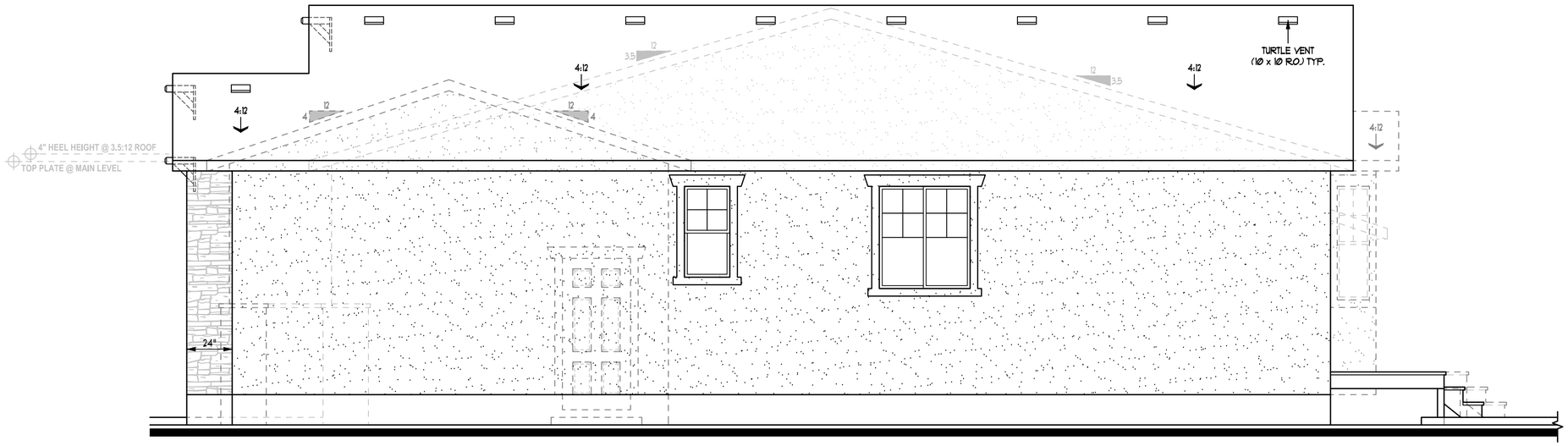
1400
"Craftsman"
(Base Plan)
"Collection Plus"

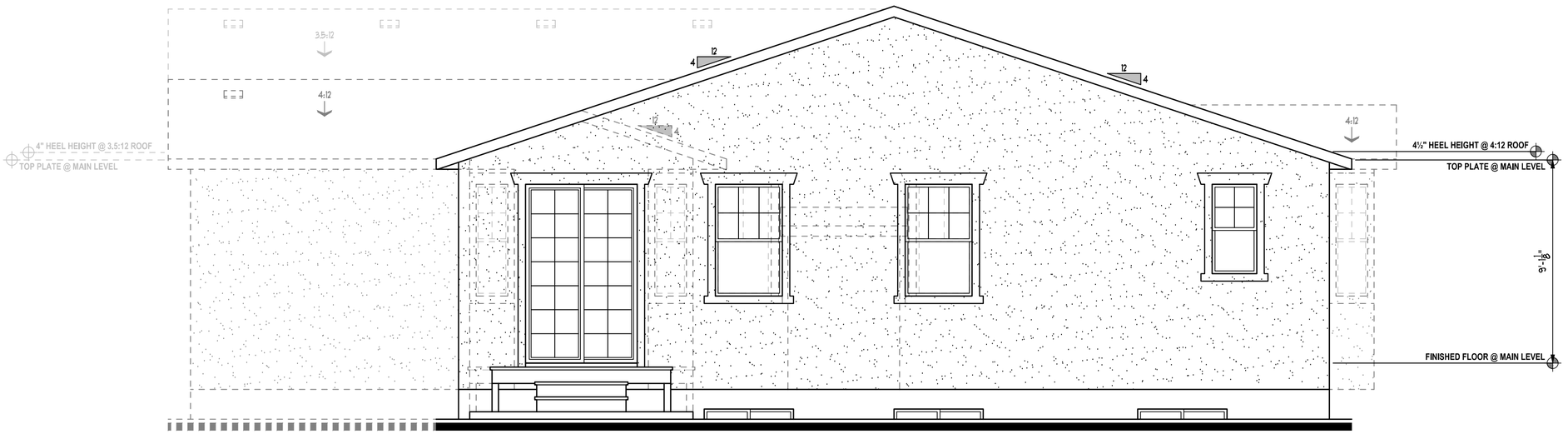
MAIN LEVEL	1399	Date Created	Jun 2018
FIN. BASEMENT	12	Scale	NOTED
TOTAL FINISHED	1411	Drawn	CAD
UNFIN. BASEMENT	1403	Job	Base Plan
COLD STORAGE	127	Sheet	5
TOTAL UNFIN.	1530	of	10 Sheets
TOTAL	2941		
GARAGE	428		



RIGHT SIDE ELEVATION

SCALE: ¼"=1'-Ø"

Attic Ventilation Requirements							
Location	Main Roof		3-Car		Extended 3-Car	
Enclosed Attic Area (A)	1950.00	SF	232.00	SF	528.00	SF
Net Free Ventilating Area Required (A/300)	**6.50**	**SF**	**0.77**	**SF**	**1.76**	**SF**
Area of soffit ventilation (50% max of total need)	3.25	SF	0.39	SF	0.88	SF
Linear feet of soffit required	120.01	LF	14.28	LF	32.50	LF
Ventilation provided by roof vents	3.25	SF	0.39	SF	0.88	SF
Ventilation provided by each vent	0.35	SF	0.35	SF	0.35	SF
Total Number of Roof Vents Required	**9**		**1**		**3**	
* Roof Louvers to be LOMANCO (Model 750-D) = 0.347 Sq. Ft. Each * Soffit vents = .02708 sq. ft. per linear foot of soffit			**Optional**		**Optional**	



REAR ELEVATION

SCALE: ¼"=1'-Ø"

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REVISIONS 06-1400EL2 - (Syracuse).dwg 6/22/16 5:13 PM

KEYNOTES

"Syracuse" Exterior

! NOTE !

ALL MATERIALS & TRIM NOTED ON FRONT ELEVATION TO BE TYPICAL THROUGHOUT (UNLESS NOTED OR SHOWN OTHERWISE)

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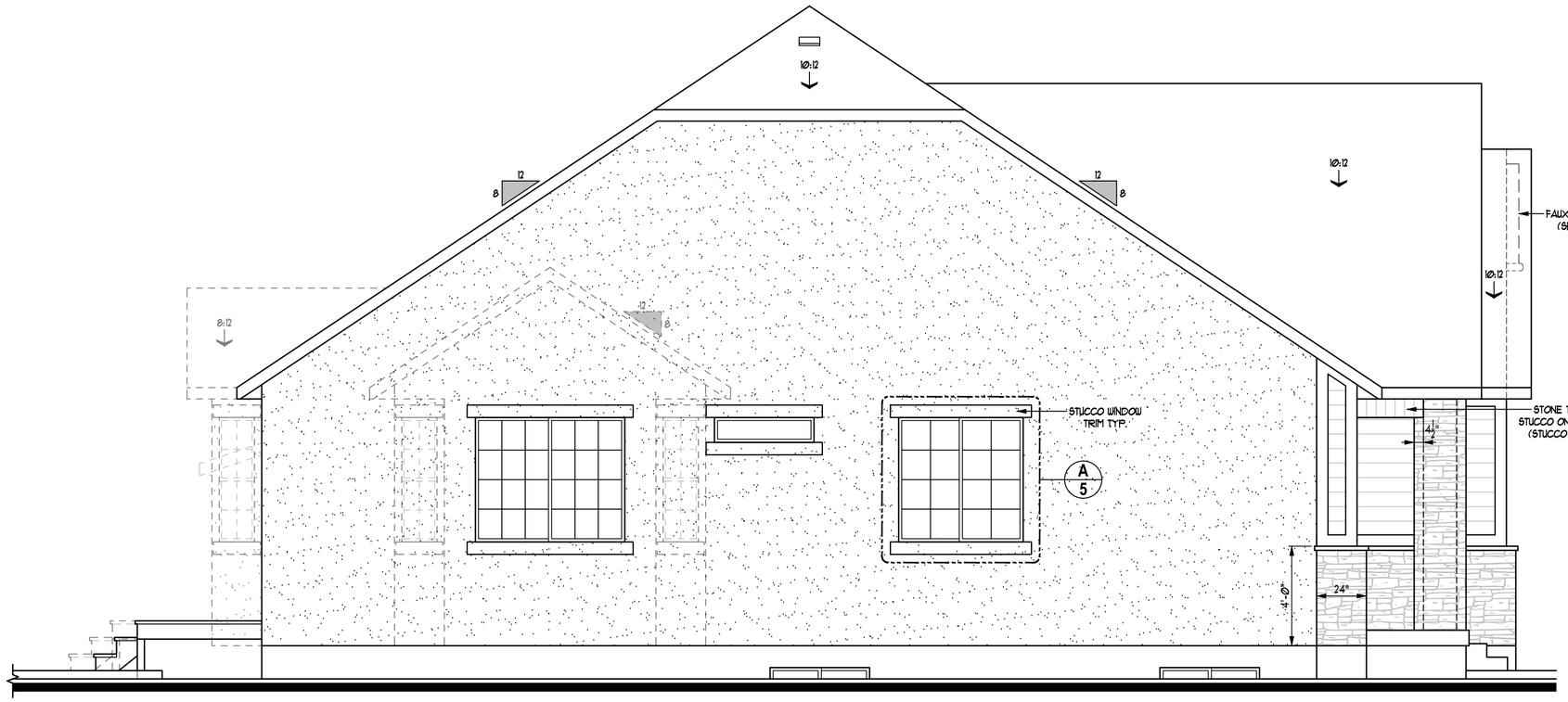
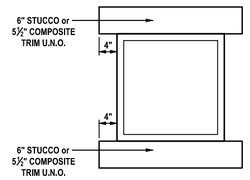
1400
"Craftsman"
(Base Plan)
"Collection Plus"

MAIN LEVEL	1399	Date Created	Jun 2018
FIN. BASEMENT	12	Scale	NOTED
TOTAL FINISHED	1411		
UNFIN. BASEMENT	1403	Drawn	CAD
COLD STORAGE	127		
TOTAL UNFIN.	1530	Job	Base Plan
TOTAL	2941	Sheet	6
GARAGE	428	of	10 Sheets

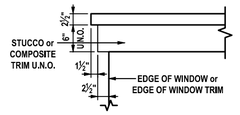


LEFT SIDE ELEVATION

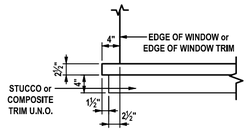
SCALE: ¼"=1'-Ø"



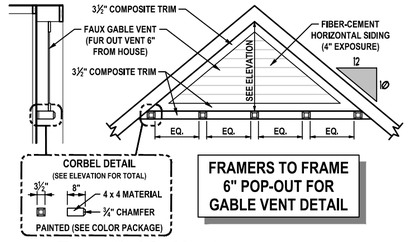
A Typical Window Trim
Scale: 1/2" = 1'-0"



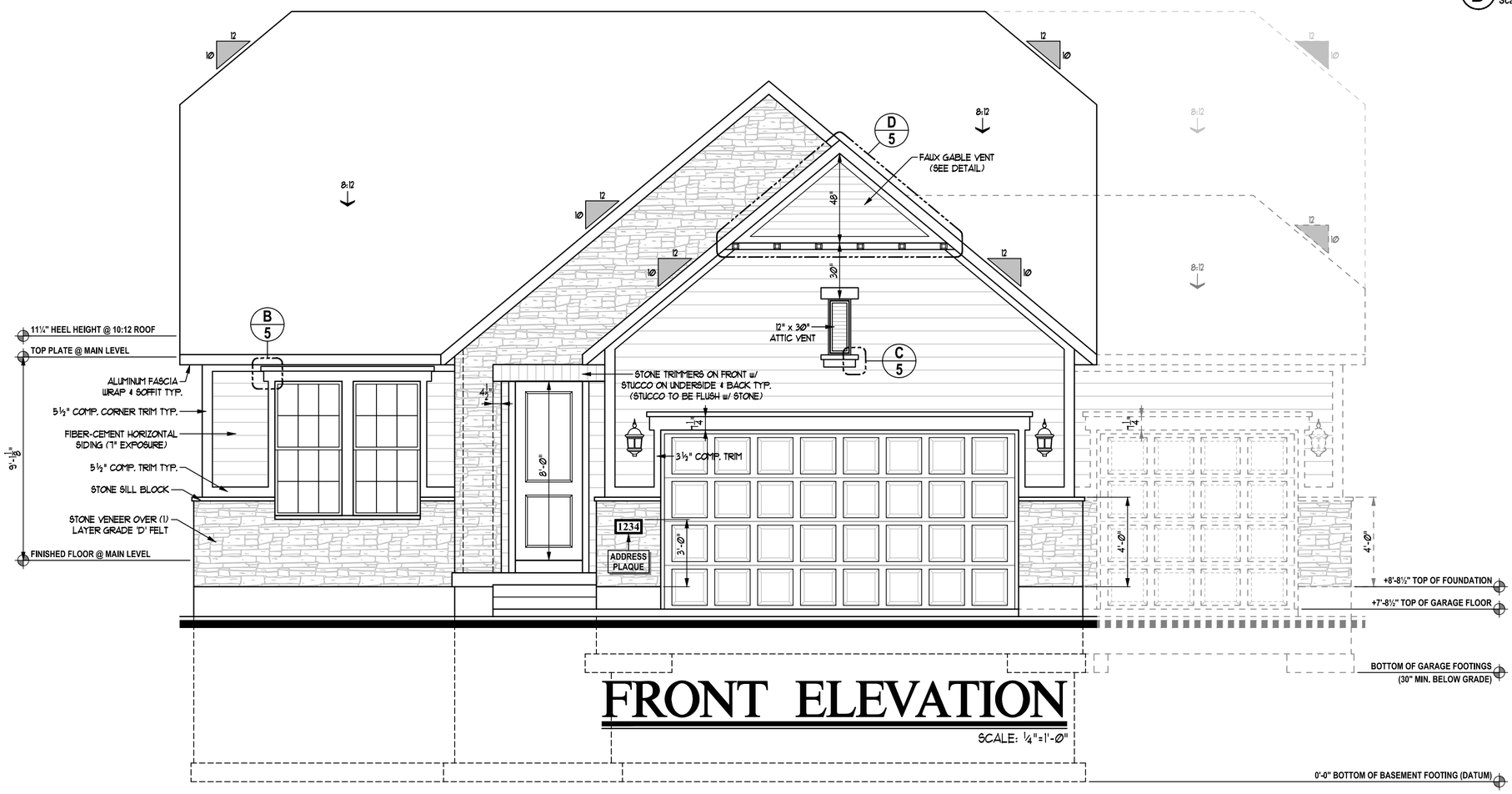
B Double Header Trim
Scale: 1/2" = 1'-0"



C Double Sill Trim
Scale: 1/2" = 1'-0"



D Faux Gable Vent
Scale: 1/4" = 1'-0"



FRONT ELEVATION

SCALE: ¼"=1'-Ø"

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REVISIONS 05-1400EL1 – (Syracuse).dwg 01/18 11:23 AM

KEYNOTES

"Syracuse" Exterior

! NOTE !
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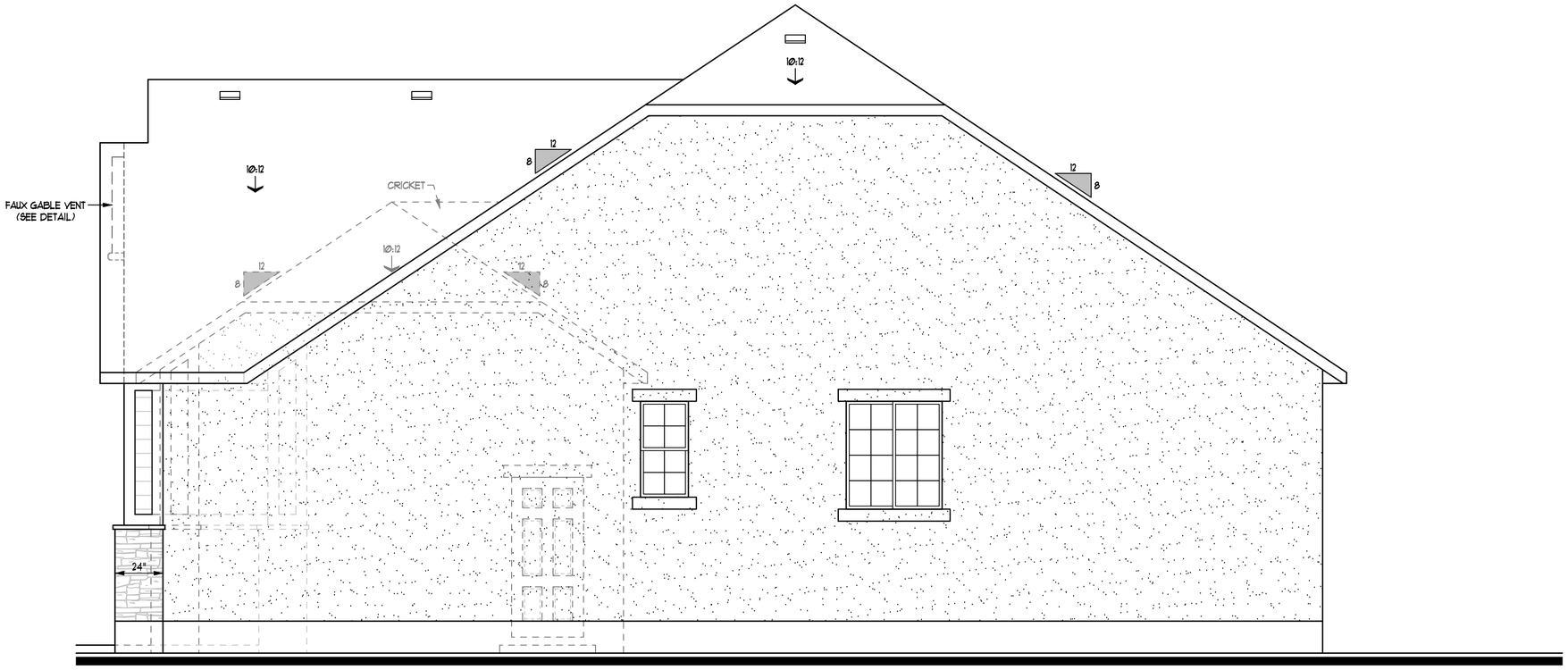
1400
"Traditional"
(Base Plan)
"Collection Plus"

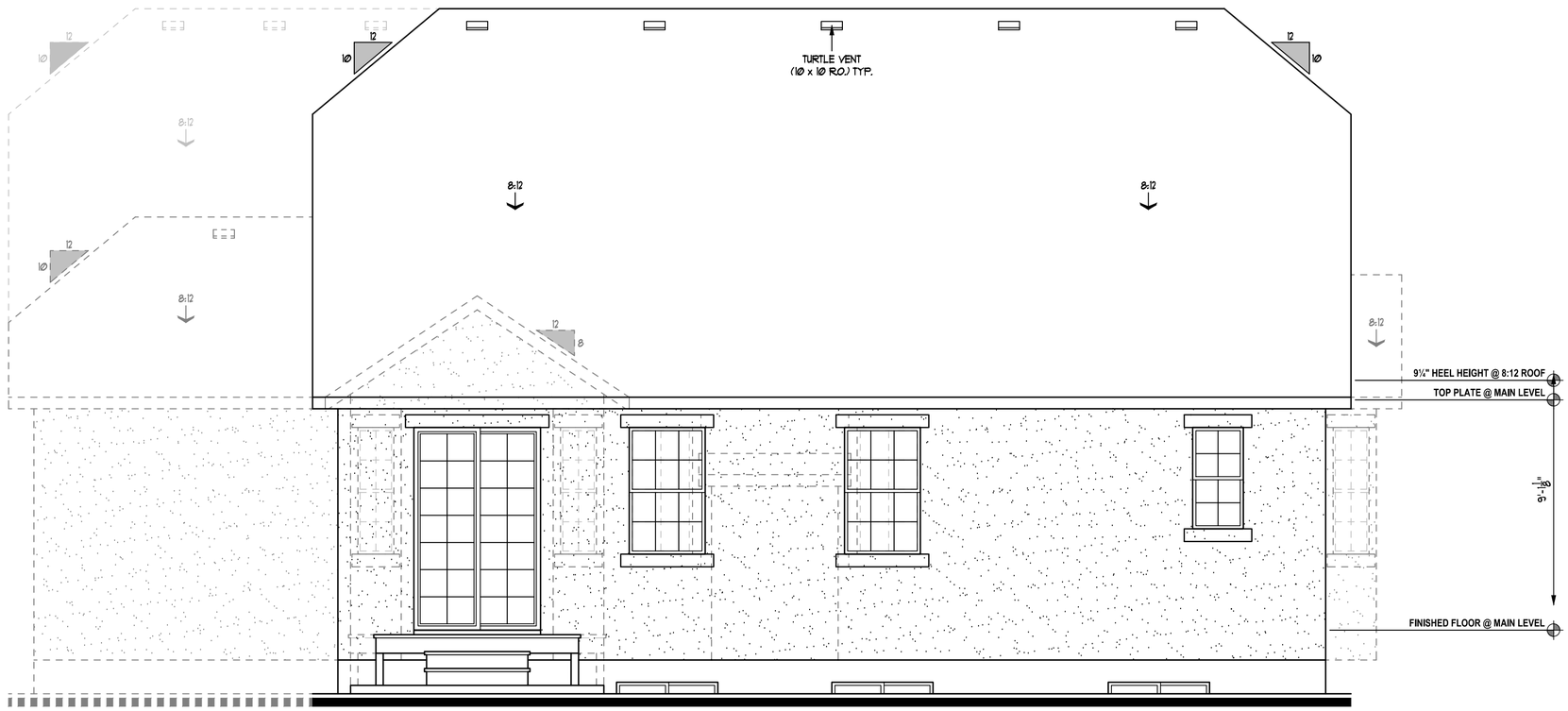
MAIN LEVEL	1399	Date Created	Jun 2018
FIN. BASEMENT	12	Scale	NOTED
TOTAL FINISHED	1411		
UNFIN. BASEMENT	1398	Drawn	CAD
COLD STORAGE	39	Job	Base Plan
TOTAL UNFIN.	1437		
TOTAL	2848	Sheet	5
GARAGE	428	of	10 Sheets



Attic Ventilation Requirements						
Location	Main Roof		3-Car		Extended 3-Car	
Enclosed Attic Area (A)	1867.00	SF	232.00	SF	528.00	SF
Net Free Ventilating Area Required (A/300)	**6.22**	**SF**	**0.77**	**SF**	**1.76**	**SF**
Area of soffit ventilation (50% max. of total need)	3.11	SF	0.39	SF	0.88	SF
Linear feet of soffit required	114.91	LF	14.28	LF	32.50	LF
Ventilation provided by roof vents	3.11	SF	0.39	SF	0.88	SF
Ventilation provided by each vent	0.35	SF	0.35	SF	0.35	SF
Total Number of Roof Vents Required	**9**		**1**		**3**	
* Roof Louvers to be LOMANCO (Model 750-G) = 0.347 Sq. Ft. Each * Soffit vents = .02708 sq. ft. per linear foot of soffit			**Optional**		**Optional**	

RIGHT SIDE ELEVATION

SCALE: ¼"=1'-0"



REAR ELEVATION

SCALE: ¼"=1'-0"

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REVISIONS 06-1400EL2 - (Syracuse).dwg 6/22/16 5:16 PM

KEYNOTES

"Syracuse" Exterior

! NOTE !

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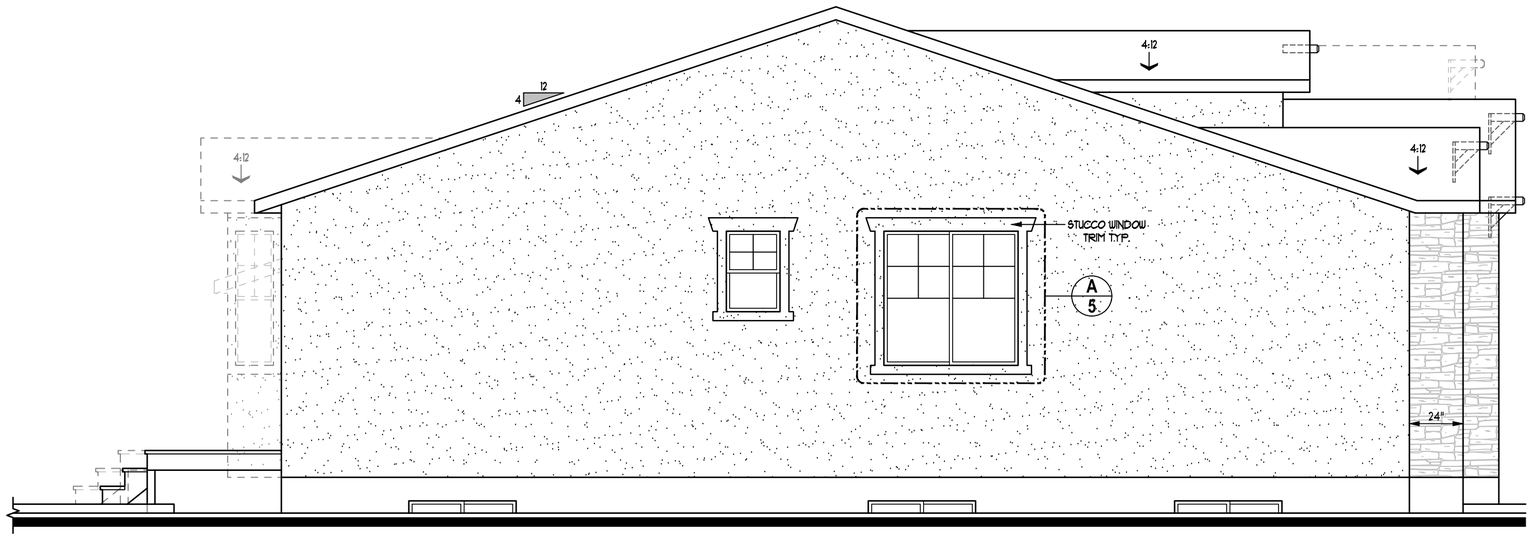
1400
"Traditional"
(Base Plan)
"Collection Plus"

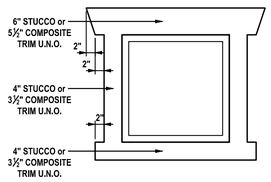
MAIN LEVEL	1399
FIN. BASEMENT	12
TOTAL FINISHED	1411
UNFIN. BASEMENT	1398
COLD STORAGE	39
TOTAL UNFIN.	1437
TOTAL	2848
GARAGE	428

Date Created	Jun 2018
Scale	NOTED
Drawn	CAD
Job	Base Plan
Sheet	6 of 10 Sheets

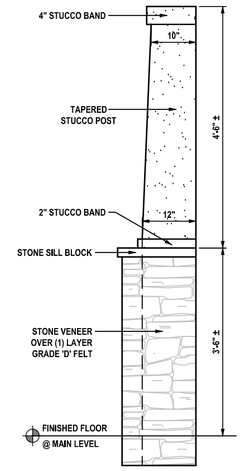


LEFT SIDE ELEVATION

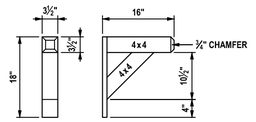
SCALE: ¼"=1'-0"



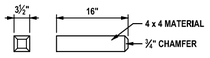
A Typical Window Trim
Scale: 1/2" = 1'-0"



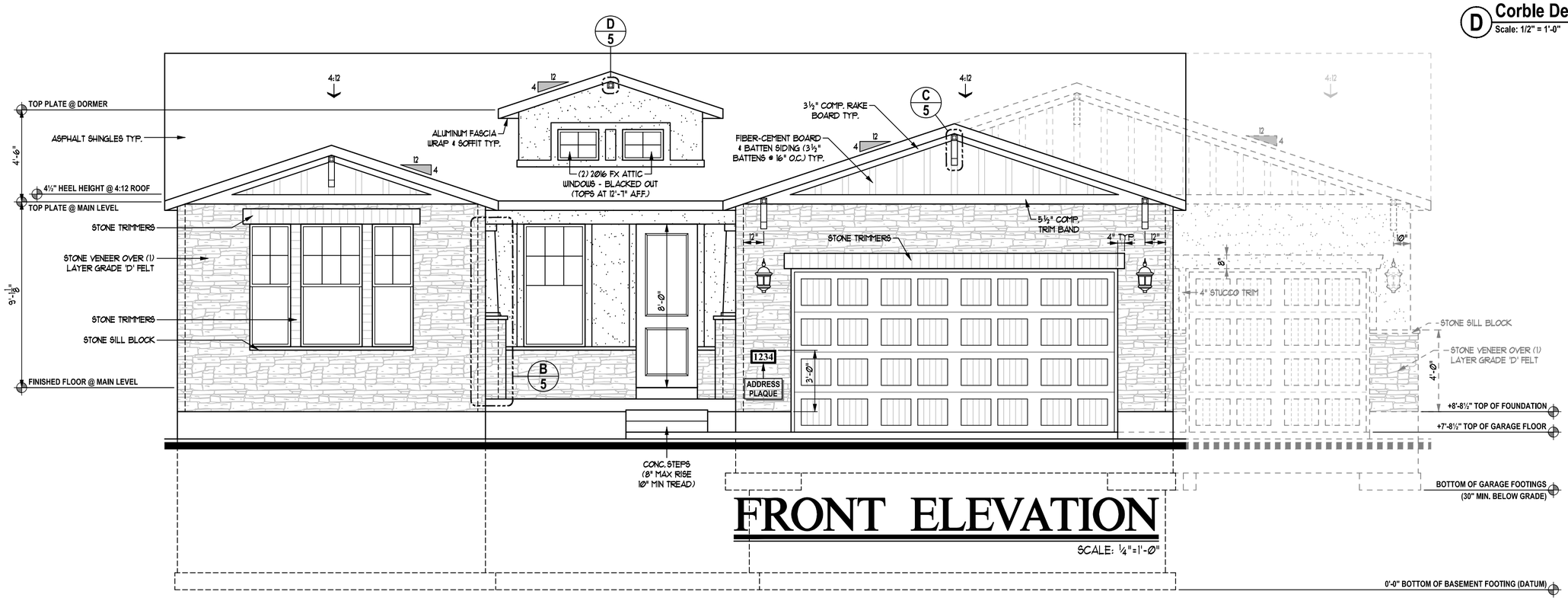
B Porch Post
Scale: 1/2" = 1'-0"



C Outlooker Detail (4 x 4)
Scale: 1/2" = 1'-0"



D Corble Detail (4 x 4)
Scale: 1/2" = 1'-0"



FRONT ELEVATION

SCALE: ¼"=1'-0"

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KEYNOTES

"Syracuse" Exterior

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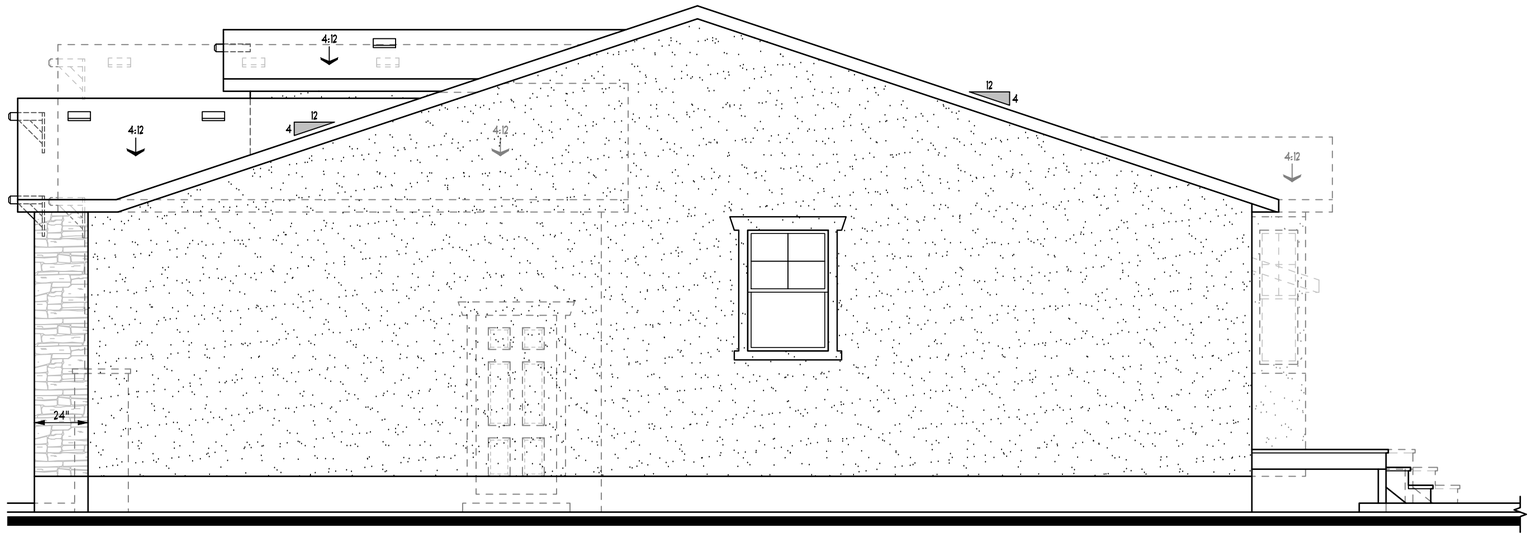
1550
"Craftsman"
(Base Plan)
"Collection Plus"

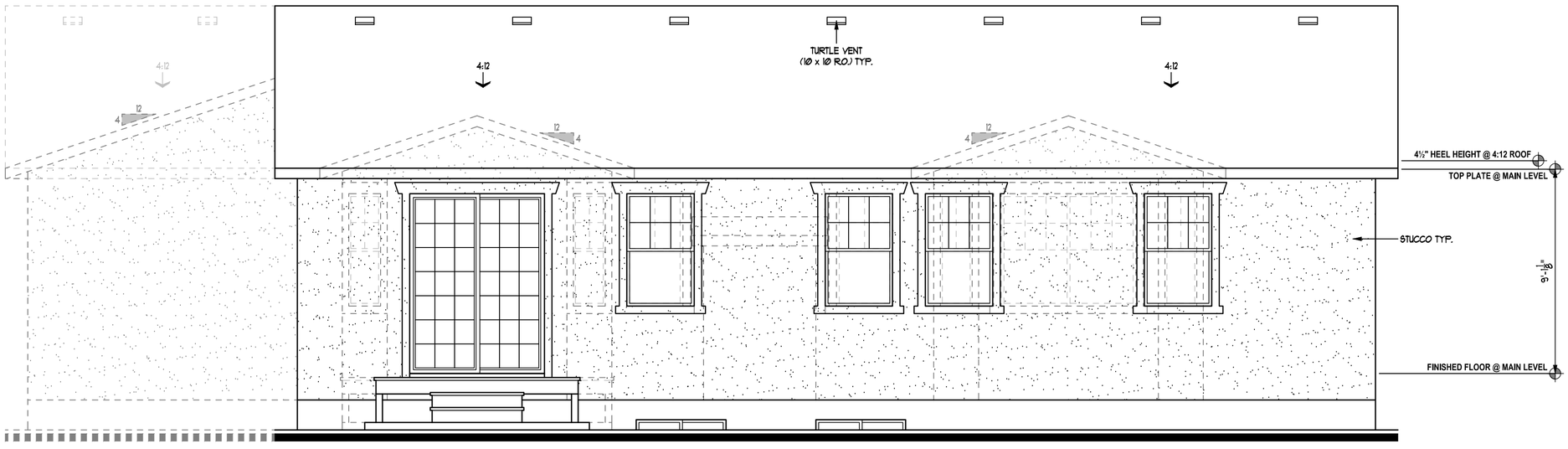
MAIN LEVEL	1559	Date Created	Jun 2018
FIN. BASEMENT	15	Scale	NOTED
TOTAL FINISHED	1574	Drawn	CAD
UNFIN. BASEMENT	1565	Job	Base Plan
COLD STORAGE	100	Sheet	5
TOTAL UNFIN.	1665	of	10 Sheets
TOTAL	3239		
GARAGE	453		



RIGHT SIDE ELEVATION

SCALE: ¼"=1'-0"

Attic Ventilation Requirements						
Location	Main Roof		3-Car Garage		Extended 3-Car	
Enclosed Attic Area (A)	2093.00	SF	231.00	SF	522.00	SF
Net Free Ventilating Area Required (A/300)	**6.98**	**SF**	**0.77**	**SF**	**1.74**	**SF**
Area of soffit ventilation (50% max of total need)	3.49	SF	0.39	SF	0.87	SF
Linear feet of soffit required	128.82	LF	14.22	LF	32.13	LF
Ventilation provided by roof vents	3.49	SF	0.39	SF	0.87	SF
Ventilation provided by each vent	0.35	SF	0.35	SF	0.35	SF
Total Number of Roof Vents Required	**10**		**1**		**3**	
* Roof Louvers to be LOMANCO (Model 750-G) = 0.347 Sq. Ft. Each * Soffit vents = .02708 sq. ft. per linear foot of soffit			**Optional**		**Optional**	



REAR ELEVATION

SCALE: ¼"=1'-0"

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REVISIONS 06-1550EL2 - (Syracuse).dwg 06/22/18 3:14 PM

KEYNOTES

"Syracuse" Exterior

! NOTE !

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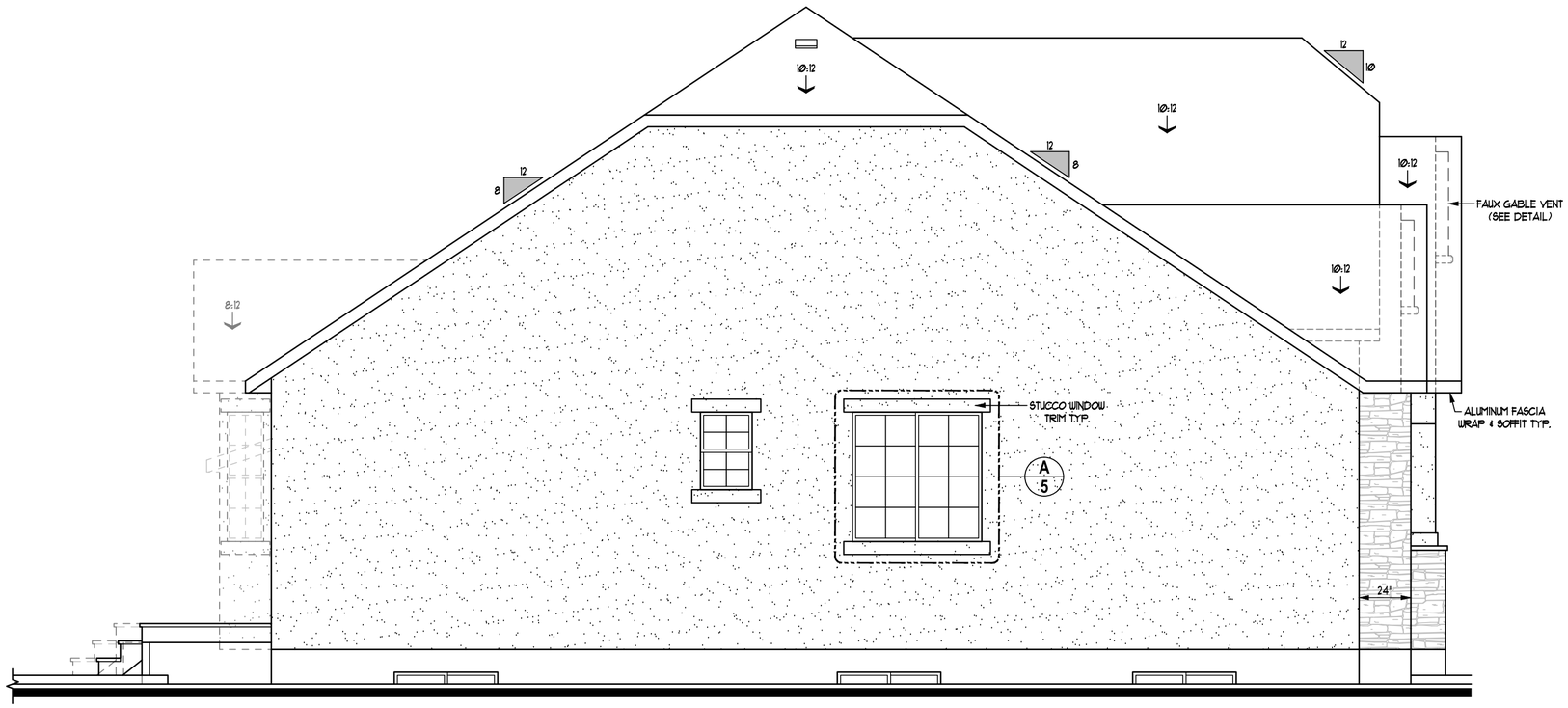
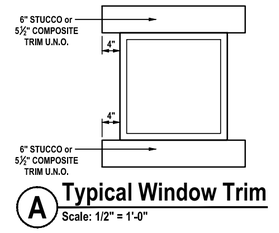
1550
"Craftsman"
(Base Plan)
"Collection Plus"

MAIN LEVEL	1559	Date Created	Jun 2018
FIN. BASEMENT	15	Scale	NOTED
TOTAL FINISHED	1574		
UNFIN. BASEMENT	1565	Drawn	CAD
COLD STORAGE	100	Job	Base Plan
TOTAL UNFIN.	1665		
TOTAL	3239	Sheet	6
GARAGE	453	of	10 Sheets

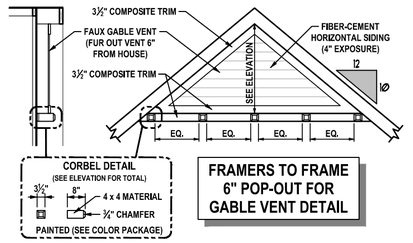


LEFT SIDE ELEVATION

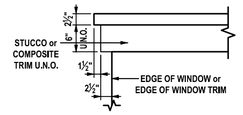
SCALE: 1/4"=1'-0"



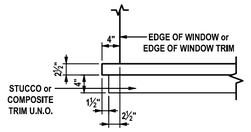
A Typical Window Trim
Scale: 1/2" = 1'-0"



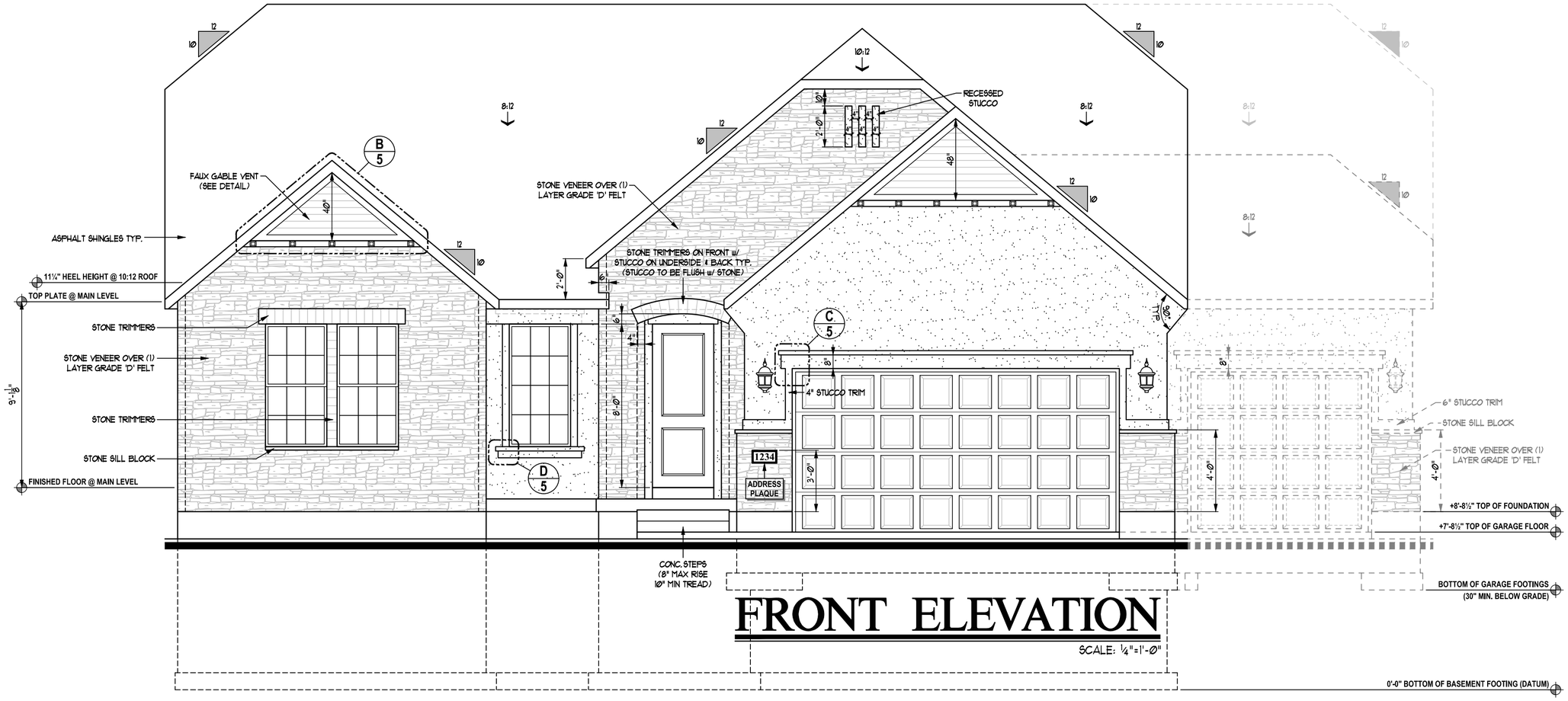
B Faux Gable Vent
Scale: 1/4" = 1'-0"



C Double Header Trim
Scale: 1/2" = 1'-0"



D Double Sill Trim
Scale: 1/2" = 1'-0"



FRONT ELEVATION

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

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KEYNOTES

"Syracuse" Exterior

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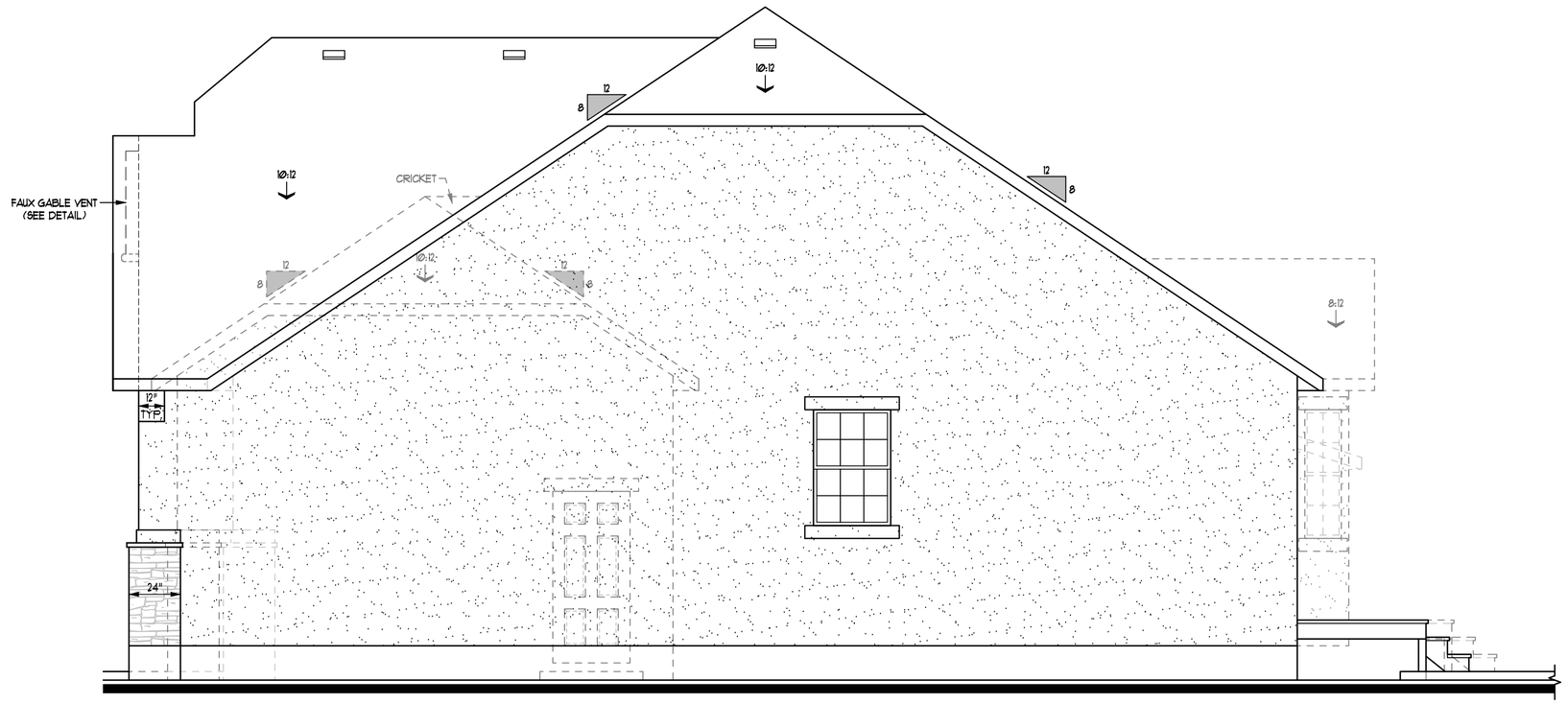
1550
"Traditional"
(Base Plan)
"Collection Plus"

MAIN LEVEL	1559	Date Created	Jun 2018
FIN. BASEMENT	15	Scale	NOTED
TOTAL FINISHED	1574	Drawn	CAD
UNFIN. BASEMENT	1560	Job	Base Plan
COLD STORAGE	109	Sheet	5
TOTAL UNFIN.	1669	of	10 Sheets
TOTAL	3243		
GARAGE	453		

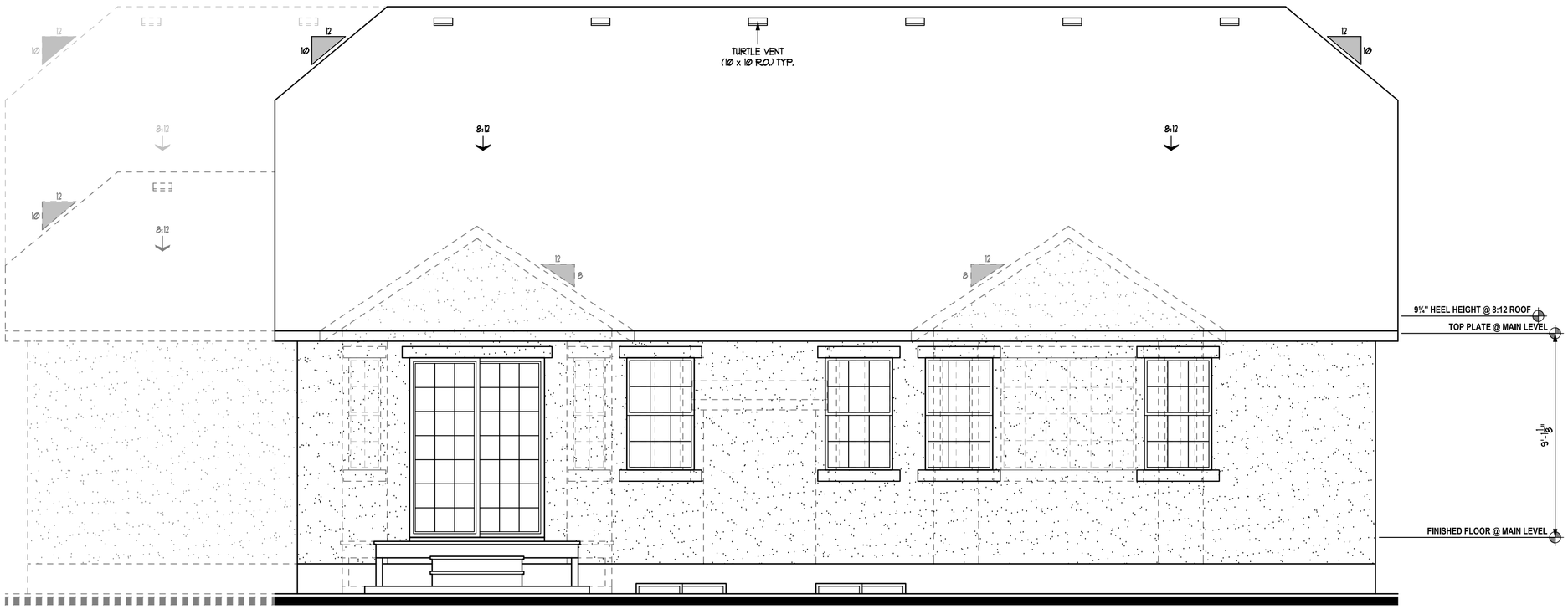


RIGHT SIDE ELEVATION

SCALE: ¼"=1'-0"

Attic Ventilation Requirements					
Location	Main Roof		3-Car Garage		Extended 3-Car
Enclosed Attic Area (A)	2097.00	SF	231.00	SF	496.00	SF
Net Free Ventilating Area Required (A/300)	6.99	SF	0.77	SF	1.65	SF
Area of soffit ventilation (50% max of total need)	3.50	SF	0.39	SF	0.83	SF
Linear feet of soffit required	129.06	LF	14.22	LF	30.53	LF
Ventilation provided by roof vents	3.50	SF	0.39	SF	0.83	SF
Ventilation provided by each vent	0.35	SF	0.35	SF	0.35	SF
Total Number of Roof Vents Required	**10**		**1**		**2**
			Optional		**Optional**

* Roof Louvers to be LOMANCO (Model 750-Cg = 0.347 Sq. Ft. Each
* Soffit vents = 02708 sq. ft. per linear foot of soffit



REAR ELEVATION

SCALE: ¼"=1'-0"

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REVISIONS 06-1550EL2 - (Syracuse).dwg 7/22/18 3:09 PM

KEYNOTES

"Syracuse" Exterior

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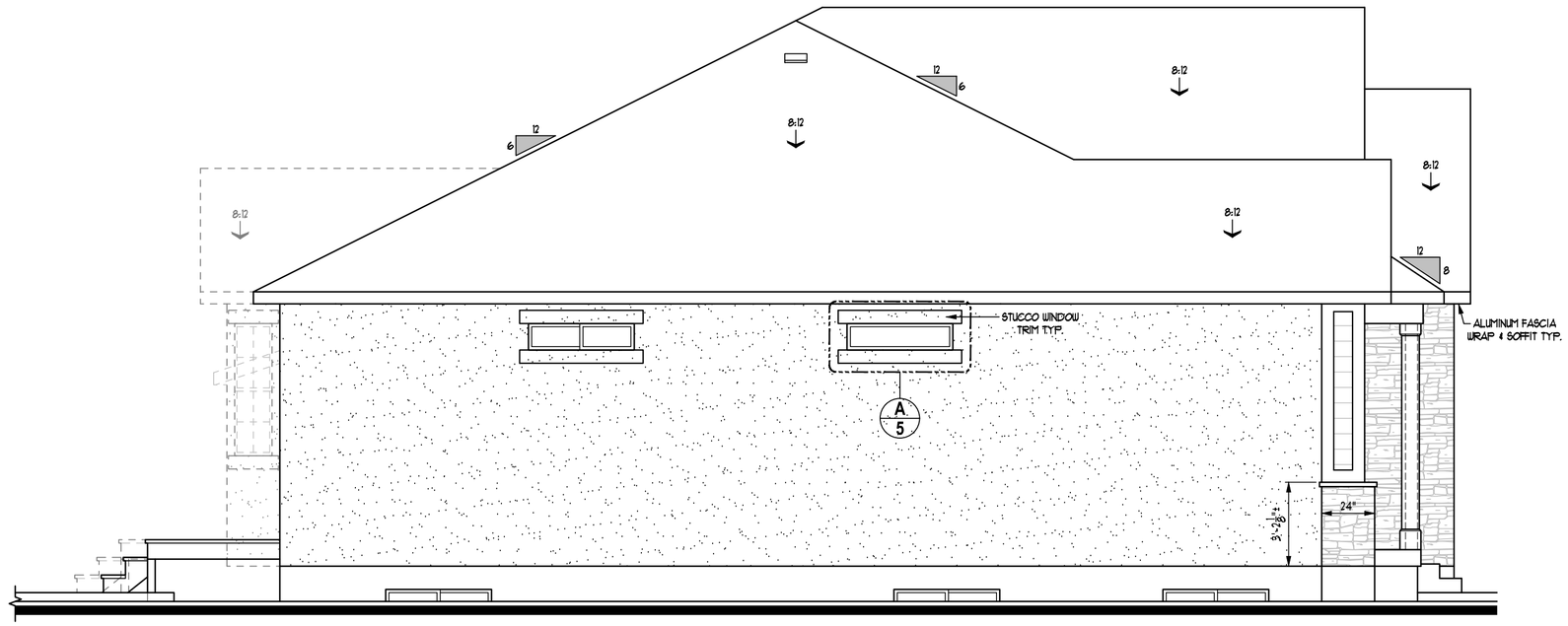
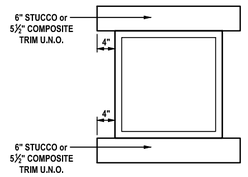
1550
"Traditional"
(Base Plan)
"Collection Plus"

MAIN LEVEL	1559	Date Created	Jun 2018
FIN. BASEMENT	15	Scale	NOTED
TOTAL FINISHED	1574		
UNFIN. BASEMENT	1560	Drawn	CAD
COLD STORAGE	109		
TOTAL UNFIN.	1669	Job	Base Plan
TOTAL	3243	Sheet	6
GARAGE	453	of	10 Sheets

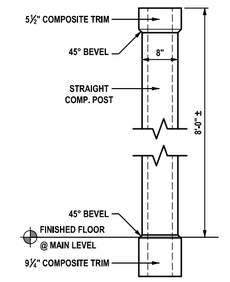


LEFT SIDE ELEVATION

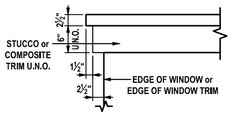
SCALE: ¼"=1'-Ø"



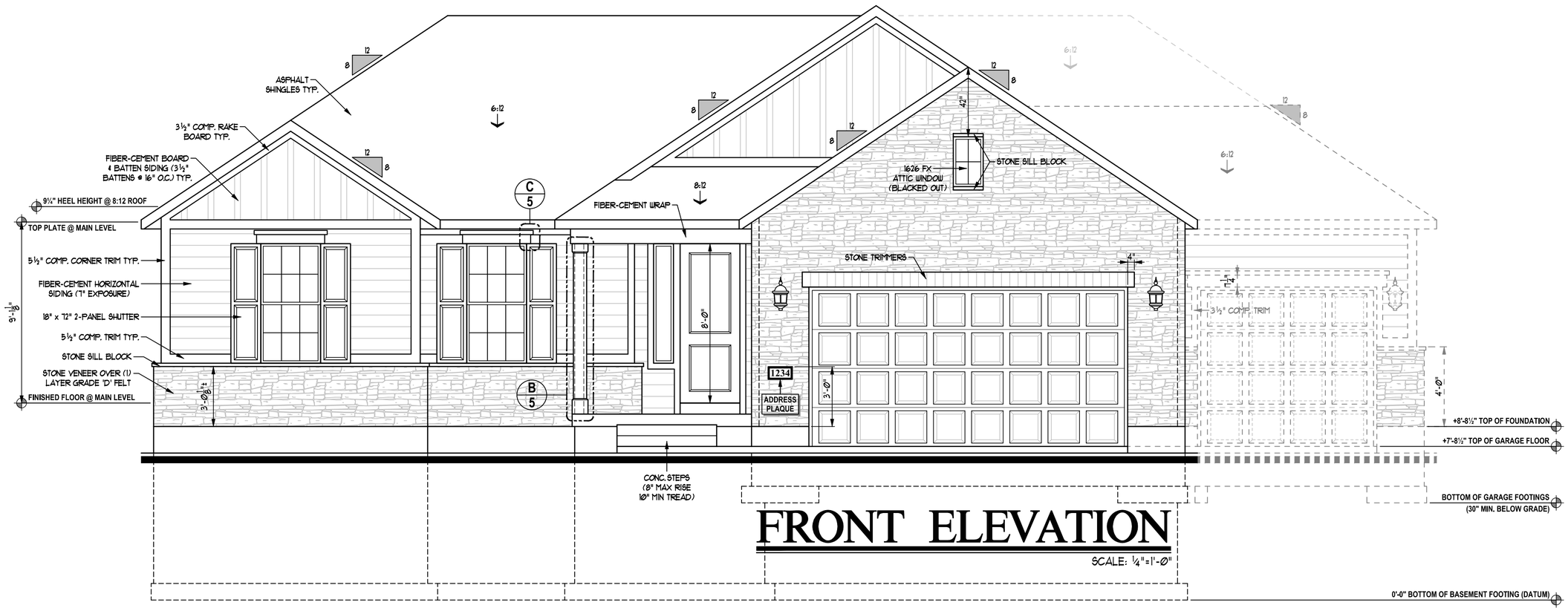
A Typical Window Trim
Scale: 1/2" = 1'-0"



B Porch Post
Scale: 1/2" = 1'-0"



C Double Header Trim
Scale: 1/2" = 1'-0"



FRONT ELEVATION

SCALE: ¼"=1'-Ø"

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KEYNOTES

"Syracuse" Exterior

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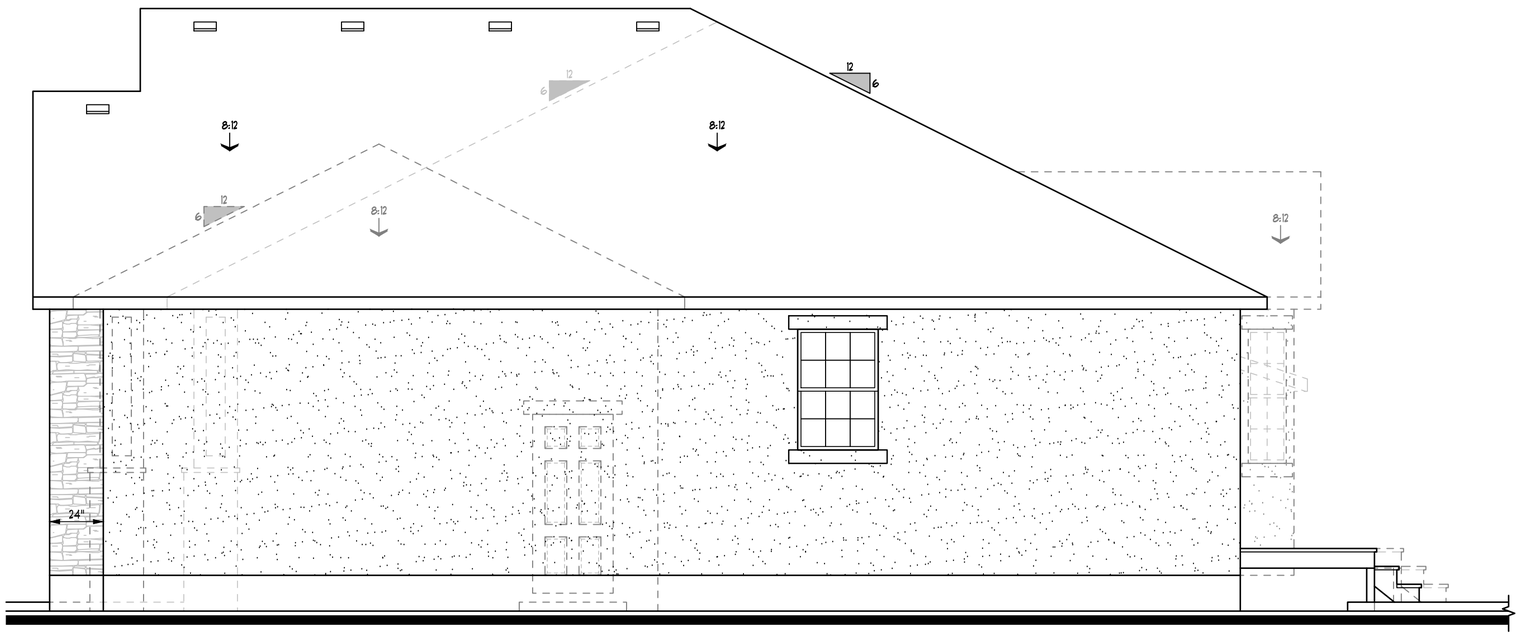
1625
"Colonial 2"
(Base Plan)
"Collection Plus"

MAIN LEVEL	1624
FIN. BASEMENT	19
TOTAL FINISHED	1643
UNFIN. BASEMENT	1610
COLD STORAGE	80
TOTAL UNFIN.	1690
TOTAL	3333
GARAGE	451

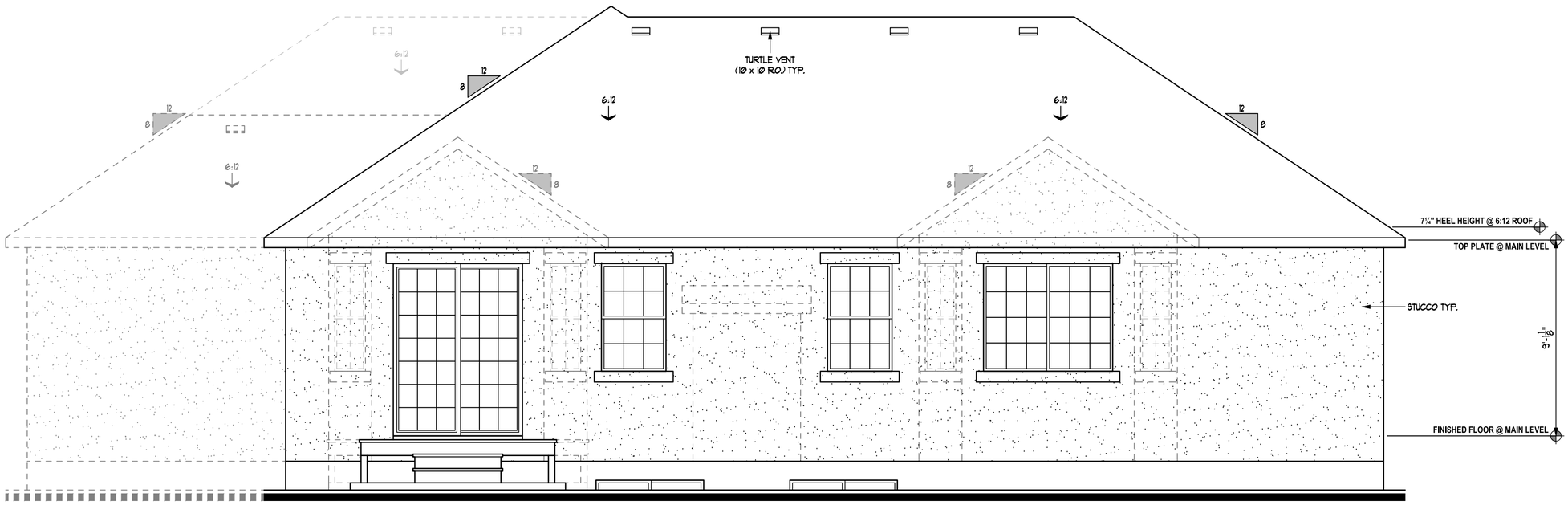
Date Created: Jun 2018
Scale: NOTED
Drawn: CAD
Job: Base Plan
Sheet 5 of 10 Sheets



RIGHT SIDE ELEVATION

SCALE: ¼"=1'-Ø"

Attic Ventilation Requirements					
Location	Main Roof		3-Car		Extended 3-Car	
Enclosed Attic Area (A)	2149.00	SF	234.00	SF	440.00	SF
Net Free Ventilating Area Required (A/300)	**7.16**	**SF**	**0.78**	**SF**	**1.47**	**SF**
Area of soffit ventilation (50% max. of total need)	3.58	SF	0.39	SF	0.73	SF
Linear feet of soffit required	132.26	LF	14.40	LF	27.08	LF
Ventilation provided by roof vents	3.58	SF	0.39	SF	0.73	SF
Ventilation provided by each vent	0.35	SF	0.39	SF	0.35	SF
Total Number of Roof Vents Required	**10**		**1**		**2**	
* Roof Louvers to be LOMANCO (Model 750-S) = 0.347 Sq. Ft. Each * Soffit vents = .02768 sq. ft. per linear foot of soffit			**Optional**		**Optional**	



REAR ELEVATION

SCALE: ¼"=1'-Ø"

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REVISIONS 06-1625EL2 - (Syracuse).dwg 7/25/18 4:34 PM

KEYNOTES

"Syracuse" Exterior

! NOTE !
ALL MATERIALS & TRIM NOTED ON FRONT ELEVATION TO BE TYPICAL THROUGHOUT (UNLESS NOTED OR SHOWN OTHERWISE)

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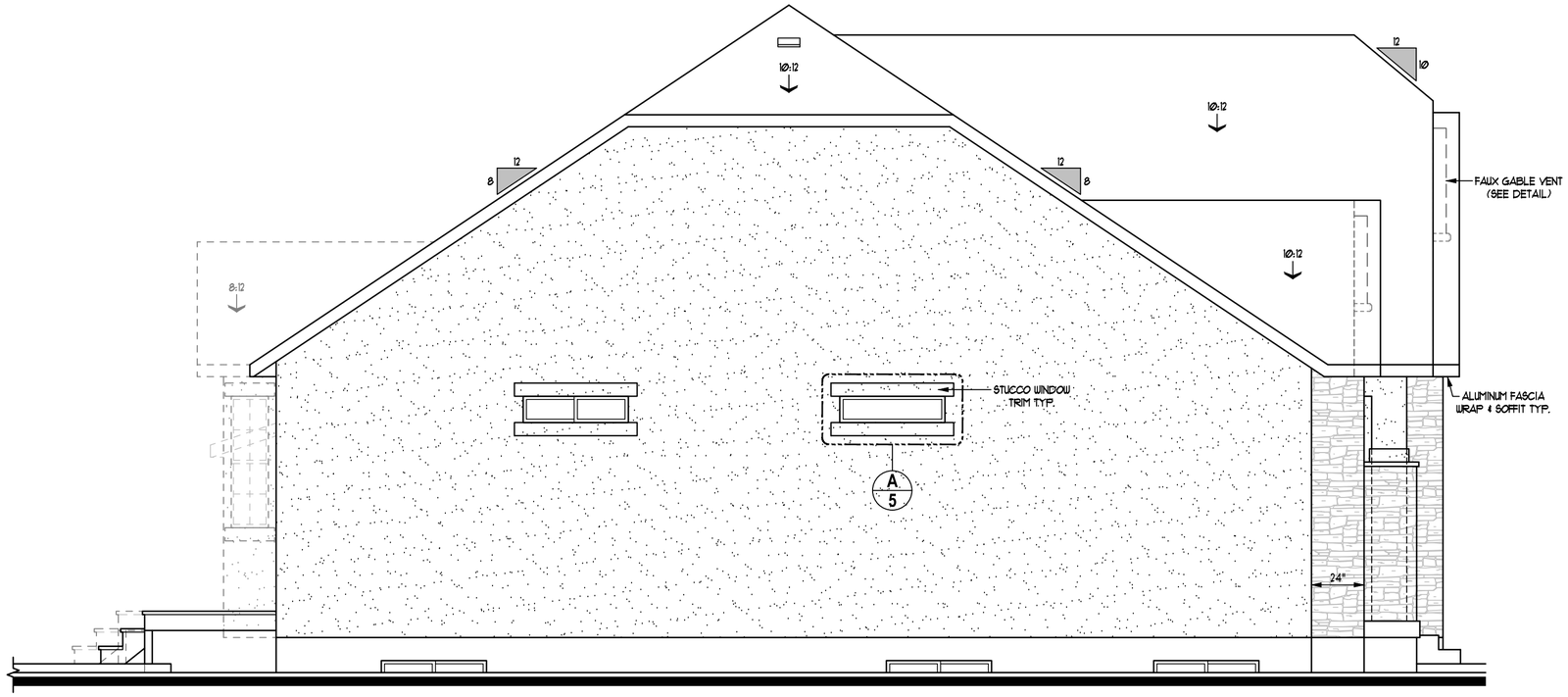
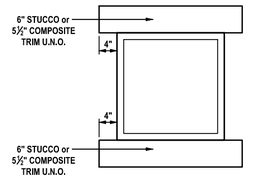
1625
"Colonial 2"
(Base Plan)
"Collection Plus"

MAIN LEVEL	1624	Date Created	Jun 2018
FIN. BASEMENT	19	Scale	NOTED
TOTAL FINISHED	1643	Drawn	CAD
UNFIN. BASEMENT	1610	Job	Base Plan
COLD STORAGE	80	Sheet	6
TOTAL UNFIN.	1690	of	10 Sheets
TOTAL	3333		
GARAGE	451		

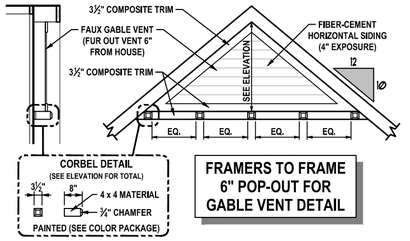


LEFT SIDE ELEVATION

SCALE: ¼"=1'-Ø"

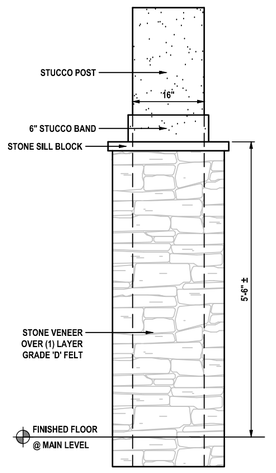


A Typical Window Trim
Scale: 1/2" = 1'-0"

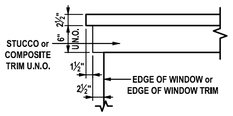


FRAMERS TO FRAME 6" POP-OUT FOR GABLE VENT DETAIL

B Faux Gable Vent
Scale: 1/4" = 1'-0"



C Porch Post
Scale: 1/2" = 1'-0"



D Double Header Trim
Scale: 1/2" = 1'-0"

FRONT ELEVATION

SCALE: ¼"=1'-Ø"

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KEYNOTES

"Syracuse" Exterior

! NOTE !
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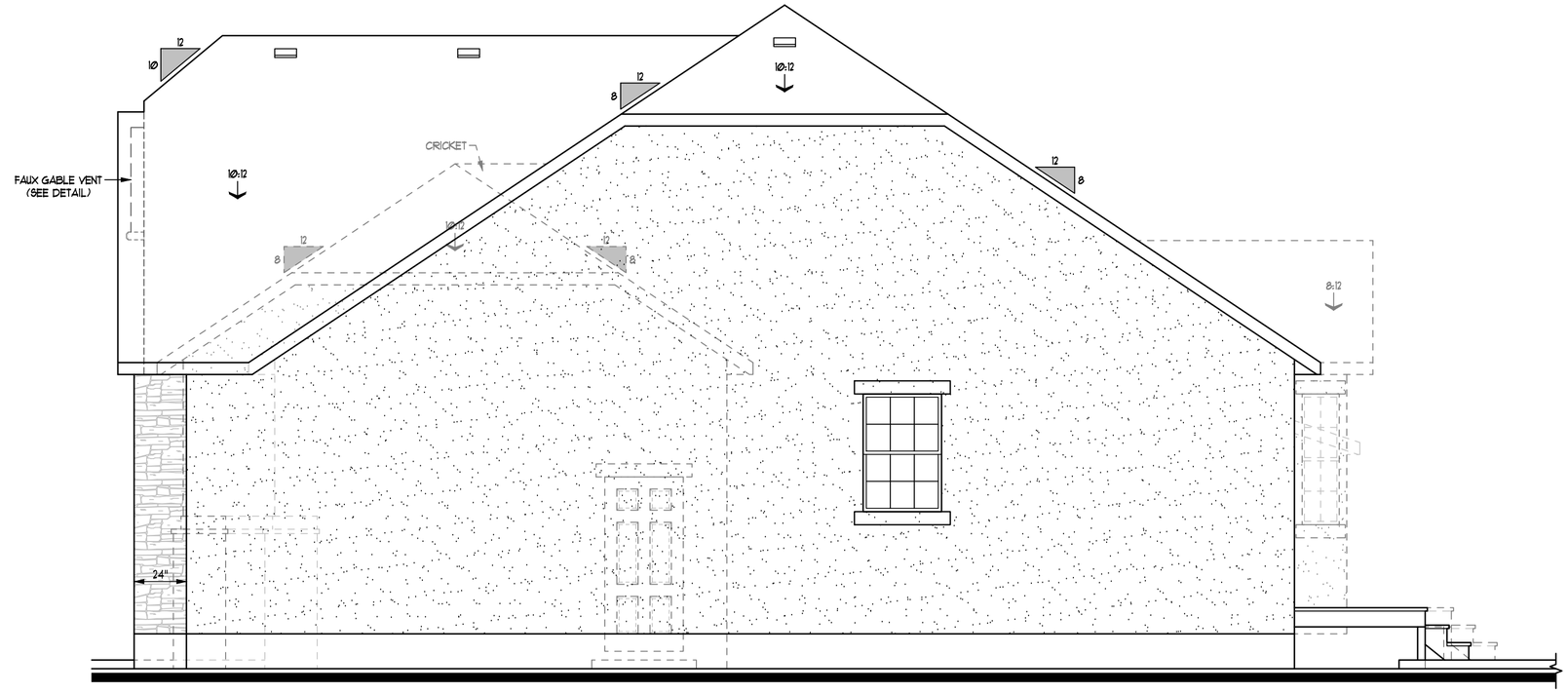
1625
"Traditional"
(Base Plan)
"Collection Plus"

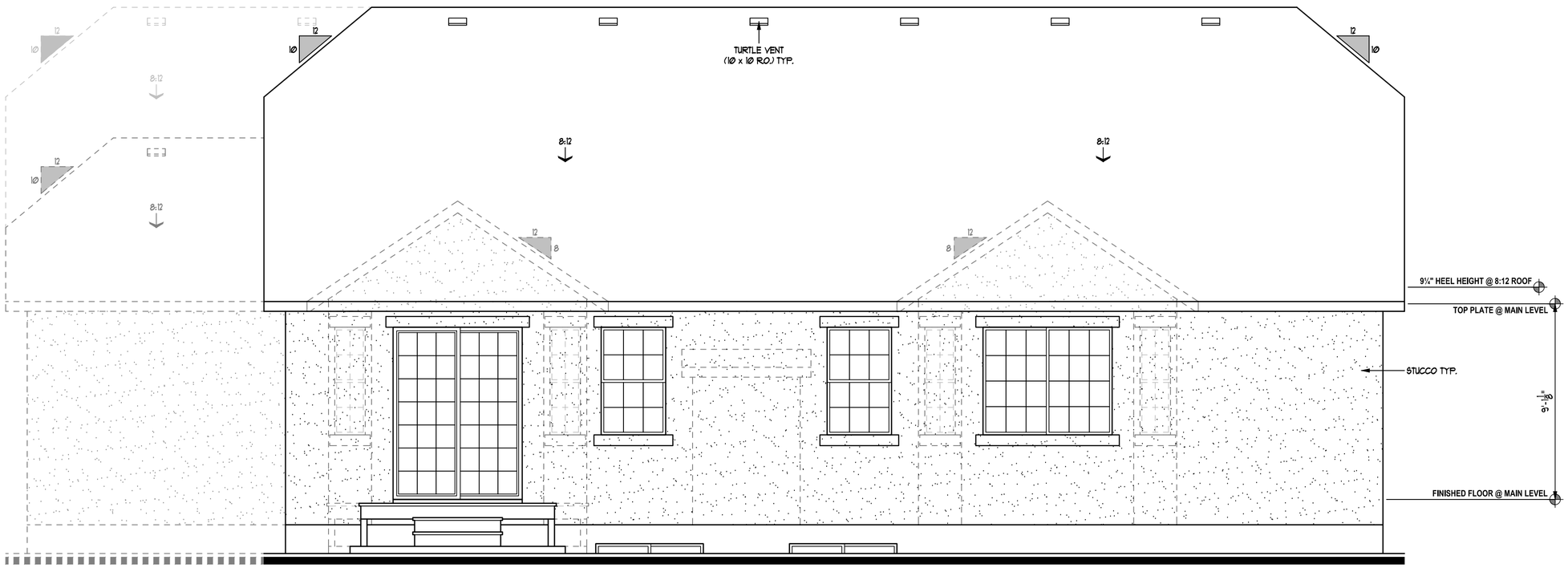
MAIN LEVEL	1624	Date Created	Jun 2018
FIN. BASEMENT	19	Scale	NOTED
TOTAL FINISHED	1643	Drawn	CAD
UNFIN. BASEMENT	1618	Job	Base Plan
COLD STORAGE	76	Sheet	5 of 10 Sheets
TOTAL UNFIN.	1694		
TOTAL	3337		
GARAGE	451		



RIGHT SIDE ELEVATION

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

Attic Ventilation Requirements					
Location	Main Roof		3-Car		Extended 3-Car	
Enclosed Attic Area (A)	2149.00	SF	234.00	SF	440.00	SF
Net Free Ventilating Area Required (A/300)	7.16	SF	0.78	SF	1.47	SF
Area of soffit ventilation (50% max. of total need)	3.58	SF	0.39	SF	0.73	SF
Linear feet of soffit required	132.26	LF	14.40	LF	27.08	LF
Ventilation provided by roof vents	3.58	SF	0.39	SF	0.73	SF
Ventilation provided by each vent	0.35	SF	0.35	SF	0.35	SF
Total Number of Roof Vents Required	**10**		**1**		**2**	
* Roof Louvers to be LOMANCO (Model 750-O) = 0.347 Sq. Ft. Each * Soffit vents = .02708 sq. ft. per linear foot of soffit			**Optional**		**Optional**	



REAR ELEVATION

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

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KEYNOTES

"Syracuse" Exterior

! NOTE !
ALL MATERIALS & TRIM NOTED ON FRONT ELEVATION TO BE TYPICAL THROUGHOUT (UNLESS NOTED OR SHOWN OTHERWISE)

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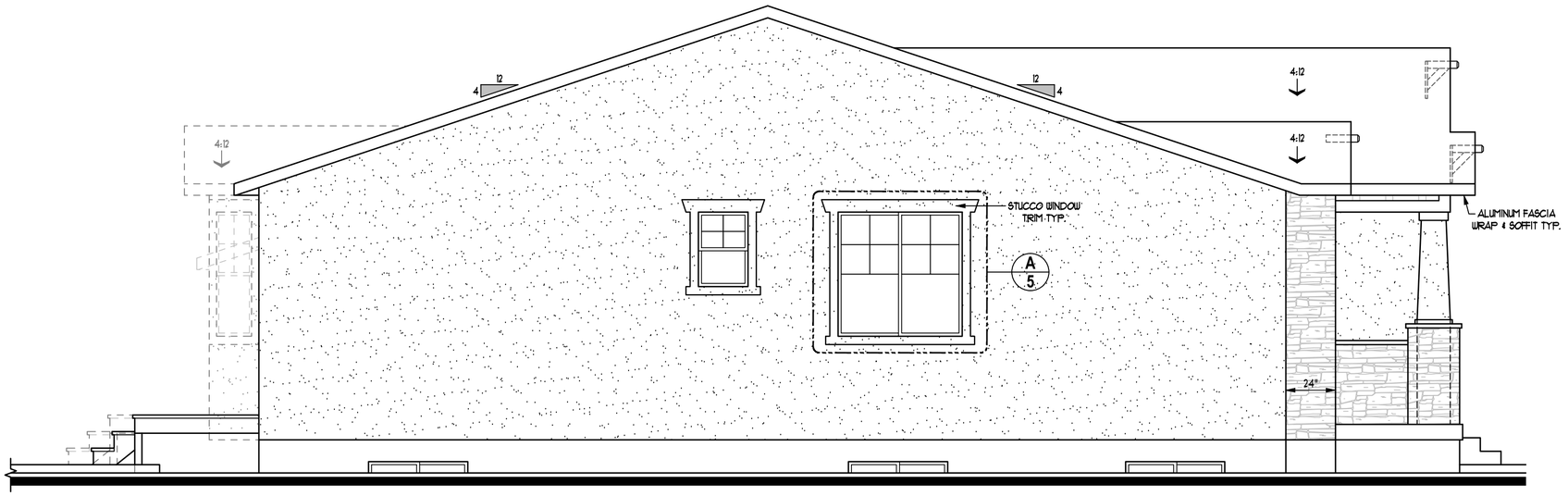
1625
"Traditional"
(Base Plan)
"Collection Plus"

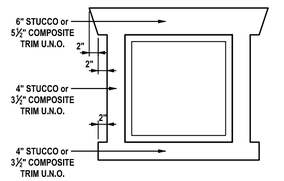
MAIN LEVEL	1624
FIN. BASEMENT	19
TOTAL FINISHED	1643
UNFIN. BASEMENT	1618
COLD STORAGE	76
TOTAL UNFIN.	1694
TOTAL	3337
GARAGE	451

Date Created: Jun 2018
Scale: NOTED
Drawn: CAD
Job: Base Plan
Sheet: 6 of 10 Sheets

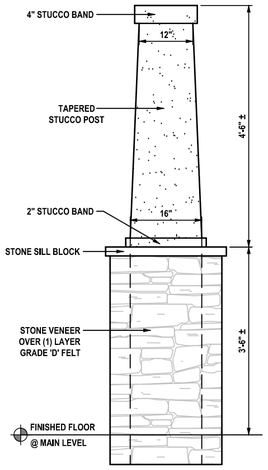


LEFT SIDE ELEVATION

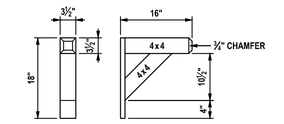
SCALE: ¼"=1'-Ø"



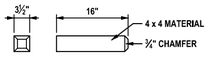
A Typical Window Trim
Scale: 1/2" = 1'-0"



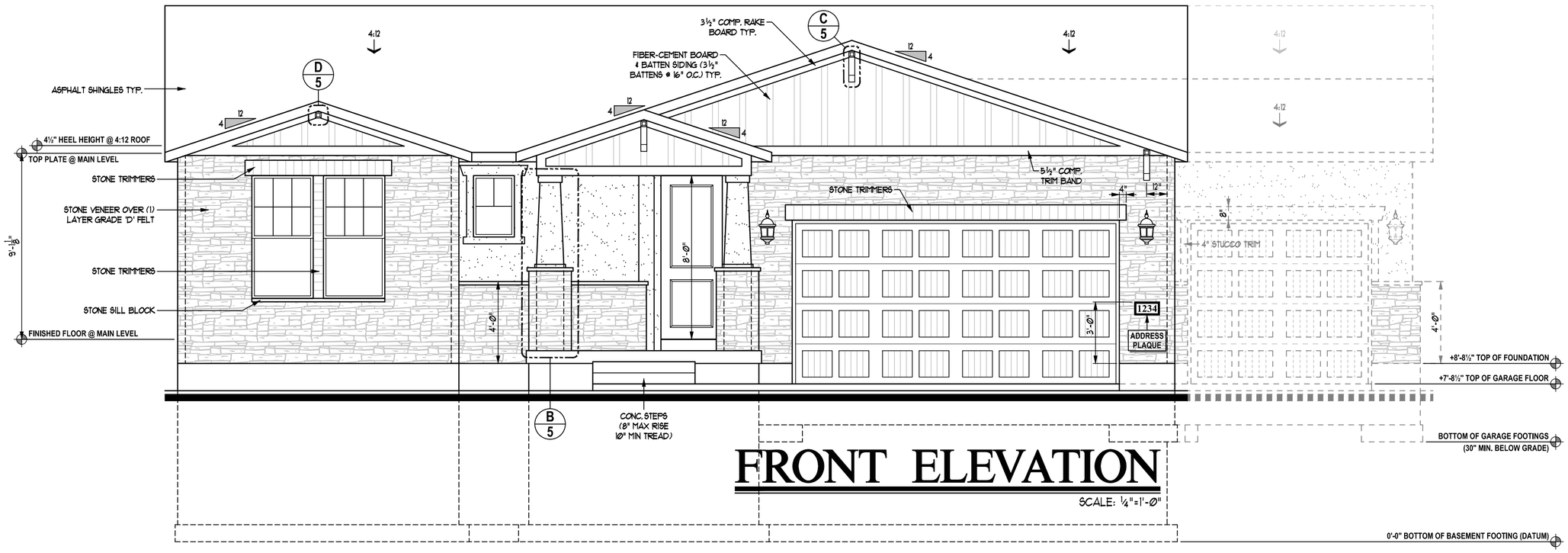
B Porch Post
Scale: 1/2" = 1'-0"



C Outlooker Detail (4 x 4)
Scale: 1/2" = 1'-0"



D Corble Detail (4 x 4)
Scale: 1/2" = 1'-0"



FRONT ELEVATION

SCALE: ¼"=1'-Ø"

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KEYNOTES

"Syracuse" Exterior

! NOTE !
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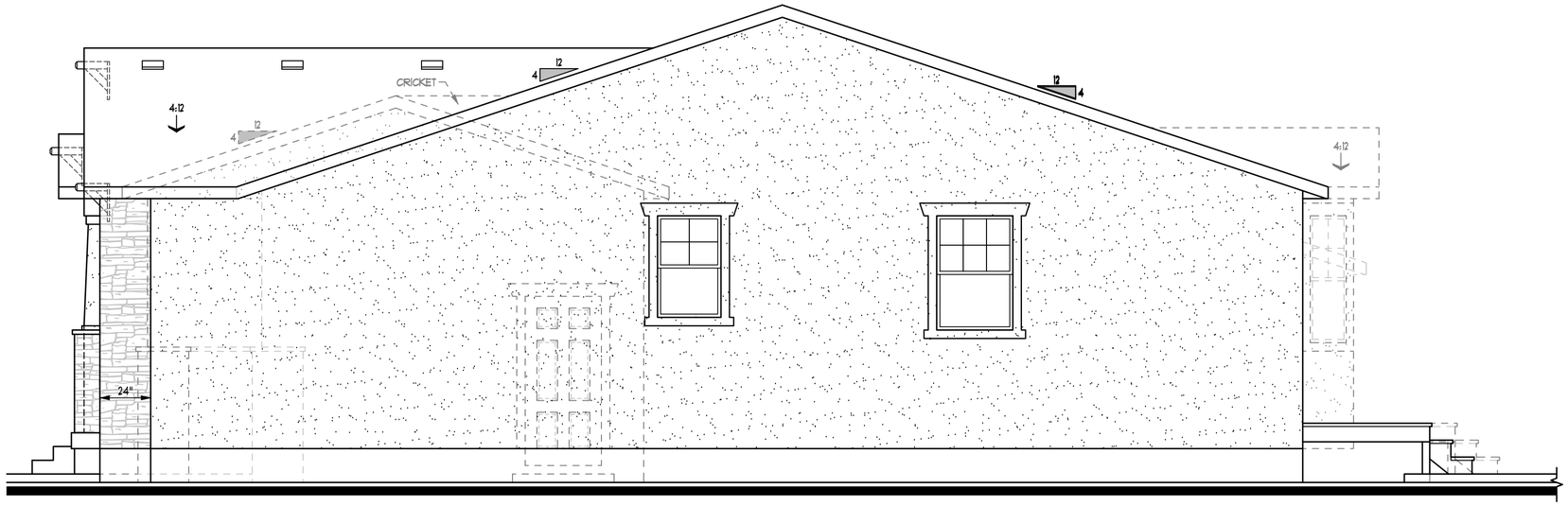
1700
"Craftsman"
(Base Plan)
"Collection Plus"

MAIN LEVEL	1670	Date Created	Jun 2018
FIN. BASEMENT	15	Scale	NOTED
TOTAL FINISHED	1685	Drawn	CAD
UNFIN. BASEMENT	1675	Job	Base Plan
COLD STORAGE	98	Sheet	5
TOTAL UNFIN.	1773	of	10 Sheets
TOTAL	3458		
GARAGE	426		

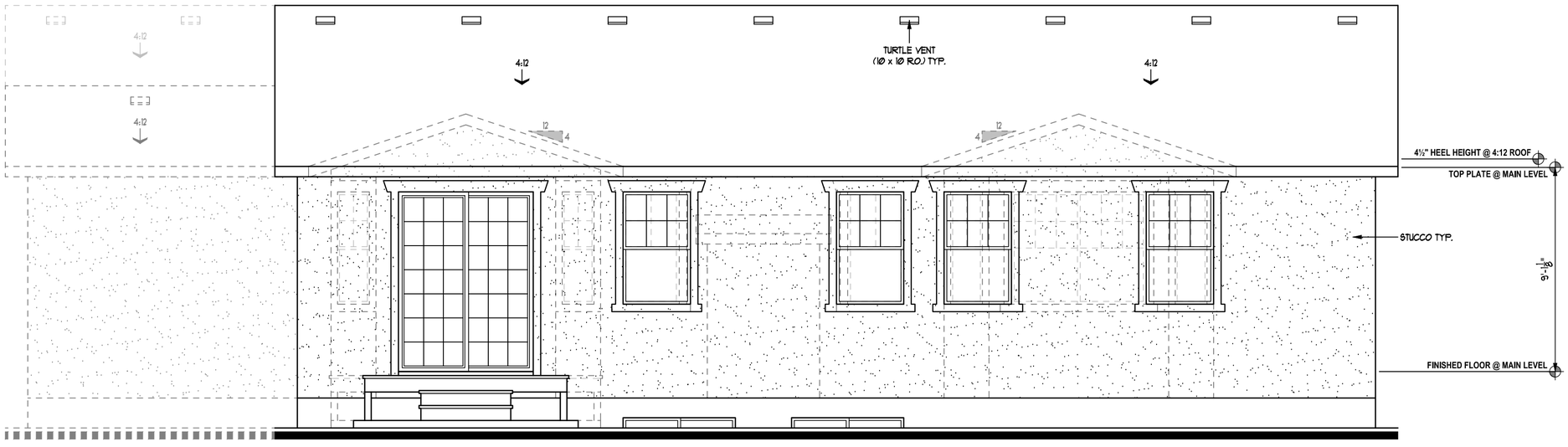


RIGHT SIDE ELEVATION

SCALE: ¼"=1'-Ø"

Attic Ventilation Requirements					
Location	Main Roof		3-Car		Extended 3-Car
Enclosed Attic Area (A)	2190.00	SF	235.00	SF	492.00 SF
Net Free Ventilating Area Required (A/300)	7.30	SF	0.78	SF	1.64 SF
Area of soffit ventilation (50% max. of total need)	3.65	SF	0.39	SF	0.82 SF
Linear feet of soffit required	134.79	LF	14.46	LF	30.28 LF
Ventilation provided by roof vents	3.65	SF	0.39	SF	0.82 SF
Ventilation provided by each vent	0.35	SF	0.35	SF	0.35 SF
Total Number of Roof Vents Required	**11**		**1**		**2**
			Optional		Optional

* Roof Louvers to be LOMANCO (Model 750-Cy = 0.347 Sq. F. Each
* Soffit vents = .02708 sq. I. per linear foot of width



REAR ELEVATION

SCALE: ¼"=1'-Ø"

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KEYNOTES

"Syracuse" Exterior

! NOTE !
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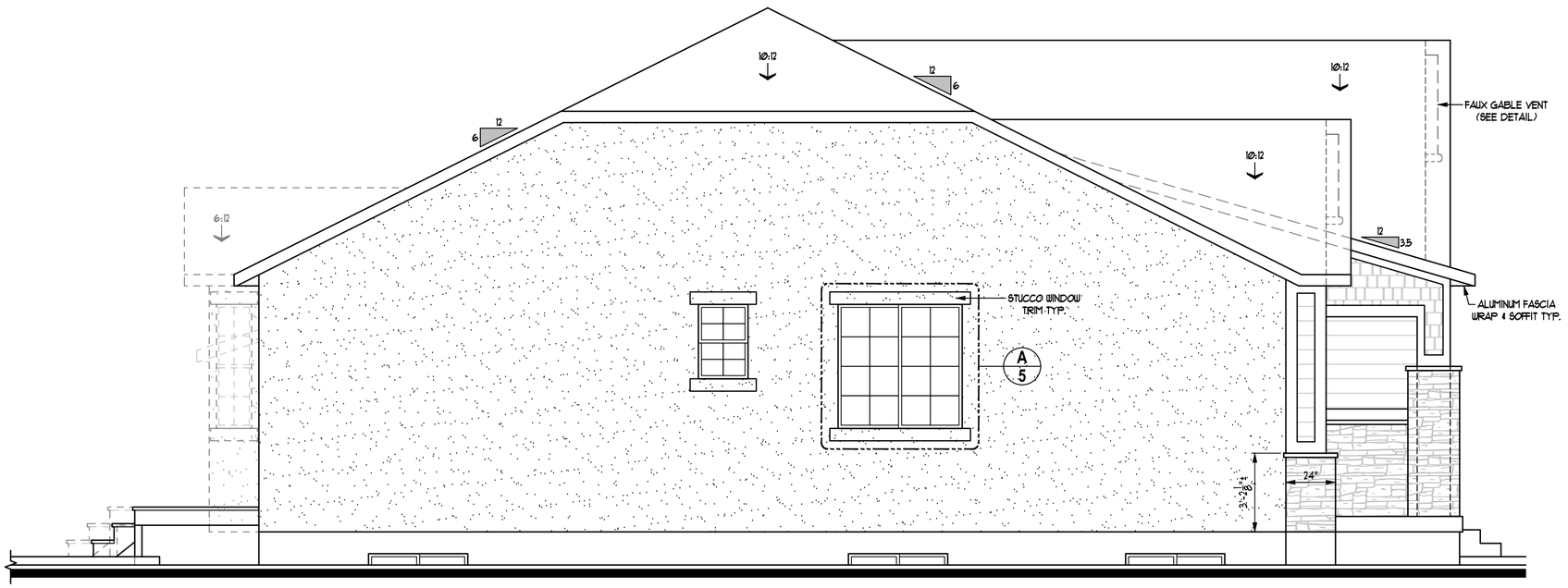
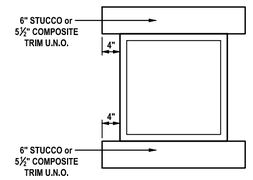
1700
"Craftsman"
(Base Plan)
"Collection Plus"

MAIN LEVEL	1670	Date Created	Jun 2018
FIN. BASEMENT	15	Scale	NOTED
TOTAL FINISHED	1685	Drawn	CAD
UNFIN. BASEMENT	1675	Job	Base Plan
COLD STORAGE	98	Sheet	6
TOTAL UNFIN.	1773	of	10 Sheets
TOTAL	3458		
GARAGE	426		

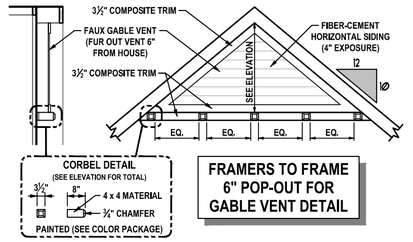


LEFT SIDE ELEVATION

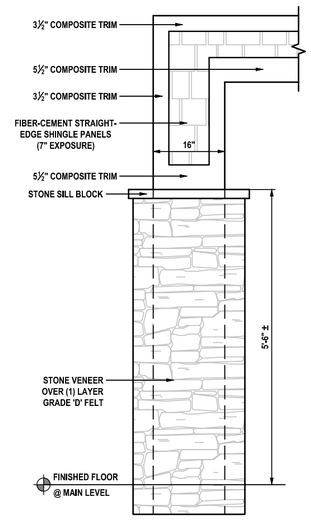
SCALE: ¼"=1'-0"



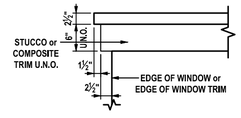
A Typical Window Trim
Scale: 1/2" = 1'-0"



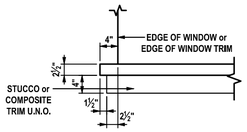
B Faux Gable Vent
Scale: 1/4" = 1'-0"



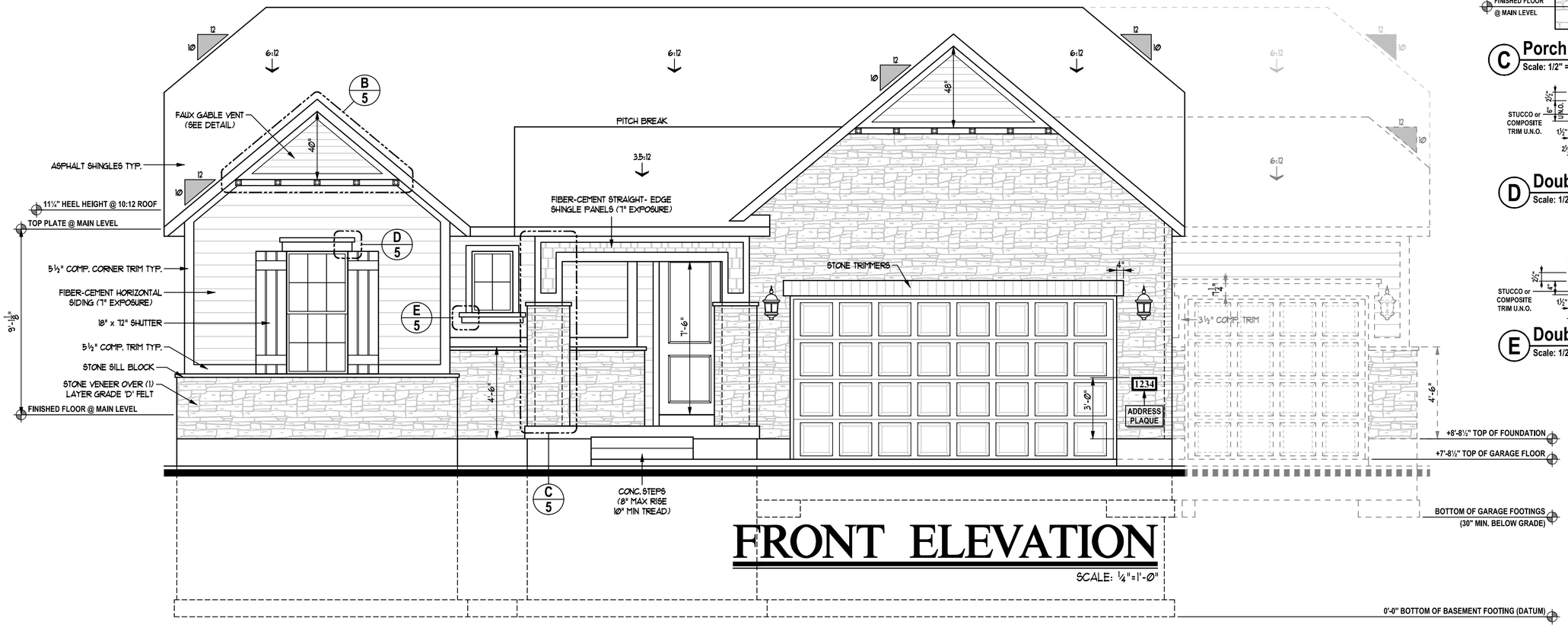
C Porch Post
Scale: 1/2" = 1'-0"



D Double Header Trim
Scale: 1/2" = 1'-0"



E Double Sill Trim
Scale: 1/2" = 1'-0"



FRONT ELEVATION

SCALE: ¼"=1'-0"

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REVISIONS 05-1700EL1 – (Syracuse).dwg 6/01/18 11:44 AM

KEYNOTES

"Syracuse" Exterior

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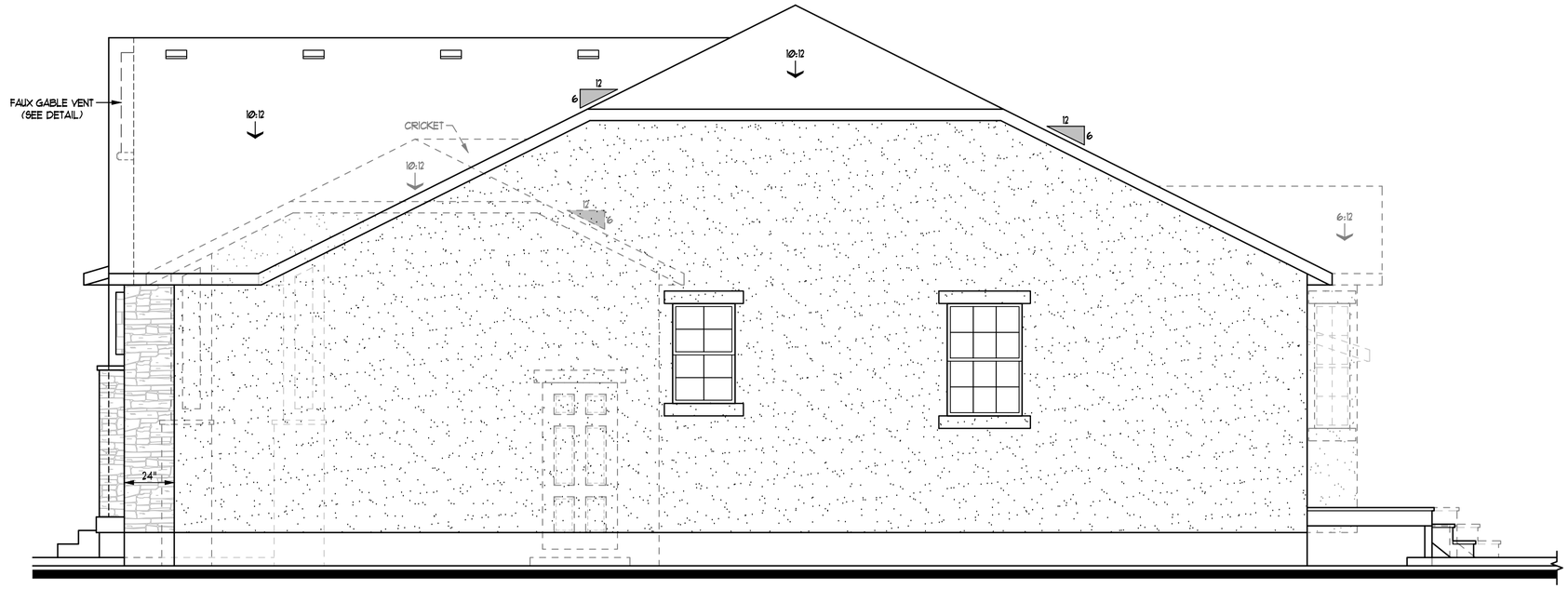
1700
"Traditional"
(Base Plan)
"Collection Plus"

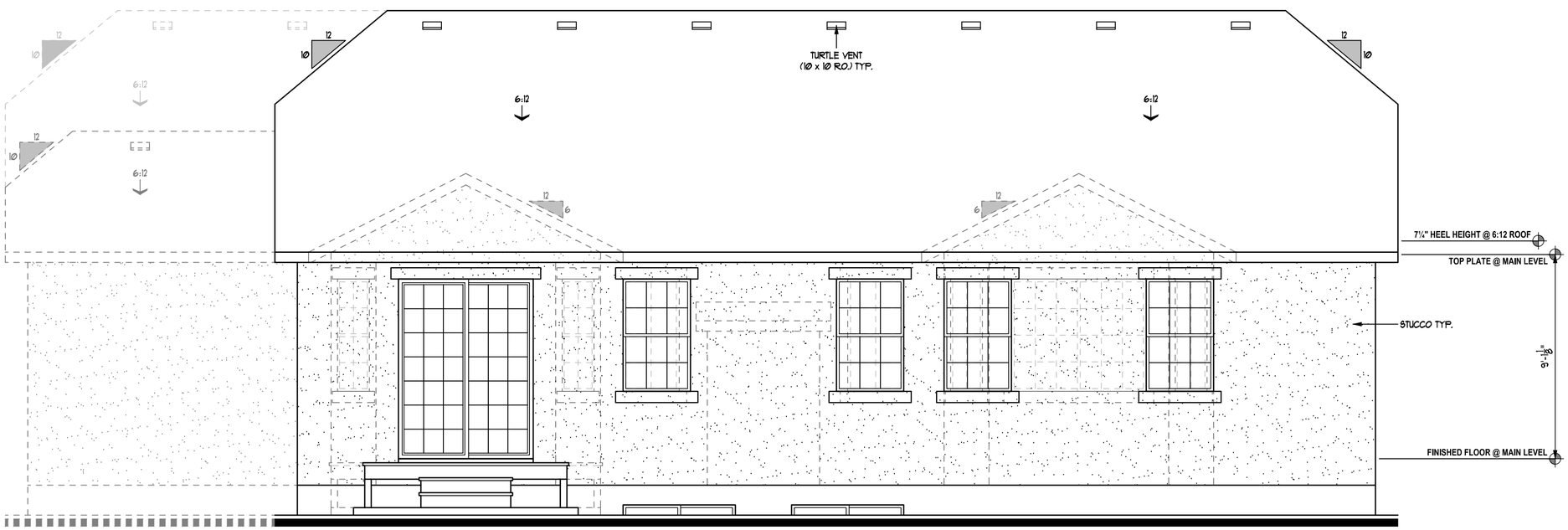
MAIN LEVEL	1670	Date Created	Jun 2018
FIN. BASEMENT	15	Scale	NOTED
TOTAL FINISHED	1685	Drawn	CAD
UNFIN. BASEMENT	1675	Job	Base Plan
COLD STORAGE	98		
TOTAL UNFIN.	1773		
TOTAL	3458	Sheet	5 of 10 Sheets
GARAGE	426		



RIGHT SIDE ELEVATION

SCALE: ¼"=1'-Ø"

Attic Ventilation Requirements							
Location	Main Roof		3-Car		Extended 3-Car	
Enclosed Attic Area (A)	2190.00	SF	235.00	SF	492.00	SF
Net Free Ventilating Area Required (A/300)	**7.30**	**SF**	**0.78**	**SF**	**1.64**	**SF**
Area of soffit ventilation (50% max. of total need)	3.65	SF	0.39	SF	0.82	SF
Linear feet of soffit required	134.79	LF	14.46	LF	30.28	LF
Ventilation provided by roof vents	3.65	SF	0.39	SF	0.82	SF
Ventilation provided by each vent	0.35	SF	0.35	SF	0.35	SF
Total Number of Roof Vents Required	**11**		**1**		**2**	
* Roof Louvers to be LOMANCO (Model 750-G) = 0.347 Sq. Ft. Each * Soffit vents = .02708 sq. ft. per linear foot of soffit			**Optional**		**Optional**	



REAR ELEVATION

SCALE: ¼"=1'-Ø"

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REVISIONS 06-1700EL2 - (Syracuse).dwg 7/25/18 4:43 PM

KEYNOTES

"Syracuse" Exterior

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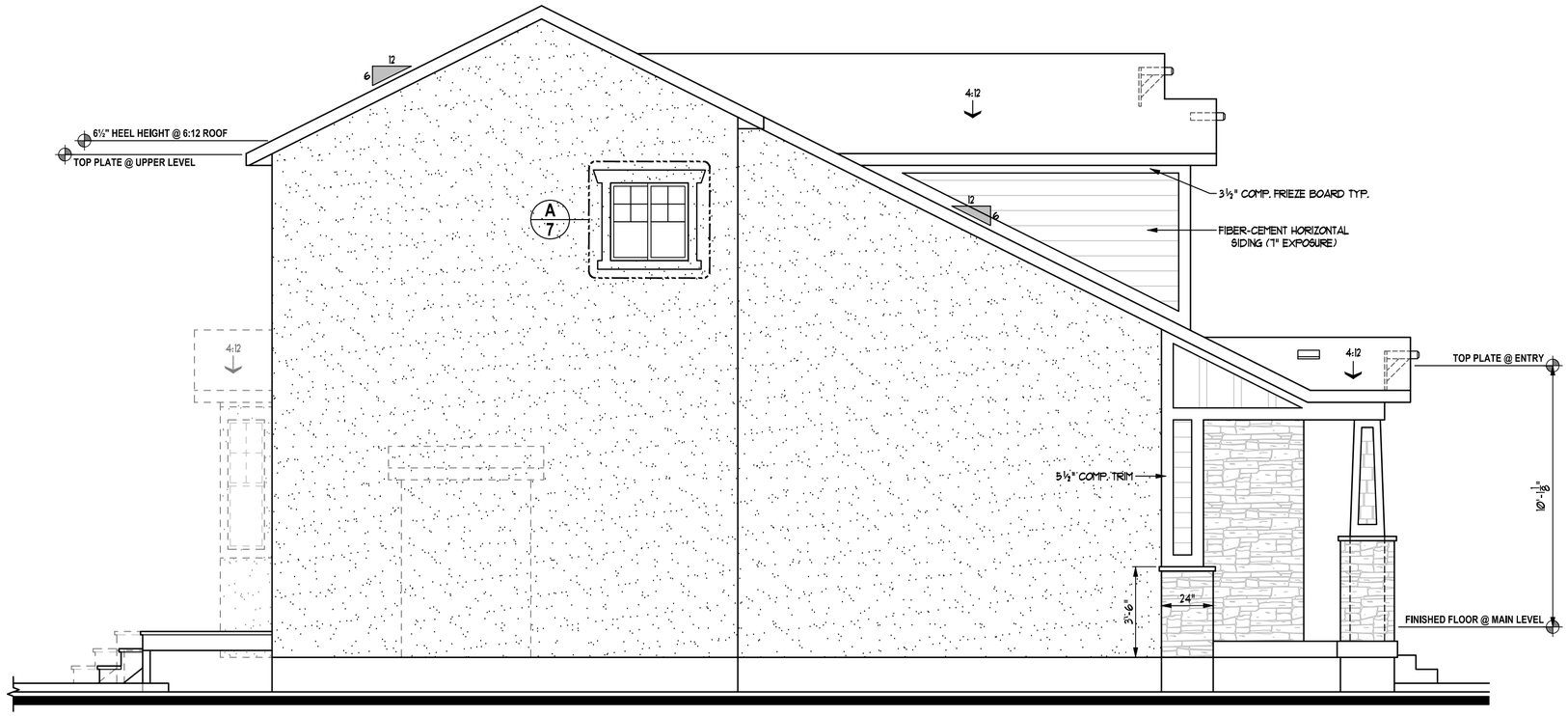
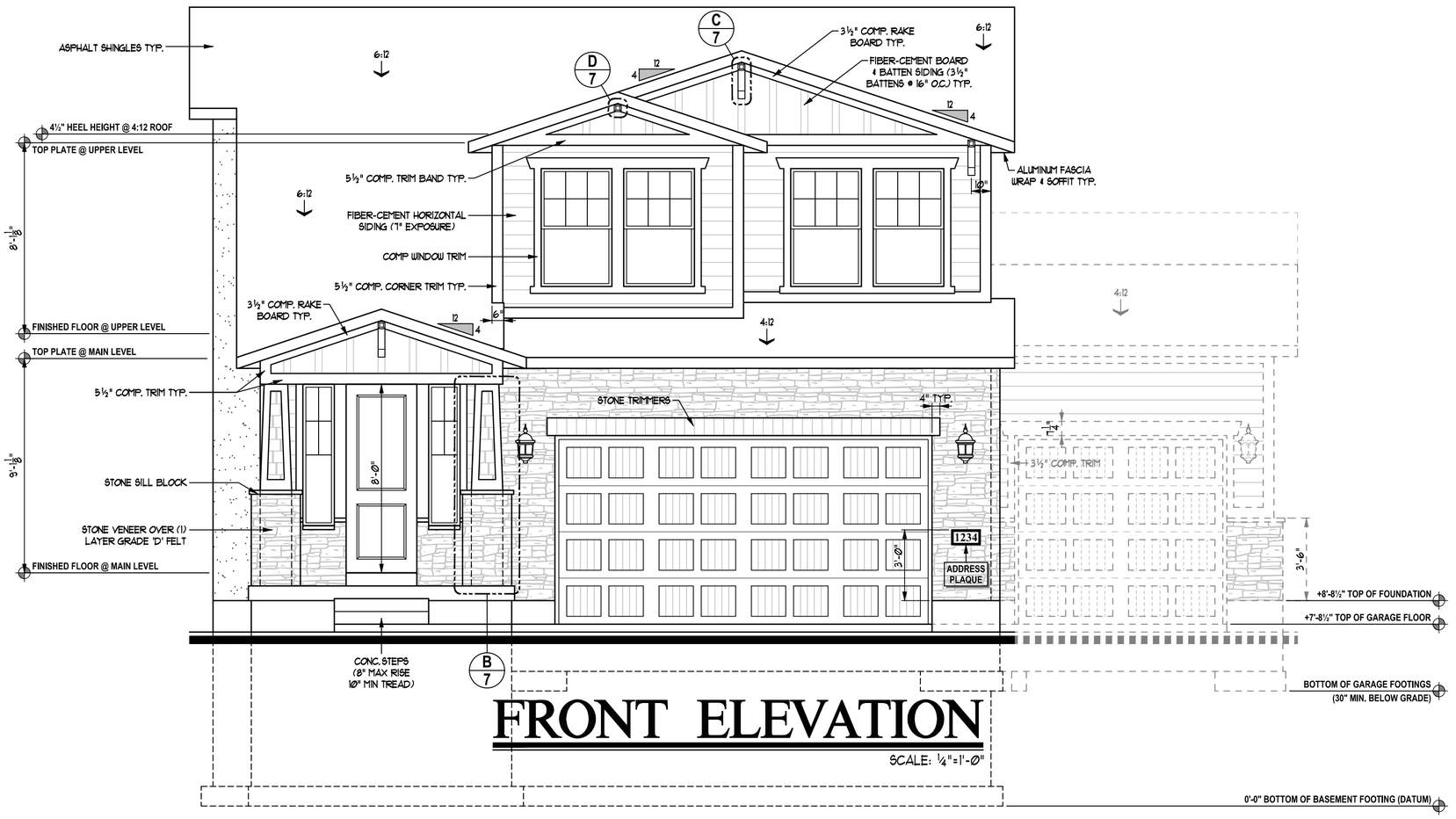
1700
"Traditional"
(Base Plan)
"Collection Plus"

MAIN LEVEL	1670	Date Created	Jun 2018
FIN. BASEMENT	15	Scale	NOTED
TOTAL FINISHED	1685	Drawn	CAD
UNFIN. BASEMENT	1675	Job	Base Plan
COLD STORAGE	98	Sheet	6
TOTAL UNFIN.	1773	of	10 Sheets
TOTAL	3458		
GARAGE	426		



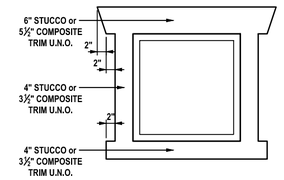
LEFT SIDE ELEVATION

SCALE: ¼"=1'-0"

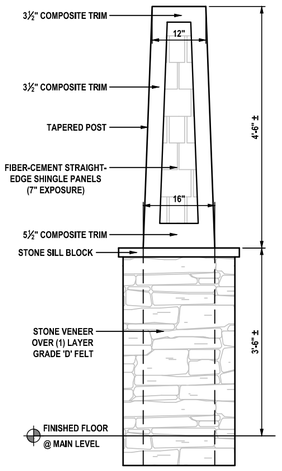


FRONT ELEVATION

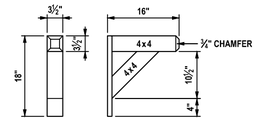
SCALE: ¼"=1'-0"



A Typical Window Trim
Scale: 1/2" = 1'-0"

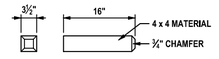


B Porch Post
Scale: 1/2" = 1'-0"



PAINTED (SEE COLOR PACKAGE)

C Outlooker Detail (4 x 4)
Scale: 1/2" = 1'-0"



PAINTED (SEE COLOR PACKAGE)

D Corble Detail (4 x 4)
Scale: 1/2" = 1'-0"

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KEYNOTES

"Syracuse" Exterior

! NOTE !
ALL MATERIALS & TRIM NOTED ON FRONT ELEVATION TO BE TYPICAL THROUGHOUT (UNLESS NOTED OR SHOWN OTHERWISE)

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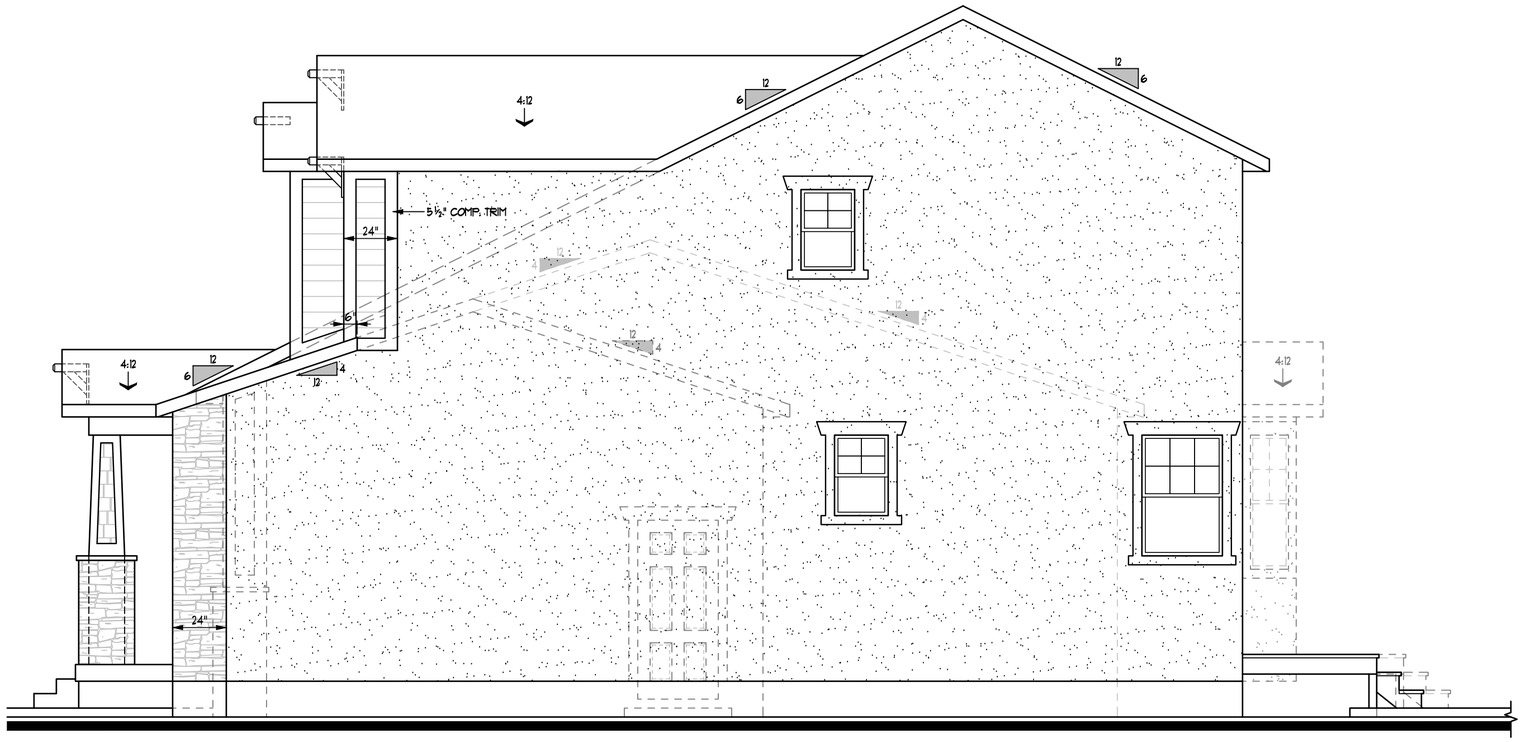
1750
"Craftsman"
(Base Plan)
"Collection Plus"

MAIN LEVEL	783	Date Created	Jun 2018
UPPER LEVEL	957	Scale	NOTED
FIN. BASEMENT	0	Drawn	CAD
TOTAL FINISHED	1740	Job	Base Plan
UNFIN. BASEMENT	794	Sheet	7
COLD STORAGE	73	of	13 Sheets
TOTAL UNFIN.	867		
TOTAL	2607		
GARAGE	443		

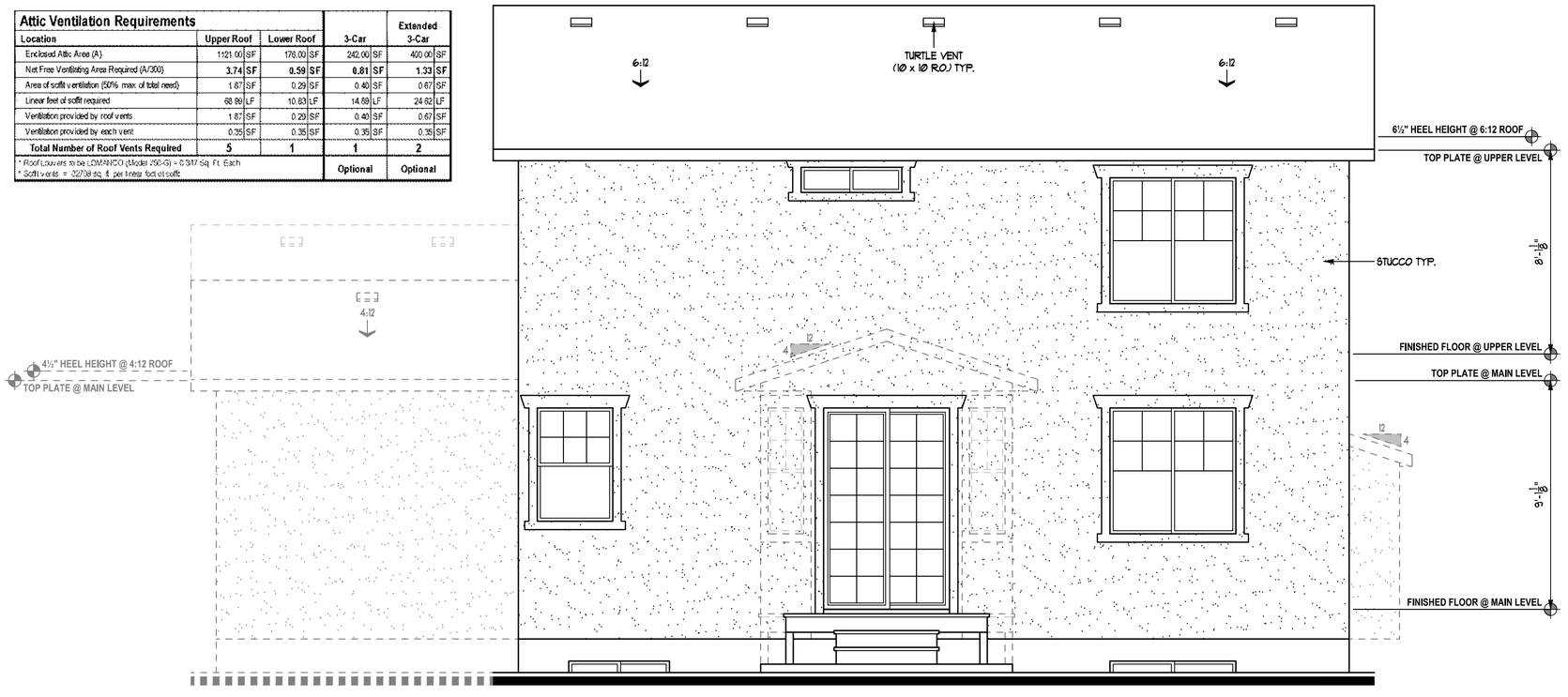


RIGHT SIDE ELEVATION

SCALE: ¼"=1'-Ø"

Attic Ventilation Requirements							
Location	Upper Roof		Lower Roof		3-Car		Extended 3-Car	
Enclosed Attic Area (A)	1121.00	SF	178.00	SF	242.00	SF	400.00	SF
Net Free Ventilating Area Required (A/300)	**3.74**	**SF**	**0.59**	**SF**	**0.81**	**SF**	**1.33**	**SF**
Area of soffit ventilation (50% max. of total need)	1.87	SF	0.29	SF	0.40	SF	0.67	SF
Linear feet of soffit required	68.99	LF	10.83	LF	14.89	LF	24.62	LF
Ventilation provided by roof vents	1.87	SF	0.29	SF	0.40	SF	0.67	SF
Ventilation provided by each vent	0.35	SF	0.35	SF	0.35	SF	0.35	SF
Total Number of Roof Vents Required	**5**		**1**		**1**		**2**	
					Optional		**Optional**	

* Roof Louvers to be LOMANCO (Model 750-G) = 0.347 Sq. Ft. Each
* Soffit vents = 32708 sq. ft. per linear foot of soffit



REAR ELEVATION

SCALE: ¼"=1'-Ø"

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KEYNOTES

"Syracuse" Exterior

! NOTE !
ALL MATERIALS & TRIM NOTED ON FRONT ELEVATION TO BE TYPICAL THROUGHOUT (UNLESS NOTED OR SHOWN OTHERWISE)

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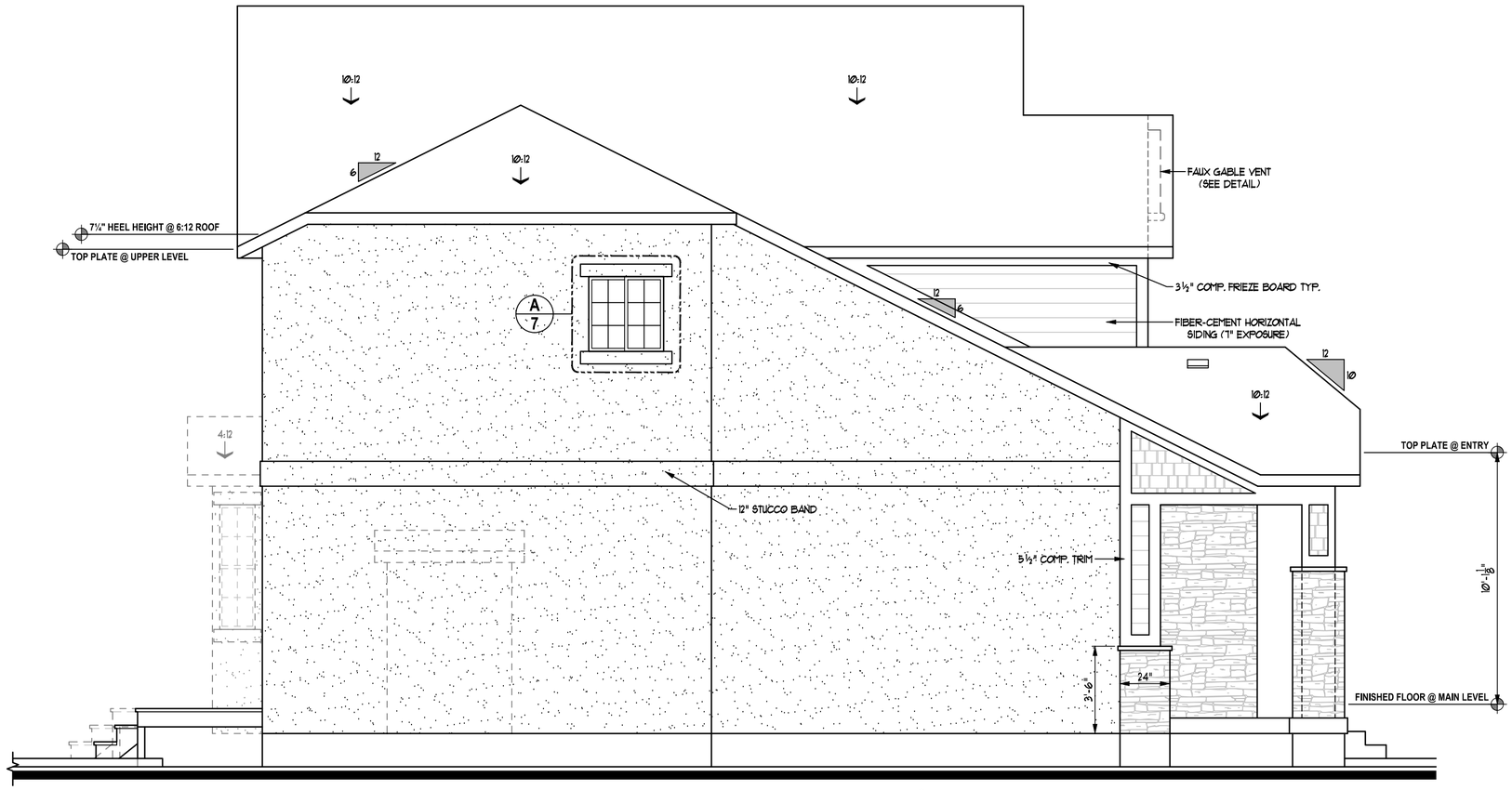
1750
"Craftsman"
(Base Plan)
"Collection Plus"

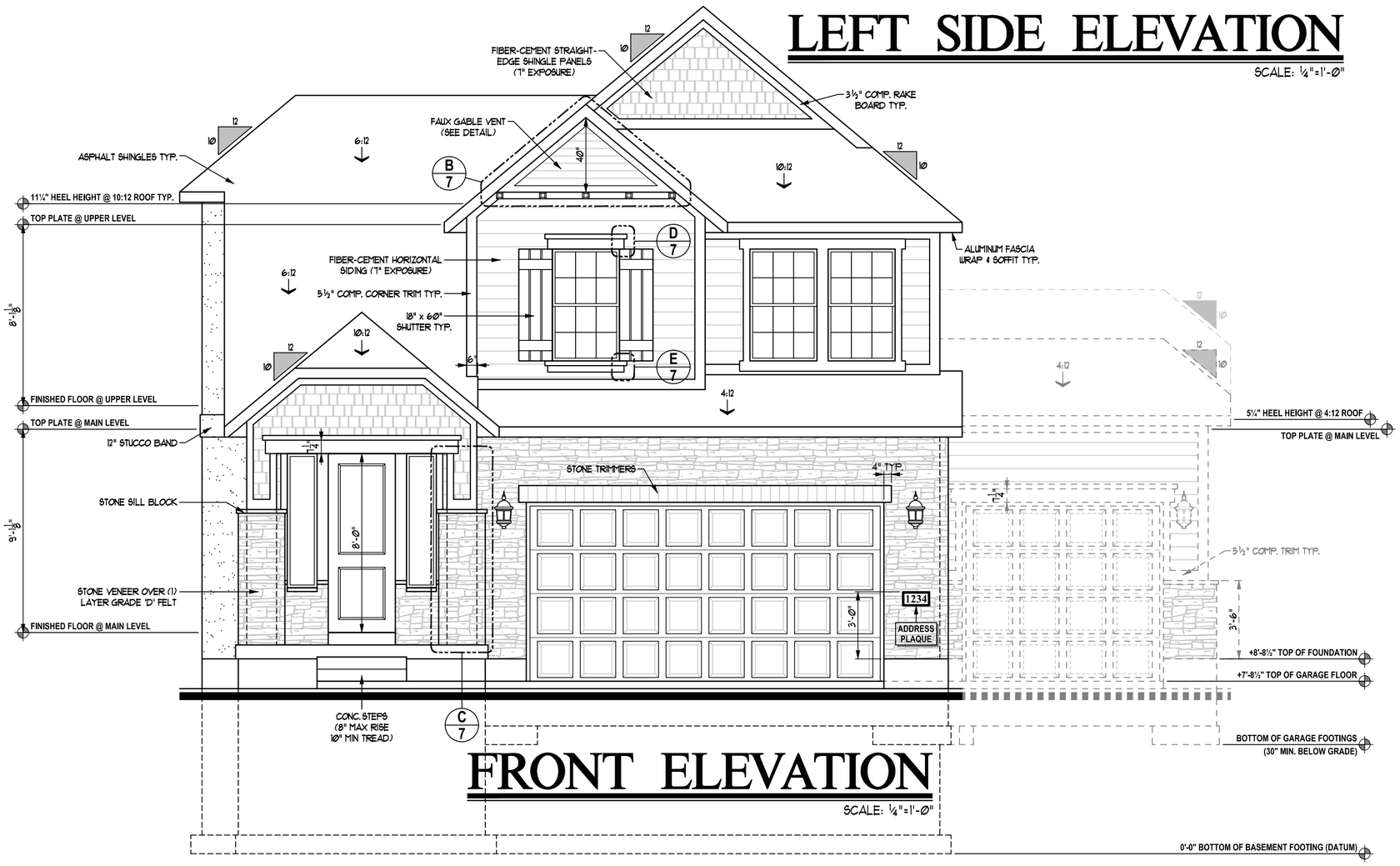
MAIN LEVEL	783
UPPER LEVEL	957
FIN. BASEMENT	0
TOTAL FINISHED	1740
UNFIN. BASEMENT	794
COLD STORAGE	73
TOTAL UNFIN.	867
TOTAL	2607
GARAGE	443

Date Created: Jun 2018
Scale: NOTED
Drawn: CAD
Job: Base Plan
Sheet: 8 of 13 Sheets



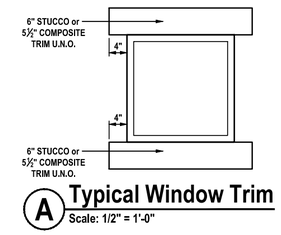
LEFT SIDE ELEVATION

SCALE: ¼"=1'-Ø"

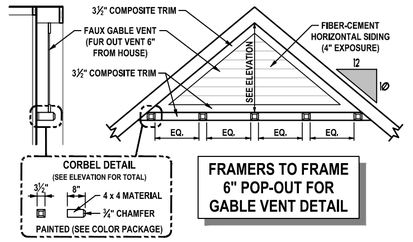


FRONT ELEVATION

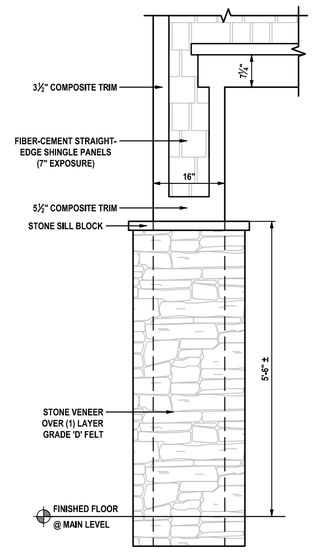
SCALE: ¼"=1'-Ø"



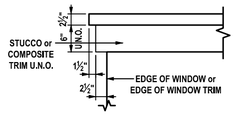
A Typical Window Trim
Scale: 1/2" = 1'-0"



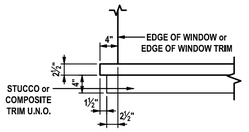
B Faux Gable Vent
Scale: 1/4" = 1'-0"



C Porch Post
Scale: 1/2" = 1'-0"



D Double Header Trim
Scale: 1/2" = 1'-0"



E Double Sill Trim
Scale: 1/2" = 1'-0"

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KEYNOTES

"Syracuse" Exterior

! NOTE !
ALL MATERIALS & TRIM NOTED ON FRONT ELEVATION TO BE TYPICAL THROUGHOUT (UNLESS NOTED OR SHOWN OTHERWISE)

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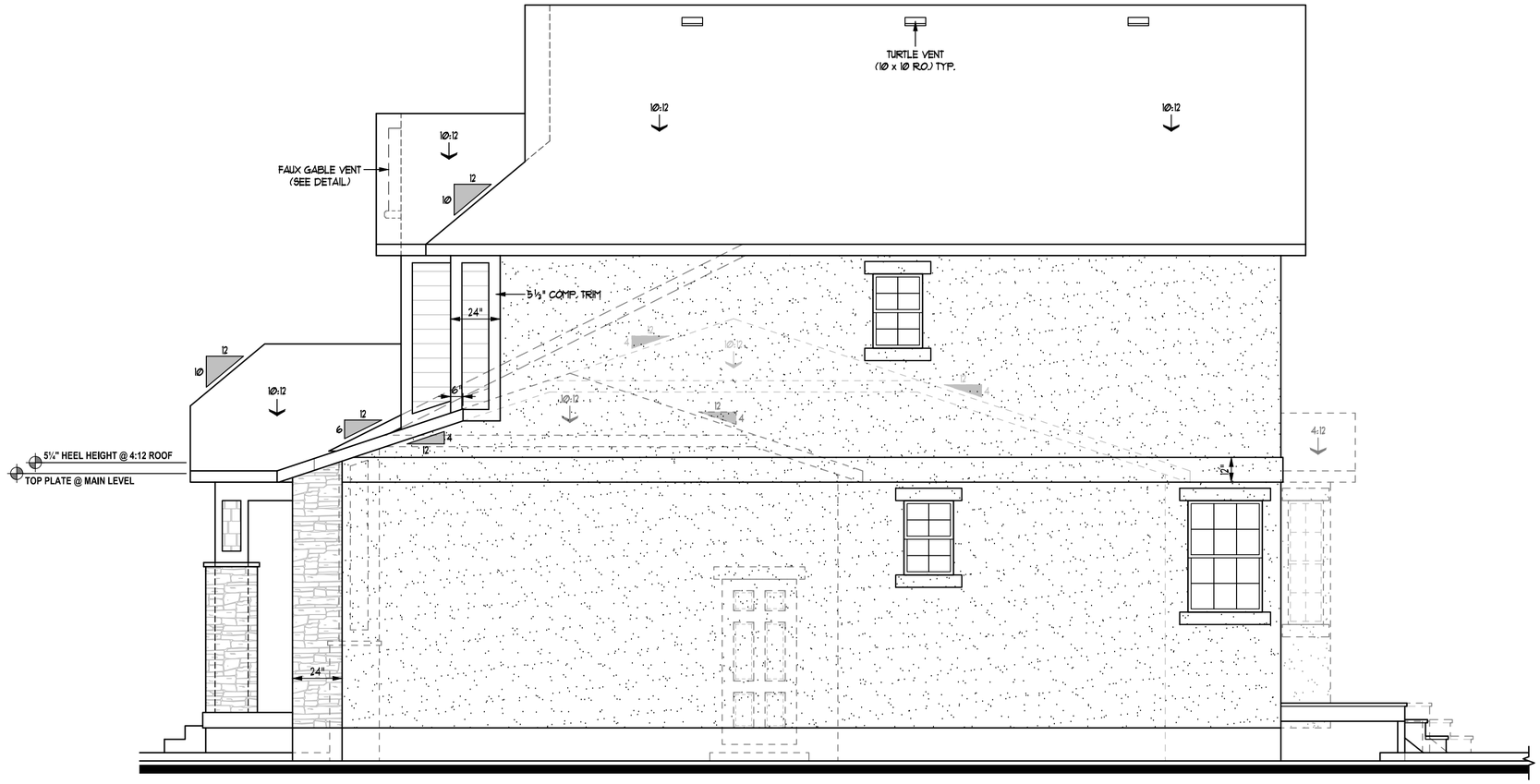
1750
"Traditional"
(Base Plan)
"Collection Plus"

MAIN LEVEL	783	Date Created	Jun 2018
UPPER LEVEL	957	Scale	NOTED
FIN. BASEMENT	0	Drawn	CAD
TOTAL FINISHED	1740	Job	Base Plan
UNFIN. BASEMENT	794	Sheet	7
COLD STORAGE	68	of	13 Sheets
TOTAL UNFIN.	862		
TOTAL	2602		
GARAGE	443		



RIGHT SIDE ELEVATION

SCALE: ¼"=1'-0"

Attic Ventilation Requirements							
Location	Upper Roof		Lower Roof		3-Car		Extended 3-Car	
Enclosed Attic Area (A)	1121.00	SF	178.00	SF	242.00	SF	400.00	SF
Net Free Ventilating Area Required (A/300)	**3.74**	**SF**	**0.59**	**SF**	**0.81**	**SF**	**1.33**	**SF**
Area of soffit ventilation (50% max. of total need)	1.87	SF	0.29	SF	0.40	SF	0.67	SF
Linear feet of soffit required	68.89	LF	10.83	LF	14.89	LF	24.62	LF
Ventilation provided by roof vents	1.87	SF	0.29	SF	0.40	SF	0.67	SF
Ventilation provided by each vent	0.35	SF	0.35	SF	0.35	SF	0.35	SF
Total Number of Roof Vents Required	**5**		**1**		**1**		**2**	
* Roof Louvers to be LOMANCO (Model 750-G) = 0.347 Sq. Ft. Each					**Optional**		**Optional**	
* Soffit vents = .02738 sq. ft. per linear foot of soffit								



REAR ELEVATION

SCALE: ¼"=1'-0"

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KEYNOTES

"Syracuse" Exterior

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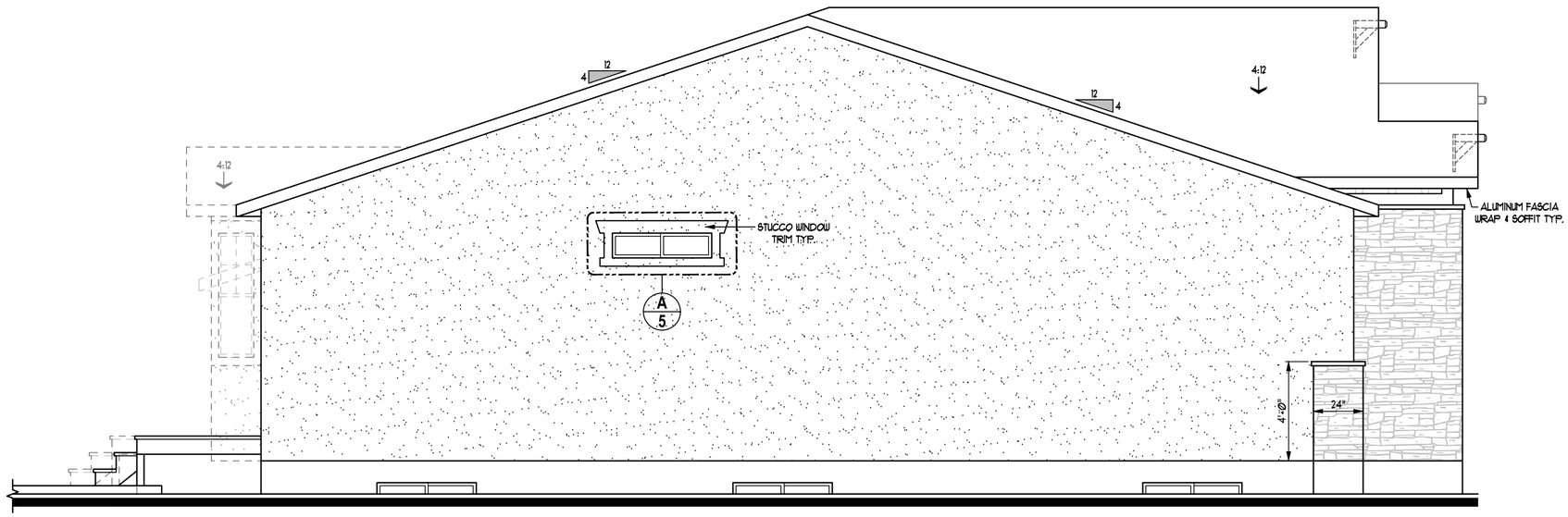
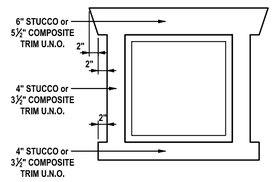
1750
"Traditional"
(Base Plan)
"Collection Plus"

MAIN LEVEL	783	Date Created	Jun 2018
UPPER LEVEL	957	Scale	NOTED
FIN. BASEMENT	0	Drawn	CAD
TOTAL FINISHED	1740	Job	Base Plan
UNFIN. BASEMENT	794	Sheet	8
COLD STORAGE	68	of	13 Sheets
TOTAL UNFIN.	862		
TOTAL	2602		
GARAGE	443		

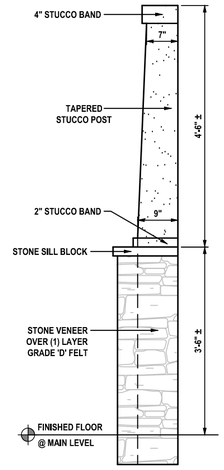


LEFT SIDE ELEVATION

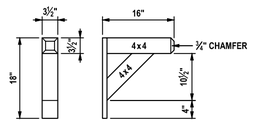
SCALE: ¼"=1'-0"



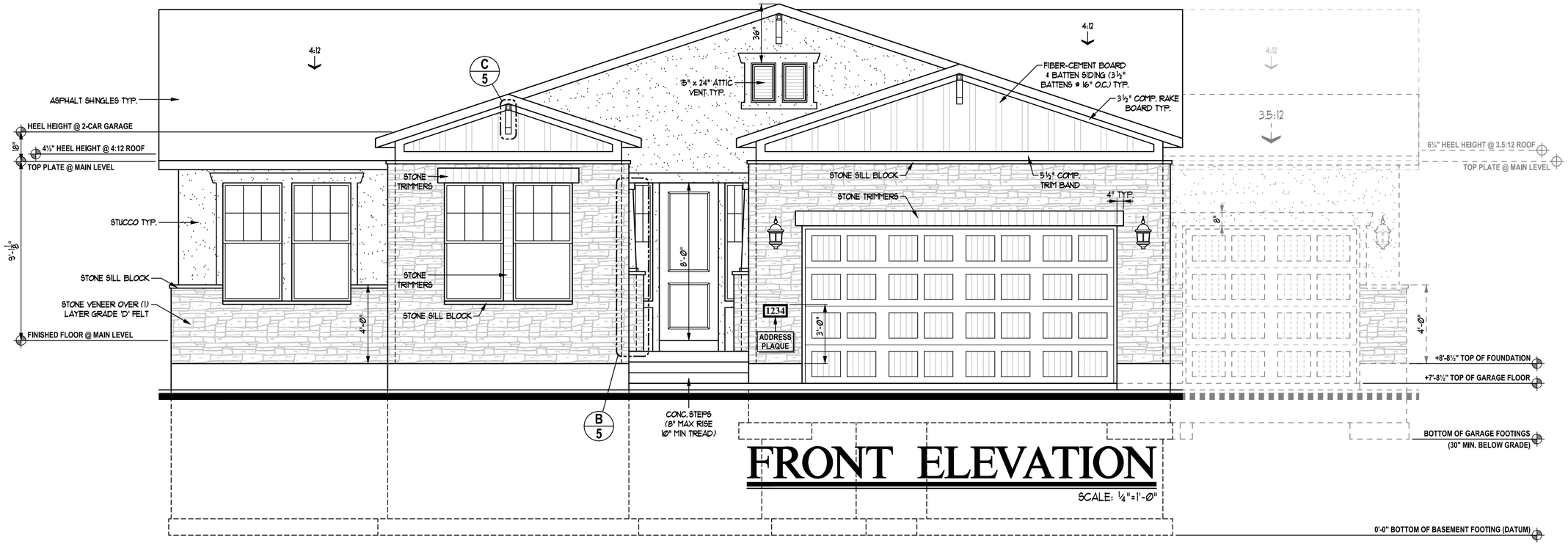
A Typical Window Trim
Scale: 1/2" = 1'-0"



B Porch Post
Scale: 1/2" = 1'-0"



C Outlooker Detail (4 x 4)
Scale: 1/2" = 1'-0"



FRONT ELEVATION

SCALE: ¼"=1'-0"

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KEYNOTES

"Syracuse" Exterior

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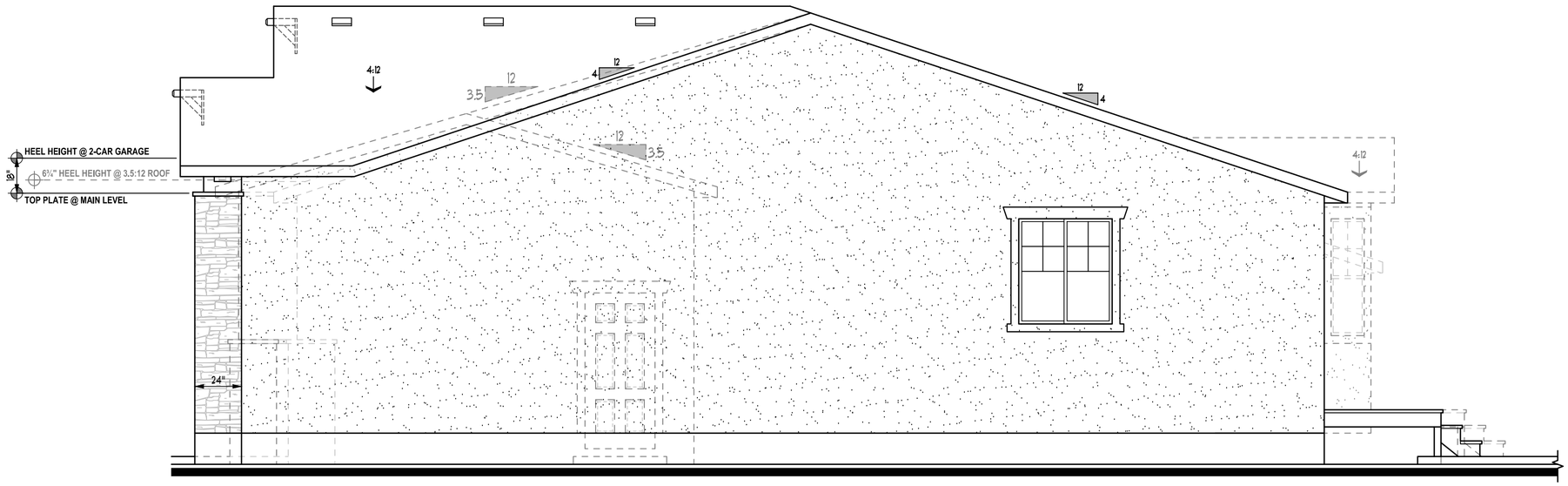
1825
"Craftsman"
(Base Plan)
"Collection Plus"

MAIN LEVEL	1847
FIN. BASEMENT	15
TOTAL FINISHED	1862
UNFIN. BASEMENT	1851
COLD STORAGE	47
TOTAL UNFIN.	1898
TOTAL	3760
GARAGE	434

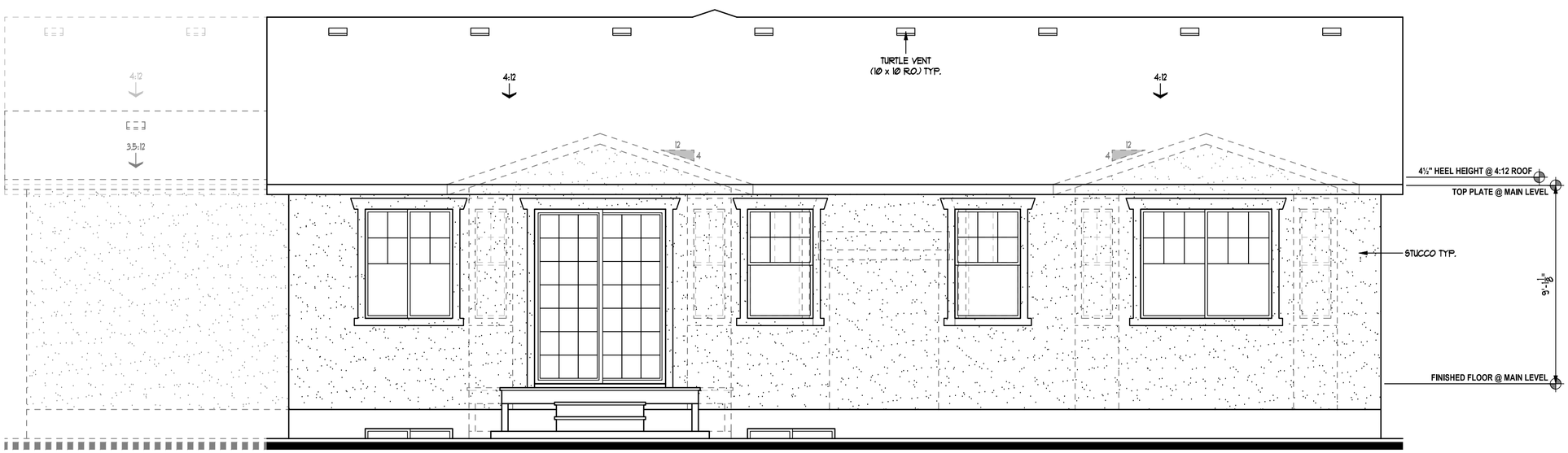
Date Created: Jun 2018
Scale: NOTED
Drawn: CAD
Job: Base Plan
Sheet: 5 of 10 Sheets



RIGHT SIDE ELEVATION

SCALE: ¼"=1'-Ø"

Attic Ventilation Requirements						
Location	Main Roof		3-Car		Extended 3-Car	
Enclosed Attic Area (A)	2328.00	SF	234.00	SF	528.00	SF
Net Free Ventilating Area Required (A/300)	**7.76**	**SF**	**0.78**	**SF**	**1.76**	**SF**
Area of soffit ventilation (50% max. of total need)	3.88	SF	0.39	SF	0.88	SF
Linear feet of soffit required	143.28	LF	14.40	LF	32.50	LF
Ventilation provided by roof vents	3.88	SF	0.39	SF	0.88	SF
Ventilation provided by each vent	0.35	SF	0.35	SF	0.35	SF
Total Number of Roof Vents Required	**11**		**1**		**3**	
* Roof Louvers to be LOMANCO (Model 750-Gl) = 0.347 Sq. Ft. Each * Soffit vents = .02708 sq. ft. per linear foot of soffit			**Optional**		**Optional**	



REAR ELEVATION

SCALE: ¼"=1'-Ø"

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KEYNOTES

"Syracuse" Exterior

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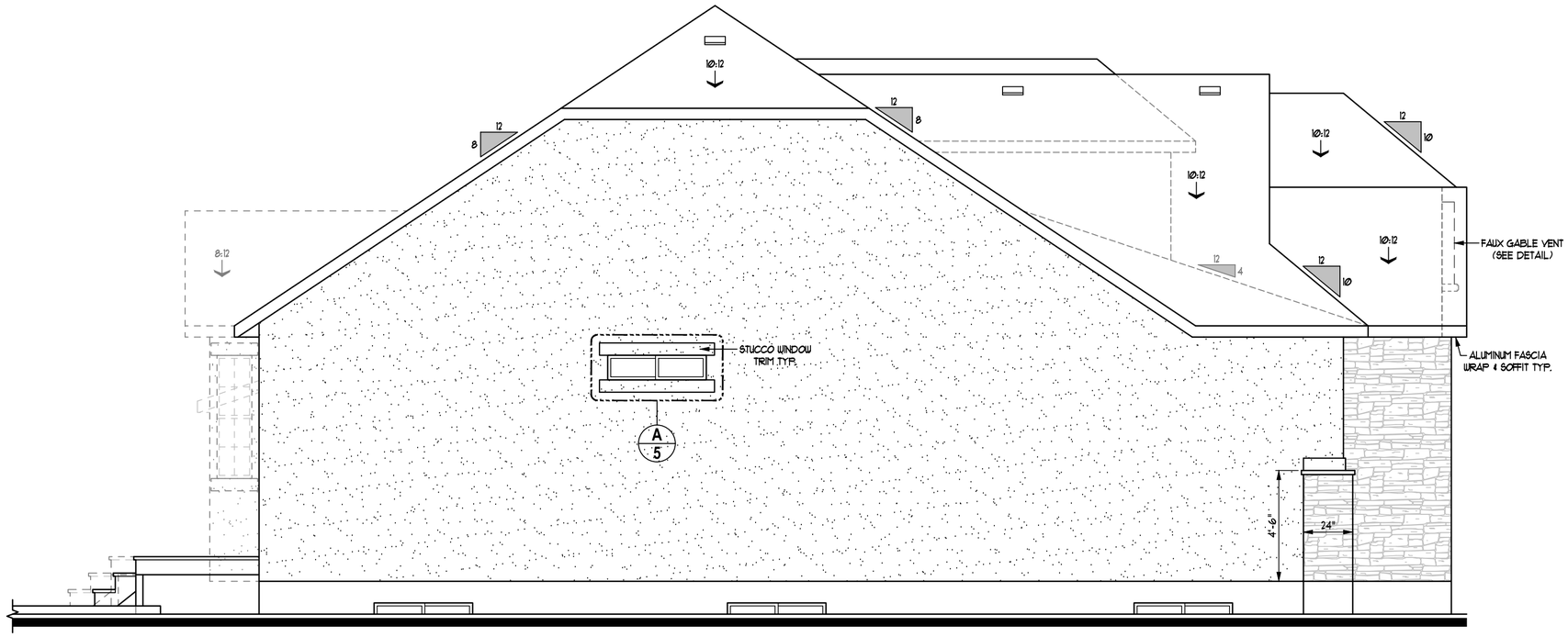
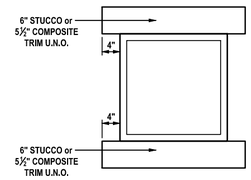
1825
"Craftsman"
(Base Plan)
"Collection Plus"

MAIN LEVEL	1847	Date Created	Jun 2018
FIN. BASEMENT	15	Scale	NOTED
TOTAL FINISHED	1862		
UNFIN. BASEMENT	1851	Drawn	CAD
COLD STORAGE	47		
TOTAL UNFIN.	1898	Job	Base Plan
TOTAL	3760	Sheet	6
GARAGE	434	of	10 Sheets

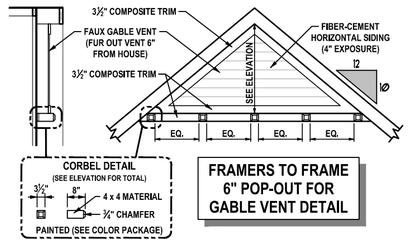


LEFT SIDE ELEVATION

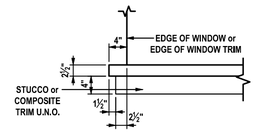
SCALE: ¼"=1'-0"



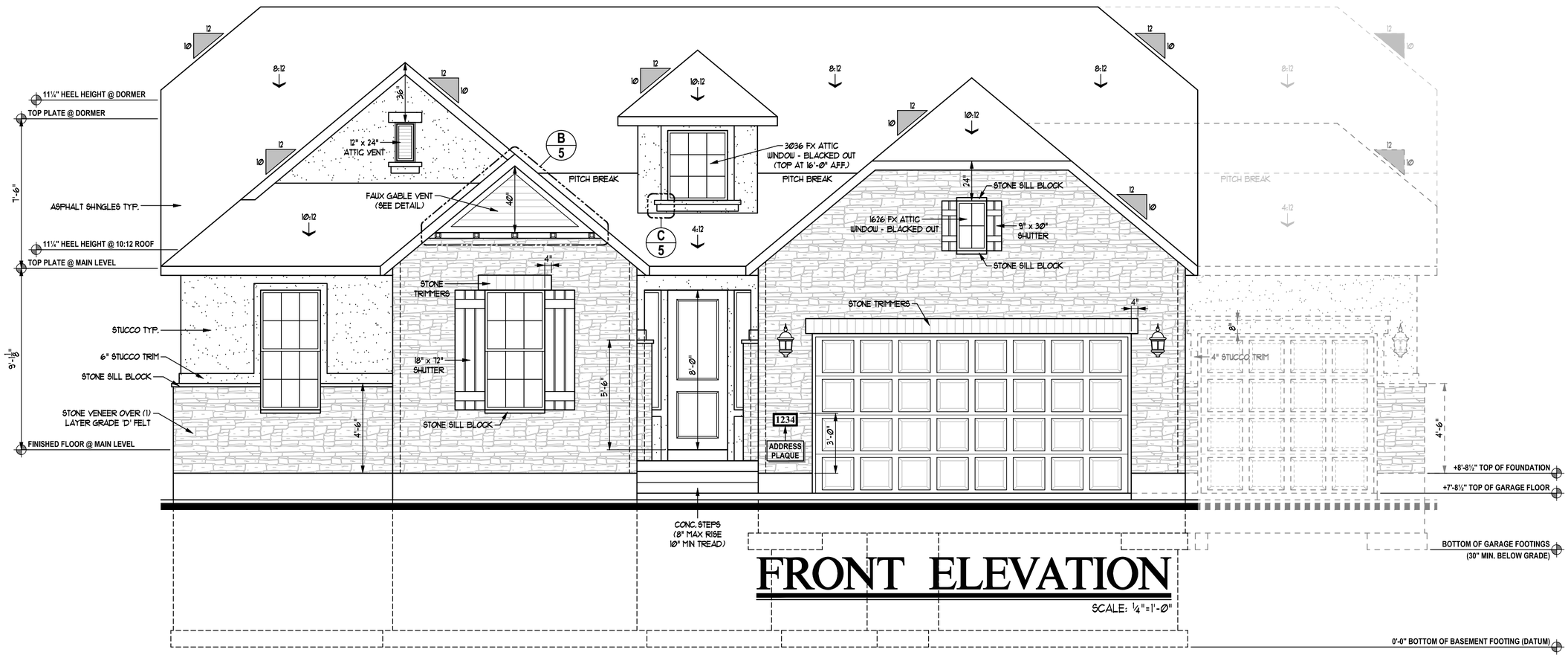
A Typical Window Trim
Scale: 1/2" = 1'-0"



B Faux Gable Vent
Scale: 1/4" = 1'-0"



C Double Sill Trim
Scale: 1/2" = 1'-0"



FRONT ELEVATION

SCALE: ¼"=1'-0"

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KEYNOTES

"Syracuse" Exterior

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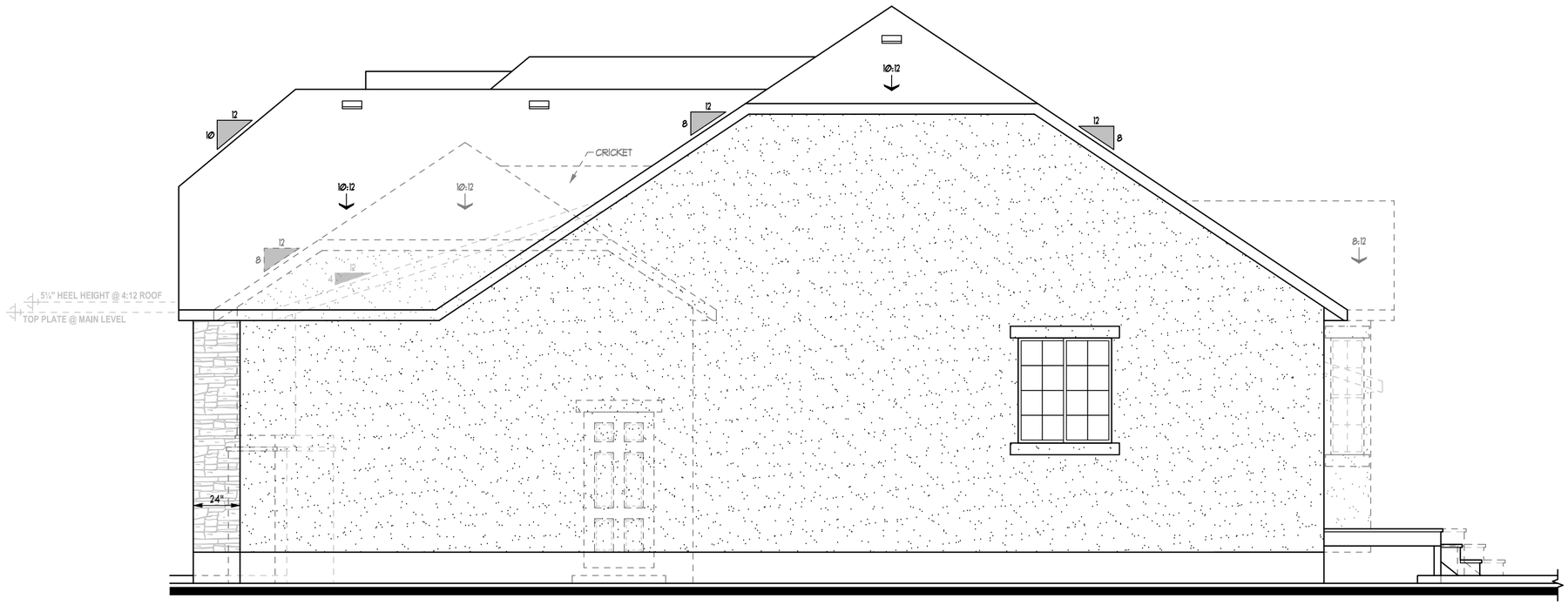
1825
"Traditional"
(Base Plan)
"Collection Plus"

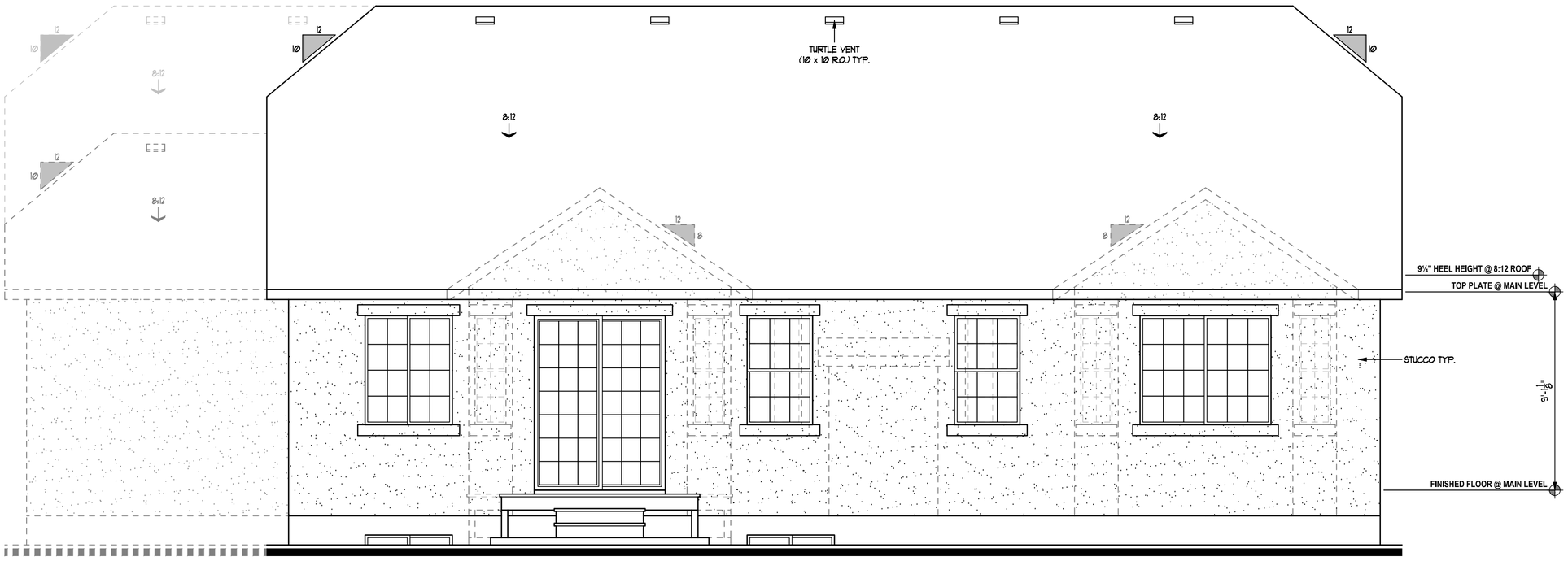
MAIN LEVEL	1847	Date Created	Jun 2018
FIN. BASEMENT	15	Scale	NOTED
TOTAL FINISHED	1862	Drawn	CAD
UNFIN. BASEMENT	1851	Job	Base Plan
COLD STORAGE	47	Sheet	5
TOTAL UNFIN.	1898	of	10 Sheets
TOTAL	3760		
GARAGE	434		



Attic Ventilation Requirements						
Location	Main Roof		3-Car		Extended 3-Car	
Enclosed Attic Area (A)	2328.00	SF	234.00	SF	528.00	SF
Net Free Ventilating Area Required (A/300)	7.76	SF	0.78	SF	1.76	SF
Area of soffit ventilation (50% max. of total need)	3.88	SF	0.39	SF	0.88	SF
Linear feet of soffit required	143.26	LF	14.40	LF	32.50	LF
Ventilation provided by roof vents	3.88	SF	0.39	SF	0.88	SF
Ventilation provided by each vent	0.35	SF	0.35	SF	0.35	SF
Total Number of Roof Vents Required	**11**		**1**		**3**	
* Roof Louvers to be LOMANCO (Model 750-Cp = 0.347 Sq. Ft. Each * Soffit vents = 02708 sq. ft. per linear foot of soffit			**Optional**		**Optional**	

RIGHT SIDE ELEVATION

SCALE: ¼"=1'-Ø"



REAR ELEVATION

SCALE: ¼"=1'-Ø"

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KEYNOTES

"Syracuse" Exterior

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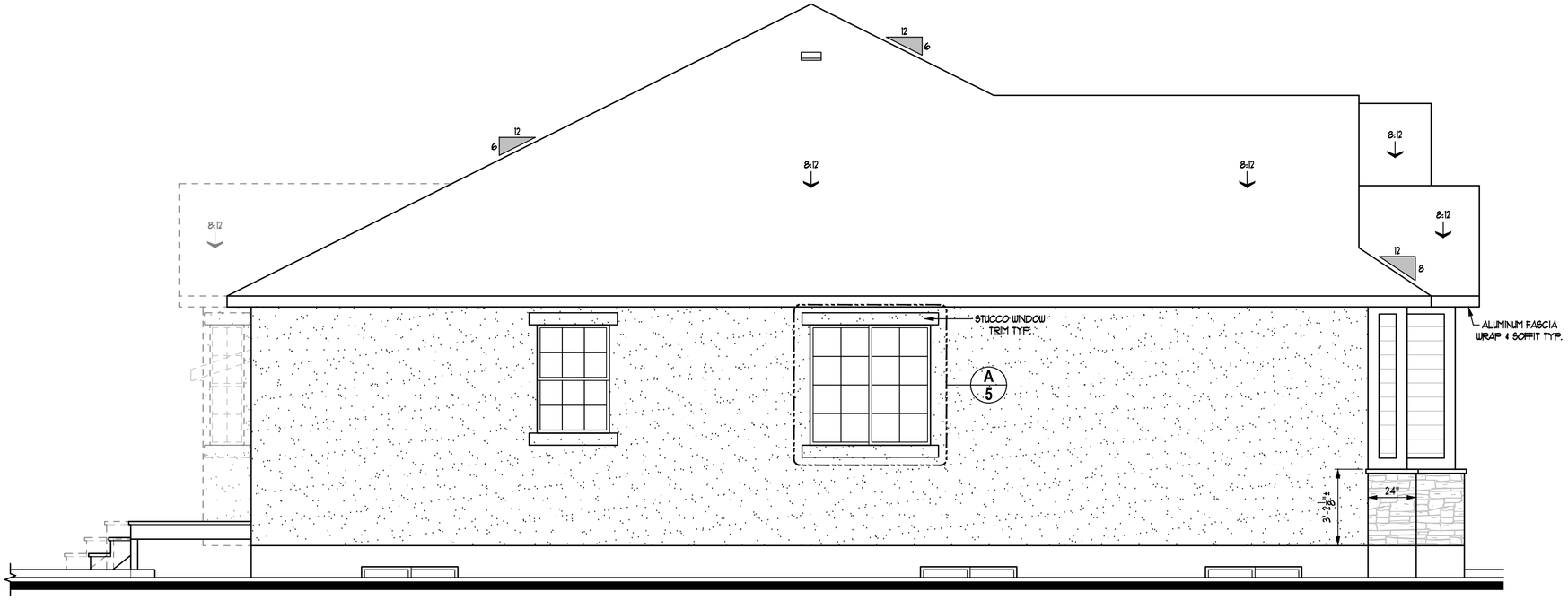
1825
"Traditional"
(Base Plan)
"Collection Plus"

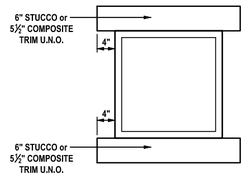
MAIN LEVEL	1847
FIN. BASEMENT	15
TOTAL FINISHED	1862
UNFIN. BASEMENT	1851
COLD STORAGE	47
TOTAL UNFIN.	1898
TOTAL	3760
GARAGE	434

Date Created: Jun 2018
Scale: NOTED
Drawn: CAD
Job: Base Plan
Sheet: 6 of 10 Sheets

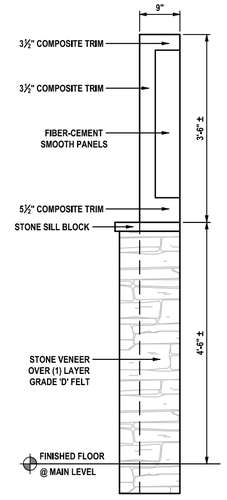


LEFT SIDE ELEVATION

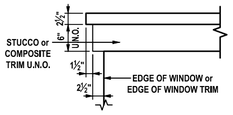
SCALE: ¼"=1'-Ø"



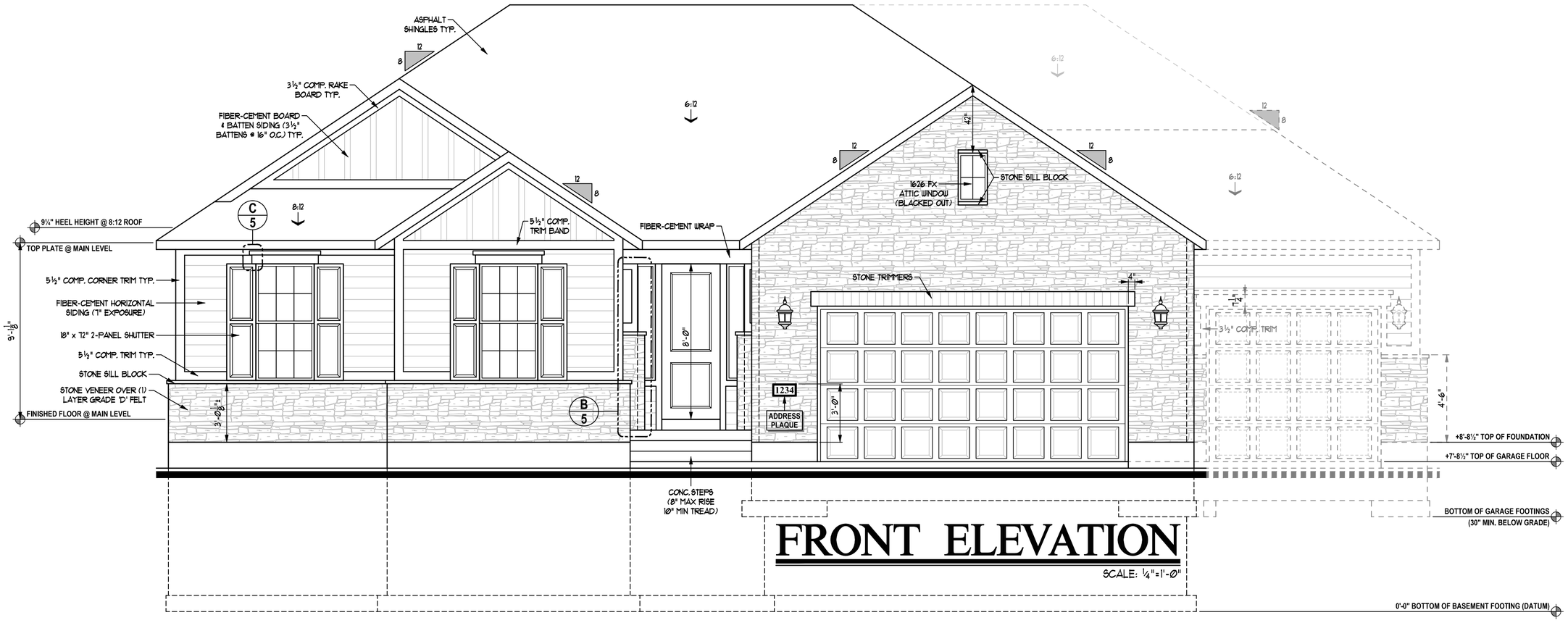
A Typical Window Trim
Scale: 1/2" = 1'-0"



B Porch Post
Scale: 1/2" = 1'-0"



C Double Header Trim
Scale: 1/2" = 1'-0"



FRONT ELEVATION

SCALE: ¼"=1'-Ø"

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REVISIONS 05-2000EL1 - (Syracuse).dwg 01/18 11:40 AM

KEYNOTES

"Syracuse" Exterior

! NOTE !
ALL MATERIALS & TRIM NOTED ON FRONT ELEVATION TO BE TYPICAL THROUGHOUT (UNLESS NOTED OR SHOWN OTHERWISE)

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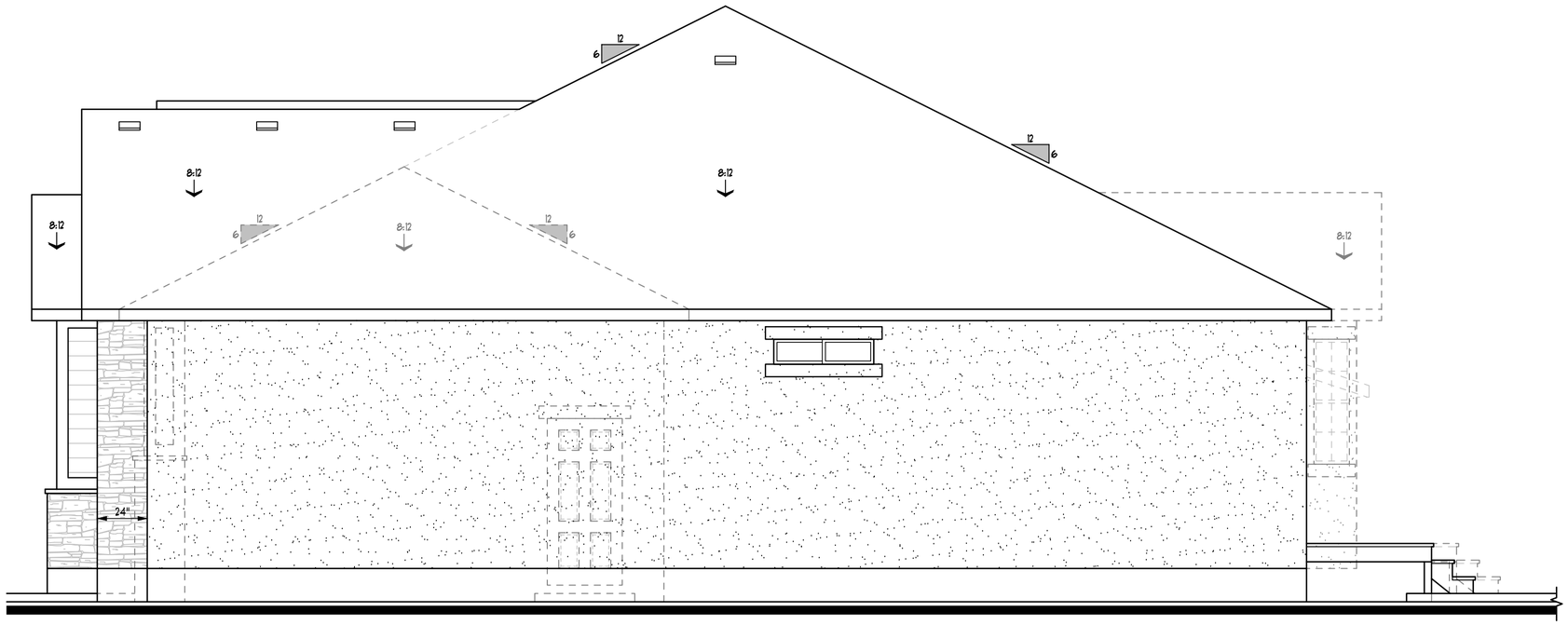
2000
"Colonial 2"
(Base Plan)
"Collection Plus"

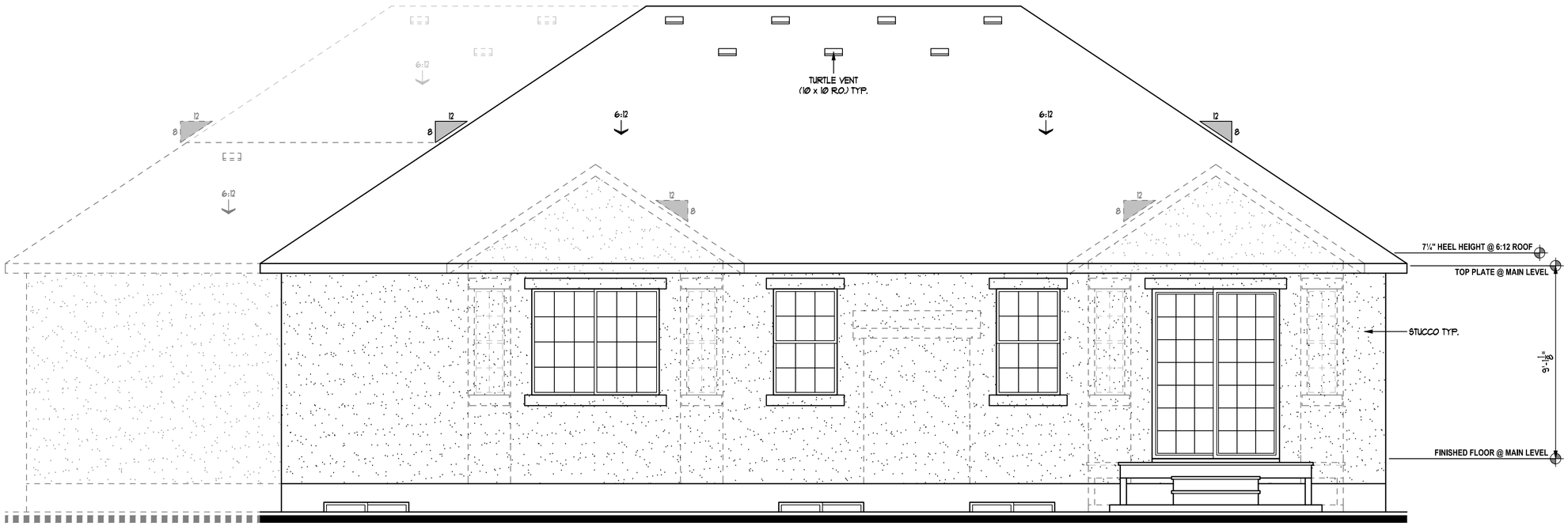
MAIN LEVEL	1991	Date Created	Jun 2018
FIN. BASEMENT	15	Scale	NOTED
TOTAL FINISHED	2006		
UNFIN. BASEMENT	1988	Drawn	CAD
COLD STORAGE	36		
TOTAL UNFIN.	2024	Job	Base Plan
TOTAL	4030	Sheet	5 of 10 Sheets
GARAGE	480		



RIGHT SIDE ELEVATION

SCALE: ¼"=1'-0"

Attic Ventilation Requirements							
Location	Main Roof		3-Car		Extended 3-Car	
Enclosed Attic Area (A)	2509.00	SF	250.00	SF	560.00	SF
Net Free Ventilating Area Required (A/300)	**8.36**	**SF**	**0.83**	**SF**	**1.87**	**SF**
Area of soffit ventilation (50% max. of total need)	4.18	SF	0.42	SF	0.93	SF
Linear feet of soffit required	154.42	LF	15.39	LF	34.47	LF
Ventilation provided by roof vents	4.18	SF	0.42	SF	0.93	SF
Ventilation provided by each vent	0.35	SF	0.35	SF	0.35	SF
Total Number of Roof Vents Required	**12**		**1**		**3**	
* Roof Louvers to be LAMANCO (Model 750-Sq = 0.347 Sq. Ft. Each * Soffit vents = .02708 sq. ft. per linear foot of soffit			**Optional**		**Optional**	



REAR ELEVATION

SCALE: ¼"=1'-0"

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REVISIONS 06-2000EL2 - (Syracuse).dwg 5/25/18 4:36 PM

KEYNOTES

"Syracuse" Exterior

! NOTE !
ALL MATERIALS & TRIM NOTED ON FRONT ELEVATION TO BE TYPICAL THROUGHOUT (UNLESS NOTED OR SHOWN OTHERWISE)

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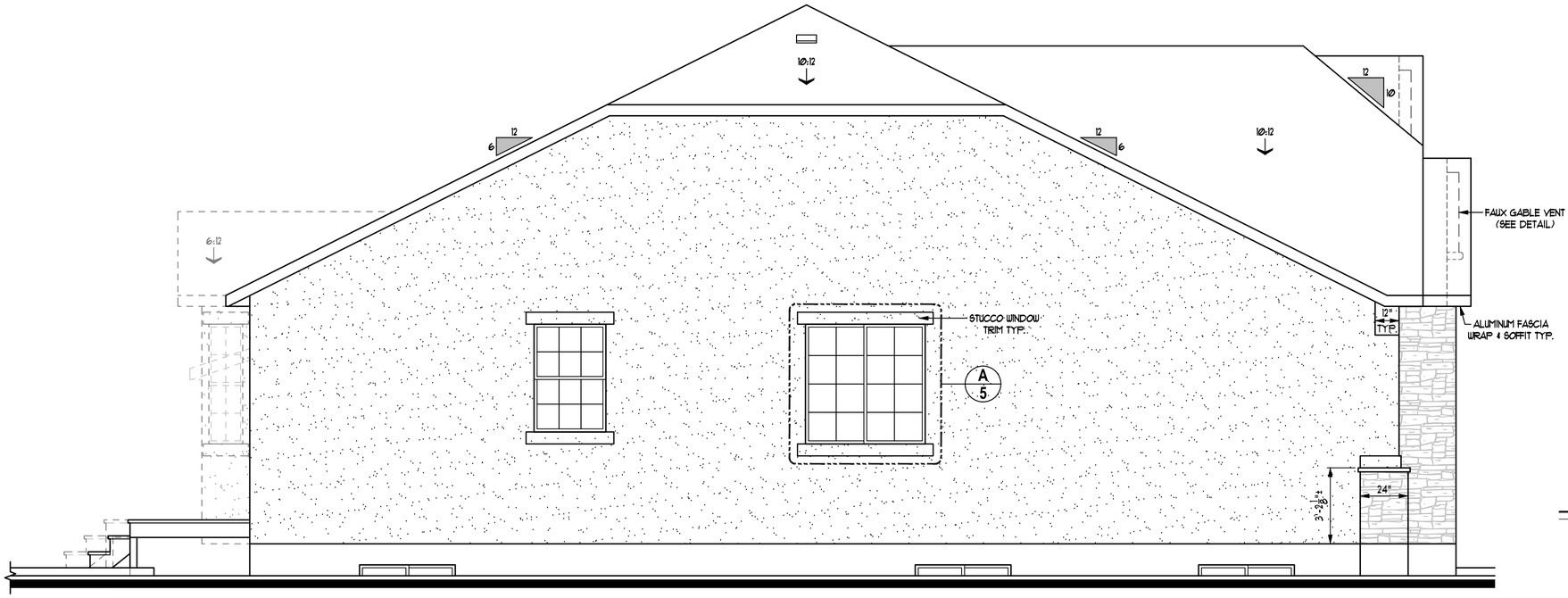
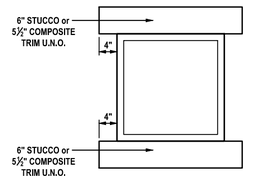
2000
"Colonial 2"
(Base Plan)
"Collection Plus"

MAIN LEVEL	1991	Date Created	Jun 2018
FIN. BASEMENT	15	Scale	NOTED
TOTAL FINISHED	2006	Drawn	CAD
UNFIN. BASEMENT	1988	Job	Base Plan
COLD STORAGE	36	Sheet	6
TOTAL UNFIN.	2024	of	10 Sheets
TOTAL	4030		
GARAGE	480		

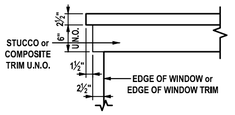


LEFT SIDE ELEVATION

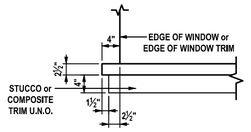
SCALE: ¼"=1'-Ø"



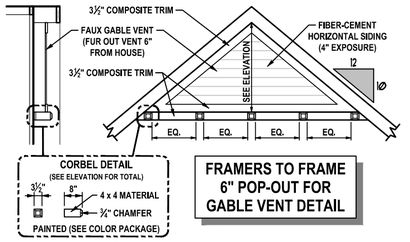
A Typical Window Trim
Scale: 1/2" = 1'-0"



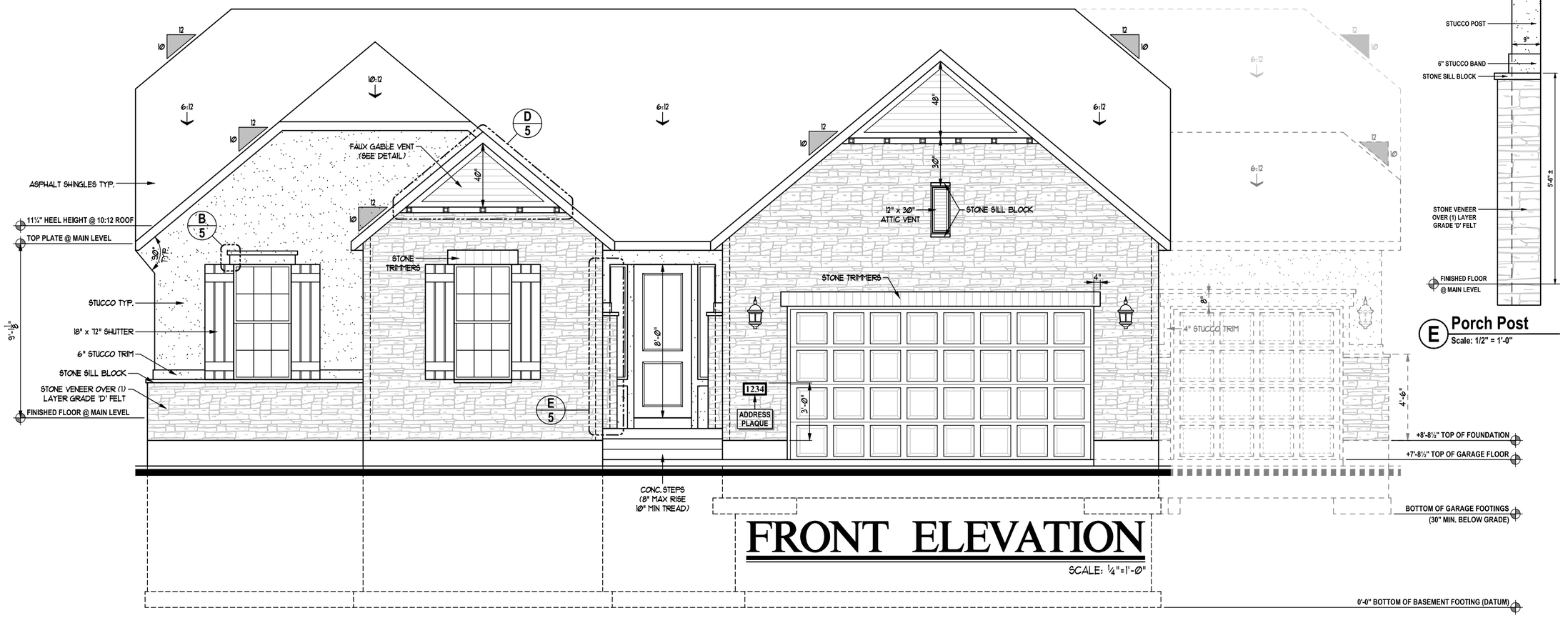
B Double Header Trim
Scale: 1/2" = 1'-0"



C Double Sill Trim
Scale: 1/2" = 1'-0"



D Faux Gable Vent
Scale: 1/4" = 1'-0"



FRONT ELEVATION

SCALE: ¼"=1'-Ø"

E Porch Post
Scale: 1/2" = 1'-0"

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KEYNOTES

"Syracuse" Exterior

! NOTE !
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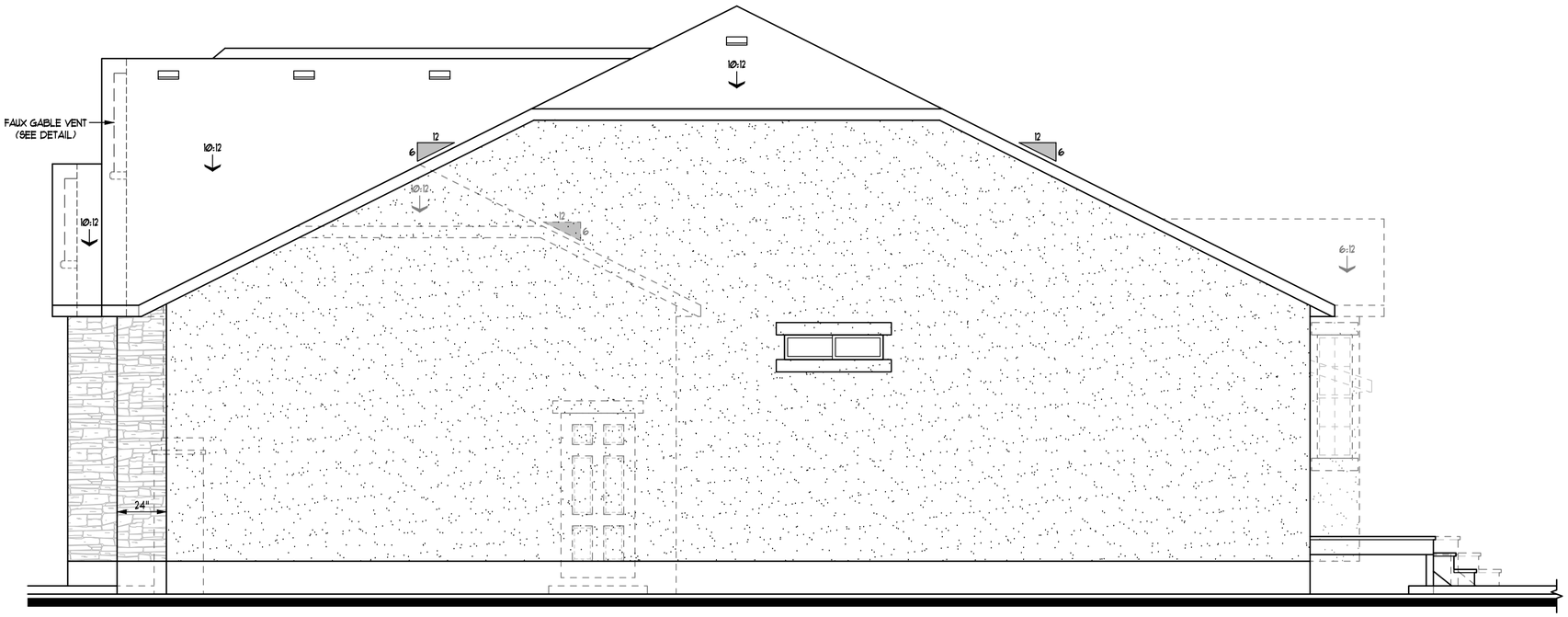
2000
"Traditional"
(Base Plan)
"Collection Plus"

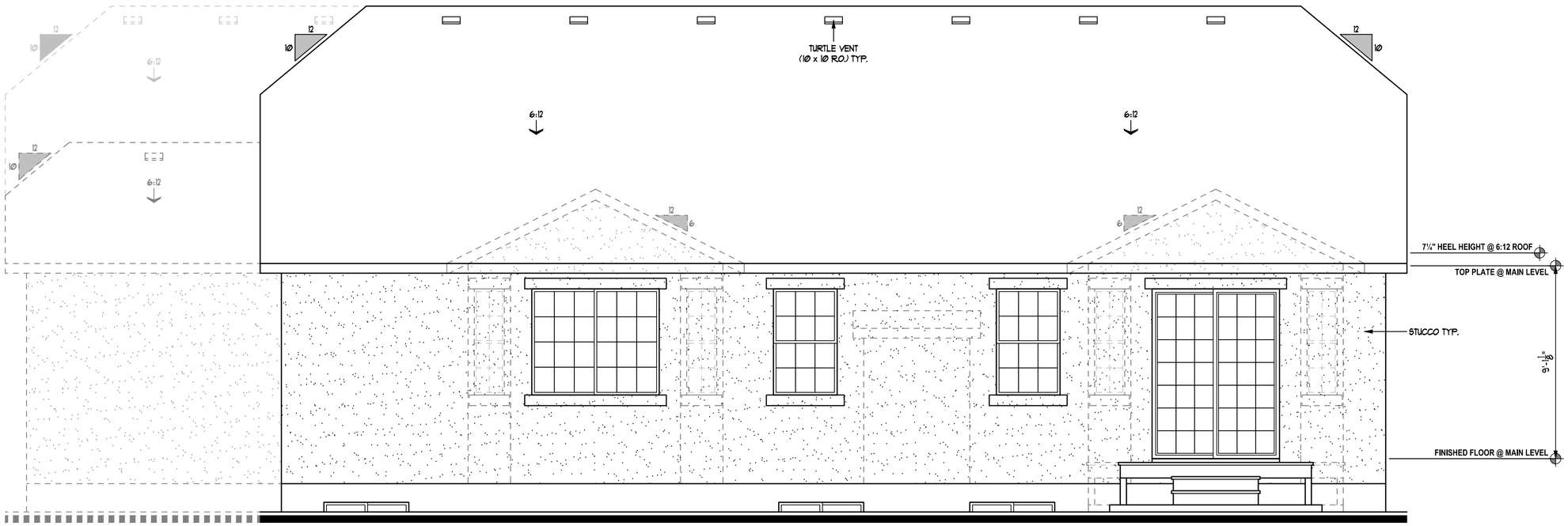
MAIN LEVEL	1991	Date Created	Jun 2018
FIN. BASEMENT	15	Scale	NOTED
TOTAL FINISHED	2006		
UNFIN. BASEMENT	2000	Drawn	CAD
COLD STORAGE	38	Job	Base Plan
TOTAL UNFIN.	2038		
TOTAL	4044	Sheet	5 of 10 Sheets
GARAGE	480		



RIGHT SIDE ELEVATION

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

Attic Ventilation Requirements							
Location	Main Roof		3-Car		Extended 3-Car	
Enclosed Attic Area (A)	2509.00	SF	250.00	SF	560.00	SF
Net Free Ventilating Area Required (A/300)	**8.36**	**SF**	**0.83**	**SF**	**1.87**	**SF**
Area of soffit ventilation (50% max. of total need)	4.18	SF	0.42	SF	0.93	SF
Linear feet of soffit required	154.42	LF	15.39	LF	34.47	LF
Ventilation provided by roof vents	4.18	SF	0.42	SF	0.93	SF
Ventilation provided by each vent	0.35	SF	0.35	SF	0.35	SF
Total Number of Roof Vents Required	**12**		**1**		**3**	
* Roof Louvers to be LOMANCO (Model 750-Sq = 0.347 Sq. Ft. Each * Soffit vents = 02708 sq. ft. per linear foot of soffit			**Optional**		**Optional**	



REAR ELEVATION

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

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KEYNOTES

"Syracuse" Exterior

! NOTE !
ALL MATERIALS & TRIM NOTED ON FRONT ELEVATION TO BE TYPICAL THROUGHOUT (UNLESS NOTED OR SHOWN OTHERWISE)

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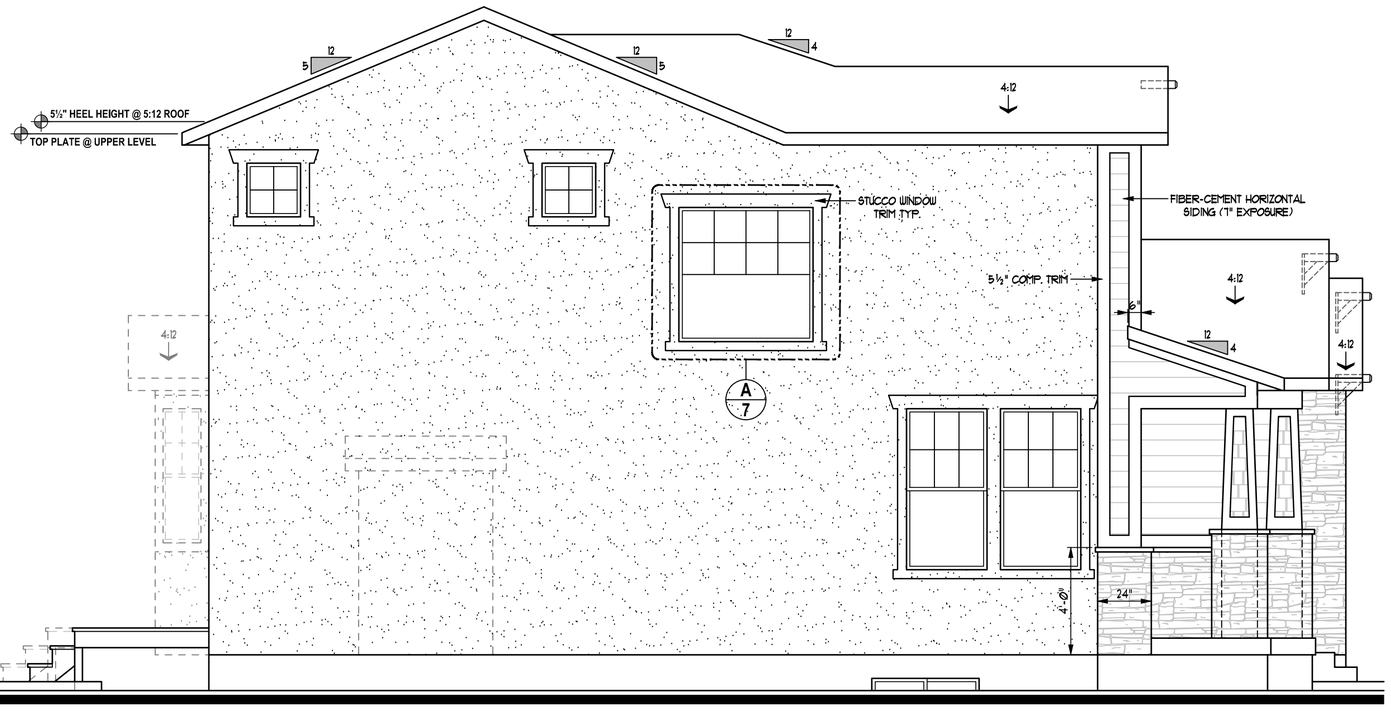
2000
"Traditional"
(Base Plan)
"Collection Plus"

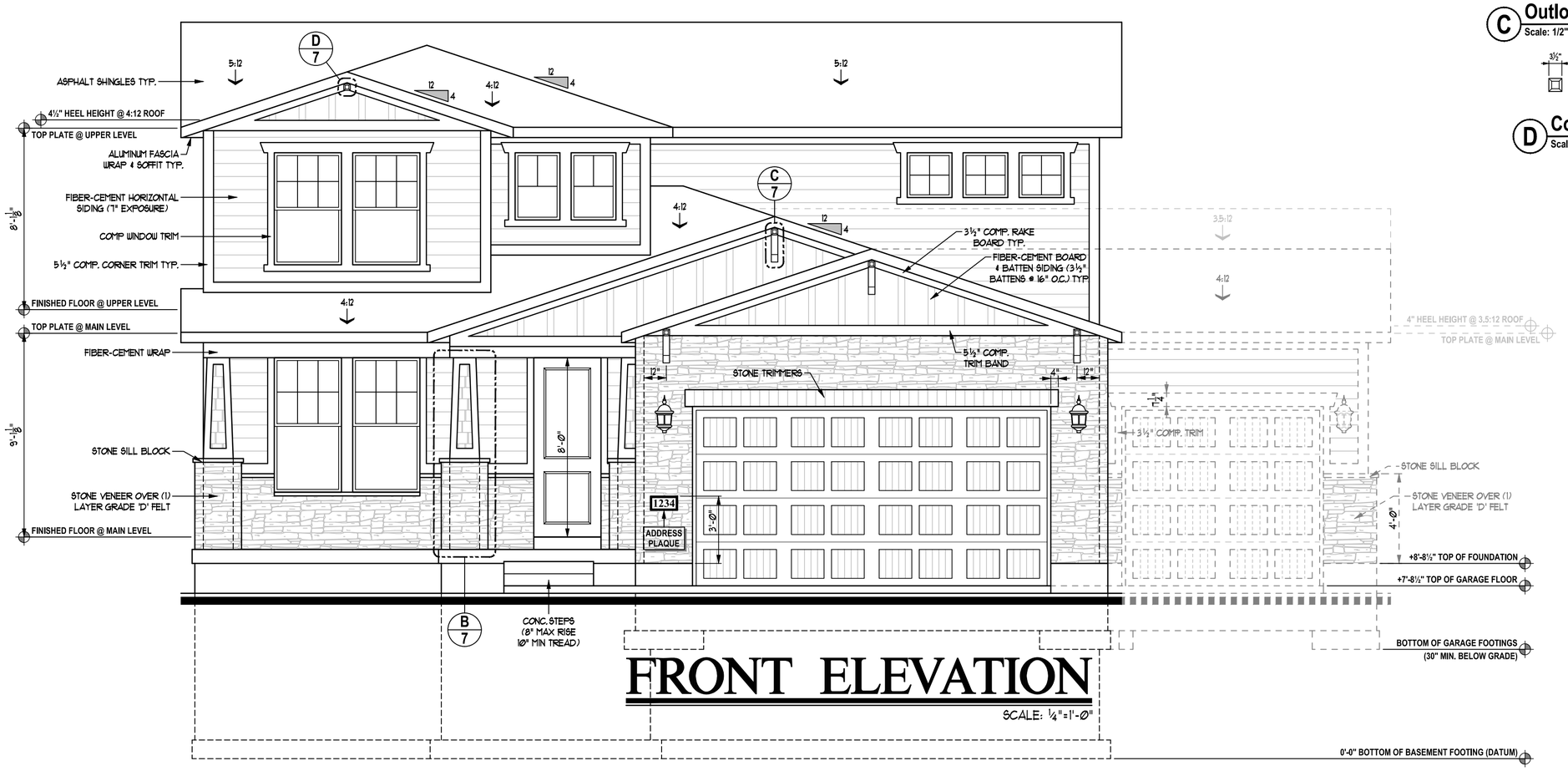
MAIN LEVEL	1991
FIN. BASEMENT	15
TOTAL FINISHED	2006
UNFIN. BASEMENT	2000
COLD STORAGE	38
TOTAL UNFIN.	2038
TOTAL	4044
GARAGE	480

Date Created	Jun 2018
Scale	NOTED
Drawn	CAD
Job	Base Plan
Sheet	6 of 10 Sheets



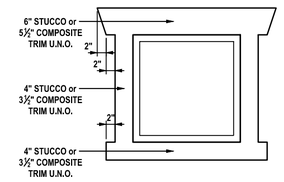
LEFT SIDE ELEVATION

SCALE: ¼"=1'-Ø"

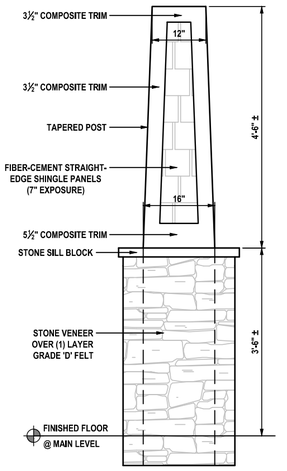


FRONT ELEVATION

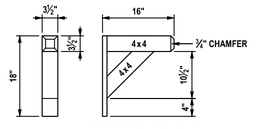
SCALE: ¼"=1'-Ø"



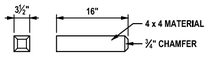
A Typical Window Trim
Scale: 1/2" = 1'-0"



B Porch Post
Scale: 1/2" = 1'-0"



C Outlooker Detail (4 x 4)
Scale: 1/2" = 1'-0"



D Corble Detail (4 x 4)
Scale: 1/2" = 1'-0"

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KEYNOTES

"Syracuse" Exterior

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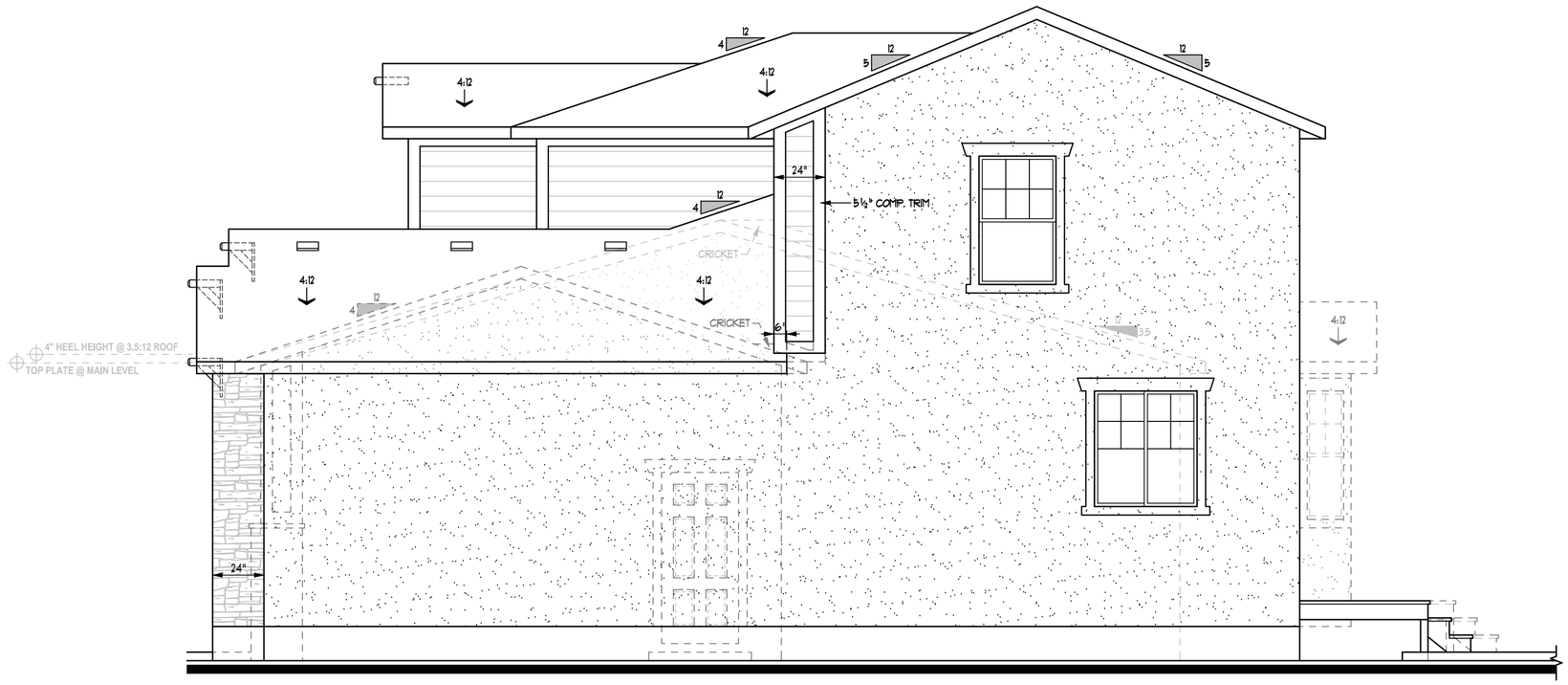
2050
"Craftsman"
(Base Plan)
"Collection Plus"

MAIN LEVEL	1069	Date Created	Jun 2018
UPPER LEVEL	997	Scale	NOTED
FIN. BASEMENT	117	Drawn	CAD
TOTAL FINISHED	2183	Job	Base Plan
UNFIN. BASEMENT	969	Sheet	7
COLD STORAGE	136	of	13 Sheets
TOTAL UNFIN.	1105		
TOTAL	3288		
GARAGE	434		

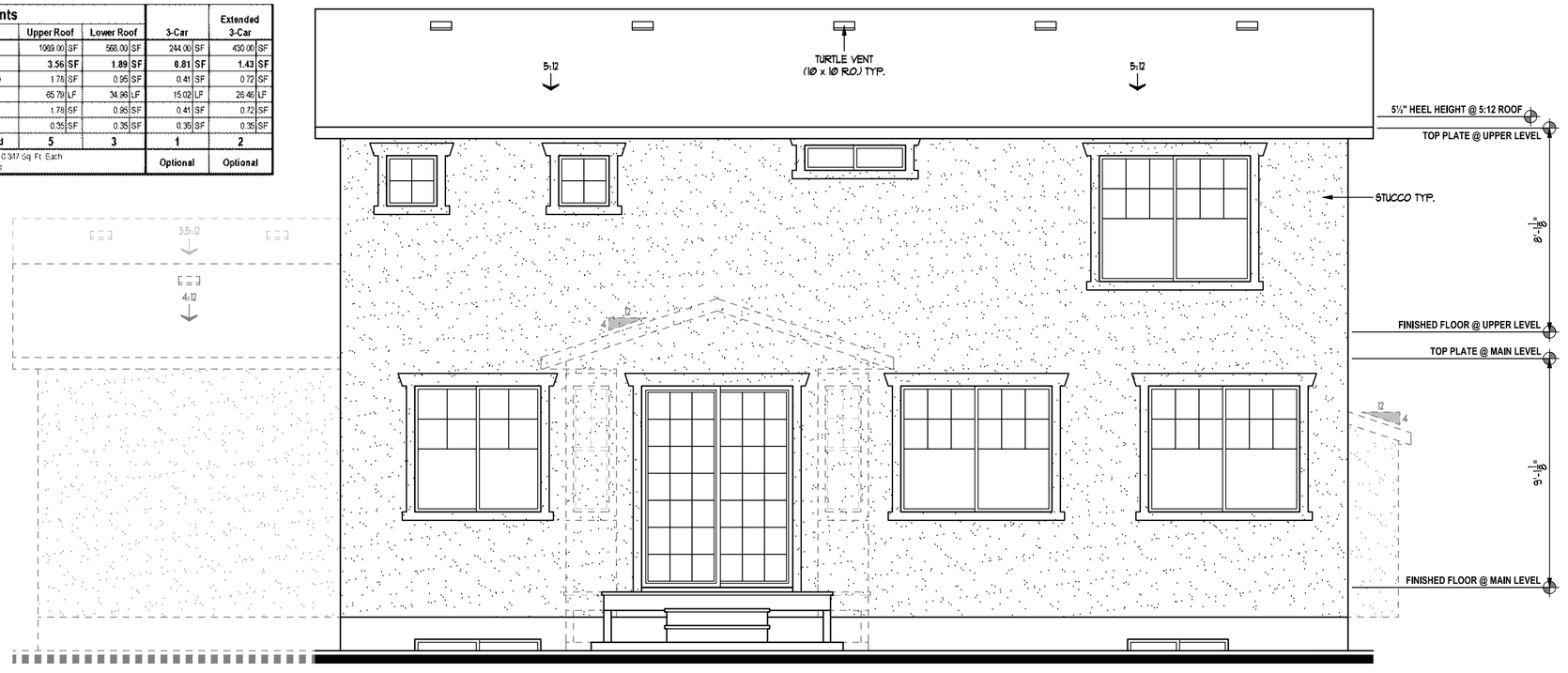


RIGHT SIDE ELEVATION

SCALE: ¼"=1'-0"

Attic Ventilation Requirements							
Location	Upper Roof		Lower Roof		3-Car		Extended 3-Car	
Enclosed Attic Area (A)	1069.00	SF	568.00	SF	244.00	SF	430.00	SF
Net Free Ventilating Area Required (A/300)	**3.56**	**SF**	**1.89**	**SF**	**0.81**	**SF**	**1.43**	**SF**
Area of soffit ventilation (50% max of total need)	1.78	SF	0.95	SF	0.41	SF	0.72	SF
Linear feet of soffit required	65.79	LF	34.96	LF	15.02	LF	26.46	LF
Ventilation provided by roof vents	1.78	SF	0.95	SF	0.41	SF	0.72	SF
Ventilation provided by each vent	0.35	SF	0.35	SF	0.35	SF	0.35	SF
Total Number of Roof Vents Required	**5**		**3**		**1**		**2**	
					Optional		**Optional**	

* Roof Louvers to be LOMANCO (Model 750-Gy + 0.347 Sq. Ft. Each
* Soffit vents = 32738 sq. ft. per linear foot of soffit



REAR ELEVATION

SCALE: ¼"=1'-0"

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KEYNOTES

"Syracuse" Exterior

! NOTE !

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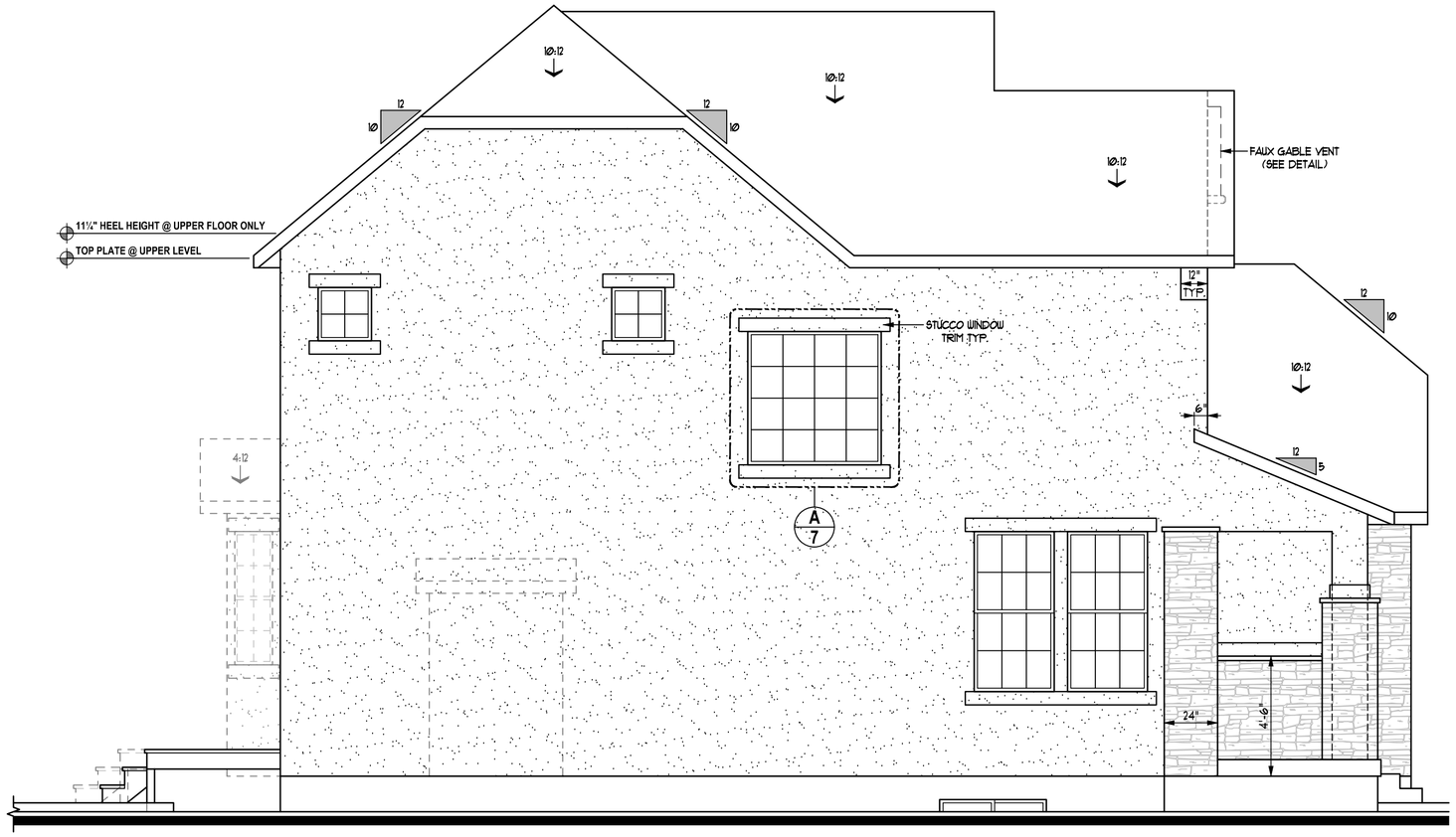
2050
"Craftsman"
(Base Plan)
"Collection Plus"

MAIN LEVEL	1069
UPPER LEVEL	997
FIN. BASEMENT	117
TOTAL FINISHED	2183
UNFIN. BASEMENT	969
COLD STORAGE	136
TOTAL UNFIN.	1105
TOTAL	3288
GARAGE	434

Date Created Jun 2018
Scale NOTED
Drawn CAD
Job Base Plan
Sheet 8 of 13 Sheets



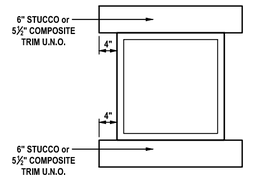
LEFT SIDE ELEVATION

SCALE: ¼"=1'-0"

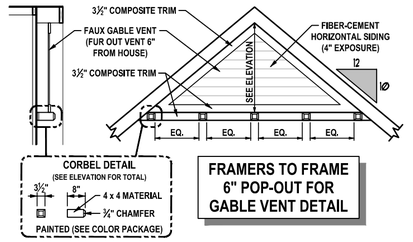


FRONT ELEVATION

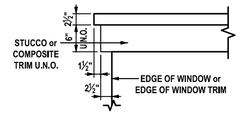
SCALE: ¼"=1'-0"



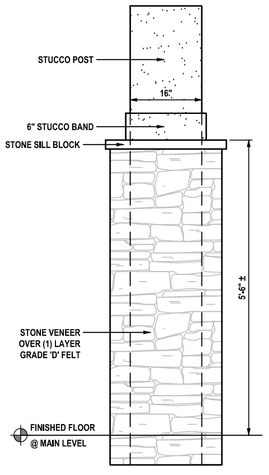
A Typical Window Trim
Scale: 1/2" = 1'-0"



B Faux Gable Vent
Scale: 1/4" = 1'-0"



C Double Header Trim
Scale: 1/2" = 1'-0"



D Porch Post
Scale: 1/2" = 1'-0"

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KEYNOTES

"Syracuse" Exterior

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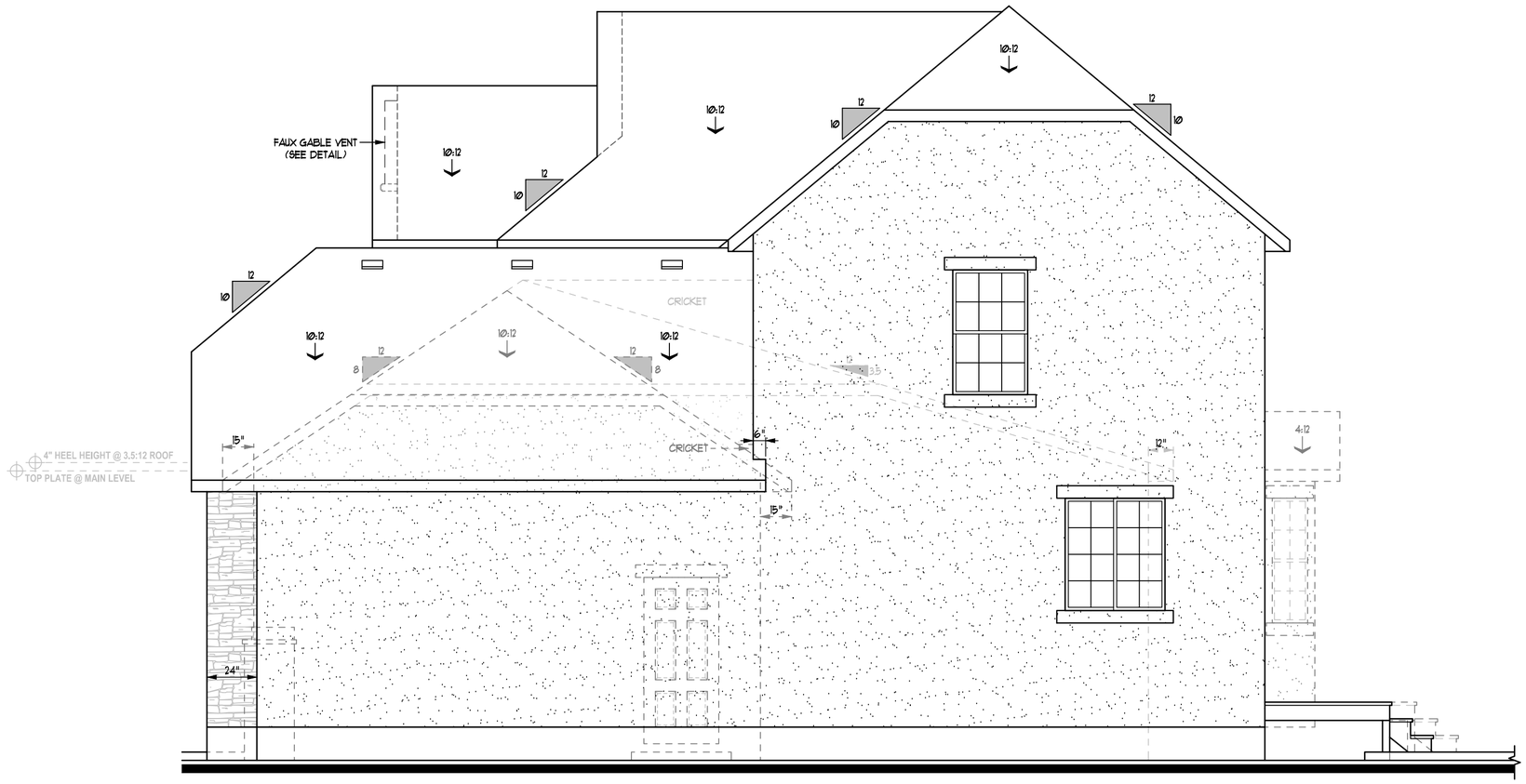
2050
"Traditional"
(Base Plan)
"Collection Plus"

MAIN LEVEL	1069	Date Created	Jun 2018
UPPER LEVEL	997	Scale	NOTED
FIN. BASEMENT	117	Drawn	CAD
TOTAL FINISHED	2183	Job	Base Plan
UNFIN. BASEMENT	969	Sheet	7
COLD STORAGE	156	of	13 Sheets
TOTAL UNFIN.	1125		
TOTAL	3308		
GARAGE	434		



RIGHT SIDE ELEVATION

SCALE: ¼"=1'-0"

Attic Ventilation Requirements								
Location	Upper Roof		Lower Roof		3-Car		Extended 3-Car	
Enclosed Attic Area (A)	1069.00	SF	588.00	SF	244.00	SF	430.00	SF
Net Free Ventilating Area Required (A/300)	**3.56**	**SF**	**1.95**	**SF**	**0.81**	**SF**	**1.43**	**SF**
Area of soffit ventilation (50% max. of total need)	1.78	SF	0.98	SF	0.41	SF	0.72	SF
Linear feet of soffit required	65.79	LF	36.07	LF	15.02	LF	26.46	LF
Ventilation provided by roof vents	1.78	SF	0.98	SF	0.41	SF	0.72	SF
Ventilation provided by each vent	0.35	SF	0.35	SF	0.35	SF	0.35	SF
Total Number of Roof Vents Required	**5**		**3**		**1**		**2**	
* Roof Louvers to be LOMANCO (Model 750-G) = 0.347 Sq. Ft. Each * Soffit vents = .02738 sq. ft. per linear foot of soffit					**Optional**		**Optional**	



REAR ELEVATION

SCALE: ¼"=1'-0"

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KEYNOTES

"Syracuse" Exterior

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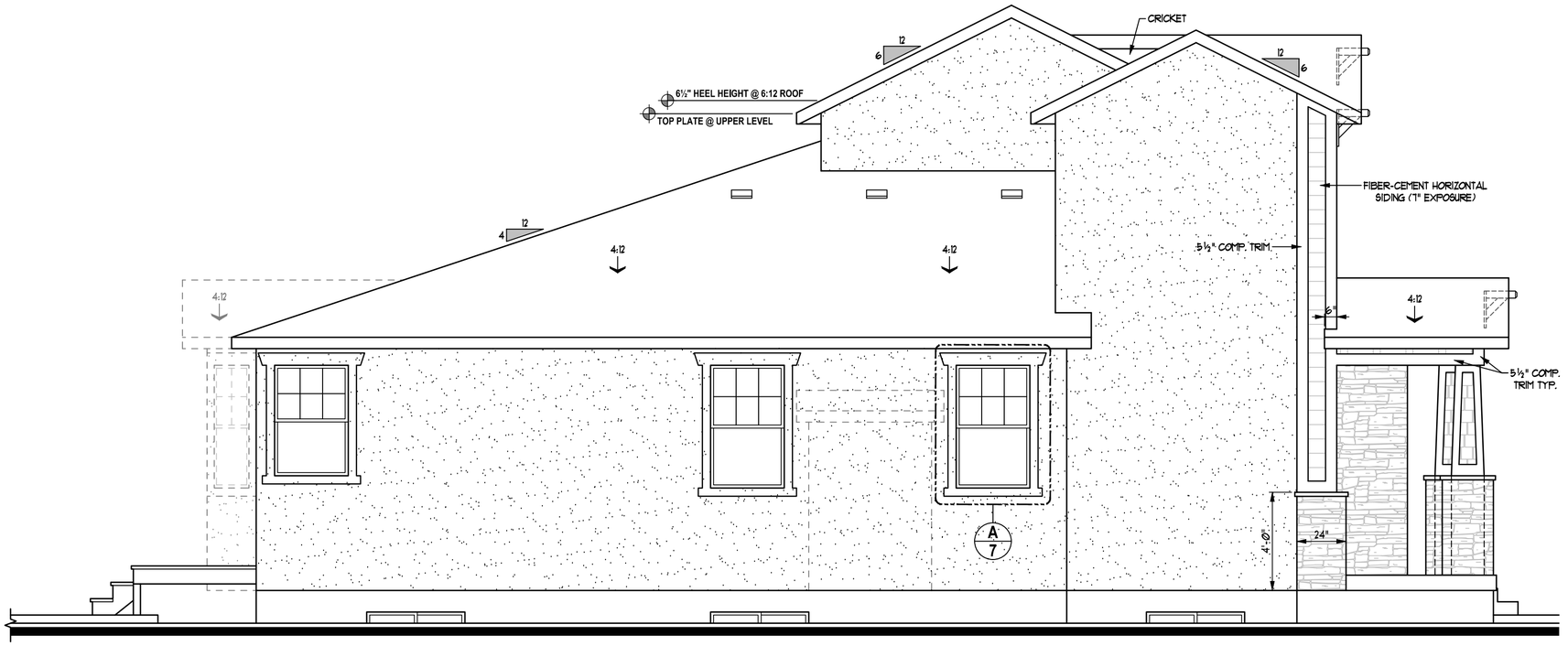
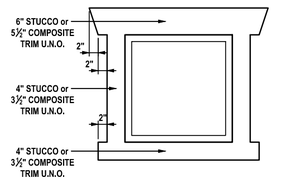
2050
"Traditional"
(Base Plan)
"Collection Plus"

MAIN LEVEL	1069	Date Created	Jun 2018
UPPER LEVEL	997	Scale	NOTED
FIN. BASEMENT	117	Drawn	CAD
TOTAL FINISHED	2183	Job	Base Plan
UNFIN. BASEMENT	969	Sheet	8
COLD STORAGE	156	of	13 Sheets
TOTAL UNFIN.	1125		
TOTAL	3308		
GARAGE	434		

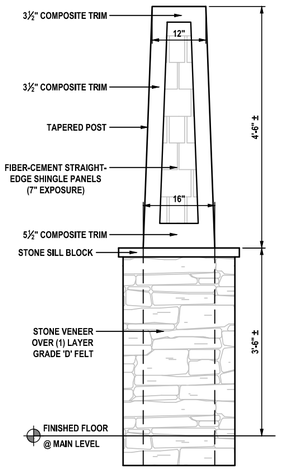


LEFT SIDE ELEVATION

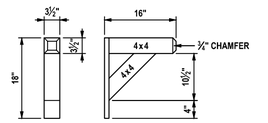
SCALE: ¼"=1'-0"



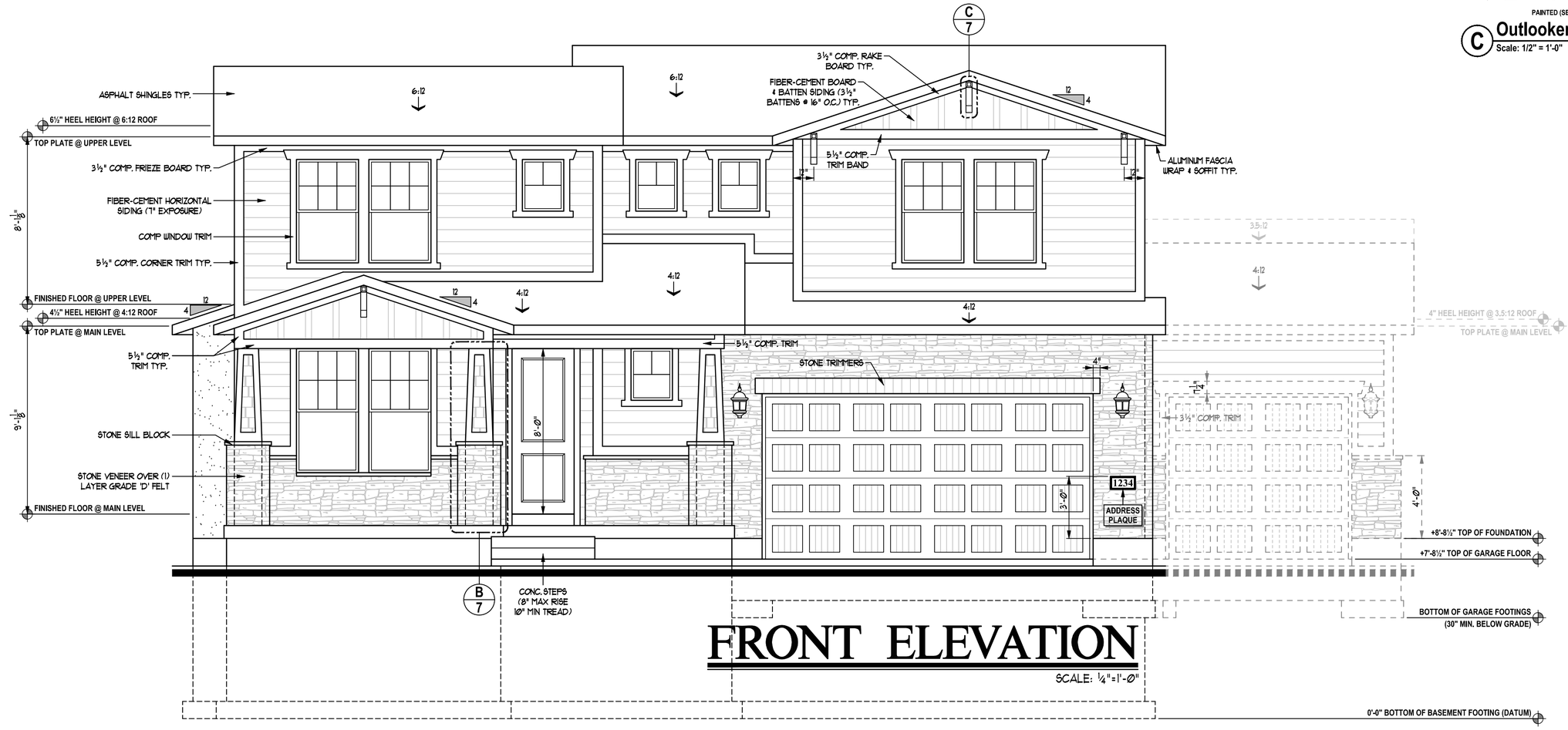
A Typical Window Trim
Scale: 1/2" = 1'-0"



B Porch Post
Scale: 1/2" = 1'-0"



C Outlooker Detail (4 x 4)
Scale: 1/2" = 1'-0"



FRONT ELEVATION

SCALE: ¼"=1'-0"

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REVISIONS 07-2200EL1 – (Syracuse) 08/01/18 11:59 AM

KEYNOTES

"Syracuse" Exterior

! NOTE !
ALL MATERIALS & TRIM NOTED ON FRONT ELEVATION TO BE TYPICAL THROUGHOUT (UNLESS NOTED OR SHOWN OTHERWISE)

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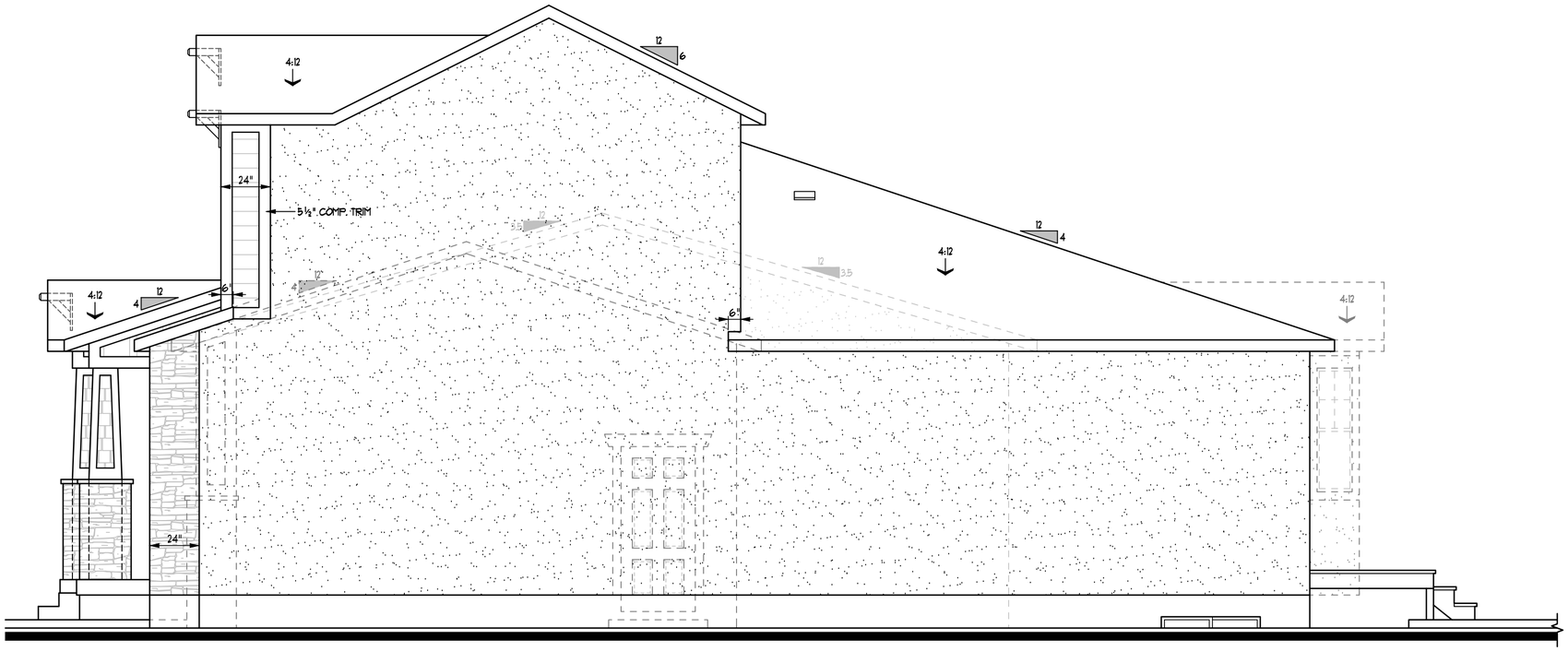
2200
"Craftsman"
(Base Plan)
"Collection Plus"

MAIN LEVEL	1555	Date Created	Jun 2018
UPPER LEVEL	658	Scale	NOTED
FIN. BASEMENT	27	Drawn	CAD
TOTAL FINISHED	2240	Job	Base Plan
UNFIN. BASEMENT	1551	Sheet	7
COLD STORAGE	144	of	13 Sheets
TOTAL UNFIN.	1695		
TOTAL	3935		
GARAGE	492		

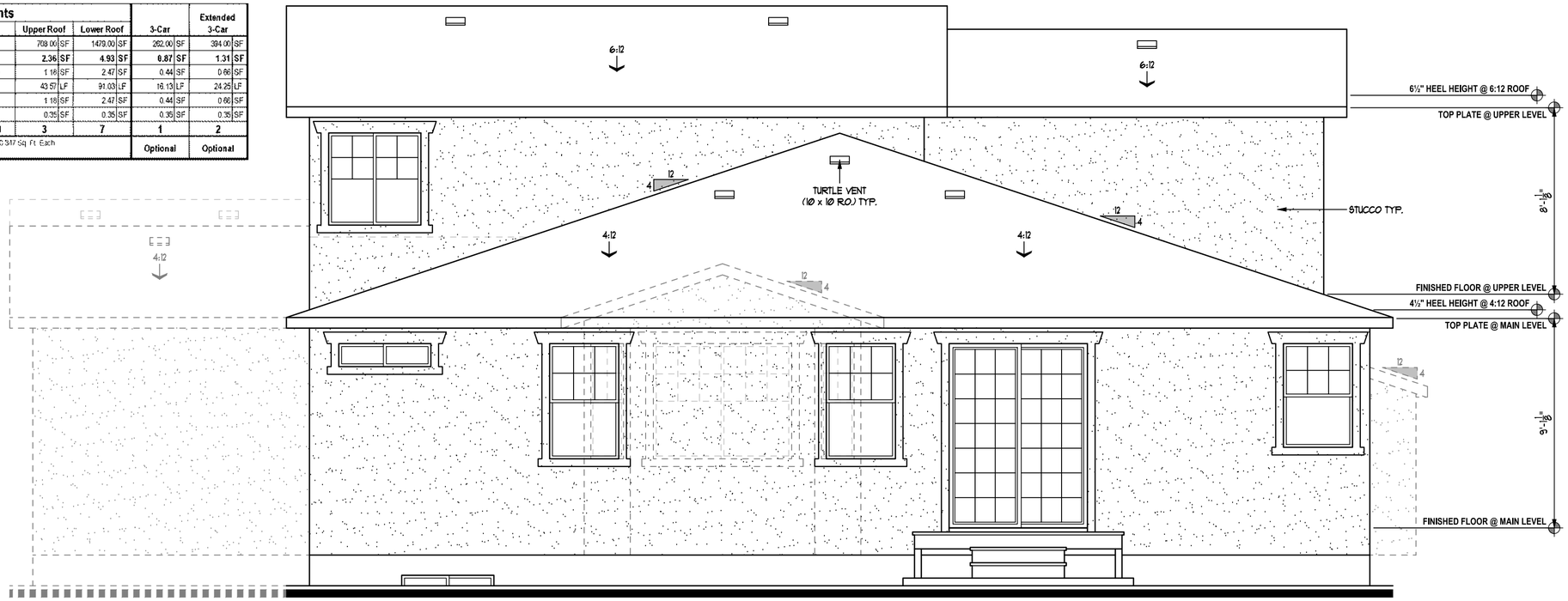


RIGHT SIDE ELEVATION

SCALE: ¼"=1'-Ø"

Attic Ventilation Requirements					3-Car		Extended 3-Car	
Location	Upper Roof		Lower Roof					
Enclosed Attic Area (A)	708.00	SF	1479.00	SF	282.00	SF	394.00	SF
Net Free Ventilating Area Required (A/300)	**2.36**	**SF**	**4.93**	**SF**	**0.87**	**SF**	**1.31**	**SF**
Area of soffit ventilation (50% max of total need)	1.18	SF	2.47	SF	0.44	SF	0.66	SF
Linear feet of soffit required	43.57	LF	91.03	LF	16.13	LF	24.25	LF
Ventilation provided by roof vents	1.18	SF	2.47	SF	0.44	SF	0.66	SF
Ventilation provided by each vent	0.35	SF	0.35	SF	0.35	SF	0.35	SF
Total Number of Roof Vents Required	**3**		**7**		**1**		**2**	
					Optional		**Optional**	

* Roof Louvers to be LOMANCO (Model 250-G) = 0.347 Sq. Ft. Each
* Soffit vents = .02738 sq. ft. per linear foot of soffit



REAR ELEVATION

SCALE: ¼"=1'-Ø"

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REVISIONS 08-2200EL2 - (Syracuse) 04/28/18 10:59 AM

KEYNOTES

"Syracuse" Exterior

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ALL MATERIALS & TRIM NOTED ON FRONT ELEVATION TO BE TYPICAL THROUGHOUT (UNLESS NOTED OR SHOWN OTHERWISE)

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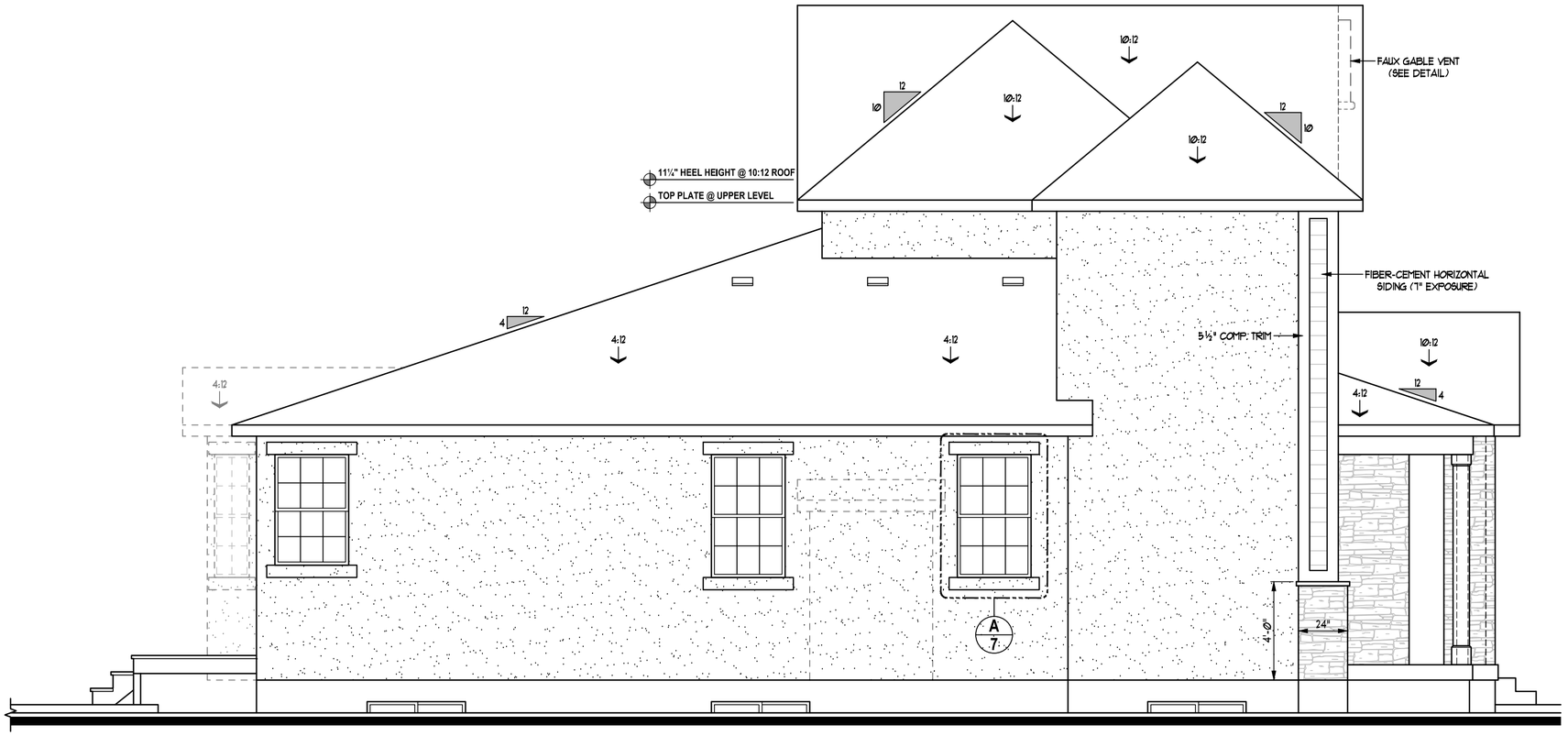
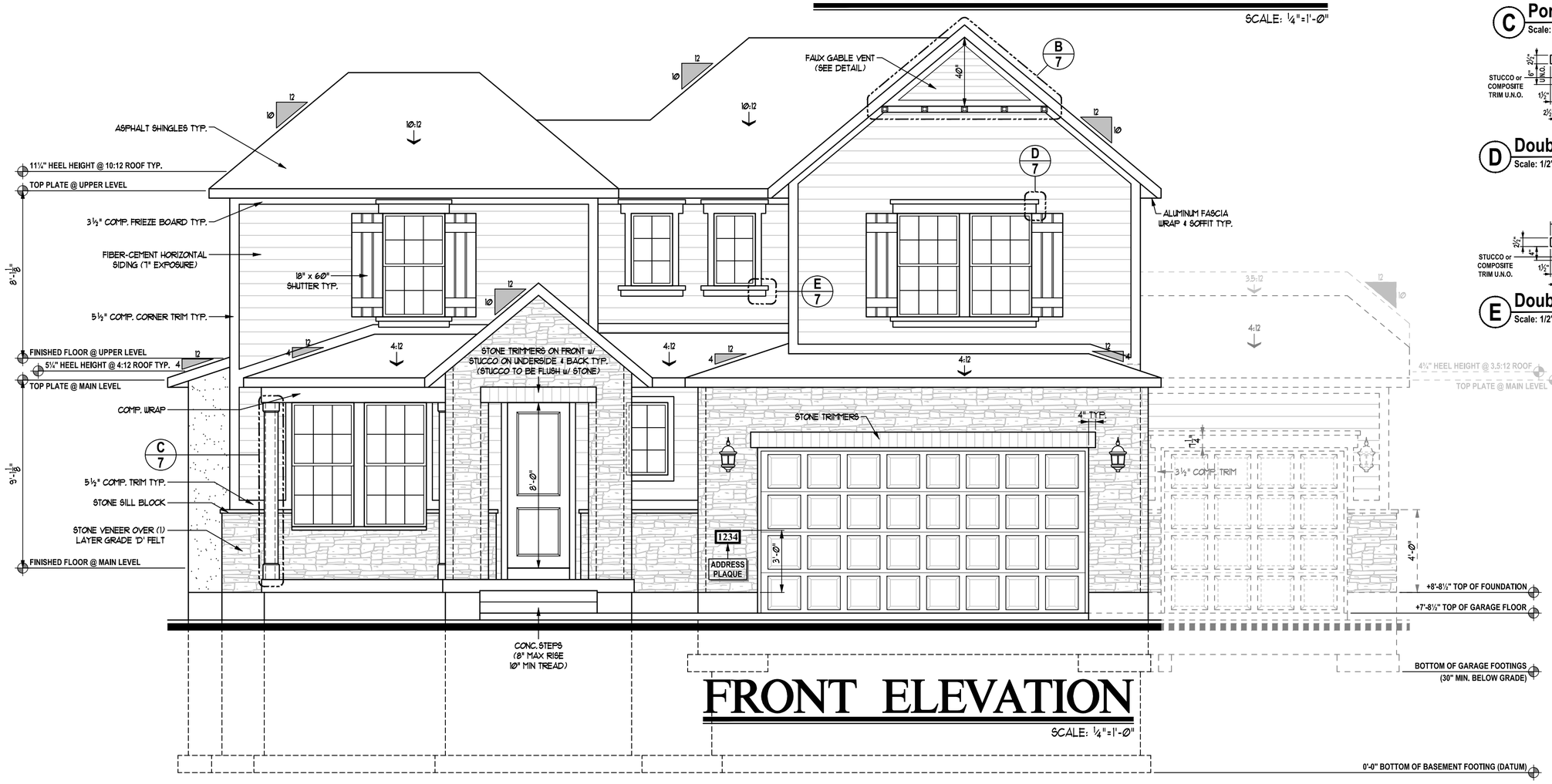
2200
"Craftsman"
(Base Plan)
"Collection Plus"

MAIN LEVEL	1555	Date Created	Jun 2018
UPPER LEVEL	658	Scale	NOTED
FIN. BASEMENT	27	Drawn	CAD
TOTAL FINISHED	2240	Job	Base Plan
UNFIN. BASEMENT	1551	Sheet	8
COLD STORAGE	144	of	13 Sheets
TOTAL UNFIN.	1695		
TOTAL	3935		
GARAGE	492		



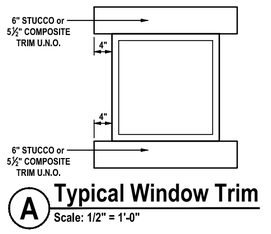
LEFT SIDE ELEVATION

SCALE: ¼"=1'-Ø"

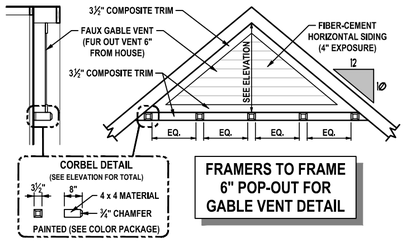


FRONT ELEVATION

SCALE: ¼"=1'-Ø"

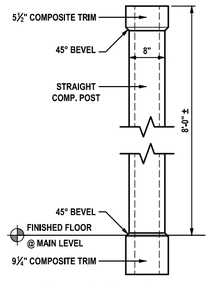


A Typical Window Trim
Scale: 1/2" = 1'-0"

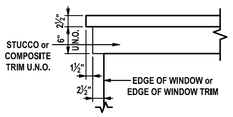


FRAMERS TO FRAME 6" POP-OUT FOR GABLE VENT DETAIL

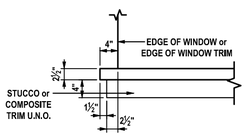
B Faux Gable Vent
Scale: 1/4" = 1'-0"



C Porch Post
Scale: 1/2" = 1'-0"



D Double Header Trim
Scale: 1/2" = 1'-0"



E Double Sill Trim
Scale: 1/2" = 1'-0"

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REVISIONS 07-2200EL1 – (Syracuse) 06/01/18 11:59 AM

KEYNOTES

"Syracuse" Exterior

! NOTE !
ALL MATERIALS & TRIM NOTED ON FRONT ELEVATION TO BE TYPICAL THROUGHOUT (UNLESS NOTED OR SHOWN OTHERWISE)

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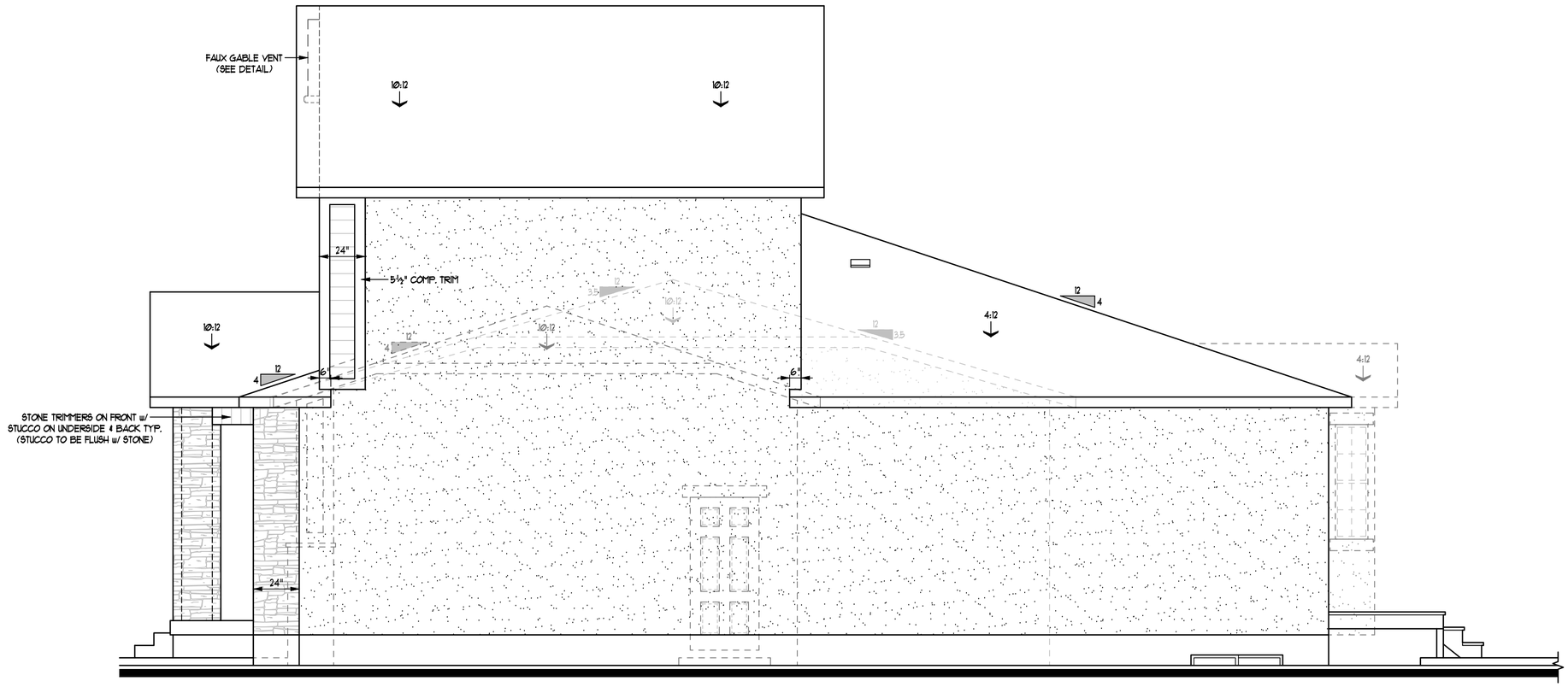
2200
"Traditional"
(Base Plan)
"Collection Plus"

MAIN LEVEL	1555	Date Created	Jun 2018
UPPER LEVEL	658	Scale	NOTED
FIN. BASEMENT	27	Drawn	CAD
TOTAL FINISHED	2240	Job	Base Plan
UNFIN. BASEMENT	1551	Sheet	7
COLD STORAGE	104	of	13 Sheets
TOTAL UNFIN.	1655		
TOTAL	3895		
GARAGE	492		

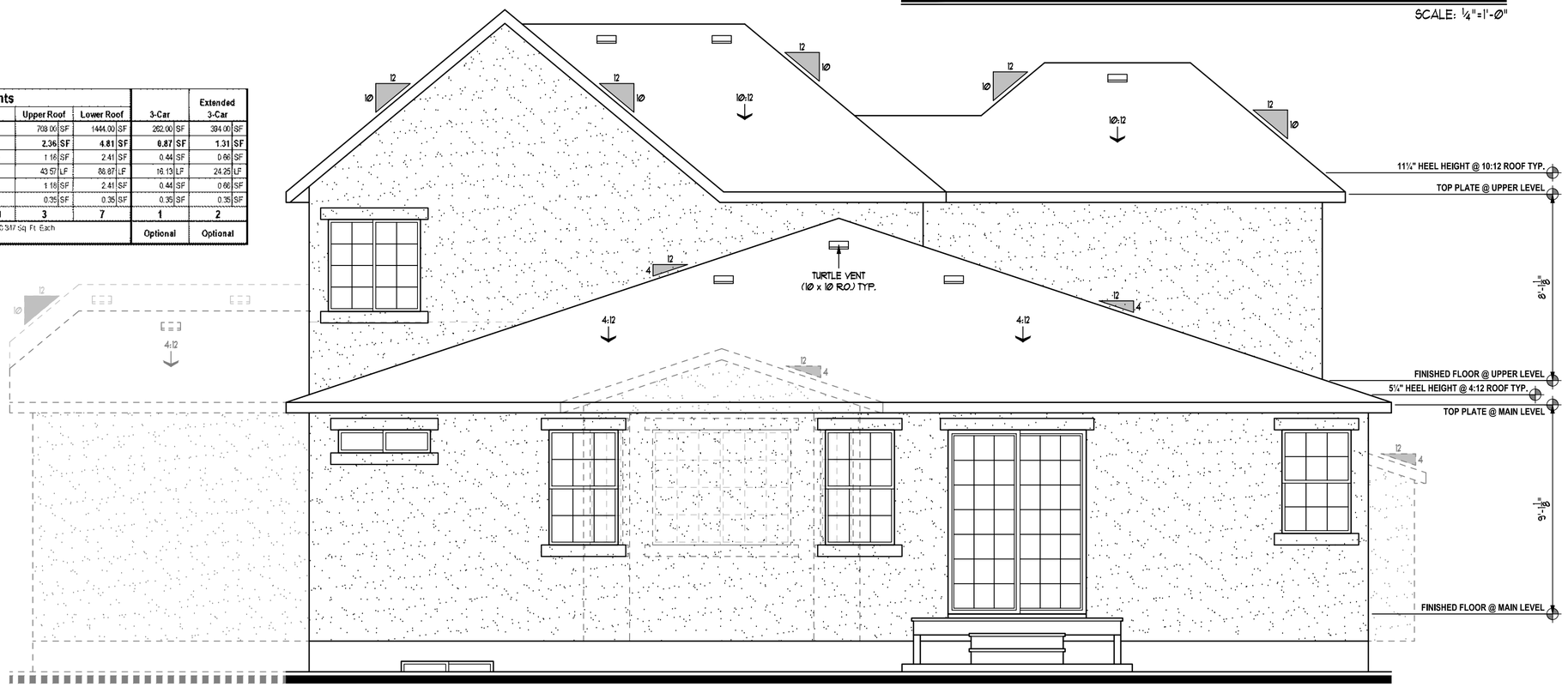


RIGHT SIDE ELEVATION

SCALE: ¼"=1'-0"

Attic Ventilation Requirements								
Location	Upper Roof		Lower Roof		3-Car		Extended 3-Car	
Enclosed Attic Area (A)	709.00	SF	1444.00	SF	262.00	SF	394.00	SF
Net Free Ventilating Area Required (A/300)	**2.36**	**SF**	**4.81**	**SF**	**0.87**	**SF**	**1.31**	**SF**
Area of soffit ventilation (50% max. of total need)	1.18	SF	2.41	SF	0.44	SF	0.66	SF
Linear feet of soffit required	43.57	LF	88.87	LF	16.13	LF	24.25	LF
Ventilation provided by roof vents	1.18	SF	2.41	SF	0.44	SF	0.66	SF
Ventilation provided by each vent	0.35	SF	0.35	SF	0.35	SF	0.35	SF
Total Number of Roof Vents Required	**3**		**7**		**1**		**2**	
					Optional		**Optional**	

* Roof Louvers to be LOMANCO (Model 250-G) = 0.347 Sq. Ft. Each
* Soffit vents = .02708 sq. ft. per linear foot of soffit



REAR ELEVATION

SCALE: ¼"=1'-0"

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REVISIONS 08-2200EL2 - (Syracuse) 04/28/18 10:59 AM

KEYNOTES

"Syracuse" Exterior

! NOTE !
ALL MATERIALS & TRIM NOTED ON FRONT ELEVATION TO BE TYPICAL THROUGHOUT (UNLESS NOTED OR SHOWN OTHERWISE)

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2200
"Traditional"
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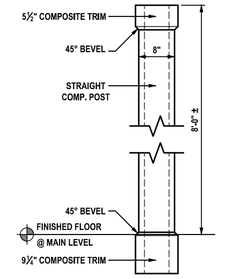
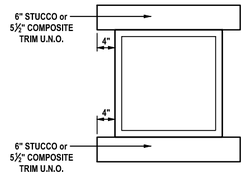
"Collection Plus"

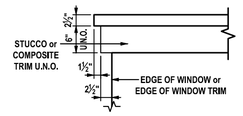
MAIN LEVEL	1555	Date Created	Jun 2018
UPPER LEVEL	658	Scale	NOTED
FIN. BASEMENT	27	Drawn	CAD
TOTAL FINISHED	2240	Job	Base Plan
UNFIN. BASEMENT	1551	Sheet	8
COLD STORAGE	104	of	13 Sheets
TOTAL UNFIN.	1655		
TOTAL	3895		
GARAGE	492		



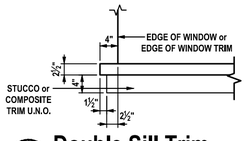
D Porch Post
Scale: 1/2" = 1'-0"



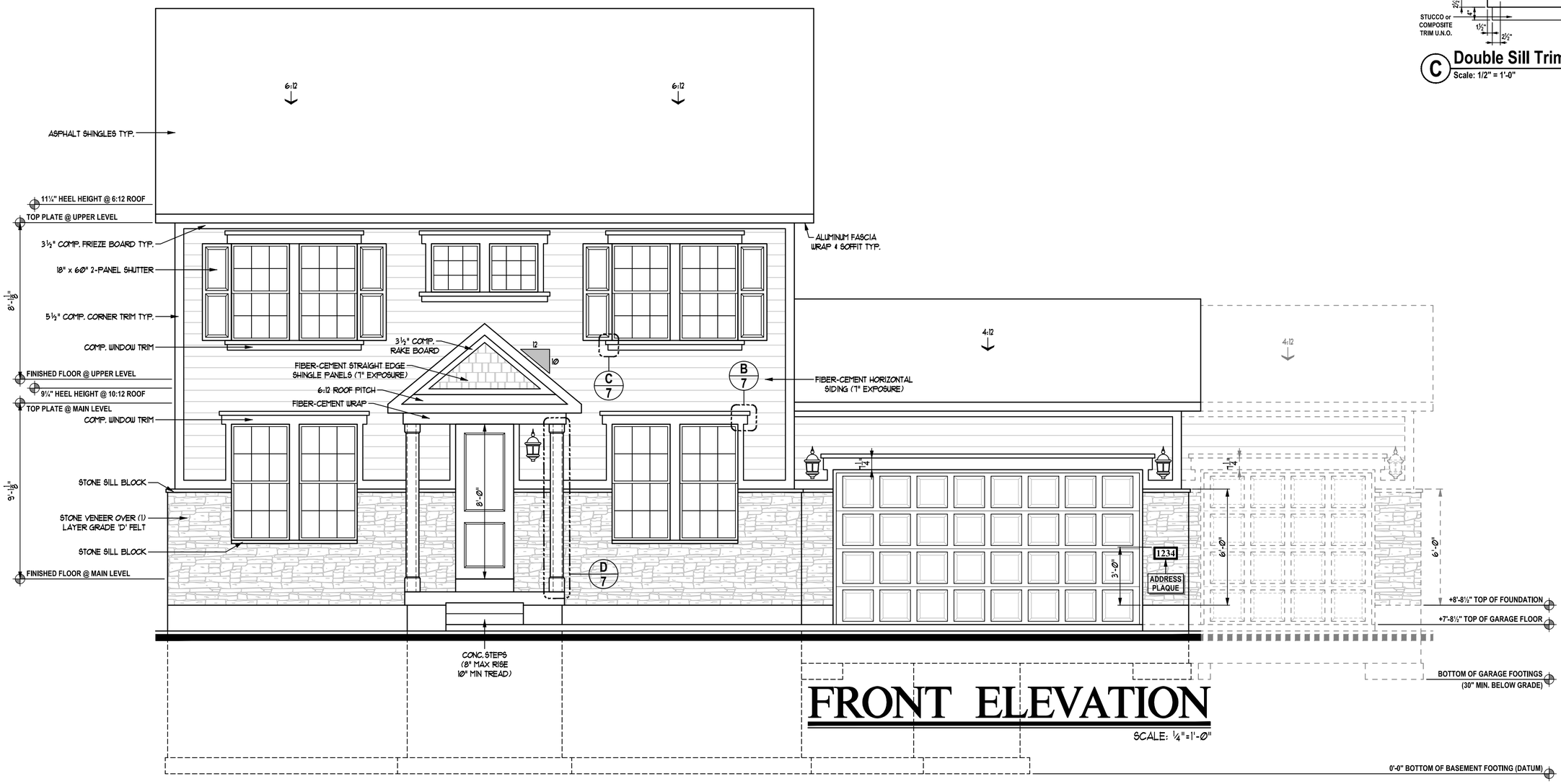
A Typical Window Trim
Scale: 1/2" = 1'-0"



B Double Header Trim
Scale: 1/2" = 1'-0"



C Double Sill Trim
Scale: 1/2" = 1'-0"



FRONT ELEVATION

SCALE: ¼"=1'-0"

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REVISIONS 07-2500EL1 – (Syracuse).dwg 01/18 11:59 AM

KEYNOTES

"Syracuse" Exterior

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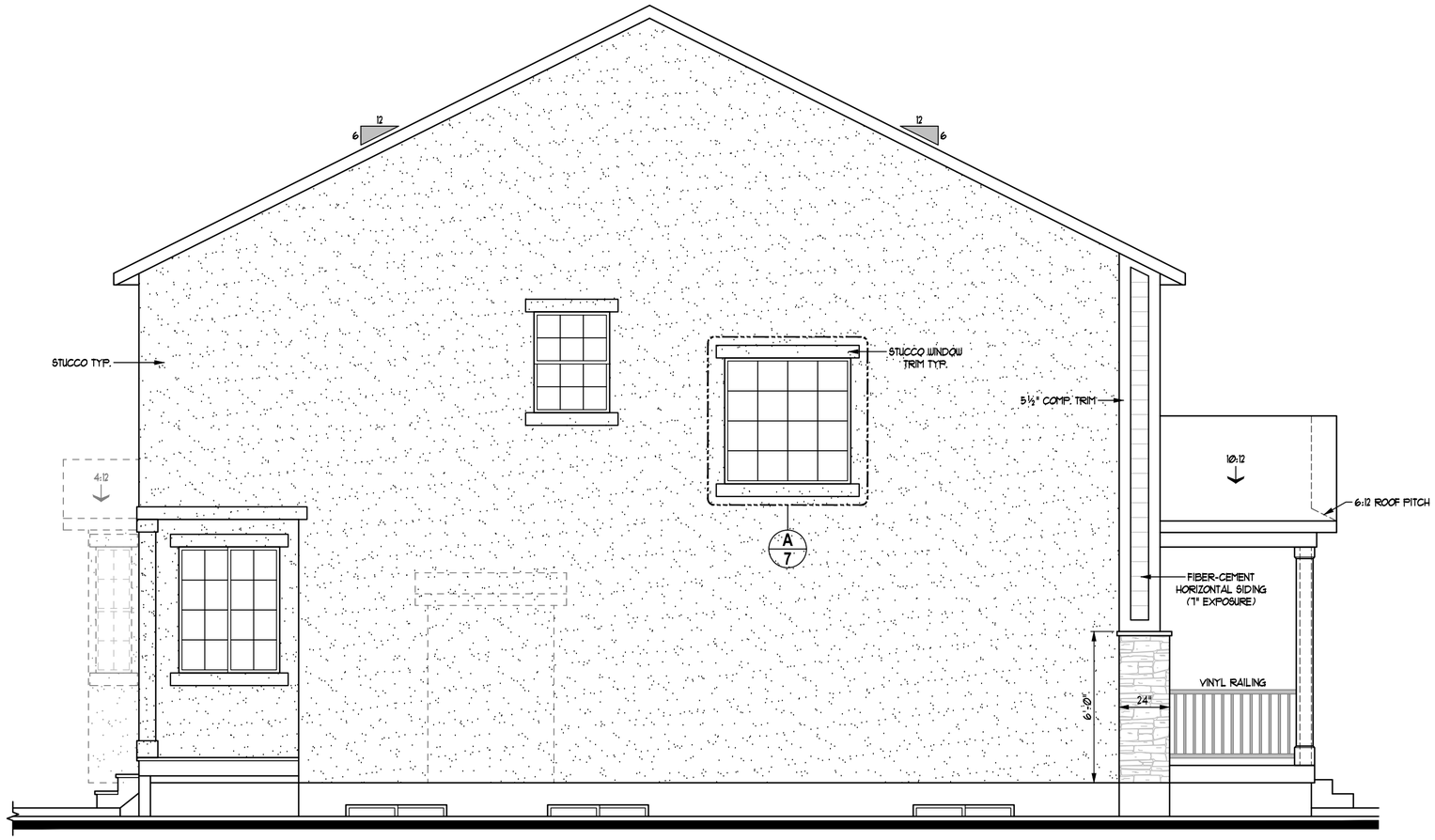
2500
"Colonial 2"
(Base Plan)
"Collection Plus"

MAIN LEVEL	1276	Date Created	Jun 2018
UPPER LEVEL	1204	Scale	NOTED
FIN. BASEMENT	111	Drawn	CAD
TOTAL FINISHED	2591	Job	Base Plan
UNFIN. BASEMENT	1165	Sheet	7
COLD STORAGE	48	of	15 Sheets
TOTAL UNFIN.	1213		
TOTAL	3804		
GARAGE	506		



LEFT SIDE ELEVATION

SCALE: ¼"=1'-0"

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KEYNOTES

"Syracuse" Exterior

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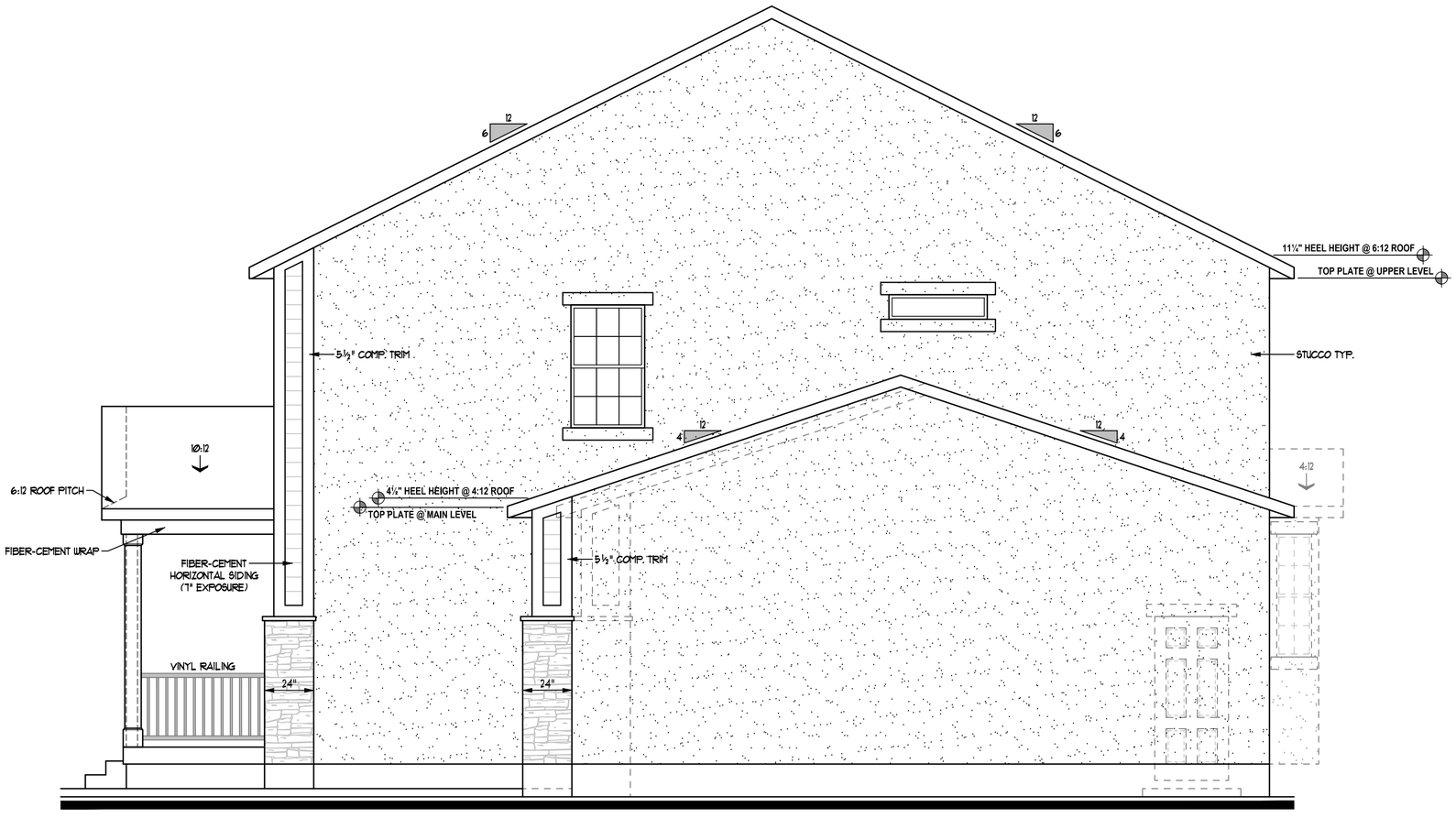
2500
"Colonial 2"
(Base Plan)
"Collection Plus"

MAIN LEVEL	1276
UPPER LEVEL	1204
FIN. BASEMENT	111
TOTAL FINISHED	2591
UNFIN. BASEMENT	1165
COLD STORAGE	48
TOTAL UNFIN.	1213
TOTAL	3804
GARAGE	506

Date Created: May 2018
Scale: NOTED
Drawn: CAD
Job: Base Plan
Sheet: 8 of 15 Sheets



RIGHT SIDE ELEVATION

SCALE: ¼"=1'-0"

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REVISIONS 10-2500EL4 - (Syracuse).dwg 02/18 3:02 PM

KEYNOTES

"Syracuse" Exterior

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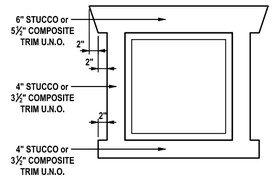
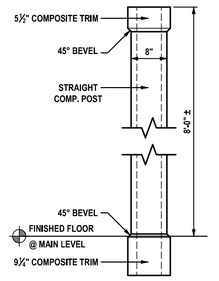
2500
"Colonial 2"
(Base Plan)
"Collection Plus"

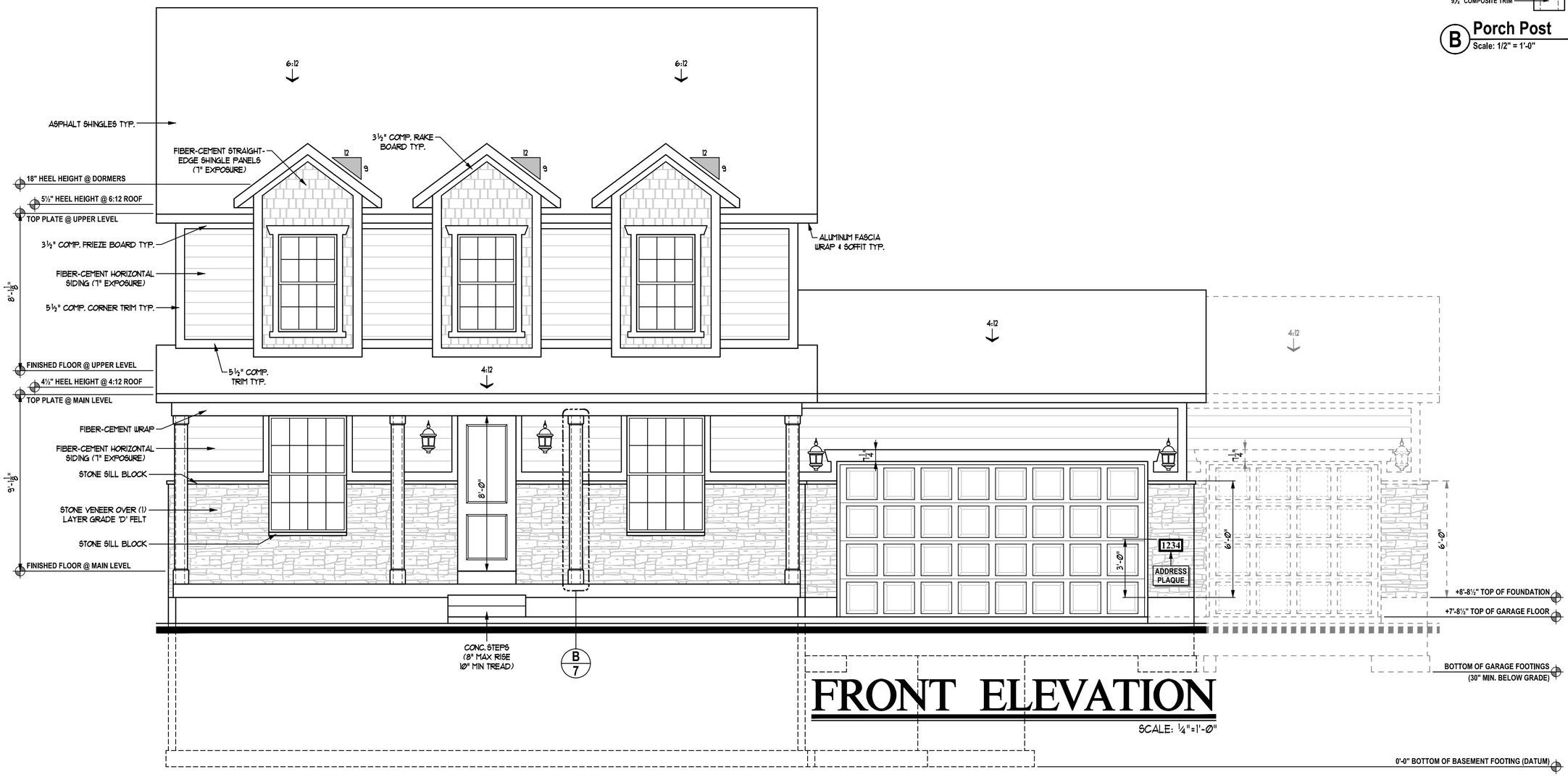
MAIN LEVEL	1276	Date Created	May 2018
UPPER LEVEL	1204	Scale	NOTED
FIN. BASEMENT	111	Drawn	CAD
TOTAL FINISHED	2591	Job	Base Plan
UNFIN. BASEMENT	1165	Sheet	10
COLD STORAGE	48	of	15 Sheets
TOTAL UNFIN.	1213		
TOTAL	3804		
GARAGE	506		



A Typical Window Trim
Scale: 1/2" = 1'-0"



B Porch Post
Scale: 1/2" = 1'-0"



FRONT ELEVATION

SCALE: ¼"=1'-Ø"

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KEYNOTES

"Syracuse" Exterior

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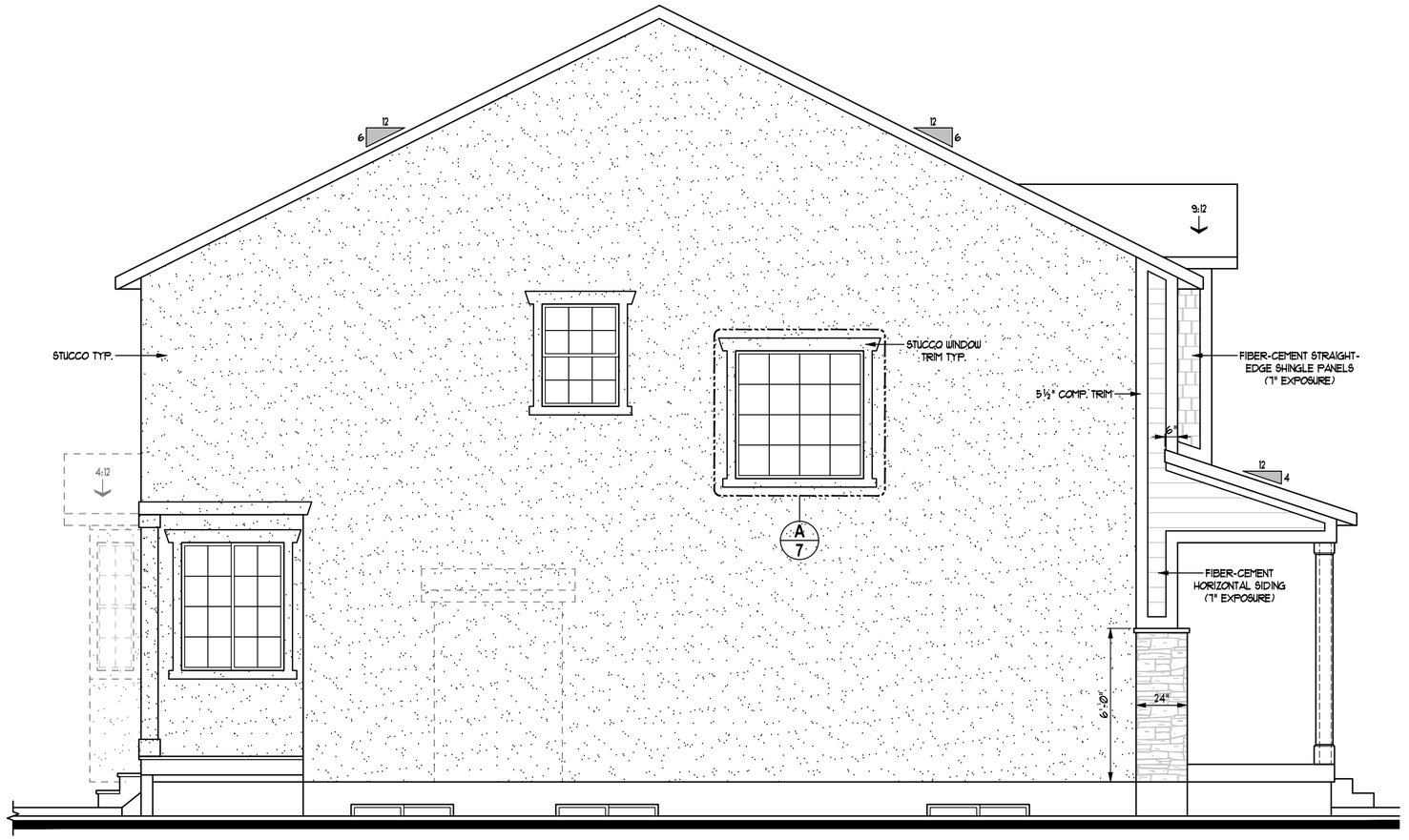
2500
"Traditional"
(Base Plan)
"Collection Plus"

MAIN LEVEL	1276
UPPER LEVEL	1227
FIN. BASEMENT	111
TOTAL FINISHED	2614
UNFIN. BASEMENT	1177
COLD STORAGE	180
TOTAL UNFIN.	1357
TOTAL	3971
GARAGE	506

Date Created: Jun 2018
Scale: NOTED
Drawn: CAD
Job: Base Plan
Sheet: 7 of 15 Sheets



LEFT SIDE ELEVATION

SCALE: ¼"=1'-0"

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KEYNOTES

"Syracuse" Exterior

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2500
"Traditional"
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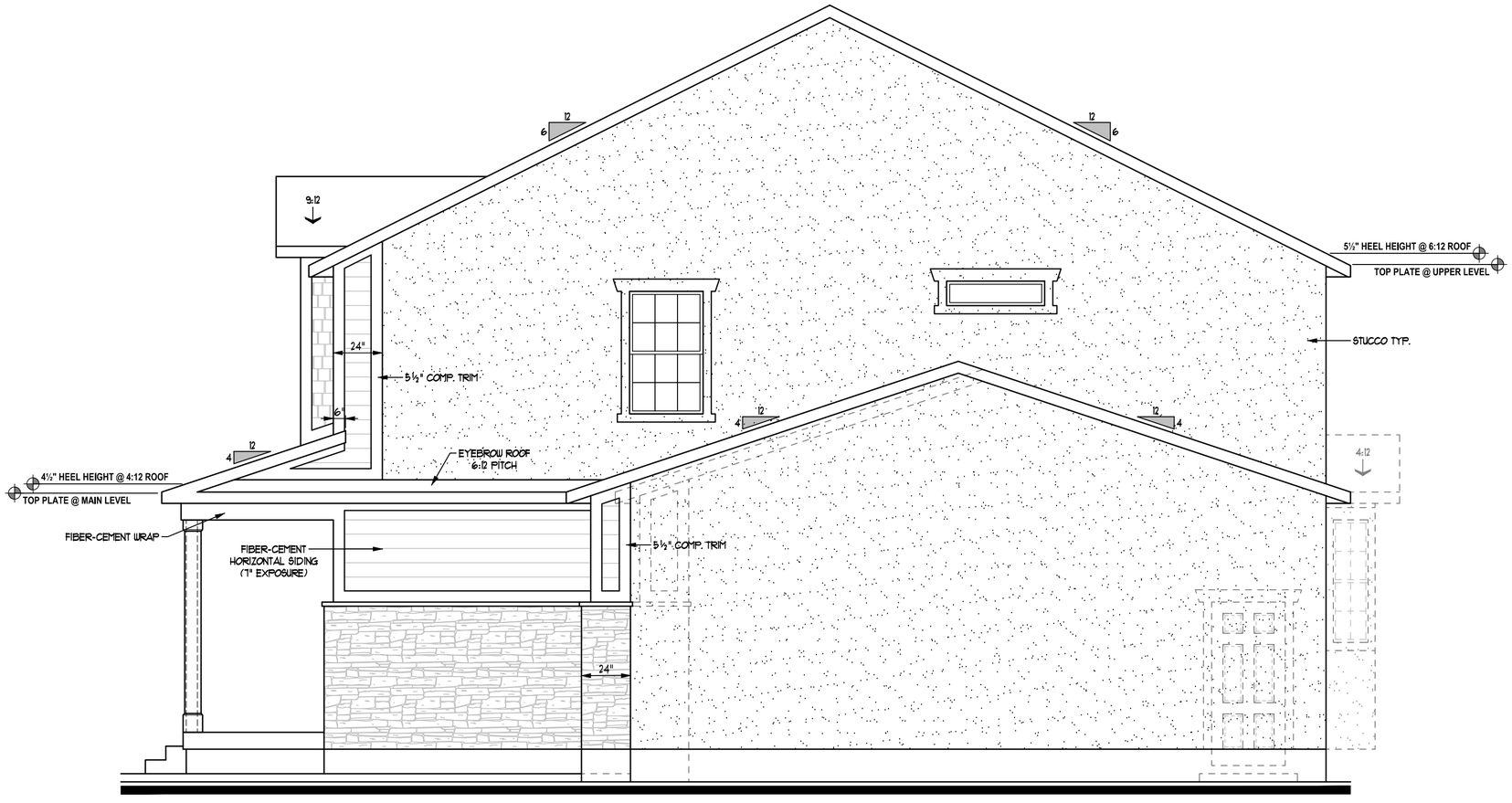
"Collection Plus"

MAIN LEVEL	1276
UPPER LEVEL	1227
FIN. BASEMENT	111
TOTAL FINISHED	2614
UNFIN. BASEMENT	1177
COLD STORAGE	180
TOTAL UNFIN.	1357
TOTAL	3971
GARAGE	506

Date Created: May 2018
Scale: NOTED
Drawn: CAD
Job: Base Plan
Sheet: 8 of 15 Sheets



RIGHT SIDE ELEVATION

SCALE: ¼"=1'-0"

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KEYNOTES

"Syracuse" Exterior

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(Base Plan)
"Collection Plus"

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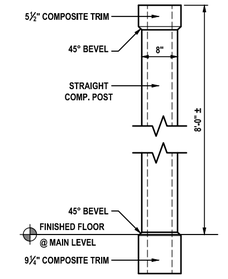

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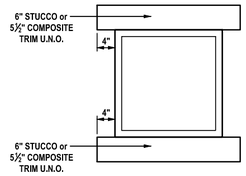

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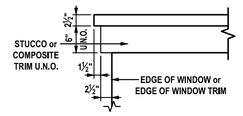

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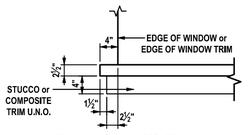

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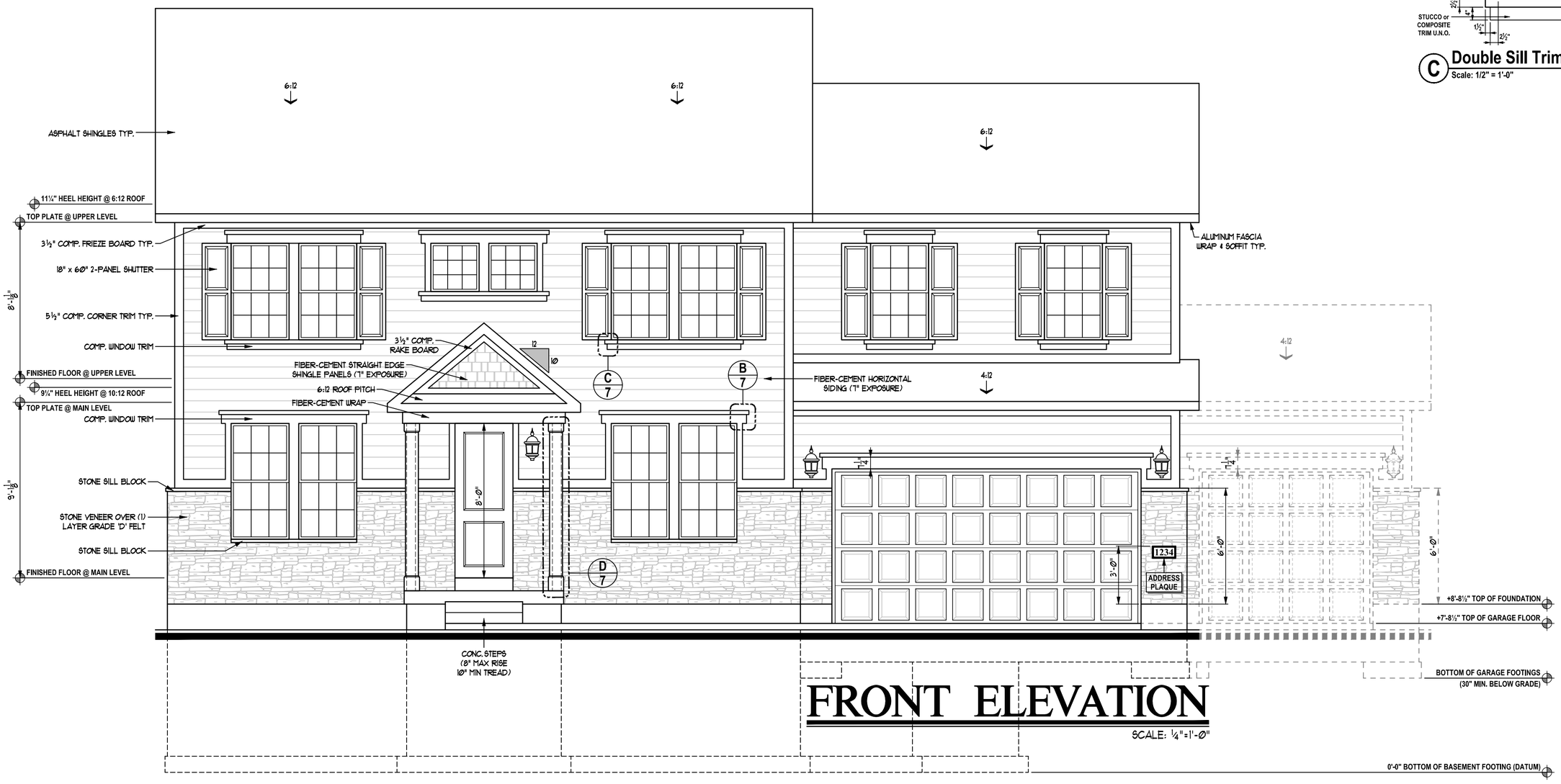

FRONT ELEVATION

SCALE: ¼"=1'-0"

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REVISIONS 07-3000EL1 - (Syracuse).dwg 01/18 12:00 PM

KEYNOTES

"Syracuse" Exterior

! NOTE !
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"Colonial 2"
(Base Plan)
"Collection Plus"

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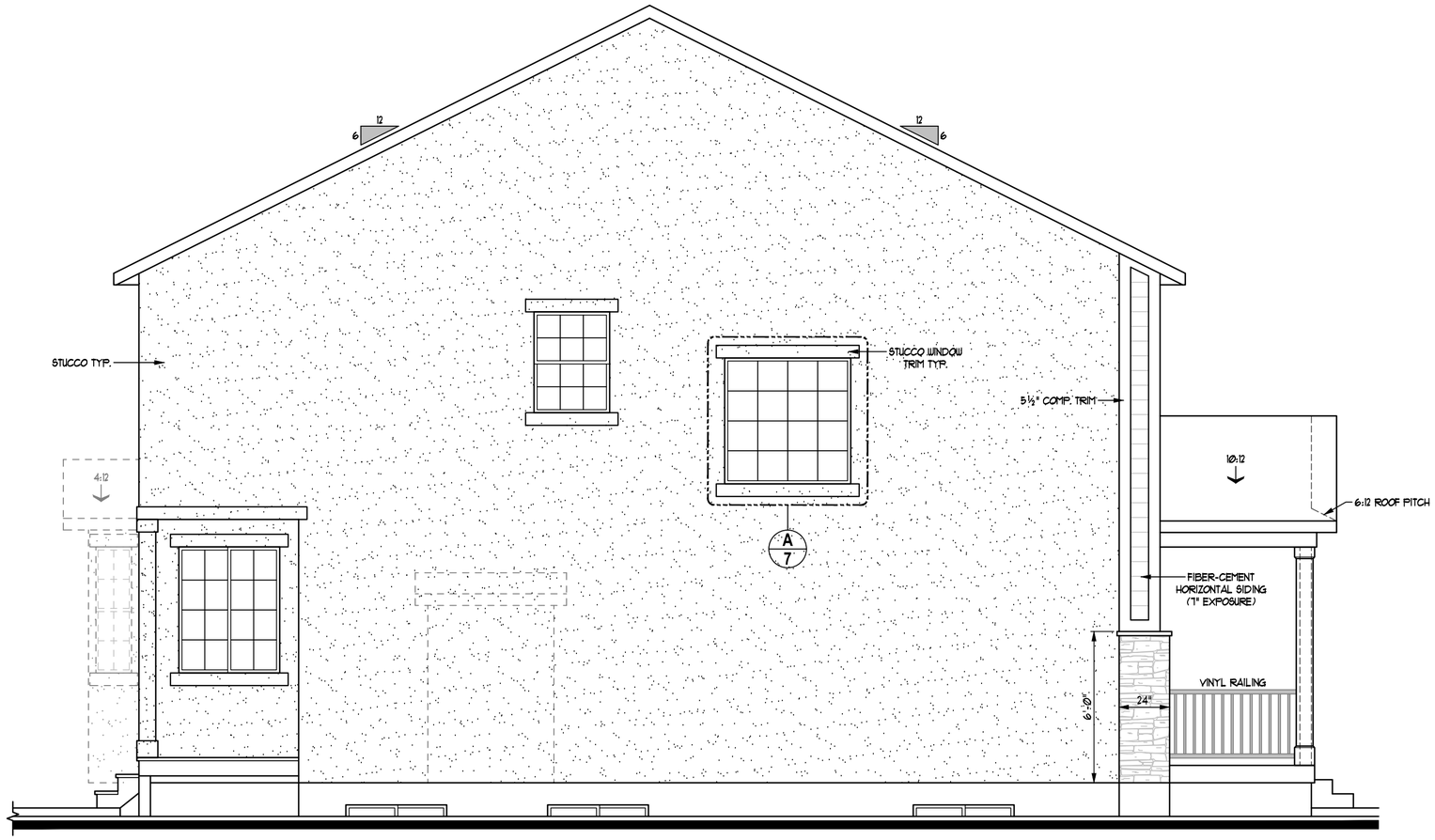

LEFT SIDE ELEVATION

SCALE: ¼"=1'-0"

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TOTAL	4304
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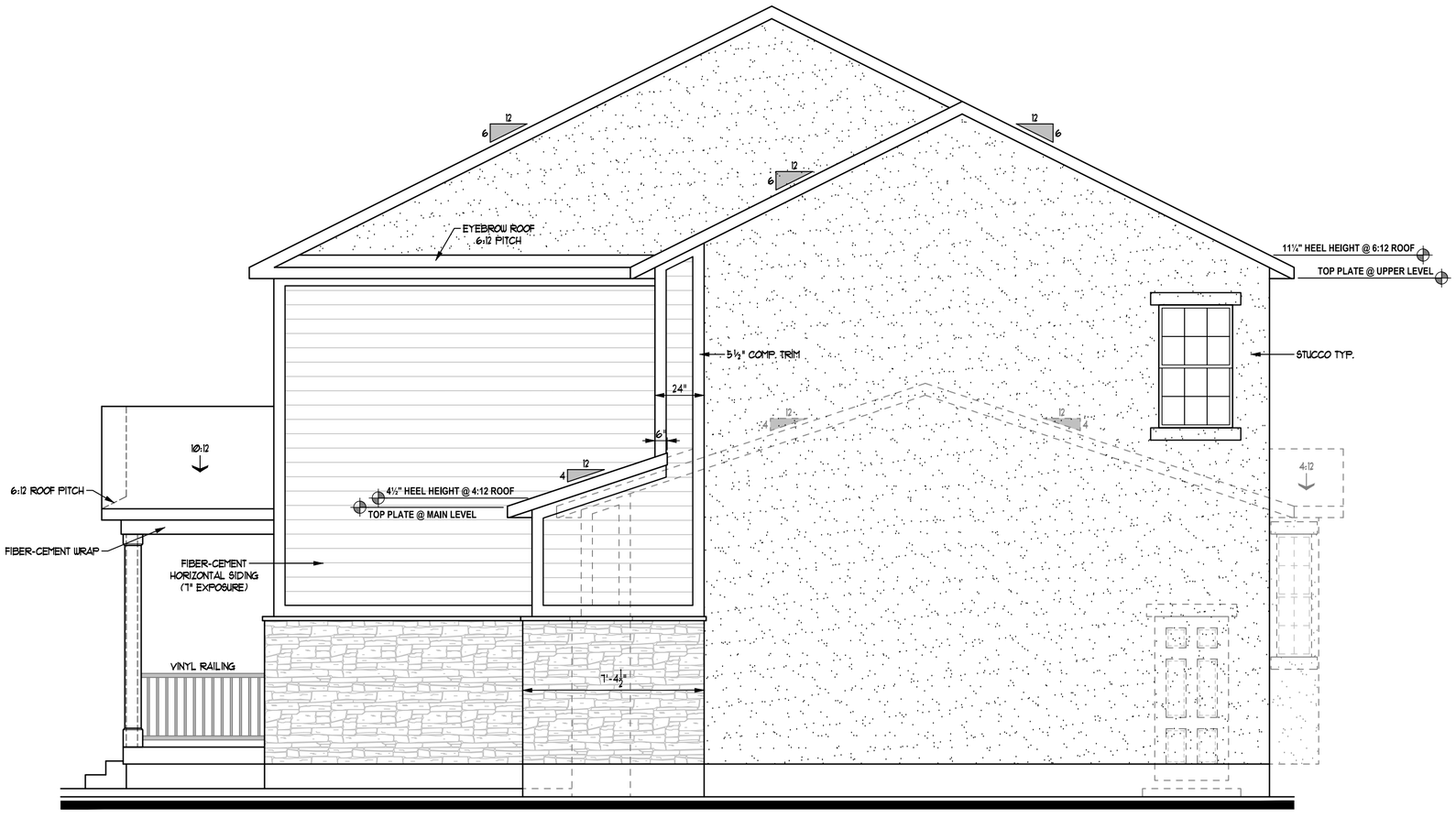

RIGHT SIDE ELEVATION

SCALE: ¼"=1'-0"

KEYNOTES

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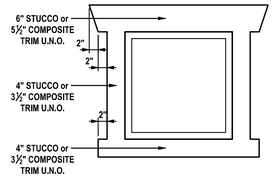

A Typical Window Trim
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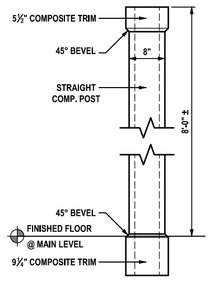

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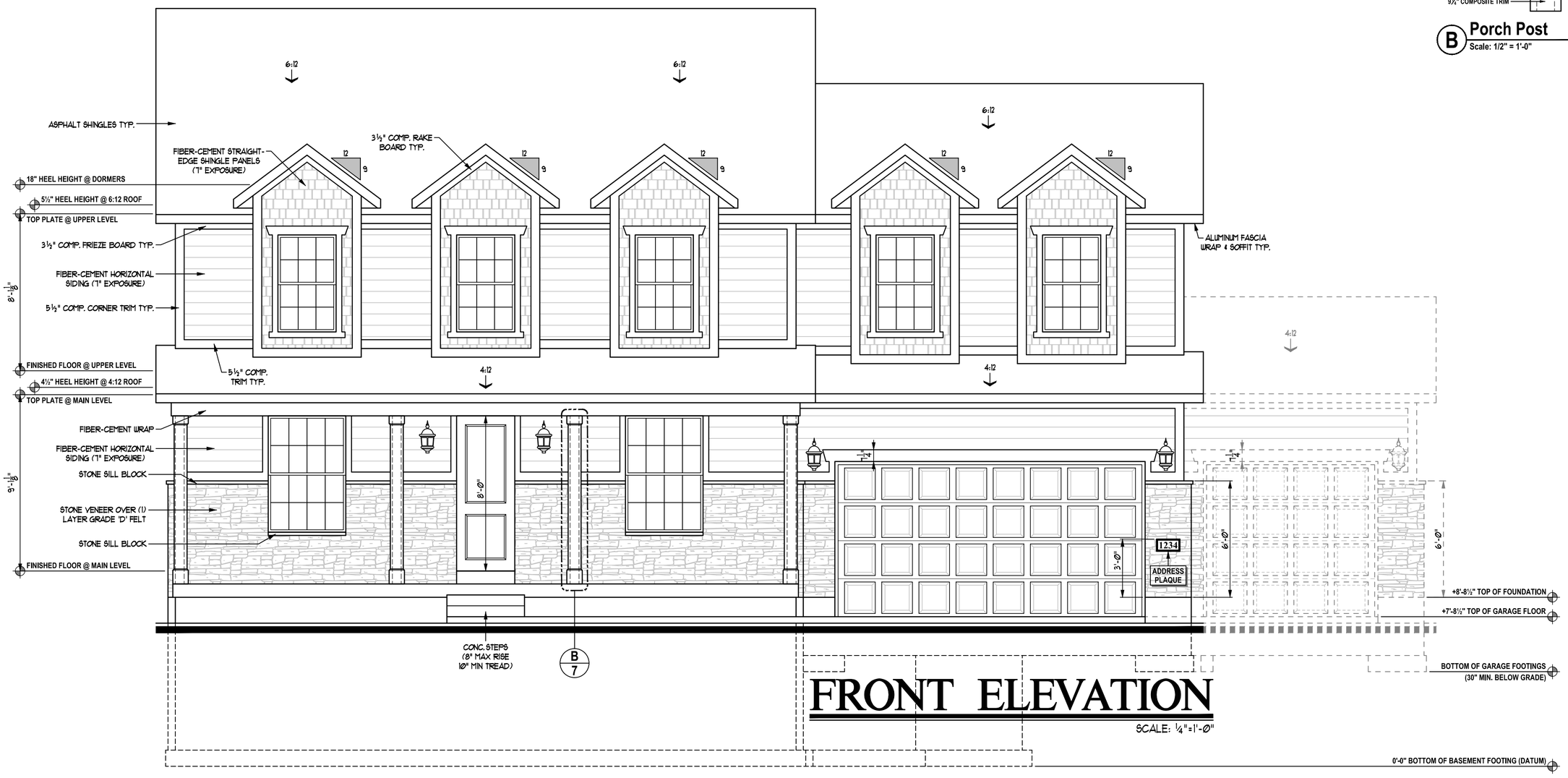

FRONT ELEVATION

SCALE: ¼"=1'-0"

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3000
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"Collection Plus"

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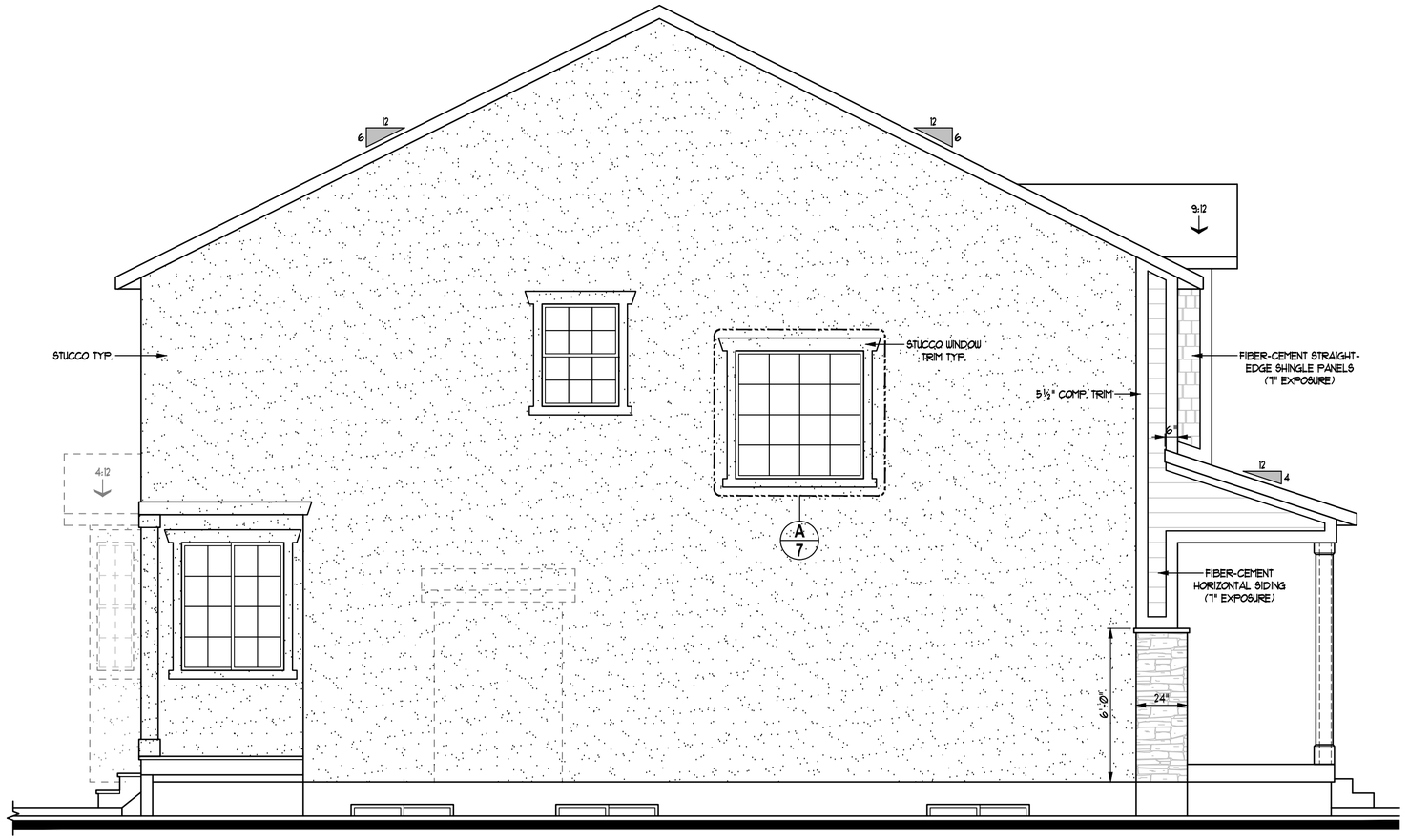

LEFT SIDE ELEVATION

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KEYNOTES

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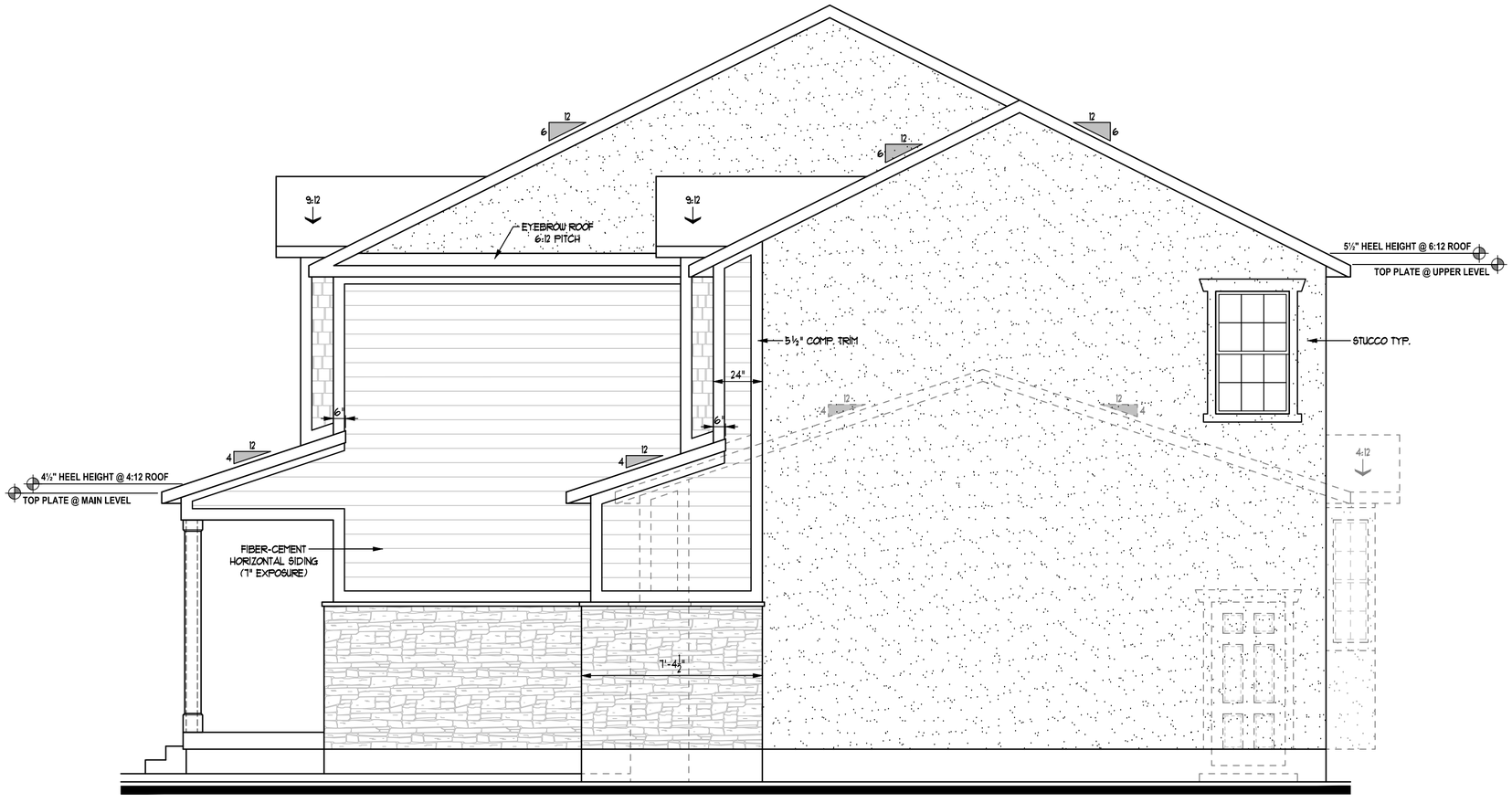
Sheet 8 of 15 Sheets



RIGHT SIDE ELEVATION

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KEYNOTES

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Date Created: May 2018
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Drawn: CAD
Job: Base Plan
Sheet: 10 of 15 Sheets

Staff Report

Development Review Committee (DRC)

The applicant met with the Development Review Committee on June 5, 2019. The applicant received written comments regarding the project from staff.

Discussion

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

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

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

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

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

a. Lot area and widths shall be shown on an approved site plan for each phase.
b. Traffic studies will be required for each pod in compliance with the Engineering Design Standards. Each study shall be done as an addendum to the master traffic study already completed.
c. Each pod that is adjacent to Butterfield Creek shall provide verification from Salt Lake County Flood Control that the top of bank line has been established and there is an additional 20 foot maintenance access outside the top of bank. This access should be dedicated to the City. No lots can be located within the top of bank or 20 foot access. The access can be combined with the trail.
d. A detailed grading and drainage plan shall be submitted as part of a site plan application.

e. Landscaping, fencing, and screening related to the uses within the site and as a means of integrating the proposed development into its surroundings shall be submitted as part of a site plan application.
f. Open space that is provided in each pod shall demonstrate any unbuildable area that counts as 25%. The overall open space acres required shall be adjusted accordingly.

Issue 1 – Density
This application is for phase 1 of pod 4. This overall site plan provided by the applicant for all of pod 4 proposes 82 units. The approved preliminary site plan for the entire Hidden Oaks project lists this pod being allowed up to 90 units. This first phase is proposing the first 30 of those lots. The approved lot size range is 6k – 10k sq. ft. All lots meet or exceed this requirement.

Issue 2 – Design
The development had design guidelines approved as part of the PD Overlay Zone and Development Agreement. The design guidelines include fencing requirements, setbacks, and architectural design criteria. All building elevations have been submitted by the applicant and have been included in this packet for approval.

Issue 3 – Fencing
The approved design guidelines show where fencing is required along the perimeter of the development. A precast wall will be built parallel to Main Street. The applicant would like to discuss doing additional landscaping along Main Street and moving the wall back off of the street. There is a significant slope off of Main Street in this location. Also, the neighbors adjacent to this pod on the east are not part of the Hidden Oaks development, so per the MDA the applicant must construct a precast wall along their property.

Issue 5 – Landscaping
The applicant has submitted landscaping plans for all of the open space area along the major streets, private parks, detention, and trail areas.

Issue 6 - Traffic
Every new application for a pod/phase will need to include an addendum to the originally submitted traffic study – notably addressing the Level of Service (LOS) at the intersection of 6400 W and Main Street.

Recommendation
Staff recommends preliminary plat approval and final site plan 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.

Site Plan Requirements:

1. Receive and agree to the recommendations from other agencies, including those included in the Development Review Committee comments dated June 5, 2019.
2. Meet with staff to review compliance with all requirements of the Master Development Agreement when each phase is submitted for final engineering review.
3. All homes shall meet the design guidelines and the Herriman City single family design criteria.
4. All single family dwellings shall provide basements.
5. Setbacks shall be as follows:
   Front: 12' to living ; 24' to garage
   Rear: 15' to building; 10' to deck/covered patio
   Sides: 5' to any part of building
   Corners: 15'
6. 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 trail heads.
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.

Attachments

1. Vicinity Maps
2. Site Plans
3. Landscape Plans
4. Monument Sign & Landscape Plan
5. Community Meeting Attendance Sheet
6. Meeting Minutes and Comments Received
7. Elevations

Date of Meeting: 08/01/2019	
File #	C2008-014-26
Applicant	Jaran Nichols – Edge Homes
Address	Approx. 5250 W Copeland Drive
Request	Final Site Plan of Proposed Multi-Family Development in Herriman Towne Center

Staff Memorandum

DATE: July 26, 2019

TO: Planning Commission

FROM: Michael Maloy, AICP, Planning Director

MEETING: Planning Commission August 1, 2019

REQUEST: Final Site Plan of Proposed Multi-family Development in Herriman Towne Center

Applicant:	Jaran Nichols, Edge Homes
Address:	Approximately 5250 W Copeland Drive
Zone:	MU-2 Mixed Use Zone
Acres:	16.93 ±
File Number:	C2008-014-26

Summary

The applicant has revised their original proposal of a high density multi-family development located approximately at 5250 W Copeland Drive (see Attachment A – Vicinity Map) and wishes to present their amended plans to the Planning Commission for further review and discussion (see Attachment B – Development Plans).

Process

The attached plan is subject to an internal review by staff, and then a review and decision by the Planning Commission in a public meeting. While the attached site plan application—which includes building elevations—do not require a public hearing, a corresponding subdivision application will require a public hearing at a future Planning Commission meeting. However, in both matters, the Planning Commission is the land-use authority and will make the final decision.

Discussion

The applicant has been meeting with the City in an attempt to resolve concerns raised by staff. Essentially, the staff is concerned with ensuring the proposal complies with the regulations of the MU-2 Mixed Use Zone, applicable Engineering Standards, and the Herriman Towne Center Design Guidelines, which were approved previously by the Planning Commission as part of the planned development.

While staff believes that there are outstanding issues that may warrant further refinement, the staff has identified the following key issues that require direction from the Commission before proceeding further:

- **District Diagram.** The existing "District Diagram" in the *Herriman Towne Center Design Guidelines*, which was approved by the Planning Commission in 2009, specifies that the "Mixed Use Towne Center" design guidelines apply to the subject property. However, the City amended the "Land Use" map for the project in 2011, which allows "multi-family townhomes and condominiums" on the subject property. The applicant is requesting the District Diagram be amended from "Mixed Use Towne Center" to "Single Family and Attached Multi-Family," which will impact which design standards will apply to the project. While staff believes that Mixed Use Towne Center development pattern is more appropriate immediately surrounding the J. Lynn Crane Park, it does appear that the City previously authorized this change of use, and should, therefore, change the District Diagram as well (see Attachment C – District Diagram).
- **Traditional or Conventional?** The Herriman Towne Center Design Guidelines have different standards for "traditional" or "conventional" development patterns. Staff requests the applicant clarify which standard they have followed in developing their plans. It should be noted that the proposal must not fluctuate between the two standards—it should consistently follow one or the other to satisfy the intent of the design guidelines.
- **Density.** The MU-2 Zone states that the maximum density of residential development—not mixed-use—is 10 dwelling units per acre. The proposal exceeds the maximum because the applicant thinks that the Master Development Agreement (MDA) allows for the increased density. Staff disagrees with the applicant's interpretation. Clearly, the matter of density has a significant impact on the site plan and overall design. This issue must be resolved before preparing final plans for review and approval.
- **Alleys.** The City's development standards do not allow the use of alleys in residential developments. However, the form of development implied within the Herriman Towne Center Design Guidelines seems to anticipate or necessitates the use of alleys. Alleys allow for homes and businesses to "front" streets rather than garages, which improves walkability, the streetscape, and urban design. Staff supports this modification of the standards.
- **Garages.** The applicant has removed most garage doors from public streets. However, the revised plan still includes some "front-loaded" townhomes that have a garage door on a public right-of-way and not on an alley. The applicant is requesting this exception. However, the staff does not support this request.
- **Driveways.** The City's development standards regulate the frequency—or spacing—of driveways along a street. While this standard has often been exceeded through planned unit developments or master development agreements, staff recommends that this standard be upheld in the remaining development of the town center. Again, this standard improves walkability, the quality of the streetscape, and overall urban design.
- **Landscaping.** The applicant has prepared a preliminary landscape plan for the site. However, staff is concerned that it may not yet adequately meet the intent of the following design

guidelines (among others), which staff will work to resolve with the applicant:

- Use buildings to frame and enclose meaningful common open space.
- Create useable and defined common open space areas, not a conglomeration of left-over space.
- Avoid small, thin, awkward, and undefined common open space areas.
- The width of common open space areas shall not be less than one-third of their length, excluding trail corridors.
- Screen all electrical transformers, gas meters, and other utility cabinets with dense landscaping or decorative masonry walls designed to harmonize with building architecture and materials.

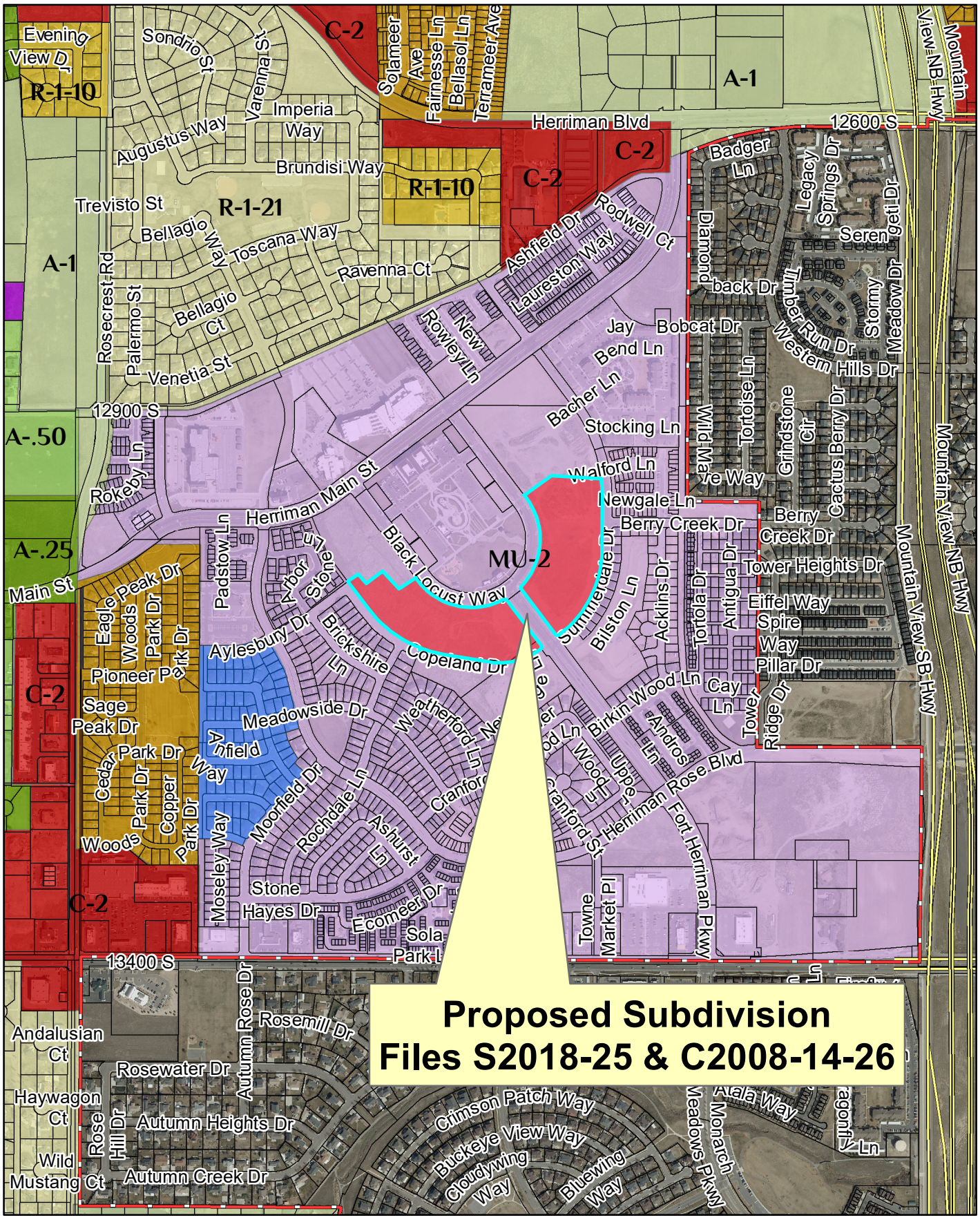
- **Corners.** A common urban design element that is repeatedly referenced throughout the design guidelines is to emphasize corners. For example, "Celebrate the corner by increasing building mass through the use of towers and turrets designed to reflect a higher intensity of activity." Staff finds that this design principle has not been satisfied with the proposed development plans.

During the August 1st meeting, the applicant and staff will be prepared to present the proposal, discuss these and other outstanding issues, and answer questions from the Commission.

Attachments

A. Vicinity Map
B. Development Plan
C. District Diagram

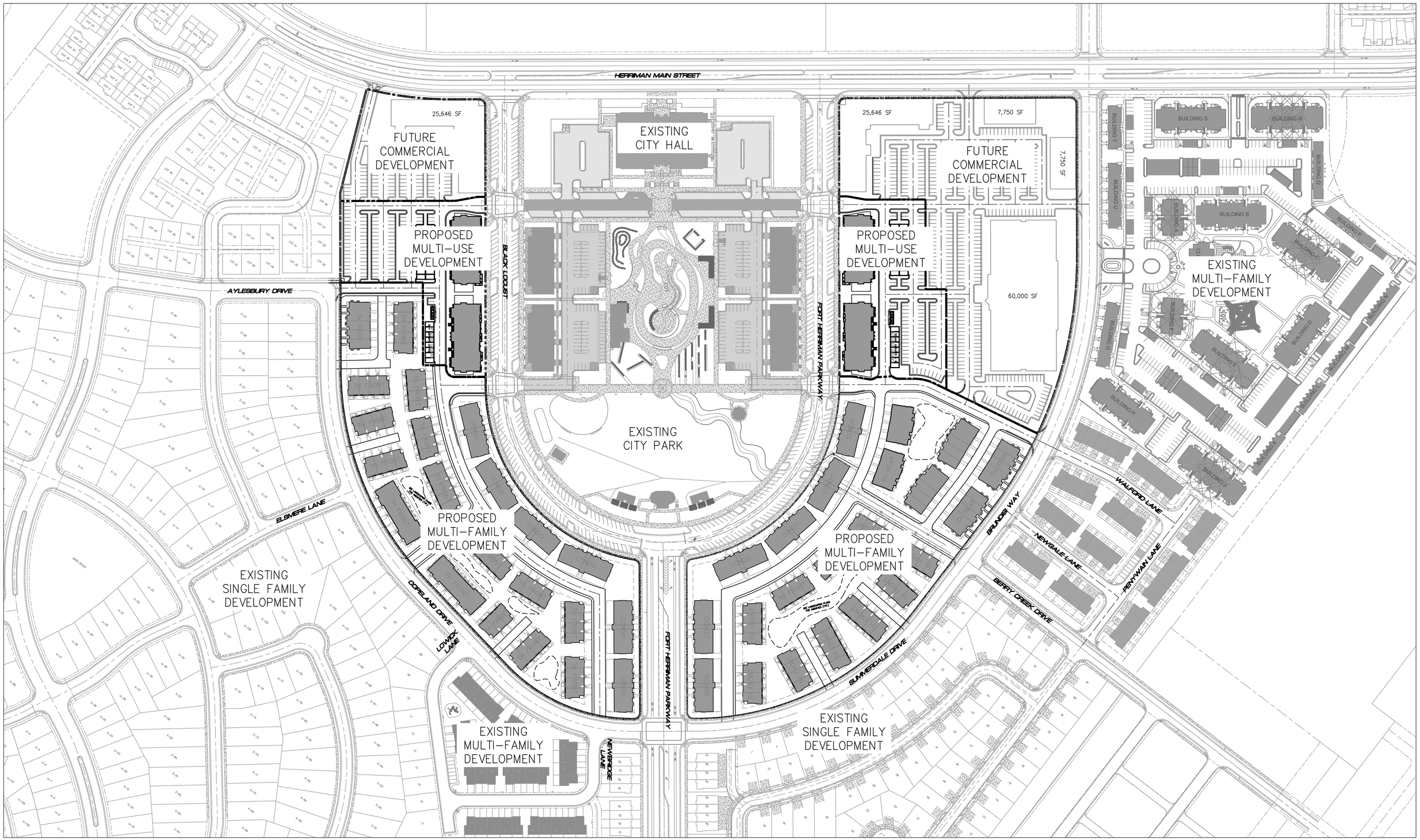
Attachment A
Vicinity Map



Proposed Subdivision
Files S2018-25 & C2008-14-26

Attachment B

Development Plans



Owner: HTC Communities, LLC, 10421 S Jordan Gateway Blvd #200, South Jordan, Ut
Subdivider: Wasatch Land Company, 480 West 800 North, Orem, Ut
Designer: M2Civil, 10421 S Jordan Gateway Blvd #200, South Jordan, Ut

PARKSIDE AT HERRIMAN TOWNE CENTER
Vicinity Map (05.23.19)

SCALE: 1:100

PARKSIDE AT HERRIMAN TOWNE CENTER - WEST

LOCATED IN THE CENTER
OF SECTION 36,
TOWNSHIP 3 SOUTH, RANGE 2 WEST,
SALT LAKE BASE AND MERIDIAN

SURVEYOR CERTIFICATE

In accordance with Section 10-9A-603 of the Utah Code, I, Nathan B. Weber, do hereby certify that I am a Professional Land Surveyor holding license number 5152762 in accordance with Title 58, Chapter 22 of the Professional Engineers and Professional Land Surveyors Licensing Act.

I further certify that on behalf of Diamond Land Surveying, LLC, I have completed a survey of the property described on the plat in accordance with Section 17-23-17 of Utah Code, and have verify all measurements, shown and have subdivided said property into lots and streets hereafter to be known as PARKSIDE AT HERRIMAN TOWNE CENTER-WEST, and have placed monuments as represented on the plat.

BOUNDARY DESCRIPTION

A parcel of land located in the South Half of Section 36, Township 3 South, Range 2 West, Salt Lake Base and Meridian described as follows:

Beginning at a point of the southwest right-of-way line of U Road per the U-Road Dedication Plat as recorded in the office of the Salt Lake County Recorder as Entry #12608258 in Book 2017 at Page 242, said point being South 89°37'15" East 2136.87 feet along the section line and South 0°22'45" West 229.17 feet from the West Quarter Corner of Section 36, Township 3 South, Range 2 West, Salt Lake Base and Meridian and running;

Thence along the said southwest right-of-way line of the U Road the following three(3) courses: South 37°04'35" East 20.57 feet, Southeasterly 605.75 feet along the arc of a 429.50 foot radius curve to the left through a central angle of 80°48'26" (Long Chord Bears South 77°28'48" East 556.78 feet), Southeasterly 21.12 feet along the arc of a 15.00 foot radius curve to the right through a central angle of 80°40'41" (Long Chord Bears South 77°32'40" East 19.42 feet) to the southwesterly right-of-way line of For Herriman Parkway per the Herriman Towne Center Road Dedication Plat as recorded in the Office of the Salt Lake County Recorder as Entry#12706165 in Book 2018 at Page 43;

Thence along the said southwesterly right-of-way line of Fort Herriman Parkway the following two (2) courses: South 37°12'19" East 357.74 feet, southwesterly 23.57 feet along the arc of a 15.00 foot radius curve to the right through a central angle of 90°01'38" (Long Chord Bears South 07°48'30" West 21.22 feet);

Thence South 52°49'19" West 3.48 feet to a point of curvature;

Thence 342.75 feet along the arc of a 420.00 foot radius curve to the right through a central angle of 46°4''28" (Long Chord Bears South 76°12'03" West 333.32 feet);

Thence North 80°25'13" West 293.82 feet to a point of curvature;

Thence 555.50 feet along the arc of a 735.00 foot radius curve to the right through a central angle of 43°18'12" (Long Chord Bears North 58°46'07" West 542.38 feet) to and along the Northeasterly right-of-way line of Copeland Drive per the Herriman Towne Center Plat E -Phase 1 as recorded in the Office of the Salt Lake County Recorder as Entry #11037624 in Book 2010 at Page 152;

Thence North 37°07'01" West 212.41 feet along the said northeasterly right-of-way line of Copeland Drive;

Thence North 53°18'24" East 74.78 feet;

Thence North 52°24'35" East 55.76 feet;

Thence South 37°04'35" East 42.50 feet;

Thence North 52°58'35" East 69.97 feet;

Thence South 37°04'35" East 197.55 feet;

Thence North 48°24'11" East 132.00 feet;

Thence North 52°49'07" East 20.54 feet to the point of beginning.

Parcel contains 356,478 sq. ft. 8.183 acres.

OWNER'S DEDICATION

Know all men by these presents that the undersigned owners of the hereon described tract of land, hereby set apart and subdivide the same into lots and streets as shown on this plat and name said plat

PARKSIDE AT HERRIMAN TOWNE CENTER – WEST

and do hereby dedicate for perpetual use of the public all, street right-of-ways, lots and easements as shown on this plat as intended for Public use. Owners hereby agree to warrant and defend and save the City harmless against any easements or other encumbrance on a dedicated street which will interfere with the City's use, maintenance and operation of the street.

Edge Homes of Utah, LLC — Date

Date

CONSENT TO DEDICATE

Know all men by these presents that the undersigned, being the Trustee under a Trust Deed of the real property described on the description at left and, having caused same to be subdivided into lots and/or public streets to be hereafter known as PARKSIDE AT HERRIMAN TOWNE CENTER – WEST, does hereby dedicate for perpetual use of the public all parcels of land shown on this plat as intended for Public use.

Date

ACKNOWLEDGMENT

STATE OF UTAH)
:S.S.
COUNTY OF SALT LAKE)

ON THIS THE _____ DAY OF _____ 2015, PERSONALLY APPEARED BEFORE ME, _____,THE SIGNER OF THE FOREGOING INSTRUMENT, WHO DULY ACKNOWLEDGED TO ME THAT (S)HE IS A _____ OF _____, A UTAH LIMITED LIABILITY COMPANY, AND IS AUTHORIZED TO EXECUTE THE FOREGOING AGREEMENT IN ITS BEHALF AND THAT HE OR SHE EXECUTED IT IN SUCH CAPACITY.

NOTARY PUBLIC
RESIDING AT:

ROCKY MOUNTAIN POWER STATEMENT

1. Pursuant to Utah Code Ann. § 54-3-27 this plat conveys to the owner(s) or operators of utility facilities a public utility easement along with all the rights and duties described therein.
2. Pursuant to Utah Code Ann. § 17-27a-603(4)(c)(ii) Rocky Mountain Power accepts delivery of the PUE as described in this plat and approves this plat solely for the purpose of confirming that the plat contains public utility easements and approximates the location of the public utility easements, but does not warrant their precise location. Rocky Mountain Power may require other easements in order to serve this development. This approval does not affect any right that Rocky Mountain Power has under:
(1) a recorded easement or right-of way
(2) the law applicable to prescriptive rights
(3) Title 54, Chapter 8a, Damage to Underground Utility Facilities or
(4) any other provision of law.

SOUTH VALLEY SEWER DISTRICT STATEMENT

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

ACKNOWLEDGMENT

STATE OF UTAH)
:S.S.
COUNTY OF SALT LAKE)

ON THIS THE _____ DAY OF _____ 2015, PERSONALLY APPEARED BEFORE ME, _____,THE SIGNER OF THE FOREGOING INSTRUMENT, WHO DULY ACKNOWLEDGED TO ME THAT (S)HE IS THE _____ OF THE _____, AND THAT THE FOREGOING INSTRUMENT WAS SIGNED ON BEHALF OF SAID CORPORATION, AND SAID _____ ____ ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME.

NOTARY PUBLIC
RESIDING AT:

ACKNOWLEDGMENT

STATE OF UTAH)
:S.S.
COUNTY OF SALT LAKE)

ON THIS THE _____ DAY OF _____ 2015, PERSONALLY APPEARED BEFORE ME, _____,THE SIGNER OF THE FOREGOING INSTRUMENT, WHO DULY ACKNOWLEDGED TO ME THAT (S)HE IS A _____ OF EDGE HOMES OF UTAH, LLC, A UTAH LIMITED LIABILITY COMPANY, AND IS AUTHORIZED TO EXECUTE THE FOREGOING AGREEMENT IN ITS BEHALF AND THAT HE OR SHE EXECUTED IT IN SUCH CAPACITY.

NOTARY PUBLIC
RESIDING AT:

SHEET 1 OF 3

SALT LAKE VALLEY HEALTH DEPARTMENT	COMCAST	CENTURYLINK	ROCKY MOUNTAIN POWER	SOUTH VALLEY SEWER DISTRICT	DOMINION ENERGY	TABULATIONS
APPROVED THIS _____ DAY OF _____, 20___, BY HEALTH DEPARTMENT.	APPROVED THIS _____ DAY OF _____, 20___, BY COMCAST.	APPROVED THIS _____ DAY OF _____, 20___, BY CENTURYLINK.	APPROVED THIS _____ DAY OF _____, 20___, BY ROCKY MOUNTAIN POWER.	APPROVED THIS _____ DAY OF _____, 20___, BY SOUTH VALLEY SEWER DISTRICT.	APPROVED THIS _____ DAY OF _____, 20___, BY DOMINION ENERGY.	1. TOTAL PLAT AREA 8.31 ACRES 2. TOTAL BUILDING FOOTPRINT AREA 2.69 ACRES 3. TOTAL RIGHT-OF-WAY AREA 1.43 ACRES 4. TOTAL OPEN SPACE AREA 2.66 ACRES 5. NUMBER OF DWELLINGS 129
DIRECTOR, SALT LAKE VALLEY HEALTH DEPARTMENT	COMCAST	CENTURYLINK	ROCKY MOUNTAIN POWER	GENERAL MANAGER	DOMINION ENERGY	

MOMENTUM DEVELOPMENT GROUP
10421 S. JORDAN GATEWAY, SUITE 200, SOUTH JORDAN, UTAH 84095

CHECKED FOR ZONING	PLANNING COMMISSION	HERRIMAN CITY MUNICIPAL WATER	HERRIMAN CITY ENGINEER	APPROVAL AS TO FORM	HERRIMAN CITY
ZONE _____ AREA _____ WIDTH_____ NAME _____ DATE _____	APPROVED THIS _____ DAY OF _____, 20___, BY THE HERRIMAN PLANNING COMMISSION.	APPROVED THIS _____ DAY OF _____, 20___, BY HERRIMAN CITY MUNICIPAL WATER.	I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.	APPROVED AS TO FORM THIS _____ DAY OF _____, 20___.	APPROVED THIS _____ DAY OF _____, 20___, BY HERRIMAN CITY. ATTEST: CITY RECORDER: MAYOR:
	CHAIRMAN, HERRIMAN PLANNING COMMISSION	HERRIMAN CITY	DATE HERRIMAN CITY ENGINEER	HERRIMAN CITY ATTORNEY	

SALT LAKE COUNTY RECORDER #_____

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

DATE: _____ TIME: _____ BOOK: _____ PAGE: _____

FEE $ _____ SALT LAKE COUNTY RECORDER

PARKSIDE AT HERRIMAN TOWNE CENTER - WEST

LOCATED IN SECTION 36,
TOWNSHIP 3 SOUTH, RANGE 2 WEST,
SALT LAKE BASE AND MERIDIAN



N

GRAPHIC SCALE

30 0 15 30 60

1" (INCH) = 30 ' (FEET)

LEGEND

- Section Line
- Boundary Line
- Private Right of Way Line
- Public Utility and Drainage Easement
- Adjoiner Line
- Sanitary Sewer Easement
- Limited Common Area
- Open Space
- Private Right-Of-Way Maintained by HOA
- Section Corner
- Quarter Section Corner
- Subdivision Corner
- Centerline Monument

PREPARED BY:

MOMENTUM DEVELOPMENT GROUP

10421 S. JORDAN GATEWAY, SUITE 200, SOUTH JORDAN, UTAH 84095

SHEET 2 OF 3

SALT LAKE COUNTY RECORDER #_____

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

_____

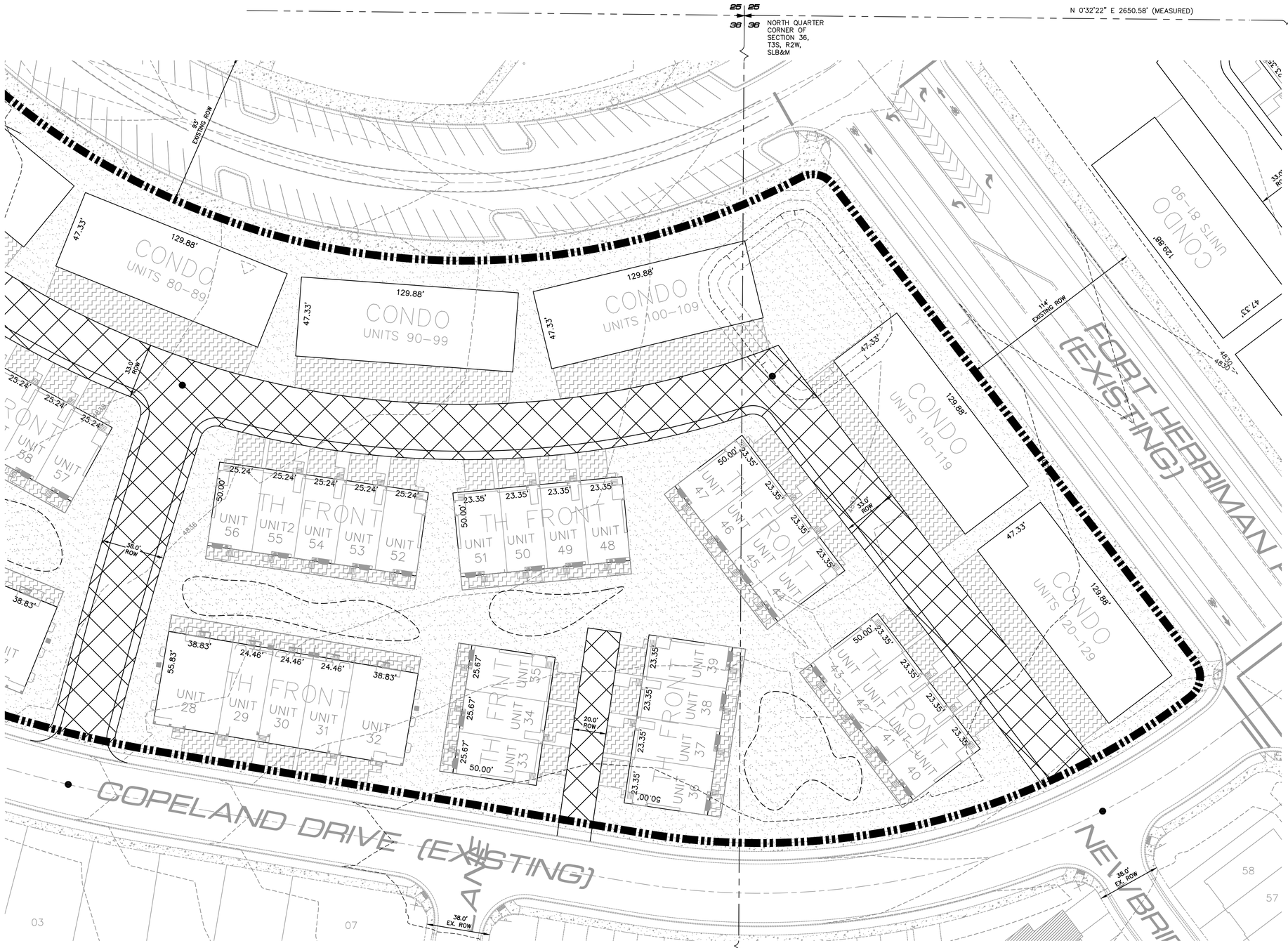
DATE: _____ TIME: _____ BOOK: _____ PAGE: _____

_____ FEE $

_____ SALT LAKE COUNTY RECORDER

PARKSIDE AT HERRIMAN TOWNE CENTER - WEST

LOCATED IN SECTION 36,
TOWNSHIP 3 SOUTH, RANGE 2 WEST,
SALT LAKE BASE AND MERIDIAN



GRAPHIC SCALE

30 0 15 30 60

1" (INCH) = 30 ' (FEET)

LEGEND

- Section Line
- Boundary Line
- Private Right of Way Line
- Public Utility and Drainage Easement
- Adjoiner Line
- Sanitary Sewer Easement
- Limited Common Area
- Open Space
- Private Right-Of-Way Maintained by HOA
- Section Corner
- Quarter Section Corner
- Subdivision Corner
- Centerline Monument

SOUTH QUARTER CORNER OF SECTION 36, T3S, R2W, SLB&M
36 36
1 1

PREPARED BY:

MOMENTUM DEVELOPMENT GROUP
10421 S. JORDAN GATEWAY, SUITE 200, SOUTH JORDAN, UTAH 84095

SALT LAKE COUNTY RECORDER #_____

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

DATE: _____ TIME: _____ BOOK: _____ PAGE: _____

FEE $ _____ SALT LAKE COUNTY RECORDER

PARKSIDE AT HERRIMAN TOWNE CENTER - EAST

LOCATED IN SECTION 36,
TOWNSHIP 3 SOUTH, RANGE 2 WEST,
SALT LAKE BASE AND MERIDIAN

SURVEYOR CERTIFICATE

In accordance with Section 10-9A-603 of the Utah Code, I, Nathan B. Weber, do hereby certify that I am a Professional Land Surveyor holding license number 5152762 in accordance with Title 58, Chapter 22 of the Professional Engineers and Professional Land Surveyors Licensing Act.

I further certify that on behalf of Diamond Land Surveying, LLC, I have completed a survey of the property described on the plat in accordance with Section 17-23-17 of Utah Code, and have verify all measurements, shown and have subdivided said property into lots and streets hereafter to be known as PARKSIDE AT HERRIMAN TOWNE CENTER-EAST, and have placed monuments as represented on the plat.

BOUNDARY DESCRIPTION

A parcel of land located in the East Half of Section 36, Township 3 South, Range 2 West, Salt Lake Base and Meridian described as follows:

Beginning at a point of the west right-of-way line of Brundisi Way per the Herriman Towne Center Road Dedication Plat as recorded in the Office of the Salt Lake County Recorder as Entry#12706165 in Book 2018 at Page 43, said point being North 89°37'15" West 2032.92 feet along the section line and North 0°22'45" East 475.03 feet from the East Quarter Corner of Section 36, Township 3 South, Range 2 West, Salt Lake Base and Meridian and running;

Thence along the said west right-of-way line of Brundisi Way the following five (5) courses: 215.97 feet along the arc of a 1003.85 foot radius curve to the right through a central angle of 12°19'36" (Long Chord Bears South 05°45'14" East 215.55 feet), South 0°22'57" West 308.66 feet, 620.38 feet along the arc of a 670.16 foot radius curve to the right through a central angle of 53°02'25" (Long Chord Bears South 26°54'20" West 598.46 feet), 23.39 feet along the arc of a 15.00 foot radius curve to the right through a central angle of 89°21'09" (Long Chord Bears North 81°53'54" West 21.09 feet), North 37°12'19" West 357.81 feet to the east right-of-way line of U Road per the U-Road Dedication Plat as recorded in the office of the Salt Lake County Recorder as Entry #12608258 in Book 2017 at Page 242;

Thence along the east right-of-way line of the said U Road the following three (3) courses: 21.12 feet along the arc of a 15.00 foot radius curve to the right through a central angle of 80°40'41" (Long Chord Bears North 03°08'02" East 19.42 feet), 603.81 feet along the arc of a 429.50 foot radius curve to the left through a central angle of 80°32'57" (Long Chord Bears North 03°11'54" East 555.30 feet, North 37°04'35" West 20.50 feet;

Thence North 52°54'35" East 194.12 feet;

Thence North 78°53'19" East 320.10 feet to the point of beginning

Parcel contains 380,953 sq. ft. 8.745 acres.

OWNER'S DEDICATION

Know all men by these presents that the undersigned owners of the hereon described tract of land, hereby set apart and subdivide the same into lots and streets as shown on this plat and name said plat

PARKSIDE AT HERRIMAN TOWNE CENTER – EAST

and do hereby dedicate for perpetual use of the public all, street right-of-ways, lots and easements as shown on this plat as intended for Public use. Owners hereby agree to warrant and defend and save the City harmless against any easements or other encumbrance on a dedicated street which will interfere with the City's use, maintenance and operation of the street.

Edge Homes of Utah, LLC — Date

Date

CONSENT TO DEDICATE

Know all men by these presents that the undersigned, being the Trustee under a Trust Deed of the real property described on the description at left and, having caused same to be subdivided into lots and/or public streets to be hereafter known as PARKSIDE AT HERRIMAN TOWNE CENTER-EAST, does hereby dedicate for perpetual use of the public all parcels of land shown on this plat as intended for Public use.

Date

ACKNOWLEDGMENT

STATE OF UTAH)
:S.S.
COUNTY OF SALT LAKE)

ON THIS THE _____ DAY OF _____ 2015, PERSONALLY APPEARED BEFORE ME, _____,THE SIGNER OF THE FOREGOING INSTRUMENT, WHO DULY ACKNOWLEDGED TO ME THAT (S)HE IS A _____ OF _____, A UTAH LIMITED LIABILITY COMPANY, AND IS AUTHORIZED TO EXECUTE THE FOREGOING AGREEMENT IN ITS BEHALF AND THAT HE OR SHE EXECUTED IT IN SUCH CAPACITY.

NOTARY PUBLIC
RESIDING AT:

ROCKY MOUNTAIN POWER STATEMENT

1. Pursuant to Utah Code Ann. § 54-3-27 this plat conveys to the owner(s) or operators of utility facilities a public utility easement along with all the rights and duties described therein.
2. Pursuant to Utah Code Ann. § 17-27a-603(4)(c)(ii) Rocky Mountain Power accepts delivery of the PUE as described in this plat and approves this plat solely for the purpose of confirming that the plat contains public utility easements and approximates the location of the public utility easements, but does not warrant their precise location. Rocky Mountain Power may require other easements in order to serve this development. This approval does not affect any right that Rocky Mountain Power has under:
(1) a recorded easement or right-of way
(2) the law applicable to prescriptive rights
(3) Title 54, Chapter 8a, Damage to Underground Utility Facilities or
(4) any other provision of law.

SOUTH VALLEY SEWER DISTRICT STATEMENT

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

ACKNOWLEDGMENT

STATE OF UTAH)
:S.S.
COUNTY OF SALT LAKE)

ON THIS THE _____ DAY OF _____ 2015, PERSONALLY APPEARED BEFORE ME, _____,THE SIGNER OF THE FOREGOING INSTRUMENT, WHO DULY ACKNOWLEDGED TO ME THAT (S)HE IS THE _____ OF THE _____, AND THAT THE FOREGOING INSTRUMENT WAS SIGNED ON BEHALF OF SAID CORPORATION, AND SAID _____ ____ ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME.

NOTARY PUBLIC
RESIDING AT:

ACKNOWLEDGMENT

STATE OF UTAH)
:S.S.
COUNTY OF SALT LAKE)

ON THIS THE _____ DAY OF _____ 2015, PERSONALLY APPEARED BEFORE ME, _____,THE SIGNER OF THE FOREGOING INSTRUMENT, WHO DULY ACKNOWLEDGED TO ME THAT (S)HE IS A _____ _____ OF EDGE HOMES OF UTAH, LLC, A UTAH LIMITED LIABILITY COMPANY, AND IS AUTHORIZED TO EXECUTE THE FOREGOING AGREEMENT IN ITS BEHALF AND THAT HE OR SHE EXECUTED IT IN SUCH CAPACITY.

NOTARY PUBLIC
RESIDING AT:

SHEET 1 OF 3

SALT LAKE VALLEY HEALTH DEPARTMENT	COMCAST	CENTURYLINK	ROCKY MOUNTAIN POWER	SOUTH VALLEY SEWER DISTRICT	DOMINION ENERGY	TABULATIONS
APPROVED THIS _____ DAY OF _____, 20__, BY HEALTH DEPARTMENT.	APPROVED THIS _____ DAY OF _____, 20__, BY COMCAST.	APPROVED THIS _____ DAY OF _____, 20__, BY CENTURYLINK.	APPROVED THIS _____ DAY OF _____, 20__, BY ROCKY MOUNTAIN POWER.	APPROVED THIS _____ DAY OF _____, 20__, BY SOUTH VALLEY SEWER DISTRICT.	APPROVED THIS _____ DAY OF _____, 20__, BY DOMINION ENERGY.	1. TOTAL PLAT AREA 8.72 ACRES 2. TOTAL BUILDING FOOTPRINT AREA 2.68 ACRES 3. TOTAL RIGHT-OF-WAY AREA 1.58 ACRES 4. TOTAL OPEN SPACE AREA 3.12 ACRES 5. NUMBER OF DWELLINGS 130
DIRECTOR, SALT LAKE VALLEY HEALTH DEPARTMENT	COMCAST	CENTURYLINK	ROCKY MOUNTAIN POWER	GENERAL MANAGER	DOMINION ENERGY	

MOMENTUM DEVELOPMENT GROUP
10421 S. JORDAN GATEWAY, SUITE 200, SOUTH JORDAN, UTAH 84095

CHECKED FOR ZONING	PLANNING COMMISSION	HERRIMAN CITY MUNICIPAL WATER	HERRIMAN CITY ENGINEER	APPROVAL AS TO FORM	HERRIMAN CITY
ZONE _____ AREA _____ WIDTH_____ NAME _____ DATE _____	APPROVED THIS _____ DAY OF _____, 20__, BY THE HERRIMAN PLANNING COMMISSION.	APPROVED THIS _____ DAY OF _____, 20__, BY HERRIMAN CITY MUNICIPAL WATER.	I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.	APPROVED AS TO FORM THIS _____ DAY OF _____, 20__.	APPROVED THIS _____ DAY OF _____, 20__, BY HERRIMAN CITY.
	CHAIRMAN, HERRIMAN PLANNING COMMISSION	HERRIMAN CITY	DATE HERRIMAN CITY ENGINEER	HERRIMAN CITY ATTORNEY	ATTEST: CITY RECORDER: MAYOR:

SALT LAKE COUNTY RECORDER #_____

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

DATE: _____ TIME: _____ BOOK: _____ PAGE: _____

FEE $ _____ SALT LAKE COUNTY RECORDER

PARKSIDE AT HERRIMAN TOWNE CENTER - EAST

LOCATED IN SECTION 36,
TOWNSHIP 3 SOUTH, RANGE 2 WEST,
SALT LAKE BASE AND MERIDIAN



GRAPHIC SCALE

30 0 15 30 60

1" (INCH) = 30 ' (FEET)

LEGEND

- Section Line
- Boundary Line
- Private Right of Way Line
- Public Utility and Drainage Easement
- Adjoiner Line
- Sanitary Sewer Easement
- Limited Common Area
- Open Space
- Private Right-Of-Way Maintained by HOA
- Section Corner
- Quarter Section Corner
- Subdivision Corner
- Centerline Monument

PREPARED BY:

MOMENTUM DEVELOPMENT GROUP

10421 S. JORDAN GATEWAY, SUITE 200, SOUTH JORDAN, UTAH 84095

SHEET 2 OF 3

SALT LAKE COUNTY RECORDER #_____

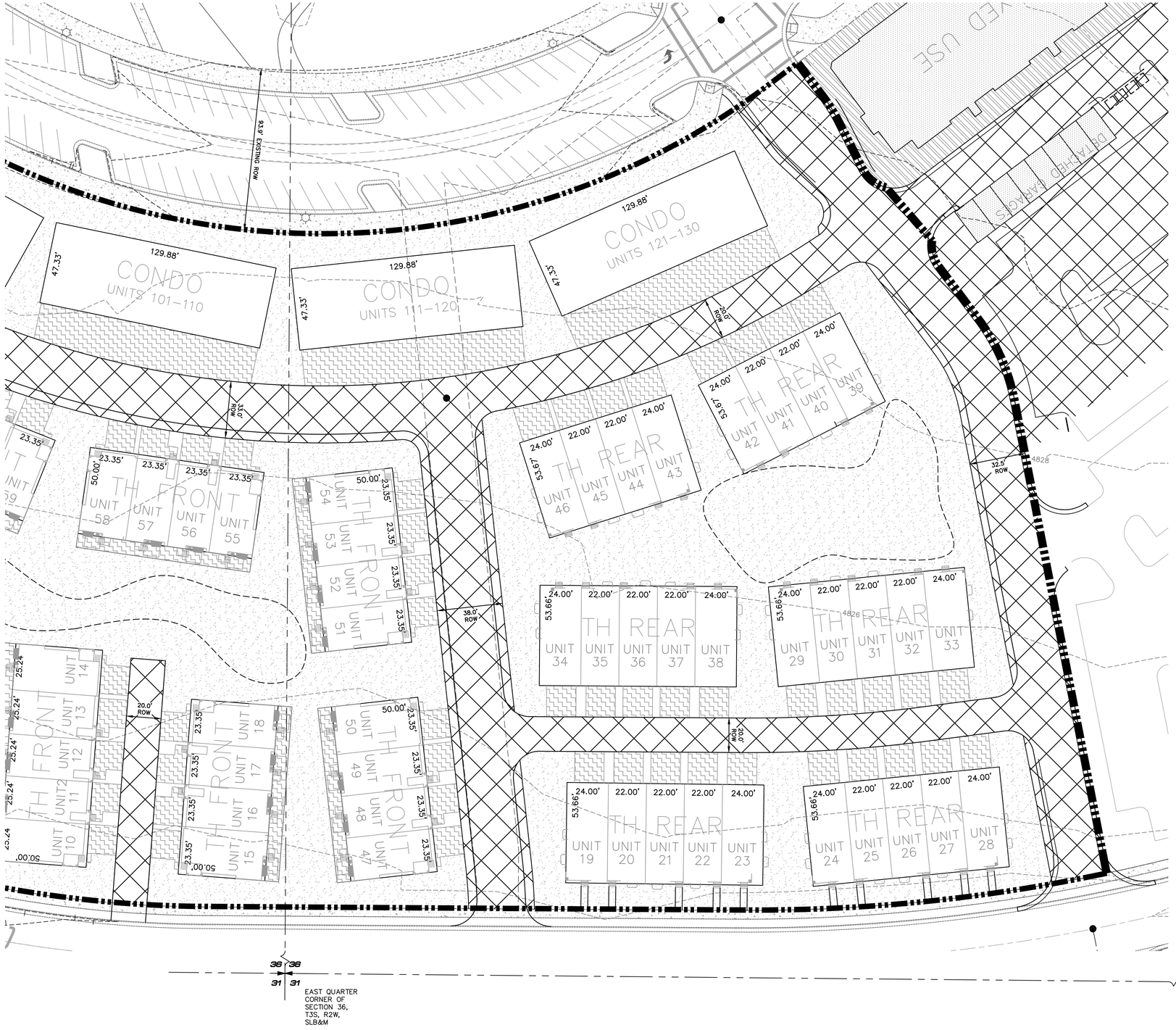
STATE OF UTAH, COUNTY OF SALT LAKE RECORDED RECORDED AND FILED AT THE REQUEST OF: _____

DATE: _____ TIME: _____ BOOK: _____ PAGE: _____

FEE $ _____ SALT LAKE COUNTY RECORDER

PARKSIDE AT HERRIMAN TOWNE CENTER - EAST

LOCATED IN SECTION 36,
TOWNSHIP 3 SOUTH, RANGE 2 WEST,
SALT LAKE BASE AND MERIDIAN



GRAPHIC SCALE

30 0 15 30 60

1" (INCH) = 30 ' (FEET)

LEGEND

- Section Line
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- Private Right of Way Line
- Public Utility and Drainage Easement
- Adjoiner Line
- Sanitary Sewer Easement
- Limited Common Area
- Open Space
- Private Right-Of-Way Maintained by HOA
- Section Corner
- Quarter Section Corner
- Subdivision Corner
- Centerline Monument

PREPARED BY:

MOMENTUM DEVELOPMENT GROUP

10421 S. JORDAN GATEWAY, SUITE 200, SOUTH JORDAN, UTAH 84095

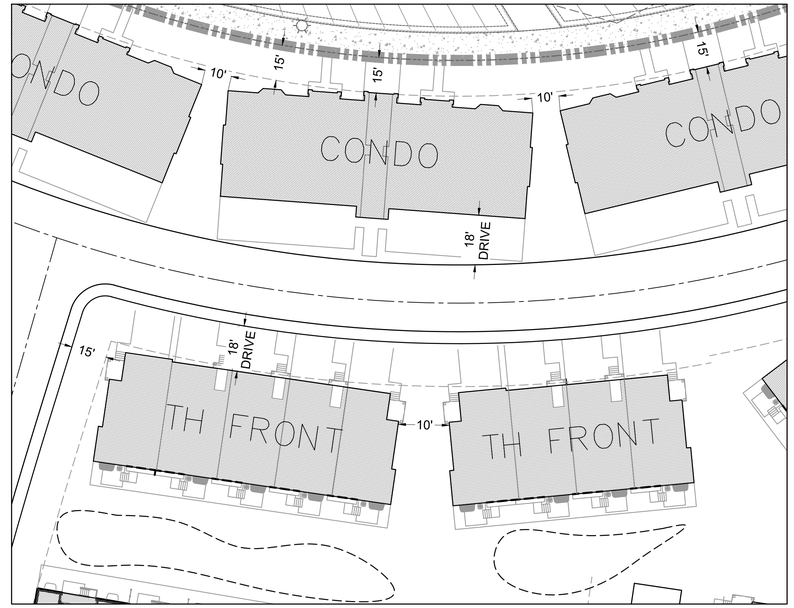
SALT LAKE COUNTY RECORDER #_____

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

DATE: _____ TIME: _____ BOOK: _____ PAGE: _____

FEE $ _____ SALT LAKE COUNTY RECORDER

MIN. SETBACKS



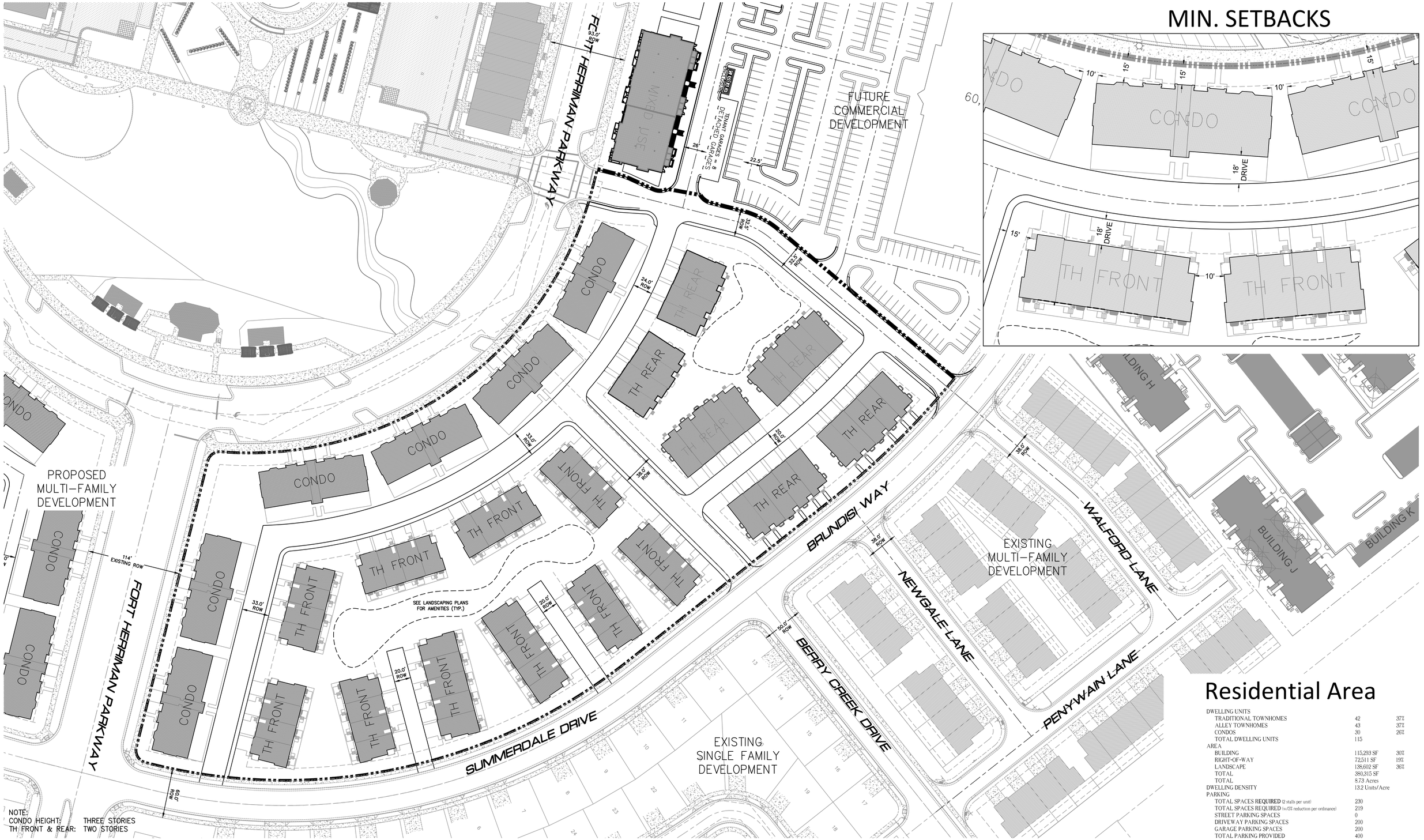
Residential Area

DWELLING UNITS		
TRADITIONAL TOWNHOMES	96	37%
ALLEY TOWNHOMES	43	17%
CONDOS	120	46%
TOTAL DWELLING UNITS	259	
AREA		
BUILDING	233,777 SF	31%
RIGHT-OF-WAY	131,151 SF	18%
LANDSCAPE	122,688 SF	34%
TOTAL	361,954 SF	
TOTAL	8.31 Acres	
DWELLING DENSITY	13.7 Units/Acre	
PARKING		
TOTAL SPACES REQUIRED (2 stalls per unit)	228	
TOTAL SPACES REQUIRED (w/5% reduction per ordinance)	217	
STREET PARKING SPACES	0	
DRIVEWAY PARKING SPACES	208	
GARAGE PARKING SPACES	208	
TOTAL PARKING PROVIDED	416	

Owner: HTC Communities, LLC, 10421 S Jordan Gateway Blvd #200, South Jordan, Ut
Subdivider: Wasatch Land Company, 480 West 800 North, Orem, Ut
Designer: M2Civil, 10421 S Jordan Gateway Blvd #200, South Jordan, Ut

PARKSIDE AT HERRIMAN TOWNE CENTER
Site Plan - West (05.23.19)

SCALE: 1:50



MIN. SETBACKS

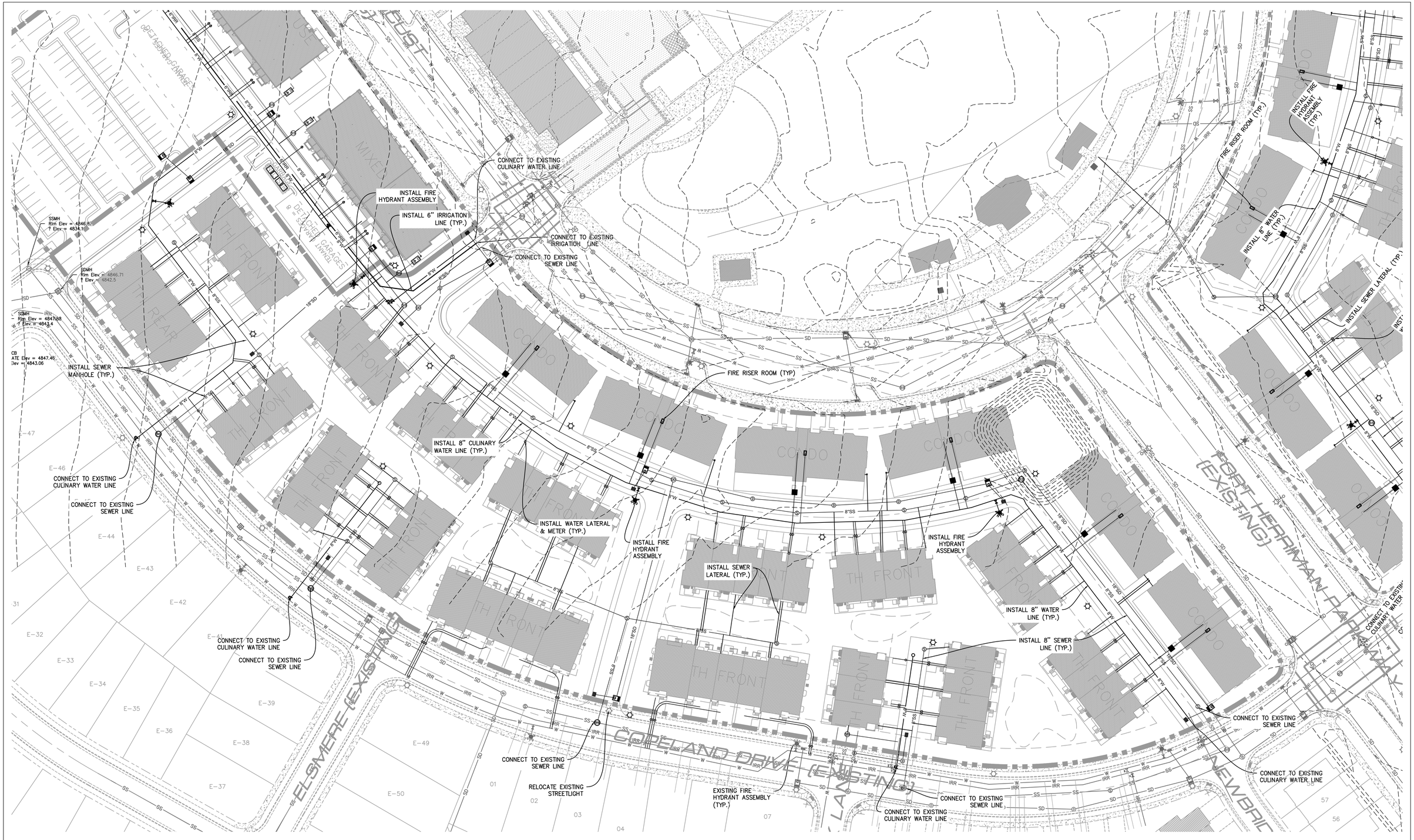
Residential Area

DWELLING UNITS		
TRADITIONAL TOWNHOMES	42	37%
ALLEY TOWNHOMES	43	37%
CONDOS	30	26%
TOTAL DWELLING UNITS	115	
AREA		
BUILDING	115,293 SF	30%
RIGHT-OF-WAY	72,511 SF	19%
LANDSCAPE	136,602 SF	36%
TOTAL	380,315 SF	
TOTAL	8.73 Acres	
DWELLING DENSITY	13.2 Units/Acre	
PARKING		
TOTAL SPACES REQUIRED (2 stalls per unit)	230	
TOTAL SPACES REQUIRED (w/5% reduction per ordinance)	219	
STREET PARKING SPACES	0	
DRIVEWAY PARKING SPACES	200	
GARAGE PARKING SPACES	200	
TOTAL PARKING PROVIDED	400	

Owner: HTC Communities, LLC, 10421 S Jordan Gateway Blvd #200, South Jordan, Ut
Subdivider: Wasatch Land Company, 480 West 800 North, Orem, Ut
Designer: M2Civil, 10421 S Jordan Gateway Blvd #200, South Jordan, Ut

PARKSIDE AT HERRIMAN TOWNE CENTER
Site Plan - East (05.23.19)

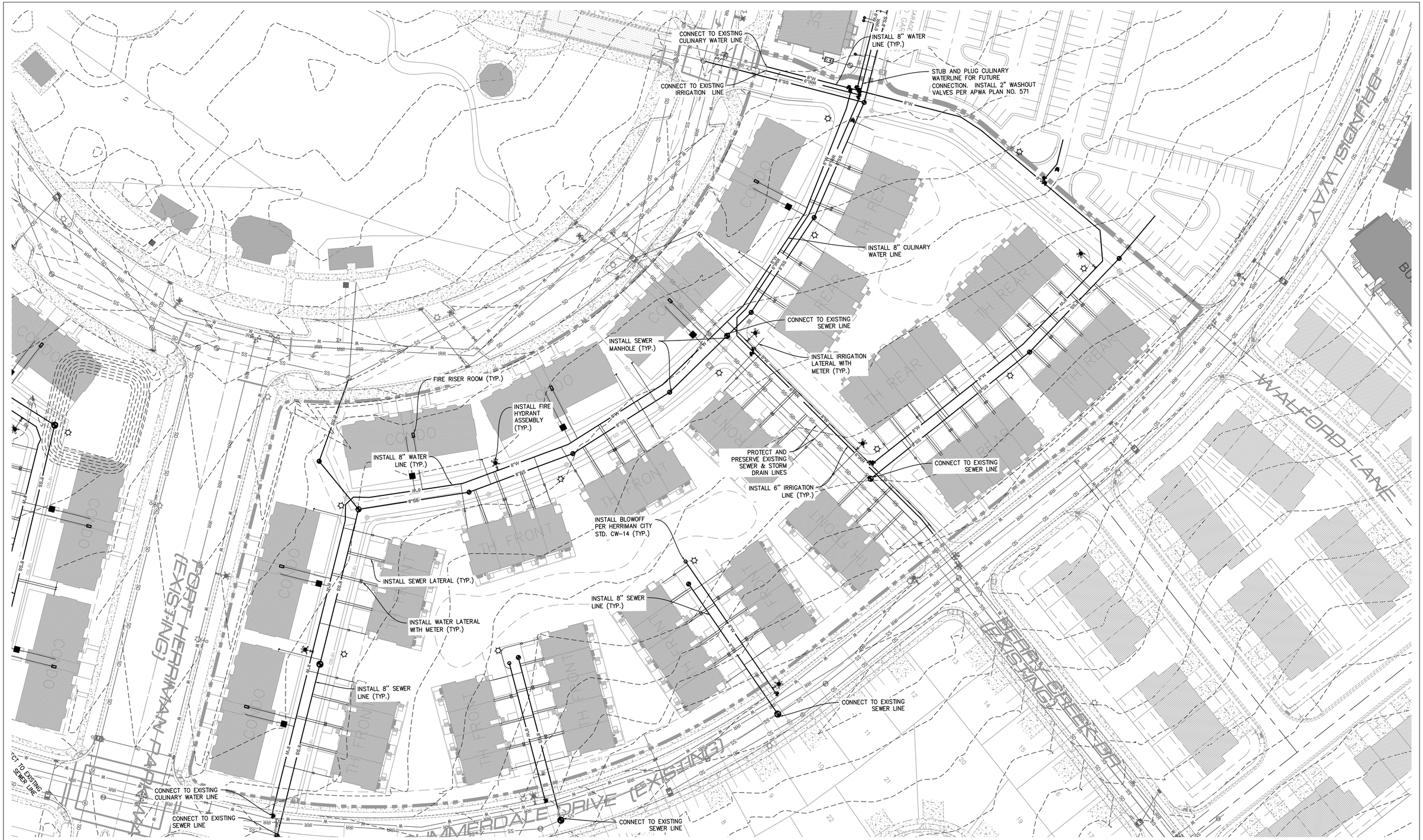
SCALE: 1:50



Owner: HTC Communities, LLC, 10421 S Jordan Gateway Blvd #200, South Jordan, Ut
Subdivider: Wasatch Land Company, 480 West 800 North, Orem, Ut
Designer: M2Civil, 10421 S Jordan Gateway Blvd #200, South Jordan, Ut

PARKSIDE AT HERRIMAN TOWNE CENTER
Utility Plan - West (05.23.19)

SCALE: 1:40



Owner: HTC Communities, LLC, 10421 S Jordan Gateway Blvd #200, South Jordan, Ut
Subdivider: Wasatch Land Company, 480 West 800 North, Orem, Ut
Designer: M2Civil, 10421 S Jordan Gateway Blvd #200, South Jordan, Ut

PARKSIDE AT HERRIMAN TOWNE CENTER
Utility Plan - East (05.23.19)

SCALE: 1:40

Owner: HTC Communities, LLC, 10421 S Jordan Gateway Blvd #200, South Jordan, Ut
Subdivider: Wasatch Land Company, 480 West 800 North, Orem, Ut
Designer: M2Civil, 10421 S Jordan Gateway Blvd #200, South Jordan, Ut

PARKSIDE AT HERRIMAN TOWNE CENTER
Grading & Drainage Plan - West (05.23.19)

SCALE: 1:50



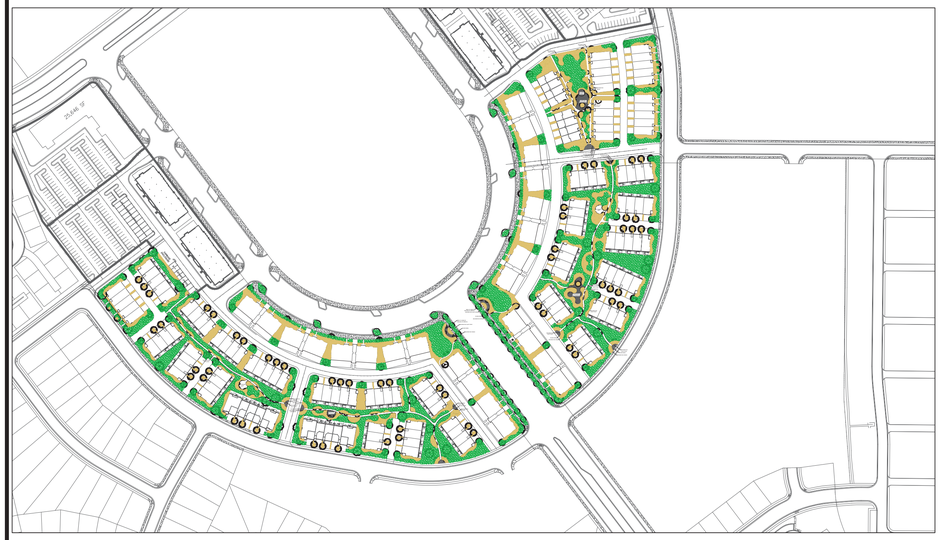
Owner: HTC Communities, LLC, 10421 S Jordan Gateway Blvd #200, South Jordan, Ut
Subdivider: Wasatch Land Company, 480 West 800 North, Orem, Ut
Designer: M2Civil, 10421 S Jordan Gateway Blvd #200, South Jordan, Ut

PARKSIDE AT HERRIMAN TOWNE CENTER
Grading & Drainage Plan- East (05.23.19)

SCALE: 1:50

HERRIMAN TOWN CENTER

HERRIMAN, UTAH



LANDSCAPE PLAN SPECIFICATIONS

PART I - GENERAL

1.1 SUMMARY

A. THIS SECTION INCLUDES LANDSCAPE PROCEDURES FOR THE PROJECT INCLUDING ALL LABOR, MATERIALS, AND INSTALLATION NECESSARY, BUT NOT LIMITED TO, THE FOLLOWING:

1.1 SUMMARY

1.2 SITE CONDITIONS

1.3 PERMITS

1.4 PLANT DELIVERY, QUALITY, AND AVAILABLITY

1.5 FINAL INSPECTION

1.6 LANDSCAPE SUBSTANTIAL COMPLETION

1.7 WARRANTY

1.2 SITE CONDITIONS

A. EXAMINATION: BEFORE SUBMITTING A BID, EACH CONTRACTOR SHALL CAREFULLY EXAMINE THE CONTRACT DOCUMENTS; SHALL VISIT THE SITE OF THE WORK; SHALL FULLY INFORM THEMSELVES AS TO ALL EXISTING CONDITIONS AND LIMITATIONS; AND SHALL INCLUDE IN THE BID THE COST OF ALL ITEMS REQUIRED BY THE CONTRACT DOCUMENTS ARE AT A VARIANCE WITH THE APPLICABLE LAWS, BUILDING CODES, RULES, REGULATIONS, OR CONTAIN OBVIOUS ERRONEOUS OR UNCOORDINATED INFORMATION, THE CONTRACTOR SHALL PROMPTLY NOTIFY THE PROJECT REPRESENTATIVE AND THE NECESSARY CHANGES SHALL BE ACCOMPLISHED BY ADDENDUM.

B. UPON VISITING OF SITE AND REVIEW OF GRADING & DRAINAGE DRAWINGS- THE CONTRACTOR SHALL INFORM THE OWNER IN WRITING OF ANY AREAS THAT SHALL BE CONSIDERED AN ADDITIONAL COST OR SERVICE ABOVE THE REQUESTED SCOPE OF WORK.

C. PROTECTION: CONTRACTOR TO CONDUCT THE WORK IN SUCH A MANNER TO PROTECT ALL EXISTING UNDERGROUND UTILITIES OR STRUCTURES. CONTRACTOR TO REPAIR OR REPLACE ANY DAMAGED UTILITY OR STRUCTURE USING IDENTICAL MATERIALS TO MATCH EXISTING AT NO EXPENSE TO THE OWNER.

D. IRRIGATION SYSTEM: DO NOT BEGIN PLANTING UNTIL THE IRRIGATION SYSTEM IS COMPLETELY INSTALLED, IS ADJUSTED FOR FULL COVERAGE AND IS COMPLETELY OPERATIONAL.

1.3 PERMITS

A. BLUE STAKE/ DIG LINE: WHEN DIGGING IS REQUIRED, "BLUE STAKE" OR "DIG LINE" THE WORK SITE AND IDENTIFY THE APPROXIMATE LOCATION OF ALL KNOWN UNDERGROUND UTILITIES OR STRUCTURES.

1.4 PLANT DELIVERY, QUALITY, AND AVAILABILITY

A. UNAUTHORIZED SUBSTITUTIONS WILL NOT BE ACCEPTED. IF PROOF IS SUBMITTED THAT SPECIFIC PLANTS OR PLANT SIZES ARE UNOBTAINABLE, WRITTEN SUBSTITUTION REQUESTS WILL BE CONSIDERED FOR THE NEAREST EQUIVALENT PLANT OR SIZE. ALL SUBSTITUTION REQUESTS MUST BE MADE IN WRITING TO THE LANDSCAPE ARCHITECT AND PREFERABLY BEFORE THE BID DUE DATE.

1.5 FINAL INSPECTION

A. ALL PLANTS WILL BE INSPECTED AT THE TIME OF FINAL INSPECTION PRIOR TO RECEIVING A LANDSCAPE SUBSTANTIAL COMPLETION FOR CONFORMANCE TO SPECIFIED PLANTING PROCEDURES, AND FOR GENERAL APPEARANCE AND VITALITY. ANY PLANT NOT APPROVED BY THE PROJECT REPRESENTATIVE WILL BE REJECTED AND REPLACED IMMEDIATELY.

1.6 LANDSCAPE SUBSTANTIAL COMPLETION

A. A SUBSTANTIAL COMPLETION CERTIFICATE WILL ONLY BE ISSUED BY THE PROJECT REPRESENTATIVE FOR "LANDSCAPE AND IRRIGATION" IN THEIR ENTIRETY. SUBSTANTIAL COMPLETION WILL NOT BE PROPORTIONED TO BE DESIGNATED AREAS OF A PROJECT.

1.7 WARRANTY

A. ALL WORK DONE AND ALL MATERIALS INSTALLED IN CONNECTION WITH ONE OF OUR JOBS SHOULD BE OF HIGH QUALITY AND THAT ALL TRADE CONTRACTORS SHOULD STAND BEHIND THE QUALITY OF THEIR WORK. THEREFORE WE REQUIRE ALL TRADE CONTRACTORS TO WARRANT THE QUALITY (MATERIAL AND WORKMANSHIP) OF THEIR WORK FOR 90 DAYS AFTER FINAL INSTALLATION.

B. THE TRADE CONTRACTOR SHALL HAVE FOURTEEN (14) DAYS IN WHICH TO CORRECT ANY WARRANTY ISSUES. THE OWNER HAS THE RIGHT TO CORRECT ANY ISSUES THAT HAVE NOT BEEN CORRECTED BY THE RESPONSIBLE TRADE CONTRACTOR WITHIN THE FOURTEEN (14) DAY PERIOD. TRADE CONTRACTOR WILL BE BACK-CHARGED AT THE RATE OF $35.00 PER MAN HOUR (MINIMUM CHARGE OF $140.00), PLUS THE COST OF ANY MATERIALS AND EQUIPMENT, FOR WARRANTY ISSUES THE OWNER OR AGENTS CORRECT. IN ADDITION, ANY ISSUE NOT CORRECTED BY THE TRADE CONTRACTOR WITHIN FOURTEEN (14) DAYS MAY RESULT IN A FINE OF $50 PER DAY STARTING ON DAY 15, AND CONTINUING DAILY UNTIL THE ISSUE HAS BEEN CORRECTED. THE OWNER MAY ALSO WITHHOLD CHECKS UNTIL ANY OUTSTANDING (PAST 14 DAYS) WARRANTY ISSUES HAVE BEEN COMPLETED.

C. UPON COMPLETION OF ANY WARRANTY ISSUES, IT IS THE TRADE CONTRACTORS RESPONSIBILITY TO REPORT IN WRITING BACK TO THE OWNER AND EDGE WARRANTY OFFICE THAT THE ISSUES HAVE BEEN 100% COMPLETED.

PART II - PRODUCTS

2.1 LANDSCAPE MATERIALS

A. NO TREE STAKING UNLESS WARRANTY REQUIRES, OR GRADE IS LAGER THAN 4:1 SLOPE.

B. TREE WRAP: TREE WRAP IS NOT TO BE USED.

C. MULCH: SEE PLANS. ALL PLANTER BEDS TO RECEIVE A MINIMUM 3" LAYER FOR TREES, SHRUBS, AND PERENNIALS AND 1" FOR GROUNDCOVERS.

D. TREE, SHRUB, AND GRASS BACKFILL MIXTURE; WHEN BACKFILL MIXTURE IS INADEQUATE FOR PROPER PLANT GROWTH FOLLOW EDGE HOMES SPECIFICATIONS.

E. 2" OF TOPSOIL TO BE IMPLEMENTED IN ALL GRASS AND PERENNIAL AREAS AND IMPORTED TOPSOIL TO BE CONCENTRATED IN SHRUB AND TREE PLANTING HOLE LOCATIONS.

F. MONTH OLD AS SPECIFIED ON PLANS (OR APPROVED EQUAL) THAT HAS BEEN CUT FRESH THE EVENING PRIOR TO INSTALLATION. ONLY SOD THAT HAS BEEN GROWN ON A COMMERCIAL SOD FARM SHALL BE USED. ONLY USE SOD FROM A SINGLE SOURCE.

G. LANDSCAPE CUT EDGING: SHOVEL CUT EDGE AT AN ANGLE TO KEEP MULCH IN LANDSCAPE BED.

PART III - EXECUTION

3.1 GRADING

E. TOPSOIL PREPARATION: GRADE PLANTING AREAS ACCORDING TO THE GRADING PLAN. ELIMINATE UNEVEN AREAS AND LOW SPOTS. PROVIDE FOR PROPER GRADING AND DRAINAGE.

F. COMPACTION: COMPACTION UNDER HARD SURFACE AREAS (ASPHALT PATHS AND CONCRETE SURFACES) SHALL BE NINETY-FIVE (95) PERCENT. COMPACTION UNDER PLANTING AREAS SHALL BE BETWEEN EIGHTY-FIVE (85) AND NINETY (90) PERCENT.

3.2 TURF GRADING

A. THE SURFACE ON WHICH THE SOD IS TO BE LAID SHALL BE FIRM AND FREE FROM FOOTPRINTS, DEPRESSIONS, OR UNDULATIONS OF ANY KIND. THE SURFACE SHALL BE FREE OF ALL MATERIALS LARGER THAT ½" IN DIAMETER.

B. THE FINISH GRADE OF THE SOIL ADJACENT TO ALL SIDEWALKS, MOW-STRIPS, ETC. PRIOR TO THE LAYING OF SOD, SHALL BE SET SUCH THAT THE CROWN OF THE GRASS SHALL BE AT THE SAME LEVEL AS THE ADJACENT CONCRETE OR HARD SURFACE. NO EXCEPTIONS.

3.3 PLANTING OPERATIONS

A. REVIEW THE EXACT LOCATIONS OF ALL TREES AND SHRUBS WITH THE PROJECT REPRESENTATIVE FOR APPROVAL PRIOR TO THE DIGGING OF ANY HOLES. PREPARE ALL HOLES ACCORDING TO THE DETAILS ON THE DRAWINGS.

B. WATER PLANTS IMMEDIATELY UPON ARRIVAL AT THE SITE. MAINTAIN IN MOIST CONDITION UNTIL PLANTED.

C. BEFORE PLANTING, LOCATE ALL UNDERGROUND UTILITIES PRIOR TO DIGGING. DO NOT PLACE PLANTS ON OR NEAR UTILITY LINES.

D. THE TREE PLANTING HOLE SHOULD BE THE SAME DEPTH AS THE ROOT BALL, AND THREE TIMES THE DIAMETER OF THE ROOT BALL.

E. TREES MUST BE PLACED ON UNDISTURBED SOIL AT THE BOTTOM OF THE PLANTING HOLE.

F. THE TREE HOLE DEPTH SHALL BE DETERMINED SO THAT THE TREE MAY BE SET SLIGHTLY HIGH OF FINISH GRADE, 1" TO 2" ABOVE THE BASE OF THE TRUNK FLARE, USING THE TOP OF THE ROOT BALL AS A GUIDE.

G. PLANT IMMEDIATELY AFTER REMOVAL OF CONTAINER FOR CONTAINER PLANTS.

H. SET TREE ON SOIL AND CUT AND REMOVE TOP ONE THIRD OF THE BURLAP AND FOLD REMAINING BURLAP DOWN INTO THE HOLE, REMOVE AT LEAST THE TOP HALF OF WIRE BASKET, PUSH THE REMAINING BASKET INTO THE BOTTOM OF THE HOLE. REMOVE TWINE, WRAPPINGS, ETC. BEFORE BEGINNING AND BACKFILLING OPERATIONS. DO NOT USE PLANTING STOCK IF THE BALL IS CRACKED OR BROKEN BEFORE OR DURING PLANTING OPERATION.

I. UPON COMPLETION OF BACKFILLING OPERATION, THOROUGHLY WATER TREE TO COMPLETELY SETTLE THE SOIL AND FILL ANY VOIDS THAT MAY HAVE OCCURRED. USE A WATERING HOSE, NOT THE AREA IRRIGATION SYSTEM. IF ADDITIONAL PREPARED TOPSOIL MIXTURE NEEDS TO BE ADDED. IT SHOULD BE A COURSER MIX AS REQUIRED TO ESTABLISH FINISH GRADE AS INDICATED ON THE DRAWINGS.

J. THE AMOUNT OF PRUNING SHALL BE LIMITED TO THE MINIMUM NECESSARY TO REMOVE DEAD OR INJURED TWIGS AND BRANCHES. ALL CUTS, SCARS, AND BRUISES SHALL BE PROPERLY TREATED ACCORDING TO THE DIRECTION OF THE PROJECT REPRESENTATIVE. PROPER PRUNING TECHNIQUES SHALL BE USED. DO NOT LEAVE STUBS AND DO NOT CUT THE LEADER BRANCH. IMPROPER PRUNING SHALL BE CAUSE FOR REJECTION OF THE PLANT MATERIAL.

K. PREPARE A WATERING CIRCLE OF 2' DIAMETER AROUND THE TRUNK. FOR CONIFERS, EXTEND THE WATERING WELL TO THE DRIP LINE OF THE TREE CANOPY. PLACE MULCH AROUND THE PLANTED TREES.

3.4 TURF - SOD LAYING

A. FERTILIZATION: FERTILIZE PER SOD FARM RECOMMENDATIONS.

B. SOD AVAILABILITY AND CONDITION: THE CONTRACTOR SHALL SATISFY HIMSELF AS TO THE EXISTING CONDITIONS PRIOR TO ANY CONSTRUCTION. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR FURNISHING AND LAY ALL SOD REQUIRED ON THE PLANS. HE SHALL FURNISH NEW SOD AS SPECIFIED ABOVE AND LAY IT SO AS TOO COMPLETELY SATISFY THE INTENT AND MEANING OF THE PLANS AND SPECIFICATION AT NO EXTRA COST TO THE OWNER. IN THE CASE OF PLANS AND SPECIFICATION AT NO EXTRA COST TO THE OWNER. IN THE CASE OF ANY DISCREPANCY IN THE AMOUNT OF SOD TO BE REMOVED OR AMOUNT TO BE USED, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPORT SUCH TO THE PROJECT REPRESENTATIVE PRIOR TO COMMENCING THE WORK.

C. SOD LAYING: THE SURFACE UPON WHICH THE NEW SOD TO BE LAID WILL BE PREPARED AS SPECIFIED ABOVE. AREAS WHERE SOD IS TO BE LAID SHALL BE CUT TRIMMED, OR SHAPED TO RECEIVE FULL WIDTH SOD (MINIMUM TWELVE (12) INCHES). NO PARTIAL STRIP OR PIECES WILL BE ACCEPTED.

D. SOD SHALL BE TAMPED LIGHTLY AS EACH PIECE IS SET TO INSURE THAT GOOD CONTACT IS MADE BETWEEN EDGES AND ALSO THE GROUND.

E. APPLY WATER DIRECTLY AFTER LAYING SOD. RAINFALL IS NOT ACCEPTABLE.

F. WATERING OF THE SOD SHALL BE THE COMPLETE RESPONSIBILITY OF THE CONTRACTOR BY WHATEVER MEANS NECESSARY TO ESTABLISH THE SOD IN AN ACCEPTABLE MANNER TO THE END OF THE MAINTENANCE PERIOD. IF AN IRRIGATION SYSTEM IS IN PLACE ON THE SITE, BUT FOR WHATEVER REASON, WATER IS NOT AVAILABLE IN THE SYSTEM. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO WATER THE SOD BY WHATEVER MEANS, UNTIL THE SOD IS ACCEPTED BY THE PROJECT REPRESENTATIVE.

G. PROTECTION OF THE NEWLY LAID SOD SHALL BE THE COMPLETE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR IS TO RESTORE ANY DAMAGED AREAS CAUSED BY OTHERS (INCLUDING VEHICULAR TRAFFIC), EROSION, ETC, UNTIL AFTER NINETY (90) DAY WARRANTY PERIOD AND EDGE HOMES FINAL INSPECTION.

END OF SECTION

LANDSCAPE GENERAL NOTES

NSTALLER RESPONSIBILITIES AND LIABILITIES

1. THESE PLANS ARE FOR BASIC DESIGN LAYOUT AND INFORMATION. THE INSTALLER IS REQUIRED TO REFER TO THEIR EDGE HOMES INDIVIDUAL TRADE - SCOPE OF WORK. EDGE HOMES ASSUMES NO LIABILITIES FOR INADEQUATE ENGINEERING CALCULATIONS. MANUFACTURER PRODUCT DEFECTS, INSTALLATION OF ANY LANDSCAPING, IRRIGATION, AND FENCING MATERIALS, COMPONENTS, OR TIME EXECUTION.
2. THE INSTALLER OF ALL LANDSCAPING, FENCING, AND IRRIGATION SYSTEMS ARE LIABLE AND RESPONSIBLE FOR ALL JURISDICTIONAL AND CODE REQUIREMENTS, TIME EXECUTIONS, AND INSTALLED PRODUCTS AND MATERIALS.

GRADING AND DRAINAGE REQUIREMENTS

1. ALL GRADING IS TO SLOPE AWAY FROM THE STRUCTURE PER CODE AT 10 PERCENT FOR 10'-0"
2. THE GROUND SURFACE WITHIN 10 FEET OF THE FOUNDATIONS SHOULD BE SLOPED TO DRAIN AWAY FROM THE STRUCTURE WITH A MINIMUM FALL OF 6 INCHES.
3. FINISHED GRADE IS NOT PERMITTED BY CODE TO DRAIN ON NEIGHBORING PROPERTIES
4. 6" MIN. FOUNDATION LEFT EXPOSED AT ALL CONDITIONS
5. LANDSCAPER TO MAINTAIN OR IMPROVE EXISTING FINAL GRADE AND PROPER DRAINAGE ESTABLISHED BY THE EXCAVATOR'S FINAL GRADE ACTIVITIES INCLUDING ANY MAINTENANCE, PRESERVATION, OR EXAGGERATION OF SLOPES, BERMS, AND SWALES.
6. IF ANY SWALE, BERM, OR GRADE HAS BEEN DAMAGED OR IS INCORRECT TO ENSURE CORRECT WATER FLOW (6 INCHES OF FALL WITHIN 10 FEET OF THE BUILDING) THE TRADE CONTRACTOR IS RESPONSIBLE TO FIX STATED ISSUE.
7. ROOF RUN-OFF DEVICES SHOULD BE INSTALLED TO COLLECT AND DISCHARGE ALL ROOF RUNOFF A MINIMUM OF 10 FEET FROM FOUNDATION ELEMENTS OR BEYOND THE LIMITS OF BACKFILL AROUND THE FOUNDATION WALLS; WHICHEVER DISTANCE IS GREATER.

LANDSCAPING REQUIREMENTS

1. ALL LANDSCAPING IS TO BE INSTALLED PER ALL GOVERNING JURISDICTIONS I.E. INTERNATIONAL BUILDING CODE, CITY CODES AND ADDITIONAL JURISDICTIONAL REQUIREMENT I.E. COVENANTS CONDITIONS AND RESTRICTIONS (CC&R), HOME OWNER ASSOCIATION (HOA), DESIGN REVIEW COMMITTEE (DRC), ARCHITECTURAL REVIEW COMMITTEE (ARC) ETC AND EXCAVATION OBSERVATION REQUIREMENTS.
2. NON-COMPLIANCE TO ALL GOVERNING JURISDICTION REQUIREMENTS AND REGULATION ARE THE RESPONSIBILITY OF THE LANDSCAPING INSTALLER.
3. ALL PLANTED LANDSCAPING IS TO BE INSTALLED ACCORDING TO THE NURSERY CARE AND INSTALLATION INSTRUCTIONS WHERE PURCHASED AND BASED ON INDIVIDUAL SOIL CONDITIONS AND SITE CONDITIONS.
4. LAWN TO BE NO CLOSER THAN 3' FROM BUILDING FOUNDATIONS.

FENCING REQUIREMENTS

1. ALL LANDSCAPING IS TO BE INSTALLED PER ALL GOVERNING JURISDICTIONS I.E. INTERNATIONAL BUILDING CODE, CITY CODES AND ADDITIONAL JURISDICTIONAL REQUIREMENT I.E. COVENANTS CONDITIONS AND RESTRICTIONS (CC&R), HOME OWNER ASSOCIATION (HOA), DESIGN REVIEW COMMITTEE (DRC), ARCHITECTURAL REVIEW COMMITTEE (ARC) ETC AND EXCAVATION OBSERVATION REQUIREMENTS.
2. ALL FENCING IS TO BE INSTALLED PER MANUFACTURERS SPECIFICATION, AREA WIND LOADING REQUIREMENTS, AND SITE CONDITIONS AND REQUIREMENTS.

LANDSCAPE NOTES

1. DECIDUOUS TREE SIZES ARE SPECIFIED ON THE PLANS AND SHALL BE BALLED AND BURLAPPED NURSERY STOCK.
2. CONIFER TREE SIZES ARE SPECIFIED ON THE PLANS AND SHALL BE BALLED AND BURLAPPED NURSERY STOCK.
3. TREE HOLES SHALL BE DUG 2-3 TIMES THE DIAMETER OF THE ROOT BALL AND ONLY AS DEEP AS THE ROOT BALL.
4. TREE ROOT BALL SHALL BE AT LEAST 12 INCHES IN DIAMETER PER EACH 1 INCH OF TREE CALIPER AND AT LEAST 18 INCHES DEEP. ROOT BALL SHALL BE WRAPPED TIGHTLY WITH NO LOOSE PARTS.
5. TREE SHOULD BE SET IN THE CENTER OF THE HOLE AND STOOD UPRIGHT. THE ROOT FLARE SHOULD BE VISIBLE AND LOCATED AT, OR SLIGHTLY ABOVE, FINISHED GROUND LEVEL. THE ROOT FLARE SHOULD NEVER BE BELOW FINISHED GROUND LEVEL.
6. TREES SHALL ONLY BE LIFTED BY THE WIRE BASKET, NEVER LIFT TREES BY GRASPING TRUNK OR LIMBS, OR BY ATTACHING ANY TYPE OF SLING OR CHOKER.
7. REMOVE AT LEAST THE TOP HALF OF WIRE BASKET, PUSH THE REMAINING BASKET INTO THE BOTTOM OF THE HOLE.
8. CUT AND REMOVE TOP ONE THIRD OF THE BURLAP AND FOLD REMAINING BURLAP DOWN INTO THE HOLE.
9. REMOVE ALL STRINGS ROPE, STAKES, TAPING, TAGS, FLAGGING, AND ANY OTHER SUCH ITEMS.
10. BACKFILL HOLE WITH EXCAVATED MATERIAL AND COMPACT ONLY ENOUGH TO HOLD TREE IN PLACE NEVER USE MECHANICAL COMPACTION. TOP SOIL OR SOIL PEP MAY BE ADDED TO EXCAVATED BACKFILL MATERIAL. BACKFILL MATERIAL SHOULD COVER ROOT FLARE SLIGHTLY, BUT SHOULD NEVER BE PILED AGAINST TRUNK.
11. WATER GENEROUSLY TO SOAK ENTIRE ROOT BALL AND BACKFILL MATERIAL. A SOIL WATER RING MAY BE FORMED AT THE EDGE OF THE ROOT BALL, BACKFILL MATERIAL MAY NEED TO BE ADDED AS SOIL SETTLES BELOW ROOT FLARE.
12. ALL SHRUBS SHOWN ON THIS LANDSCAPE PLAN SHALL BE FIVE GALLON (#5 GAL.) UNLESS SPECIFIED OTHERWISE.
13. ALL GRASS SHRUBS SHOWN ON THIS LANDSCAPE PLAN SHALL BE 1 GALLON (#1 GAL.)
14. HOLE SHOULD BE DUG AT LEAST TWO TIMES (2X) THE DIAMETER OF THE ROOT BALL AND ONLY AS DEEP AS THE ROOT BALL.
15. GENTLY REMOVE PLANT FROM THE CONTAINER, LIGHTLY RUB ALL SIDES OF THE ROOT BALL TO EXPOSE ENDS OF ROOTS, AND PLACE IN THE CENTER OF THE HOLE. THE TOP OF THE ROOT BALL SHOULD BE AT FINISHED GROUND LEVEL.
16. BACKFILL THE HOLE WITH EXCAVATED MATERIAL. TOP SOIL OR SOIL PEP MAY BE ADDED TO EXCAVATED MATERIAL IF HIGH QUANTITIES OF CLAY SOILS ARE PRESENT, BUT SHALL NOT REPLACE EXCAVATED MATERIAL.
17. COMPACT SOIL ENOUGH TO HOLD PLANT IN PLACE. NEVER USE MECHANICAL COMPACTION.
18. GENEROUSLY WATER TO SOAK ENTIRE ROOT BALL AND BACKFILL. A SOIL WATER RING SHOULD BE FORMED AROUND THE OUTSIDE OF THE ROOT BALL. BACKFILL MATERIAL MAY NEED TO BE ADDED AFTER MATERIAL HAS SETTLED.
19. MULCH SHALL BE ADDED TO A DEPTH OF THREE (3") INCHES AND AT LEAST TWICE THE WIDTH OF THE ROOT BALL.
20. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFYING QUANTITIES OF ALL MATERIALS FOR BIDDING AND INSTALLATION PURPOSES. IF DISCREPANCIES EXIST, THE PLAN SHALL DICTATE.
21. PLANT MATERIAL TO BE INSTALLED PER PLANT LEGEND. ANY SUBSTITUTIONS TO BE APPROVED BY OWNER AND/OR LANDSCAPE ARCHITECT.
22. NEW TURF AREAS TO BE SODDED WITH DROUGHT TOLERANT KENTUCKY BLUEGRASS BLEND OR APPROVED EQUAL.
23. 2" OF TOPSOIL TO BE IMPLEMENTED IN ALL GRASS AND PERENNIAL AREAS AND IMPORTATED TOPSOIL TO BE CONCENTRATED IN SHRUB AND TREE PLANTING HOLE LOCATIONS.
24. TREES LOCATED IN LAWN AREAS SHALL HAVE A 4' DIAMETER TREE WELL AROUND BASE OF TREE WITH 3" DEPTH OF MULCH.
25. MULCH TO BE IMPLEMENTED WHERE SPECIFIED ON THE PLAN AT THE FOLLOWING DEPTHS: 3" IN ALL TREE, SHRUB, AND PERENNIAL PLANTER AREAS; PULL MULCH MIN. 3" AWAY FROM BASE OF ALL PERENNIALS AND SHRUBS AND MIN. 6" AWAY FROM ALL TREES.
26. POWER TO CONTROLLER TO BE PROVIDED BY OWNER. OWNER TO SPECIFY EXACT LOCATION OF EACH CONTROLLER. INSTALL PER MANUFACTURERS INSTRUCTIONS.

SITE REQUIREMENT CALCULATIONS

TREE COUNT:	REQUIRED:	PROVIDED:
1 TREE PER 500 SQ.FT. LANDSCAPING (238,349 SQ.FT.)	477	497
1 TREE PER 30 LINEAR FEET OF PARK STRIP(764 LN. FT.)	26	26

A. PLANT CHARACTERISTICS: PLANTS USED FOR LANDSCAPING SHALL:
1. BE DROUGHT RESISTANT;
2. HAVE NON-INVASIVE GROWTH HABITS;
3. HAVE LOW-MAINTENANCE CHARACTERISTICS; AND
4. BE COMMERCIALLY AVAILABLE.

WATER WISE PERMITTED: NOTHING IN THIS CHAPTER SHALL BE CONSTRUED TO PROHIBIT THE USE OF DROUGHT TOLERANT VEGETATION AND NONVEGETATIVE MATERIALS. PROVIDED, HOWEVER, FAILURE OF AN OWNER TO INSTALL AND MAINTAIN LANDSCAPING UNDER THE GUISE THAT THE VEGETATION AND BARE GROUND THAT OCCUR NATURALLY ON THE SITE CONSTITUTES WATER WISE LANDSCAPING SHALL NOT QUALIFY .

LARGE DECIDUOUS TREE LEGEND TOTAL COUNT

182

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	HYDROZONE
CP	CRATAEGUS PHAENOPYRUM	WASHINGTON HAWTHORN		2" CAL.	LOW
FO	FRAXINJUS OXYCARPA	RAYWOOD ASH		2" CAL.	LOW
ZS	ZELKOVA SERRATA	JAPANESE ZELKOVA		2" CAL.	LOW
FA'A	FRAXINUS AMERICANA 'AUTUMN PURPLE'	AUTUMN PURPLE ASH		2" CAL.	LOW
FP	FAXINUS PENNSYLVANICA	GREEN ASH		2" CAL.	LOW
AP'E	ACER PLATANOIDES 'EMERALD QUEEN'	EMERALD QUEEN MAPLE		2" CAL.	MODERATE
AP'C	ACER PLATANOIDES 'COLUMNARE'	COLUMNAR MAPLE		2" CAL.	MODERATE

MEDIUM DECIDOUS TREE LEGEND TOTAL COUNT

74

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	HYDROZONE
M'S	MALUS X 'SPRING SNOW'	SPRING SNOW CRABAPPLE		2" CAL.	LOW
CC'I	CRATAEGUS CRUS-GALI 'CRUZAM'	COCKSPUR HAWTHORN 'CRUSADER'		2" CAL.	LOW
AR'A	ACER RUBRUM 'ARMSTRONG"	ARMSTRONG RED MAPLE		2" CAL.	LOW

SMALL DECIDUOUS TREE LEGEND TOTAL COUNT

75

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	HYDROZONE
PT'E	POPULUS TREULA 'ERECTA'	SWEDISH ASPEN		2" CAL.	HIGH

STREET TREE LEGEND TOTAL COUNT

27

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	HYDROZONE
QR'B	QUERCUS ROBUR X BICOLOR	COLUMNAR OAK		2" CAL.	LOW
PC'C	PYRUS CALLERYANA 'CHANTICLEER' (GLEN'S FORM')	CHANTICLEER FLOWERING PEAR		2" CAL.	LOW
AR	ACER RUBRUM	RED MAPLE		2" CAL.	LOW
ZS'M	ZELKOVA SERRATA 'MUSASHINO'	MUSASHINO COLUMNAR ZELKOVA		2" CAL	LOW

MEDIUM ORNAMENTAL TREE LEGEND TOTAL COUNT

8

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	HYDROZONE
M'P	MALUS X 'PRARIEFIRE'	PRAIRIEFIRE CRABAPPLE	8	2" CAL.	LOW
M'R	MALUS X 'ROYAL RAINDROPS'	ROYAL RAINDROPS CRABAPPLE		2" CAL.	LOW

SMALL ORNAMENTAL TREE LEGEND TOTAL COUNT

92

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	HYDROZONE
PV'C	PRUNUS VIRGINIANA 'CANADA RED'	CANADA RED CHOKECHERRY	73	2" CAL.	LOW
RT'L	RHUS TYPHINA 'LACINIATA'	LACELEAF STAGHORN SUMAC	19	10 GAL.	LOW

EVERGREEN TREE LEGEND TOTAL COUNT

19

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	HYDROZONE
PN'A	PINUS NIGRA 'ARNOLD SENTINEL'	ARNOLD SENTINEL AUSTRIAN BLACK PINE		6' TALL	LOW
PO	PICEA OMORIKA	SERBIAN SPRUCE		6' TALL	LOW
PP'H	PICEA PUNGENS 'HOOPSII'	HOOPSII COLORADO BLUE SPRUCE		6' TALL	MODERATE
PS'F	PINUS SYLVESTRIS "FASTIGIATA"	COLUMNAR SCOTCH PINE		6' TALL	LOW
PL	PINUS LUECODERMIS	BOSNIAN PINE		6' TALL	LOW

SHRUB LEGEND TOTAL COUNT

AREA : 88,610 SQ. FT.

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	HYDROZONE
BT'C	BERBERIS THUNBERGII 'CRIMSON PYGMY'	CRIMSON PYGMY DWARF JAPANESE BARBERRY		5 GAL	LOW
EA'C	EUONYMUS ALATUS 'COMPACTUS'	DWARF BURNING BUSH		5 GAL	MODERATE
VO	VIBURNUM OPULUS	CRANBERRY BUSH		5 GAL	HIGH
PO'S	PHYSOCARPUS OPULUS 'SUMMER WINE'	SUMMER WINE NINE BARK		5 GAL	HIGH
SJ'M	SPIREA JAPONICA	MAGIC CARPET SPIREA		5 GAL.	MODERATE
L'V	LIGUSTRUM X VICARYI	GOLDEN PRIVET		5 GAL.	MODERATE
CS'K	CORNUS SERICEA 'KELSEYI'	KELSEYI DOGWOOD		5 GAL	MODERATE
RR	ROSA X RADRAZZ	KNOCK OUT ROSE		5 GAL	HIGH
CA'B	CORNUS ALBA 'BAILHALO'	IVORY HALO DOGWOOD		5 GAL	MODERATE
RF'R	RHAMNUS FRANGULA 'RON WILLIAMS	FINE LINE BUCKTHORN		5 GAL	HIGH
BS'S	BUXUS SEMPERVIRENS "SUFFRUTICOSA"	DWARF BOXWOOD		5 GAL.	MODERATE
RA'G	RHUS AROMATICA 'GRO-LOW'	GRO LOW SUMAC		5 GAL	HIGH
LV'L	LIGUSTRUM X VULGARE 'LODENSE'	LODENSE PRIVET		5 GAL.	MODERATE
RA	RIBES ALPINUM	ALPINE CURRANT		5 GAL	HIGH
JC'H	JUNIPERUS CHINENSIS "HETZIL COLUMNARIS"	GREEN COLUMNAR JUNIPER		5 GAL	LOW
JS'B	JUNIPERUS SCOPULORUM "BLUE ARROW"	BLUE ARROW JUNIPER		5 GAL	LOW
JS'M	JUNIPERUS SCOPULORUM "MOONGLOW"	MOONGLOW JUNIPER		5 GAL	LOW
JH'B	JUNIPERUS HORIZONTALIS 'BLUE CHIP'	BLUE CHIP JUNIPER		5 GAL	LOW
PA'N	PICEA ABIES 'NIDIFORMIS'	NEST NORWAY SPRUCE		5 GAL	HIGH
PM'P	PINUS MUGO 'PUMILIO'	DWARF MUGO PINE		5 GAL.	LOW
TM'H	TAXUS X MEDIA 'HICKSII,'	HICKS YEW		5 GAL	MODERATE
TAY	TAXES ACUSPIDATE	DARK GREEN SPREADING YEW		5 GAL	MODERATE
PA'G	PICEA ABIES 'LITTLE GEM'	LITTLE GEM		5 GAL	HIGH
CA'F	CALAMAGROSTIS A. 'FOERSTER'	FOERSTER FEATHER GRASS		5 GAL	HIGH
PA'H	PENNISETUM APOLCUROIDES 'HAMELN'	HAMELN DWARF FOUNTAIN		5 GAL	HIGH
PV'S	PANICUM VIRGATUM 'SHENANDOAH'	SHENANDOAH SWITCH GRASS		5 GAL.	MODERATE
FG	FESTUCA GLAUCA	BEYOND BLUE FESCUE		5 GAL.	MODERATE
MS'M	MISCANTHUS SINENSIS 'MORNING LIGHT'	MORNING LIGHT GRASS		5 GAL	LOW
MS'F	MISCANTHUS SINENSIS 'PURPURASCENS'	FLAME GRASS PURASCENS		5 GAL	LOW

LAWN AREA : 151,950 SQ. FT.

LAWN AREAS SHALL BE SOD. NEW TURF AREAS TO BE SODDED WITH 18% "BLUESTAR KENTUCKY BLUEGRASS, 19% "MARQUIS" KENTUCKY BLUEGRASS, 17% "NEWPORT" KENTUCKY BLUEGRASS, 17% "TOUCHDOWN" KENTUCKY BLUEGRASS, 15% "APM PERENNIAL RYEGRASS, 15% "ACCENT" PERENNIAL RYEGRASS OR APPROVED EQUAL AT A RATE OF 220 LBS. PER ACRE. FINE LEVEL ALL AREAS PRIOR TO LAYING SOD.
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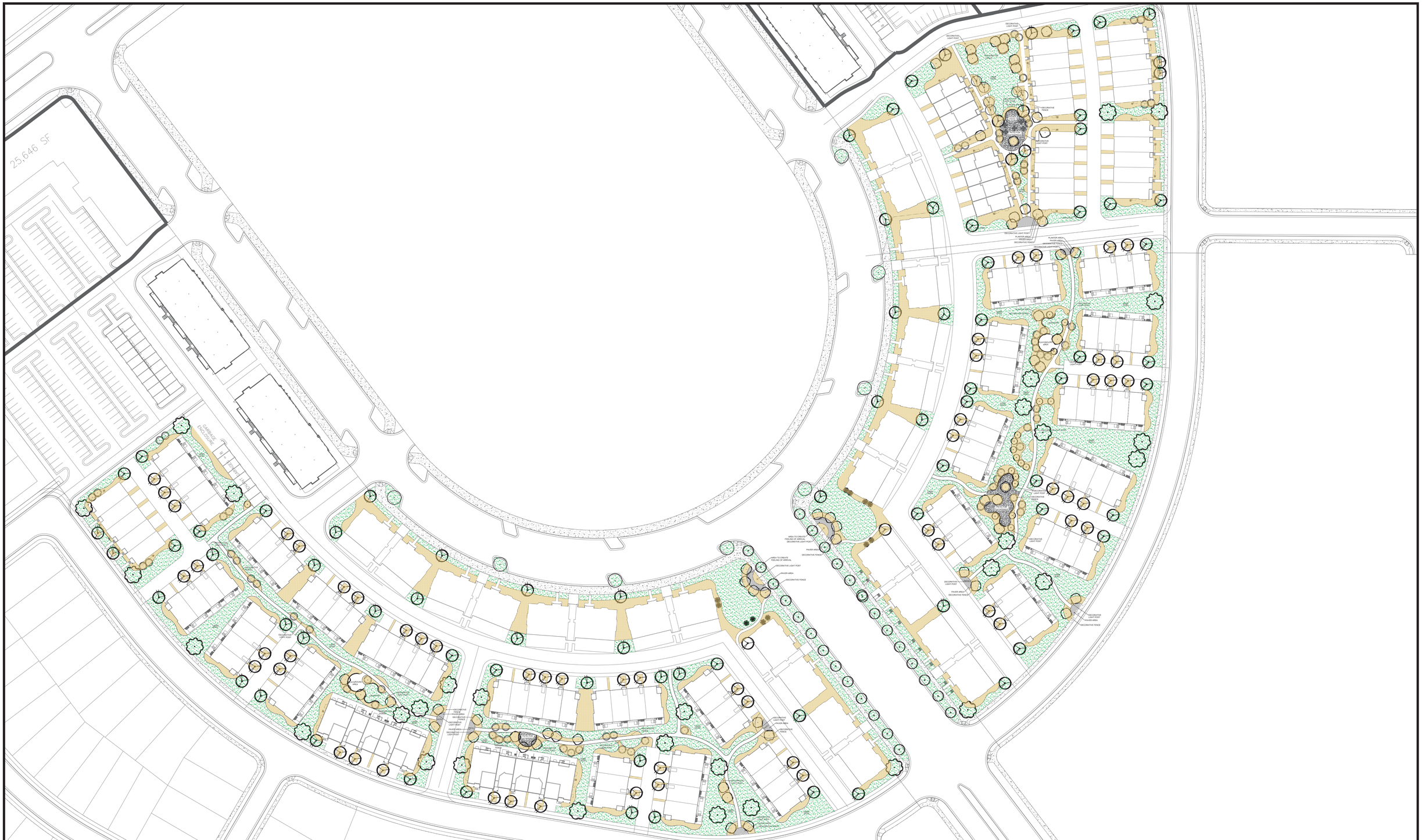
ISSUE DATE	PROJECT NUMBER


25,646 SF
GARBAGE ENCLOSURE
DECORATIVE LIGHT POST
DECORATIVE FENCE
PLANTER AREA
PAVER AREA
AREA TO CREATE FEELING OF ARRIVAL
DECORATIVE LIGHT POST
PAVER AREA
DECORATIVE FENCE
DECORATIVE FENCE
PAVER AREA
DECORATIVE LIGHT POST
PAVER AREA
DECORATIVE FENCE


SHADOWS EDGE
SHADOWS EDGE
SHADOWS EDGE



LARGE DECIDUOUS TREE LEGEND TOTAL COUNT

182

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	HYDROZONE
CP	CRATAEGUS PHAENOPYRUM	WASHINGTON HAWTHORN		2" CAL.	LOW
FO	FRAXINJUS OXYCARPA	RAYWOOD ASH		2" CAL.	LOW
ZS	ZELKOVA SERRATA	JAPANESE ZELKOVA		2" CAL.	LOW
FA'A	FRAXINUS AMERICANA 'AUTUMN PURPLE'	AUTUMN PURPLE ASH		2" CAL.	LOW
FP	FAXINUS PENNSYLVANICA	GREEN ASH		2" CAL.	LOW
AP'E	ACER PLATANOIDES 'EMERALD QUEEN'	EMERALD QUEEN MAPLE		2" CAL.	MODERATE
AP'C	ACER PLATANOIDES 'COLUMNARE'	COLUMNAR MAPLE		2" CAL.	MODERATE

MEDIUM DECIDOUS TREE LEGEND TOTAL COUNT

74

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	HYDROZONE
M'S	MALUS X 'SPRING SNOW'	SPRING SNOW CRABAPPLE		2" CAL.	LOW
CC'I	CRATAEGUS CRUS-GALI 'CRUZAM'	COCKSPUR HAWTHORN "CRUSADER"		2" CAL.	LOW
AR'A	ACER RUBRUM 'ARMSTRONG"	ARMSTRONG RED MAPLE		2" CAL.	LOW

SMALL DECIDUOUS TREE LEGEND TOTAL COUNT

75

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	HYDROZONE
PT'E	POPULUS TREUIA 'ERECTA'	SWEDISH ASPEN		2" CAL.	HIGH

STREET TREE LEGEND TOTAL COUNT

27

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	HYDROZONE
QR'B	QUERCUS ROBUR X BICOLOR	COLUMNAR OAK		2" CAL.	LOW
PC'C	PYRUS CALLERYANA 'CHANTICLEER' (GLEN'S FORM')	CHANTICLEER FLOWERING PEAR		2" CAL.	LOW
AR	ACER RUBRUM	RED MAPLE		2" CAL.	LOW
ZS'M	ZELKOVA SERRATA 'MUSASHINO'	MUSASHINO COLUMNAR ZELKOVA		2" CAL	LOW

MEDIUM ORNAMENTAL TREE LEGEND TOTAL COUNT

8

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	HYDROZONE
M'P	MALUS X 'PRARIEFIRE'	PRAIRIEFIRE CRABAPPLE	8	2" CAL.	LOW
M'R	MALUS X 'ROYAL RAINDROPS'	ROYAL RAINDROPS CRABAPPLE		2" CAL.	LOW

SMALL ORNAMENTAL TREE LEGEND TOTAL COUNT

92

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	HYDROZONE
PV'C	PRUNUS VIRGINIANA 'CANADA RED'	CANADA RED CHOKECHERRY	73	2" CAL.	LOW
RT'L	RHUS TYPHINA 'LACINIATA'	LACELEAF STAGHORN SUMAC	19	10 GAL.	LOW

EVERGREEN TREE LEGEND TOTAL COUNT

19

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	HYDROZONE
PN'A	PINUS NIGRA 'ARNOLD SENTINEL'	ARNOLD SENTINEL AUSTRIAN BLACK PINE		6' TALL	LOW
PO	PICEA OMORIKA	SERBIAN SPRUCE		6' TALL	LOW
PP'H	PICEA PUNGENS 'HOOPSII'	HOOPSII COLORADO BLUE SPRUCE		6' TALL	MODERATE
PS'F	PINUS SYLVESTRIS "FASTIGIATA"	COLUMNAR SCOTCH PINE		6' TALL	LOW
PL	PINUS LUECODERMIS	BOSNIAN PINE		6' TALL	LOW

SHRUB LEGEND TOTAL COUNT

AREA : 88,610 SQ. FT.

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	HYDROZONE
BT'C	BERBERIS THUNBERGII 'CRIMSON PYGMY'	CRIMSON PYGMY DWARF JAPANESE BARBERRY		5 GAL	LOW
EA'C	EUONYMUS ALATUS 'COMPACTUS'	DWARF BURNING BUSH		5 GAL	MODERATE
VO	VIBURNUM OPULUS	CRANBERRY BUSH		5 GAL	HIGH
PO'S	PHYSOCARPUS OPULUS 'SUMMER WINE'	SUMMER WINE NINE BARK		5 GAL	HIGH
SJ'M	SPIREA JAPONICA	MAGIC CARPET SPIREA		5 GAL.	MODERATE
L'V	LIGUSTRUM X VICARYI	GOLDEN PRIVET		5 GAL.	MODERATE
CS'K	CORNUS SERICEA 'KELSEYI'	KELSEYI DOGWOOD		5 GAL	MODERATE
RR	ROSA X RADRAZZ	KNOCK OUT ROSE		5 GAL	HIGH
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JS'B	JUNIPERUS SCOPULORUM "BLUE ARROW"	BLUE ARROW JUNIPER		5 GAL	LOW
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TAY	TAXES ACUSPIDATE	DARK GREEN SPREADING YEW		5 GAL	MODERATE
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PV'S	PANICUM VIRGATUM 'SHENANDOAH'	SHENANDOAH SWITCH GRASS		5 GAL.	MODERATE
FG	FESTUCA GLAUCA	BEYOND BLUE FESCUE		5 GAL.	MODERATE
MS'M	MISCANTHUS SINENSIS 'MORNING LIGHT'	MORNING LIGHT GRASS		5 GAL	LOW
MS'F	MISCANTHUS SINENSIS 'PURPURASCENS'	FLAME GRASS GRASS		5 GAL	LOW

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LAWN AREAS SHALL BE SOD. NEW TURF AREAS TO BE SODDED WITH 18% "BLUESTAR KENTUCKY BLUEGRASS, 19% "MARQUIS" KENTUCKY BLUEGRASS, 17% "NEWPORT" KENTUCKY BLUEGRASS, 17% "TOUCHDOWN" KENTUCKY BLUEGRASS, 16% "APM PERENNIAL RYEGRASS, 13% "ACCENT PERENNIAL RYEGRASS OR APPROVED EQUAL AT A RATE OF 220 LBS. PER ACRE. FINE LEVEL ALL AREAS PRIOR TO LAYING SOD.
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ISSUE DATE: 05-20-2019 **PROJECT NUMBER:** UT18081

NO.	REVISION	DATE
1	XXXX	XX-XX-XX
2		
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5		
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7		

PLAN INFORMATION

811 BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC
1-800-662-4111
www.bluestakes.org

0' 25' 50' 100' 200'
GRAPHIC SCALE: 1" = 50'

PROJECT INFORMATION

TOWN CENTER HERRIMAN

HERRIMAN, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT

Developer / Property Owner:
EDGEhomes
EDGE HOMES
13702 S 200 W B12
DRAPER, UT 84020
(801) 494-0150

Client / Engineer:

LANDSCAPE ARCHITECT / PLANNER

PKJ DESIGN GROUP
PKJ DESIGN GROUP L.L.C.
3450 N. TRIUMPH BLVD. SUITE 102
LEHI, UTAH 84043 (801) 960-2698
www.pkjdesigngroup.com

LICENSE STAMP

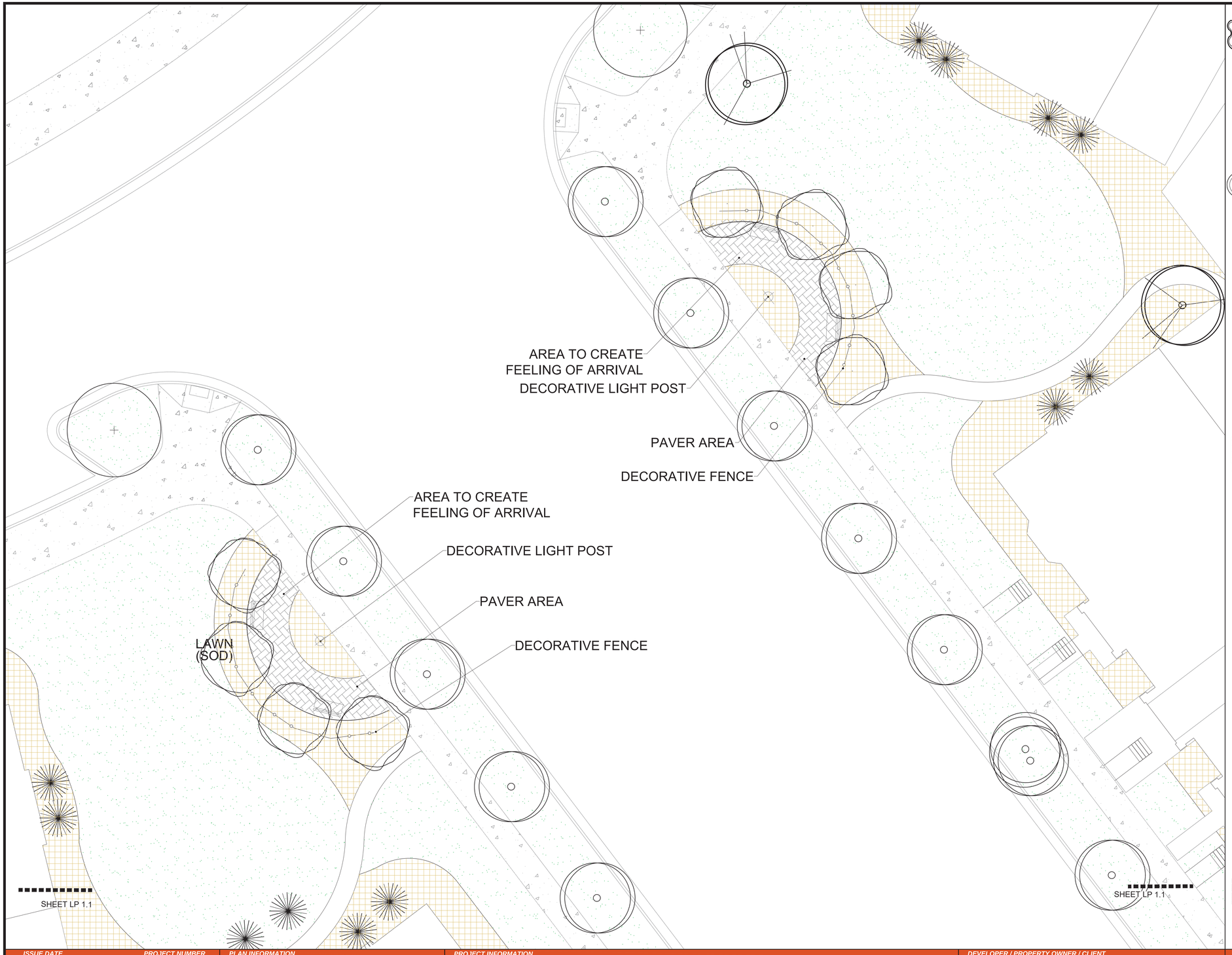
LICENSED LANDSCAPE ARCHITECT
JEREMY ANDERSEN
812821-5301
STATE OF UTAH
05/06/2019
RENEWAL
STATE OF UTAH

PM: JTA
DRAWN: KBA
CHECKED: TM
PLOT DATE: 5/20/2019

LANDSCAPE PLAN

PRELIMINARY PLANS NOT FOR CONSTRUCTION

LP-OVERALL



182

LARGE DECIDUOUS TREE LEGEND TOTAL COUNT

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	HYDROZONE
CP	CRATAEGUS PHAENOPYRUM	WASHINGTON HAWTHORN		2" CAL	LOW
FO	FRAXINJUS OXYCARPA	RAYWOOD ASH		2" CAL.	LOW
ZS	ZELKOVA SERRATA	JAPANESE ZELKOVA		2" CAL.	LOW
FA'A	FRAXINUS AMERICANA 'AUTUMN PURPLE'	AUTUMN PURPLE ASH		2" CAL.	LOW
FP	FAXINUS PENNSYLVANICA	GREEN ASH		2" CAL.	LOW
AP'E	ACER PLATANOIDES 'EMERALD QUEEN'	EMERALD QUEEN MAPLE		2" CAL.	MODERATE
AP'C	ACER PLATANOIDES 'COLUMNARE'	COLUMNAR MAPLE		2" CAL.	MODERATE

74

MEDIUM DECIDOUS TREE LEGEND TOTAL COUNT

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	HYDROZONE
M'S	MALUS X 'SPRING SNOW'	SPRING SNOW CRABAPPLE		2" CAL.	LOW
CC'I	CRATAEGUS CRUS-GALI 'CRUZAM'	COCKSPUR HAWTHORN "CRUSADER"		2" CAL.	LOW
AR'A	ACER RUBRUM 'ARMSTRONG"	ARMSTRONG RED MAPLE		2" CAL.	LOW

75

SMALL DECIDUOUS TREE LEGEND TOTAL COUNT

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	HYDROZONE
PTE	POPULUS TREULA 'ERECTA'	SWEDISH ASPEN		2" CAL.	HIGH

27

STREET TREE LEGEND TOTAL COUNT

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	HYDROZONE
QR'B	QUERCUS ROBUR X BICOLOR	COLUMNAR OAK		2" CAL.	LOW
PC'C	PYRUS CALLERYANA 'CHANTICLEER' (GLEN'S FORM')	CHANTICLEER FLOWERING PEAR		2" CAL.	LOW
AR	ACER RUBRUM	RED MAPLE		2" CAL.	LOW
ZS'M	ZELKOVA SERRATA 'MUSASHINO'	MUSASHINO COLUMNAR ZELKOVA		2" CAL	LOW

8

MEDIUM ORNAMENTAL TREE LEGEND TOTAL COUNT

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	HYDROZONE
M'P	MALUS X 'PRARIEFIRE'	PRARIEFIRE CRABAPPLE	8	2" CAL.	LOW
M'R	MALUS X 'ROYAL RAINDROPS'	ROYAL RAINDROPS CRABAPPLE		2" CAL.	LOW

92

SMALL ORNAMENTAL TREE LEGEND TOTAL COUNT

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	HYDROZONE
PV'C	PRUNUS VIRGINIANA 'CANADA RED'	CANADA RED CHOKECHERRY	73	2" CAL.	LOW
RT'L	RHUS TYPHINA 'LACINIATA'	LACELEAF STAGHORN SUMAC	19	10 GAL.	LOW

19

EVERGREEN TREE LEGEND TOTAL COUNT

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	HYDROZONE
PN'A	PINUS NIGRA 'ARNOLD SENTINEL'	ARNOLD SENTINEL AUSTRIAN BLACK PINE		6' TALL	LOW
PO	PICEA OMORIKA	SERBIAN SPRUCE		6' TALL	LOW
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PS'F	PINUS SYLVESTRIS "FASTIGIATA"	COLUMNAR SCOTCH PINE		6' TALL	LOW
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AREA : 88,610 SQ. FT.

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www.bluestakes.org

N

0' 5' 10' 20' 40'
GRAPHIC SCALE: 1" = 10'

PROJECT INFORMATION

TOWN CENTER HERRIMAN
HERRIMAN, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT

Developer / Property Owner:

EDGEhomes
EDGE HOMES
13702 S 200 W B12
DRAPER, UT 84020
(801) 494-0150

Client / Engineer:

LANDSCAPE ARCHITECT / PLANNER

PKJ DESIGN GROUP

PKJ DESIGN GROUP L.L.C.
3450 N. TRIUMPH BLVD. SUITE 102
LEHI, UTAH 84043 (801) 960-2698
www.pkjdesigngroup.com

LICENSE STAMP

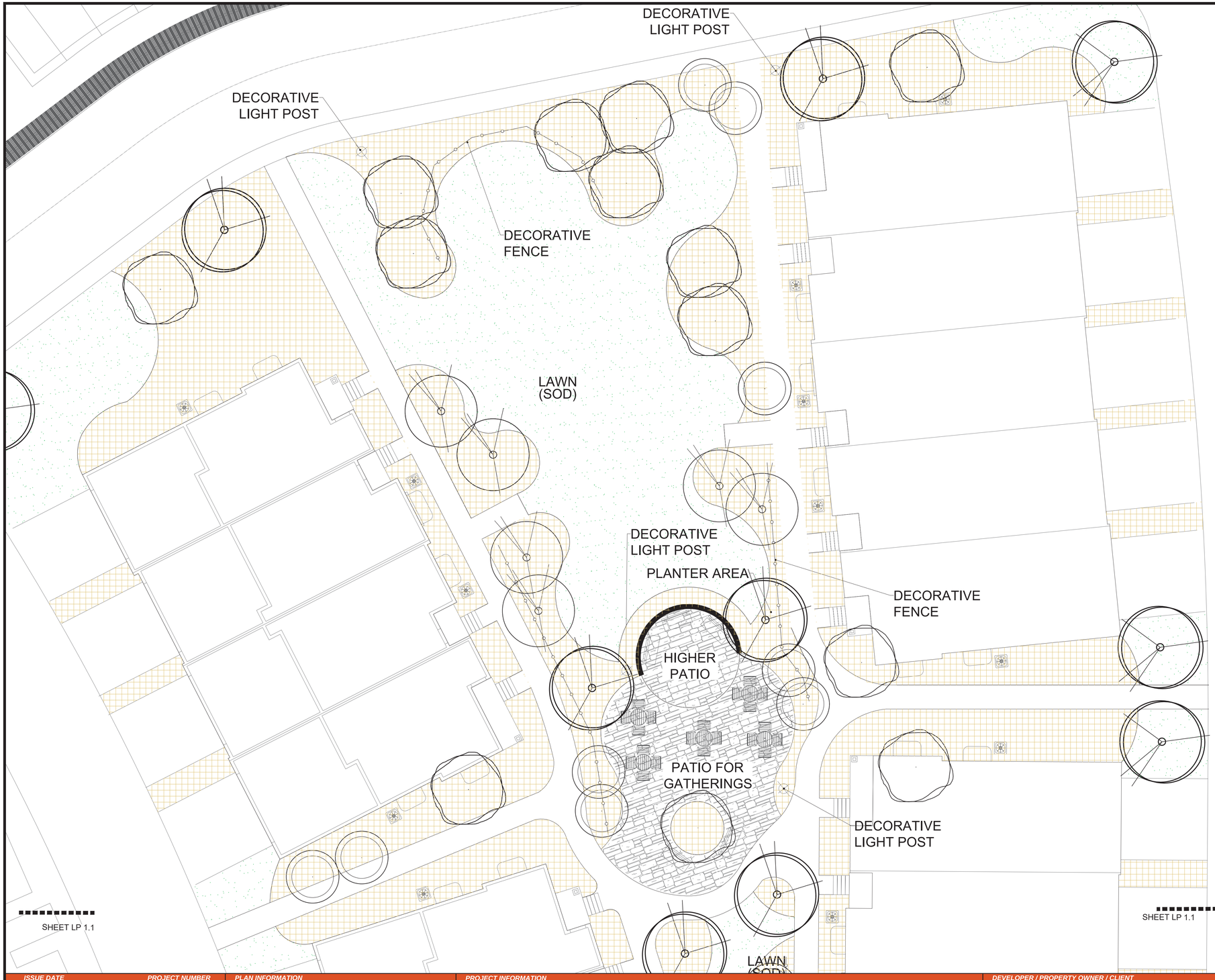
LICENSED LANDSCAPE ARCHITECT — JEREMY AINSWORTH — 8129121-5301 — 05/06/2019 — RENEW 30 — STATE OF UTAH

PM:	JTA
DRAWN:	KBA
CHECKED:	TM
PLOT DATE:	5/20/2019

LANDSCAPE PLAN

PRELIMINARY PLANS NOT FOR CONSTRUCTION

LP-1.0



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SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	HYDROZONE
QR'B	QUERCUS ROBUR X BICOLOR	COLUMNAR OAK		2" CAL.	LOW
PC'C	PYRUS CALLERYANA 'CHANTICLEER' (GLEN'S FORM')	CHANTICLEER FLOWERING PEAR		2" CAL.	LOW
AR	ACER RUBRUM	RED MAPLE		2" CAL.	LOW
ZS'M	ZELKOVA SERRATA 'MUSASHINO'	MUSASHINO COLUMNAR ZELKOVA		2" CAL	LOW

MEDIUM ORNAMENTAL TREE LEGEND TOTAL COUNT

8

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	HYDROZONE
M'P	MALUS X 'PRARIEFIRE'	PRARIEFIRE CRABAPPLE	8	2" CAL.	LOW
M'R	MALUS X 'ROYAL RAINDROPS'	ROYAL RAINDROPS CRABAPPLE		2" CAL.	LOW

SMALL ORNAMENTAL TREE LEGEND TOTAL COUNT

92

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	HYDROZONE
PV'C	PRUNUS VIRGINIANA 'CANADA RED'	CANADA RED CHOKECHERRY	73	2" CAL.	LOW
RT'L	RHUS TYPHINA 'LACINIATA'	LACELEAF STAGHORN SUMAC	19	10 GAL.	LOW

EVERGREEN TREE LEGEND TOTAL COUNT

19

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	HYDROZONE
PN'A	PINUS NIGRA 'ARNOLD SENTINEL'	ARNOLD SENTINEL AUSTRIAN BLACK PINE		6' TALL	LOW
PO	PICEA OMORIKA	SERBIAN SPRUCE		6' TALL	LOW
PP'H	PICEA PUNGENS 'HOOPSII'	HOOPSII COLORADO BLUE SPRUCE		6' TALL	MODERATE
PS'F	PINUS SYLVESTRIS "FASTIGIATA"	COLUMNAR SCOTCH PINE		6' TALL	LOW
PL	PINUS LUECODERMIS	BOSNIAN PINE		6' TALL	LOW

AREA : 88,610 SQ. FT.

SHRUB LEGEND TOTAL COUNT

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	HYDROZONE
BT'C	BERBERIS THUNBERGII 'CRIMSON PYGMY'	CRIMSON PYGMY DWARF JAPANESE BARBERRY		5 GAL	LOW
EA'C	EUONYMUS ALATUS 'COMPACTUS'	DWARF BURNING BUSH		5 GAL	MODERATE
VO	VIBURNUM OPULUS	CRANBERRY BUSH		5 GAL	HIGH
PO'S	PHYSOCARPUS OPULUS 'SUMMER WINE'	SUMMER WINE NINE BARK		5 GAL	HIGH
SJ'M	SPIREA JAPONICA	MAGIC CARPET SPIREA		5 GAL.	MODERATE
L'V	LIGUSTRUM X VICARYI	GOLDEN PRIVET		5 GAL.	MODERATE
CS'K	CORNUS SERICEA 'KELSEYI'	KELSEYI DOGWOOD		5 GAL	MODERATE
RR	ROSA X RADRAZZ	KNOCK OUT ROSE		5 GAL	HIGH
CA'B	CORNUS ALBA 'BAILHALO'	IVORY HALO DOGWOOD		5 GAL	MODERATE
RF'R	RHAMNUS FRANGULA 'RON WILLIAMS	FINE LINE BUCKTHORN		5 GAL	HIGH
BS'S	BUXUS SEMPERVIRENS "SUFFRUTICOSA"	DWARF BOXWOOD		5 GAL.	MODERATE
RA'G	RHUS AROMATICA 'GRO-LOW'	GRO LOW SUMAC		5 GAL	HIGH
LV'L	LIGUSTRUM X VULGARE 'LODENSE'	LODENSE PRIVET		5 GAL.	MODERATE
RA	RIBES ALPINUM	ALPINE CURRANT		5 GAL	HIGH
JC'H	JUNIPERUS CHINENSIS "HETZIL COLUMNARIS"	GREEN COLUMNAR JUNIPER		5 GAL	LOW
JS'B	JUNIPERUS SCOPULORUM "BLUE ARROW"	BLUE ARROW JUNIPER		5 GAL	LOW
JS'M	JUNIPERUS SCOPULORUM "MOONGLOW"	MOONGLOW JUNIPER		5 GAL	LOW
JH'B	JUNIPERUS HORIZONTALIS 'BLUE CHIP'	BLUE CHIP JUNIPER		5 GAL	LOW
PA'N	PICEA ABIES 'NIDIFORMIS'	NEST NORWAY SPRUCE		5 GAL	HIGH
PM'P	PINUS MUGO 'PUMILIO'	DWARF MUGO PINE		5 GAL.	LOW
TM'H	TAXUS X MEDIA 'HICKSII,'	HICKS YEW		5 GAL	MODERATE
TAY	TAXES ACUSPIDATE	DARK GREEN SPREADING YEW		5 GAL	MODERATE
PA'G	PICEA ABIES 'LITTLE GEM'	LITTLE GEM		5 GAL	HIGH
CA'F	CALAMAGROSTIS A. 'FOERSTER'	FOERSTER FEATHER GRASS		5 GAL	HIGH
PA'H	PENNISETUM APOLCUROIDES 'HAMELN'	HAMELN DWARF FOUNTAIN		5 GAL	HIGH
PV'S	PANICUM VIRGATUM 'SHENANDOAH'	SHENANDOAH SWITCH GRASS		5 GAL.	MODERATE
FG	FESTUCA GLAUCA	BEYOND BLUE FESCUE		5 GAL.	MODERATE
MS'M	MISCANTHUS SINENSIS 'MORNING LIGHT'	MORNING LIGHT GRASS		5 GAL	LOW
MS'F	MISCANTHUS SINENSIS 'PURPURASCENS'	FLAME GRASS GRASS		5 GAL	LOW

LAWN AREA : 168,950 SQ. FT.

LAWN AREAS SHALL BE SOD. NEW TURF AREAS TO BE SODDED WITH 18% "BLUESTAR KENTUCKY BLUEGRASS, 19% "MARQUIS" KENTUCKY BLUEGRASS, 17% "NEWPORT" KENTUCKY BLUEGRASS, 17% "TOUCHDOWN" KENTUCKY BLUEGRASS, 16% "APM PERENNIAL RYEGRASS, 13% "ACCENT PERENNIAL RYEGRASS OR APPROVED EQUAL AT A RATE OF 220 LBS. PER ACRE. FINE LEVEL ALL AREAS PRIOR TO LAYING SOD.
ALL LAWN AREAS SHALL BE IRRIGATED WITH 100% COVERAGE BY POP-UP SPRAY HEADS AND GEAR-DRIVEN ROTORS. ALL DECIDUOUS AND CONIFER TREES PLANTED WITHIN SOD AREAS SHALL HAVE A FOUR FOOT(4') DIAMETER TREE RING COVERED WITH CHOCOLATE BROWN BARK MULCH. NO SHREDDED FINES. SUBMIT SAMPLES TO BE APPROVED BY LANDSCAPE ARCHITECT AND OWNER BEFORE INSTALLATION.

ISSUE DATE	PROJECT NUMBER
05-20-2019	UT18081

NO.	REVISION	DATE
1	XXXX	XX-XX-XX
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7		

PLAN INFORMATION

811 BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC
1-800-662-4111
www.bluestakes.org

N

0' 5' 10' 20' 40'

GRAPHIC SCALE: 1" = 10'

PROJECT INFORMATION

TOWN CENTER HERRIMAN

HERRIMAN, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT

Developer / Property Owner:

EDGEhomes
EDGE HOMES
13702 S 200 W B12
DRAPER, UT 84020
(801) 494-0150

Client / Engineer:

LANDSCAPE ARCHITECT / PLANNER

PKJ DESIGN GROUP

PKJ DESIGN GROUP L.L.C.
3450 N. TRIUMPH BLVD. SUITE 102
LEHI, UTAH 84043 (801) 960-2698
www.pkjdesigngroup.com

LICENSE STAMP

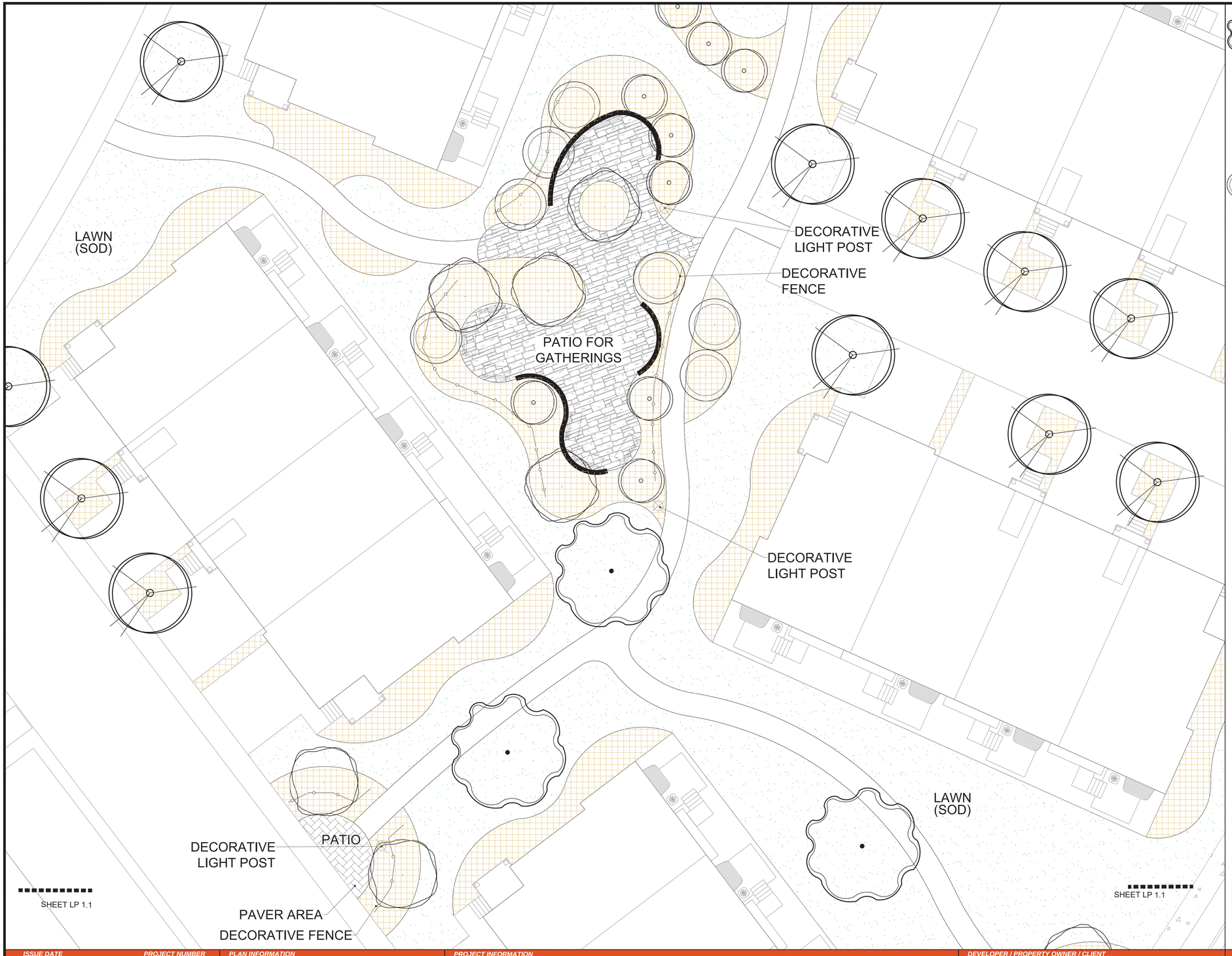
LICENSED LANDSCAPE ARCHITECT — JEROME ANTHONY ROBERTS — 8128121-5301 — 05/08/2019 — STATE OF UTAH

PM:	JTA
DRAWN:	KBA
CHECKED:	TM
PLOT DATE:	5/20/2019

LANDSCAPE PLAN

PRELIMINARY PLANS NOT FOR CONSTRUCTION

LP-1.0



LARGE DECIDUOUS TREE LEGEND TOTAL COUNT

182

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	HYDROZONE
CP	CRATAEGUS PHAENOPYRUM	WASHINGTON HAWTHORN		2" CAL	LOW
FO	FRAXINJUS OXYCARPA	RAYWOOD ASH		2" CAL.	LOW
ZS	ZELKOVA SERRATA	JAPANESE ZELKOVA		2" CAL.	LOW
FA'A	FRAXINUS AMERICANA 'AUTUMN PURPLE'	AUTUMN PURPLE ASH		2" CAL.	LOW
FP	FAXINUS PENNSYLVANICA	GREEN ASH		2" CAL.	LOW
AP'E	ACER PLATANOIDES 'EMERALD QUEEN'	EMERALD QUEEN MAPLE		2" CAL.	MODERATE
AP'C	ACER PLATANOIDES 'COLUMNARE'	COLUMNAR MAPLE		2" CAL.	MODERATE

MEDIUM DECIDOUS TREE LEGEND TOTAL COUNT

74

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	HYDROZONE
M'S	MALUS X 'SPRING SNOW'	SPRING SNOW CRABAPPLE		2" CAL.	LOW
CC'I	CRATAEGUS CRUS-GALI 'CRUZAM'	COCKSPUR HAWTHORN "CRUSADER"		2" CAL.	LOW
AR'A	ACER RUBRUM 'ARMSTRONG"	ARMSTRONG RED MAPLE		2" CAL.	LOW

SMALL DECIDUOUS TREE LEGEND TOTAL COUNT

75

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	HYDROZONE
PT'E	POPULUS TREULA 'ERECTA'	SWEDISH ASPEN		2" CAL.	HIGH

STREET TREE LEGEND TOTAL COUNT

27

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	HYDROZONE
QR'B	QUERCUS ROBUR X BICOLOR	COLUMNAR OAK		2" CAL.	LOW
PC'C	PYRUS CALLERYANA 'CHANTICLEER' (GLEN'S FORM')	CHANTICLEER FLOWERING PEAR		2" CAL.	LOW
AR	ACER RUBRUM	RED MAPLE		2" CAL.	LOW
ZS'M	ZELKOVA SERRATA 'MUSASHINO'	MUSASHINO COLUMNAR ZELKOVA		2" CAL	LOW

MEDIUM ORNAMENTAL TREE LEGEND TOTAL COUNT

8

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	HYDROZONE
M'P	MALUS X 'PRARIEFIRE'	PRAIRIEFIRE CRABAPPLE	8	2" CAL.	LOW
M'R	MALUS X 'ROYAL RAINDROPS'	ROYAL RAINDROPS CRABAPPLE		2" CAL.	LOW

SMALL ORNAMENTAL TREE LEGEND TOTAL COUNT

92

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	HYDROZONE
PV'C	PRUNUS VIRGINIANA 'CANADA RED'	CANADA RED CHOKECHERRY	73	2" CAL.	LOW
RT'L	RHUS TYPHINA 'LACINIATA'	LACELEAF STAGHORN SUMAC	19	10 GAL.	LOW

EVERGREEN TREE LEGEND TOTAL COUNT

19

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	HYDROZONE
PN'A	PINUS NIGRA 'ARNOLD SENTINEL'	ARNOLD SENTINEL AUSTRIAN BLACK PINE		6' TALL	LOW
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PS'F	PINUS SYLVESTRIS "FASTIGIATA"	COLUMNAR SCOTCH PINE		6' TALL	LOW
PL	PINUS LUECODERMIS	BOSNIAN PINE		6' TALL	LOW

SHRUB LEGEND TOTAL COUNT

AREA : 88,610 SQ. FT.

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	HYDROZONE
BT'C	BERBERIS THUNBERGII 'CRIMSON PYGMY'	CRIMSON PYGMY DWARF JAPANESE BARBERRY		5 GAL	LOW
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VO	VIBURNUM OPULUS	CRANBERRY BUSH		5 GAL	HIGH
PO'S	PHYSOCARPUS OPULUS 'SUMMER WINE'	SUMMER WINE NINE BARK		5 GAL	HIGH
SJ'M	SPIREA JAPONICA	MAGIC CARPET SPIREA		5 GAL.	MODERATE
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TM'H	TAXUS X MEDIA 'HICKSIL'	HICKS YEW		5 GAL	MODERATE
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MS'F	MISCANTHUS SINENSIS 'PURPURASCENS'	FLAME GRASS GRASS		5 GAL	LOW

LAWN AREA : 151,950 SQ. FT.

LAWN AREAS SHALL BE SOD. NEW TURF AREAS TO BE SODDED WITH 18% "BLUESTAR KENTUCKY BLUEGRASS, 19% "MARQUIS" KENTUCKY BLUEGRASS, 17% "NEWPORT" KENTUCKY BLUEGRASS, 17% "TOUCHDOWN" KENTUCKY BLUEGRASS, 16% "APM PERENNIAL RYEGRASS, 13% "ACCENT PERENNIAL RYEGRASS OR APPROVED EQUAL AT A RATE OF 220 LBS. PER ACRE. FINE LEVEL ALL AREAS PRIOR TO LAYING SOD.
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PLAN INFORMATION

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www.bluestakes.org

N

0' 5' 10' 20' 40'

GRAPHIC SCALE: 1" = 10'

PROJECT INFORMATION

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HERRIMAN, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT

Developer / Property Owner:

EDGEhomes
EDGE HOMES
13702 S 200 W B12
DRAPER, UT 84020
(801) 494-0150

Client / Engineer:

LANDSCAPE ARCHITECT / PLANNER

PKJ DESIGN GROUP

PKJ DESIGN GROUP L.L.C.
3450 N. TRIUMPH BLVD. SUITE 102
LEHI, UTAH 84043 (801) 960-2698
www.pkjdesigngroup.com

LICENSE STAMP

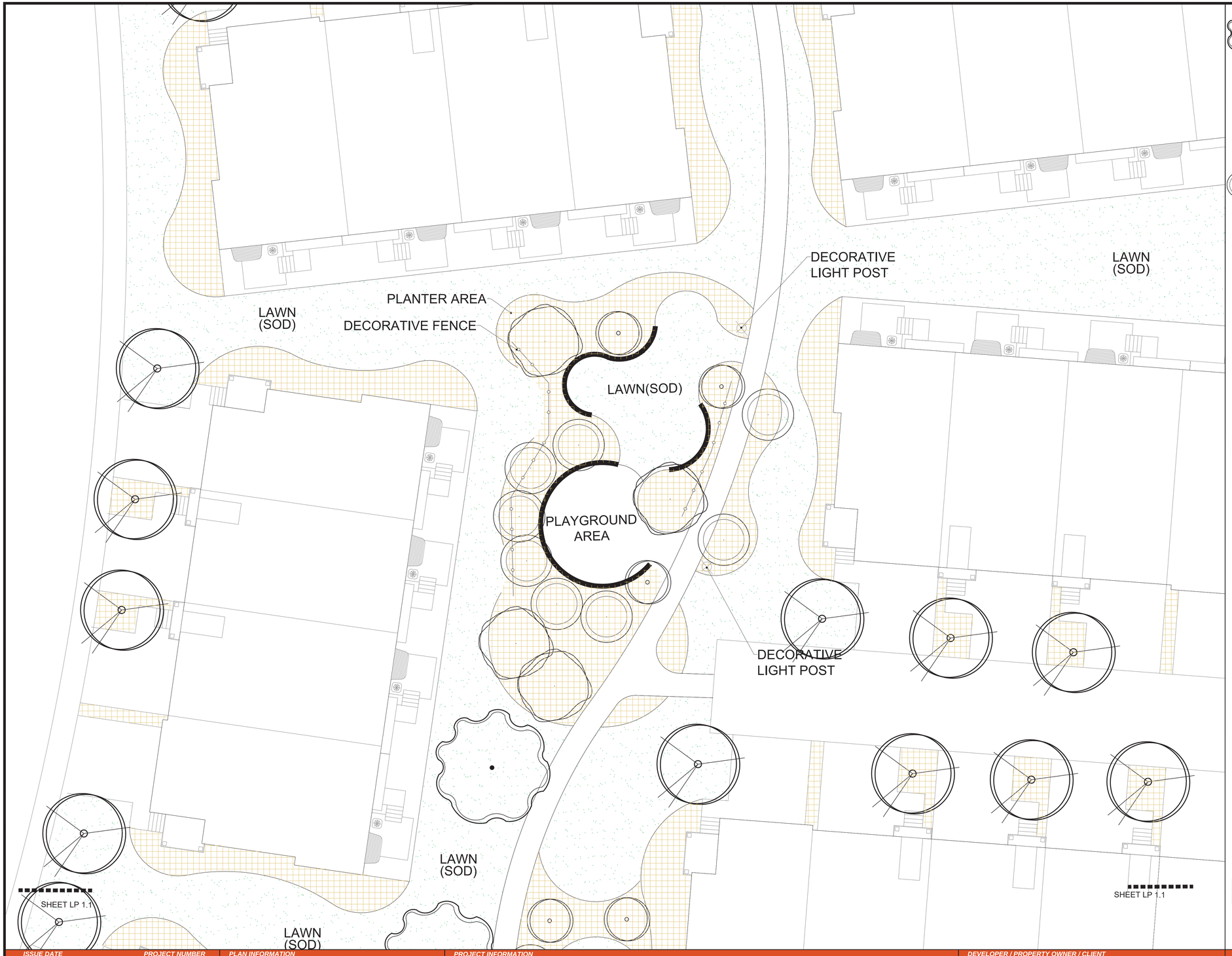
LICENSED LANDSCAPE ARCHITECT — JEREMY ANDREATTA — 8128121-5301 — 05/06/2019 — STATE OF UTAH

PM:	JTA
DRAWN:	KBA
CHECKED:	TM
PLOT DATE:	5/20/2019

LANDSCAPE PLAN

PRELIMINARY PLANS NOT FOR CONSTRUCTION

LP-1.0



LARGE DECIDUOUS TREE LEGEND TOTAL COUNT

182

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	HYDROZONE
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FA'A	FRAXINUS AMERICANA 'AUTUMN PURPLE'	AUTUMN PURPLE ASH		2" CAL.	LOW
FP	FAXINUS PENNSYLVANICA	GREEN ASH		2" CAL.	LOW
AP'E	ACER PLATANOIDES 'EMERALD QUEEN'	EMERALD QUEEN MAPLE		2" CAL.	MODERATE
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MEDIUM DECIDOUS TREE LEGEND TOTAL COUNT

74

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SMALL DECIDUOUS TREE LEGEND TOTAL COUNT

75

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STREET TREE LEGEND TOTAL COUNT

27

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8

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PA'H	PENNISETUM APOLCUROIDES 'HAMELN'	HAMELN DWARF FOUNTAIN		5 GAL	HIGH
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FG	FESTUCA GLAUCA	BEYOND BLUE FESCUE		5 GAL.	MODERATE
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PLAN INFORMATION

811 BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC
1-800-662-4111
www.bluestakes.org

0' 5' 10' 20' 40'
GRAPHIC SCALE: 1" = 10'

PROJECT INFORMATION

TOWN CENTER HERRIMAN
HERRIMAN, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT

Developer / Property Owner:
EDGEhomes
EDGE HOMES
13702 S 200 W B12
DRAPER, UT 84020
(801) 494-0150

Client / Engineer:

LANDSCAPE ARCHITECT / PLANNER

PKJ DESIGN GROUP
PKJ DESIGN GROUP L.L.C.
3450 N. TRIUMPH BLVD. SUITE 102
LEHI, UTAH 84043 (801) 960-2698
www.pkjdesigngroup.com

LICENSE STAMP

REGISTERED LANDSCAPE ARCHITECT JEREMY ANDREWSEN 8128121-5301 05/06/2019 STATE OF UTAH

PM: JTA
DRAWN: KBA
CHECKED: TM
PLOT DATE: 5/20/2019

LANDSCAPE PLAN

PRELIMINARY PLANS NOT FOR CONSTRUCTION

LP-1.0



LARGE DECIDUOUS TREE LEGEND TOTAL COUNT

182

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	HYDROZONE
CP	CRATAEGUS PHAENOPYRUM	WASHINGTON HAWTHORN		2" CAL	LOW
FO	FRAXINJUS OXYCARPA	RAYWOOD ASH		2" CAL.	LOW
ZS	ZELKOVA SERRATA	JAPANESE ZELKOVA		2" CAL.	LOW
FA'A	FRAXINUS AMERICANA 'AUTUMN PURPLE'	AUTUMN PURPLE ASH		2" CAL.	LOW
FP	FAXINUS PENNSYLVANICA	GREEN ASH		2" CAL.	LOW
AP'E	ACER PLATANOIDES 'EMERALD QUEEN'	EMERALD QUEEN MAPLE		2" CAL.	MODERATE
AP'C	ACER PLATANOIDES 'COLUMNARE'	COLUMNAR MAPLE		2" CAL.	MODERATE

MEDIUM DECIDOUS TREE LEGEND TOTAL COUNT

74

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	HYDROZONE
M'S	MALUS X 'SPRING SNOW'	SPRING SNOW CRABAPPLE		2" CAL.	LOW
CC'I	CRATAEGUS CRUS-GALI 'CRUZAM'	COCKSPUR HAWTHORN "CRUSADER"		2" CAL.	LOW
AR'A	ACER RUBRUM 'ARMSTRONG"	ARMSTRONG RED MAPLE		2" CAL.	LOW

SMALL DECIDUOUS TREE LEGEND TOTAL COUNT

75

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	HYDROZONE
PT'E	POPULUS TREULA 'ERECTA'	SWEDISH ASPEN		2" CAL.	HIGH

STREET TREE LEGEND TOTAL COUNT

27

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	HYDROZONE
QR'B	QUERCUS ROBUR X BICOLOR	COLUMNAR OAK		2" CAL.	LOW
PC'C	PYRUS CALLERYANA 'CHANTICLEER' (GLEN'S FORM')	CHANTICLEER FLOWERING PEAR		2" CAL.	LOW
AR	ACER RUBRUM	RED MAPLE		2" CAL.	LOW
ZS'M	ZELKOVA SERRATA 'MUSASHINO'	MUSASHINO COLUMNAR ZELKOVA		2" CAL	LOW

MEDIUM ORNAMENTAL TREE LEGEND TOTAL COUNT

8

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	HYDROZONE
M'P	MALUS X 'PRARIEFIRE'	PRAIRIEFIRE CRABAPPLE	8	2" CAL.	LOW
M'R	MALUS X 'ROYAL RAINDROPS'	ROYAL RAINDROPS CRABAPPLE		2" CAL.	LOW

SMALL ORNAMENTAL TREE LEGEND TOTAL COUNT

92

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	HYDROZONE
PV'C	PRUNUS VIRGINIANA 'CANADA RED'	CANADA RED CHOKECHERRY	73	2" CAL.	LOW
RT'L	RHUS TYPHINA 'LACINIATA'	LACELEAF STAGHORN SUMAC	19	10 GAL.	LOW

EVERGREEN TREE LEGEND TOTAL COUNT

19

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	HYDROZONE
PN'A	PINUS NIGRA 'ARNOLD SENTINEL'	ARNOLD SENTINEL AUSTRIAN BLACK PINE		6' TALL	LOW
PO	PICEA OMORIKA	SERBIAN SPRUCE		6' TALL	LOW
PP'H	PICEA PUNGENS 'HOOPSII'	HOOPSII COLORADO BLUE SPRUCE		6' TALL	MODERATE
PS'F	PINUS SYLVESTRIS "FASTIGIATA"	COLUMNAR SCOTCH PINE		6' TALL	LOW
PL	PINUS LUECODERMIS	BOSNIAN PINE		6' TALL	LOW

SHRUB LEGEND TOTAL COUNT

AREA : 88,610 SQ. FT.

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	HYDROZONE
BT'C	BERBERIS THUNBERGII 'CRIMSON PYGMY'	CRIMSON PYGMY DWARF JAPANESE BARBERRY		5 GAL	LOW
EA'C	EUONYMUS ALATUS 'COMPACTUS'	DWARF BURNING BUSH		5 GAL	MODERATE
VO	VIBURNUM OPULUS	CRANBERRY BUSH		5 GAL	HIGH
PO'S	PHYSOCARPUS OPULUS 'SUMMER WINE'	SUMMER WINE NINE BARK		5 GAL	HIGH
SJ'M	SPIREA JAPONICA	MAGIC CARPET SPIREA		5 GAL.	MODERATE
L'V	LIGUSTRUM X VICARYI	GOLDEN PRIVET		5 GAL.	MODERATE
CS'K	CORNUS SERICEA 'KELSEYI'	KELSEYI DOGWOOD		5 GAL	MODERATE
RR	ROSA X RADRAZZ	KNOCK OUT ROSE		5 GAL	HIGH
CA'B	CORNUS ALBA 'BAILHALO'	IVORY HALO DOGWOOD		5 GAL	MODERATE
RF'R	RHAMNUS FRANGULA 'RON WILLIAMS	FINE LINE BUCKTHORN		5 GAL	HIGH
BS'S	BUXUS SEMPERVIRENS "SUFFRUTICOSA"	DWARF BOXWOOD		5 GAL.	MODERATE
RA'G	RHUS AROMATICA 'GRO-LOW'	GRO LOW SUMAC		5 GAL	HIGH
LV'L	LIGUSTRUM X VULGARE 'LODENSE'	LODENSE PRIVET		5 GAL.	MODERATE
RA	RIBES ALPINUM	ALPINE CURRANT		5 GAL	HIGH
JC'H	JUNIPERUS CHINENSIS "HETZIL COLUMNARIS"	GREEN COLUMNAR JUNIPER		5 GAL	LOW
JS'B	JUNIPERUS SCOPULORUM "BLUE ARROW"	BLUE ARROW JUNIPER		5 GAL	LOW
JS'M	JUNIPERUS SCOPULORUM "MOONGLOW"	MOONGLOW JUNIPER		5 GAL	LOW
JH'B	JUNIPERUS HORIZONTALIS 'BLUE CHIP'	BLUE CHIP JUNIPER		5 GAL	LOW
PA'N	PICEA ABIES 'NIDIFORMIS'	NEST NORWAY SPRUCE		5 GAL	HIGH
PM'P	PINUS MUGO 'PUMILIO'	DWARF MUGO PINE		5 GAL.	LOW
TM'H	TAXUS X MEDIA 'HICKSIL'	HICKS YEW		5 GAL	MODERATE
TAY	TAXES ACUSPIDATE	DARK GREEN SPREADING YEW		5 GAL	MODERATE
PA'G	PICEA ABIES 'LITTLE GEM'	LITTLE GEM		5 GAL	HIGH
CA'F	CALAMAGROSTIS A. 'FOERSTER'	FOERSTER FEATHER GRASS		5 GAL	HIGH
PA'H	PENNISETUM APOLCUROIDES 'HAMELN'	HAMELN DWARF FOUNTAIN		5 GAL	HIGH
PV'S	PANICUM VIRGATUM 'SHENANDOAH'	SHENANDOAH SWITCH GRASS		5 GAL.	MODERATE
FG	FESTUCA GLAUCA	BEYOND BLUE FESCUE		5 GAL.	MODERATE
MS'M	MISCANTHUS SINENSIS 'MORNING LIGHT'	MORNING LIGHT GRASS		5 GAL	LOW
MS'F	MISCANTHUS SINENSIS 'PURPURASCENS'	FLAME GRASS GRASS		5 GAL	LOW

LAWN AREA : 151,950 SQ. FT.

LAWN AREAS SHALL BE SOD. NEW TURF AREAS TO BE SODDED WITH 18% "BLUESTAR KENTUCKY BLUEGRASS, 19% "MARQUIS" KENTUCKY BLUEGRASS, 17% "NEWPORT" KENTUCKY BLUEGRASS, 17% "TOUCHDOWN" KENTUCKY BLUEGRASS, 16% "APM PERENNIAL RYEGRASS, 13% "ACCENT PERENNIAL RYEGRASS OR APPROVED EQUAL AT A RATE OF 220 LBS. PER ACRE. FINE LEVEL ALL AREAS PRIOR TO LAYING SOD.
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ISSUE DATE	PROJECT NUMBER
05-20-2019	UT18081

NO.	REVISION	DATE
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LEHI, UTAH 84043 (801) 960-2698
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LICENSE STAMP

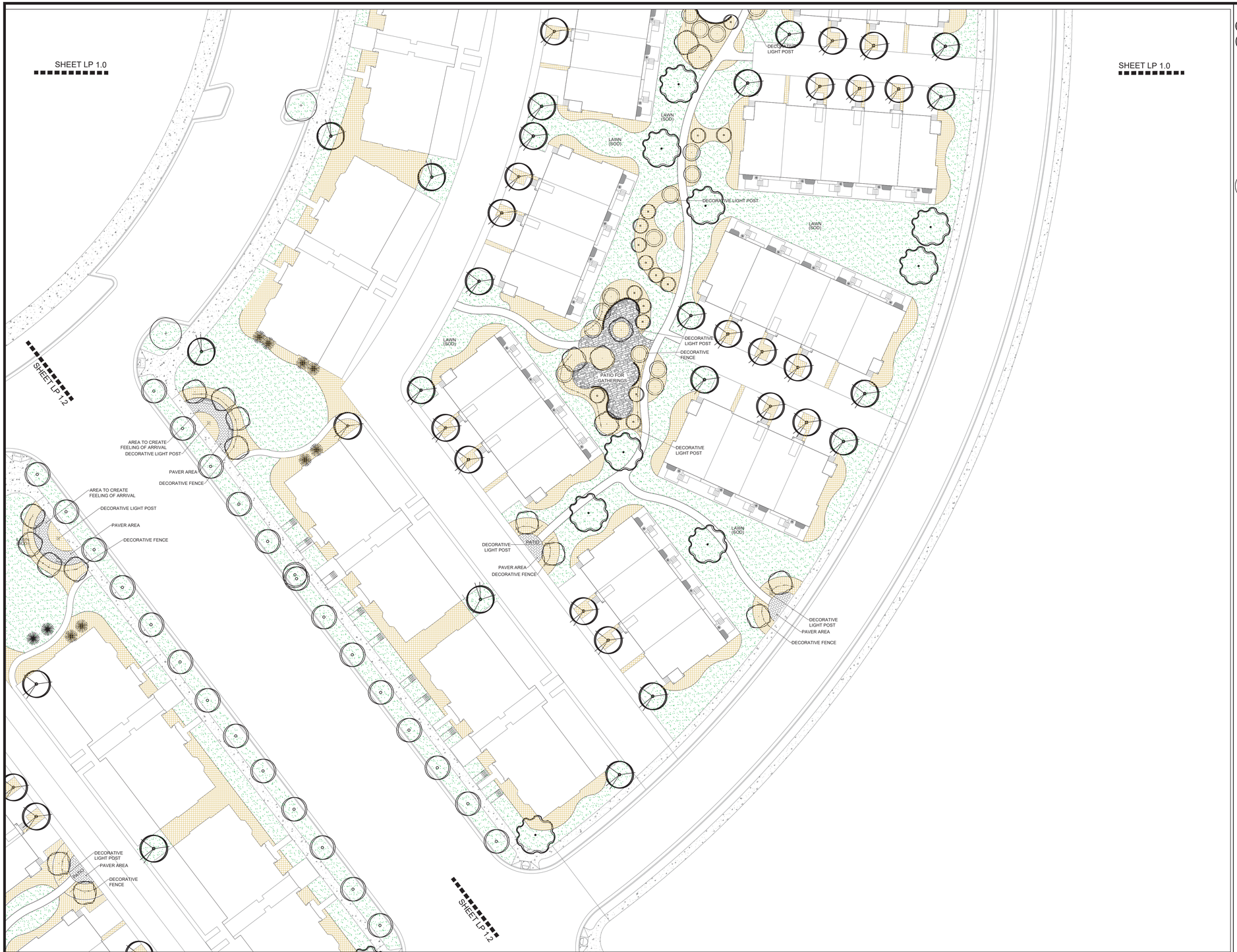
REGISTERED LANDSCAPE ARCHITECT JEREMY ANDERSEN 8128121-5301 APPROVED 01/08/2019 STATE OF UTAH

PM:	JTA
DRAWN:	KBA
CHECKED:	TM
PLOT DATE:	5/20/2019

LANDSCAPE PLAN

PRELIMINARY PLANS NOT FOR CONSTRUCTION

LP-1.0



LARGE DECIDUOUS TREE LEGEND TOTAL COUNT

182

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FA'A	FRAXINUS AMERICANA 'AUTUMN PURPLE'	AUTUMN PURPLE ASH		2" CAL.	LOW
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MEDIUM DECIDOUS TREE LEGEND TOTAL COUNT

74

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	HYDROZONE
M'S	MALUS X 'SPRING SNOW'	SPRING SNOW CRABAPPLE		2" CAL.	LOW
CC'I	CRATAEGUS CRUS-GALI 'CRUZAM'	COCKSPUR HAWTHORN "CRUSADER"		2" CAL.	LOW
AR'A	ACER RUBRUM 'ARMSTRONG"	ARMSTRONG RED MAPLE		2" CAL.	LOW

SMALL DECIDUOUS TREE LEGEND TOTAL COUNT

75

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	HYDROZONE
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STREET TREE LEGEND TOTAL COUNT

27

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ZS'M	ZELKOVA SERRATA 'MUSASHINO'	MUSASHINO COLUMNAR ZELKOVA		2" CAL	LOW

MEDIUM ORNAMENTAL TREE LEGEND TOTAL COUNT

8

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92

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19

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3450 N. TRIUMPH BLVD. SUITE 102
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LICENSE STAMP

LICENSED LANDSCAPE ARCHITECT — JEREMY AINSWORTH — 8129371-5301 — 05/06/2019 — RENEWAL DATE — STATE OF UTAH

PM:	JTA
DRAWN:	KBA
CHECKED:	TM
PLOT DATE:	5/20/2019

LANDSCAPE PLAN

PRELIMINARY PLANS NOT FOR CONSTRUCTION

LP-1.1



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JS'M	JUNIPERUS SCOPULORUM "MOONGLOW"	MOONGLOW JUNIPER		5 GAL	LOW
JH'B	JUNIPERUS HORIZONTALIS 'BLUE CHIP'	BLUE CHIP JUNIPER		5 GAL	LOW
PA'N	PICEA ABIES 'NIDIFORMIS'	NEST NORWAY SPRUCE		5 GAL	HIGH
PM'P	PINUS MUGO 'PUMILIO'	DWARF MUGO PINE		5 GAL.	LOW
TM'H	TAXUS X MEDIA 'HICKSII,'	HICKS YEW		5 GAL	MODERATE
TA'Y	TAXES ACUSPIDATE	DARK GREEN SPREADING YEW		5 GAL	MODERATE
PA'G	PICEA ABIES 'LITTLE GEM'	LITTLE GEM		5 GAL	HIGH
CA'F	CALAMAGROSTIS A. 'FOERSTER'	FOERSTER FEATHER GRASS		5 GAL	HIGH
PA'H	PENNISETUM APOLCUROIDES 'HAMELN'	HAMELN DWARF FOUNTAIN		5 GAL	HIGH
PV'S	PANICUM VIRGATUM 'SHENANDOAH'	SHENANDOAH SWITCH GRASS		5 GAL.	MODERATE
FG	FESTUCA GLAUCA	BEYOND BLUE FESCUE		5 GAL.	MODERATE
MS'M	MISCANTHUS SINENSIS 'MORNING LIGHT'	MORNING LIGHT GRASS		5 GAL	LOW
MS'F	MISCANTHUS SINENSIS 'PURPURASCENS'	FLAME GRASS GRASS		5 GAL	LOW

LAWN AREA : 151,950 SQ. FT.

LAWN AREAS SHALL BE SOD. NEW TURF AREAS TO BE SODDED WITH 18% "BLUESTAR KENTUCKY BLUEGRASS, 19% "MARQUIS" KENTUCKY BLUEGRASS, 17% "NEWPORT" KENTUCKY BLUEGRASS, 17% "TOUCHDOWN" KENTUCKY BLUEGRASS, 16% "APM PERENNIAL RYEGRASS, 13% "ACCENT PERENNIAL RYEGRASS OR APPROVED EQUAL AT A RATE OF 220 LBS. PER ACRE. FINE LEVEL ALL AREAS PRIOR TO LAYING SOD.
ALL LAWN AREAS SHALL BE IRRIGATED WITH 100% COVERAGE BY POP-UP SPRAY HEADS AND GEAR-DRIVEN ROTORS. ALL DECIDUOUS AND CONIFER TREES PLANTED WITHIN SOD AREAS SHALL HAVE A FOUR FOOT(4') DIAMETER TREE RING COVERED WITH CHOCOLATE BROWN BARK MULCH, NO SHREDDED FINES. SUBMIT SAMPLES TO BE APPROVED BY LANDSCAPE ARCHITECT AND OWNER BEFORE INSTALLATION.

ISSUE DATE	PROJECT NUMBER
05-20-2019	UT18081

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PLAN INFORMATION

811 BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC
1-800-662-4111
www.bluestakes.org

N

0' 15' 30' 60' 120'

GRAPHIC SCALE: 1" = 30'

PROJECT INFORMATION

TOWN CENTER HERRIMAN

HERRIMAN, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT

Developer / Property Owner:

EDGEhomes

EDGE HOMES
13702 S 200 W B12
DRAPER, UT 84020
(801) 494-0150

Client / Engineer:

LANDSCAPE ARCHITECT / PLANNER

PKJ DESIGN GROUP

PKJ DESIGN GROUP L.L.C.
3450 N. TRIUMPH BLVD. SUITE 102
LEHI, UTAH 84043 (801) 960-2698
www.pkjdesigngroup.com

LICENSE STAMP

LICENSED LANDSCAPE ARCHITECT — KRENT AINSWORTH — 812921-5301 — EXPIRES 05/06/2020 — RENEWAL — STATE OF UTAH

PM:	JTA
DRAWN:	KBA
CHECKED:	TM
PLOT DATE:	5/20/2019

LANDSCAPE PLAN

PRELIMINARY PLANS NOT FOR CONSTRUCTION

LP-1.2



LARGE DECIDUOUS TREE LEGEND TOTAL COUNT

182

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	HYDROZONE
CP	CRATAEGUS PHAENOPYRUM	WASHINGTON HAWTHORN		2" CAL	LOW
FO	FRAXINJUS OXYCARPA	RAYWOOD ASH		2" CAL.	LOW
ZS	ZELKOVA SERRATA	JAPANESE ZELKOVA		2" CAL.	LOW
FA'A	FRAXINUS AMERICANA 'AUTUMN PURPLE'	AUTUMN PURPLE ASH		2" CAL.	LOW
FP	FAXINUS PENNSYLVANICA	GREEN ASH		2" CAL.	LOW
AP'E	ACER PLATANOIDES 'EMERALD QUEEN'	EMERALD QUEEN MAPLE		2" CAL.	MODERATE
AP'C	ACER PLATANOIDES 'COLUMNARE'	COLUMNAR MAPLE		2" CAL.	MODERATE

MEDIUM DECIDOUS TREE LEGEND TOTAL COUNT

74

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	HYDROZONE
M'S	MALUS X 'SPRING SNOW'	SPRING SNOW CRABAPPLE		2" CAL.	LOW
CC'I	CRATAEGUS CRUS-GALI 'CRUZAM'	COCKSPUR HAWTHORN "CRUSADER"		2" CAL.	LOW
AR'A	ACER RUBRUM 'ARMSTRONG"	ARMSTRONG RED MAPLE		2" CAL.	LOW

SMALL DECIDUOUS TREE LEGEND TOTAL COUNT

75

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	HYDROZONE
PT'E	POPULUS TREULA 'ERECTA'	SWEDISH ASPEN		2" CAL.	HIGH

STREET TREE LEGEND TOTAL COUNT

27

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	HYDROZONE
QR'B	QUERCUS ROBUR X BICOLOR	COLUMNAR OAK		2" CAL.	LOW
PC'C	PYRUS CALLERYANA 'CHANTICLEER' (GLEN'S FORM')	CHANTICLEER FLOWERING PEAR		2" CAL.	LOW
AR	ACER RUBRUM	RED MAPLE		2" CAL.	LOW
ZS'M	ZELKOVA SERRATA 'MUSASHINO'	MUSASHINO COLUMNAR ZELKOVA		2" CAL	LOW

MEDIUM ORNAMENTAL TREE LEGEND TOTAL COUNT

8

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	HYDROZONE
M'P	MALUS X 'PRARIEFIRE'	PRARIEFIRE CRABAPPLE	8	2" CAL.	LOW
M'R	MALUS X 'ROYAL RAINDROPS'	ROYAL RAINDROPS CRABAPPLE		2" CAL.	LOW

SMALL ORNAMENTAL TREE LEGEND TOTAL COUNT

92

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	HYDROZONE
PV'C	PRUNUS VIRGINIANA 'CANA RA RED'	CANADA RED CHOKECHERRY	73	2" CAL.	LOW
RT'L	RHUS TYPHINA 'LACINIATA'	LACELEAF STAGHORN SUMAC	19	10 GAL.	LOW

EVERGREEN TREE LEGEND TOTAL COUNT

19

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	HYDROZONE
PN'A	PINUS NIGRA 'ARNOLD SENTINEL'	ARNOLD SENTINEL AUSTRIAN BLACK PINE		6' TALL	LOW
PO	PICEA OMORIKA	SERBIAN SPRUCE		6' TALL	LOW
PP'H	PICEA PUNGENS 'HOOPSII'	HOOPSII COLORADO BLUE SPRUCE		6' TALL	MODERATE
PS'F	PINUS SYLVESTRIS "FASTIGIATA"	COLUMNAR SCOTCH PINE		6' TALL	LOW
PL	PINUS LUECODERMIS	BOSNIAN PINE		6' TALL	LOW

SHRUB LEGEND TOTAL COUNT

AREA : 88,610 SQ. FT.

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	HYDROZONE
BT'C	BERBERIS THUNBERGII 'CRIMSON PYGMY'	CRIMSON PYGMY DWARF JAPANESE BARBERRY		5 GAL	LOW
EA'C	EUONYMUS ALATUS 'COMPACTUS'	DWARF BURNING BUSH		5 GAL	MODERATE
VO	VIBURNUM OPULUS	CRANBERRY BUSH		5 GAL	HIGH
PO'S	PHYSOCARPUS OPULUS 'SUMMER WINE'	SUMMER WINE NINE BARK		5 GAL	HIGH
SJ'M	SPIREA JAPONICA	MAGIC CARPET SPIREA		5 GAL.	MODERATE
L'V	LIGUSTRUM X VICARYI	GOLDEN PRIVET		5 GAL.	MODERATE
CS'K	CORNUS SERICEA 'KELSEYI'	KELSEYI DOGWOOD		5 GAL	MODERATE
RR	ROSA X RADRAZZ	KNOCK OUT ROSE		5 GAL	HIGH
CA'B	CORNUS ALBA 'BAILHALO'	IVORY HALO DOGWOOD		5 GAL	MODERATE
RF'R	RHAMNUS FRANGULA 'RON WILLIAMS	FINE LINE BUCKTHORN		5 GAL	HIGH
BS'S	BUXUS SEMPERVIRENS "SUFFRUTICOSA"	DWARF BOXWOOD		5 GAL.	MODERATE
RA'G	RHUS AROMATICA 'GRO-LOW"	GRO LOW SUMAC		5 GAL	HIGH
LV'L	LIGUSTRUM X VULGARE 'LODENSE'	LODENSE PRIVET		5 GAL.	MODERATE
RA	RIBES ALPINUM	ALPINE CURRANT		5 GAL	HIGH
JC'H	JUNIPERUS CHINENSIS "HETZIL COLUMNARIS"	GREEN COLUMNAR JUNIPER		5 GAL	LOW
JS'B	JUNIPERUS SCOPULORUM "BLUE ARROW"	BLUE ARROW JUNIPER		5 GAL	LOW
JS'M	JUNIPERUS SCOPULORUM "MOONGLOW"	MOONGLOW JUNIPER		5 GAL	LOW
JH'B	JUNIPERUS HORIZONTALIS 'BLUE CHIP'	BLUE CHIP JUNIPER		5 GAL	LOW
PA'N	PICEA ABIES 'NIDIFORMIS'	NEST NORWAY SPRUCE		5 GAL	HIGH
PM'P	PINUS MUGO 'PUMILIO'	DWARF MUGO PINE		5 GAL.	LOW
TM'H	TAXUS X MEDIA 'HICKSIL'	HICKS YEW		5 GAL	MODERATE
TAY	TAXES ACUSPIDATE	DARK GREEN SPREADING YEW		5 GAL	MODERATE
PA'G	PICEA ABIES 'LITTLE GEM'	LITTLE GEM		5 GAL	HIGH
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DEVELOPER / PROPERTY OWNER / CLIENT

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LICENSE STAMP

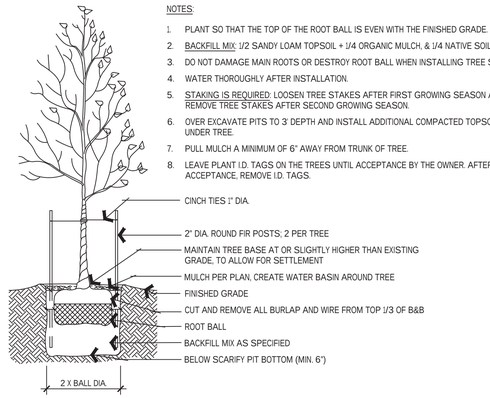
LICENSED LANDSCAPE ARCHITECT — JEREMY ANDREASEN — 8128121-5301 — 05/06/2019 — STATE OF UTAH

PM:	JTA
DRAWN:	KBA
CHECKED:	TM
PLOT DATE:	5/20/2019

LANDSCAPE PLAN

PRELIMINARY PLANS NOT FOR CONSTRUCTION

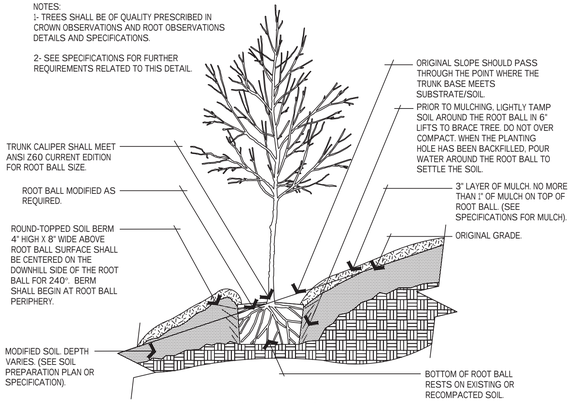
LP-1.3



NOTES:

1. PLANT SO THAT THE TOP OF THE ROOT BALL IS EVEN WITH THE FINISHED GRADE.
2. BACKFILL MIX: 1/2 SANDY LOAM TOPSOIL + 1/4 ORGANIC MULCH, & 1/4 NATIVE SOILS.
3. DO NOT DAMAGE MAIN ROOTS OR DESTROY ROOT BALL WHEN INSTALLING TREE STAKES.
4. WATER THOROUGHLY AFTER INSTALLATION.
5. STAKING IS REQUIRED: LOOSEN TREE STAKES AFTER FIRST GROWING SEASON AND REMOVE TREE STAKES AFTER SECOND GROWING SEASON.
6. OVER EXCAVATE PITS TO 3' DEPTH AND INSTALL ADDITIONAL COMPACTED TOPSOIL UNDER TREE.
7. PULL MULCH A MINIMUM OF 6" AWAY FROM TRUNK OF TREE.
8. LEAVE PLANT I.D. TAGS ON THE TREES UNTIL ACCEPTANCE BY THE OWNER. AFTER FINAL ACCEPTANCE, REMOVE I.D. TAGS.

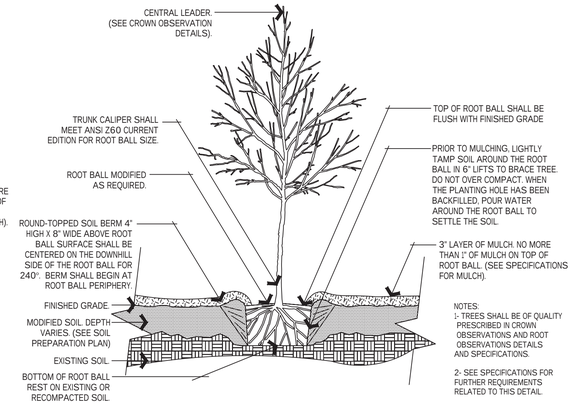
A DECIDUOUS TREE PLANTING DETAIL — PKJ DESIGN GROUP
NOT TO SCALE



NOTES:
1- TREES SHALL BE OF QUALITY PRESCRIBED IN CROWN OBSERVATIONS AND ROOT OBSERVATIONS DETAILS AND SPECIFICATIONS.

2- SEE SPECIFICATIONS FOR FURTHER REQUIREMENTS RELATED TO THIS DETAIL.

B TREE ON SLOPE 5% (20:1) TO 50% (2:1) — PKJ DESIGN GROUP
NOT TO SCALE



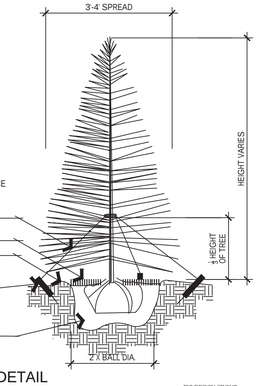
NOTES:
1- TREES SHALL BE OF QUALITY PRESCRIBED IN CROWN OBSERVATIONS AND ROOT OBSERVATIONS DETAILS AND SPECIFICATIONS.

2- SEE SPECIFICATIONS FOR FURTHER REQUIREMENTS RELATED TO THIS DETAIL.

C TREE w/ BERM (EXISTING SOIL MODIFIED) — PKJ DESIGN GROUP
NOT TO SCALE

NOTES:

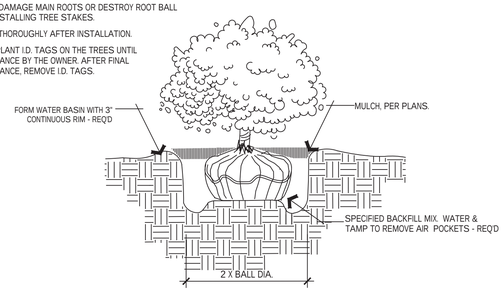
1. PLANT SO THAT THE TOP OF THE ROOT BALL IS EVEN WITH THE FINISHED GRADE.
2. BACKFILL MIX: 1/2 SANDY LOAM TOPSOIL + 1/4 ORGANIC MULCH, & 1/4 NATIVE SOILS.
3. DO NOT DAMAGE MAIN ROOTS OR DESTROY ROOT BALL WHEN INSTALLING TREE STAKES.
4. WATER THOROUGHLY AFTER INSTALLATION.
5. STAKING IS REQUIRED: LOOSEN TREE STAKES AFTER FIRST GROWING SEASON AND REMOVE TREE STAKES AFTER SECOND GROWING SEASON.
6. OVER EXCAVATE PITS TO 3' DEPTH AND INSTALL ADDITIONAL COMPACTED TOPSOIL UNDER TREE.
7. PULL COBBLE ROCK A MINIMUM OF 6" AWAY FROM TRUNK OF TREE.
8. LEAVE PLANT I.D. TAGS ON THE TREES UNTIL ACCEPTANCE BY THE OWNER. AFTER FINAL ACCEPTANCE, REMOVE I.D. TAGS.



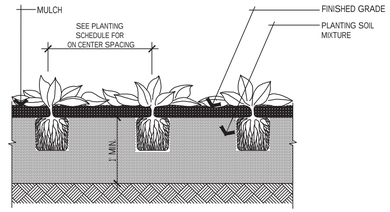
D EVERGREEN TREE PLANTING DETAIL — PKJ DESIGN GROUP
NOT TO SCALE

NOTES:

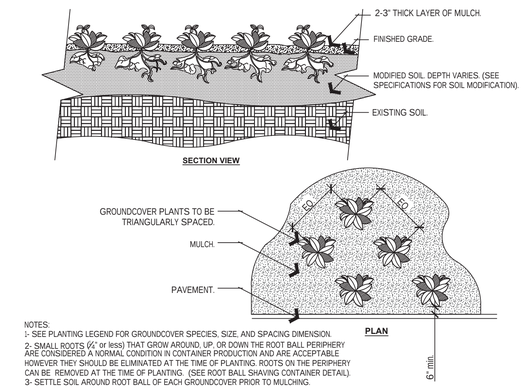
1. IF PLANT IS BALL & BURLAP, CUT AND REMOVE TOP 1/3 OF BURLAP FROM ROOT BALL.
2. IF PLANT IS CONTAINERIZED, SCARIFY ROOT BALL PRIOR TO PLANTING.
3. BACKFILL MIX: 1/2 SANDY LOAM + 1/4 ORGANIC MULCH + 1/4 NATIVE SOILS IF NATIVE SOILS ARE SUITABLE.
4. DO NOT DAMAGE MAIN ROOTS OR DESTROY ROOT BALL WHEN INSTALLING TREE STAKES.
5. WATER THOROUGHLY AFTER INSTALLATION.
8. LEAVE PLANT I.D. TAGS ON THE TREES UNTIL ACCEPTANCE BY THE OWNER. AFTER FINAL ACCEPTANCE, REMOVE I.D. TAGS.



E SHRUB PLANTING DETAIL — PKJ DESIGN GROUP
NOT TO SCALE

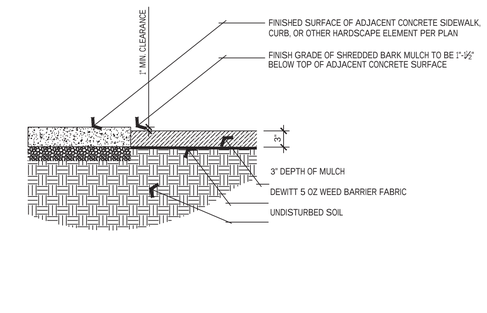


F PERENNIAL PLANTING — PKJ DESIGN GROUP
NOT TO SCALE

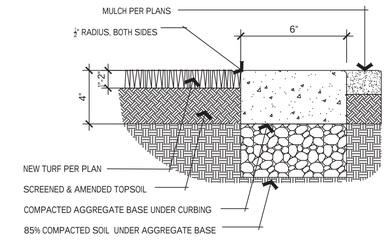


NOTES:
1- SEE PLANTING LEGEND FOR GROUNDCOVER SPECIES, SIZE, AND SPACING DIMENSION.
2- SMALL ROOTS (¼" or less) THAT GROW AROUND, UP, OR DOWN THE ROOT BALL PERIPHERY ARE CONSIDERED A NORMAL CONDITION IN CONTAINER PRODUCTION AND ARE ACCEPTABLE HOWEVER THEY SHOULD BE ELIMINATED AT THE TIME OF PLANTING. ROOTS ON THE PERIPHERY CAN BE REMOVED AT THE TIME OF PLANTING. (SEE ROOT BALL SHAVING CONTAINER DETAIL).
3- SETTLE SOIL AROUND ROOT BALL OF EACH GROUNDCOVER PRIOR TO MULCHING.

G GROUNDCOVER — PKJ DESIGN GROUP
NOT TO SCALE



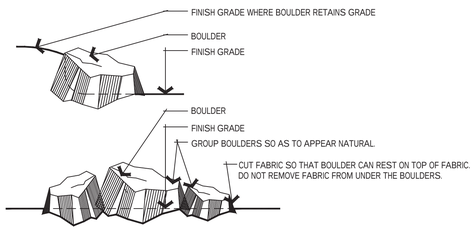
H MULCH DETAIL — PKJ DESIGN GROUP
NOT TO SCALE



NOTE:

1. PROVIDE CONTROL JOINT IN CONCRETE EDGE AT 10' INTERVALS, PROVIDE EXPANSION JOINTS EVERY 30'.

I CONCRETE MOWCURB DETAIL — PKJ DESIGN GROUP
NOT TO SCALE

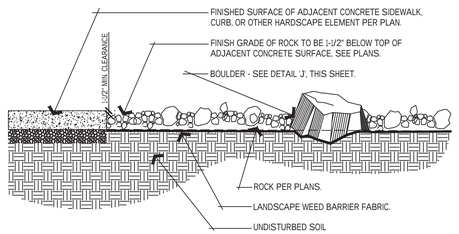


NOTE:
PLACE ALL BOULDERS SUCH THAT 1/4 OF THE TOTAL MASS OF EACH BOULDER IS BELOW FINISH GRADE.

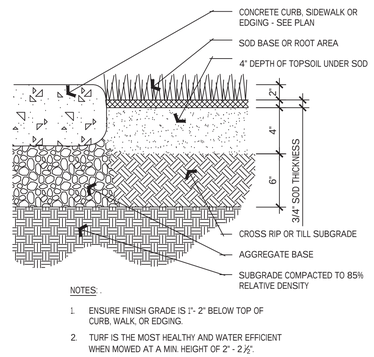
J BOULDER PLACEMENT DETAIL — PKJ DESIGN GROUP
NOT TO SCALE

NOTES:

1. KEEP TOP OF COBBLE ROCK ½" BELOW ADJACENT WALKS AND CURBS. DO NOT ALLOW COBBLE ROCK TO TOUCH THE TRUNK OF ANY PLANT. INSTALL COBBLE ROCK AFTER INSTALLATION OF WEED BARRIER FABRIC AND PLANT MATERIAL.
2. CONTRACTOR TO ENSURE THAT TOP OF WEED BARRIER FABRIC IS FREE OF SOILS AND DEBRIS PRIOR TO PLACING COBBLE ROCK.
3. SEE LANDSCAPE PLANS FOR ROCK TYPE AND DEPTH.
4. COBBLE ROCK TO BE SCREENED AND WASHED PRIOR TO INSTALLATION.



K COBBLE ROCK AND WEED BARRIER DETAIL — PKJ DESIGN GROUP
NOT TO SCALE



NOTES:

1. ENSURE FINISH GRADE IS 1"- 2" BELOW TOP OF CURB, WALK, OR EDGING.
2. TURF IS THE MOST HEALTHY AND WATER EFFICIENT WHEN MOWED AT A MIN. HEIGHT OF 2" - 2½".

L SOD LAYING DETAIL — PKJ DESIGN GROUP
NOT TO SCALE

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05-20-2019	UT18081

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HERRIMAN, UTAH

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EDGE HOMES
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3450 N. TRIUMPH BLVD. SUITE 102
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LICENSE STAMP

LICENSED LANDSCAPE ARCHITECT — JEREMY ANDREATH — 8128121-5301 — 01/06/2019 — RENEW — STATE OF UTAH

PM:	JTA
DRAWN:	KBA
CHECKED:	TM
PLOT DATE:	5/20/2019

LANDSCAPE PLAN

PRELIMINARY PLANS NOT FOR CONSTRUCTION

LP-2.5

TOWN CENTER HERRIMAN

HERRIMAN, UTAH

IRRIGATION SPECIFICATIONS

IRRIGATION SPECIFICATIONS

PART I - GENERAL

1.1 SUMMARY

WORK TO BE DONE INCLUDES ALL LABOR, MATERIALS, EQUIPMENT AND SERVICES REQUIRED TO COMPLETE THE PROJECT IRRIGATION SYSTEM AS INDICATED ON THE CONSTRUCTION DRAWINGS, AND AS SPECIFIED HEREIN. INCLUDES BUT IS NOT LIMITED TO: FURNISHING AND INSTALLING UNDERGROUND AND ABOVE GROUND SPRINKLER SYSTEM COMPLETE WITH ANY ACCESSORIES NECESSARY FOR PROPER FUNCTION AND OPERATION OF THE SYSTEM. ALL PLANT MATERIAL ON THE PROJECT SHALL BE IRRIGATED. REMOVAL AND DISPOSAL OF ANY EXISTING SPRINKLER SYSTEM COMPONENTS ARE NOT TO BE SAVED, WHICH ARE DISTURBED DURING THE CONSTRUCTION PROCESS. RESTORATION OF ANY ALTERED OR DAMAGED EXISTING LANDSCAPE TO ORIGINAL STATE AND CONDITION. CONTRACTOR TO FOLLOW WORK SCOPE AND MASTER SERVICE AGREEMENT FOR ALL WARRANTY INSTALLATION SERVICE AND MAINTENANCE REQUIREMENTS.

1.2 SYSTEM DESCRIPTION

A. DESIGN OF IRRIGATION COMPONENTS: LOCATIONS OF IRRIGATION COMPONENTS ON CONSTRUCTION DRAWINGS MAY BE APPROXIMATE. PIPING, SLEEVING AND/OR OTHER COMPONENTS SHOWN ON CONSTRUCTION DRAWINGS MAY BE SHOWN SCHEMATICALLY FOR GRAPHIC CLARITY AND DEMONSTRATION OF COMPONENT GROUPINGS AND SEPARATIONS. ALL IRRIGATION COMPONENTS SHALL BE PLACED IN LANDSCAPED AREAS, WITH THE EXCEPTION OF POPE AND WIRE IN SLEEVING UNDER HARDSCAPES. ACTUAL ROUTING OF PIPE, WIRE OR OTHER COMPONENTS MAY BE ALTERED DUE TO SITE CONDITIONS NOT ACCOUNTED FOR IN THE DESIGN PROCESS.

B. CONSTRUCTION REQUIREMENTS: ACTUAL PLACEMENT MAY VARY AS REQUIRED TO ACHIEVE A MINIMUM OF 100% COVERAGE WITHOUT OVERSPRAY ONTO HARDSCAPE, BUILDINGS OR OTHER FEATURES.

C. LAYOUT OF IRRIGATION COMPONENTS: DURING LAYOUT AND STAKING, CONSULT WITH OWNER APPROVED REPRESENTATIVE (HEREAFTER REFERRED TO AS OAR) TO VERIFY PROPER PLACEMENT OF IRRIGATION COMPONENTS AND TO PROVIDE CONTRACTOR RECOMMENDATIONS FOR CHANGES, WHERE REVISIONS MAY BE ADVISABLE. SMALL OR MINOR ADJUSTMENTS TO SYSTEM LAYOUT ARE PERMISSIBLE TO AVOID EXISTING FIELD OBSTRUCTIONS SUCH AS UTILITY BOXES OR STREET LIGHT POLES. CONTRACTOR SHALL PLACE REMOTE CONTROL VALVES IN GROUPS AS PRACTICAL TO ECONOMIZE ON QUANTITY OF MANIFOLD ISOLATION VALVES. QUICK COUPLER VALVES SHALL BE PLACED WITH MANIFOLD GROUPS AND PROTECTED BY MANIFOLD ISOLATION VALVES. QUICK COUPLER VALVES ARE SHOWN ON CONSTRUCTION DOCUMENTS IN APPROXIMATE LOCATIONS.

1.3 DEFINITIONS

A. WATER SUPPLY: SECONDARY WATER PIPING AND COMPONENTS, FURNISHED AND INSTALLED BY OTHERS TO PROVIDE IRRIGATION WATER TO THIS PROJECT, INCLUDING BUT NOT LIMITED TO SADDLES, NIPPLES, SPOOLS, SHUT OFF VALVES, CORPORATION STOP VALVES, WATER METERS, PRESSURE REGULATION VALVES, AND PIPING UPSTREAM OF (OR PRIOR TO) THE POINT OF CONNECTION.

B. POINT OF CONNECTION: LOCATION WHERE THE CONTRACTOR SHALL TIE INTO THE WATER SUPPLY. MAY REQUIRE SADDLE, NIPPLES, SPOOLS, ISOLATION VALVES OR STOP AND WASTE VALVE FOR LANDSCAPE IRRIGATION NEEDS AND USE.

C. MAIN LINE PIPING: PRESSURIZED PIPING DOWNSTREAM OF THE POINT OF CONNECTION TO PROVIDE WATER TO REMOTE CONTROL VALVES AND QUICK COUPLERS. NORMALLY UNDER CONSTANT PRESSURE.

D. LATERAL LINE PIPING: CIRCUIT PIPING DOWNSTREAM OF REMOTE CONTROL VALVES TO PROVIDE WATER TO SPRINKLER HEADS, SPRINKLER HEADS, DRIP SYSTEMS OR BUBBLERS.

1.4 REFERENCES

A. THE FOLLOWING STANDARDS WILL APPLY TO THE WORK OF THIS SECTION:

i. ASTM-AMERICAN SOCIETY FOR TESTING AND MATERIALS

ii. IA - THE IRRIGATION ASSOCIATION: MAIN BMP DOCUMENT, LANDSCAPE IRRIGATION SCHEDULING AND WATER MANAGEMENT DOCUMENT.

1.5 SUBMITTALS

A. SHALL ONLY BE REQUIRED IN JURISDICTIONS WHERE THE CITY MAINTAINS THE COMMON AREAS. OR IF REQUIRED BY THE JURISDICTION. AT LEAST THIRTY (30) DAYS PRIOR TO ORDERING OF ANY MATERIALS, THE CONTRACTOR SHALL PROVIDE MANUFACTURER CATALOG CUT SHEET AND CURRENT PRINTED SPECIFICATIONS FOR EACH ELEMENT OR COMPONENT OF THE IRRIGATION SYSTEM. SUBMITTALS SHALL BE IN THREE RING BINDERS OR OTHER SIMILAR BOUND FORM. PROVIDE FIVE COPIES OF SUBMITTALS TO OAR FOR DISTRIBUTION. PLACE COVER OR INDEX SHEET INDICATING ORDER IN SUBMITTAL DOCUMENT. NO MATERIAL SHALL BE ORDERED, DELIVERED OR ANY WORK PRECEDED IN THE FIELD UNTIL THE REQUIRED SUBMITTALS HAVE NEED REVIEWED IN ITS ENTIRETY AND STAMPED APPROVED. DELIVERED MATERIAL SHALL MATCH THE APPROVED SAMPLES.

B. OPERATION AND MAINTENANCE MANUAL:

i. SHALL BE LEFT ON CONTROL TIMER FOR OWNER AND REPRESENTATIVE.

a. SECTION LISTING INSTRUCTIONS TO BE PROVIDED TO OWNER. A COMPUTER VIDEO LINK PER WORKSCAPE AND MASTER SERVICE AGREEMENT FOR OVERALL SYSTEM OPERATION AND MAINTENANCE. INCLUDE DIRECTIONS FOR SPRING START-UP AND WINTERIZATION.

D. INSTALLER IS TO PROVIDE TO OWNER AS-BUILT DRAWINGS OF MAINLINE AND WIRE SCHEMATICS AND SLEEVING AND ZONING LOCATIONS.

C. DIMENSIONS ARE TO BE TAKEN FROM PERMANENT CONSTRUCTED SURFACES, FEATURES, OR FINISHED EDGES LOCATED AT OR ABOVE FINISHED GRADE.

1.6 QUALITY ASSURANCE

A. ACCEPTANCE: DO NOT INSTALL WORK OF THIS SECTION PRIOR TO ACCEPTANCE BY OWNER FIND OF AREA TO RECEIVE SUCH WORK.

B. REGULATORY REQUIREMENTS: ALL WORK AND MATERIALS SHALL BE ACCORDING TO ANY AND ALL RULES, REGULATIONS OR CODES, WHETHER THEY ARE STATE OR LOCAL LAWS AND ORDINANCES. CONTRACT DOCUMENTS, DRAWINGS OR SPECIFICATIONS MAY NOT BE CONSTRUED OR INTERPRETED TO PERMIT WORK OR MATERIALS NOT CONFORMING TO THE ABOVE CODES.

C. ADEQUATE WATER SUPPLY: WATER SUPPLY TO THIS PROJECT EXISTS, INSTALLED BY OTHERS. CONNECTIONS TO THESE SUPPLY LINES SHALL BE BY THIS CONTRACTOR. VERIFY THAT PROPER CONNECTION IS AVAILABLE TO SUPPLY LINE AND IS OF ADEQUATE SIZE. VERIFY THAT SECONDARY CONNECTION COMPONENTS MAY BE INSTALLED IF NECESSARY. PERFORM STATIC PRESSURE TEST PRIOR TO COMMENCEMENT OF WORK. NOTIFY OAR IN WRITING OF PROBLEMS ENCOUNTERED PRIOR TO PROCEEDING.

D. WORKMANSHIP AND MATERIALS:

i. IT IS THE INTENT OF THIS SPECIFICATION THAT ALL MATERIAL HEREIN SPECIFIED AND SHOWN ON THE CONSTRUCTION DOCUMENTS SHALL BE OF OWNER APPROVED COMPONENTS OR EQUAL QUALITY.

ii. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE BEST STANDARDS OF PRACTICE RELATING TO THE TRADE.

E. CONTRACTOR QUALIFICATIONS:

i. INSTALLER TO BE LICENSED AND INSURED AND MEET REQUIREMENTS OF EDGE HOMES WORK SCOPE AND MASTER SERVICE AGREEMENT (MSA)

1.7 DELIVERY-STORAGE-HANDLING

A. DURING DELIVERY, INSTALLATION AND STORAGE OF MATERIALS FOR PROJECT, ALL MATERIALS SHALL BE PROTECTED FROM CONTAMINATION, DAMAGE, VANDALISM, AND PROLONGED EXPOSURE TO SUNLIGHT. ALL MATERIAL STORED AT PROJECT SITE SHALL BE NEATLY ORGANIZED IN A COMPACT ARRANGEMENT AND STORAGE SHALL NOT DISRUPT PROJECT OWNER OR OTHER TRADES ON PROJECT SITE. ALL MATERIAL TO BE INSTALLED SHALL BE HANDLED BY CONTRACTOR WITH CARE TO AVOID BREAKAGE OR DAMAGE. DAMAGED MATERIALS ATTRIBUTED TO CONTRACTOR SHALL BE REPLACED WITH NEW AT CONTRACTOR'S EXPENSE.

1.8 SEQUENCING

A. PERFORM SITE SURVEY, RESEARCH UTILITY RECORDS, CONTACT UTILITY LOCATION SERVICES. THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH ALL HAZARDS AND UTILITIES PRIOR TO WORK COMMENCEMENT. CONTRACTOR SHALL VERIFY ALL SLEEVE INSTALLATION, PERFORMED BY OTHERS, IS INTACT AND IN PLACE. IF NOT, CONTACT OWNER REPRESENTATIVE. IRRIGATION SYSTEM POINT OF CONNECTION COMPONENTS, BACKFLOW PREVENTION AND PRESSURE REGULATION DEVICES SHALL BE INSTALLED AND OPERATIONAL PRIOR TO ALL DOWNSTREAM COMPONENTS. ALL MAIN LINES SHALL BE THOROUGHLY FLUSHED OF ALL DEBRIS PRIOR TO INSTALLATION OF ANY SPRINKLER HEADS.

1.9 WARRANTY

A. CONTRACTOR SHALL PROVIDE ONE YEAR WARRANTY. WARRANTY SHALL COVER ALL MATERIALS, WORKMANSHIP AND LABOR. WARRANTY SHALL INCLUDE FILLING AND OR REPAIRING DEPRESSIONS OR REPLACING TURF OR OTHER PLANTINGS DUE TO SETTLEMENT OF IRRIGATION TRENCHES OR IRRIGATION SYSTEM ELEMENTS. VALVE BOXES, SPRINKLERS OR OTHER COMPONENTS SETTLED FROM ORIGINAL FINISH GRADE SHALL BE RESTORED TO PROPER GRADE. IRRIGATION SYSTEM SHALL HAVE BEEN ADJUSTED TO PROVIDE PROPER, ADEQUATE COVERAGE OF IRRIGATED AREAS. PER EDGE HOMES WORK SCOPE AND MASTER SERVICE AGREEMENT/INSTALLER.

1.10 MAINTENANCE

A. FURNISH THE FOLLOWING ITEMS TO OWNER'S REPRESENTATIVE:

i. TWO QUICK COUPLER KEYS WITH HOSE SWIVELS.

PART 2 - PRODUCTS

2.1 POINT OF CONNECTION

A. THE CONTRACTOR SHALL CONNECT ONTO EXISTING IRRIGATION OR WATER MAIN LINE AS NEEDED FOR POINT(S) OF CONNECTION. CONTRACTOR SHALL INSTALL NEW MAIN LINE AS INDICATE.

2.2 CONNECTION ASSEMBLY

A. SECONDARY WATER SHALL BE USED ON THIS PROJECT.

2.3 CONTROL SYSTEM

A. POWER SUPPLY TO THE IRRIGATION CONTROLLER SHALL BE PROVIDED FOR BY OWNER.

B. CONTROLLER SHALL BE AS SPECIFIED IN THE DRAWINGS. CONTROLLER SHALL BE SURGE PROTECTED.

i. INSTALLATION OF WALL-MOUNT OR PEDESTAL MOUNTED CONTROLLERS: IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR THIS TASK. POWER CONFIGURATION FOR WALL-MOUNT OR PEDESTAL CONTROLLERS SHALL BE 120 VAC UNLESS OTHERWISE NOTED.

ii. LOCATE CONTROLLER(S) IN GENERAL LOCATION SHOWN ON CONSTRUCTION DRAWINGS. COORDINATE POWER SUPPLY AND BREAKER ALLOCATION WITH ELECTRICAL CONTRACTOR. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL POWER CONNECTIONS TO CONTROLLERS, WHETHER THEY ARE WALL MOUNT OR PEDESTAL MOUNT. CONTRACTOR SHALL COORDINATE WITH ELECTRICAL OR OTHER PROJECT TRADES AS NEEDED TO FACILITATE INSTALLATION OF POWER TO CONTROLLERS.

C. DECODER CONTROLLER SYSTEM CONTROLS THE FIELD DECODERS WITH ONLY A TWO-WIRE PATH RUNNING BETWEEN ALL THE DECODERS AND THE DECODER CONTROLLER. THIS TWO-WIRE PATH CARRIES ALL THE COMMUNICATION FOR THE DECODERS AS WELL AS POWERING THE SOLENOIDS OF THE CONTROL VALVES. DECODERS CAN BE ADDED TO THE FIELD IN ANY TYPE OF LAYOUT DESIRED. THIS FLEXIBLE INSTALLATION SIMPLIFIES THE INSTALLATION PROCESS, AND ALSO ALLOWS THE INSTALLATION TO BE DONE IN MULTIPLE PHASES. THE DECODER SYSTEM CAN BE INSTALLED IN PHASES INITIALLY. WHEN ADDITIONAL AREAS ARE BEING PREPARED FOR IRRIGATION, THEY CAN BE CONNECTED TO THE REST OF THE SYSTEM SIMPLY BY SPLICING INTO THE TWO-WIRE PATH ON THE EXISTING LAYOUT. IF A VALVE NEEDS TO BE ADDED OR IF SPRINKLERS NEED TO BE ADDED, SIMPLY WIRE THE NEW VALVE TO A DECODER AND CONNECT THE NEW DECODER TO THE EXISTING TWO-WIRE PATH AND PROGRAM THE ADDRESS FOR THIS DECODER INTO THE CONTROLLER. THIS ALLOWS FOR INSTALLATION OF A DECODER SYSTEM IN MULTIPLE STEPS AND ALSO FOR SIMPLE EXPANSION OF THE DECODER SYSTEM IN THE FUTURE.

i. A LOOP CONFIGURATION REQUIRES LOOPING BACK THE 2-WIRE PATH FROM THE FARTHEST DECODER BACK TO THE DECODER CONTROLLER. THE MAIN 2-WIRE PATH CAN BE LOOPED, AND ANY BRANCH PATHS FROM THE MAIN 2-WIRE PATH CAN ALSO BE LOOPED, FROM THE MAIN PATH BACK TO THE MAIN PATH. IN A LOOP CONFIGURATION, THE CRITICAL PATH IS THE DISTANCE MEASURED BY FOLLOWING THE 2-WIRE PATH AROUND THE LOOP OUT TO THE FARTHEST DECODER AND BACK TO THE TWO WIRE CONTROLLER. THE MAXIMUM DISTANCE FOR THE CRITICAL PATH, FOR A LOOP CONFIGURATION IS 6.61 MILES FOR 14 AWG CABLE, AND 10.52 MILES FOR 12 AWG CABLE. FOR METRIC CABLE THE MAXIMUM DISTANCE FOR THE CRITICAL PATH IS 12.0 KILOMETERS FOR 2.5 MM^2 CABLE. SEE MANUFACTURES DIAGRAM OF THE LOOP CONFIGURATION LAYOUT.

WIRE - USE ONLY 2- WIRE FOR ALL 2-WIRE PATH APPLICATIONS BASED UPON THE FOLLOWING FACTORS:

a. WIRE SIZE: 2.5MM^2, 12 OR 14 AWG

b. DUAL CONDUCTOR - SOLID CORE

c.DOUBLE ISOLATION

d. CONSTRUCTION: SPECIAL IRRIGATION CONTROL WIRE

e. CONDUCTOR: TIN COATED, SOFT DRAWN BARE COPPER (ASTM SPEC. 33)

f. TWO (2) CONDUCTORS SOLID (14AWG AND 12 AWG)

g. INSULATION: POLYVINYL CHLORIDE (PVC)

h. OUTER JACKET: POLYETHYLENE (PE)

i. TEMPERATURE: 60°C

j. VOLTAGE: 600 VOLTS

K. CONTROLLER 2-WIRE DECODER SYSTEM DESIGN GUIDE PER MANUFACTURERS SPECIFICATIONS.

D. WIRE SPLICES

USE ONLY 3M DBR/Y SPLICE KITS FOR ALL ELECTRICAL WIRING CONNECTIONS TO THE 2-WIRE PATH. IMPROPER WIRING CAN CAUSE SERIOUS DAMAGE TO YOUR CONTROLLER OR IRRIGATION SYSTEM.

2.4 SLEEVING

A. CONTRACTOR SHALL BE RESPONSIBLE TO PROTECT EXISTING UNDERGROUND UTILITIES AND COMPONENTS. SLEEVING MINIMUM SIZE SHALL BE 2". SLEEVING 2" THROUGH 4" IN SIZE SHALL BE S/40 PVC SOLVENT WELD. SLEEVING 6" AND LARGER SHALL BE CL 200 PVC GASKETED. SLEEVE DIAMETER SHALL BE AT LEAST TWO TIMES THE DIAMETER OF THE PIPE WITHIN THE SLEEVE. SLEEVES SHALL BE EXTENDED 6' MINIMUM BEYOND WALK OR EDGE OF PAVEMENT. WIRE OR CABLE SHALL NOT BE INSTALLED IN THE SAME SLEEVE AS PIPING, BUT SHALL BE INSTALLED IN SEPARATE SLEEVES. SLEEVE ENDS ON SLEEVE SIZES 4" AND LARGER SHALL BE CAPPED WITH INTEGRAL CORRESPONDING SIZED PVC SLIP CAP, PRESSURE FIT, UNTIL USED, TO PREVENT CONTAMINATION. SLEEVES SHALL BE INSTALLED AT APPROPRIATE DEPTHS FOR MAIN LINE PIPE OR LATERAL PIPE.

2.5 MAIN LINE PIPE

A. ALL MAIN LINE PIPE 4" AND LARGER SHALL BE CLASS 200 GASKETED BELL END. ALL MAIN LINE PIPE 3" IN SIZE AND SMALLER SHALL BE SCHEDULE 40 PVC SOLVENT WELD BELL END.

i. MAXIMUM FLOWS ALLOWED THROUGH MAIN LINE PIPE SHALL BE:

ii. 22 GPM - 1 ¼" PIPE

iii. 30 GPM - 1 ½" PIPE

iv. 53 GPM - 2" PIPE

v. 75 GPM 2 ½" PIPE

vi. 110 GPM - 3" PIPE

vii. 180 GPM - 4" PIPE

viii. 400 GPM - 6" PIPE

ix. MAIN LINE PIPE SHALL BE BURIED WITH 18" COVER

2.6 MAIN LINE FITTINGS

A. ALL MAIN LINE FITTINGS 3" AND LARGER SHALL BE GASKETED DUCTILE IRON MATERIAL. ALL DUCTILE IRON FITTINGS HAVING CHANGE OF DIRECTION SHALL HAVE PROPER CONCRETE THRUST BLOCK INSTALLED. ALL MAIN LINE FITTINGS SMALLER THAN 1 1/2" IN SIZE SHALL BE SCHEDULE 40 PVC. FITTINGS 1 1/2" - 3" SHALL BE SCHEDULE 80.

2.7 ISOLATION VALVES

A. ISOLATION VALVES 3" AND LARGER SHALL BE CAST IRON GATE VALVE, RESILIENT WEDGE, PUSH ON TYPE, WITH 2" SQUARE OPERATING NUT. PLACE SLEEVE OF 6" OR LARGER PIPE OVER TOP OF VALVE VERTICALLY AND THEN EXTEND TO GRADE. PLACE 10" ROUND VALVE BOX OVER SLEEVE AT GRADE.

B. ISOLATION VALVES 2-1/2" AND SMALLER SHALL BE BRASS BALL VALVES, CONTAINED IN A STANDARD SIZE VALVE BOX. VALVES SHALL BE INSTALLED WITH S/80 PVC TOE NIPPLES ON BOTH SIDES OF THE VALVE. VALVE SHALL BE PLACED SO THAT THE HANDLE IS VERTICAL TOWARD THE TOP OF THE VALVE BOX IN THE 'OFF' POSITION.

2.8 REMOTE CONTROL VALVES

A. REMOTE CONTROL VALVES SHALL BE AS SPECIFIED ON THE DRAWINGS. REMOTE CONTROL VALVES SHALL BE LOCATED SEPARATELY AND INDIVIDUALLY IN SEPARATE CONTROL BOXES.

2.9 MANUAL CONTROL VALVES

A. QUICK COUPLER VALVE SHALL BE ATTACHED TO THE MANIFOLD SUB-MAIN LINE USING A SWING JOINT ASSEMBLY WITH SNAP-LOCK OUTLET AND BRASS STABILIZER ELBOW. QUICK COUPLER VALVE SHALL BE PLACED WITHIN A 10" ROUND VALVE BOX. TOP OF QUICK COUPLER VALVE COVER SHALL ALLOW FOR COMPLETE INSTALLATION OF VALVE BOX LID, BUT ALSO ALLOW FOR INSERTION AND OPERATION OF KEY. BASE OF QUICK COUPLER VALVE AND TOP OF QUICK COUPLER SWING JOINT SHALL BE ENCASED IN ¾" GRAVEL. CONTRACTOR SHALL NOT PLACE QUICK COUPLER VALVES FURTHER THAN 200 FEET APART, TO ALLOW FOR SPOT WATERING OR SUPPLEMENTAL IRRIGATION OF NEW PLANT MATERIAL. QUICK COUPLER VALVE AT POC SHALL NOT BE ELIMINATED OR RELOCATED.

2.10 LATERAL LINE PIPE

A. ALL LATERAL PIPING SHALL BE SCHEDULE 40 PVC, SOLVENT WELD, AND BELL END. LATERAL PIPE SHALL BE BURIED WITH 12-18" OF COVER TYPICALLY. LATERAL PIPE SHALL BE ¾", 1", 1 ¼", 1 ½" OR 2" IN SIZE AS INDICATED ON CONSTRUCTION DRAWINGS.

2.11 LATERAL LINE FITTINGS

A. ALL LATERAL LINE FITTINGS SHALL BE S/40 PVC

2.12 SPRAY SPRINKLERS

A. SPRAY HEAD SPRINKLERS SHALL BE AS SPECIFIED ON THE DRAWINGS. NOZZLES SHALL BE AS SPECIFIED ON THE DRAWINGS.

2.13 VALVE BOXES

A. VALVE BOXES SHALL BE USED ON THIS PROJECT. SIZES ARE AS DIRECTED IN THESE SPECIFICATIONS, DETAIL SHEETS OR PLAN SHEETS. VALVE BOXES SHALL BE CENTERED OVER THE CONTROL VALVE OR ELEMENT THEY COVER. VALVE BOX SHALL BE SIZED LARGE ENOUGH TO ALLOW AMPLE ROOM FOR SERVICES ACCESS, REMOVAL OR REPLACEMENT OF VALVE OR ELEMENT. VALVE BOX SHALL BE SET TO FLUSH TO FINISH GRADE OF TOPSOIL OR BARKED AREAS. CONTRACTOR SHALL PROVIDE EXTENSIONS OR STACK ADDITIONAL VALVE BOXES AS NECESSARY TO BRING VALVE BOX PIT TO PROPER GRADE.

2.14 IMPORT BACKFILL

A. ALL MAIN LINE PIPE, LATERAL LINE PIPE AND OTHER IRRIGATION ELEMENTS SHALL BE BEDDED AND BACKFILLED WITH CLEAN SOIL, FREE OF ROCKS 1" AND LARGER. CONTRACTOR SHALL FURNISH AND INSTALL ADDITIONAL BACKFILL MATERIAL AS NECESSARY DUE TO ROCKY CONDITIONS. TRENCHES AND OTHER ELEMENTS SHALL BE COMPACTED AND/OR WATER SETTLED TO ELIMINATE SETTLING. DEBRIS FROM TRENCHING OPERATIONS UN-USABLE FOR FILL SHALL BE REMOVED FROM PROJECT AND DISPOSED OF PROPERLY BY CONTRACTOR.

2.15 OTHER PRODUCTS

A. SUBSTITUTION OF EQUIVALENT PRODUCTS IS SUBJECT TO THE OAR'S APPROVAL AND MUST BE DESIGNATED AS ACCEPTED IN WRITING.

i. THE CONTRACTOR SHALL PROVIDE AND INSTALL MATERIALS TO MAKE THE SYSTEM COMPLETE AND OPERATIONAL.

PART 3 - EXECUTION

3.1 PREPARATION

A. CONTRACTOR SHALL REPAIR OR REPLACE WORK DAMAGED BY IRRIGATION SYSTEM INSTALLATION. IF DAMAGED WORK IS NEW, REPLACEMENT OR THE ORIGINAL INSTALLER OF THAT WORK SHALL PERFORM REPAIRS. THE EXISTING LANDSCAPE OF THIS PROJECT SHALL REMAIN IN PLACE. CONTRACTOR SHALL PROTECT AND WORK AROUND EXISTING PLANT MATERIAL. COORDINATION OF TRENCH AND VALVE LOCATIONS SHALL BE LAID OUT THE OAR PRIOR TO ANY EXCAVATION OCCURRING. PLANT MATERIAL DEEMED DAMAGED BY THE OAR SHALL BE REPLACED WITH NEW PLANT MATERIAL AT CONTRACTOR'S EXPENSE. CONTRACTOR SHALL NOT CUT EXISTING TREE ROOTS LARGER THAN 2" TO INSTALL THIS PROJECT. ROUTE PIPE, WIRE AND IRRIGATION ELEMENTS AROUND TREE CANOPY DRIP LINE TO MINIMIZE DAMAGE TO TREE ROOTS. CONTRACTOR SHALL HAVE NO PART OF EXISTING SYSTEM USED BY OTHER PORTIONS OF SITE LANDSCAPE WITHOUT WATER FOR WITHOUT WATER FOR MORE THAN 24 HOURS AT A TIME.

3.2 TRENCHING AND BACKFILLING

A. PULLING OF PIPE SHALL NOT BE PERMITTED ON THIS PROJECT. OVER EXCAVATE TRENCHES BOTH IN WIDTH AND DEPTH. ENSURE BASE OF TRENCH IS ROCK OR DEBRIS FREE TO PROTECT PIPE AND WIRE. GRADE TRENCH BASE TO ENSURE FLAT, EVEN SUPPORT OF PIPING. BACKFILL WITH CLEAN SOIL OR IMPORT MATERIAL. CONTRACTOR SHALL BACKFILL NO LESS THAN 2" AROUND ENTIRE PIPE WITH CLEAN, ROCK FREE FILL. MAIN LINE PIPING AND FITTINGS SHALL NOT BE BACKFILLED UNTIL INSTALLER HAS INSPECTED AND PIPE HAS PASSED PRESSURE TESTING. PERFORM BALANCE OF BACKFILL OPERATION TO ELIMINATE ANY SETTLING.

3.3 SLEEVING

A. SLEEVE ALL PIPING AND WIRING THAT PASS UNDER PAVING OR HARDSCAPE FEATURES. WIRING SHALL BE PLACED IN SEPARATE SLEEVING FROM PIPING. SLEEVES SHALL BE POSITIONED RELATIVE TO STRUCTURES OR OBSTRUCTIONS TO ALLOW FOR PIPE OR WIRE WITHIN TO BE REMOVED IF NECESSARY. EXCLUDING SIDEWALKS 60" WIDE OR LESS.

3.4 GRADES AND DRAINAGE

A. PLACE IRRIGATION PIPE AND OTHER ELEMENTS AT UNIFORM GRADES. WINTERIZATION SHALL BE BY EVACUATION WITH COMPRESSED AIR. AUTOMATIC DRAINS WILL BE INSTALLED ON THIS PROJECT. MANUAL DRAINS SHALL ONLY BE INSTALLED AT POC WHERE DESIGNATED ON CONSTRUCTION DRAWINGS, UNLESS PIPE EXCEEDS 2" OR LESS.

3.5 PVC PIPE

A. INSTALL PIPE TO ALLOW FOR EXPANSION AND CONTRACTION AS RECOMMENDED BY PIPE MANUFACTURER.

B. INSTALL MAIN LINE PIPES WITH 18" OF COVER, LATERAL LINE PIPES WITH 12" OF COVER.

C. DRAWINGS SHOW DIAGRAMMATIC OR CONCEPTUAL LOCATION OF PIPING - CONTRACTOR SHALL INSTALL PIPING TO MINIMIZE CHANGE OF DIRECTION, AVOID PLACEMENT UNDER LARGE TREES OR LARGE SHRUBS, AVOID PLACEMENT UNDER HARDSCAPE FEATURES.

D. PLASTIC PIPE SHALL BE CUT SQUARELY. BURRS SHALL BE REMOVED. SPIGOT ENDS OF PIPES 3" AND LARGER SHALL BE BEVELED.

E. PIPE SHALL NOT BE GLUED UNLESS AMBIENT TEMPERATURE IS AT LEAST 50 DEGREES F, UNLESS APPROVED BY MANUFACTURER'S SPECIFICATIONS. PIPE SHALL NOT BE GLUED IN RAINY CONDITIONS UNLESS PROPERLY TENTED. ALL SOLVENT WELD JOINTS SHALL BE ASSEMBLED USING IPS 711 GLUE AND P70 PRIMER ACCORDING TO MANUFACTURER'S SPECIFICATION, NO EXCEPTIONS. ALL WORKERS PERFORMING GLUE OPERATIONS SHALL PROVIDE EVIDENCE OF CERTIFICATION. GLUED MAIN LINE PIPE SHALL CURE A MINIMUM OF 24 HOURS PRIOR TO BEING ENERGIZED. LATERAL LINES SHALL CURE A MINIMUM OF 2 HOURS PRIOR TO BEING ENERGIZED AND SHALL NOT REMAIN UNDER CONSTANT PRESSURE UNLESS CURED FOR 24 HOURS.

F. APPROPRIATE THRUST BLOCKING SHALL BE PERFORMED ON FITTINGS 3" AND LARGER. ALL THREADED JOINTS SHALL BE WRAPPED WITH TEFLON TAPE OR PASTE UNLESS DIRECTED BY PRODUCT MANUFACTURER OR SEALING BY O-RING.

3.6 CONTROLLERS

A. ALL GROUNDING FOR PEDESTAL CONTROLLERS, IF USED, SHALL BE AS DIRECTED BY CONTROLLER MANUFACTURER AND ASIC GUIDELINES, NOT TO EXCEED A RESISTANCE READING OF 5 OHMS.

B. LOCATE CONTROLLERS IN PROTECTED, INCONSPICUOUS PLACES, WHEN POSSIBLE. COORDINATE LOCATION OF PEDESTAL CONTROLLERS WITH LANDSCAPE ARCHITECT TO MINIMIZE VISIBILITY.

C. COORDINATE LOCATION OF WALL MOUNT CONTROLLERS WITH BUILDING OR ELECTRICAL CONTRACTOR TO FACILITATE ELECTRICAL SERVICE AND FUTURE MAINTENANCE NEEDS. WALL MOUNT SHALL BE SECURELY FASTENED TO SURFACE. IF EXTERIOR MOUNTED, WALL MOUNT CONTROLLERS SHALL HAVE ELECTRICAL SERVICE WIRE AND FIELD CONTROL WIRE IN SEPARATE, APPROPRIATE SIZED WEATHERPROOF ELECTRICAL CONDUIT, PVC PIPE SHALL NOT BE USED.

D. WIRE UNDER HARDSCAPE SURFACES SHALL BE PLACED CONTINUOUSLY IN CONDUIT. CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE SLEEVING NEEDS FOR CONDUIT OR SWEEPS ELBOWS FROM EXTERIOR TO INTERIOR OF BUILDING. THIS EXCLUDES HARDSCAPES LESS THAN 60" IN WIDTH.

E. PEDESTAL CONTROLLERS SHALL BE PLACED UPON VIT-STRONG BOX QUICK PAD AS PER MANUFACTURER'S RECOMMENDATIONS. CONTROLLERS SHALL BE ORIENTED SUCH THAT OWNER'S REPRESENTATIVE MAINTENANCE PERSONNEL MAY ACCESS EASILY AND PERFORM FIELD SYSTEM TESTS EFFICIENTLY.

F. PLACE STANDARD VALVE BOX AT BASE OF CONTROLLER OR NEARBY TO ALLOW FOR THREE TO FIVE FEET OF SLACK FIELD CONTROL WIRE TO BE PLACED AT EACH CONTROLLER. THIS CONTRACTOR SHALL PROVIDE CONDUIT ACCESS IF NEEDED FOR ELECTRICAL CONTRACTOR. ELECTRICAL SUPPLY AND INSTALLATION, AS WELL AS HOOK-UP TO CONTROLLER SHALL BE BY THIS CONTRACTOR.

3.7 VALVES

A. ISOLATION VALVES, REMOTE CONTROL VALVES, AND QUICK COUPLER VALVES SHALL BE INSTALLED ACCORDING TO MANUFACTURER RECOMMENDATION AND CONTRACT SPECIFICATIONS AND DETAILS.

B. VALVE BOXES SHALL BE SET OVER VALVES SO THAT ALL PARTS OF THE VALVE CAN BE REACHED FOR SERVICE.

C. VALVE BOX AND LID SHALL BE SET TO BE FLUSH WITH FINISHED GRADE.

3.8 SPRINKLER HEADS

A. NO SPRINKLER SHALL BE LOCATED CLOSER THAN 6" TO WALLS, FENCES, OR BUILDINGS.

B. HEADS ADJACENT TO WALKS, CURBS. OR PATHS SHALL BE LOCATED AT GRADE AND 2" AWAY FROM HARDSCAPE.

C. CONTROL VALVES SHALL BE OPENED AND FULLY FLUSH LATERAL LINE PIPE AND SWING JOINTS PRIOR TO INSTALLATION OF SPRINKLERS.

D. SPRAY HEADS SHALL BE INSTALLED AND FLUSHED AGAIN PRIOR TO INSTALLATION OF NOZZLES.

E. CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTMENT IF NECESSARY DUE TO GRADE CHANGES DURING LANDSCAPE CONSTRUCTION.

3.9 FIELD QUALITY CONTROL

A. MAIN LINE PIPES SHALL NOT BE BACKFILLED OR ACCEPTED UNTIL THE SYSTEM HAS BEEN TESTED FOR 2 HOURS AT 100 PSI.

B. MAIN LINE PRESSURE TEST SHALL INCLUDE ALL PIPE AND COMPONENTS FROM THE POINT OF CONNECTION TO THE UPSTREAM SIDE OF REMOTE CONTROL VALVES. TEST SHALL INCLUDE ALL MANIFOLD COMPONENTS UNDER CONSTANT PRESSURE. PIPING MAY BE TESTED IN SECTIONS THAT CAN BE ISOLATED.

C. SCHEDULE TESTING WITH OAR 48 HOURS IN ADVANCE FOR APPROVAL. SPRINKLER SYSTEM SHALL PASS FINAL INSPECTION PER WORK SCOPE AND MASTER SERVICE AGREEMENT.

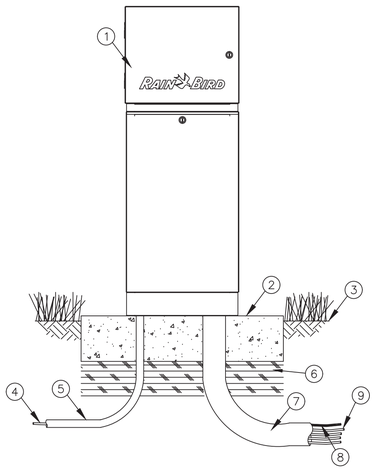
D. LEAKS OR DEFECTS SHALL PROMPTLY BE REPAIRED OR RECTIFIED AT THE CONTRACTORS EXPENSE AND RETESTED UNTIL ABLE TO PASS TESTING.

E. GROUNDING RESISTANCE AT PEDESTAL CONTROLLER, IF USED, SHALL ALSO BE TESTED AND SHALL NOT EXCEED 5 OHMS.

3.10 ADJUSTMENT

A. SPRINKLER HEADS SHALL BE ADJUSTED TO PROPER HEIGHT WHEN INSTALLED. CHANGES IN GRADE OR ADJUSTMENT OF HEAD HEIGHT AFTER INSTALLATION SHALL BE CONSIDERED A PART OF THE ORIGINAL CONTRACT AND AT CONTRACTOR'S EXPENSE.

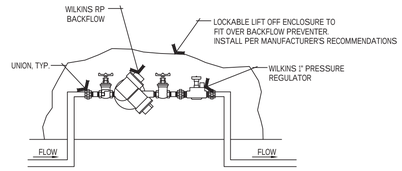
B. ADJUST ALL SPRINKLER HEADS FOR ARC, RADIUS, PROPER TRIM AND DISTRIBUTION T



1. IRRIGATION CONTROLLER: RAIN BIRD ESP–LXMEF CONTROLLER WITH FLOW SMART MODULE IN LXMM METAL CABINET AND LXMMPED METAL PEDESTAL. INSTALL CONTROLLER, CABINET AND PEDESTAL PER MANUFACTURER'S RECOMMENDATIONS.
2. CONCRETE PAD: 6–INCH MINIMUM THICKNESS
3. FINISH GRADE
4. POWER SUPPLY WIRE
5. 1–INCH SCH 40 PVC CONDUIT, FITTINGS AND SWEEP ELL FOR POWER SUPPLY
6. COMPACTED SUBGRADE
7. 3–INCH SCH 40 PVC CONDUIT, FITTINGS AND SWEEP ELL FOR STATION WIRES
8. FLOW SENSOR WIRE (PE 39, 89 OR 54) TO FLOW SENSOR
9. MASTER VALVE AND REMOTE CONTROL VALVE WIRES

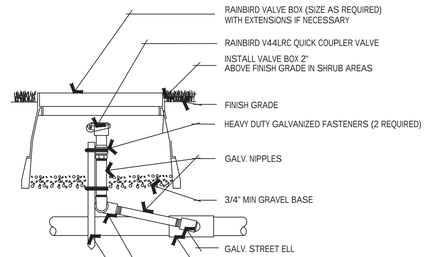
NOTES:
1. ESP-LXMEF CONTROLLER IS AVAILABLE IN 8- OR 12-STATION BASE MODELS. ADDITIONAL MODULES IN 4-, 8- AND 12-STATION VERSIONS MAY BE ADDED TO BRING THE CONTROLLER UP TO 48 STATIONS MAXIMUM.
2. FOR EASE OF INSTALLATION INTO A CONTROLLER WITH MORE THAN 24 STATIONS, INSTALL A JUNCTION BOX AT THE BASE OF CONTROLLER AND TRANSITION LARGER VALVE AND COMMON WIRES FROM FIELD TO 18 AWG MULTI CONDUCTOR WIRE TO BE USED IN CONTROLLER.
3. **PROVIDE PROPER GROUNDING COMPONENTS TO ACHIEVE GROUND RESISTANCE OF 10 OHMS OR LESS.**

A ESP-LXME CONTROLLER IN METAL PEDISTAL
NOT TO SCALE — PKJ DESIGN GROUP



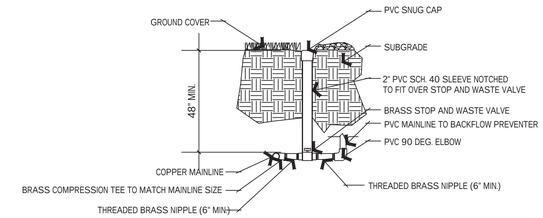
NOTES:
1. INSTALL PER MANUFACTURERS RECOMMENDATIONS.
2. WHEREVER AN IRON BASED MATERIAL ADJOINS A BRASS BASED MATERIAL A DIELECTRIC UNION IS REQUIRED. SIZE AS NECESSARY.
3. WRAP ALL THREADS WITH TEFLON TAPE. 1 1/2 TO 2 WRAPS MAXIMUM.
4. MAIN LINE PIPE SIZE SHALL BE 1-1/2". DOWNSIZE TO 1" THRU BACKFLOW PREVENTER ASSEMBLY AND THEN UPSIZE TO 1-1/2" DIRECTLY DOWNSTREAM OF PRESSURE REGULATOR.

B BACKFLOW DETAIL
NOT TO SCALE — PKJ DESIGN GROUP



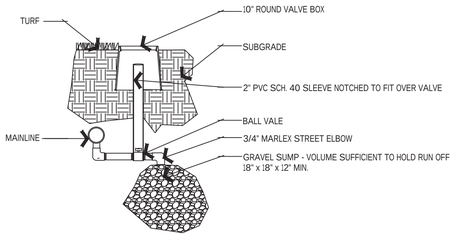
NOTES:
1. FLUSH ALL PIPING PRIOR TO INSTALLING VALVE.
2. WRAP ALL THREADS WITH TEFLON TAPE 1 1/2 TO 2 WRAPS MAXIMUM.
3. COMPACT SOILS AROUND VALVE BOX TO 80% OF ORIGINAL DRY DENSITY.
4. INSTALL GEOFABRIC UNDER VALVE BOXES AND TAPE TO PIPE NIPPLES AND VALVE BOX.
5. BOX COLOR - GREEN IN TURF AND TAN IN PLANTER AREAS.
6. IRRIGATION SYSTEM TO BE BLOWN OUT WITH AIR COMPRESSOR THROUGH QUICK COUPLERS BEFORE FREEZING TEMPERATURES OCCUR, TYP.

C RAINBIRD QUICK COUPLER
NOT TO SCALE — PKJ DESIGN GROUP



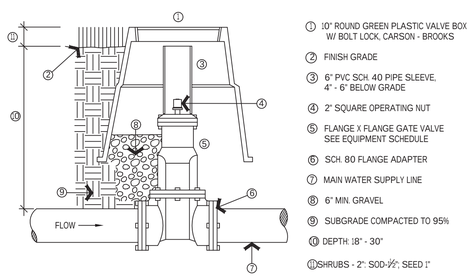
NOTES:
1. ALL PVC NIPPLES AND ELBOWS TO BE SCH. 40 UNLESS OTHERWISE NOTED.
2. PROVIDE VALVE KEY TO OWNER

D STOP AND WASTE VALVE ASSEMBLY
NOT TO SCALE — PKJ DESIGN GROUP



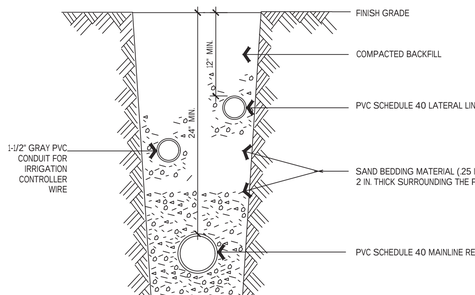
NOTES:
1. ALL PVC NIPPLES AND ELBOWS TO BE SCH. 80 UNLESS OTHERWISE NOTED.
2. PROVIDE VALVE KEY TO OWNER

E MANUAL DRAIN ASSEMBLY
NOT TO SCALE — PKJ DESIGN GROUP

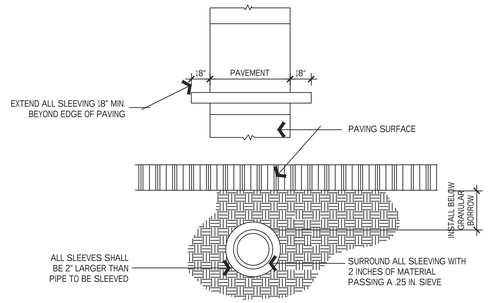


1. 10" ROUND GREEN PLASTIC VALVE BOX W/ BOLT LOCK, CARSON - BROOKS
2. FINISH GRADE
3. 6" PVC SCH. 40 PIPE SLEEVE, 4" - 6" BELOW GRADE
4. 2" SQUARE OPERATING NUT
5. FLANGE X FLANGE GATE VALVE SEE EQUIPMENT SCHEDULE
6. SCH. 80 FLANGE ADAPTER
7. MAIN WATER SUPPLY LINE
8. 6" MIN. GRAVEL
9. SUBGRADE COMPACTED TO 95%
10. DEPTH: 18" - 30"
11. SHRUBS - 2": SOD-½"; SEED 1"

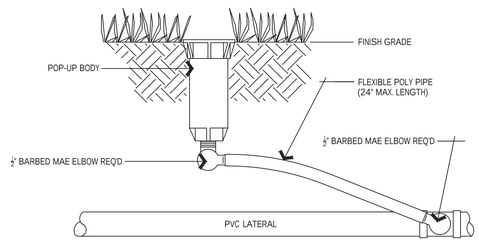
F GATE VALVE ASSEMBLY
NOT TO SCALE — PKJ DESIGN GROUP



G TRENCHING DETAIL
NOT TO SCALE — PKJ DESIGN GROUP

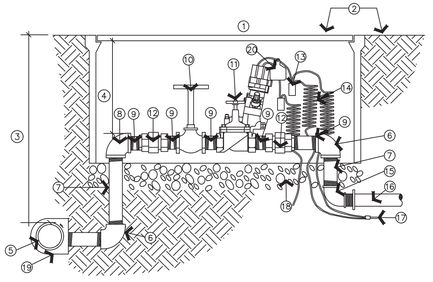


H TYPICAL SLEEVING
NOT TO SCALE — PKJ DESIGN GROUP



NOTES:
1. INSTALL SPRAY AND ROTARY HEADS PER THIS DETAIL.
2. INSTALL 2" AWAY FROM HARDSCAPES.

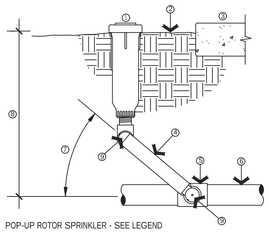
I SPRAY HEAD DETAIL
NOT TO SCALE — PKJ DESIGN GROUP



NOTES:
1. ONE REMOTE CONTROL VALVE PER BOX .
2. ALL FITTINGS AND PIPE IN MANIFOLD SHALL BE THREADED SCH. 80 PVC USING TEFLON TAPE AND #5 RECTOR SEAL.

1. CARSON-BROOKS 1419-12 STANDARD OR 1220-12 JUMBO VALVE BOX WITH STAINLESS STEEL BOLTS (BOLT DOWN LID).
2. INSTALL AT GRADE
3. 30" MAX. DEPTH
4. 10"-14"
5. MAIN WATER SUPPLY LINE
6. PVC SCH. 80 ELBOW
7. PVC SCH. 80 NIPPLE; LENGTH AS REQUIRED (TYP.)
8. PVC SCH. 80 ELL SAME SIZE AS VALVE
9. SCH. 80 NIPPLE. SIZE AS NECESSARY
10. MILWAUKEE BRAND OR APPROVED AMERICAN-MADE BRASS GATE VALVE W/ NON RISING STEM (LINE SIZE)
11. ELECTRIC CONTROL VALVE - SEE EQUIPMENT SCHEDULE
12. PVC SCH. 80 UNION
13. WATER TIGHT CONNECTORS (3M DBY ONLY)
14. PROVIDE 36" EXPANSION LOOP AT EACH WIRE CONNECTOR IN BOX
15. SCH. 80 ELBOW WITH SCH. 80 NIPPLE INTO SXT BUSHING TO LATERAL
16. LATERAL LINE
17. CONTROL WIRES
18. 6" MINIMUM DEPTH OF WASHED 3/4" GRAVEL
19. PVC SCH. 80 TEE SXSXS WITH SCH. 80 SXT BUSHING OR DOUBLE STRAP SADDLE
20. ID TAG: RAINBIRD VID SERIES OR APPROVED EQUAL

J CONTROL VALVE ASSEMBLY
NOT TO SCALE — PKJ DESIGN GROUP



1. POP-UP ROTOR SPRINKLER - SEE LEGEND
2. FINISH GRADE
3. NOTE: ALL ROTOR HEADS TO BE PLACED 2" CLEAR OF ALL HARDSCAPE SURFACES
4. SCH. 80 THREADED NIPPLE
5. PVC SCH. 40 SXSXT TEE (OR ELL)
6. PVC LATERAL LINE, SIZE AS NOTED ON PLAN
7. SWING JOINT ARM INSTALLED AT ANGLE BETWEEN 30 AND 45 DRG. OF LATERAL PIPE. USE MALE THREAD MODEL
8. DEPTH - SEE NOTES & TRENCH DETAIL
9. MARLEX STREET ELL'S (3)

I POP UP ROTOR DETAIL
NOT TO SCALE — PKJ DESIGN GROUP

ISSUE DATE	PROJECT NUMBER
05-20-2019	UT18081

NO.	REVISION	DATE
1	XXXX	XX-XX-XX
2		
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7		

PLAN INFORMATION

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UTILITY NOTIFICATION CENTER, INC
1-800-662-4111
www.bluestakes.org

PROJECT INFORMATION

TOWN CENTER HERRIMAN
HERRIMAN, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT

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EDGE HOMES
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DRAPER, UT 84020
(801) 494-0150

Client / Engineer:

LANDSCAPE ARCHITECT / PLANNER

PKJ DESIGN GROUP
PKJ DESIGN GROUP L.L.C.
3450 N. TRIUMPH BLVD. SUITE 102
LEHI, UTAH 84043 (801) 960-2698
www.pkjdesigngroup.com

LICENSE STAMP

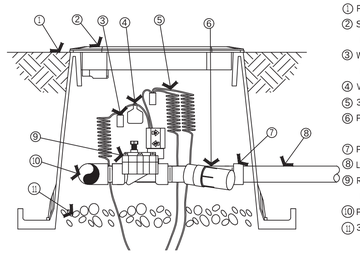
LICENSED LANDSCAPE ARCHITECT — JOSEPH T. ANDERSON — 8128-5301 — 01/08/2019 — UTAH — STATE OF UTAH

PM:	JTA
DRAWN:	KBA
CHECKED:	TM
PLOT DATE:	2/14/2019

IRRIGATION DETAILS

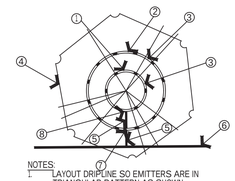
PRELIMINARY PLANS NOT FOR CONSTRUCTION

IR-2.5



1. FINISH GRADE
2. STANDARD VALVE BOX WITH COVER:
   RAIN BIRD VB-STD
3. WATERPROOF CONNECTION:
   RAIN BIRD DB SERIES
4. VALVE ID TAG
5. 30-INCH LINEAR LENGTH OF WIRE, COILED
6. PRESSURE REGULATING FILTER:
   RAIN BIRD PRF-100-RBY (INCLUDED IN XCZ-100-PRF KIT)
7. PVC SCH 40 FEMALE ADAPTOR
8. LATERAL PIPE
9. REMOTE CONTROL VALVE:
   RAIN BIRD 100-DV (INCLUDED IN XCZ-100-PRF KIT)
10. PVC SCH 40 TEE OR ELL TO MANIFOLD
11. 3-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL

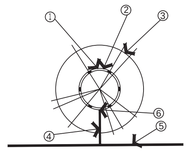
L DRIP CONTROL VALVE ASSEMBLY
NOT TO SCALE
PKJ DESIGN GROUP



TREE

1. 8' RADIUS
2. 16' RADIUS
3. RAIN BIRD XFS-09-18-100 OR EQUIVALENT
4. TREE (DECIDUOUS OR EVERGREEN)
5. RAIN BIRD XT-700 TUBING OR EQUIVALENT AS APPROVED BY ARCHITECT
6. LATERAL LINE
7. 4-WAY BARBED TEE
8. BARBED TEE

NOTES:
1. LAYOUT DRIPLINE SO EMITTERS ARE IN TRIANGULAR PATTERN AS SHOWN
2. APPROXIMATELY 16.2 GPH PER TREE

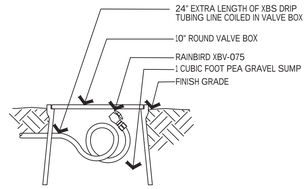


SHRUB

1. 12" RADIUS
2. RAIN BIRD XFS-09-18-100 OR EQUIVALENT
3. SHRUB
4. RAIN BIRD XT-700 TUBING OR EQUIVALENT AS APPROVED BY ARCHITECT
5. LATERAL LINE
6. BARBED TEE

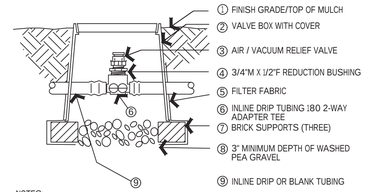
NOTE:
1. APPROXIMATELY 5.4 GPH PER SHRUB

M DRIP IRRIGATION - IN LINE EMITTERS
NOT TO SCALE
PKJ DESIGN GROUP



NOTE:
1. INSTALL AT END OF DRIP LINE RUNS FOR WINTERIZATION IN THE FALL.

N FLUSH CAP BOX
NOT TO SCALE
PKJ DESIGN GROUP

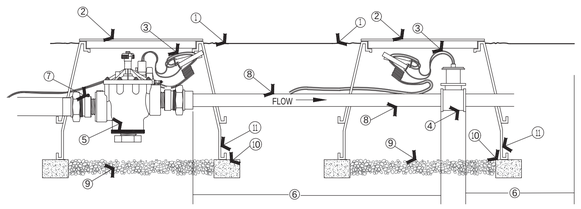


1. FINISH GRADE/TOP OF MULCH
2. VALVE BOX WITH COVER
3. AIR / VACUUM RELIEF VALVE
4. 3/4"M X 1/2"F REDUCTION BUSHING
5. FILTER FABRIC
6. INLINE DRIP TUBING 180 2-WAY ADAPTER TEE
7. BRICK SUPPORTS (THREE)
8. 3" MINIMUM DEPTH OF WASHED PEA GRAVEL
9. INLINE DRIP OR BLANK TUBING

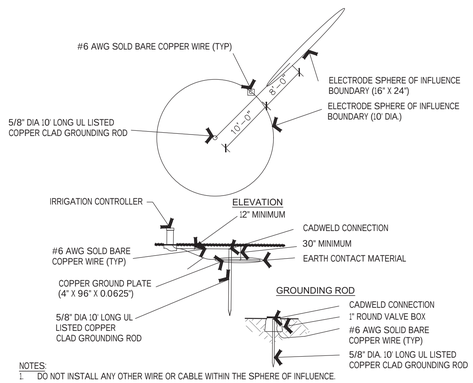
NOTES:
1. SECURE ALL BARB FITTINGS WITH A STAINLESS STEEL PINCH CLAMP.
2. INSTALL A AIR/VACUUM RELIEF VALVE AT HIGH POINTS WITHIN DRIP ZONE.
3. INSTALL FILTER FABRIC AROUND EXTERIOR OF VALVE BOX. USE DUCT TAPE TO SECURE FABRIC TO PIPE AND VALVE BOX.

O DRIP AIR/VACUUM RELIEF VALVE ASSEMBLY
NOT TO SCALE
PKJ DESIGN GROUP

1. FINISH GRADE
2. GREEN VALVE BOX AND COVER
3. CONTROL WIRES WITH 12" MIN. SERVICE COIL AND WATERPROOF WIRE SPLICE CONNECTORS -
4. FLOW SENSOR PER IRRIGATION LEGEND
5. RAIN BIRD PESB SERIES MASTER VALVE
6. STRAIGHT PIPE REQUIRED: MINIMUM 10x PIPE DIAMETER UPSTREAM & MINIMUM 5x PIPE DIAMETER DOWNSTREAM
7. UNIONS
8. PVC MAINLINE - LENGTH AS REQUIRED
9. 6" DEPTH OF WASHED 3/4" GRAVEL
10. CONTINUOUS BRICK SUPPORTS
11. VALVE BOX EXTENSIONS REQUIRED

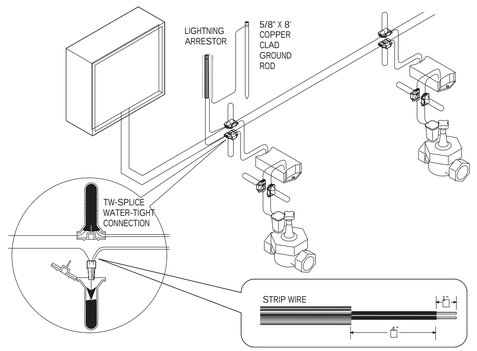


P MASTER VALVE & FLOW SENSOR
NOT TO SCALE
PKJ DESIGN GROUP

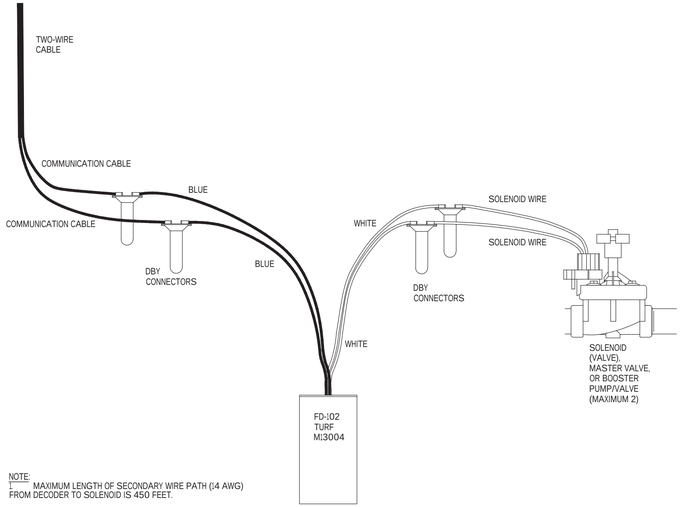


NOTES:
1. DO NOT INSTALL ANY OTHER WIRE OR CABLE WITHIN THE SPHERE OF INFLUENCE.
2. PLACE 100 LB POWER SET SOIL AMENDMENT TO EACH PLATE AS PER MANUFACTURER'S RECOMMENDATIONS.

Q GROUNDING DETAIL
NOT TO SCALE
PKJ DESIGN GROUP



R 2-WIRE CONNECTION
NOT TO SCALE
PKJ DESIGN GROUP



NOTE:
1. MAXIMUM LENGTH OF SECONDARY WIRE PATH (14 AWG) FROM DECODER TO SOLENOID IS 450 FEET.

S DECODER WIRING
NOT TO SCALE
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EDGE HOMES
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DRAPER, UT 84020
(801) 494-0150

Client / Engineer:

LANDSCAPE ARCHITECT / PLANNER

PKJ DESIGN GROUP
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3450 N. TRIUMPH BLVD. SUITE 102
LEHI, UTAH 84043 (801) 960-2698
www.pkjdesigngroup.com

LICENSE STAMP

REGISTERED LANDSCAPE ARCHITECT JOSEPH T. ANDERSEN 812814-5301 01/08/2020 STATE OF UTAH

PM:	JTA
DRAWN:	KBA
CHECKED:	TM
PLOT DATE:	2/14/2019

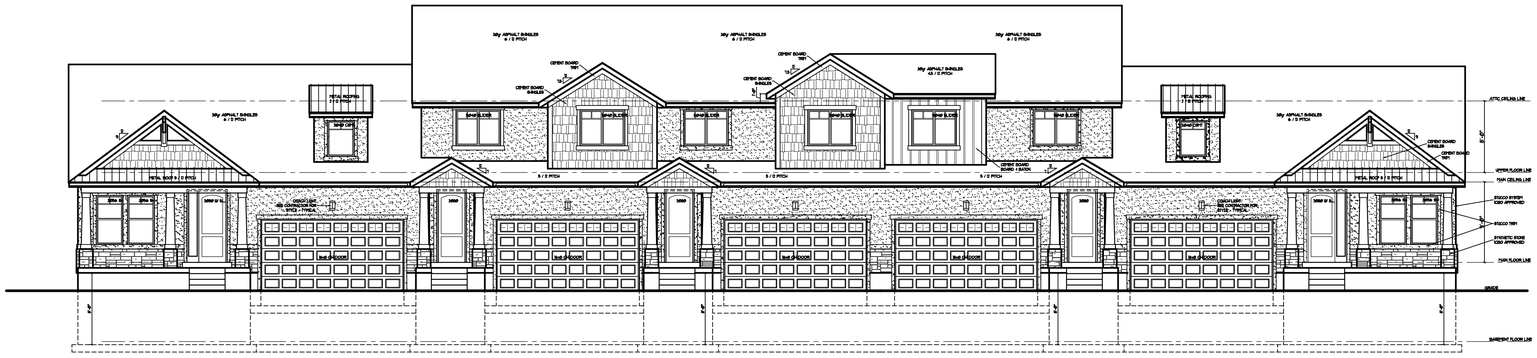
IRRIGATION DETAILS

PRELIMINARY PLANS NOT FOR CONSTRUCTION

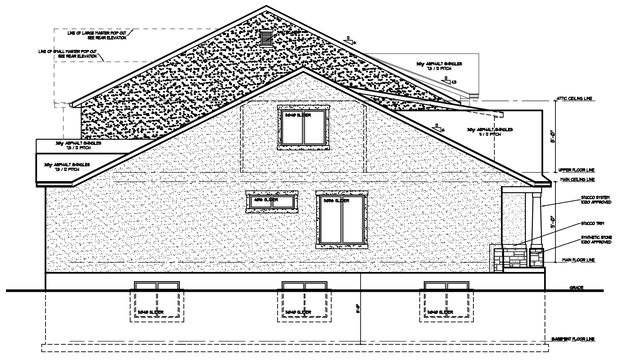
IR-2.6



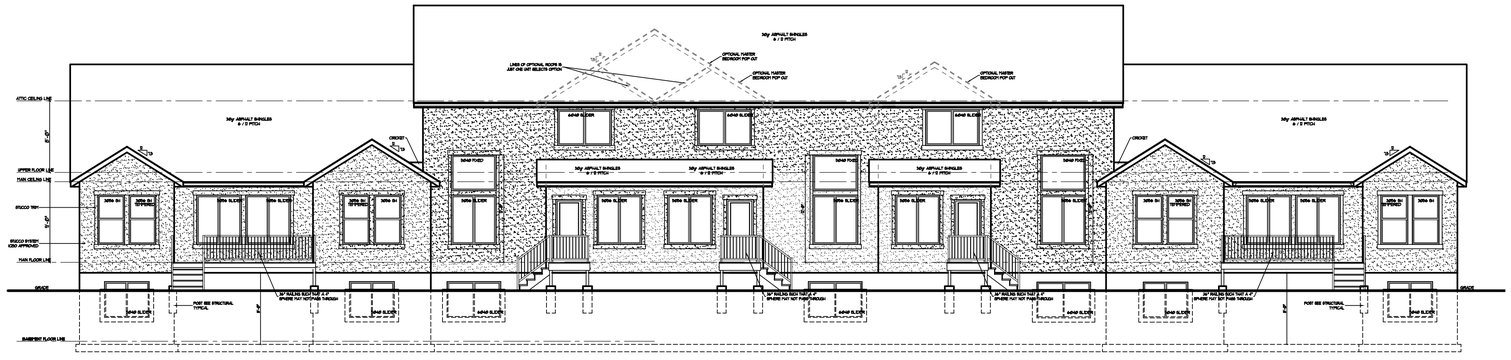




FRONT ELEVATION
SCALE: 3/16"=1'-0"



LEFT SIDE ELEVATION
SCALE: 3/16"=1'-0" (RIGHT SIDE SIMILAR)



REAR ELEVATION
SCALE: 3/16"=1'-0"

PRELIMINARY - NOT FOR CONSTRUCTION

THESE DRAWINGS OR ANY PARTS THEREOF, AS INSTRUMENTS OF SERVICE, REMAIN THE PROPERTY OF THE ARCHITECTS AND MAY NOT BE REPRODUCED OR USED ON OTHER WORK WITHOUT THEIR WRITTEN CONSENT

Q:\ACAD\Incl\EDGE TOWNHOMES\SHADOW RUN\TYPE D - 5 PLEX\EH-TYPE_D-5PLEX_A-02.4-ELEV.dwg
27 June 2014 4:25:02 PM

ENGINEERS
SURVEYORS
PLANNERS
3302 N. Main Street
Spanish Fork, UT 84660
Phone: 801.798.0555

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3520 N UNIVERSITY AVENUE #200, PROVO UT 84604
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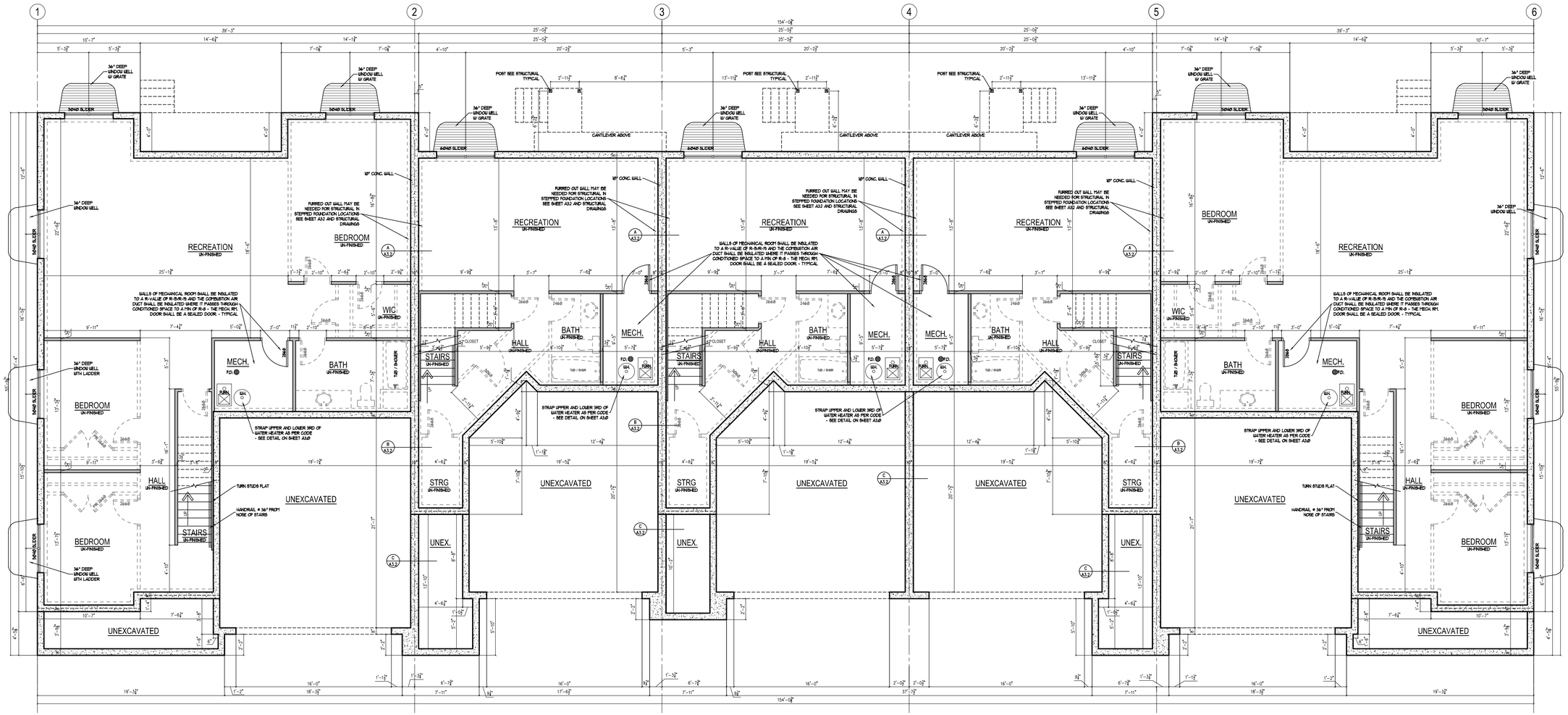
480 W 800 N Suite 200 - Orem UT, 84057 - 801.494.0150

TYPE "D" 5 PLEX

FRONT AND REAR ELEVATION - FLAT

SUBDIVISION: SHADOWRUN
LOT #: B-59 - UNITS 282-286
PLAN:
CITY: HERRIMAN
STATE: UT
SHEET:

DATE: DEC. 2016
SHEET #: A2.0



UNIT 1	UNIT 2	UNIT 3	UNIT 4	UNIT 5
SQUARE FOOTAGE	SQUARE FOOTAGE	SQUARE FOOTAGE	SQUARE FOOTAGE	SQUARE FOOTAGE
BASEMENT - 1525 sf	BASEMENT - 710 sf	BASEMENT - 710 sf	BASEMENT - 710 sf	BASEMENT - 1525 sf

BASEMENT FLOOR PLAN

SCALE: 3/16" = 1'-0"

BASEMENT - 5,180 sf

NOTE: AUTOMATIC GARAGE DOOR OPENERS, IF PROVIDED, SHALL BE TESTED IN ACCORDANCE WITH UL325 - R5019.6

NOTE: 5-8" TYPE X GYPSUM BOARD TO EXTEND TO FLOOR BEHIND TUBS AND FIRE WALLS BEHIND BATHROOMS TYPICAL

NOTE: AT ALL STAIRS, CHECK DESIGN OF RAKE WALL WITH SUPERINTENDENT

NOTE: FLASHING & COUNTER-FLASHING AROUND WINDOWS AND DOORS SHALL COMPLY WITH MANUFACTURER'S SPECIFICATIONS.

NO PENETRANTION IN ROOF WITHIN 4'-0" OF SEPARATION WALL

NOTE: FOR INTERIOR COLUMN LOCATIONS SEE FRAMING PLANS.

DRYER NOTE: DRYER USED SHALL BE CAPABLE OF PROVIDING PROPER CFM OR BE PROVIDED WITH AN INLINE BOOSTER FAN. IT SHALL ALSO BE ACCESSIBLE AND MEET UL 705 REQUIREMENTS - TYPICAL ALL UNITS

NOTE: NO WOOD SHALL BE NEARER THAN 8 INCHES TO EARTH UNLESS SEPARATED BY CONCRETE AT LEAST 3 INCHES IN THICKNESS WITH A IMPERVIOUS MEMBRANE INSTALLED BETWEEN THE EARTH AND CONC.

NOTE: FASTENERS FOR PRESSURE-PRESERVATIVE AND FIRE-RETARDANT-TREATED WOOD SHALL BE OF HOT DIPPED ZINC-COATED GALVANIZED STEEL, STAINLESS STEEL, SILICON BRONZE OR COPPER. THE COATING WEIGHTS FOR ZINC-COATED FASTENERS SHALL BE IN ACCORDANCE WITH ASTM A 153.

NOTE: A 6-mil POLYETHYLENE OR APPROVED VAPOR RETARDER WITH JOINTS LAPPED NOT LESS THAN 6 INCHES SHALL BE PLACED BETWEEN THE CONCRETE FLOOR SLAB AND THE BASE COURSE OR THE PREPARED SUB GRADE WHERE NO BASE COURSE EXISTS. - IRC R506.2.3 (TYPICAL AT ALL UNITS)

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SURVEYORS
PLANNERS
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Spanish Fork, UT 84660
Phone: 801.798.0555

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801-377-6303 | WWW.HARRIS-ARCHITECTURE.COM

EDGEhomes
480 W 800 N Suite 200 - Orem UT, 84057 - 801.494.0150

PLAN: TYPE "D" 5 PLEX

SHEET: BASEMENT FLOOR PLAN

SUBDIVISION: SHADOWRUN
LOT #: B-59 - UNITS 282-286
CITY: HERRIMAN
STATE: UT

DATE: DEC. 2016

SHEET #: A1.0

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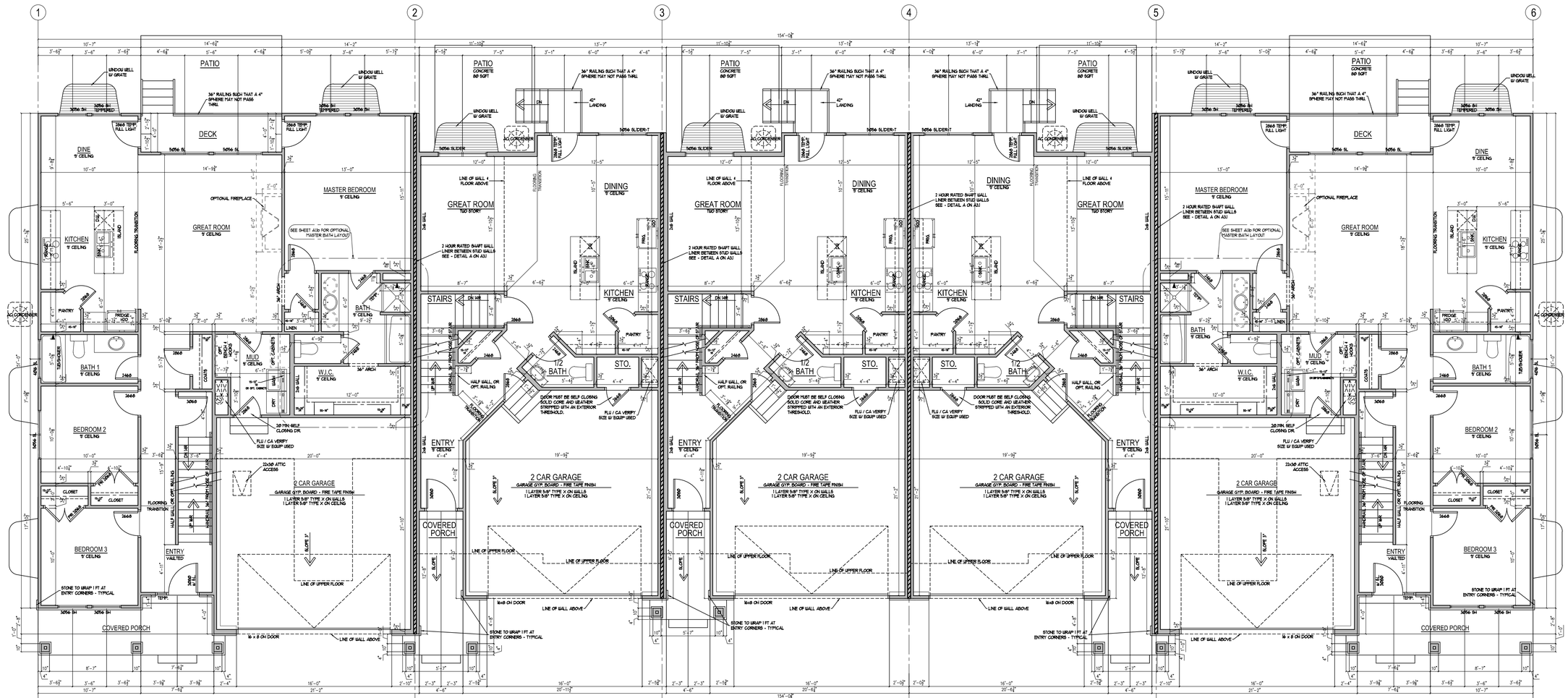

NOTE: AUTOMATIC GARAGE DOOR OPENERS, IF PROVIDED, SHALL BE TESTED IN ACCORDANCE WITH UL325 - R324.5.6

NOTE: 5/8" TYPE X GYPSUM BOARD TO EXTEND TO FLOOR BEHIND TUBS AND FIRE WALLS BEHIND BATHROOMS TYPICAL

NOTE: AT ALL STAIRS, CHECK DESIGN OF RAKE WALL WITH SUPERINTENDENT

NOTE: FLASHING 4 COUNTER-FLASHING AROUND WINDOW AND DOORS SHALL COMPLY WITH MANUFACTURER'S SPECIFICATIONS.

NO PENETRATION IN ROOF WITHIN 4'-0" OF SEPARATION WALL

NOTE: FOR INTERIOR COLUMN LOCATIONS SEE FRAMING PLANS.

DRYER NOTE: DRYER USED SHALL BE CAPABLE OF PROVIDING PROPER CFM OR BE PROVIDED WITH AN INLINE BOOSTER FAN. IT SHALL ALSO BE ACCESSIBLE AND MEET UL 325 REQUIREMENTS - TYPICAL ALL UNITS

UNIT 1

SQUARE FOOTAGE
MAIN - 1511 sf
GARAGE - 457 sf

UNIT 2

SQUARE FOOTAGE
MAIN - 729 sf
GARAGE - 424 sf

UNIT 3

SQUARE FOOTAGE
MAIN - 729 sf
GARAGE - 424 sf

MAIN FLOOR PLAN

SCALE: 3/16" = 1'-0"
MAIN - 5,209 sf
GARAGE - 2,186 sf

UNIT 4

SQUARE FOOTAGE
MAIN - 729 sf
GARAGE - 424 sf

NOTE: NO WOOD SHALL BE NEARER THAN 6 INCHES TO EARTH UNLESS SEPARATED BY CONCRETE AT LEAST 3 INCHES IN THICKNESS WITH A IMPERVIOUS MEMBRANE INSTALLED BETWEEN THE EARTH AND CONC.

UNIT 5

SQUARE FOOTAGE
MAIN - 1511 sf
GARAGE - 457 sf

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TYPE "D" 5 PLEX

MAIN FLOOR PLAN

LOT #:
PLAN:
SHEET:
SUBDIVISION: SHADOW RUN
B-59 - UNITS 282-286
CITY: HERRIMAN
STATE: UT

DATE: DEC. 2016
SHEET #: A1.1a

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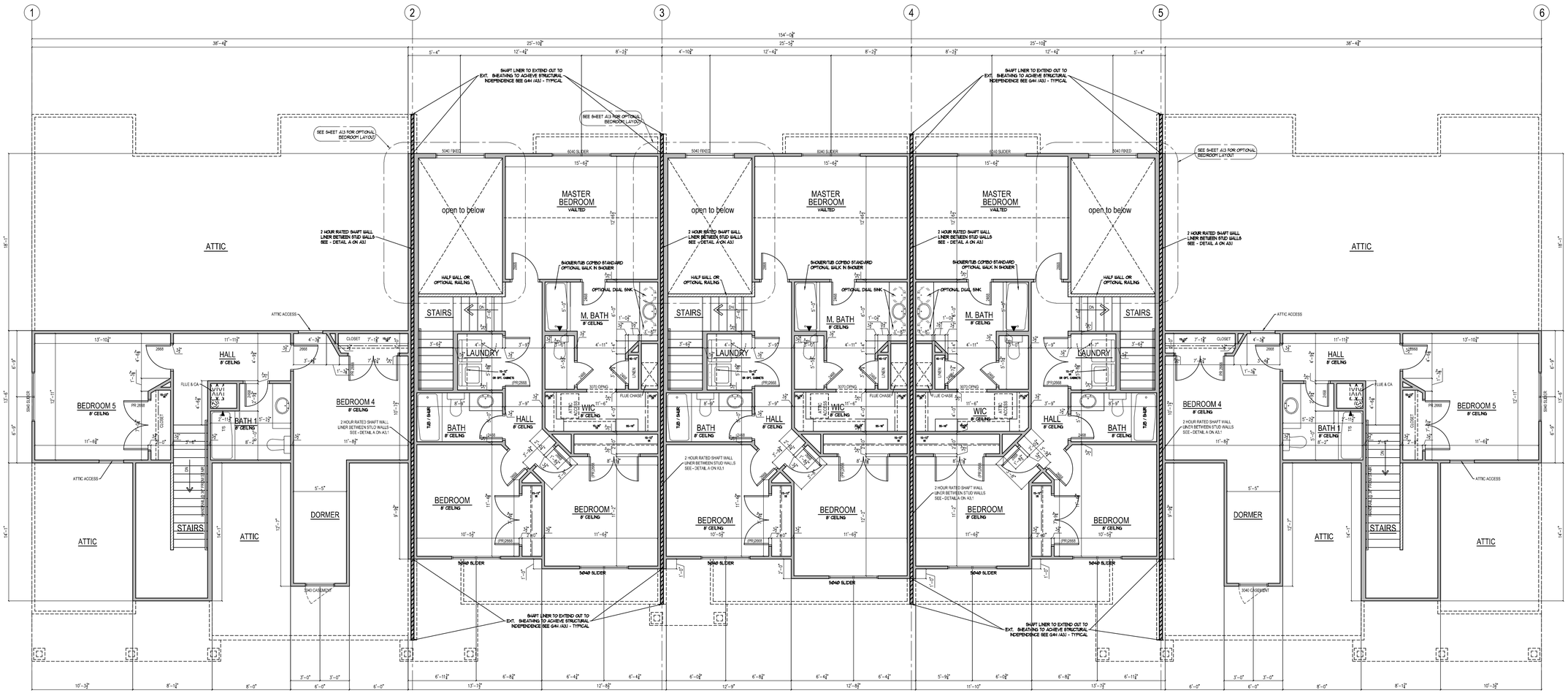

NOTE: AUTOMATIC GARAGE DOOR OPENERS, IF PROVIDED, SHALL BE TESTED IN ACCORDANCE WITH UL325 - R309.5

NOTE: 5/8" TYPE X GYPSUM BOARD TO EXTEND TO FLOOR BEHIND TUBS AND FIRE WALLS BEHIND BATHROOMS TYPICAL

NOTE: AT ALL STAIRS, CHECK DESIGN OF RAKE WALL WITH SUPERINTENDENT

NOTE: FLASHING 4 COUNTER-FLASHING AROUND WINDOWS AND DOORS SHALL COMPLY WITH MANUFACTURER'S SPECIFICATIONS.

NO PENETRATION IN ROOF WITHIN 4'-0" OF SEPARATION WALL

NOTE: FOR INTERIOR COUPLING LOCATIONS SEE FRAMING PLANS.

DRYER NOTE: DRYER USED SHALL BE CAPABLE OF PROVIDING PROPER CFM OR BE PROVIDED WITH AN INLINE BOOSTER FAN. IT SHALL ALSO BE ACCESSIBLE AND MEET UL 325 REQUIREMENTS - TYPICAL ALL UNITS

NOTE: NO WOOD SHALL BE NEARER THAN 6 INCHES TO EARTH UNLESS SEPARATED BY CONCRETE AT LEAST 3 INCHES IN THICKNESS WITH A PERMANENT MOISTURE INSTALLED BETWEEN THE EARTH AND CONC.

UNIT 1
SQUARE FOOTAGE
UPPER - 586 sf

UNIT 2
SQUARE FOOTAGE
UPPER - 934 sf

UNIT 3
SQUARE FOOTAGE
UPPER - 946 sf

UPPER FLOOR PLAN
SCALE: 3/16" = 1'-0"
UPPER - 3,986 sf

UNIT 4
SQUARE FOOTAGE
UPPER - 934 sf

UNIT 5
SQUARE FOOTAGE
UPPER - 586 sf

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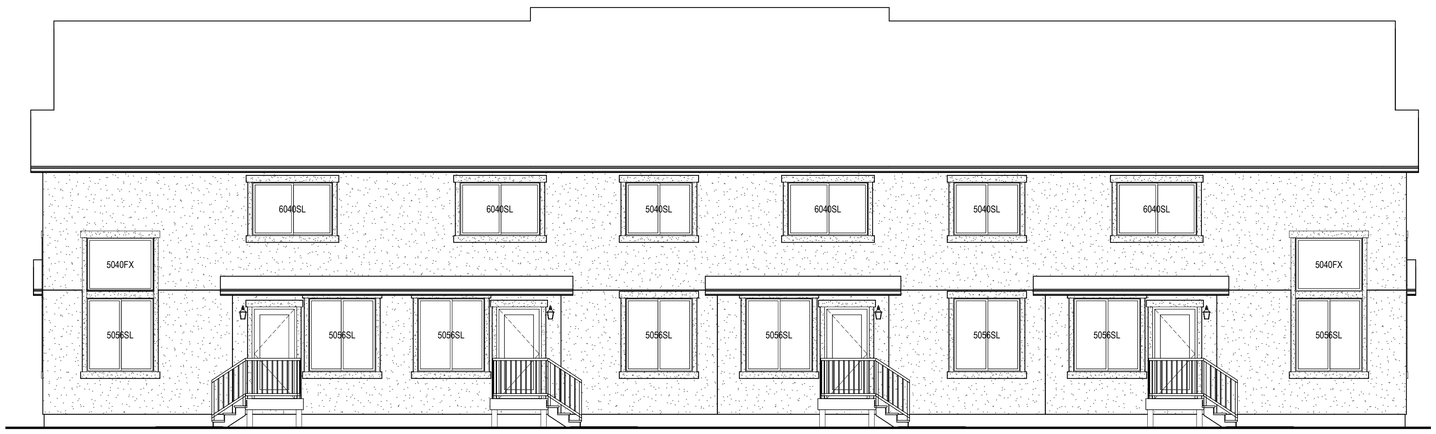
TYPE "D" 5 PLEX

UPPER FLOOR PLAN

SUBDIVISION: SHADOWRUN
LOT #: B-59 - UNITS 282-286
CITY: HERRIMAN
STATE: UT
PLAN:
SHEET:
DATE: DEC. 2016
SHEET #: A1.2a



FRONT ELEVATION
SCALE: 3/16"=1'-0"



REAR ELEVATION
SCALE: 3/16"=1'-0"





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PLAN: TYPE "B" 4 PLEX (9 ft MAIN)
SHEET:

SUBDIVISION: SHADOWRUN
LOT #: BLDG. 47 - LOTS 231-234
CITY: HERRIMAN
STATE: UT

DATE: 3-15-2017
SHEET #: A2.0

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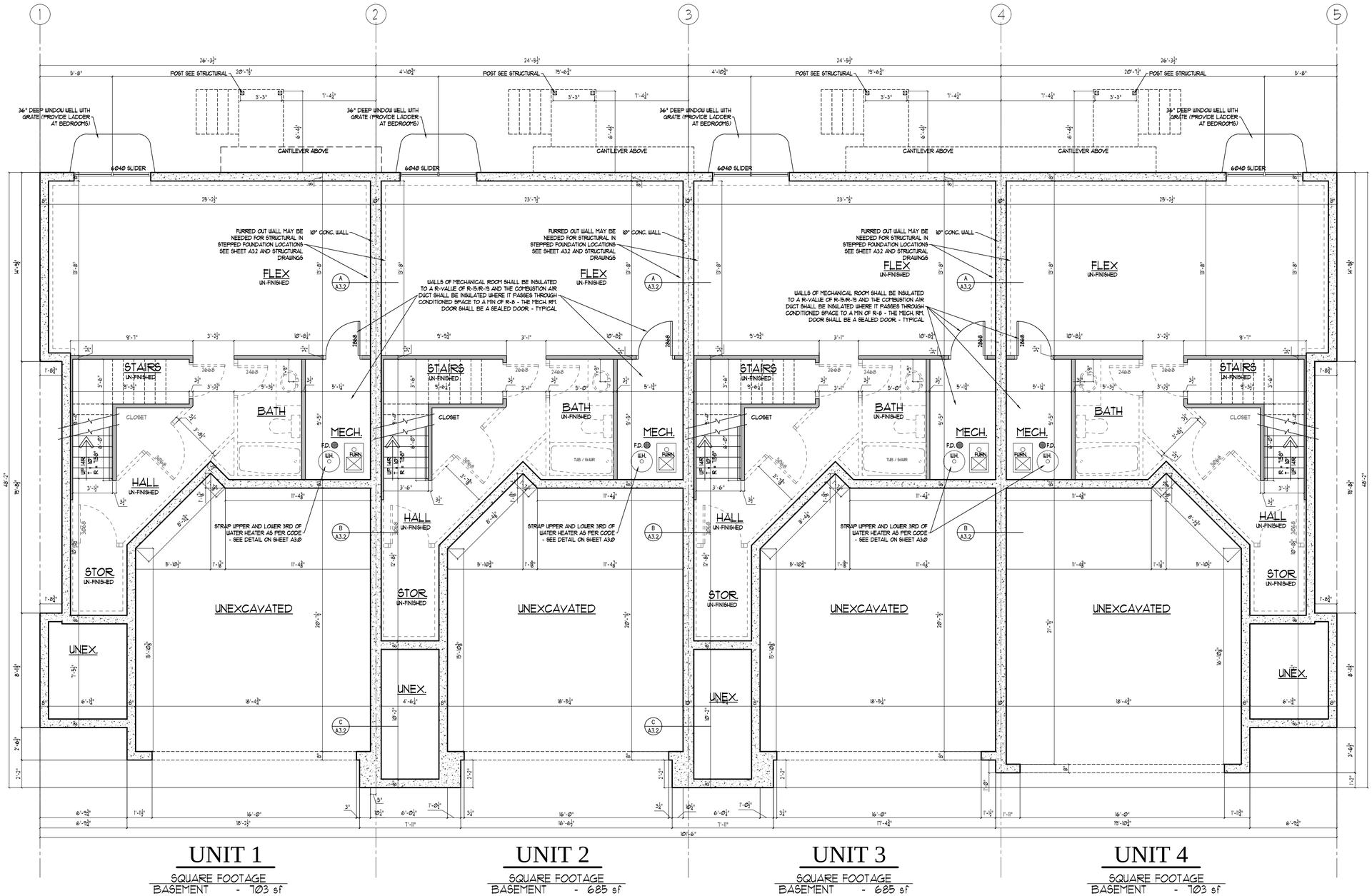

BASEMENT FLOOR PLAN

NOTE: FASTENERS FOR PRESSURE PRESERVATIVE AND FIRE-RETARDANT TREATED WOOD SHALL BE HOT DIPPED ZINC-COATED GALVANIZED STEEL, STAINLESS STEEL, SILICON BRONZE OR COPPER. COATING WEIGHTS FOR ZINC-COATED FASTENERS SHALL BE IN ACCORDANCE WITH ASTM A 153.

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TYPE "B" 4 PLEX (9 ft MAIN)
PLAN:
BASEMENT FLOOR PLAN
SHEET:

SUBDIVISION: SHADOWRUN
LOT #: BLDG. 47 - LOTS 233-234
CITY: HERRIMAN
STATE: UT

DATE: 3-15-2017
SHEET #: A1.0

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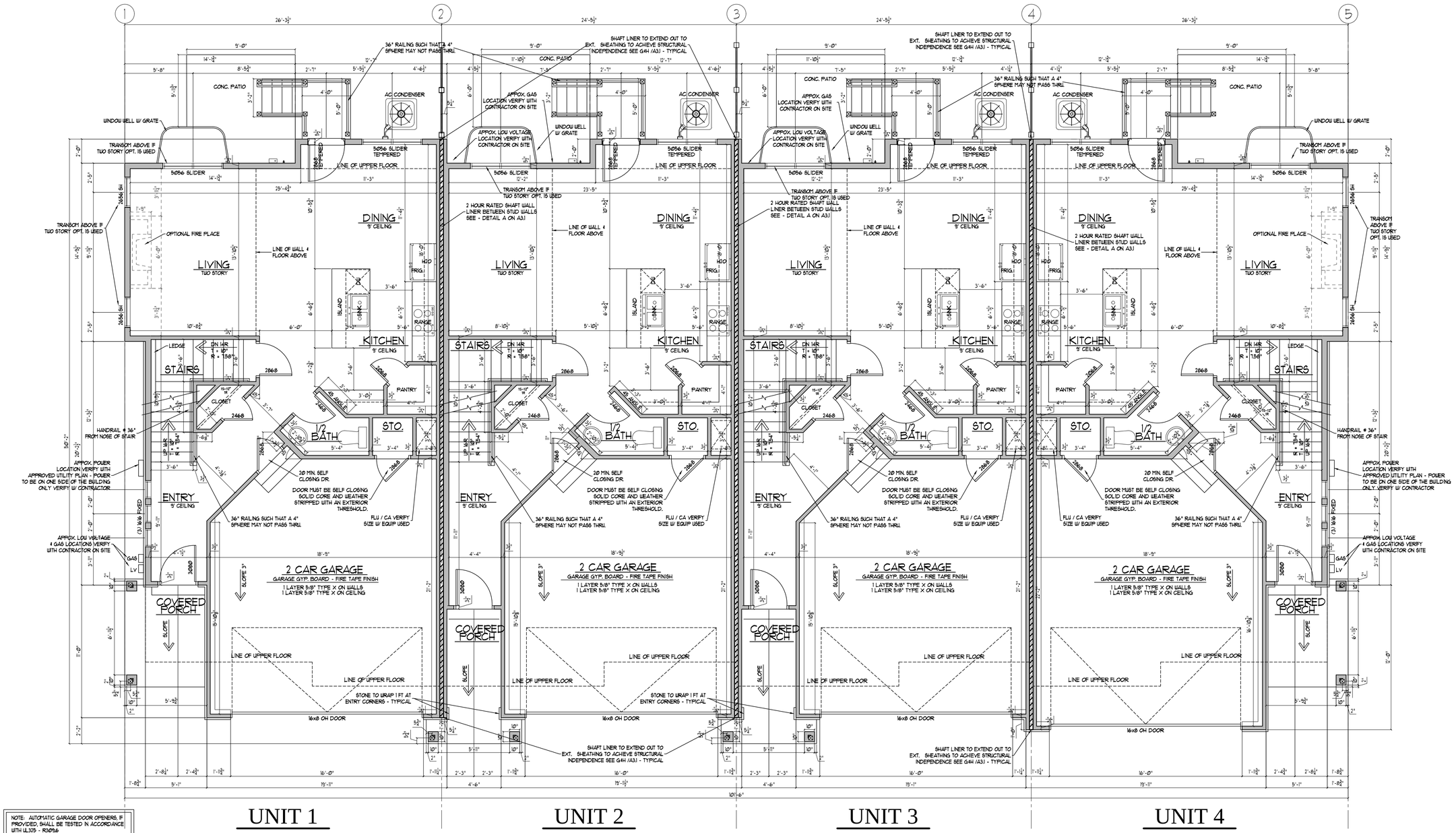

NOTE: AUTOMATIC GARAGE DOOR OPENERS, IF PROVIDED, SHALL BE TESTED IN ACCORDANCE WITH UL325 - R302.6

NOTE: 5/8" TYPE X GYPSUM BOARD TO EXTEND TO FLOOR BEHIND TUBS AND FIRE WALLS BEHIND BATHROOMS TYPICAL

NOTE: AT ALL OF RAKE WALL

UNIT 1

SQUARE FOOTAGE

MAIN	-	722 sf
GARAGE	-	402 sf

UNIT 2

SQUARE FOOTAGE

MAIN	-	703 sf
GARAGE	-	402 sf

UNIT 3

SQUARE FOOTAGE

MAIN	-	703 sf
GARAGE	-	402 sf

UNIT 4

SQUARE FOOTAGE

MAIN	-	722 sf
GARAGE	-	422 sf

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

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TYPE "B" 4 PLEX (9 ft MAIN)

PLAN: MAIN FLOOR PLAN
SHEET:

LOT #: BLDG. 47 - LOTS 231-234
STATE: UT
SUBDIVISION: SHADOWRUN
CITY: HERRIMAN

DATE: 3-15-2017
SHEET #: A1.1

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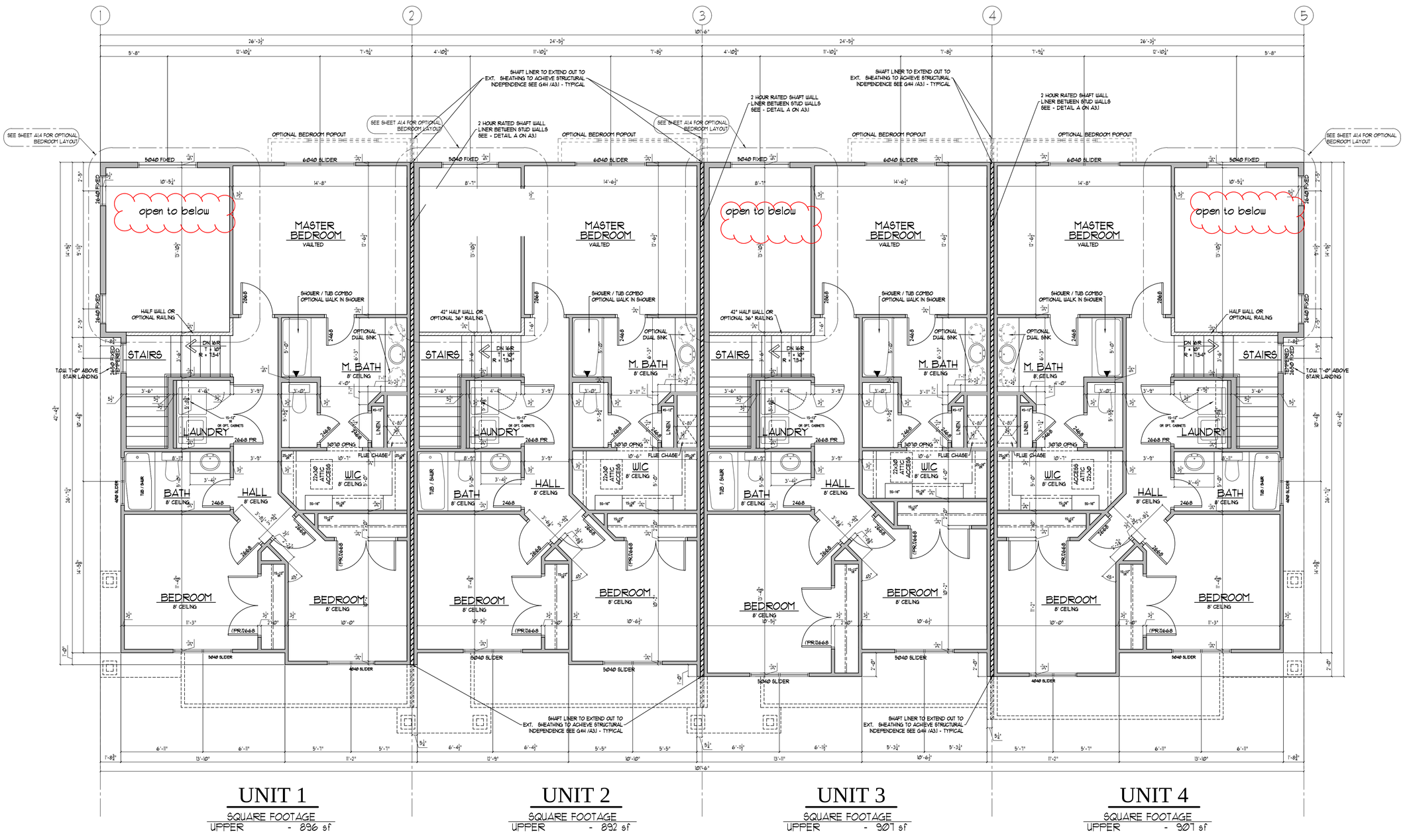

UNIT 1
SQUARE FOOTAGE
UPPER - 896 sf

UNIT 2
SQUARE FOOTAGE
UPPER - 892 sf

UNIT 3
SQUARE FOOTAGE
UPPER - 901 sf

UNIT 4
SQUARE FOOTAGE
UPPER - 901 sf

UPPER FLOOR PLAN
SCALE: 1/4" = 1'-0"

UPPER - 3,602 sf

NOTE: 5/8" TYPE X GYPSUM BOARD TO EXTEND TO FLOOR BEHIND TUBS AND FIRE WALLS BEHIND BATHROOMS TYPICAL

NOTE: AT ALL STAIRS, CHECK DESIGN OF RAKE WALL WITH SUPERINTENDENT

NOTE: FOR INTERIOR COLUMN LOCATIONS SEE FRAMING PLANS

DRYER NOTE: DRYER USED SHALL BE CAPABLE OF PROVIDING PROPER CFM OR BE PROVIDED WITH AN IN LINE

AT LAUNDRY ROOM DOORS PROVIDE 1" AIR GAP BETWEEN BOTTOM OF DOOR AND CARPET FOR AIR RETURN

PRELIMINARY - NOT FOR CONSTRUCTION

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480 W 800 N Suite 200 - Orem UT, 84057 - 801.494.0150

PLAN: TYPE "B" 4 PLEX (9 ft MAIN)
SHEET: UPPER FLOOR PLAN

SUBDIVISION: SHADOWRUN
LOT #: BLDG. 47 - LOTS 231-234
CITY: HERRIMAN
STATE: UT

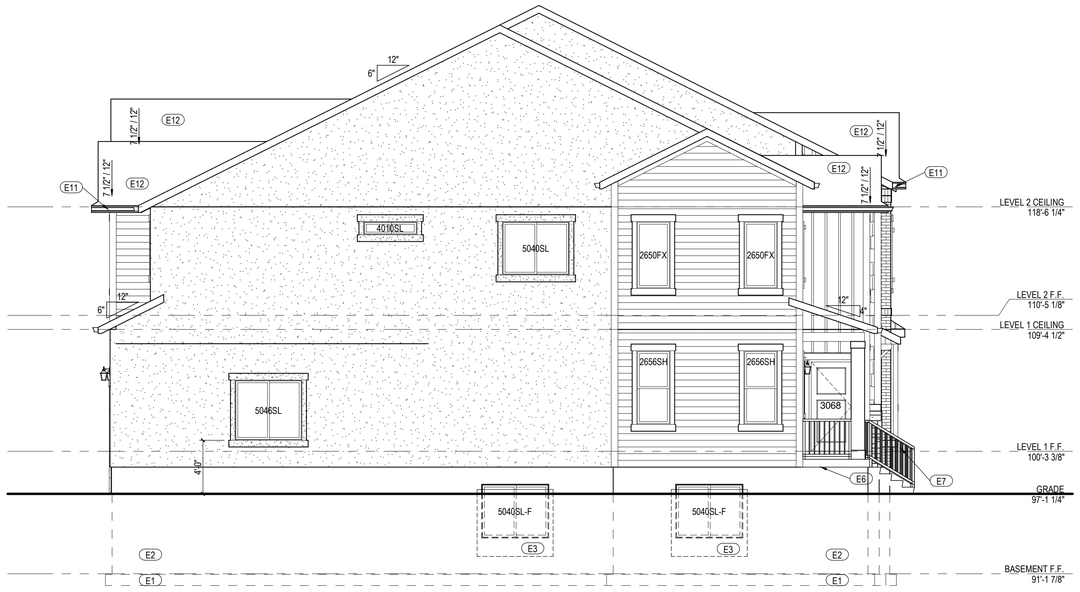
DATE: 3-15-2017
SHEET #: A1.2



FRONT ELEVATION

SCALE: 3/16" = 1'-0"

EXTERIOR RIGHT UNIT | INTERIOR LEFT UNIT | INTERIOR RIGHT UNIT | EXTERIOR LEFT UNIT



LEFT SIDE ELEVATION

SCALE: 3/16" = 1'-0"

PRELIMINARY - NOT FOR CONSTRUCTION

ELEVATION KEYNOTES (XX)

E1. CONCRETE FOOTING
E2. CONCRETE FOUNDATION
E3. WINDOW WELL WITH GRATE AND LADDER AS PER CODE ♦
E4. CONCRETE STEPS, STOOPS, DRIVEWAYS, SIDEWALKS, PATIOS AS PER CODE AND GRADE
E5. ♦ WOOD FRAMED STEPS/LANDING AS PER CODE AND GRADE ♦
E6. CONCRETE PORCH CAP
E7. 36" HIGH GUARD RAIL ♦
E8. DECK
E9. TRIM. SEE MATERIALS LEGEND
E10. GABLE END VENT
E11. ALUMINUM FASCIA, VENTED SOFFIT, GUTTERS, AND DOWNSPOUTS
E12. ARCHITECTURAL GRADE ASPHALT SHINGLES

GENERAL NOTES

- REFER TO GENERAL NOTE & DETAIL SHEETS FOR TYPICAL REQUIREMENTS & MATERIALS
- GRADE CONDITIONS MAY VARY FROM SHOWN. BUILDER SHALL VERIFY & COORDINATE PER ACTUAL SITE CONDITIONS
- BUILDER TO PROVIDE ROOF & SOFFIT VENTS
- INSTALL ALL PRE-MANUFACTURED MATERIALS PER MANUFACTURERS REQUIREMENTS, RECOMMENDATIONS & SPECIFICATIONS
- SEE GENERAL NOTES SHEET FOR ♦ ITEMS

MATERIALS LEGEND

- BRICK VENEER
- STONE VENEER
- LAP SIDING
- SHINGLES
- BOARD AND BATTEN - 2 3/4" x 3/4" @ 16" O.C.
- TRIM - 3/4"
- STUCCO
- STUCCO TRIM - 1"
- STANDING SEAM METAL ROOF

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PLAN: CHANTELLE - 4 PLEX
SHEET: FRONT & LEFT SIDE ELEVATIONS

LOT #:
SUBDIVISION: LAKEFRONT @ VINYARD
CITY: VINYARD
STATE: UT

DATE: 4-5-2019
SHEET #: A2.0

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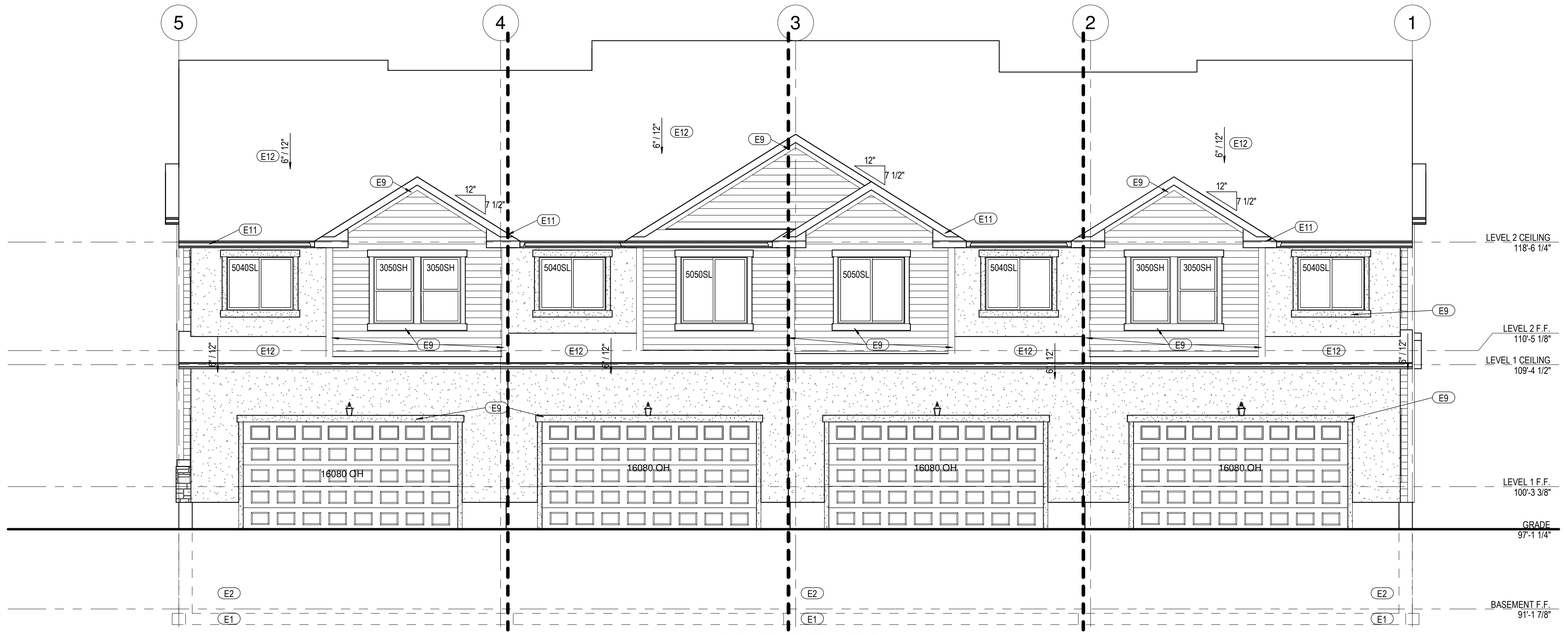
5
4
3
2
1
E12
E9
12"
7 1/2"
E11
5040SL
3050SH
3050SH
5040SL
5050SL
5050SL
5040SL
3050SH
3050SH
5040SL
E9
E12
E9
E12
E9
E12

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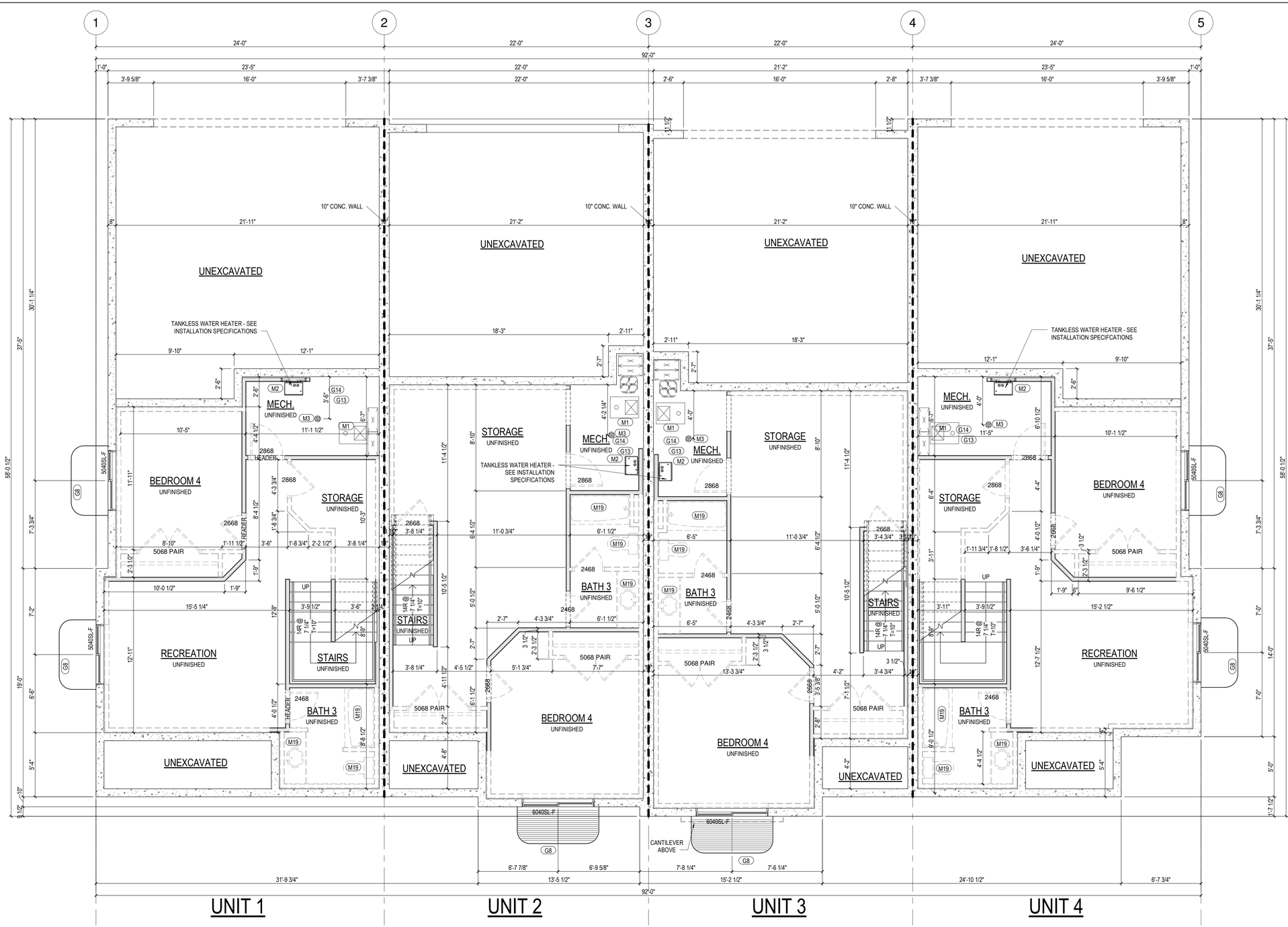

BASEMENT FLOOR PLAN
SCALE: 1/4" = 1'-0"

NOTE: FASTENERS FOR PRESSURE-PRESERVATIVE AND FIRE-RETARDANT - TREATED WOOD SHALL BE OF HOT DIPPED ZINC COATED GALVANIZED STEEL, STAINLESS STEEL, SILICON BRONZE OR COPPER. THE QUANTITY REQUIREMENTS FOR ZINC-COATED FASTENERS SHALL BE IN ACCORDANCE WITH ASTM A 153.

NOTE: A 6-mil POLYETHYLENE OR APPROVED VAPOR RETARDER WITH JOINS LAPPED NOT LESS THAN 6" SHALL BE PLACED BETWEEN CONCRETE FLOOR SLAB AND BASE COURSE OR PREPARED SUB GRADE WHERE NO BASE COURSE EXISTS. - IRC R506.2.3 (VAPOR BARRIER) (ALL UNITS)

PRELIMINARY - NOT FOR CONSTRUCTION

GENERAL KEYNOTES (XX)

G1. 42" HIGH FRAMED WALL
G2. 36" HIGH HAND RAIL ♦
G3. 36" HIGH GUARD RAIL ♦
G4. 22"x30" ATTIC ACCESS ♦
G5. 20 MINUTE FIRE DOOR ♦
G6. WOOD FRAMED STEPS/LANDING AS PER CODE AND GRADE ♦
G7. CONCRETE STEPS, STOOPS, DRIVEWAYS, SIDEWALKS, PATIOS AS PER CODE AND GRADE
G8. ♦ WINDOW WELL WITH GRATE AND LADDER AS PER CODE ♦
G9. OPT. BARN DOOR #1. SEE DETAIL SHEET FOR DETAILS
G10. OPT. BARN DOOR #2. SEE DETAIL SHEET FOR DETAILS
G11. OPT. BARN DOOR #3. SEE DETAIL SHEET FOR DETAILS
G12. OPT. BARN DOOR #4. SEE DETAIL SHEET FOR DETAILS
G13. FURNACE AND TANKLESS WATER HEATER SNORKEL LOCATION
G14. WATER HEATER AND FURNACE ARE DIRECT VENT

M.E.P. KEYNOTES (XX)

M1. FURNACE ♦
M2. TANKLESS HEATER ♦
M3. FLOOR DRAIN ♦
M4. 8" COMBUSTION AIR FROM OUTSIDE. TERMINATE 12" BELOW BASEMENT CEILING
M5. ♦ MECHANICAL CHASE
M6. HOSE BIB ♦
M7. KITCHEN SINK WITH DISPOSAL AND SPRAYER
M8. PEDESTAL SINK
M9. TUB ♦
M10. TEMPERED GLASS ENCLOSURE WITH MANUFACTURED SHOWER PAN
M11. DISHWASHER
M12. REFRIGERATOR (PROVIDE WATER LINE)
M13. RANGE
M14. TOILET
M15. SINK
M16. WASHER LOCATION
M17. DRYER LOCATION
M18. BACKWATER VALVE - VERIFY LOCATION ON SITE.
M19. ROUGH-IN PLUMBING FOR FUTURE

GENERAL SHEET NOTES

- WALL DIMENSIONS ARE TO ROUGH FRAMING U.N.O.
- DOOR AND WINDOW DIMENSIONS ARE TO CENTER OF OPENING U.N.O.
- SEE GENERAL NOTES SHEET FOR ♦ ITEMS
- REFFER TO DETAIL SHEETS FOR ALL INFO
- REFFER TO CONTRACTED SCOPE OF WORK
- SEE CABINET PLANS FOR DETAILS
- REFFER TO OPTION SHEET FOR OPTION DETAILS

UNIT 1		
BASEMENT	746 SF	UNIT 1
GARAGE	501 SF	UNIT 1
MAIN FLOOR	734 SF	UNIT 1
UPPER FLOOR	835 SF	UNIT 1
	2,817 SF	
UNIT 2		
BASEMENT	753 SF	UNIT 2
GARAGE	451 SF	UNIT 2
MAIN FLOOR	738 SF	UNIT 2
UPPER FLOOR	908 SF	UNIT 2
	2,850 SF	
UNIT 3		
BASEMENT	759 SF	UNIT 3
GARAGE	451 SF	UNIT 3
MAIN FLOOR	744 SF	UNIT 3
UPPER FLOOR	906 SF	UNIT 3
	2,861 SF	
UNIT 4		
BASEMENT	744 SF	UNIT 4
GARAGE	501 SF	UNIT 4
MAIN FLOOR	734 SF	UNIT 4
UPPER FLOOR	835 SF	UNIT 4
	2,815 SF	
Grand total	11,342 SF	

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480 W 800 N Suite 200 - Orem UT. 84057 - 801.494.0150

PLAN: CHANTELLE - 4 PLEX
SHEET: BASEMENT FLOOR PLAN

LOT #:
SUBDIVISION: LAKEFRONT @ VINYARD
CITY: VINYARD
STATE: UT

DATE: 4-5-2019
SHEET #: A1.0

THESE DRAWINGS OR ANY PARTS THEREOF, AS INSTRUMENTS OF SERVICE, REMAIN THE PROPERTY OF THE ARCHITECTS AND MAY NOT BE REPRODUCED OR USED ON OTHER WORK WITHOUT THEIR WRITTEN CONSENT

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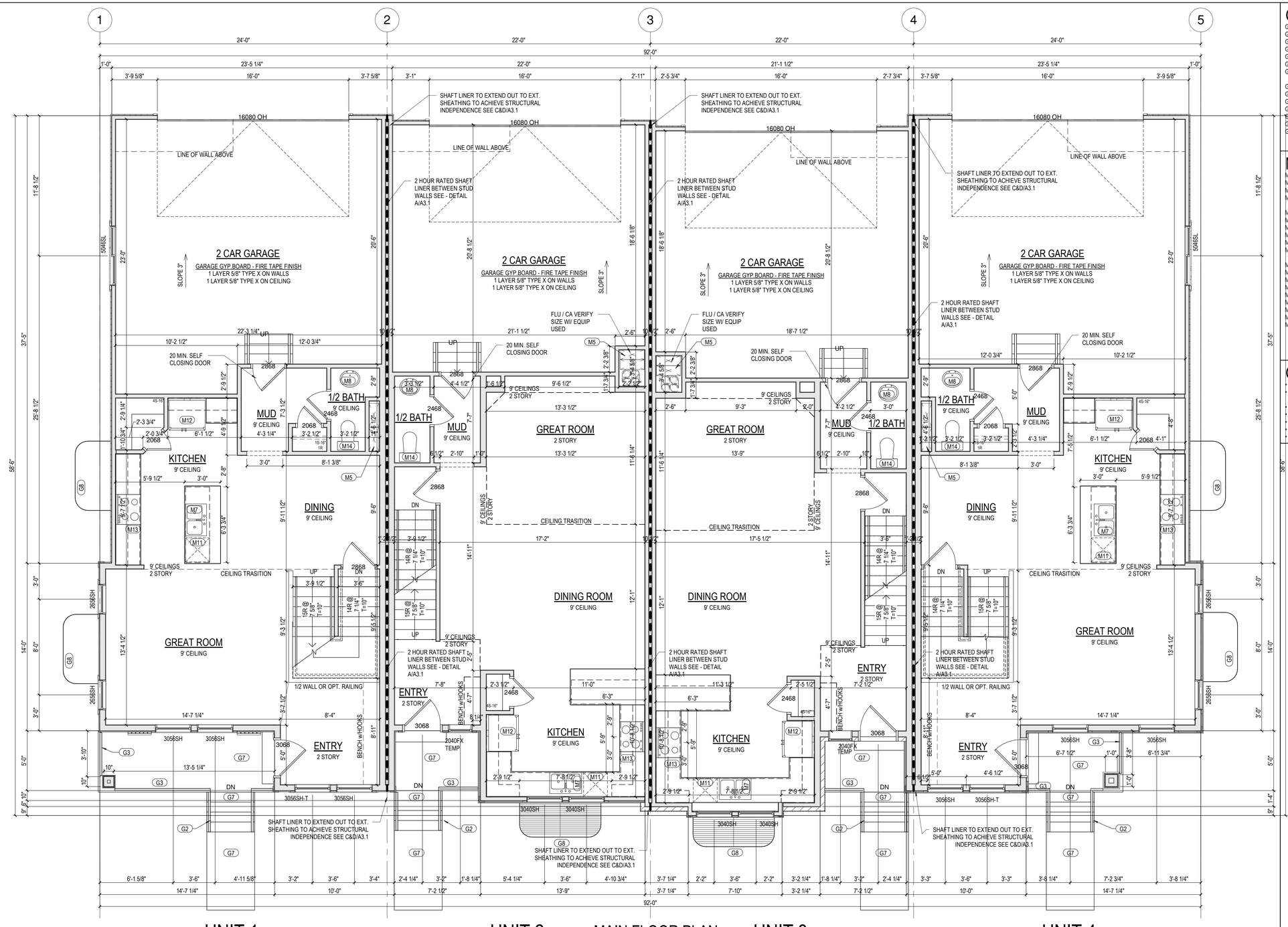

MAIN FLOOR PLAN
SCALE: 1/4" = 1'-0"

PRELIMINARY - NOT FOR CONSTRUCTION

GENERAL KEYNOTES (XX)

G1. 42" HIGH FRAMED WALL
G2. 36" HIGH HAND RAIL ♦
G3. 36" HIGH GUARD RAIL ♦
G4. 22"x30" ATTIC ACCESS ♦
G5. 20 MINUTE FIRE DOOR ♦
G6. WOOD FRAMED STEPS/LANDING AS PER CODE AND GRADE ♦
G7. CONCRETE STEPS, STOOPS, DRIVEWAYS, SIDEWALKS, PATIOS AS PER CODE AND GRADE
G8. ♦ WINDOW WELL WITH GRATE AND LADDER AS PER CODE ♦
G9. OPT. BARN DOOR #1. SEE DETAIL SHEET FOR DETAILS
G10. OPT. BARN DOOR #2. SEE DETAIL SHEET FOR DETAILS
G11. OPT. BARN DOOR #3. SEE DETAIL SHEET FOR DETAILS
G12. OPT. BARN DOOR #4. SEE DETAIL SHEET FOR DETAILS
G13. FURNACE AND TANKLESS WATER HEATER SNORKEL LOCATION
G14. WATER HEATER AND FURNACE ARE DIRECT VENT

M.E.P. KEYNOTES (XX)

M1. FURNACE ♦
M2. TANKLESS HEATER ♦
M3. FLOOR DRAIN ♦
M4. 8" COMBUSTION AIR FROM OUTSIDE. TERMINATE 12" BELOW BASEMENT CEILING
M5. ♦ MECHANICAL CHASE
M6. HOSE BIB ♦
M7. KITCHEN SINK WITH DISPOSAL AND SPRAYER
M8. PEDESTAL SINK
M9. TUB ♦
M10. TEMPERED GLASS ENCLOSURE WITH MANUFACTURED SHOWER PAN
M11. DISHWASHER
M12. REFRIGERATOR (PROVIDE WATER LINE)
M13. RANGE
M14. TOILET
M15. SINK
M16. WASHER LOCATION
M17. DRYER LOCATION
M18. BACKWATER VALVE - VERIFY LOCATION ON SITE.
M19. ROUGH-IN PLUMBING FOR FUTURE

GENERAL SHEET NOTES

- WALL DIMENSIONS ARE TO ROUGH FRAMING U.N.O.
- DOOR AND WINDOW DIMENSIONS ARE TO CENTER OF OPENING U.N.O.
- SEE GENERAL NOTES SHEET FOR ♦ ITEMS
- REFFER TO DETAIL SHEETS FOR ALL INFO
- REFFER TO CONTRACTED SCOPE OF WORK
- SEE CABINET PLANS FOR DETAILS
- REFFER TO OPTION SHEET FOR OPTION DETAILS

NOTE: FLASHING & COUNTER-FLASHING AROUND WINDOWS AND DOORS SHALL COMPLY WITH MANUFACTURER'S SPECIFICATIONS

NOTE: 5/8" TYPE X GYPSUM BOARD TO EXTEND TO FLOOR BEHIND TUBS AND FIRE WALLS BEHIND BATHROOMS TYPICAL.

NOTE: AT ALL STAIRS, CHECK DESIGN OF RAKE WALL WITH SUPERINTENDENT.

NOTE: NO WOOD SHALL BE NEARER THAN 8 INCHES TO EARTH UNLESS SEPARATED BY CONCRETE AT LEAST 3 INCHES IN THICKNESS WITH A IMPERVIOUS MEMBRANE INSTALLED BETWEEN THE EARTH AND CONC.

NOTE: NO PENETRATION IN ROOF WITHIN 4'-0" OF SEPARATION WALL.

NOTE: FOR INTERIOR COLUMN LOCATIONS SEE FRAMING PLANS.

DRYER NOTE: DRYER USED SHALL BE CAPABLE OF PROVIDING PROPER CFM OR BE PROVIDED WITH AN INLINE BOOSTER FAN. IT SHALL ALSO BE ACCESSIBLE AND MEET UL 705 REQUIREMENTS - TYPICAL ALL UNITS.

NOTE: AUTOMATIC GARAGE DOOR OPENEERS, IF PROVIDED, SHALL BE TESTED IN ACCORDANCE WITH UL325 - R309.6

UNIT 1		
BASEMENT	746 SF	UNIT 1
GARAGE	501 SF	UNIT 1
MAIN FLOOR	734 SF	UNIT 1
UPPER FLOOR	835 SF	UNIT 1
	2,817 SF	

UNIT 2		
BASEMENT	753 SF	UNIT 2
GARAGE	451 SF	UNIT 2
MAIN FLOOR	738 SF	UNIT 2
UPPER FLOOR	908 SF	UNIT 2
	2,850 SF	

UNIT 3		
BASEMENT	759 SF	UNIT 3
GARAGE	451 SF	UNIT 3
MAIN FLOOR	744 SF	UNIT 3
UPPER FLOOR	906 SF	UNIT 3
	2,861 SF	

UNIT 4		
BASEMENT	744 SF	UNIT 4
GARAGE	501 SF	UNIT 4
MAIN FLOOR	734 SF	UNIT 4
UPPER FLOOR	835 SF	UNIT 4
	2,815 SF	
Grand total	11,342 SF	

LEI ENGINEERS SURVEYORS PLANNERS
3302 N. Main Street
Spanish Fork, UT 84660
Phone: 801.798.0555

HARRIS ARCHITECTURE
3520 N UNIVERSITY AVENUE #200, PROVO UT 84604
801-377-6888 | WWW.HARRIS-ARCHITECTURE.COM

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480 W 800 N Suite 200 - Orem UT. 84057 - 801.494.0150

CHANTELLE - 4 PLEX
PLAN: MAIN FLOOR PLAN
SHEET:

LOT #:
SUBDIVISION: LAKEFRONT @ VINYARD
CITY: VINYARD
STATE: UT

DATE: 4-5-2019
SHEET #: A1.1

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K:\Edge Homes Plans\Townhomes\Chantelle Townhomes (Alley Load)\Revit Files\Alley Load Townhome 4-Plex.rvt
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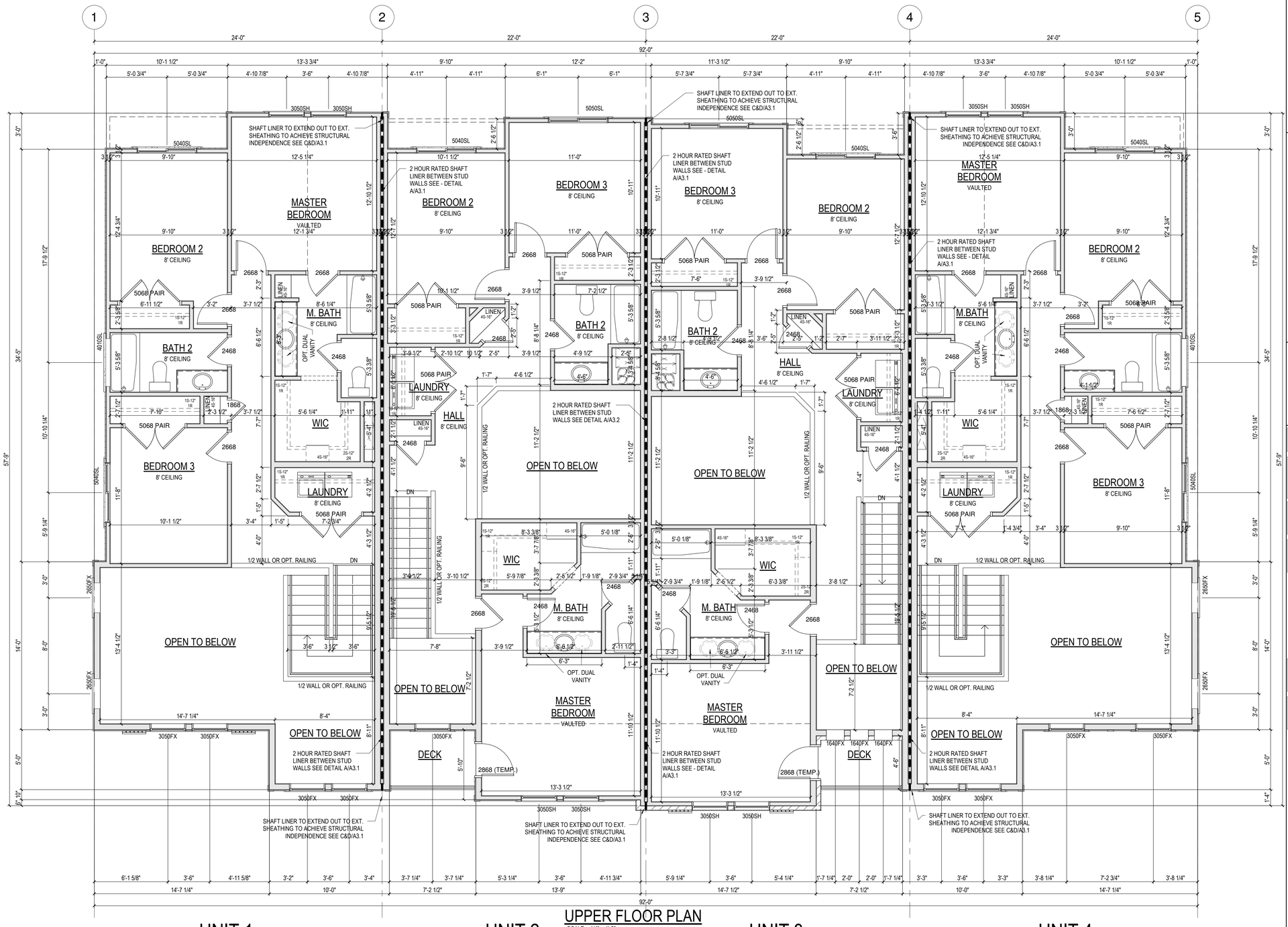

UPPER FLOOR PLAN

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

PRELIMINARY - NOT FOR CONSTRUCTION

GENERAL KEYNOTES (XX)

G1. 42" HIGH FRAMED WALL
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G3. 36" HIGH GUARD RAIL ♦
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G5. 20 MINUTE FIRE DOOR ♦
G6. WOOD FRAMED STEPS/LANDING AS PER CODE AND GRADE ♦
G7. CONCRETE STEPS, STOOPS, DRIVEWAYS, SIDEWALKS, PATIOS AS PER CODE AND GRADE
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G9. OPT. BARN DOOR #1. SEE DETAIL SHEET FOR DETAILS
G10. OPT. BARN DOOR #2. SEE DETAIL SHEET FOR DETAILS
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M4. 8" COMBUSTION AIR FROM OUTSIDE. TERMINATE 12" BELOW BASEMENT CEILING
M5. ♦ MECHANICAL CHASE
M6. HOSE BIB ♦
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M8. PEDESTAL SINK
M9. TUB ♦
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- SEE GENERAL NOTES SHEET FOR ♦ ITEMS
- REFFER TO DETAIL SHEETS FOR ALL INFO
- REFFER TO CONTRACTED SCOPE OF WORK
- SEE CABINET PLANS FOR DETAILS
- REFFER TO OPTION SHEET FOR OPTION DETAILS

NOTE: AT ALL STAIRS, CHECK DESIGN OF RAKE WALL WITH SUPERINTENDENT.

NOTE: AT LAUNDRY ROOM DOORS PROVIDE 1" AIR GAP BETWEEN BOTTOM OF DOOR AND CARPET FOR AIR RETURN - TYPICAL.

NOTE: NO PENETRATION IN ROOF WITHIN 4'-0" OF SEPARATION WALL.

NOTE: FOR INTERIOR COLUMN LOCATIONS SEE FRAMING PLANS.

DRYER NOTE: DRYER USED SHALL BE CAPABLE OF PROVIDING PROPER CFM OR BE PROVIDED WITH AN INLINE BOOSTER FAN. IT SHALL ALSO BE ACCESSIBLE ADN MEET UL 705 REQUIREMENTS - TYPICAL ALL UNITS.

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CHANTELLE - 4 PLEX

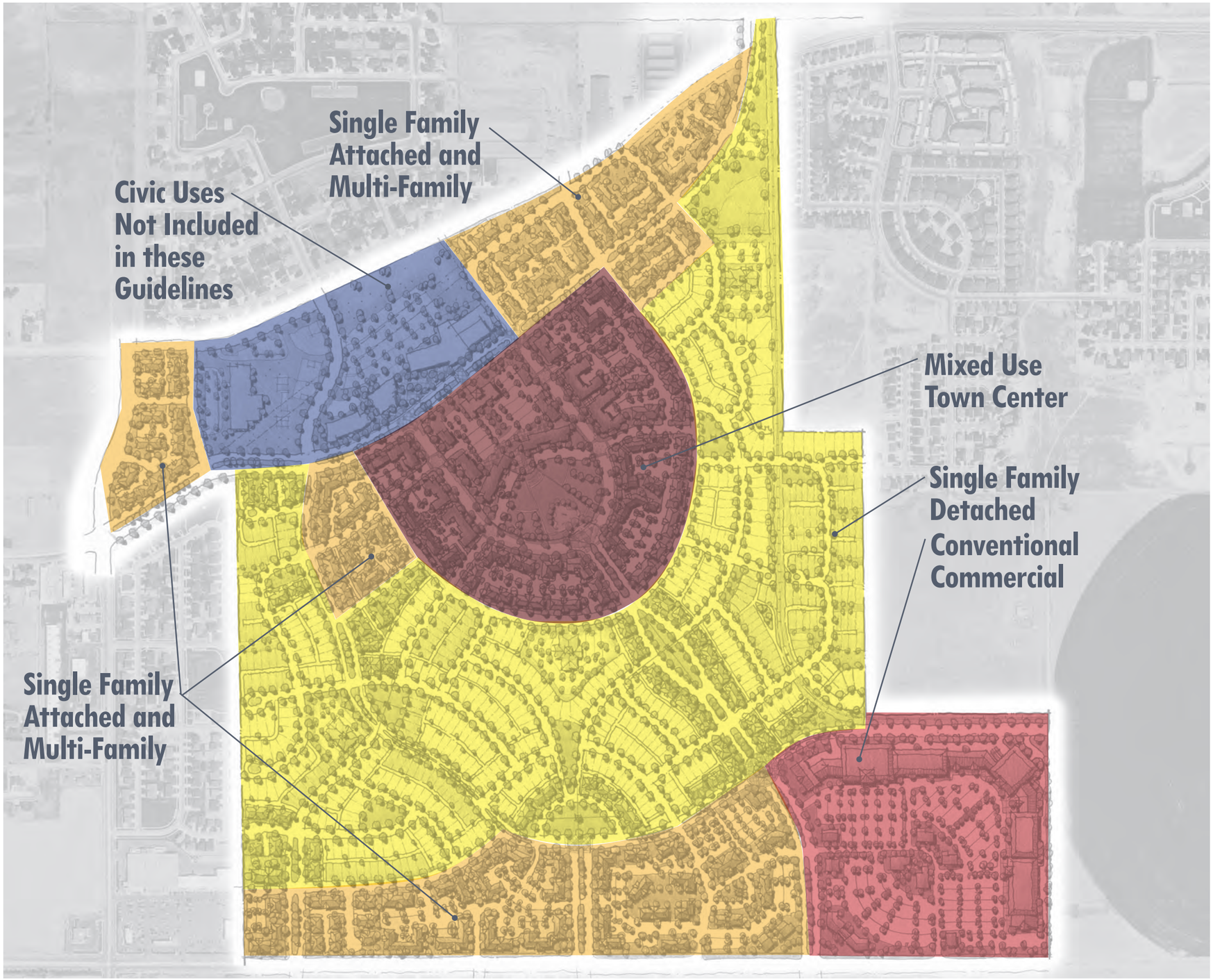
PLAN: UPPER FLOOR PLAN

SHEET:

LOT #:
SUBDIVISION: LAKEFRONT @ VINYARD
CITY: VINYARD
STATE: UT

DATE: 4-5-2019
SHEET #: A1.2

Attachment C
District Diagram


Single Family
Attached and
Multi-Family
Civic Uses
Not Included
in these
Guidelines
Mixed Use
Town Center
Single Family
Detached
Conventional
Commercial
Single Family
Attached and
Multi-Family

Date of Meeting: 08/01/2019	
File #	C2008-014-25
Applicant	HTC Communities, LLC
Address	13024 S Black Locust Way
Request	Final Site Plan of Proposed Mixed-Use Development In Herriman Towne Center

Staff Memorandum

DATE: July 26, 2019

TO: Planning Commission

FROM: Michael Maloy, AICP, Planning Director

MEETING: Planning Commission August 1, 2019

REQUEST: Final Site Plan of Proposed Mixed-Use Development in Herriman Towne Center

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

Summary

The applicant has revised their original proposal of a mixed-use development located approximately at 13024 S Black Locust Way (see Attachment A – Vicinity Maps) and wishes to present their amended plans to the Planning Commission for review and discussion (see Attachment B – Development Plans).

Process

The attached plan is subject to an internal review by staff, and then a review and decision by the Planning Commission in a public meeting. While the attached site plan application—which includes building elevations—do not require a public hearing, a corresponding subdivision application will require a public hearing at a future Planning Commission meeting. However, in both matters, the Planning Commission is the land use authority and will make the final decision.

Discussion

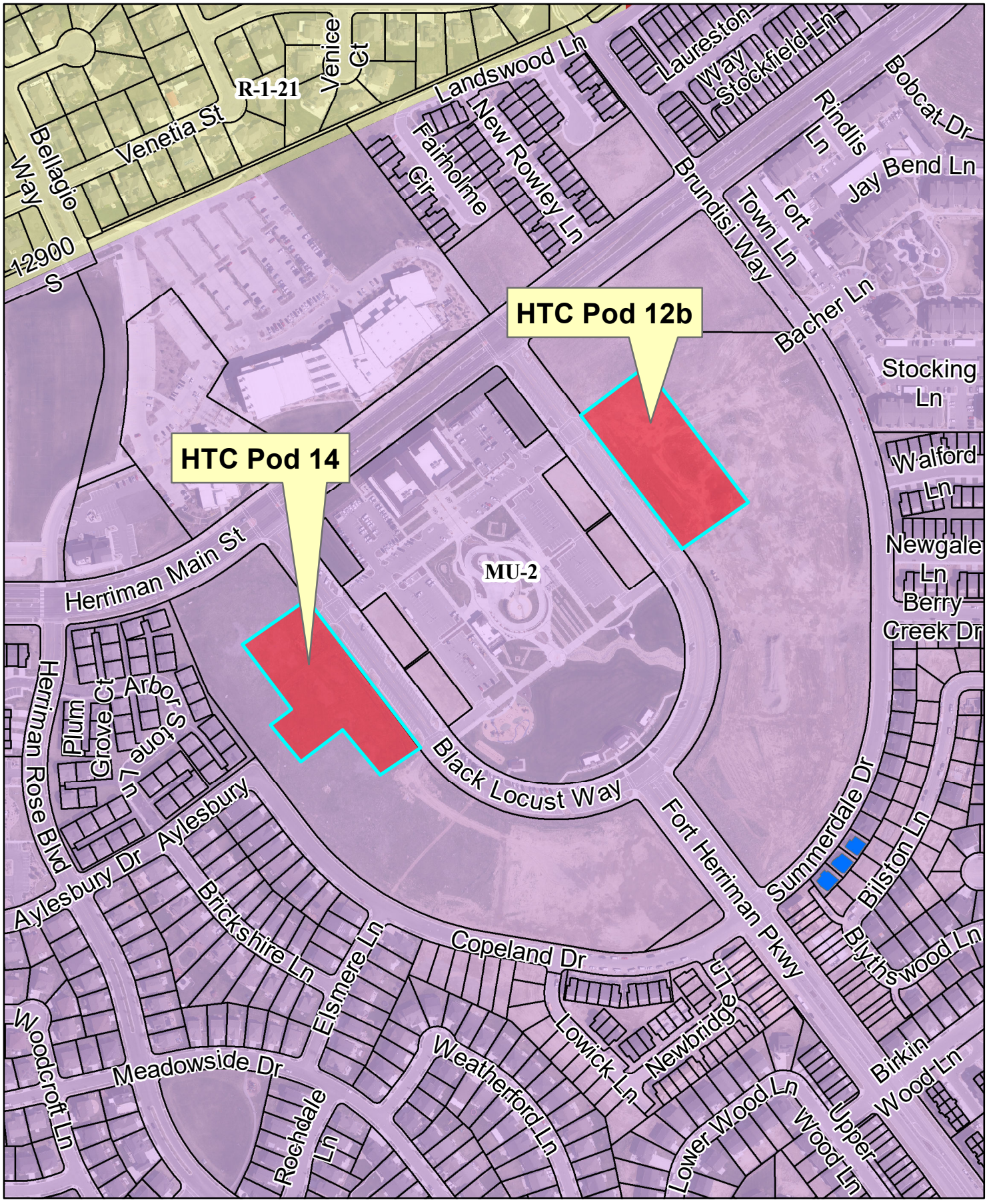
The applicant has been meeting with the City in an attempt to resolve concerns raised by staff. Essentially, the staff is concerned with ensuring the proposal complies with the regulations of the MU-2 Mixed Use Zone, applicable Engineering Standards, and the Herriman Towne Center Design Guidelines, which were approved previously by the Planning Commission as part of the planned development.

During the August 1st meeting, the applicant and staff will be prepared to present the proposal, discuss outstanding concerns, and answer questions from the Commission.

Attachments

A. Vicinity Map
B. Development Plans

Attachment A
Vicinity Map



HTC Pods 12b and 14

Attachment B

Development Plans

HERRIMAN MAIN STREET

25,646 SF

FUTURE COMMERCIAL DEVELOPMENT

PROPOSED MULTI-USE DEVELOPMENT

EXISTING CITY HALL

25,646 SF

7,750 SF

FUTURE COMMERCIAL DEVELOPMENT

7,750 SF

PROPOSED MULTI-USE DEVELOPMENT

60,000 SF

EXISTING MULTI-FAMILY DEVELOPMENT

BUILDING B

BUILDING C

BUILDING E

AYLESBURY DRIVE

BLACK LOCUST

FORT HERRIMAN PARKWAY

EXISTING CITY PARK

ELSMERE LANE

PROPOSED MULTI-FAMILY DEVELOPMENT

PROPOSED MULTI-FAMILY DEVELOPMENT

EXISTING SINGLE FAMILY DEVELOPMENT

CORSLAND DRIVE

LOWICK LANE

EXISTING MULTI-FAMILY DEVELOPMENT

NEWBRIDGE LANE

FORT HERRIMAN PARKWAY

SUMMERDALE DRIVE

EXISTING SINGLE FAMILY DEVELOPMENT

BRUNDELL WAY

WALROAD LANE

NEWGALE LANE

PSOYWAIN LANE

BERRY CREEK DRIVE

□□□r□□T□□□

□E□□M□□T□□ □E□E□TE□ □M□E□ □E□ E□T

LOCATED IN SECTION 36,
TOWNSHIP 3 SOUTH, RANGE 2 WEST,
SALT LAKE BASE AND MERIDIAN

SURVEYOR CERTIFICATE

In accordance with Section 10–9A–603 of the Utah Code, I, Nathan B. Weber, do hereby certify that I am a Professional Land Surveyor holding license number 5152762 in accordance with Title 58, Chapter 22 of the Professional Engineers and Professional Land Surveyors Licensing Act.

I further certify that on behalf of Diamond Land Surveying, LLC, I have completed a survey of the property described on the plat in accordance with Section 17–23–17 of Utah Code, and have verify all measurements, shown and have subdivided said property into lots and streets hereafter to be known as HERRIMAN TOWNE CENTER – MIXED USE – WEST, and have placed monuments as represented on the plat.

BOUNDARY DESCRIPTION

A parcel of land located in the North and South half of Section 36, Township 3 South, Range 2 West, Salt Lake Base and Meridian described as follows:

Beginning North 0°20'40" East 2423.08 feet along the Section Line and North 89°39'20" West 522.35 feet from the South Quarter Corner of Section 36, Township 3 South, Range 2 West, Salt Lake Base and Meridian and running;

thence South 52°49'07" West 20.56 feet;

thence South 54°15'35" West 126.47 feet;

thence North 37°10'19" West 179.98 feet;

thence South 52°57'23" West 112.35 feet;

thence North 37°04'35" West 46.72 feet;

thence North 52°55'25" East 49.78 feet;

thence North 37°04'35" West 197.82 feet;

thence North 52°55'24" East 133.54 feet;

thence 8.69 feet along the arc of a 48.00 foot radius curve to the left through a central angle of 90°00'00" (Long Chord Bears North 47°44'07" East 8.68 feet);

thence 44 feet along the arc of a 11977.15 foot radius curve to the left through a central angle of 90°00'00" (Long Chord Bears North 42°32'49" West 44.00 feet);

thence 8.93 feet along the arc of a 50 foot radius curve to the right through a central angle of 90°00'00" (Long Chord Bears North 47°39'52" West 8.92 feet);

thence North 52°46'54" East 15.52 feet;

thence South 37°04'35" East 437.06 feet; to the point of beginning.

OWNER'S DEDICATION

Know all men by these presents that the undersigned owners of the hereon described tract of land, hereby set apart and subdivide the same into lots and streets as shown on this plat and name said plat

HERRIMAN TOWNE CENTER – MIXED USE – WEST

and do hereby dedicate for perpetual use of the public all, street right–of–ways, lots and easements as shown on this plat as intended for Public use. Owners hereby agree to warrant and defend and save the City harmless against any easements or other encumbrance on a dedicated street which will interfere with the City's use, maintenance and operation of the street.

_____ Date

_____ Date

CONSENT TO DEDICATE

Know all men by these presents that the undersigned, being the Trustee under a Trust Deed of the real property described on the description at left and, having caused same to be subdivided into lots and/or public streets to be hereafter known as HERRIMAN TOWNE CENTER – MIXED USE – WEST, does hereby dedicate for perpetual use of the public all parcels of land shown on this plat as intended for Public use.

_____ Date

ACKNOWLEDGMENT

STATE OF UTAH)
:S.S.
COUNTY OF SALT LAKE)

ON THIS THE _____ DAY OF _____ 2015, PERSONALLY APPEARED BEFORE ME, _____,THE SIGNER OF THE FOREGOING INSTRUMENT, WHO DULY ACKNOWLEDGED TO ME THAT (S)HE IS A _____ OF _____, A UTAH LIMITED LIABILITY COMPANY, AND IS AUTHORIZED TO EXECUTE THE FOREGOING AGREEMENT IN ITS BEHALF AND THAT HE OR SHE EXECUTED IT IN SUCH CAPACITY.

_____
NOTARY PUBLIC
RESIDING AT:

ROCKY MOUNTAIN POWER STATEMENT

1. Pursuant to Utah Code Ann. § 54–3–27 this plat conveys to the owner(s) or operators of utility facilities a public utility easement along with all the rights and duties described therein.
2. Pursuant to Utah Code Ann. § 17–27a–603(4)(c)(ii) Rocky Mountain Power accepts delivery of the PUE as described in this plat and approves this plat solely for the purpose of confirming that the plat contains public utility easements and approximates the location of the public utility easements, but does not warrant their precise location. Rocky Mountain Power may require other easements in order to serve this development. This approval does not affect any right that Rocky Mountain Power has under:
(1) a recorded easement or right–of way
(2) the law applicable to prescriptive rights
(3) Title 54, Chapter 8a, Damage to Underground Utility Facilities or
(4) any other provision of law.

SOUTH VALLEY SEWER DISTRICT STATEMENT

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

ACKNOWLEDGMENT

STATE OF UTAH)
:S.S.
COUNTY OF SALT LAKE)

ON THIS THE _____ DAY OF _____ 2015, PERSONALLY APPEARED BEFORE ME, _____,THE SIGNER OF THE FOREGOING INSTRUMENT, WHO DULY ACKNOWLEDGED TO ME THAT (S)HE IS THE _____ OF THE _____, AND THAT THE FOREGOING INSTRUMENT WAS SIGNED ON BEHALF OF SAID CORPORATION, AND SAID _____ ____ ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME.

_____
NOTARY PUBLIC
RESIDING AT:

ACKNOWLEDGMENT

STATE OF UTAH)
:S.S.
COUNTY OF SALT LAKE)

ON THIS THE _____ DAY OF _____ 2015, PERSONALLY APPEARED BEFORE ME, _____,THE SIGNER OF THE FOREGOING INSTRUMENT, WHO DULY ACKNOWLEDGED TO ME THAT (S)HE IS A _____ OF _____, A UTAH LIMITED LIABILITY COMPANY, AND IS AUTHORIZED TO EXECUTE THE FOREGOING AGREEMENT IN ITS BEHALF AND THAT HE OR SHE EXECUTED IT IN SUCH CAPACITY.

_____
NOTARY PUBLIC
RESIDING AT:

SHEET 1 OF 2

SALT LAKE VALLEY HEALTH DEPARTMENT	COMCAST	CENTURYLINK	ROCKY MOUNTAIN POWER	SOUTH VALLEY SEWER DISTRICT	DOMINION ENERGY	TABULATIONS
APPROVED THIS _____ DAY OF _____, 20__, BY HEALTH DEPARTMENT.	APPROVED THIS _____ DAY OF _____, 20__, BY COMCAST.	APPROVED THIS _____ DAY OF _____, 20__, BY CENTURYLINK.	APPROVED THIS _____ DAY OF _____, 20__, BY ROCKY MOUNTAIN POWER.	APPROVED THIS _____ DAY OF _____, 20__, BY SOUTH VALLEY SEWER DISTRICT.	APPROVED THIS _____ DAY OF _____, 20__, BY DOMINION ENERGY.	1. TOTAL PLAT AREA 2.38 ACRES 2. TOTAL BUILDING FOOTPRINT AREA 0.68 ACRES 3. TOTAL COMMON SPACE AREA 1.70 ACRES 4. NUMBER OF DWELLINGS 28
DIRECTOR, SALT LAKE VALLEY HEALTH DEPARTMENT	COMCAST	CENTURYLINK	ROCKY MOUNTAIN POWER	GENERAL MANAGER	DOMINION ENERGY	

CHECKED FOR ZONING	PLANNING COMMISSION	HERRIMAN CITY MUNICIPAL WATER	HERRIMAN CITY ENGINEER	APPROVAL AS TO FORM	HERRIMAN CITY
ZONE _____ AREA _____ WIDTH_____ NAME _____ DATE _____	APPROVED THIS _____ DAY OF _____, 20__, BY THE HERRIMAN PLANNING COMMISSION.	APPROVED THIS _____ DAY OF _____, 20__, BY HERRIMAN CITY MUNICIPAL WATER.	I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.	APPROVED AS TO FORM THIS _____ DAY OF _____, 20__.	APPROVED THIS _____ DAY OF _____, 20__, BY HERRIMAN CITY.
	CHAIRMAN, HERRIMAN PLANNING COMMISSION	HERRIMAN CITY	DATE HERRIMAN CITY ENGINEER	HERRIMAN CITY ATTORNEY	ATTEST: CITY RECORDER: MAYOR:

MOMENTUM DEVELOPMENT GROUP
10421 S. JORDAN GATEWAY, SUITE 200, SOUTH JORDAN, UTAH 84095

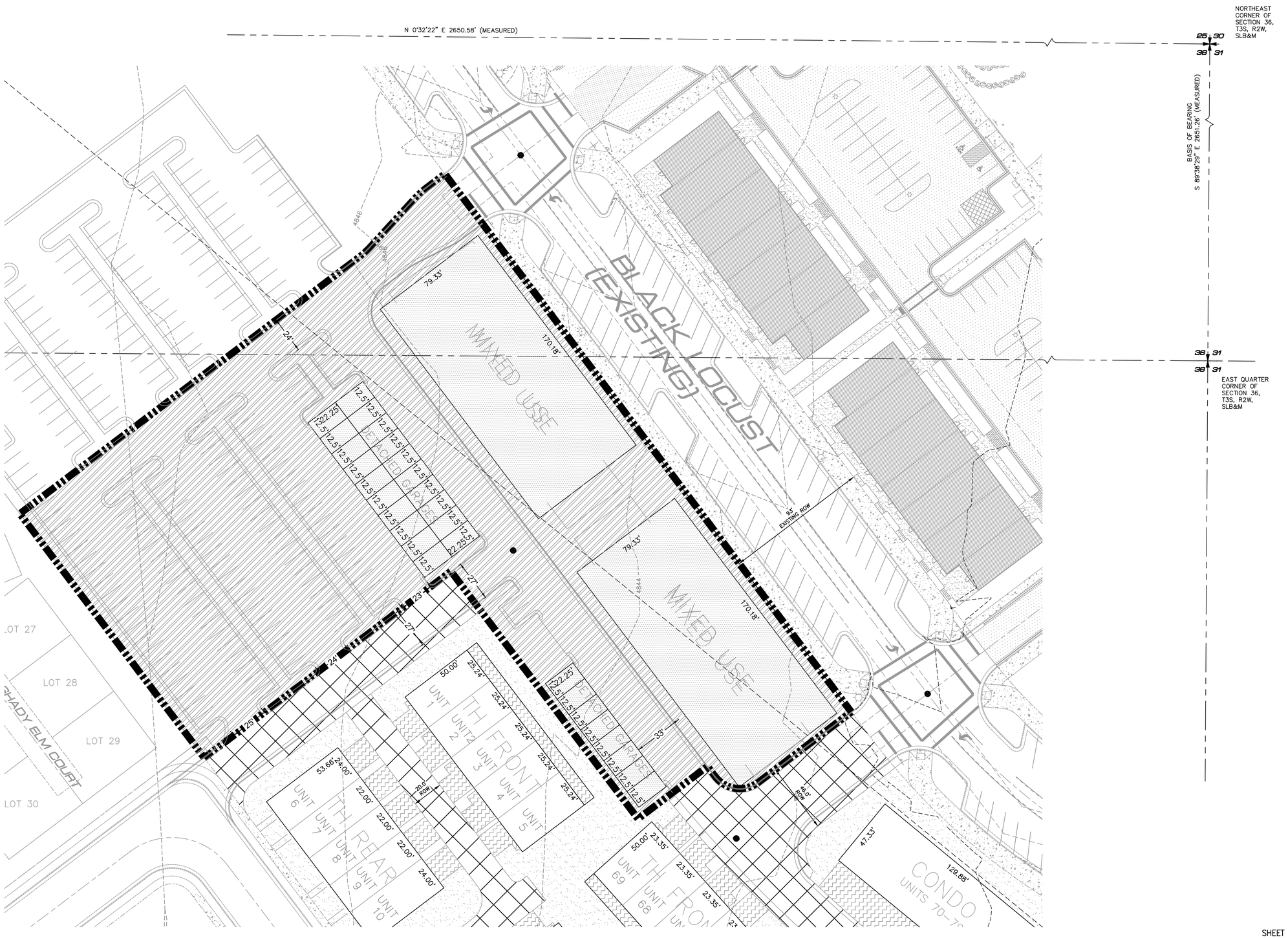
SALT LAKE COUNTY RECORDER #_____

STATE OF UTAH, COUNTY OF SALT LAKE RECORDED RECORDED AND FILED AT THE REQUEST OF:
_____
DATE: _____ TIME: _____ BOOK: _____ PAGE: _____

FEE $ _____ SALT LAKE COUNTY RECORDER

□E□□M□□T□□ □E□E□TE□□M□E□□□E□□ E□T

LOCATED IN SECTION 36,
TOWNSHIP 3 SOUTH, RANGE 2 WEST,
SALT LAKE BASE AND MERIDIAN


N 0°32'22" E 2650.58' (MEASURED)
NORTHEAST CORNER OF SECTION 36, T3S, R2W, SLB&M
25 30
36 31
BASIS OF BEARING
S 89°38'29" E 2651.26' (MEASURED)
36 31
36 31
EAST QUARTER CORNER OF SECTION 36, T3S, R2W, SLB&M
BLACK LOCUST
(EXISTING)
MIXED USE
MIXED USE
79.33'
170.18'
24'
1846
1846
12.5' 12.5' 12.5'

HERRIMAN TOWNE CENTER – MIXED USE – EAST

LOCATED IN SECTION 36,
TOWNSHIP 3 SOUTH, RANGE 2 WEST,
SALT LAKE BASE AND MERIDIAN

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thence North 37°04'35" West 437.63 feet;

thence North 52°28'29" East 209.77 feet;

thence South 37°05'36" East 228.28 feet;

thence South 78°53'19" West 17.72 feet;

thence South 52°54'35" West 193.96 feet;

OWNER'S DEDICATION

Know all men by these presents that the undersigned owners of the hereon described tract of land, hereby set apart and subdivide the same into lots and streets as shown on this plat and name said plat

HERRIMAN TOWNE CENTER – MIXED USE – EAST

and do hereby dedicate for perpetual use of the public all, street right–of–ways, lots and easements as shown on this plat as intended for Public use. Owners hereby agree to warrant and defend and save the City harmless against any easements or other encumbrance on a dedicated street which will interfere with the City's use, maintenance and operation of the street.

_____ Date

_____ Date

CONSENT TO DEDICATE

Know all men by these presents that the undersigned, being the Trustee under a Trust Deed of the real property described on the description at left and, having caused same to be subdivided into lots and/or public streets to be hereafter known as HERRIMAN TOWNE CENTER – MIXED USE – EAST, does hereby dedicate for perpetual use of the public all parcels of land shown on this plat as intended for Public use.

_____ Date

ACKNOWLEDGMENT

STATE OF UTAH)
:S.S.
COUNTY OF SALT LAKE)

ON THIS THE _____ DAY OF _____ 2015, PERSONALLY APPEARED BEFORE ME, _____,THE SIGNER OF THE FOREGOING INSTRUMENT, WHO DULY ACKNOWLEDGED TO ME THAT (S)HE IS A _____ OF _____, A UTAH LIMITED LIABILITY COMPANY, AND IS AUTHORIZED TO EXECUTE THE FOREGOING AGREEMENT IN ITS BEHALF AND THAT HE OR SHE EXECUTED IT IN SUCH CAPACITY.

_____
NOTARY PUBLIC
RESIDING AT:

ROCKY MOUNTAIN POWER STATEMENT

1. Pursuant to Utah Code Ann. § 54–3–27 this plat conveys to the owner(s) or operators of utility facilities a public utility easement along with all the rights and duties described therein.
2. Pursuant to Utah Code Ann. § 17–27a–603(4)(c)(ii) Rocky Mountain Power accepts delivery of the PUE as described in this plat and approves this plat solely for the purpose of confirming that the plat contains public utility easements and approximates the location of the public utility easements, but does not warrant their precise location. Rocky Mountain Power may require other easements in order to serve this development. This approval does not affect any right that Rocky Mountain Power has under:
(1) a recorded easement or right–of way
(2) the law applicable to prescriptive rights
(3) Title 54, Chapter 8a, Damage to Underground Utility Facilities or
(4) any other provision of law.

SOUTH VALLEY SEWER DISTRICT STATEMENT

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

ACKNOWLEDGMENT

STATE OF UTAH)
:S.S.
COUNTY OF SALT LAKE)

ON THIS THE _____ DAY OF _____ 2015, PERSONALLY APPEARED BEFORE ME, _____,THE SIGNER OF THE FOREGOING INSTRUMENT, WHO DULY ACKNOWLEDGED TO ME THAT (S)HE IS THE _____ OF THE _____, AND THAT THE FOREGOING INSTRUMENT WAS SIGNED ON BEHALF OF SAID CORPORATION, AND SAID _____ ____ ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME.

_____
NOTARY PUBLIC
RESIDING AT:

ACKNOWLEDGMENT

STATE OF UTAH)
:S.S.
COUNTY OF SALT LAKE)

ON THIS THE _____ DAY OF _____ 2015, PERSONALLY APPEARED BEFORE ME, _____,THE SIGNER OF THE FOREGOING INSTRUMENT, WHO DULY ACKNOWLEDGED TO ME THAT (S)HE IS A _____ OF _____, A UTAH LIMITED LIABILITY COMPANY, AND IS AUTHORIZED TO EXECUTE THE FOREGOING AGREEMENT IN ITS BEHALF AND THAT HE OR SHE EXECUTED IT IN SUCH CAPACITY.

_____
NOTARY PUBLIC
RESIDING AT:

SHEET 1 OF 2

SALT LAKE VALLEY HEALTH DEPARTMENT	COMCAST	CENTURYLINK	ROCKY MOUNTAIN POWER	SOUTH VALLEY SEWER DISTRICT	DOMINION ENERGY	TABULATIONS
APPROVED THIS _____ DAY OF _____, 20__, BY HEALTH DEPARTMENT. _____ DIRECTOR, SALT LAKE VALLEY HEALTH DEPARTMENT	APPROVED THIS _____ DAY OF _____, 20__, BY COMCAST. _____ COMCAST	APPROVED THIS _____ DAY OF _____, 20__, BY CENTURYLINK. _____ CENTURYLINK	APPROVED THIS _____ DAY OF _____, 20__, BY ROCKY MOUNTAIN POWER. _____ ROCKY MOUNTAIN POWER	APPROVED THIS _____ DAY OF _____, 20__, BY SOUTH VALLEY SEWER DISTRICT. _____ GENERAL MANAGER	APPROVED THIS _____ DAY OF _____, 20__, BY DOMINION ENERGY. _____ DOMINION ENERGY	1. TOTAL PLAT AREA 2.36 ACRES 2. TOTAL BUILDING FOOTPRINT AREA 0.68 ACRES 3. TOTAL COMMON AREA 1.68 ACRES 4. NUMBER OF DWELLINGS 28

CHECKED FOR ZONING	PLANNING COMMISSION	HERRIMAN CITY MUNICIPAL WATER	HERRIMAN CITY ENGINEER	APPROVAL AS TO FORM	HERRIMAN CITY
ZONE _____ AREA _____ WIDTH_____ NAME _____ DATE _____	APPROVED THIS _____ DAY OF _____, 20__, BY THE HERRIMAN PLANNING COMMISSION. _____ CHAIRMAN, HERRIMAN PLANNING COMMISSION	APPROVED THIS _____ DAY OF _____, 20__, BY HERRIMAN CITY MUNICIPAL WATER. _____ HERRIMAN CITY	I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE. _____ _____ DATE HERRIMAN CITY ENGINEER	APPROVED AS TO FORM THIS _____ DAY OF _____, 20__. _____ HERRIMAN CITY ATTORNEY	APPROVED THIS _____ DAY OF _____, 20__, BY HERRIMAN CITY. _____ _____ _____ ATTEST: CITY RECORDER: MAYOR:

MOMENTUM DEVELOPMENT GROUP
10421 S. JORDAN GATEWAY, SUITE 200, SOUTH JORDAN, UTAH 84095

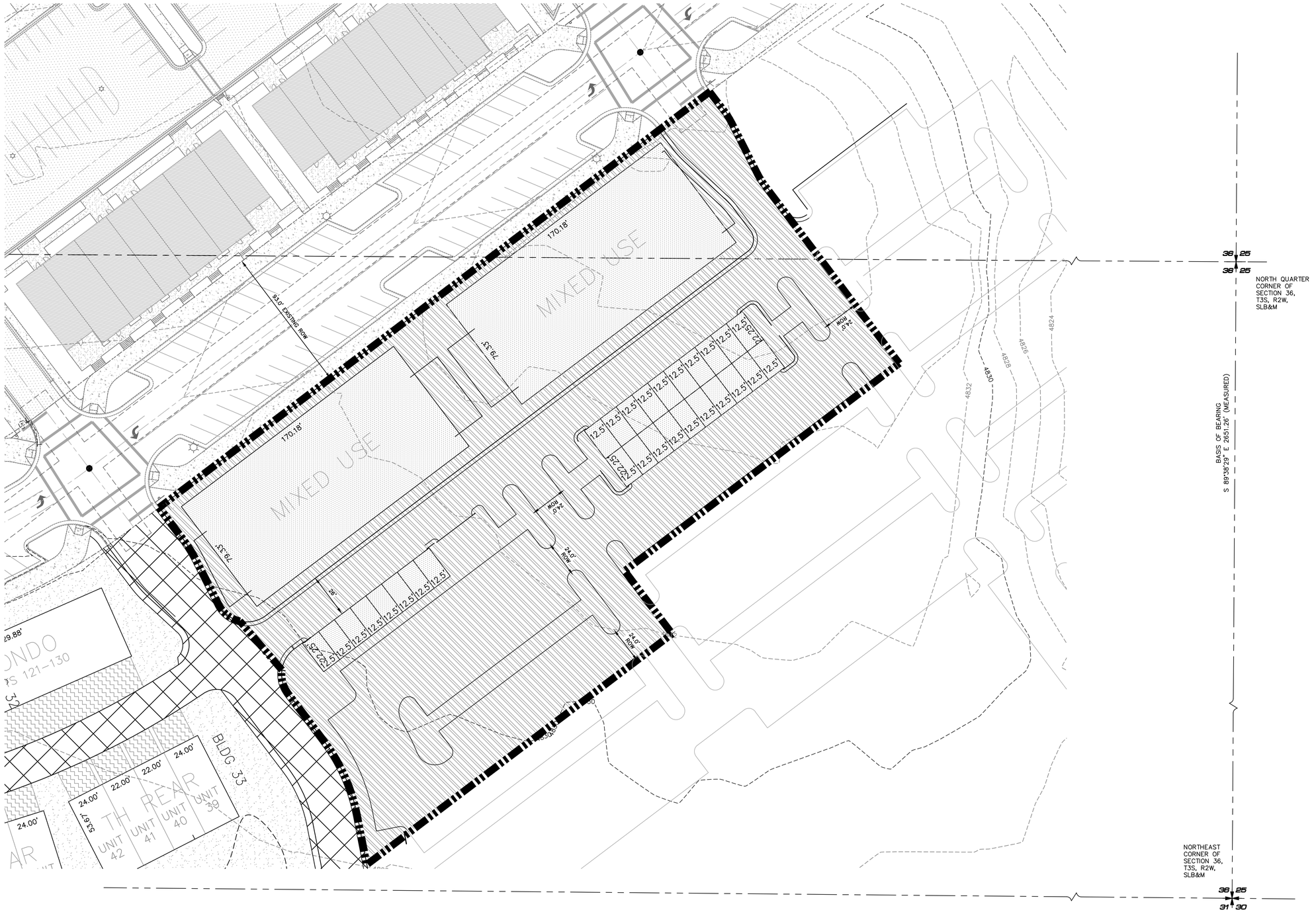
SALT LAKE COUNTY RECORDER #_____

STATE OF UTAH, COUNTY OF SALT LAKE RECORDED RECORDED AND FILED AT THE REQUEST OF:
_____
DATE: _____ TIME: _____ BOOK: _____ PAGE: _____

FEE $ _____ _____
SALT LAKE COUNTY RECORDER

□E□□M□□T□□ □E□E□TE□□M□E□□E□E□T

LOCATED IN SECTION 36,
TOWNSHIP 3 SOUTH, RANGE 2 WEST,
SALT LAKE BASE AND MERIDIAN



PREPARED BY:

MOMENTUM DEVELOPMENT GROUP
10421 S. JORDAN GATEWAY, SUITE 200, SOUTH JORDAN, UTAH 84095

SHEET 2 OF 2

SALT LAKE COUNTY RECORDER #

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

DATE: _____ TIME: _____ BOOK: _____ PAGE: _____

FEE $ _____ SALT LAKE COUNTY RECORDER

BLACK LOCUST

MIXED USE

MIXED USE

DETACHED GARAGES

GARBAGE ENCLOSURE

DETACHED GARAGES

FUTURE COMMERCIAL DEVELOPMENT

TH FRONT

TH FRONT

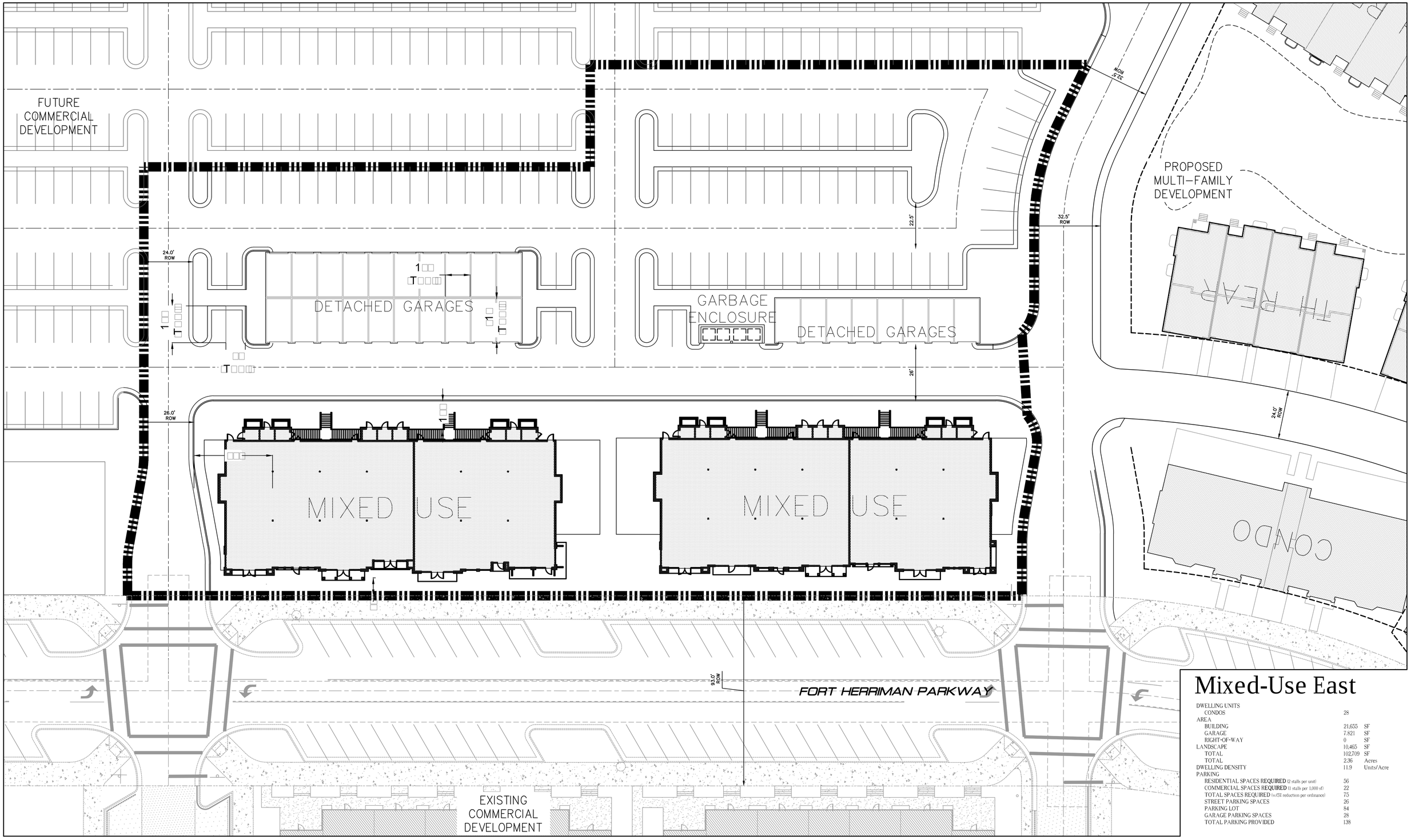
TH FRONT

TH REAR

PROPOSED MULTI-FAMILY DEVELOPMENT

Mixed-Use West

DWELLING UNITS		
CONDOS	28	
AREA		
BUILDING	21,631	SF
GARAGE	7,821	SF
RIGHT-OF-WAY	0	SF
LANDSCAPE	10,753	SF
TOTAL	103,573	SF
TOTAL	2.38	Acres
DWELLING DENSITY	11.8	Units/Acre
PARKING		
RESIDENTIAL SPACES REQUIRED (2 stalls per unit)	56	
COMMERCIAL SPACES REQUIRED (1 stalls per 1,000 sf)	22	
TOTAL SPACES REQUIRED (w/.75% reduction per ordinance)	75	
STREET PARKING SPACES	26	
PARKING LOT	100	
GARAGE PARKING SPACES	28	
TOTAL PARKING PROVIDED	154	



Mixed-Use East

DWELLING UNITS		
CONDOS	28	
AREA		
BUILDING	21,655	SF
GARAGE	7,821	SF
RIGHT-OF-WAY	0	SF
LANDSCAPE	10,465	SF
TOTAL	102,709	SF
TOTAL	2.36	Acres
DWELLING DENSITY	11.9	Units/Acre
PARKING		
RESIDENTIAL SPACES REQUIRED (2 stalls per unit)	56	
COMMERCIAL SPACES REQUIRED (1 stalls per 1,000 sf)	22	
TOTAL SPACES REQUIRED (w/5% reduction per ordinance)	75	
STREET PARKING SPACES	26	
PARKING LOT	84	
GARAGE PARKING SPACES	28	
TOTAL PARKING PROVIDED	138	

(EXISTING)

CONNECT TO EXISTING CULINARY WATER LINE

CONNECT TO EXISTING SECONDARY WATER LINE

INSTALL 6" IRRIGATION LINE (TYP.)

INSTALL FIRE LATERAL (TYP.)

INSTALL IRRIGATION LATERAL & METER (TYP.)

INSTALL RESID. WATER MASTER METER (TYP.)

INSTALL COMMERCIAL WATER LATERAL & METER (TYP.)

INSTALL SEWER GREASE TRAP (TYP.)

INSTALL SEWER LATERAL (TYP.)

STUB AND PLUG SEWER LINE FOR FUTURE CONNECTION.

INSTALL SEWER MANHOLE (TYP.)

STUB AND PLUG CULINARY WATERLINE FOR FUTURE CONNECTION. INSTALL 2" WASHOUT VALVES PER APWA PLAN NO. 571

INSTALL 8" CULINARY WATER LINE (TYP.)

INSTALL 8" SEWER LINE (TYP.)

INSTALL FIRE HYDRANT ASSEMBLY (TYP.)

MIXED USE

MIXED USE

DETACHED GARAGES

DETACHED GARAGES

GARBAGE ENCLOSURE

TH FRONT

TH REAR

HOTEL

SSMH
Rim Elev = 4846.87'
? Elev = 4834.1

SDMH
Rim Elev = 4846.71
? Elev = 4842.5

M E E T E M T E

0 05 1

E 1 0

INSTALL 6" IRRIGATION LINE (TYP.)

INSTALL 8" WATER LINE (TYP.)

INSTALL FIRE HYDRANT ASSEMBLY

INSTALL 8" SEWER LINE (TYP.)

DETACHED GARAGES

GARBAGE ENCLOSURE

DETACHED GARAGES

INSTALL SEWER MANHOLE (TYP.)

STUB AND PLUG CULINARY WATERLINE FOR FUTURE CONNECTION. INSTALL 2" WASHOUT VALVES PER APWA PLAN NO. 571

INSTALL RESID. WATER MASTER METER (TYP.)

INSTALL FIRE LATERAL (TYP.)

INSTALL SEWER GREASE TRAP (TYP.)

INSTALL COMMERCIAL WATER LATERAL & METER (TYP.)

INSTALL SEWER LATERAL (TYP.)

MIXED USE

MIXED USE

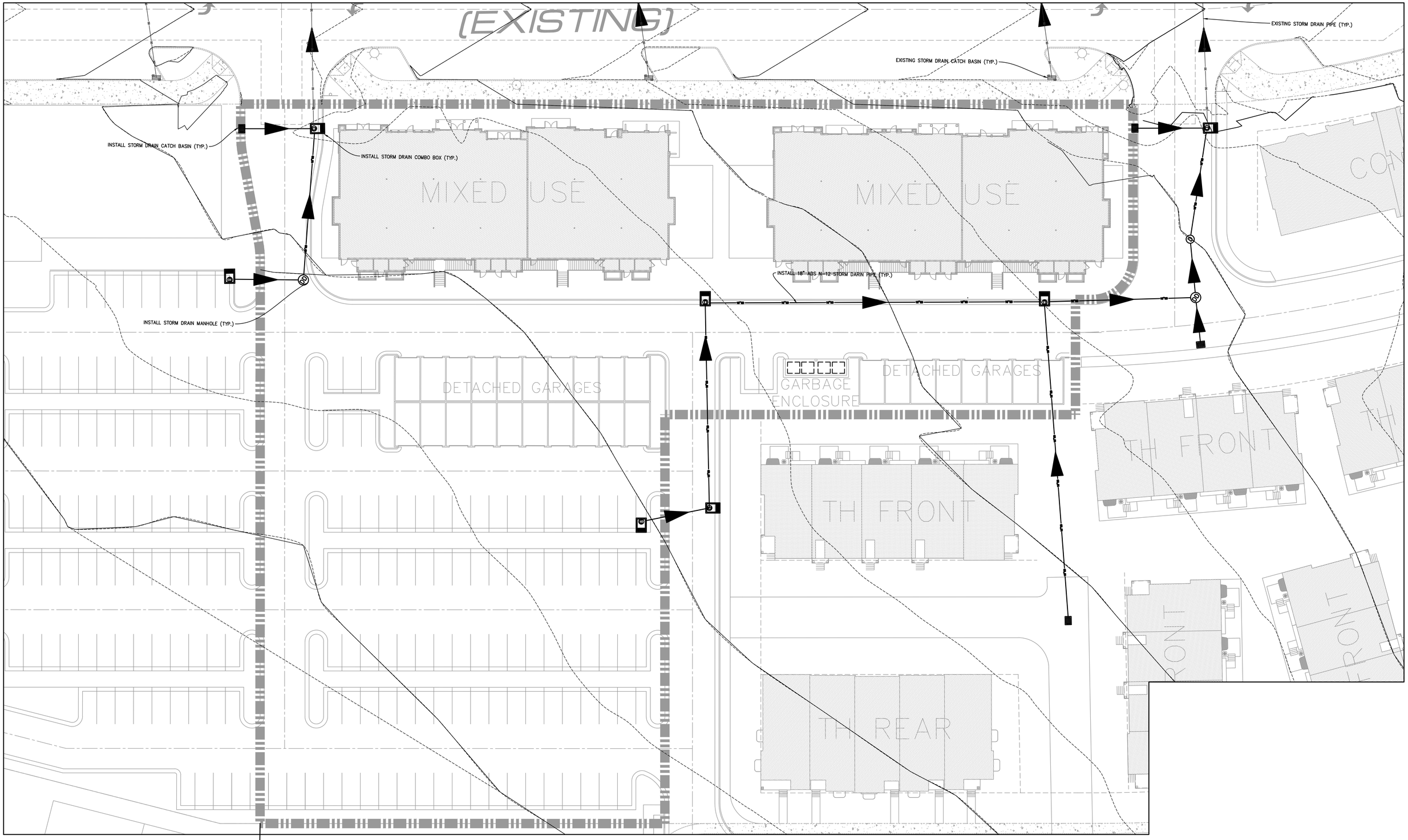
INSTALL SEWER GREASE TRAP

INSTALL 10" CULINARY WATER LINE

CONNECT TO EXISTING SANITARY SEWER LINE

CONNECT TO EXISTING IRRIGATION LINE

CONNECT TO EXISTING CULINARY WATER LINE



r T 10 1 rd d 00 rd
d d r T 10 1 rd d 00 rd
r M 10 1 rd d 00 rd

M E E T E M T E E TE
r d r 0 05 1

INSTALL STORM DRAIN COMBO BOX (TYP.)

INSTALL STORM DRAIN MANHOLE (TYP.)

DETACHED GARAGES

GARBAGE ENCLOSURE

DETACHED GARAGES

INSTALL 18" ADS N-12 STORM DRAIN PIPE (TYP.)

INSTALL STORM DRAIN CATCH BASIN (TYP.)

MIXED USE

MIXED USE

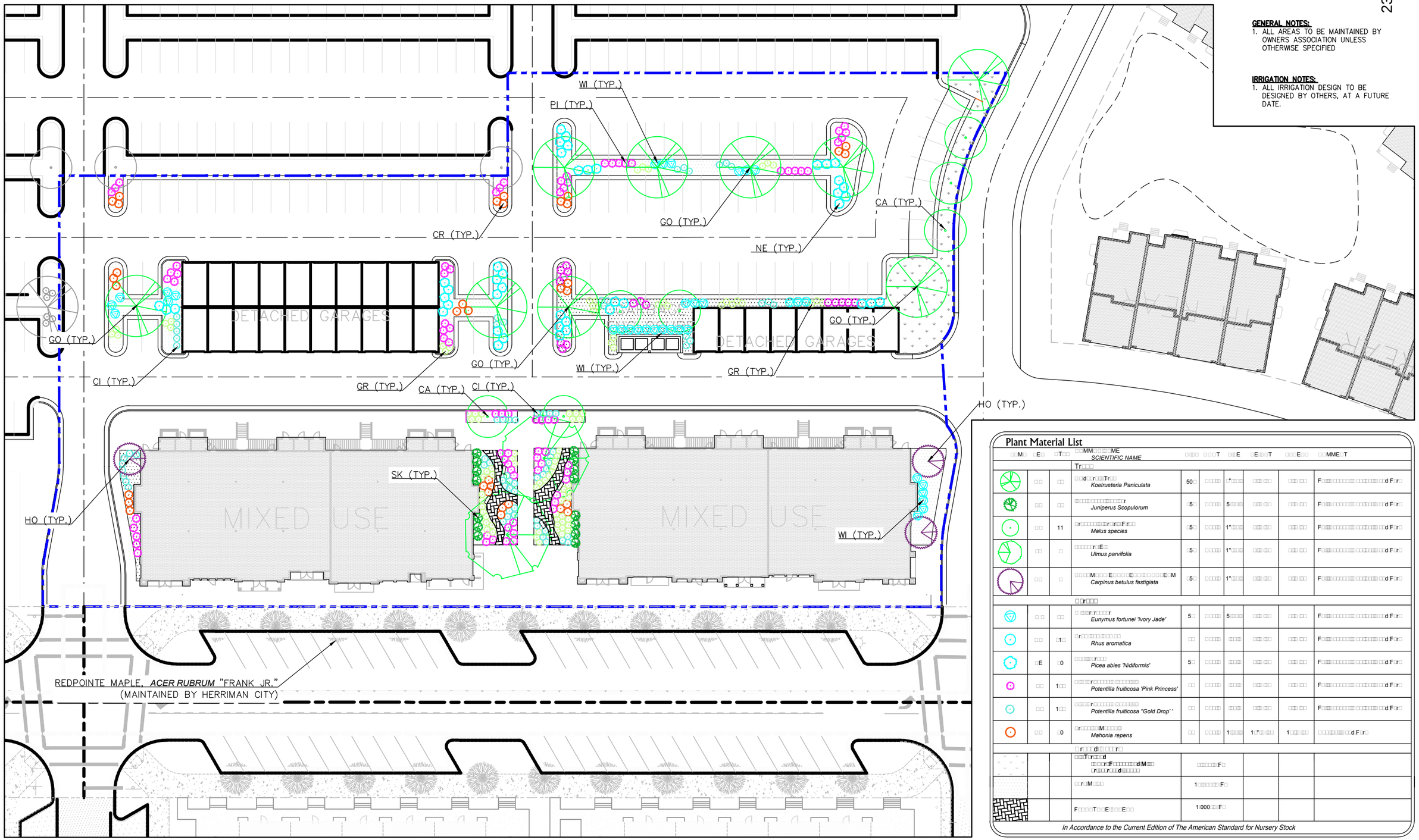
CONDO

EXISTING STORM DRAIN MANHOLE (TYP.)

EXISTING STORM DRAIN COMBO BOX (TYP.)

EXISTING STORM DRAIN PIPE (TYP.)

EXISTING STORM DRAIN CATCH BASIN (TYP.)



GENERAL NOTES:
1. ALL AREAS TO BE MAINTAINED BY OWNERS ASSOCIATION UNLESS OTHERWISE SPECIFIED

IRRIGATION NOTES:
1. ALL IRRIGATION DESIGN TO BE DESIGNED BY OTHERS, AT A FUTURE DATE.

Plant Material List

M	E	T	MM ME SCIENTIFIC NAME	T	E	E T	E	MME T
			Tr					
			d r Tr *Koelrueteria Paniculata*	50	"			F d F r
			r *Juniperus Scopulorum*	5	5			F d F r
		11	r r F r *Malus species*	5	1"			F d F r
			r E *Ulmus parvifolia*	5	1"			F d F r
			M E E E M *Carpinus betulus fastigiata*	5	1"			F d F r
			r					
			r r r *Eunymus fortunei 'Ivory Jade'*	5	5			F d F r
		1	r *Rhus aromatica*					F d F r
	E	0	r *Picea abies 'Nidiformis'*	5				F d F r
		1	r *Potentilla fruiticosa 'Pink Princess'*					F d F r
		1	r *Potentilla fruiticosa "Gold Drop' '*					F d F r
		0	r M *Mahonia repens*		1	1"	1	d F r
			r d r					
			T r d r F d M r d		F			
			r M	1	F			
			F T E E	1 000	F			

In Accordance to the Current Edition of The American Standard for Nursery Stock

Owner: HTC Communities, LLC, 10421 S Jordan Gateway Blvd #200, South Jordan, Ut
Subdivider: HTC Communities, LLC, 10421 S Jordan Gateway Blvd #200, South Jordan, Ut
Designer: M2Civil, 10421 S Jordan Gateway Blvd #200, South Jordan, Ut

MIXED USE AT HERRIMAN TOWNE CENTER
Landscape Plan – East (07.03.19)

0 0 0 FEET

SCALE: 1:20
@24X36 SHEET

RAILING (TYP.)
(OPTIONAL)

18" STEP

RAILING (TYP.)
(OPTIONAL)

SINGLE STEP

SINGLE STEP

SINGLE STEP

SINGLE STEP

PATIO/TABLE AREA

Owner: HTC Communities, LLC, 10421 S Jordan Gateway Blvd #200, South Jordan, Ut
Subdivider: HTC Communities, LLC, 10421 S Jordan Gateway Blvd #200, South Jordan, Ut
Designer: M2Civil, 10421 S Jordan Gateway Blvd #200, South Jordan, Ut

MIXED USE AT HERRIMAN TOWNE CENTER
Patio Area Exhibit (07.10.19)

0 5 10 FEET
SCALE: 1"=5'

X:\~Momentum-M2 Civil Team Folder\TRON\Herriman Towne Center\Core Residential\Drawings\Concepts\Prelim Plans\2019-07-10 HTC Bench Configuration.dwg - Jul 10, 2019-11:06am



A WEST ELEVATION
SCALE: 1/8" = 1'-0"



B EAST ELEVATION
SCALE: 1/8" = 1'-0"



C SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



D NORTH ELEVATION
SCALE: 1/8" = 1'-0"

KEYED NOTES

1. _____

evans + associates architecture
11576 south state street, suite 103b, draper, utah 84020
phone 801-553-8272 fax 801-553-8273

Herriman Town Center
Mixed Use

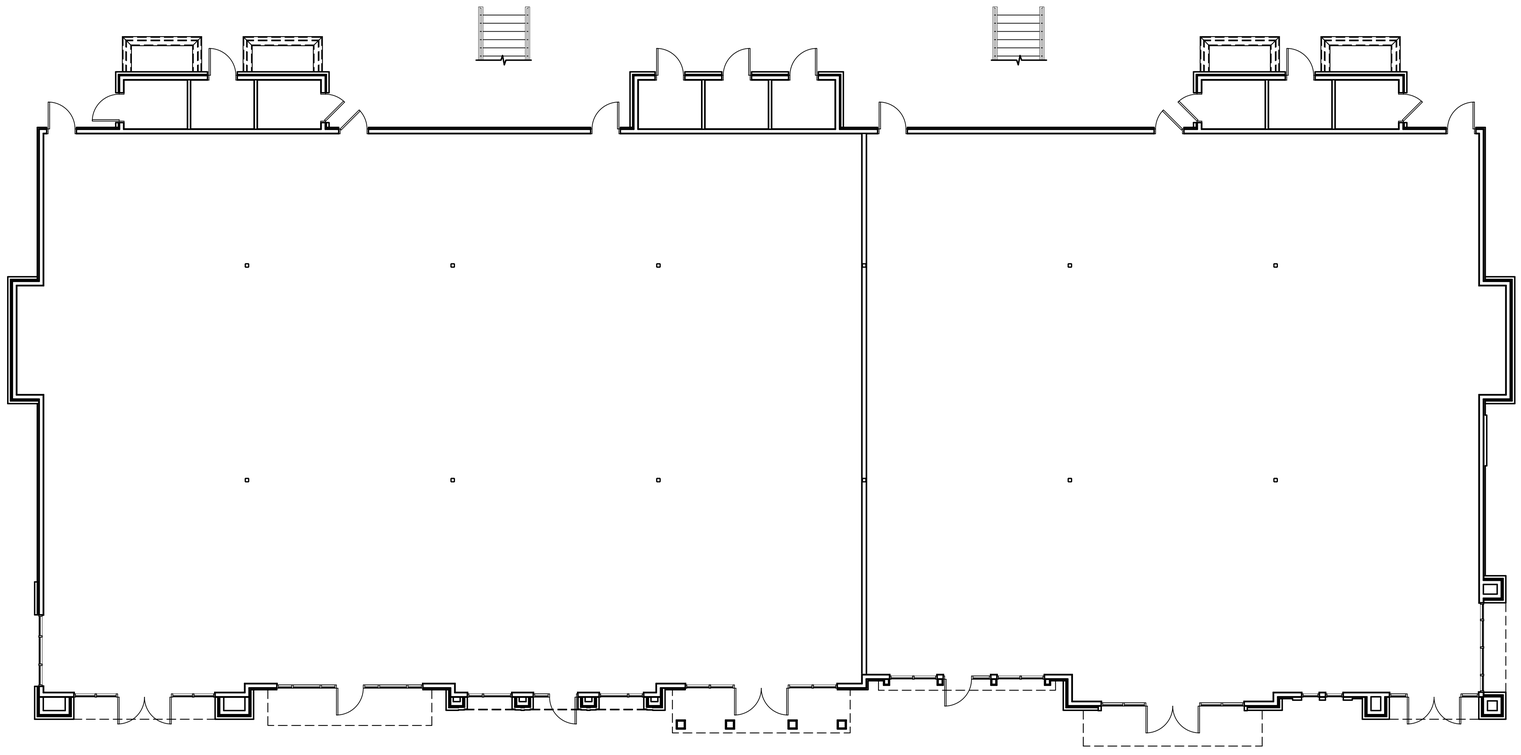
Fort Herriman Parkway
Herriman, Utah

Project Number: 17-57

January 24, 2019 - Concept Plans

EXTERIOR ELEVATIONS

SE A201



FLOOR PLAN - FIRST LEVEL

SCALE: 1/8" = 1'-0"

NORTH

KEYED NOTES

1. _____

evans + associates architecture
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Herriman Town Center
Mixed Use

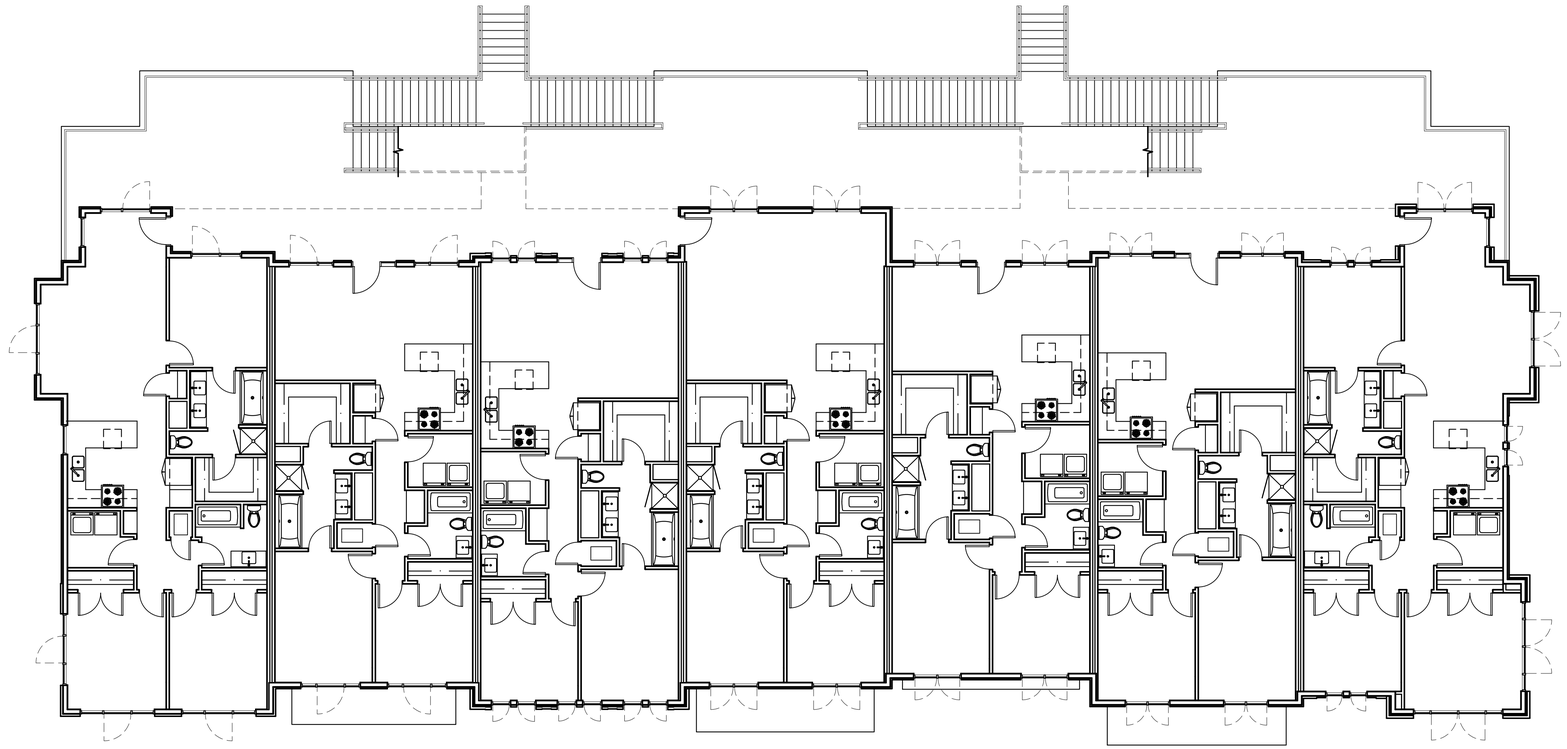
Fort Herriman Parkway
Herriman, Utah

Project Number: 17-57

January 24, 2019 - Concept Plans

FLOOR PLAN - FIRST LEVEL

SE A101



FLOOR PLAN - SECOND LEVEL

SCALE: 1/8" = 1'-0"

NORTH

KEYED NOTES

1. _____

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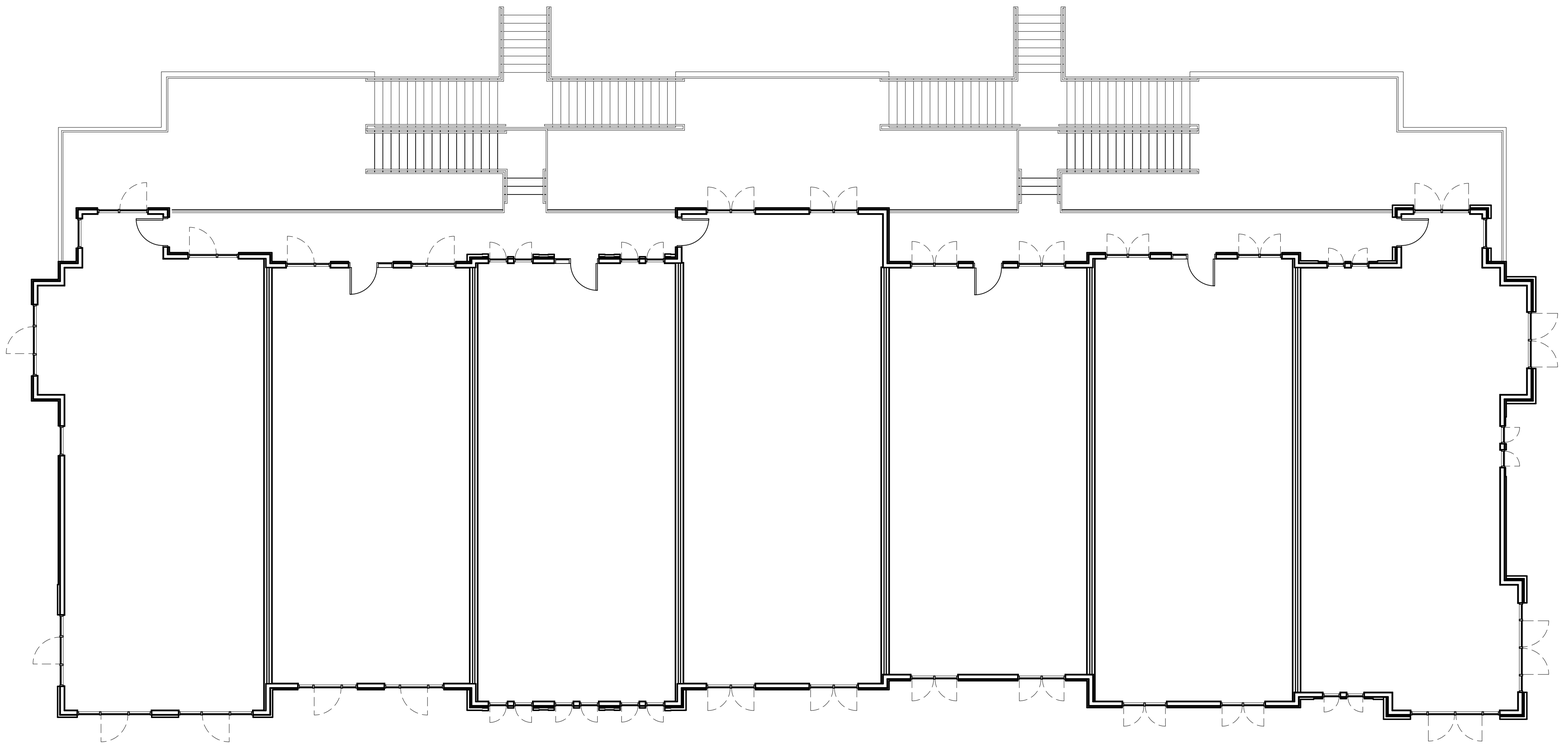
FLOOR PLAN - SECOND LEVEL

SE A121



FLOOR PLAN - THIRD LEVEL

SCALE: 1/8" = 1'-0"

NORTH

KEYED NOTES

1. _____

evans + associates architecture
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Herriman Town Center
Mixed Use

Fort Herriman Parkway
Herriman, Utah

Project Number: 17-57

January 24, 2019 - Concept Plans

FLOOR PLAN - THIRD LEVEL

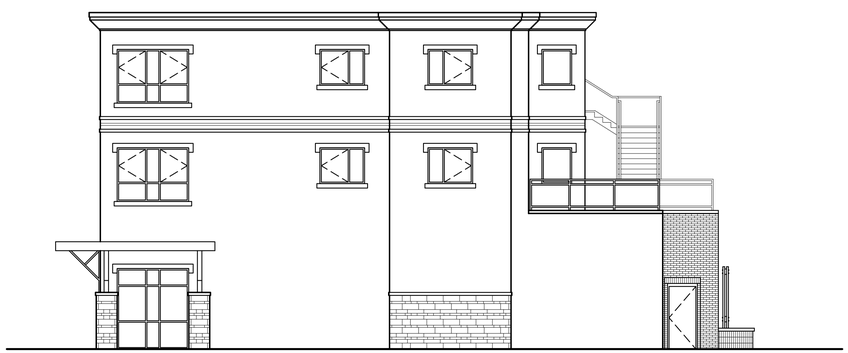
SE A131



A WEST ELEVATION
SCALE: 1/8" = 1'-0"



B EAST ELEVATION
SCALE: 1/8" = 1'-0"



C SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



D NORTH ELEVATION
SCALE: 1/8" = 1'-0"

KEYED NOTES

1. _____

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Herriman Town Center
Mixed Use

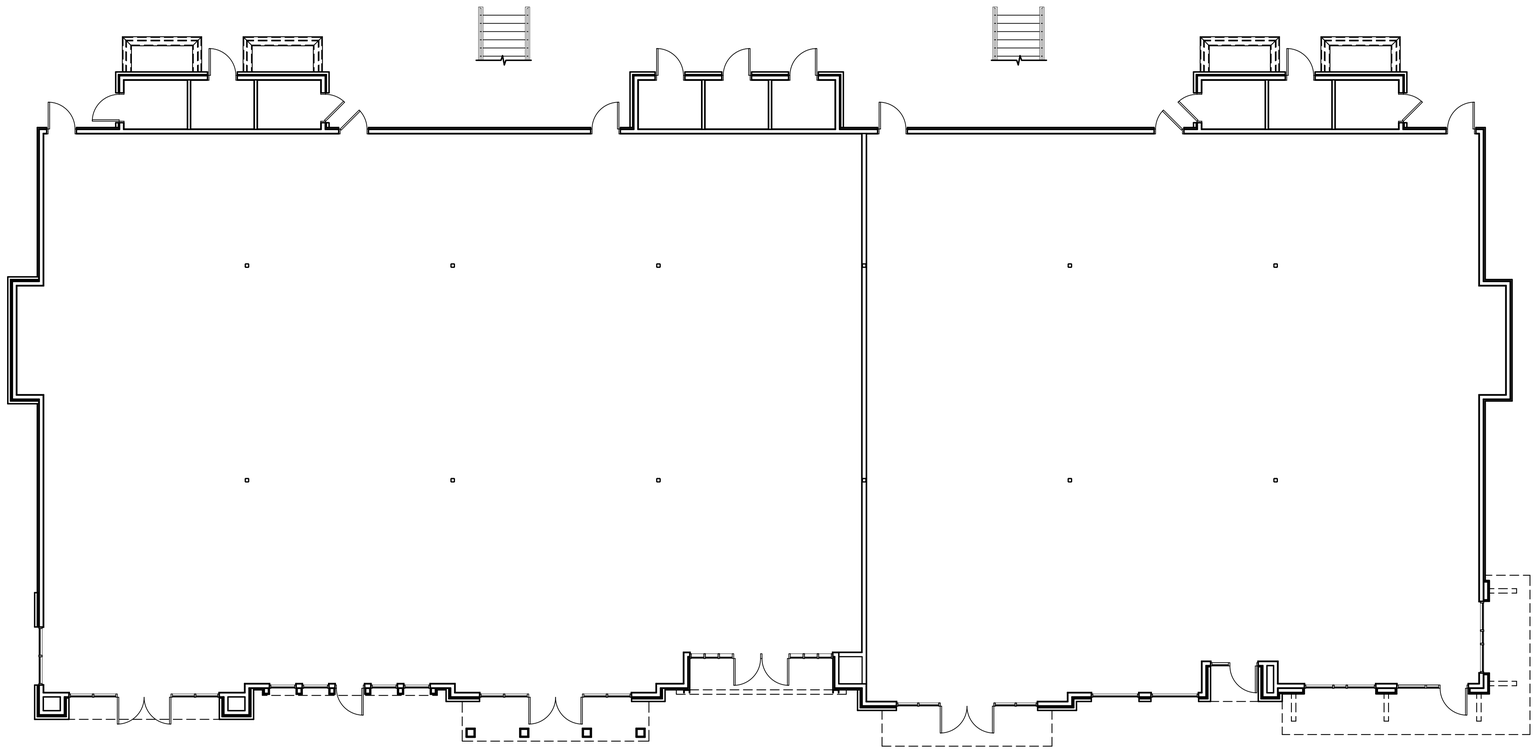
Fort Herriman Parkway
Herriman, Utah

Project Number: 17-57

January 24, 2019 - Concept Plans

EXTERIOR ELEVATIONS

NE A201



FLOOR PLAN - FIRST LEVEL

SCALE: 1/8" = 1'-0"

NORTH

KEYED NOTES

1. _____

evans + associates architecture
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Herriman Town Center
Mixed Use

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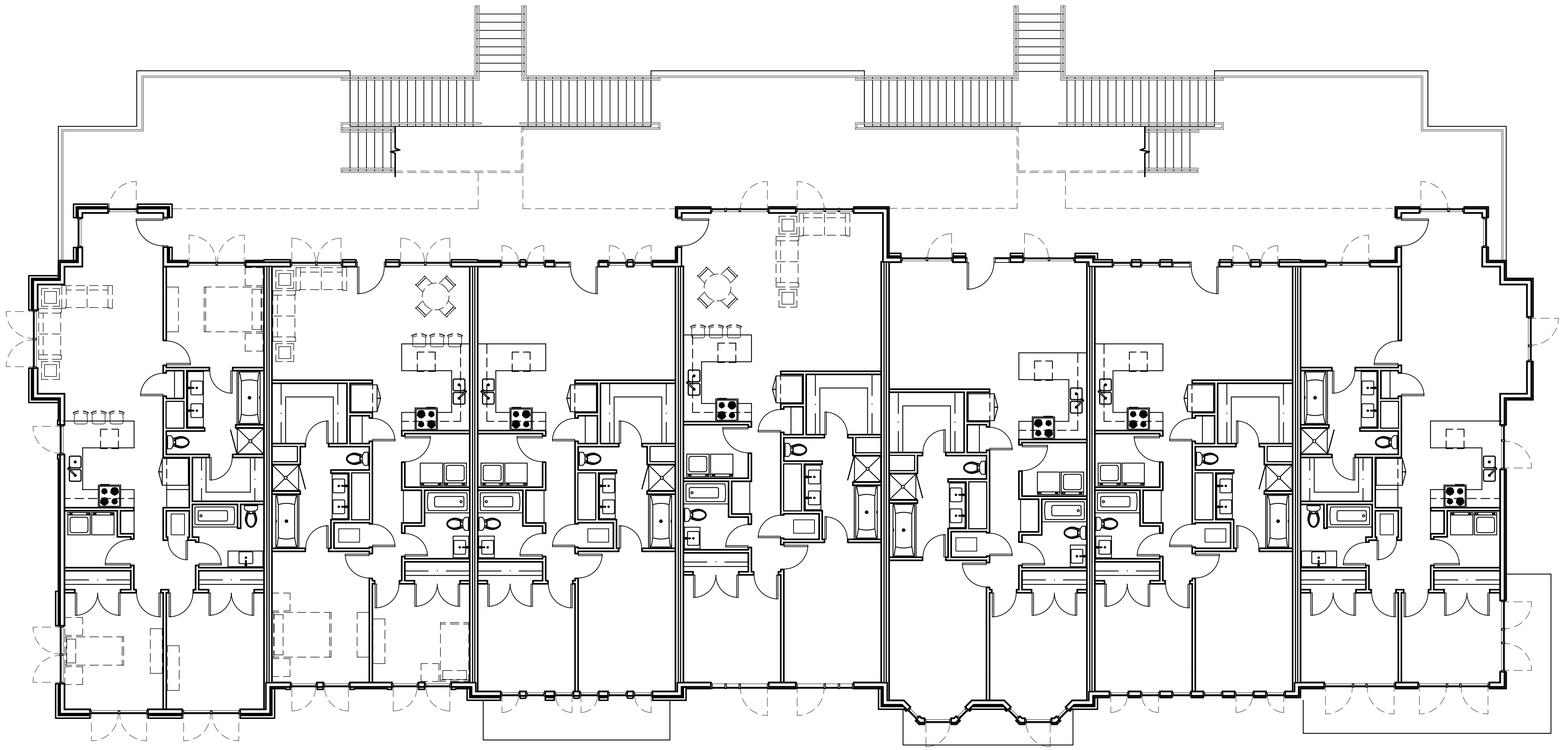
Project Number: 17-57

January 24, 2019 - Concept Plans

FLOOR PLAN - FIRST LEVEL

NE A101



FLOOR PLAN - SECOND LEVEL

SCALE: 1/8" = 1'-0"

NORTH

KEYED NOTES

1. _____

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Herriman Town Center
Mixed Use

Fort Herriman Parkway
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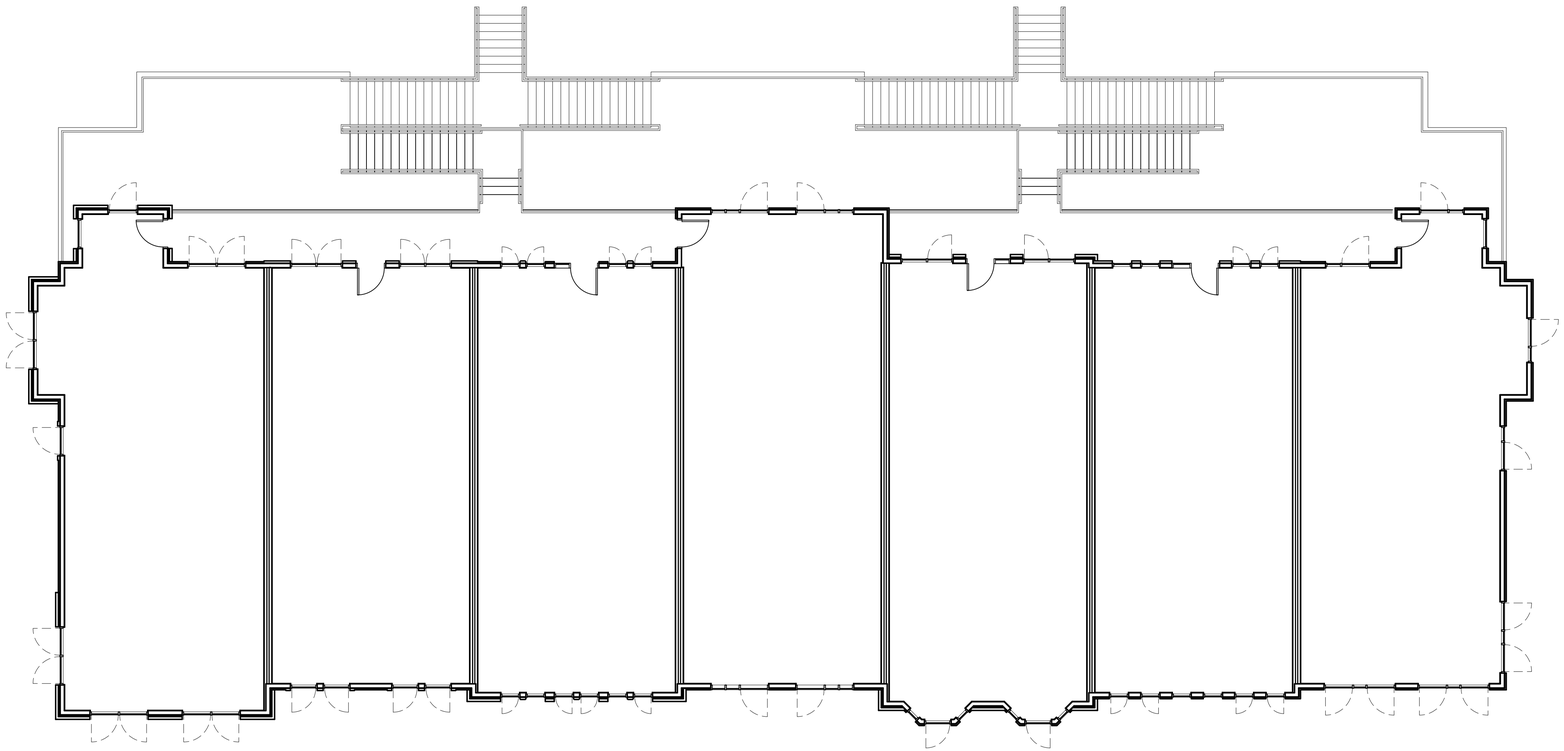
January 24, 2019 - Concept Plans

FLOOR PLAN - SECOND LEVEL

NE A121



FLOOR PLAN - THIRD LEVEL

SCALE: 1/8" = 1'-0"

NORTH

KEYED NOTES

1. _____

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Herriman Town Center
Mixed Use

Fort Herriman Parkway
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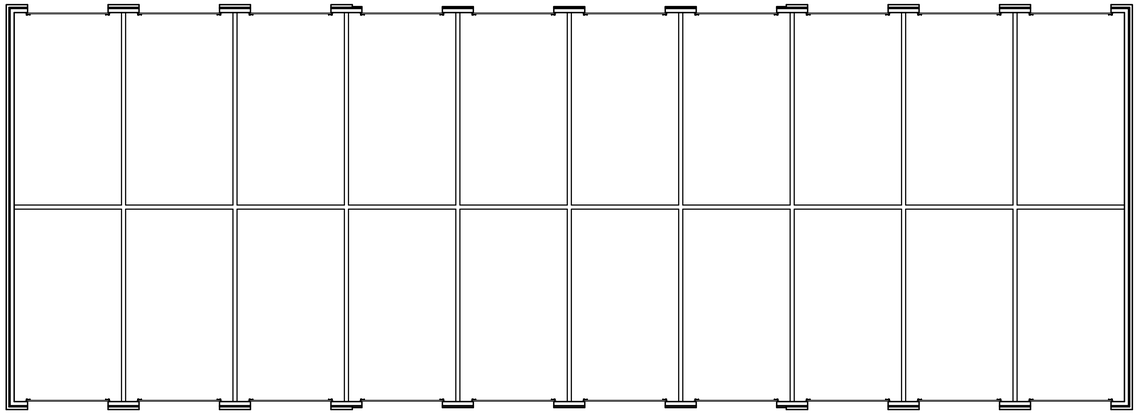
Project Number: 17-57

January 24, 2019 - Concept Plans

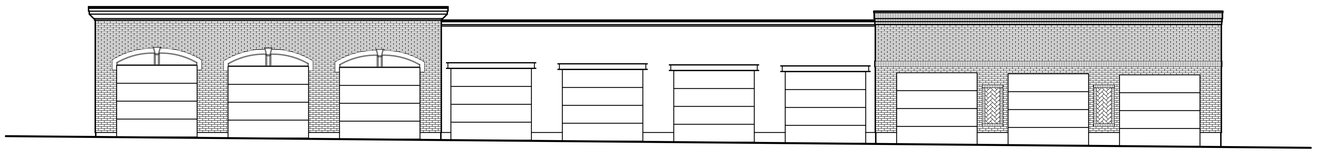
FLOOR PLAN - THIRD LEVEL

NE A131

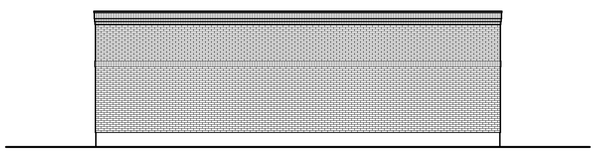


FLOOR PLAN
SCALE: 1/8" = 1'-0"

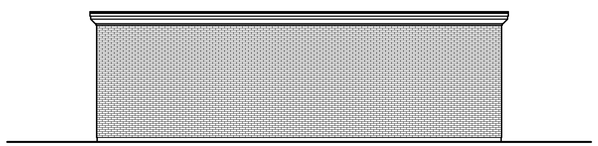
NORTH



A WEST ELEVATION
SCALE: 1/8" = 1'-0"



B SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



C NORTH ELEVATION
SCALE: 1/8" = 1'-0"

KEYED NOTES

1. _____

evans + associates architecture
11576 south state street, suite 103b, draper, utah 84020
phone 801-553-8272 fax 801-553-8273

Herriman Town Center
Mixed Use

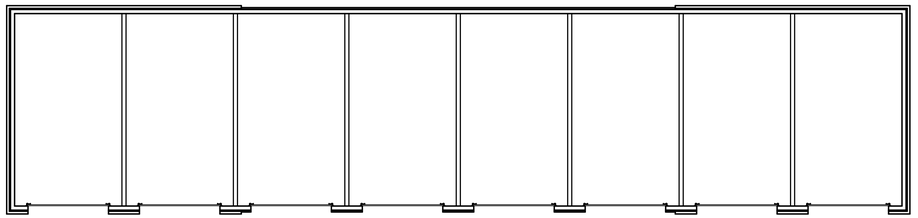
Fort Herriman Parkway
Herriman, Utah

Project Number: 17-57

January 24, 2019 - Concept Plans

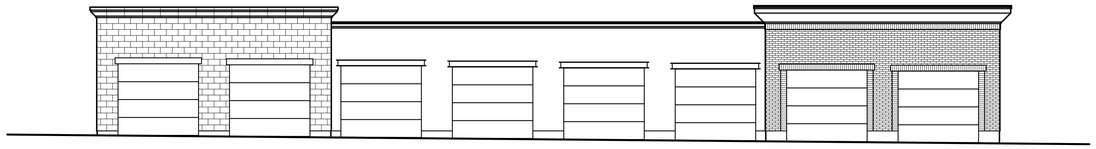
GARAGE FLOOR PLAN

GNE A101

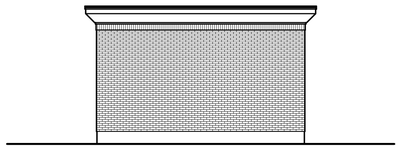


FLOOR PLAN
SCALE: 1/8" = 1'-0"

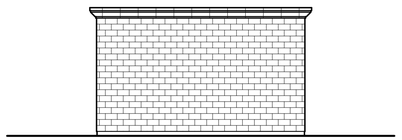
NORTH



A WEST ELEVATION
SCALE: 1/8" = 1'-0"



B SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



C NORTH ELEVATION
SCALE: 1/8" = 1'-0"

KEYED NOTES

1. _____

evans + associates architecture
11576 south state street, suite 103b, draper, utah 84020
phone 801-553-8272 fax 801-553-8273

Herriman Town Center
Mixed Use

Fort Herriman Parkway
Herriman, Utah

Project Number: 17-57

January 24, 2019 - Concept Plans

GARAGE FLOOR PLAN

GSE A101

Date of Meeting: 08/01/2019	
File #	C2019-067
Applicant	Aaron Osmond/Silverpeak Engineering
Address	12300 S 5100 W
Request	Site Plan Approval for Game Pointe

Staff Report

DATE: July 18, 2019

TO: Planning Commission

FROM: Samantha J. DeSeelhorst, Planner I

MEETING: Planning Commission August 1, 2019

REQUEST: Site Plan Approval for Game Pointe: An Indoor/Outdoor Recreation Center

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

Request

The applicant is requesting site plan approval for Game Pointe, an indoor/outdoor recreation center. As developments larger than one acre are considered a conditional use in the C-2 zone, this 4.496 acre project is being processed as such.

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.

Issue 1 - Elevations

The ordinance requires buildings in the C-2 zone to have 60 percent brick or stone on all four sides. The applicant is requesting an exception to this requirement. Ordinance 10-12-6C states the following, regarding exceptions:

"The City Council may grant an exception to this criteria for a building that is part of a large commercial project that has approved design guidelines and is greater than forty thousand (40,000) square feet."

Currently, the applicant is working with Planning Staff to create design guidelines. The attached elevations show the proposed elevations that correspond with these guidelines.

Issue 2 – Parking
Title 10, Chapter 24 of City Code dictates the amount of parking required for projects, based on their use. As this is an indoor/outdoor facility, with a broad range of uses within, there is not a specific line item that appropriately addresses this project. As such, the applicant will be conducting a parking study to determine the appropriate number of parking spaces. The details of this study will be provided in the next submission.

Issue 3 - Landscape
The landscape ordinance requires commercial development to have 15% landscaping on the site. This 15% must be independent from the golf course. There must be 3 feet of landscaping along at least 50% of the building's foundation, and 1 tree/500 square feet of open space. The ordinance also requires a buffer of at least 15 feet along sides adjacent to streets. These requirements were communicated as part of DRC comments, following the DRC meeting on July 17, 2019. To receive final approval, these requirements must be met.

Approval Standards

The following standards shall apply for approval of a conditional use:

1. The specific property is deemed suitable for the proposed use
2. The development or lack of development adjacent to the proposed site is harmonious with the proposed use
3. The proposed use must not be injurious to development in the vicinity
4. The economic impact of the proposed use does not negatively affect the surrounding area
5. The aesthetic impact of the proposed use does not negatively affect the surrounding area
6. The present and future requirements for transportation, traffic, water, sewer, and other utilities for the proposed site and surrounding area can be met.
7. There are necessary safeguards that insure adequate utilities, transportation access, drainage, parking, loading space, lighting, screening, landscaping, open space, fire protection, and pedestrian and vehicular circulation.
8. There are safeguards that prevent noxious or offensive ommissions such as nosie, glare, dust, pollutants, and odor from the proposed use.
9. There are safeguards that minimize other adverse effects from the proposed use on persons or property in the area.

Staff Report

Recommendation

Staff recommends that the Planning Commission continue this item to allow the applicant more time to address building elevations, landscaping, and parking.

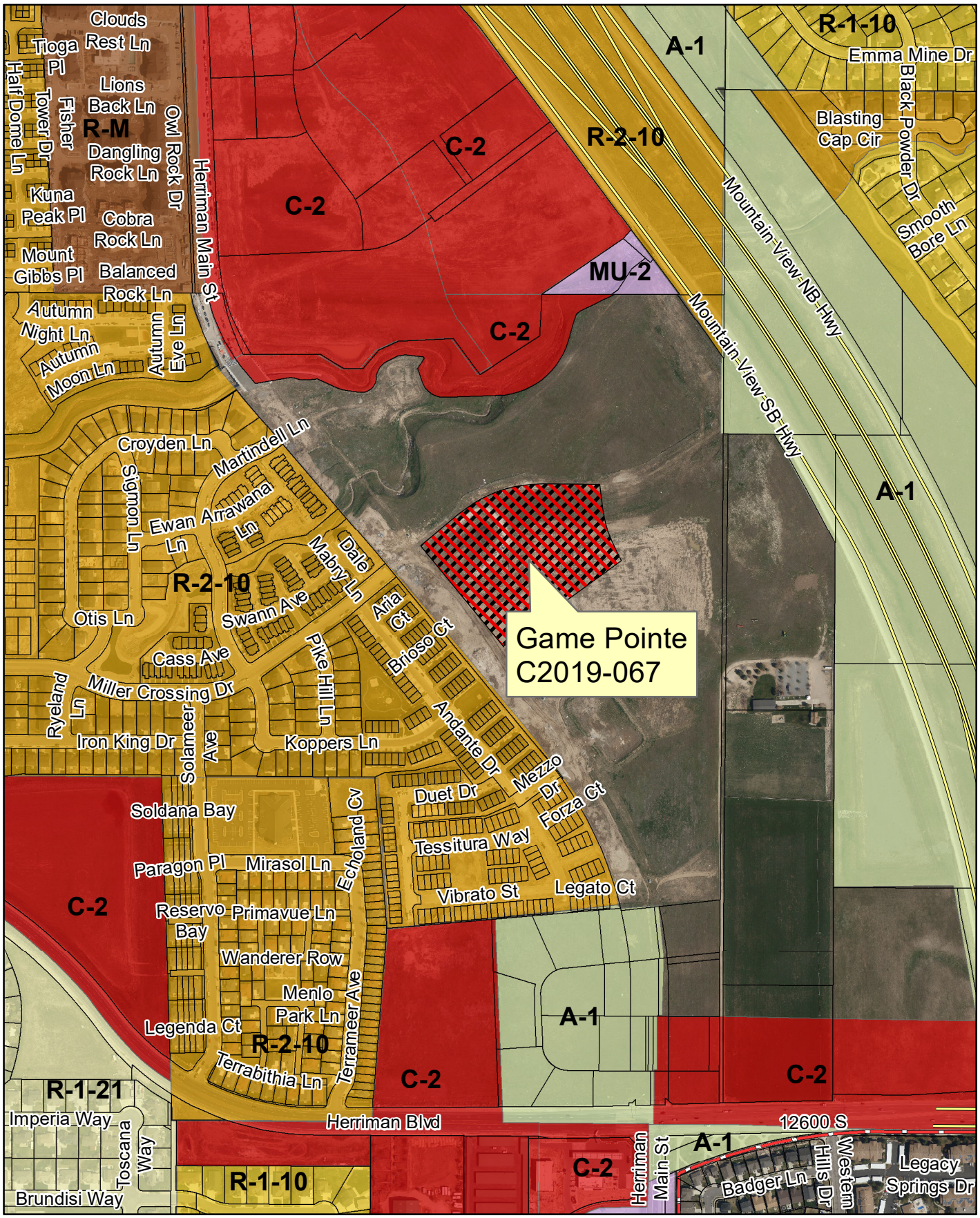
Attachments

A. Application
B. Vicinity Map
C. Site Plan
D. Building Elevations
E. Preliminary Plat (Approved by Planning Commission on June 20, 2019)

Conditional Use Application

PROPERTY INFORMATION			
Property Address: Approx. 12300 South 5100 West (Main St. & Miller Crossing Dr.)			
Parcel Numbers: 26-25-400-067			
☐ New Lots/Units 1 Number of lots/units		Total Acres: 6.689	
☐ Plat Amendment _____ Number of new lots/units			
Name of Proposed Subdivision: Game Pointe			
APPLICANT INFORMATION			
Name of Applicant: Aaron Osmond			
Address of Applicant: 11466 Country Knoll Rd.			
Email of Applicant: aosmond@gamepointe.com		Phone: (801) 897-8127	
Applicants Affiliation with the Subject Property: ☒ Owner ☐ Engineer ☐ Architect ☐ Other			
Engineer: (if not listed above) Silverpeak Engineering			
Email of Engineer: josh@silverpeakeng.com		Phone of Engineer: (801) 499-5054	
Architect: (if applicable) Silverpeak Engineering			
Email of Architect cathy@silverpeakeng.com		Phone of Architect: (801) 499-5054	
Property Owner: (if not listed above) Herriman City			
Email of Owner:		Phone: (801) 446-5323	
OFFICE USE ONLY			
Date Received:	Received By:	File Number:	Fee:
Zone:	Assigned Planner:		Receipt #

5355 West Herriman Main St, Herriman UT 84096 o. 801.446.5323 email: planning@herriman.org



Game Pointe
Indoor/Outdoor Recreation
C2019-067



SITE AREA TABULATION			
HARDSCAPE	136,041 SQ.FT.	3.123 AC.	52.0%
LANDSCAPE	75,554 SQ.FT.	1.724 AC.	28.9%
BUILDING	49,800 SQ.FT.	1.143 AC.	19.1%
TOTAL SITE	261,385 SQ.FT.	6.000 AC.	100.0%
TOTAL PARKING PROVIDED		250 STALLS	
ADA PARKING PROVIDED		8 STALLS	

0 30 60 120

HORIZONTAL SCALE: 1"=30'

SITE PLAN

SEAL:

SILVERPEAK ENGINEERING
177 E. ANTELOPE DR. STE. B
LAYTON, UT 84041
PHONE: (801) 499-5054
WWW.SILVERPEAKENG.COM
STRUCTURAL CIVIL SURVEY

GAME POINTE
MILLER CROSSING DR. & HERRIMAN MAIN ST.
HERRIMAN, UTAH

DATE: 07-26-2019
PROJECT: 19-129
DRAWN BY: C.G.R.
REVISIONS:

SITE PLAN

SHEET NUMBER: 1

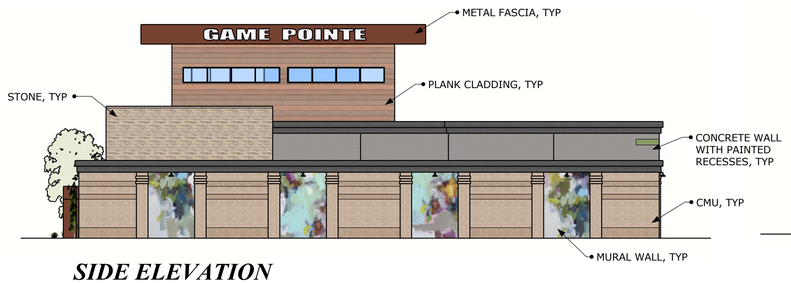
PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING SURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.



FRONT ELEVATION



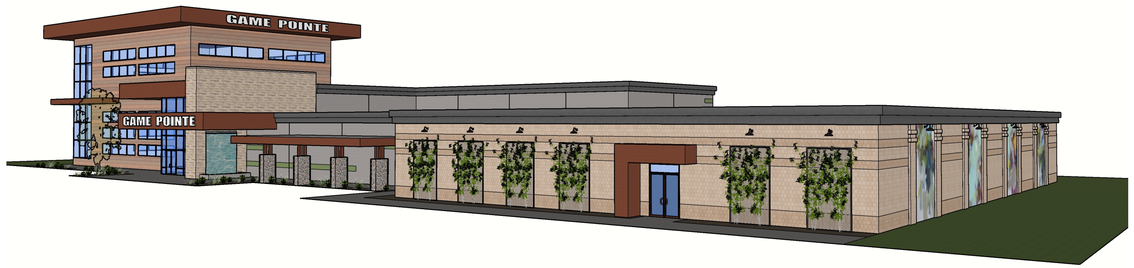
SIDE ELEVATION



SIDE ELEVATION



REAR ELEVATION









DATE:07-25-2019
PROJECT: 19-129
DRAWN BY: CS

177 E ANTELOPE DR #B
LAYTON, UT 84041
PHONE: (801) 499-5054
FAX: (801) 499-5065

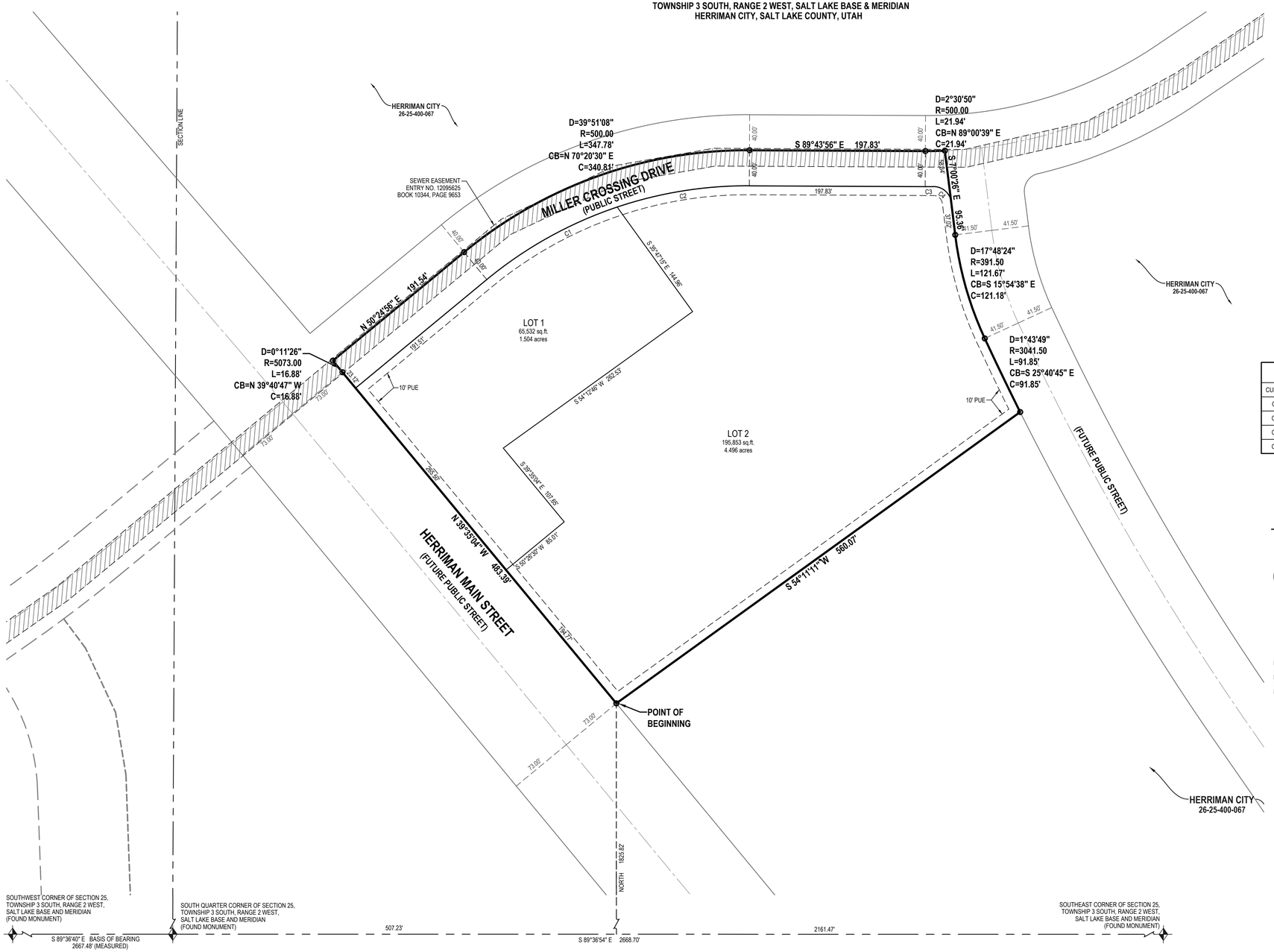
SILVERPEAK ENGINEERING

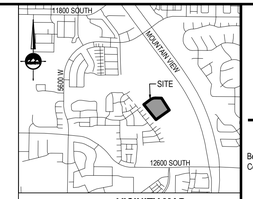
GAME POINTE
HERRIMAN, UTAH

SHEET NUMBER
A1

GAME POINTE SUBDIVISION

**LOCATED IN THE SOUTHEAST QUARTER OF SECTION 25,
TOWNSHIP 3 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN
HERRIMAN CITY, SALT LAKE COUNTY, UTAH**





VICINITY MAP
NOT TO SCALE

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	460.00'	168.81'	21°01'33"	S60°55'42"W	167.86'
C2	460.00'	151.15'	18°49'35"	S80°51'16"W	150.47'
C3	540.00'	9.14'	0°58'12"	N89°46'58"E	9.14'
C4	20.00'	29.22'	83°41'42"	N48°51'17"W	26.69'

LEGEND

- EXISTING STREET MONUMENT
- SECTION CORNER
- ENSIGN ENG. LAND SURV. — SET 5/8" REBAR WITH YELLOW PLASTIC CAP, OR NAIL STAMPED "ENSIGN ENG. & LAND SURV."
- BOUNDARY LINE
- SECTION LINE
- CENTER LINE
- EASEMENT LINE

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

HORIZONTAL GRAPHIC SCALE

60 0 30 60 120
(IN FEET)
HORZ: 1 inch = 60 ft.

SURVEYOR'S CERTIFICATE

I, PATRICK M. HARRIS do hereby certify that I am a Licensed Land Surveyor, and that I hold Certificate No. 286882 as prescribed under laws of the State of Utah. I further certify that by authority of the Owners, I have made a survey of the tract of land shown on this plat and described below, and have subdivided said tract of land into lots and streets, hereafter to be known as GAME POINTE SUBDIVISION and that the same has been correctly surveyed and staked on the ground as shown on this plat. I further certify that all lots meet frontage width and area requirements of the applicable zoning ordinances.

BOUNDARY DESCRIPTION

Beginning at a point being South 89°36'54" East 507.23 feet along the section line and North 1,825.82 feet from the South Quarter Corner of Section 25, Township 3 South, Range 2 West, Salt Lake Base and Meridian; and running

thence North 39°35'04" West 483.39 feet;
thence Northwesterly 16.88 feet along the arc of a 5,073.00 foot radius curve to the left (center bears South 50°24'56" West and the chord bears North 39°40'47" West 16.88 feet with a central angle of 00°11'26");
thence North 50°24'56" East 191.54 feet;
thence Northeasterly 347.78 feet along the arc of a 500.00 foot radius curve to the right (center bears South 39°35'04" East and the chord bears North 70°20'30" East 340.81 feet with a central angle of 39°51'08");
thence South 89°43'56" East 197.83 feet;
thence Northeasterly 21.94 feet along the arc of a 500.00 foot radius curve to the left (center bears North 00°16'04" East and the chord bears North 89°00'39" East 21.94 feet with a central angle of 02°30'50");
thence South 07°00'26" East 95.36 feet;
thence Southeasterly 121.67 feet along the arc of a 391.50 foot radius curve to the left (center bears North 82°59'34" East and the chord bears South 15°54'38" East 121.18 feet with a central angle of 17°48'24");
thence Southeasterly 91.85 feet along the arc of a 3,041.50 foot radius curve to the left (center bears North 65°11'10" East and the chord bears South 25°40'45" East 91.85 feet with a central angle of 01°43'49");
thence South 54°11'11" West 560.07 feet to the point of beginning.

Contains 291,360 Square Feet or 6.689 Acres and 1 Lot

PROFESSIONAL LAND SURVEYOR
No. 286882
PATRICK M. HARRIS
STATE OF UTAH

DATE

PATRICK M. HARRIS
P.L.S. 286882

OWNER'S DEDICATION

Known all men by these presents that I / we, the undersigned owner (s) of the above described tract of land, having caused same to be subdivided, hereafter known as the

GAME POINTE SUBDIVISION

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

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

_____.
By:

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH }
COUNTY OF _____ } S.S.

ON THIS _____ DAY OF _____, IN THE YEAR 20 ___, BEFORE ME _____, PERSONALLY APPEARED _____, WHO DULY ACKNOWLEDGED TO ME THAT HE/SHE IS A _____ OF _____, A UTAH LIMITED LIABILITY COMPANY, AND IS AUTHORIZED TO EXECUTE THE FOREGOING AGREEMENT IN ITS BEHALF AND THAT HE OR SHE EXECUTED IT IN SUCH CAPACITY.

_____
NOTARY SIGNATURE

ROCKY MOUNTAIN POWER NOTES:
1. PURSUANT TO UTAH CODE ANN. § 54-3-27 THIS PLAT CONVEYS TO THE OWNER(S) OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.
2. PURSUANT TO UTAH CODE ANN. § 17-27A-603(4)(C)(II) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUE AS DESCRIBED IN THIS PLAT AND APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS AND APPROXIMATES THE LOCATION OF THE PUBLIC UTILITY EASEMENTS, BUT DOES NOT WARRANT THEIR PRECISE LOCATION. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT AFFECT ANY RIGHT THAT ROCKY MOUNTAIN POWER HAS UNDER:
   2.1. A RECORDED EASEMENT OR RIGHT-OF WAY
   2.2. THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
   2.3. TITLE 54, CHAPTER 8A, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR
   2.4. ANY OTHER PROVISION OF LAW.

Dominion Energy Utah - Note:
Questar Gas Company dba Dominion Energy Utah, approves this plat for the purpose of approximating the location, boundaries, course and dimensions of the Rights-of-Way and Easement Grants and existing underground facilities. Nothing herein shall be constructed to warrant or verify the precise location of such items. The Rights-of-Way and easements are subject to numerous restrictions appearing on the recorded right-of-way and easement grant(s). Dominion Energy Utah also approves this plat for the purpose of confirming that the plat contains public utility easements; however, Dominion Energy Utah may require additional easements in order to serve this development. This approval does not constitute abrogation or waiver of any other existing rights, obligations or liabilities provided by law or equity. This approval does not constitute acceptance, approval or acknowledgment of any terms contained in the plat, including those set in the Owners Dedication or the Notes, and does not constitute a guarantee of particular terms or conditions of natural gas service. for further information please contact Dominion Energy Utah's Right-of-Way Department at 801-366-8532.

CENTURYLINK COMMUNICATIONS	COMCAST	DOMINION ENERGY UTAH	ROCKY MOUNTAIN POWER
APPROVED THIS _____ DAY OF _____, 20_____, BY CENTURYLINK COMMUNICATIONS.	APPROVED THIS _____ DAY OF _____, 20_____, BY COMCAST.	APPROVED THIS _____ DAY OF _____, 20_____, BY DOMINION ENERGY UTAH.	APPROVED THIS _____ DAY OF _____, 20_____, BY ROCKY MOUNTAIN POWER.
CENTURYLINK COMMUNICATIONS	COMCAST	DOMINION ENERGY UTAH	ROCKY MOUNTAIN POWER

ENSIGN
SALT LAKE CITY
45 W. 10000 S., Suite 500
Sandy, UT. 84070
Phone: 801.255.0529
Fax: 801.255.4449
WWW.ENSIGNENG.COM

LAYTON Phone:801.547.1100
TOOELE Phone: 435.843.3590
CEDAR CITY Phone: 435.865.1453
RICHFIELD Phone: 435.896.2983

SHEET 1 OF

PROJECT NUMBER :	9048
MANAGER :	RQE
DRAWN BY :	KFW
CHECKED BY :	PMH
DATE :	5/29/19

GAME POINTE SUBDIVISION

**LOCATED IN THE SOUTHEAST QUARTER OF SECTION 25,
TOWNSHIP 3 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN
HERRIMAN CITY, SALT LAKE COUNTY, UTAH**

TABULATIONS	
TOTAL PLAT ACREAGE	6.689 ACRES
TOTAL LOT ACREAGE	6.001 ACRES
TOTAL ACREAGE IN PUBLIC STREET	0.688 ACRES
TOTAL ACREAGE IN OPEN SPACE	0.000 ACRES
NUMBER OF LOTS	1

SOUTH VALLEY SEWER DISTRICT

APPROVED THIS _____ DAY OF _____, 20_____, BY SOUTH VALLEY SEWER DISTRICT.

SOUTH VALLEY SEWER DISTRICT MANAGER

HEALTH DEPARTMENT APPROVAL

APPROVED THIS _____ DAY OF _____, 20_____, BY HEALTH DEPARTMENT.

DIRECTOR, SALT LAKE COUNTY HEALTH DEPARTMENT

CHECKED FOR ZONING

ZONE: _____ DATE: _____
AREA: _____ WIDTH: _____
NAME: _____

PLANNING COMMISSION APPROVAL

APPROVED THIS _____ DAY OF _____, 20_____, BY HERRIMAN PLANNING COMMISSION.

CHAIR, HERRIMAN PLANNING COMMISSION

HERRIMAN CITY MUNICIPAL WATER

APPROVED THIS _____ DAY OF _____, 20_____, BY HERRIMAN CITY MUNICIPAL WATER.

HERRIMAN CITY

HERRIMAN CITY ENGINEER

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

DATE HERRIMAN CITY ENGINEER

APPROVAL AS TO FORM

APPROVED AS TO FORM THIS _____ DAY OF _____, 20_____.

HERRIMAN CITY ATTORNEY

HERRIMAN CITY

APPROVED THIS _____ DAY OF _____, 20_____, BY HERRIMAN CITY.

ATTEST: RECORDER MAYOR

RECORDED #

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

DATE: _____ TIME: _____ BOOK: _____ PAGE: _____

FEE$ DEPUTY SALT LAKE COUNTY RECORDER

Date of Meeting: 8/1/19	
File #	Z2019-062
Applicant	Herriman City
Address	N/A
Request	Text Change Regarding Animal Services

Staff Report

DATE: July 17, 2019

TO: Planning Commission

FROM: Samantha J. DeSeelhorst, Planner I

MEETING: Planning Commission August 1, 2019

REQUEST: Text Change to the Land Development Code Regarding Animal Services
Applicant: Herriman City
File Number: Z2019-062

Request
Herriman City is proposing a text change to the Land Development Code regarding Animal Services.

Notice
The City posted the public hearing notice in the newspaper on July 21, 2019, and on the Herriman City website on July 18, 2019. As of the date of this report, staff has not received any public comments regarding the proposed text change.

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 will then hold a public meeting to discuss the item and make the final decision.

Discussion
Herriman City Animal Services opened on July 1, 2019. Prior to the creation of this department, Herriman outsourced animal matters to Salt Lake County's Animal Services Department. Given this new City jurisdiction, Staff sees it fit to correct language in the Land Development Code that assigns Animal Services to Salt Lake County, with language that instead assigns it to Herriman City.

Staff Report

Ordinance

Standard	Finding	Rationale
The proposed amendment is consistent with goals, objectives, and policies of the General Plan.	Met	The creation of Herriman City's independent Animal Services department supports economic development, as well as the health, safety, and welfare of the City. Clarifying the existence of this new department in the Land Development Code supports the Animal Services Department.
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 not relate to development of real property.
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 remove "Salt Lake County" and replace it with "Herriman City," in regard to Animal Services in the Land Development Code.

Attachments

A. Proposed Text

10-3-5: DEFINITIONS, GENERALLY:

~~DEPARTMENT OF~~ ANIMAL ~~CONTROL~~ SERVICES: The Animal Services Department of ~~Salt Lake County~~, Herriman City, Utah, or other agency/entity that ~~which~~ provides animal control services for the City.

10-29-7: ANIMALS AND FOWL:

B. Foster Animals: Owners of dogs and cats may obtain a permit to keep more than three (3) dogs or cats in a residential zone provided that:

1. Only one dog or one cat with unweaned puppies or kittens shall be kept at a time;

2. Such animal shall be the property of a local public animal shelter or an Internal Revenue Code section 501(c)(3) animal welfare organization;

3. Such pets are awaiting adoption;

4. Approval is granted by the Health Department;

5. Adequate areas for confinement and shelter are provided;

6. No pet or premises is deemed to be a nuisance;

7. The animal shall be kept for no more than six (6) months; and

8. A foster animal permit is obtained from ~~Salt Lake County Animal Control~~ Animal Services.

C. Fancier Permit: Owners of dogs and cats may obtain a permit to keep more than three (3) dogs and cats in a residential zone provided that:

1. Each animal is registered with a national registry and eligible for licensing by ~~Salt Lake County~~ Animal Services;

2. Approval is granted by the City Planning Department and ~~Salt Lake County~~ Animal Services; and

3. Adequate areas for shelter and confinement are verified.

D. Hobby Permit: Owners of dogs and cats may obtain a permit to keep more than three (3) dogs, cats, or ferrets in a residential zone provided that:

1. Each animal is rendered sterile and individually licensed;

2. Approval is granted by the City Planning Department and ~~Salt Lake County Animal Control~~ Animal Services; and

3. Adequate areas for shelter and confinement are verified.

E. Exotic Animal Permit: Any person, over eighteen (18) years of age, may obtain an exotic animal permit upon:

1. Demonstrating sufficient knowledge of the species to provide adequate care;

2. Providing proof of adequate caging;

3. Providing proof that the animal poses no threat to the health and safety of the community in the event the animal should escape; and

4. Providing proof of any required State or Federal license.

Date of Meeting: 8/1/19	
File #	G2019-061
Applicant	Herriman City
Address	N/A
Request	Update to the Parks, Trails, and Open Space Master Plan

Staff Report

DATE: July 17, 2019

TO: Planning Commission

FROM: Wendy Thomas – Director of Parks & Events, and Samantha DeSeelhorst – Planner I

MEETING: Planning Commission August 1, 2019

REQUEST: Proposed Update to the Parks, Trails, and Open Space Master Plan
Applicant: Herriman City
File Number: G2019-061

Request
Herriman City is proposing an update to the Parks, Trails, and Open Space Master Plan.

Summary
Herriman City Staff, along with the Parks Master Plan Steering Committee, Landmark Design and Y2 Analytics, have been working on the update to the Parks, Trails and Open Space Master Plan. Lisa Benson from Landmark Design will update the Planning Commission on this plan.

Notice
The City posted the public hearing notice in the newspaper on July 21, 2019, and on the Herriman City website on July 18, 2019. As of the date of this report, staff has not received any public comments regarding the proposed text change.

Process
A General Plan amendment is a legislative process that requires the Planning Commission to conduct a public hearing and make a recommendation to the City Council. The Planning Commission may recommend approval, denial, or modification of the proposed amendment.

Focus Groups and Open House Meetings
Focus groups were held on October 9, 2018, October 30, 2018, and November 1, 2018. Additionally, public open houses were held for this project on November 5, 2018, and November 7, 2018.

Recommendation
Staff recommends approval of the proposed update to the Parks, Recreation, Open Space, and Trails Master Plan.



Staff Report

Attachments

A. Executive Summary
B. Open House Meeting Minutes
C. Focus Group Meeting Minutes
D. Proposed Plan*
E. Appendix*

*Due to the size of this file, this document will be sent separately, and several copies will be printed for the meeting. With any problems obtaining or viewing this document, please contact Samantha DeSeelhorst at sdeseelhorst@herriman.org

Attachment #1

Executive Summary

Herriman Parks, Recreation, Open Space, and Trails Master Plan

DRAFT July 18, 2019

EXECUTIVE SUMMARY

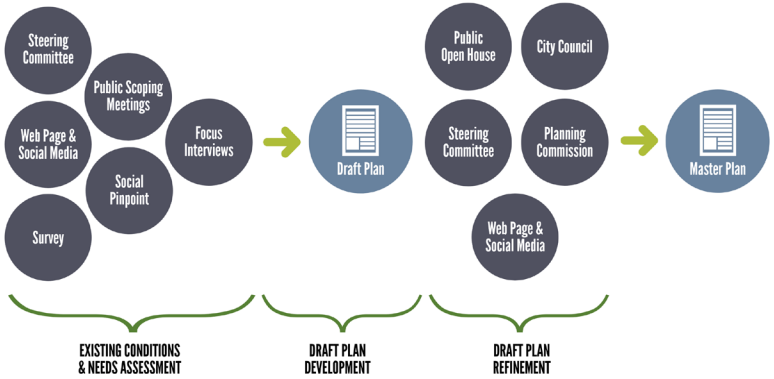


Executive Summary
Plan-at-a-Glance

The *Herriman Parks, Recreation, Open Space and Trails Master Plan (2018-2028)* provides a comprehensive update to information and recommendations along with a clear vision of priorities for parks, recreation, open space and trails for the next 10 years and beyond.

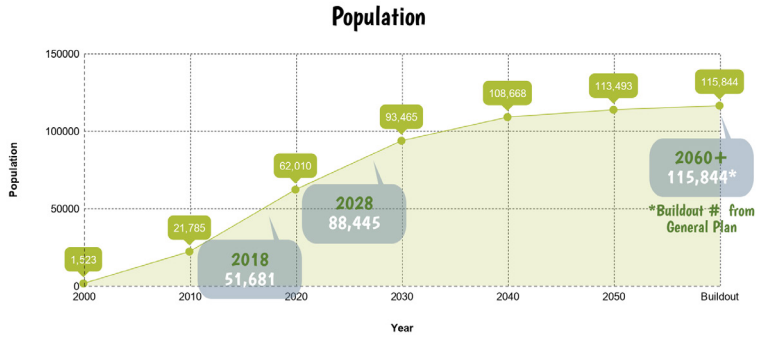
PUBLIC INVOLVEMENT PROCESS

A broad community engagement and outreach process was used to reach out to residents.



DEMOGRAPHICS

124% *Population Increase by Buildout in 2060*



Residents Say Top Priorities are...

... **Trails**

... **Open Space**

... **Existing Parks**

The City's Population...

...is **younger** than the county, state and the nation.

...has more children under 18 in households than county, state and nation.

...is gradually **aging**.

...has a **decreasing household size**.

LEVEL-OF-SERVICE

209.4

Total Park Acres
(Community, Neighborhood, Local, and Special Use Parks; Recreation Center)



DISTRIBUTION

Most residents believe it is important to have parks within walking distance of home. Herriman has several gaps in park distribution - primarily in the northwest and southeast areas of the City.

71.8 *Acres of Park Land to be **Acquired & Developed** by City to **Fill Gaps***

0 *Acres of City-Owned Park Land to be **Acquired** by City to Meet Needs by **2028** (Assumes 52.8 acres developer-proposed parks)*

8.2 *Acres of City-Owned Park Land to be **Developed** by City to Meet Needs by **2028***

118.9 *Acres of Park Land to be **Acquired & Developed** to Meet LOS and Distribution Needs Through **Buildout***

> "As opportunities to acquire open space are identified, the City should make use of the full range of tools and resources to **secure additional land** for the benefit of the community, which is one of residents' top priorities.
>
> The focus should be on the **expansion of the Herriman Hills Open Space, preservation of natural drainages and other key natural features and resources** unique to Herriman that will provide greater connections with City parks and neighborhoods.
>
> **Unique uses** should be considered for open spaces where appropriate, as described in the Herriman Hills Open Space Master Plan.

Additional Recommendations

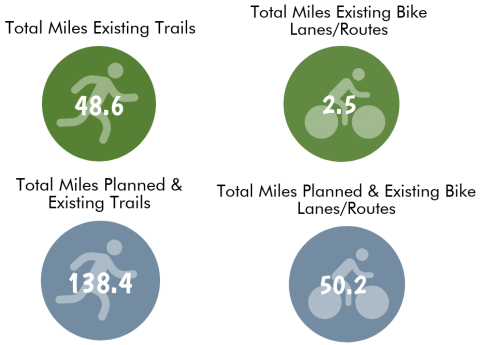
1. Establish and implement park standards.
2. Upgrade parks with lacking amenities.
3. Develop a comprehensive wayfinding and signage master plan, recreation accessibility plan and open space facility standards manual.
4.
5. Update City code to indicate that detention basins do not count toward meeting park and open space requirements.

KEY RECOMMENDATIONS

1 Continue to **partner with Salt Lake County** to provide recreation programs and activities and investigate other partnering opportunities.

2 Continue to work with a developer on the possibility of a building flexible-use **community center** near the future Salt Lake Community College Campus that may also serve the arts community.

3 Conduct a **feasibility study** for constructing and operating an outdoor swimming pool.



17.0 *Miles of Proposed Multi-Use Trails*

2.1 *Miles of Proposed Urban Soft Surface Trails*

7.9 *Miles of Proposed Regional Backcountry Trails*

52.1 *Miles of Proposed Backcountry Trails*

2.2 *Miles of Proposed Bike-Only Backcountry Trails*

8.5 *Miles of Proposed Motorized Firebreak Trails*

32.5 *Miles of Proposed Striped Bike Lanes*

15.2 *Miles of Proposed Signed Bike Routes*

Additional Recommendations

1. Ensure trails and trailheads meet minimum standards established in this plan.
2. Implement proposed trailheads and crossings.
3. Adopt a Complete Streets Policy.
4. Implement lighting and safety improvements.
5. Develop a comprehensive wayfinding system.

$101,489,000

Probable Costs to Upgrade Existing Parks & Meet Amenity LOS, Fill Gaps, Acquire New Park Land & Develop Future Parks Through Buildout

$10,904,000

Probable Costs to Develop Trails & Trailheads & Implement Lighting & Other Improvements

$250,000

Wayfinding Sign Master Plan & Implementation

$25,000

Recreation Accessibility Plan

$25,000

Open Space Facility Standards Manual

$112,693,000

Total Probable Costs of Park & Trail System Improvements & Additional Plans & Studies

$137,430

Proposed Annual Budget for Amenity Replacement Over Time

Goal 1
Assure That Residents of Herriman Have Adequate Access to Parks

Goal 2
Continue to Maintain a High Standard of Maintenance for Herriman City's Parks in the Future

Goal 3
Increase the Amount and Variety of Natural Open Space in the City

Goal 4
Assure that Residents of Herriman City Have Access to High Quality Recreation and Arts Facilities and Programs

Goal 5
Develop a Complete Street Approach to Roadway Development

Goal 6
Implement the Recommended Trail Facilities

Goal 7
Assure That the Herriman City Trail System Meets Public Needs and Expectations

Goal 8
Promote and Enhance Safe Trails

Goal 9
Promote Water Conservation and Similar Practices to Help Ensure the Herriman City Parks and Recreation System is Sustainable and Resilient

Attachment #2

Open House Notes

PUBLIC SCOPING MEETING NOTES

Herriman Parks, Recreation, Open Space and Trails Master Plan

NOTES

Public Scoping Meeting

November 5, 2018, 1:00 pm; City Hall

ATTENDANCE: 9 signed in

SUMMARY

The meeting began with a Visual Preference Survey, where attendees were asked to score 50 images based on personal preference. The results are available on the project webpage (www.ldi-ut.com/herriman-parks) under documents. The survey was followed by a discussion about what the public's needs and desires for Parks, Recreation, Open Space and Trails. The notes from the meeting follow.

DISCUSSION/COMMENTS

EXISTING

- Love trails – hiking, biking, running, ATV trails
  - Trailheads adequate
- Changing demographic in Herriman – still young but aging
  - High density areas will always have young children
- Need bathrooms at trailheads (even if portables)
- Park restrooms are ok
- Blackridge is awesome
  - Very popular but has issues
  - Change parking to charge non-residents?
  - Water shared with another city – cannot make decisions alone
- Trails not as well maintained / don't have as many amenities as South Jordan
  - Like bike repair stations in South Jordan
- Southeast area in Herriman is crowded – needs more open space
  - Rosecrest neighborhood
- Like ATV trails and foothills
- Kids need more outdoor activities
- Open space brings a sense of community
- Beautiful views
- Many spots with no city parks close to home
- Crane Park is great – love ice skating
- Like sledding in detention basins
- Travel outside of Herriman for skiing, HOV, indoor ice rink, dog park, indoor rock climbing

1

- Not enough soccer fields
  - Had to travel outside city for practice for the past 25 years
- Like outdoor amphitheater
  - More concerts
- Some detention basins are uses for open space, other not – need to differentiate
- Developers need to be held to higher accountability to provide quality parks, trails, and open space

DESIRES / IDEAS

- Mountain biking and Hiking trails – Priority
- Outdoor pool – priority
  - Big & fun
  - Like Draper
- More areas for outdoor activities
- Sports fields
- No to paved trails/roads on hillside – like it undeveloped
- Outdoor park like Olympic Park in Park City
  - Zipline, rope course, rock climbing wall, huge trampoline
- BMX dirt park
- Outdoor amphitheater for concerts and family movies
  - Like Draper
- Food Truck night
  - Like Daybreak
- All abilities park
  - Particularly for disabled and young children
  - Ramps not ladders
  - Parks should be mom approved before implemented
  - Different developmental stages need to be considered
- More accessible ATV trails
  - Like Heber / Cascade Springs
  - Something small (couple miles) but accessible from home
  - Where are possible trailhead locations?
  - Connect to adjacent cities (such as Eagle Mountain and Saratoga)
  - Funding from State Parks?
- More play options for older children (12+)
  - Like Park City
  - More danger
- Activities for all ages
- Heritage is important

2

- "town vs. city" – like small town feel (horses, ATVs, Open space, etc.)
- Need to know our "roots"
- Preserved agricultural / horse history & life style (more open space, gardening, bees, etc.)

- More parks with special amenities
  - Like Blackridge (water, trailhead, concessions, park)
- Arts less important – don't want to take away from amenities

NOTES

Public Scoping Meeting

November 7, 2018, 6:00 pm; City Hall

IN ATTENDANCE: 21 signed in

SUMMARY

The meeting began with a Visual Preference Survey, where attendees were asked to score 50 images based on personal preference. The results are available on the project webpage (www.ldi-ut.com/herriman-parks) under documents. The survey was followed by a discussion about what the public's needs and desires for Parks, Recreation, Open Space and Trails. The notes from the meeting follow.

DISCUSSION/COMMENTS

EXISTING

- No shade around playground at Crane park
  - Trees too young – need temporary shade while trees develop
- Arts is essential to Herriman's culture
  - Arts is important to civilization
  - Moved here for the arts
  - Arts is investing in the community
  - Herriman has lost some of its arts identity in recent years
- "What trail system?"
  - Trails disconnected
  - Concentrated in certain areas – hasn't kept up with growth
  - Little wayfinding and maps
  - Poor management
    - Goat heads – flat tires
- Parks within short distances are not always walkable – some roads are unsafe for pedestrians
  - Herriman was not developed as a walkable community
  - Busy streets are major barriers
- Not enough visible open space – development too thick
- Like taking dogs/horse up Yellowfork
- Have the land to support all types of play
- Herriman has a personality
  - Residents are committed, passionate, and invest in the community – we need to reflect those passions

- Never enough space for sports

DESIRES / IDEAS

- Hiking and biking trails – priority
  - 100 kids on high school mountain biking team – not enough trails
  - Enough space for an amazing trails community
  - Minimize steep slope – trails that are accessible to all
- Commercial street – pedestrians only
- Better, more interactive playgrounds
- Maintenance
  - Grease spinning ball
  - Weeds on trails
- Better security
  - Skate park closed frequently
  - Prevent vandalism
- More community gathering places
  - Sports complex, arts building, open space, playgrounds
- Golf course
- Pickleball
- Rugby field with goal posts
  - Currently practice in detention basin next to skate park
  - Win State championships every year – second place in nationals last year
- Sand volleyball league/tournaments at Butterfield Park
- No ATV trails around neighborhoods
  - Concerned about noise, safety, and fire danger
- Arts needs practice/performance/storage facility
  - Orchestra growing at a rapid rate – cannot secure a practice location
  - What is financially viable for Herriman?
  - People will travel for quality productions/venue
  - Facility can be used by many (dancers, musicians, artists, other communities, etc.)
  - Outdoor amphitheater only functional seasonally
- Establish an identity and vison
  - "We are the play place"
  - Keep equestrian feel
  - Entertainment and sports hub
- More advertising for outdoor amenities
  - Attract people to Herriman

- Better wayfinding
  - Trail signage
- People will pay for awesome amenities
  - Need major attractions to bring people to support the community
- Focus on amenities that can be used in all seasons and can be enjoyed by the majority
  - Maximize accessibility
  - Greenbelt in Boise
- Outdoor pool
  - Desired by many
  - Already have an indoor pool
  - Too expensive
- Indoor/outdoor pool
  - Like hotels
  - Too expensive
- Large, visible areas of open space
  - Why people moved to Herriman
- Don't want development on hillside
- Partnerships with schools to share amenities
  - Daybreak school + rec center
  - Canyon School District + Sandy City Arts
  - School buildings are always booked
- Strict development agreements are essential
  - Hard to provide open space after an area is already developed

Attachment #3

Focus Group Notes

FOCUS GROUP MEETING NOTES

Herriman Parks, Recreation, Trails and Open Space Master Plan

NOTES

Focus Interview #1:
Arts Council, Historic Committee, Community Gardens Meeting

October 9, 2018, City Hall

IN ATTENDANCE:

James Crane	Arts Council
Stephanie B. Johnson	Historic Committee Chair
Bryn McCarty	Assistant City Planner
Gene Mendt	Community Garden
Tami Moody	Director of Communications
Kevin Schmidt	Events & Recreation Manager
Heidi Shegrud	Landscape Architect
Deb Taylor	Arts Council
Anthony Teuscher	Parks Manager
Blake Thomas	City Engineer
Wendy Thomas	Director of Parks & Events
Mark Vlasic	Landmark Design
Lisa Benson	Landmark Design
Madison Merrill	Landmark Design

SUMMARY
The meeting began with introductions and discussion of the project's purpose. This was followed by a discussion of the Arts Council, Historic Committee, and Community Gardens in the City, and their needs and desires as they relate to the master plan update. The notes from the meeting follow.

DISCUSSION/COMMENTS
Y2 will send survey questions, and have a meeting set up for next Wednesday at 10:30 am to review the survey.

ARTS

- Right now the big focus is on performance art – It's where they've landed at with their volunteers. They would love to represent all arts including visual arts across community.
- Doing what can to get by.
- Great support from City.
- Want to educate and expose residents to the arts, and provide learning how to make art, not just view art.

- Their main goal is an arts venue, but maybe not limit arts to one location. Locations throughout the community to do a variety of activities would be great.
- They're not formally trained - just passionate about what they do.
- Want the arts programs to grow.
- Activities
  - Summer musical at Butterfield Park pavilion
  - Children's workshop theater
  - Cabaret at City Hall
  - Acapella group
  - Herriman Live at band stand last year
  - Active orchestra
  - Visual arts show
  - Classes on arts and crafts
  - School arts show
  - Best dressed house contest
  - Gingerbread house/Christmas events
  - Partner with schools for holiday performance, kids performance, adult orchestra
- Use High school and Jr high - trying to move to Crane Park Pavilion for some performances. Can't do year round events except at schools.
- No venue for large concerts.
- Remember who we are, our roots, why? What makes us unique
- City has taken over some events. Very closely tied to city, want to maintain that relationship.
- No percent for arts yet.
- Try to involve kids in programs, but could be more, 100 kids, classes fill in one day.

HISTORY

- First book written on Herriman's history - a 15 year undertaking.
- City purchased small rock home across from Main Street - would like to restore, not a lot of room for parking.
- Several additional historic homes would like to buy. Would like to preserve homes still standing in the City.
- Old district has no curb and gutter. There are no standards for building in this area - development has been haphazard. Old and new homes mixed. There's not a recognizable district – no one can agree on the boundaries. Would at least like signage to indicate where it is.
- Keep spirit alive of small town beginning - keep Old Town "Rural". Transition has been so fast.
- Would like to maintain some of the homes and characteristics and offer self-guided tours.

- Old log cabins are located at the community gardens. Would like to weatherproof and set up with pioneer era learning centers. Educate residents and future generations on history - education has always been highly valued in Herriman.
- There's a great historical barn in town that they would love to buy.
- Options for preserving buildings include conservation districts and historic districts. Conservation districts are less restrictive.
- History, present to school kids.
- Embrace urban community, but have rural feel.
- Kids visit historic cabins at community garden.

GARDEN

- Community plots, 50 plots with over 30 gardeners.
- By old Herriman Fort 6000 West 13000 South.
- Plot size is 15 x 25 – entire garden is only one or two acres.
- Have poor soil.
- People from all densities of housing, but mostly single family.
- Not a huge demand for more plots right now.
- Water is a challenge, run out of water half way through season.
- Flood irrigate with a gate system - lost water late June/early July this year.
- Donated harvest from one section to the food bank – about 1,200 lbs. of produce.
- City has been great partner.
- Have landscape architect on staff, which is helpful.
- Old rail barn could be a good place for City greenhouse - city could grow own plants.
- Thinking about the experience like Tuacahn, tied into historical aspect, gardens, flowers, produce, old farm - focus on citizens that help.
- Use to be a rose/flower club - garden was center block between church and school.
- Classes, 4H/FFA come to gardens but timing is challenging.
- 4H used to be over summer / county fair.
- Garden is locked, cabins are not always open and accessible.

NOTES

Focus Interview #2:
Neighborhood Facilitators & Sports

October 30, 2018, City Hall

IN ATTENDANCE:

Robert Bradfield	Facilitator - Zone 2
Kevin Schmidt	Herriman Events Manager
Tami Moody	Herriman/Gov. Affairs
Kourtney Fitzgerald	All Abilities/Special Needs
Kyle Walton	Facilitator - Zone 5
Preston Oberg	Facilitator - Zone 6/7
Mike Allen	Utah Soccer Alliance
James Webb	Herriman Baseball
Anthony Teuscher	Herriman City Parks
Heidi Schegrud	Herriman City Parks
Wendy Thomas	Herriman City
Gordan Haight	Herriman City
Tom Jager	Herriman Youth Football
Jeff Wilson	Herriman Rugby
Blake Thomas	Herriman Engineering
David Hale	Facilitator- Zone 3
Madison Merrill	Landmark Design
Lisa Benson	Landmark Design
Mark Vlasic	Landmark Design

SUMMARY

The meeting began with introductions and discussion of the project's purpose. This was followed by a discussion of neighborhoods and sport organizations in the City, and their needs and desires as they relate to the master plan update. The notes from the meeting follow.

DISCUSSION/COMMENTS

- Unique area with foothills and trails
  - More interconnected trails – local to foothills
- Families want smaller parks
- Herriman has a strong athletic history
- 20% open space requirements
- Look at numbers not just public survey
- Smaller developments result in small parks with 20% requirement
  - Need policy for big parks. Too many small parks

- Herriman City is a great partner
- Need space for bigger events
- Need vision – don't focus on money
- Nontraditional activities
- Mountain biking
  - Look at upper and lower end of standards
- Trail users: horse, OHV/ATV, bike, hike
- Change out equipment – needs change in neighborhoods over time
  - Should be a policy for neighborhoods to say what they want
  - Rotating fund
- Fast growth – trying to pull back growth/density
- Space matters – people want uses that take more land
- Golf courses going away – New golf course by business hub on Porter Rockwell?
  - Partner with corporations
- Water parks – closest one is Boondocks
  - Need for water park on West side
- Horse facilities – Five Mile Pass
- Proposed shooting range south of Providence Hall (needs different location)
- Secured foothills is core to vision
- Bacchus Highway – used by runner and cyclists – Needs to be safer
  - Connect to another destination
- Partner with Kennecott
- Needs for outdoor pool & indoor ice rink
- Draper – Dimple Dell
- SLCC – 90 acres – play at Real
  - University of Utah may joint locate with SLCC
- USU – colleges at two ends of the city – "College Town"
  - Includes classes, connection center, technology, agricultural center (possibly housing)
  - Ensure good connectivity
  - Share facilities with USU
- High Country – 2-5 acre lots
- On street bike trails

<u>ADA</u>

- Few ADA or all abilities parks in county
  - Parks become destinations for families
- Herriman has large ADA community
- Paved trails are important
- Fundraising events held at ADA parks
- No woodchips -smooth surfaces
- Need ramps to play

- Community partners can help fund
- ADA parks are for all abilities
- Percent of parks should be ADA
- Integrating sports with the disabled
- Remodel existing parks for ADA
- Should all new parks be ADA?
- Retrofitting – make sure all parks are awesome

<u>SPORTS</u>

- RAC can accommodate many sports (football, lacrosse, rugby, soccer, etc.)
- Lacrosse, rugby, and football can share fields
- Need space for tournaments
  - Field complex
- Herriman could be nationally known as sports destination
- Clubs want to work with city to use Umbria & Rosecrest
- Teton Ranch Development – large park planned
  - Sports want field & baseball diamonds (smaller Butterfield park)
    - Concerned who will pay for it
      - Impact fees will not cover cost
      - Can leagues contribute?
      - City provide fields & sports bring in revenue
- How many field hours are needed? Number of fields needed? What is active component needed to quantify this?
- Sports bring revenue to City (parks as economic development)
  - Biggest football destination in U.S.

Utah Soccer Alliance (USA)

- 1200 players, 80 teams
- Want RAC – 16-24
- Athlos & High School – 30 acres – would like 2 full sized soccer fields

Herriman Baseball

- 1000 players?
- Main facility: Butterfield Park
- Plays locally – SW end of valley formed its own alliance
- Would like another 4 or 5 plex

Herriman Rugby

- 250-300 players
- Warriors practice in Lehi but play in Herriman
- High School National Rugby championships must held in SLC facilities

Herriman Football

- 700 players?
- Currently uses 11 fields

NOTES

Focus Interview #3:
Trails, Rodeo, Equestrian & OHV

November 1, 2018, City Hall

IN ATTENDANCE:

Karen Nukaya	Herriman City
Kevin Schmidt	Herriman Events Manager
Tami Moody	Herriman/Gov. Affairs
Dee Oakeson	Rodeo
Ronnie Gunn	Rodeo
Craig Romrell	UTV Utah
Chris Berbert	City Planning Commission
Jo Darton	Herriman Trails Committee
Anthony Teuscher	Herriman City Parks
Heidi Schegrud	Herriman City Parks
Wendy Thomas	Herriman City
Brad Jensen	Herriman Trails Committee
David Watts	Herriman City Council
Kami Jones	Herriman Trails Committee
Gordan Haight	Herriman Trails Committee
Lisa Benson	Landmark Design
Mark Vlasic	Landmark Design

SUMMARY

The meeting began with introductions and discussion of the project's purpose. This was followed by a discussion of trails, equestrian facilities, rodeo, and OHV and the needs and desires as they relate to the master plan update. The notes from the meeting follow.

DISCUSSION/COMMENTS

- Along Mountain View Corridor – take trail from 118th then along Bacchus for a loop
- Need more program space for baseball, lacrosse & rugby
  - Enough for soccer
- Seniors play pickleball
- City is Annexing Dansie piece, which is why we are doing all these studies
  - Look at potential annexation areas
  -

<u>Equestrian Community</u>

- Separate equestrian, OHV, and hiking trails

    - South side – horse specific trails and off road activities are popular
    - Separate uses as much as possible
    - Have enough property to accommodate all users
    - Mountain bikers are the biggest challenge for shared trails with equestrians
    - Equestrians love the trails, and think all user groups can get along
- The arena at Butterfield is awesome and gets used April to Labor Day. It is as good as any in the state.
    - The equestrian community helps with the rodeo, and volunteer a lot in general.
    - Camper/trailer hookups didn't get installed initially. They would help the City attract bigger events. They already have the space, but not the hookups.
    - Camping is allowed for some events like the endure and rodeo – about 24 groups camp.
    - Need better access control – white vinyl doesn't work.
    - High School has a rodeo, riding clubs, 4H, etc.

Motorized Trails

- Camp Williams is proposing a motorized and equestrian trail that will circumnavigate the base. There will be a trailhead at Porter Rockwell Drive.
    - Concerned that if this becomes the only place for OHV/UTV use in the valley, the trails and trailheads will be overused.
    - Trailhead placement is key – can't have them close to residential areas.
- Look at Tooele & Utah County for OHV trails – Herriman and Salt Lake County are gaps
- Jeep trail is gated off
- Grants for OHV trails

Backcountry Trails and Foothills/Open Space

- Cross county, lacrosse and football use foothill trails for training
- There are four high school mountain bike teams that use the HHOS trails regularly.
    - They like Eric's trail because it has rocks to practice on, and switchbacks.
    - High School teams have helped finish the trail, saving the City a lot of money.
- Need trails for all ages – younger kids and newer riders have a hard time mixing with advanced mountain bikers. Also have kids on foot too in neighborhoods and on foothills trails.
- Bonneville Shoreline Trail
    - Bluffdale alignment for BST comes to Herriman border
    - A true urban interface
    - All development in foothills should accommodate the BST
    - To Yellowfork and beyond, Kennecott and beyond – Rio Tinto is asking for maps
    - Focus on south segments first, then west
    - One mile segment needs approval of HOA in High Country Development
        - County must approve then BLM

        - Ranchers
- Look at Herriman Hills Open Space Master Plan
- Accessibility – ADA routes to a few destinations
- HHOS Ideas
    - Camping – out of the city
        - Flat beautiful trail in middle of Eric's
        - Winter camping
        - 1 acre, 25 spots on Benson property
        - Truck pull-up camping
        - Pavilion and gathering area at a minimum, maybe an amphitheater
    - Winter activities – snowshoeing, hiking, hand gliding, skiing, tubing, fat tire biking
        - Cross country skiing – training that can be modified for Olympic Games
            - 300' zone
    - Have had requests for hang gliding off of foothills
    - Have enough trailheads, parking, restrooms (not all need restrooms)
    - Rock scramble – rock climbing
    - Mud races
    - Incline – challenge staircase like Denver has
    - Potential camping areas in higher grounds in foothills
    - Need something like Provo Trail up Butterfield / Yellowfork Canyons
        - Would love pump track / flow track
        - How to connect these elements
        - Give kids off-road options
- Camp Williams is installing waterline for fine mitigation – could be for restrooms etc.

Road Biking

- Bacchus is so busy – could connect up Butterfield Canyon.
    - Could get developer to do make a nice trail instead of sidewalk (like Hamilton Tams, road base, w wood chips beside too)
    - Look at Draper and other regionally for standards
- Mountain View Corridor trailhead for road biking at Smith's

OHV

- OHV along Camp Williams – connect to Porter Rockwell Trail?
- Wendy is meeting with State, County OHV
- Have other areas right now if only place for OHV – this will become over used
- Firebreak Trail – critical where trailheads are
    - Like trailhead on Porter Rockwell – not residential areas

EQUESTRIAN / RODEO

- For equestrians, mountain bikes are the biggest danger, trails are awesome, can get along
- Arena is awesome April to Labor Day – help with rodeo, volunteer a ton
    - As good and any arena in the State
- Camper / trailer hookup – didn't get put in initially – could host larger events
- Do allow camping
    - About 24 the camp for endure & rodeo
- Fencing – need better access control – white vinyl doesn't work
- High school rodeo, riding clubs, 4H groups

WISH LIST

- Shooting Range
- 3D archery range
- Indoor equestrian space – nice but not necessary
- Private indoor arena – upper hills
    - Can be used for other things
- Add a policy about event frequency – number of events per month
    - Special events permit process
- Outdoor swimming pool
- Disc golf
    - Need a location (Goblin Valley is cool)

Date of Meeting: 8/1/19	
File #	Z2019-064
Applicant	Herriman City
Address	N/A
Request	Text Change to Create a Planned Community (P-C) Zone

Staff Report

DATE: July 29, 2019

TO: Planning Commission

FROM: Samantha J. DeSeelhorst, Planner I

MEETING: Planning Commission, August 1, 2019

REQUEST: Text Change to the Land Development Code to Create a Planned Community (P-C) Zone
Applicant: Herriman City
File Number: Z2019-064

Request
Herriman City has applied for a text change to the Land Development Code to create a new zone—the Planned Community (P-C) Zone.

Notice
The public hearing notice was posted in the newspaper and on the City website on July 21, 2019. The proposed text was posted on the City website on July 18, 2019. As of the date of this report, we have received no comments regarding the text change.

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
A Planned Community Zone allows large parcels of land to be developed with imaginative and creative design. Given the large size of several parcels in Herriman City, the desire for a Planned Community zone has been brought to Staff's attention. Existing zoning conditions do not properly address major urban developments of this size, thus creating the need for a Planned Community Zone.

Given the level of detail and foresight that the creation of a new zone requires, Staff recommends that this meeting serve as the first of several discussions regarding the Planned Community Zone. In discussing the details of a new zone such as this, it is pertinent to consider many things, including:

Issue 1: Basic Requirements
-How many acres must be included in a project? In other Planned Community Zones within other communities, there is generally a minimum acreage required to be zoned as P-C. This figure is regularly 400 acres or so.

Issue 2: Procedure
-What will the phases of submission be? To adequately address the scope of such large development, it may be beneficial to require several levels of submission. These submittals might start out as general visioning of the project, and subsequently advance in detail.

Issue 3: Design Guidelines
-What criteria should developers be held to? As with any project, there ought to be careful consideration of the aesthetics and performance of development. This is even more important in a P-C zone, given the acreage spanned within a project's area. It must be determined whether these design guidelines will independently be stated in the Land Development Code, or if they will be customized on a project by project basis, and specified in the project development agreements.

Approval Standards
Per 10-5-8 of City Code, a text change must meet several standards to be approved. As the details of this new zone continue to be discussed throughout meetings, the following must be met for approval:

1. Whether the proposed amendment is consistent with goals, objectives, and policies of the General Plan;
2. Whether the proposed amendment is harmonious with the overall character of existing development in the vicinity of the subject property;
3. The extent to which the proposed amendment may adversely affect adjacent property; and
4. The adequacy of facilities and services intended to serve the subject property, including, but not limited to, roadways, parks and recreation facilities, police and fire protection, schools, storm water drainage systems, water supplies, and waste water and refuse collection.

Recommendation
Staff recommends that the Planning Commission continue this item to further discuss the requirements and procedures of creating a new zone.

Attachments

1. Proposed Text
2. Salt Lake County Text
3. Lehi City Text

Attachment #1

Proposed Text for Herriman City

PLANNED COMMUNITY (P-C) ZONE

Purpose:

The purpose of the Planned Community (P-C) Zone is to allow large properties in Herriman City to be developed in accordance with a specific plan that is designed to achieve the following purposes:

1. To promote the general health, safety, and welfare of the public;
2. To implement the objectives and policies of the General Plan;
3. To safeguard and enhance environmental amenities;
4. To attain the physical, social, and economic advantages from comprehensively planned land resources;
5. To promote and encourage conservation of scarce resources;
6. To create a high-quality, place-based development;
7. To secure safety from fire, flood, and other dangers;
8. To provide for adequate light, air, sunlight, and open space;
9. To facilitate a convenient, attractive, and harmonious community that balances areas to live with areas to work;
10. To promote a pedestrian-friendly environment that encourages transit and bicycle use;
11. To expedite the provision of adequate and essential public services;
12. To facilitate development within Herriman City in accordance with the General Plan by promoting high quality, innovative, and creative development. Such development shall include a mixture of uses, heights, setbacks, densities, and lot sizes. It also must provide sufficient diversity of housing types that meet the full life cycle of Herriman City's housing needs, incorporated alongside commercial uses, amenities, and open space preservation;
13. To promote more economical and efficient use of the land; and
14. To provide a process for initiation, review, and regulation of large-scale comprehensively planned communities that affords reasonable flexibility to the developer, while still meeting overall requirements and goals.

This chapter establishes an approval and entitlement process to promote innovative and efficient land use patterns that would otherwise be constrained under typical zoning ordinances. Districts within a P-C Zone may include development of varying densities, dependent upon the proposed uses, or mixture of uses.

Phasing of Plans and Approval:

In order to curate a development that harmonizes a variety of uses across a large area, while also meeting site-specific requirements, a sequence of plans and approvals will be required for each P-C Zone area. These plans are meant to address the project at a variety of scales, with each subsequent plan providing a narrower scale and increased detail.

1. Overall Concept Plan: This plan is meant to serve as a general guide to the property and project at large. In this plan, the property shall be visually divided into areas, each of which include a general use and acreage.

2. Development Agreement: This agreement is to be submitted alongside the Overall Concept Plan. Within the development agreement, standards will be given for approved heights, roof pitches, setbacks, elevations, and landscaping requirements, as well as any other conditions as the Staff and developer see fit.

3. Connectivity Plan: This plan is meant to show the entire property, covering the same expanse as the Overall Concept Plan. Unique to this plan, however, is the inclusion of increased detail regarding connectivity, infrastructure, and amenities. The Connectivity Plan shall show major roadways, access points, and open space networks. This plan shall also show the project property divided into proposed pods of development.

4. Pod Specific Plan: This plan is meant to show specific pods within the project area, in greater detail. The Pod Specific Plan shall convey all roadways, access points, landscaping, parking, anticipated retailers, unit number calculations, setbacks, and elevations within the pod. Pods are encouraged to come in for approval one at a time, or in small clusters, so as to allow adequate review of detail. Depending on the nature of the project, this step may also include the subdivision plat, in which the applicant divides pods into various lots. In creating a plat, all preliminary and final plat requirements must be met, per City Code.

Overall Concept Plan Procedure:

At the time of application for a rezone to the P-C Zone, an Overall Concept Plan shall be submitted for review by the Planning Commission. Following their review, the Commission shall make a recommendation of action to the City Council, per City Code 10-5. The Overall Concept plan shall include, or be supplemented by documents that include:

1. Name of planned community;
2. Names, addresses, and phone numbers of applicant and property owners;
3. P-C Zone parcel location, legal/boundary description, acreage, scale, and north arrow;
4. General descriptions and locations of existing and proposed major infrastructure, including water, sanitary sewer, storm drainage, parks/open space/trails, and street improvements.
5. Existing waterways, major utilities, easements and flood boundary;
6. Adjacent parcels, owners, and uses;
7. Topography and significant features on or adjacent to the property; and

8. Other information deemed necessary by the Planning and Zoning Staff

Connectivity Plan Procedure:

Following approval of the Overall Concept Plan, a Connectivity Plan shall be submitted for review and approval by the Planning Commission. This Connectivity Plan shall include:

1. Name of planned community;
2. Names, addresses, and phone numbers of applicant and property owners;
3. Location, legal/boundary description, acreage, scale, and north arrow;
4. The anticipated land uses
5. All infrastructure and development facilities related to the project located within two hundred fifty feet (250') of the site boundary;
6. Location of man-made features including irrigation facilities, bridges, railroad tracks, and buildings;
7. Proposed division of development pods across the project at large;
8. Existing and proposed waterways and water bodies, major utilities and easements, flood boundary, and flood control facilities;
9. Adjacent parcels, their owners, and their uses;
10. Topography and significant features on or adjacent to the property; and,
11. Documentation of existing and proposed secondary water rights, shares, and usage, if any.
12. Grading and drainage plan
13. Utility plan
14. Flow of circulation, including a street network (with layout, dimensions, and names of existing and future rights-of-way), pedestrian walk routes, bicycle and trails system plans (including any equestrian trails), identification of street alignments and right-of-way widths, illustrative cross sections which accommodate and specify vehicular, pedestrian, and bicycle right-of-way. Pedestrian and bicycle trail systems shall connect the various uses within the project area, as well as provide linkages to existing systems within the City; and
15. A traffic impact analysis, if requested by the Planning Commission or City Engineer.

Pod Plan Procedure:

Following approval of an Overall Concept Plan and Connectivity Plan, a Pod Plan must be submitted for review and approval by the Planning Commission, for each pod of development. This plan must include:

1. Name of planned community;
2. Names, addresses, and phone numbers of applicant and property owners;
3. Location, legal/boundary description, acreage, scale, and north arrow;
4. A detailed view of the pod at hand (pod divisions designated during the Connectivity Plan stage)
5. Existing and proposed waterways and water bodies, major utilities, and easements, flood boundary, and flood control facilities
6. Adjacent parcels, their owners, and their uses;
7. Topography and significant features on or adjacent to the property;
8. Documentation of existing and proposed secondary water rights, shares, and usage, if any;
9. Proposed setbacks for structures, both residential and commercial;
10. Open space plan providing specific description and locations of major open space; and
11. Standards that govern the design and maintenance of major public infrastructure improvements (including without limitation: sidewalks, street lighting, paving, street furniture, etc.) and general building placement, massing, and design criteria.

Uses:

The following uses may be conducted in designated areas within the P-C Zone. (These uses will be designated as permitted or conditional within the Table of Uses, 10-16).

- Residential uses of various types on a range of lot sizes, including: single family detached, single family attached, multi-family residential, townhomes, loft apartments, condominiums, and residential units above ground floor retail, commercial, or offices.
- Retail, service, office, hotel, restaurants, entertainment, and other commercial uses;
- Mix of uses, including office/commercial, office/residential, retail/residential;
- Home-based businesses following the provisions of this title;
- Health-care facilities;

- Public facilities, such as schools, libraries, and civic buildings;
- Common areas, such as plazas, playgrounds, and trails;
- Churches;
- Childcare facilities;
- Open space, including landscaped areas and areas in natural vegetation, golf courses, parks, and recreational areas;
- Agriculture;
- Other accessory uses which are ancillary to, and designed to serve, any of the foregoing uses.

Minimum Requirements:

Each P-C Zone shall contain a minimum of 400 acres to be considered for zoning as such. If the P-C Zone contains multiple owners, the owners may, if necessary to reach the four hundred-acre threshold, or if such owners otherwise desire, combine their properties for planning and development purposes.

Development Standards:

Open Space and Common Areas:

No less than twenty percent of the total gross acreage in a P-C Zone shall be devoted to open space. The open space shall be landscaped by the developer with a minimum of grass and an underground sprinkling system, unless part of a critical environmental or natural area which is to be preserved. The open space is encouraged to include recreation activity areas, picnic pavilions, gazebos, water features, playgrounds, and other landscaped areas. The open space may be held in common, administered by a homeowners association, dedicated to the City upon acceptance by the City Council, or used to provide amenities in the development. Maintenance of the open space is the responsibility of the owner of the development, if held in single ownership, or a homeowners association, if sold separately.

The location of the open space conserved through clustered residential development shall be consistent with the policies contained in the Parks, Recreation, Open Space, and Trails Master Plan. Required open space areas shall be contiguous, not a collection of remnants, and the majority of residential lots or units within the P-C Zone shall abut the open space. Yard areas within lots shall not be counted toward meeting the minimum open space requirement. Detention and retention basins shall not be counted toward meeting the minimum open space requirement, unless it can be demonstrated by the applicant that the use of such basins as part of the open

space will not limit the design or placement of the open space, and will not negatively impact its usability. This caveat must be approved by the Planning Commission and City Council. In general, open space design and location issues shall be kept separate from those regarding drainage.

Other Requirements:

The following requirements shall be addressed via the approved Development Agreement:

-Yards;

-Fencing, screening, clear vision;

-Architectural standards;

-Landscaping; and

-Lighting

Attachment #2

Salt Lake County Text

Chapter 19.69 - PLANNED COMMUNITY (P-C) ZONE

19.69.010 - Purpose.

The purpose of the Planned Community (P-C) Zone is to provide a regulatory tool which allows large properties in the Southwest Community of Salt Lake County to be developed in accordance with a specific plan designed to achieve the following purposes:

1. To promote and protect the public health, safety, and welfare;
2. To implement the objectives and policies of the general plan;
3. To safeguard and enhance environmental amenities and the quality of development;
4. To attain the physical, social, and economic advantages resulting from comprehensive and orderly planned use of land resources;
5. To lessen congestion and assure convenience of access;
6. To secure safety from fire, flood, and other dangers;
7. To provide for adequate light, air, sunlight, and open space;
8. To promote and encourage conservation of scarce resources;
9. To prevent overcrowding of land and undue concentration of population;
10. To facilitate the creation of a convenient, attractive, and harmonious community with a desirable living and working environment with unique identity and character;
11. To attain a desirable balance of residential and employment opportunities;
12. To promote a pedestrian friendly environment that encourages transit and bicycle use;
13. To expedite the provision of adequate and essential public services;
14. To facilitate development within the Southwest Community of Salt Lake County in accordance with the general plan by promoting high quality, innovative and creative development that includes a mixture of uses, heights and setbacks, varying densities and lot sizes and sufficient diversity of housing types to meet the full life cycle of housing needs of Salt Lake County residents, a harmonious variety of industrial and commercial uses, a high level of amenities, and preservation of open space;
15. To promote more economical and efficient use of the land; and
16. To provide a process for initiation, review, and regulation of large-scale comprehensively planned communities that affords the maximum flexibility to the developer within the context of an overall development program and specific, phased development plans coordinated with the provision of necessary public services and facilities.

This chapter establishes an approval and entitlement process to promote inventive and efficient land use patterns that would otherwise be difficult under typical zoning ordinances. Districts within a P-C Zone may include neighborhoods, villages, town centers, business, research or educational campuses, and open space with convenient pedestrian access among residential, commercial, office, retail, and recreational areas. Individual structures within those districts may contain mixed uses. Permitted densities and intensity of land use in villages and town centers may be higher than those permitted in neighborhoods.

(Ord. No. 1823, § I, 10-31-17)

19.69.020 - Land use districts.

Each P-C Zone shall establish land uses and development patterns, densities, and standards unique to that zone. Upon approval, through the process set forth in this chapter, the established land uses and development patterns and densities shall be established pursuant to the P-C Zone plan and one or more development agreements. The P-C Zone may consist of any number or combination of the following land use districts that shall be identified in the community structure plan as provided in this chapter. Specific land uses proposed in the P-C Zone may only be established in conformance with provisions of this chapter.

"Neighborhood:" This category is designed for comparatively low density mixed use development that emphasizes residential (single and multi-family) use, but also includes office, commercial, industrial, public/semi-public, and recreation/open space uses. Neighborhood residential densities are anticipated to range between four and eight units per gross acre.

"Village:" This category is designed for medium density mixed use development that includes residential (single and multi-family), office, commercial, industrial, public/semipublic, and recreation/open space uses, without a predetermined emphasis on any single use. Village residential densities are anticipated to range between nine and twenty units per gross acre.

Town center: This category is designed for high density mixed use development that emphasizes office, commercial and recreational uses, but also includes residential (single and multi-family), public/semi-public, industrial and open space uses. Town center residential densities may exceed twenty units per gross acre.

Business, research, or educational campus: This category is designed to accommodate a campus dedicated to a mixture of business uses: office, commercial, industrial, recreational, and public/semi-public uses; or to an educational institution, including classrooms, laboratories, offices, housing, educational facilities of all types and other related uses.

Open space: Landscaped area, natural area or farmland that is established to provide and preserve outdoor recreational, agricultural, or other similar uses. In addition to the open space district, areas of open space may also be provided within the other land use districts as well.

(Ord. No. 1823, § I, 10-31-17)

19.69.030 - Permitted uses.

The following uses may be conducted in all areas within the P-C Zone:

- Residential uses of all types on a range of lot sizes including: single family detached; single family attached; multifamily residential; town homes; loft apartments; residential units above ground floor retail, commercial, or office uses; and condominiums;
- Retail, service, office, hotel, restaurant, entertainment, and all other commercial uses of any type;
- Mix of permitted uses (including office/commercial, office/residential, retail/residential) within individual structures;
- Home-based businesses following the provisions of Chapter 19.85 of this title;
- Health-care facilities;
- Public facilities, such as schools, libraries, and civic buildings;
- Common areas, such as plazas, playgrounds, and trails
- Churches;
- Day-care facilities;
- Open space, including landscaped areas and areas in natural vegetation, golf courses, parks, recreational areas;
- Agriculture;
- Industrial and manufacturing uses; and
- Other accessory uses which are ancillary to, and designed to serve, any of the foregoing uses.

(Ord. No. 1823, § I, 10-31-17)

19.69.040 - Conditional uses.

The approved P-C Zone plan or community structure plan may include provisions for specific land uses identified as conditional uses within a given district, which may include uses listed under Section 19.69.030 or additional uses. The addition of conditional uses in the approved P-C Zone plan shall require the approval of the county council, which approval may be established by development agreement. Conditional uses, if any, are subject to review and approval as set forth in Chapter 19.84 of this title. Design standards for conditional uses shall be included with the applicable project specific standards.

(Ord. No. 1823, § I, 10-31-17)

19.69.050 - P-C zone area—Minimum requirements.

Each P-C Zone shall contain a minimum of four hundred acres located in the Southwest Community of Salt Lake County as depicted on the Southwest Community Land Use Plan on file with Salt Lake County Planning and Development Services. If the P-C Zone contains multiple owners, the owners may, if necessary to reach the four hundred-acre threshold, or if such owners otherwise desire, combine their properties for planning and development purposes.

(Ord. No. 1823, § I, 10-31-17)

19.69.060 - Planning and approval process for P-C zone.

Development within the P-C Zone will require the following plans to be prepared and submitted for approval in accordance with this chapter: P-C Zone plan, CSP, and project plans and/or subdivision and condominium plat approval as applicable. The planning and approval process and approving bodies are summarized in the following table:

APPROVAL STEP	SCALE (AREA COVERED BY APPLICATION)	WHAT IS DESCRIBED IN PLAN	APPROVAL LEVEL
P-C Zone and plan	Total land area to be rezoned P-C.	Land area to be rezoned with land use table outlining proposed permitted and conditional uses (if applicable), number of residential units, and areas of nonresidential development.	Planning commission and county council

Community structure plan	Any portion of project that has a common street system, open space system or other infrastructure system.	Major systems for the larger development such as major roadways, infrastructure, open space networks, general location of villages, towns, neighborhoods and business and research parkways.	Staff and planning commission
Project plan/subdivision plat	Multiple phases of development. May, but is not required to include, master subdivision approval followed by phased subdivision plats.	Show major development parcel locations, open space system, and major infrastructure associated with roadways. Final plats indicate lot layouts and development regulations.	Planning commission
Site plan approval	Individual sites within the development.	Final site development requirements.	Staff

(Ord. No. 1823, § I, 10-31-17)

19.69.070 - P-C zone plan.

At the time of application for rezoning, a P-C Zone plan shall be submitted to the planning commission for review and recommendation to the county council. Following recommendation by the planning commission, a P-C Zone plan shall be submitted for review and approval by the county council. A proposed development agreement shall be submitted for approval by the county council in connection with each P-C Zone plan. The approved P-C Zone plan and development agreement shall implement and govern development within the applicable P-C Zone but may be amended through standard rezoning procedures or through procedures outlined in the development agreement and shall contain the following information:

1. Name of planned community;
2. Names, addresses, and phone numbers of applicant and property owners;
3. P-C Zone parcel location, legal/boundary description, acreage, scale, and north arrow;
4. A land use table showing the proposed permitted and conditional uses (if applicable), number of dwelling units, height limits, and the total acreage of open space in the P-C Zone and areas (in square footage or acreage) of the various non-residential land uses proposed in the P-C Zone;
5. General descriptions and locations of existing and proposed major infrastructure, including water, sanitary sewer, storm drainage, parks/open space/trails, and street improvements, together with service adequacy analyses for each of these (including the necessity of system improvements within or adjacent to the subject property, if applicable) to justify the dwelling units, open space, and non-residential square footage proposed in the land use table mentioned above;
6. Existing waterways, major utilities, easements and flood boundary;
7. Adjacent parcels, owners, and uses;
8. Topography and significant features on or adjacent to the property; and
9. Other information deemed necessary by the planning and development services director.

Subject to conditions or limitations agreed to in the development agreement, the development agreement based on the approved P-C Zone plan shall confer a vested right to proceed with the development process established in this chapter for the property included within the applicable P-C Zone plan, including the number of dwelling units and the square footage of nonresidential uses reflected in the approved P-C Zone plan. Upon approval, the P-C Zone plan shall constitute an amendment to the applicable community general plan for the area covered by the P-C Zone plan.

(Ord. No. 1823, § I, 10-31-17)

19.69.080 - Community structure plan (CSP).

Following approval of the P-C Zone plan, a community structure plan (CSP), together with a development agreement that codifies that plan, shall be submitted to the county for review and approval by the planning commission. The CSP shall contain a contiguous area within the P-C Zone that includes one or more of the following: neighborhoods, villages, business and research parks, and/or town centers. A CSP shall show the following:

1. Name of planned community;
2. Names, addresses, and phone numbers of applicant and property owners;
3. CSP location, legal/boundary description, acreage, scale, and north arrow;
4. Proposed land use districts (neighborhoods, villages, business and research parks, and/or town centers) boundaries, and acreage; a table showing the number of dwelling units, open space acreage, and acreage of the various non-residential land uses;
5. A master circulation system plan, including a street network, pedestrian circulation, bicycle and trail system plans (including possible equestrian trails), identification of street alignments and right-of-way widths, illustrative cross sections which accommodate and specify vehicular, pedestrian, and bicycle use in the right-of-way. Pedestrian and bicycle trail systems shall connect the land use districts, schools and open space areas and provide linkages to other trail systems in existing or future areas of the P-C Zone and adjacent facilities within the county;
6. Existing and proposed waterways and water bodies, major utilities and easements, flood boundary, and flood control facilities;
7. Adjacent parcels, their owners, and their uses;
8. Topography and significant features on or adjacent to the property;
9. Documentation of existing and proposed secondary water rights, shares, and usage, if any;
10. Open space plan providing general description and locations of major open space;
11. Standards that govern the design and maintenance of major public infrastructure improvements (including without limitation sidewalks, street lighting, paving, street furniture, etc.) and general building placement, massing, and design criteria (CSP design standards); and
12. Other information deemed necessary by the planning and development services director.

The planning commission shall have the discretion to disapprove a CSP only on the basis of: (1) the failure of the proposed CSP to include all of the elements required in this section; (2) the failure of the proposed master circulation system identified in the CSP within and surrounding the P-C Zone to adequately serve the communities within the P-C Zone; (3) the failure of the proposed major infrastructure identified in

the CSP within and surrounding the P-C Zone to provide adequate service to the communities within the P-C Zone; or (4) the inclusion of uses in the CSP not permitted or conditionally permitted under this Chapter. In approving a CSP, the planning commission may impose reasonable conditions of approval to mitigate reasonably anticipated detrimental impacts in accordance with county Code Subsection 19.84.060(C), (D).

(Ord. No. 1823, § I, 10-31-17)

19.69.090 - Project plan/subdivision plat.

Upon approval of a CSP, a project plan shall be submitted for review, together with a development agreement that outlines project specific standards establishing in substantial detail the character and nature of the design of public and private improvements within the area covered by the applicable project plan (project specific standards) for the applicable portion of the P-C Zone covered by the project plan. The purpose of the project plan is to allow for the creation and approval of a fully-integrated development plan for a specifically identified portion of the applicable P-C Zone. A project plan may include vertical and horizontal mixtures of uses on one or more proposed lots, parcels or units located within the boundaries of the proposed project plan. Therefore, the project plan may identify a combination of proposed subdivisions, condominium projects, and/or site plans, one or more of which may be submitted concurrently for review and approval with the project plan. The project plan, and each subdivision plat or condominium project submitted in connection therewith or in furtherance thereof, shall be reviewed and approved by the county staff prior to submittal of the project plan and associated development agreement to the planning commission for approval. Subdivision plats (preliminary and final) shall be submitted and approved pursuant to the process and in accordance with the requirements set forth in Title 18, "Subdivisions," of the county Code and other applicable County ordinances. Application and approval of a preliminary or final subdivision plat may occur before submission of a project plan provided project specific standards are submitted and approved contemporaneously with such subdivision plat application and approvals; and provided, further, that the project specific standards and subdivision plat will ultimately be incorporated into an approved project plan and associated development agreement. The preliminary and final plats shall conform to the applicable CSP standards as well as all applicable project specific standards, including any supplemental project specific standards proposed and approved in connection with the applicable final plat.

(Ord. No. 1823, § I, 10-31-17)

19.69.100 - Site plan review.

Site plans may be reviewed concurrently with a project plan or subdivision plat. Any proposed commercial, office, industrial, multi-family residential, open space, parks, or institutional developments and alterations to existing developments shall be located on legal lots of record created by metes and bounds conveyance with the approval of the county staff or pursuant to subdivision or condominium plats and shall meet the site plan review requirements outlined in Chapter 19.02.080 of this title. All county ordinances and

requirements shall be met in preparing site plan applications and in designing and constructing the development. Where applicable, building permits may not be obtained nor shall any site work be performed prior to site plan approval as set forth in Section 19.02.130 of this title.

(Ord. No. 1823, § I, 10-31-17)

19.69.110 - Development standards.

(A) Open Space and Common Areas. Open space includes parks, trails, natural area, or farmland, which is established to provide and preserve recreational, agricultural, or other similar uses in the P-C Zone as approved by the county council after a recommendation of the planning commission. Common areas include landscaped areas (including landscaping around schools, colleges, and other civic buildings), athletic fields, gathering places such as plazas, commons, exterior courtyards, public recreational facilities, landscaped medians or park strips that exceed county standards, but do not include areas contained within a typical public street cross section. The applicable CSP standards and project specific standards shall govern the use and character of the open spaces and common areas. Each P-C Zone shall contain a minimum of twenty percent of the gross acreage in a combination of common areas and open space, at least half of which (ten percent of the gross acreage) shall be open space. These areas shall be designated in the applicable project plan and separately identified on any applicable final plat of subdivision or site plan. Open space recorded as a lot or lots in subdivisions or as common area in condominium plats and shall be maintained with open space or conservation easements or such other arrangement as is approved by the planning commission in connection with project plan or subdivision or condominium approval.

(B) Yard Requirements. Yard requirements shall be determined and governed by the applicable project specific standards established pursuant to the requirements of this chapter. The following minimum requirements shall apply in the P-C Zone:

1. Minimum yard areas shall be measured from the front, side and rear lines of lots, condominium private ownership yard areas (where building footprint is not recorded) or from accesses, driveways, or streets (where no property lines or private ownership yard areas exist).
2. Buildings may not be located within a public right of way or utility easement.

(C) Fencing, Screening, Clear Vision. Fencing, screening and clear vision requirements shall be determined and governed by the applicable project specific standards established pursuant to the requirements of this chapter. The following requirements shall apply in the P-C Zone:

1. All mechanical equipment, antennas, loading and utility areas, and trash receptacles shall be screened from view with architectural features or walls consistent with materials used in the associated buildings as more specifically set forth in the applicable project specific standards.

2. Fences and landscape materials, except for mature trees which are pruned at least seven fe ground, shall not exceed two feet in height within a ten foot triangular area formed by the e driveway and the street right-of-way line or within a thirty foot triangular area formed by th lines of intersecting streets.

(D) Architectural Standards. Architectural requirements shall be determined and governed by the project specific standards established pursuant to the requirements of this chapter. The following architectural standards and requirements shall apply in the P-C Zone:

1. Architectural design of buildings and building materials shall be established in the project specific standards.
2. All building materials shall be high quality, durable, and low maintenance.
3. The applicable project specific standards shall address exterior relief of buildings, design of all sides of buildings, and architectural compatibility of buildings.

(E) Landscaping Requirements. Landscaping requirements shall be determined and governed by the applicable project specific standards established pursuant to the requirements of this chapter. The following landscaping requirements shall apply in the P-C Zone:

1. The applicable Project Specific Standards shall address the landscaping and proper maintenance of required front, side, and rear yards of lots and private ownership areas in the P-C Zone.
2. All areas of lots and parcels in the P-C Zone not designated for open space, parking, buildings, or other hard surfacing shall be landscaped and properly maintained. Designated open space shall remain in a natural condition, cultivated or landscaped, and properly maintained in accordance with the project specific standards.
3. All park strips and public right-of-way areas in the P-C Zone shall be landscaped and properly irrigated and maintained by the applicable property owners in the P-C Zone unless otherwise approved by the county council. All park strip areas shall be installed by the developer and properly maintained by the applicable owners in the P-C Zone. A plan for funding of on-going maintenance of street landscaping by the property owners shall be presented for approval by staff at the time of site plan approval.

(F) Lighting. Lighting requirements shall be determined and governed by the project specific standards established pursuant to the requirements of this chapter.

(G) Other Requirements. The following requirements shall apply in the P-C Zone:

1. All developments shall be graded according to the county's engineering and building requirements to provide adequate drainage. Buildings shall be equipped with facilities for the discharge of all roof drainage onto the subject lot or parcel.
2. The applicable owners shall properly maintain all private areas of individual lots or parcels.
3. The specific requirements of this Section 110 shall be governed by the project specific

standards established pursuant to the requirements of this Chapter and may be modified as the county council deems appropriate pursuant to the terms of the applicable Project development agreement.

4. All common area improvements including buildings, open space, recreational facilities, roads, fences, utilities, landscaping, walkways, street lights and signs not specifically dedicated to the county or accepted for ownership or maintenance by the county shall be perpetually maintained by the applicable owners or their agents through a special taxing district, owners' association with power to assess and collect fees for maintenance or other assessment and maintenance mechanisms acceptable to the county council. Improvements for which the county agrees to accept maintenance responsibility shall be reviewed by the applicable county agency for compliance with adopted standards prior to approval.

(Ord. No. 1823, § I, 10-31-17)

19.69.120 - Development agreement.

In conjunction with the approval of a P-C Zone plan, CSP, and project plan, the developer and the county shall enter into one or more development agreements reflecting all conditions of approval and terms of the applicable P-C Zone plan, CSP, and project plan, and such other matters as the County and the developer may agree. The county mayor signs all development agreements. The county council need only approve the development agreement associated with the P-C Zone plan. Development agreements entered into with respect to a CSP or project plan do not require approval of the county council unless the approved CSP or project plan, together with the approved CSP design standards or project specific standards, are inconsistent with the conditions and requirements set forth in this title. Without regard to future amendments, additions or changes to the Salt Lake County Ordinance, the county may agree, in such development agreements, that the developer may advance development applications for projects within the applicable P-C Zone pursuant to the planning and approval processes set forth in this chapter, or to such other process as is specifically agreed upon pursuant to a development agreement approved by the county council. Such development agreements may further identify a process for approving amendments to an approved P-C Zone plan, CSP, project plan or subdivision plat, which shall be approved by the county council to the extent such a process differs from county ordinance. Any entitlement granted to the developer under the terms of a development agreement shall be subject to amendments, changes, or additions to this chapter if the county council finds that failure to so amend, change, or add to the chapter would constitute a compelling countervailing public interest.

(Ord. No. 1823, § I, 10-31-17)

Attachment #3

Lehi City Text

CHAPTER 06

PLANNED COMMUNITY ZONE (PC)

(Amended 1/25/00; 09/13/16; 05/22/18)

Section 06.010. Purpose.
Section 06.020. Planned Community Description.
Section 06.030. Design Compatibility.
Section 06.040. Minimum Eligibility Requirements.
Section 06.050. Allowed Uses.
Section 06.060. Procedures for Establishment of a Planned Community Zone.
Section 06.070. Development Approvals.
Section 06.080. Allowed Density.
Section 06.090. Required Open Space
Section 06.100. Location of Open Space.
Section 06.110. Density Bonus.
Section 06.120. Density Bonus Amenities.
Section 06.130. Total Density.
Section 06.140. Residential Design Standards.
Section 06.150. Commercial Development Standards.
Section 06.160. Variations from Development Code and Design Standards.
Section 06.170. City Council Discretion

Section 06.010 Purpose and Intent.

A. The intent of the Planned Community (PC) Zone and this Chapter is to provide for the implementation of the Lehi City General Plan. The standards for development contained herein are intended specifically to accomplish the following purposes:

1. allow the City to encourage and facilitate more detailed and specific planning and analysis for certain areas of the City;

2. establish provisions and requirements which enable the City to address unique areas of the City or where other characteristics exist that warrant a comprehensive set of land use policies and standards which will encourage an efficient and imaginative development pattern;

3. provide an opportunity for flexibility from the constraints of traditional zoning and allow for development on a performance basis, with higher density and intensity of uses achieved as higher quality development and performance standards are implemented within the zone; and

4. provide a consolidated and structured framework for the processing of preliminary and final subdivision plats, preliminary and final site plans, and other permits and licenses required by this Code.

B. An application for approval of a PC Zone is a request by the applicant for additional flexibility beyond that allowed by the traditional zones within the City. It is the sole responsibility and burden of the applicant to convince the Planning Commission and City Council that the proposed PC Zone is preferable to traditional zoning. Approval for use of the PC Zone lies at the discretion of the City Council.

Section 06.020 Planned Community Description.

A. Each PC Zone shall include a cohesive mixture of land uses, including commercial or business park uses, which will provide services and employment opportunities to residents within the community. Residential uses shall provide a range of housing types and densities to accommodate a variety of age and income groups and residential preferences, so that the community's demographic diversity is maintained. Commercial uses shall focus on retail services for the residents of the community and must include a unifying design theme which compliments the residential areas. Residential and commercial land uses shall be integrated to promote a walkable, sustainable community.

B. Development shall promote creative lot configuration with usable public and private recreation areas, parks, trails and open space with assurance of maintenance. Preservation of open space and critical environmental areas is required through the use of clustering and other innovative development options where a standard lot pattern is not practical or desirable due to physical constraints.

Section 06.030 Design Compatibility.

A. Development within a PC Zone shall promote attractive, unified architectural design. Development shall be planned as one complex land use with a common architectural design theme that provides variety within a context of architectural compatibility, rather than an aggregation of individual, unrelated buildings located on separate, unrelated lots.

B. In order to ensure that development within the PC Zone is compatible and meets the purposes of this chapter, the Planning Commission may recommend and the City Council may require that certain design guidelines be employed as part of the approval of an Area Plan for a PC Zone. The design guidelines may

include, but are not limited to, architectural controls, colors, materials, building mass, innovative design of buildings and access, and any other features deemed appropriate by the City Council. As part of the design guidelines for any PC Zone, each single family detached or attached dwelling shall include, as a minimum standard, an enclosed one car garage.

Section 06.040 Minimum Eligibility Requirements. *(Amended 12/14/04)*

A. The establishment of a PC Zone shall require a minimum area of 40 contiguous acres.

B. At the discretion of the Planning Commission and City Council, projects with a total acreage of over 220 acres may include a noncontiguous area if both of the properties are under one ownership or control, the noncontiguous area is 40 acres or larger, and the noncontiguous area is located not farther than 1,500 feet from the larger portion of the project.

Section 06.050 Allowed Uses.
Any use identified as a permitted or conditional use in Tables 05-030A, 05-030B or 05-030C, or other use proposed by the applicant, may be an allowed use in the PC Zone; however, each requested use shall be authorized through an Area Plan which has been approved and adopted by the City Council pursuant to the provisions of Chapter 15, Area Plans, of this Code. Proposed uses shall be reviewed for compatibility within the PC Zone as well as compatibility with allowed uses in adjacent zones.

Section 06.060 Procedures for Establishment of Planned Community Zone. (Amended 7/28/09; 11/15/11)

A. General Plan Amendment. Unless an area has been previously designated as a PC Land Use as part of the Lehi City General Plan Land Use Element, all areas proposed for development as a PC shall require a General Plan Amendment in accordance with Chapter 4, Amendments, of this Code.

B. Concept Plan. Concurrent with any request to amend the Land Use Element of the General Plan to a PC designation, a concept plan shall be submitted. A concept plan shall be approved by the City Council, following Planning Commission and Reviewing Departments' review, prior to property being designated as a PC Land Use.

1. The concept plan shall give the applicant, staff, Planning Commission and City Council an opportunity to discuss the planned community development prior to the General Plan land use being established, and prior to the preparation of a more detailed Area Plan. The applicant can use the concept plan meetings to ask questions, and receive direction on project layout as well as discuss the procedure for approval, the specifications and requirements for layout of streets, drainage, water, sewerage, fire protection, mitigation of environmental impacts, and similar matters, and the availability of existing services.

2. The proposed density of the planned community development shall be discussed as part of the concept plan; however, the final total density of the planned community development shall be established only as part of the approval and adoption of an Area Plan.

3. The City may also advise the applicant, where appropriate, to discuss the proposed Planned Community with those agencies who must eventually approve those aspects of the development coming within their jurisdiction, including but not limited to, the Alpine School District and the various utility service providers. Neighbors of the proposed Planned Community shall also be consulted to get their views and concerns.

4. The concept plan shall cover the entire area proposed as a PC Zone and shall identify in general terms the following:

(a) proposed land uses;
(b) overall layout and locations of uses, including potential civic and religious uses;
(c) proposed density and intensity of uses and a description of amenities if a density bonus is proposed;
(d) major infrastructure improvements that may be necessary;
(e) proposed site-planning standards, including architecture and materials of buildings;
(f) park areas, open space areas, trails and other community amenities;
(g) proposed landscaping, buffering, and transitioning treatments;
(h) location of any critical lands; and
(i) all other issues that must be addressed to allow a thorough informed review by the Reviewing Departments, Planning Commission and City Council of the proposed concept plan.

5. To accommodate requests for changes to the concept plan, the City may allow the concept plan to be amended. Amendments shall follow the same requirements for initial approval of a concept plan, including review by staff, the Planning Commission and City Council.

6. A concept plan shall be effective for a period of one year from the date of approval by the City Council, at the end of which time an application for a Zoning Map amendment and Area Plan shall have been submitted and under review by the City. If an application for Area Plan approval in conjunction with an application for a Zoning Map Amendment to the PC Zone has not been filed within the one year period, the concept plan shall be void. The City Council may grant an extension of the approval according to the provisions of Section 10.120.

7. Properties designated as a PC Land Use for which the concept plan has become void shall require the applicant to submit a new concept plan for approval, subject to the then existing provisions of this Code and General Plan.

8. Properties designated as a PC Zone on the Lehi City Zoning Map or properties designated as a PC Land Use on the General Plan Land Use map prior to the effective date of this chapter for which a concept plan has not been approved shall require the applicant to submit a concept plan according to these provisions, prior to any application for an area plan or zoning map amendment to the PC Zone.

C. Zoning Map Amendment and Area Plan Approval. Following approval of a General Plan Amendment and review of a concept plan by the City Council, the applicant may prepare a Zoning Map Amendment and an Area Plan pursuant to the provisions of Chapter 4 and Chapter 15 of this Code. The establishment of a PC Zone requires the review, approval and adoption by the City Council, following receipt of a Reviewing Departments and Planning Commission recommendation, of an Area Plan for those properties proposed for a PC Zone. Prior to approval and adoption of an Area Plan, the Reviewing Departments, Planning Commission and City Council shall verify that the planned community development follows the general layout of the concept plan. The Area Plan shall comply as closely as possible with the concept plan, and shall cover at least 40 acres.

Section 06.070 Development Approvals.

A. Following the establishment of a PC Zone and approval and adoption of an Area Plan by the City Council, the applicant may prepare and submit applications for development approval, including subdivision and site plan approval, pursuant to Chapter 11, Application Requirements, of this Code.

B. If a proposed Area Plan is adopted by the City pursuant to Chapter 15 of this Code, all permits, licenses and development shall comply with the adopted Area Plan. Additionally, developers and builders shall comply with the Lehi City General Plan, the Lehi City Development Code, and all other codes and ordinances of the City unless modified by the adopted Area Plan.

Section 06.080 Allowed Density.

(Amended 4/11/00)

A. The base density for all residential development in the PC Zone shall be based on the current General Plan land use designation(s) or three units per acre, whichever is greater. Density is calculated based on the gross acreage of the entire PC Zone area, including commercial and residential areas, to produce a total number of allowed units. Commercial area equivalent residential units shall be calculated at three units per acre. Areas of steep slopes, wetlands, or areas below the high water level of Utah Lake as defined in Section 12.060-K of this Code as well as any existing public streets, any areas of additional right of way required to comply with the Lehi City Master Transportation Plan, and any perennial channels, measured from top of bank to top of bank of the flow channel, shall be excluded from the gross acreage when calculating the base density. Density for any area(s) under existing power transmission lines shall be calculated at 50 percent of the allowed density. Density shall not exceed the overall base density of three units per acre or current General Plan designation(s) unless specifically authorized in an approved Area Plan and in accordance with the density bonus provisions described in this chapter. Units may be applied to the area in a manner which meets the purpose of this chapter, provides a mixture of housing types and configurations, and is subject to the approval of an Area Plan for the Planned Community. Additional density may also be allowed as part of a transfer of development rights from any environmentally sensitive area(s) outside of the proposed Planned Community.

B. The overall average residential density requirement is intended to set a baseline density standard for all residential development, as well as encourage variety, and allow flexibility to respond to changing market conditions. A mix of housing types may be used

to achieve this criterion, some high density and some low density, provided the overall average density is met. For example, a planned community may include a mix of large lot single family units (2 dwelling units per acre), traditional lot single family units (3.5 dwelling units per acre), small lot single family units (5.5 dwelling units per acre), townhouses (8 dwelling units per acre), and apartments (12 dwelling units per acre) combined to meet the overall allowed density.

C. For the purposes of administering this chapter, the Area Plan shall identify and delineate each different residential area as a "sub-area" or "pod", with an indication of the number of units per acre allowed in each sub-area.

Section 06.090 Required Open Space.
Not less than ten percent of the total gross acreage in a PC Zone shall be devoted to open space as defined in Chapter 39, Definitions, of this Code. The open space shall be landscaped by the developer with a minimum of grass and an underground sprinkling system unless part of a critical environmental or natural area which is to be preserved, and may contain recreation activity areas, picnic pavilions, gazebos, water features, playgrounds, or other landscaped areas. The open space may be held in common, administered by a homeowners association, dedicated to the City upon acceptance by the City Council, or used to provide amenities in the development. Maintenance of the open space is the responsibility of the owner of the development, if held in single ownership, or a homeowners association, if the dwelling units are sold separately, unless dedicated to the City and accepted by the City Council. Public open space shall be dedicated with the first phase of the project. Area(s) under existing power transmission lines included in the required open space shall be given half credit toward open space acreage.

Section 06.100 Location of Open Space.
(Amended 6/13/00)
The location of open space conserved through clustered residential development shall be consistent with the policies contained in the General Plan Parks, Open Space and Recreational Facilities Element. Required open space areas shall be contiguous, not a collection of remnants, and the majority of residential lots or units within the Planned Community shall abut the open space. Yard areas within lots shall not be counted toward meeting the minimum open space requirement. Detention and retention basins shall not be counted toward meeting the minimum open space requirement unless it can be demonstrated by the applicant that use of the detention and retention areas as part of the open space will not limit the design or placement of the open space, and will not detract from its usability, subject to Planning Commission review and City Council approval. In general, open space design and location issues shall be kept separate and independent of drainage issues.

Section 06.110 Density Bonus.
Development within a PC Zone is eligible for a density bonus based on additional amenities provided. Density in excess of the base density may be considered for planned communities which satisfy the requirements of one or more of the density bonus amenities listed in this chapter. Each amenity is assigned a potential density bonus figured as a percentage increase in dwelling units. A density bonus shall not exceed 40 percent above the base density.

Section 06.120 Density Bonus Amenities.

A. An applicant for a PC Zone may include one or more of the following amenities in the design of the development and be considered for a density bonus in accordance with this section. Each amenity is followed by a percentage increase in total density for providing the amenity. The maximum density bonus allowed is equal to a 40 percent increase in dwelling units above the base density. If an applicant were to provide all of the density bonus amenities in a planned community, the total would exceed a 40 percent increase in dwelling units. Regardless, the maximum density bonus allowed is equal to a 40 percent increase in dwelling units above the base density. The Planning Commission and City Council shall determine whether the applicant has complied with the necessary requirements for a density bonus as provided in this section.

B. The density increases listed represent the maximum allowed. The Planning Commission may recommend and the City Council is entitled to approve less than the maximum amount listed.

1. Active Recreation. Active Recreational Facilities in addition to required multi-family amenities or master planned trails which are provided for residents of the Planned Community development or the citizens of Lehi City are eligible for a density bonus. Active recreation areas may include swimming pools, sports courts, tennis courts, trails, pedestrian bridges, and other similar amenities. The Planning Commission and City Council may determine the bonus based on the cost of the amenity, its benefit to the residents of the Planned Community, its size, and the number

of amenities in the Planned Community. The allowed density bonus for active recreation may be up to ten percent.

2. Common Buildings or Facilities. Developments which contain buildings or facilities in addition to required multi-family amenities that are constructed for use by the residents of the planned community or citizens of the community for meetings, indoor recreation, receptions, classes, or other similar uses are eligible for a density increase up to a maximum amount of ten percent. The Planning Commission and City Council may determine the bonus based on the cost of the building or facility, its benefit to the residents of the Planned Community, or its size. The common buildings or facilities must be constructed prior to 25 percent of the building permits being issued for the overall development.

3. Civic Sites. Developments which set aside and donate property for civic uses including police or fire satellite stations, municipal buildings, public recreation facilities and other public buildings or facilities are eligible for a density increase. The Planning Commission and City Council may determine the bonus based on the cost and size of the property. The allowed density bonus for active recreation may be up to ten percent.

4. Street Beautification. Planned Communities which incorporate detached meandering sidewalks with grass, shrubs, perennial flowers and trees along all streets of the development with provision for maintenance through a homeowners association or other means acceptable to the City are eligible for up to a five percent density increase.

5. Pedestrian and Bicycle Enhancements. Planned Communities which include additional pedestrian and bicycle amenities not typically required as part of the street improvements are eligible for up to a ten percent density increase. Improvements may include, but are not limited to:

(a) raised planters
(b) bulb-outs or curb extensions
(c) pedestrian plazas – Including a minimum seven hundred fifty (750) square feet with seating areas and tables
(d) additional bike lanes/facilities not already required

6. Entry Monuments. Planned Communities which provide a landscaped entry sign area for residential areas, which landscaping will be maintained by an automatic sprinkling system, are eligible for a two percent density increase per entry sign area.

7. Landscaping. Planned Communities which provide completely landscaped front yards maintained by an automatic sprinkling system for all single family dwellings, and installed by developer at time of construction, including grass or other acceptable ground cover, plus at least three one-gallon shrubs and two shade or evergreen trees of at least a two-inch caliper are eligible for up to a two percent density increase.

8. Open Space in Addition to Ten Percent Minimum. Planned Communities which provide either active or passive open space, as defined in this section, in addition to the ten percent minimum requirement for all residential areas, are eligible for a density increase as indicated. Planned Communities which provide an additional ten to 14% open space (20-24% total) are eligible for a two percent density increase. Planned Communities which provide an additional 15 to 19% open space (25-29 percent total) are eligible for a five percent density increase. Planned Communities which provide more than an additional 20% open space (30% or greater total) are eligible for a ten percent density increase. All open space areas shall be maintained by the owner of the project if held in single ownership, a homeowners association if sold separately, or dedicated and accepted by the City for maintenance purposes. All open space areas shall include emergency vehicle access.

9. Water Features. Planned Communities which provide water features, exclusive of any features provided as part of an entry sign area, such as fountains, streams, ponds, or other similar features that are used commonly and are highly visible in the planned community are eligible for a two percent density increase for each separate feature.

10. Theme Lighting. Planned Communities which incorporate a lighting theme into the development such as decorative street lights/lamp posts, lighting along walkways or trails, entrance way lighting, and exterior building lighting in addition to the normal street lighting requirements of this chapter are eligible for a two percent density increase. All theme lighting shall be ap-

proved by the Lehi City Power Department to ensure proper inventory, quality, and maintainability.

11. Design Features. Architecture that is unique, visionary and timeless as determined by the Planning Commission and City Council may be eligible for up to a five percent density bonus.

C. Layouts that exceed the minimum connectivity index and have reduced block and cul-de-sac lengths from those identified in Section 37.050 may be eligible for up to a ten percent density bonus.

Section 06.130 Total Density.

The total density of a Planned Community is determined by multiplying the Base Density of three units per acre and the total percent of density increase earned. In no case will the total density exceed 40% above the base density. For example, if an applicant had a base density of 200 units and earned a 20% density increase, the applicant would be eligible for 240 dwelling units. However, in no case would the applicant be eligible for more than a 40% density increase or 280 dwelling units. The total density of a PC Zone shall be determined at the time of Area Plan approval.

Section 06.140 Residential Design Standards.

A. The design standards in this section shall apply to any residential developments within a PC Zone including any defined sub-area or pod, or any residential project or development or any portion of a residential project or development. These standards are considered as minimum requirements for residential areas, and shall be met regardless of whether the applicant is requesting a density bonus. However, if a density bonus is being requested, the applicable standards required by this section may be used as part of the requirement to obtain a density bonus under the provisions of this Chapter.

B. Single Family Design Standards. For all single family detached units, the following standards shall apply:

1. Product Mix. Single family detached areas shall provide a variety of home styles to insure a diverse and interesting street scene. Neighborhoods that have nearly identical homes and streets without variation in product placement and form are not allowed. In order to ensure that the neighborhood is non-repetitive, the same home elevation or homes with the same color scheme shall not be built on adjacent lots on the same street or on lots directly or diagonally across the street from one another.

2. Corner Lots. Attention shall be paid to corner lots. At least one home plan per neighborhood shall be designed specifically for corner home sites. This home plan is required to include wrap-around architecture to provide visual interest on both the front and corner side yard of the home, and the ability to turn the garage for side entry. An example would be continuing a full-wrap of material accent onto the side façade, adding a wraparound porch, or facing the home on a diagonal towards the intersection.

3. Garages. The home and front yard rather than the garage shall be the primary emphasis of the front elevation. The garage shall not extend forward of the main architecture of the home. The use of side load or swing-in type garages is highly encouraged.

4. Wall Variations. Each exterior wall of the home shall have architectural variations. Four or more of the following architectural features shall be incorporated into the design: a change in building materials, building projections measuring at least three feet in depth, roof line variations measuring at least three feet in height, awnings and lighting, or another architectural variation that creates visual interest.

5. Building Materials. The majority of each exterior wall and elevation, excluding windows and doors, shall be constructed of brick, stone, fiber cement siding, or other durable building material as approved by the Planning Commission. At least 25% of the front elevation and wall shall be rock or brick. Stucco or metal may be allowed by the Planning Commission as an accent or secondary material only on 49% or less of the wall. Metal clad buildings, or majority portions of walls constructed of stucco or vinyl siding, are prohibited.

C. Multi-Family Design Standards. The standards found in Section 37.040 of this Code shall apply to all multi-family attached residential projects.

Section 06.150 Commercial Development Standards.

In addition to residential and recreational uses, a PC Zone may provide offices and professional service uses in a planned environment. Where a PC Zone proposes a mix of residential and commercial or business

park uses, the following development standards shall apply in addition to any other commercial development standards contained in this Code or the Design Standards and Public Improvement Specifications manual:

A. Building Design. The proposed non-residential structures shall be complimentary to the surrounding architecture in terms of scale, massing, roof shape, and exterior materials. Buildings should be scaled down into groupings of smaller attached structures. Buildings adjacent to single family detached units shall be limited to two stories or 35 feet.

B. Parking. Large expanses of asphalt shall be reduced and broken into smaller parking areas through the use of parking lot landscaping. Parking lots shall include ample landscaping to buffer cars from neighboring properties including the use of berms and landscaped islands.

C. Access and Traffic. Adequate vehicular and pedestrian access shall be provided. A traffic impact study shall be required as part of the Area Plan, to project auto and truck traffic generated by the uses proposed.

D. Roof Design. Rooflines shall blend in with surrounding buildings in a way that promotes an attractive, unified architectural design.

E. Materials. New buildings shall blend with the materials of surrounding buildings in a way that promotes an attractive, unified architectural design.

F. Signage. Signage of the non-residential buildings shall be part of a coordinated signage system for the entire PC development. Signage shall help unify the development and provide a positive image. Natural materials such as wood, stone, rock and metal with external illumination are encouraged. The use of monument signs is also encouraged. Pole signs, billboards and off-premises signs are prohibited. The size and location of signage shall conform to the requirements and design guidelines of Chapter 23, Signs, of this Code.

G. Lighting. Outdoor lighting shall be screened by shields or hoods to prevent glare onto adjacent properties. The intensity of large fixtures shall be reduced by utilizing a larger number of smaller light poles of twelve to 18 feet. Incandescent lights shall be used in pedestrian spaces where quality light is especially important.

H. Buffering. A buffer between residential and non-residential uses within and adjacent to the PC Zone shall be required as per Section 12.080 of this Code. The buffer may include open space areas, pedestrian trails, and landscaped areas, and may be counted toward the open space requirement for the Planned Community.

Section 06.160 Variations from Development Code and Design Standards.

A. In the process of approving an Area Plan for a PC Zone, the Planning Commission may recommend and City Council may approve variations from applicable standards of this Code or the Lehi City Design Standards and Public Improvements Specifications Manual if all of the following conditions are met:

1. that the granting of the variation will not adversely affect the rights of adjacent landowners or residents;

2. that the variation desired will not adversely affect the public health, safety or general welfare; and

3. that the granting of the variation will not be opposed to the general spirit and intent of this Chapter or the General Plan.

B. Any exceptions granted under this section must still allow adequate installation, construction, and operation of all required utilities and infrastructure.

Section 06.170 City Council Discretion.

The limitations and standards contained in this Chapter with respect to maximum density, density bonus amenities, and maximum units per acre allowed in any one sub-area or pod represent baseline standards that apply to typical development within the PC Zone. However, there may be special circumstances where there are extraordinary contributions made or the applicant proposes to go beyond the standards required to achieve any given density bonus. In such instances, the Planning Commission may recommend and the City Council is entitled to approve variations from the density limitations. It shall be the sole responsibility and burden of the applicant to convince the Planning Commission and City Council that such an increase or variation is warranted, and that such increase or variation will further the purposes and intent of this chapter.

Date of Meeting: 8/1/19	
File #	Z2019-068
Applicant	Herriman City
Address	N/A
Request	Text Change Regarding Buffering in the T-M Zone

Staff Report

DATE: July 22, 2019

TO: Planning Commission

FROM: Samantha J. DeSeelhorst, Planner I

MEETING: Planning Commission August 1, 2019

REQUEST: Text Change to the Land Development Code to Address T-M Zone Buffering
Applicant: Herriman City
File Number: Z2019-068

Request

Herriman City is proposing a text change to the Land Development Code regarding buffering in the Technology Manufacturing (T-M) Zone.

Notice

The public hearing notice was posted in the newspaper and on the City website on July 21, 2019. The proposed text was posted on the City website on July 19, 2019. As of the date of this report, we have received no comments regarding the text change.

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

Development standards for the T-M Zone are addressed in 10-13-6 of City Code. These standards, as currently codified, do not specify details for buffering. Buffering is touched upon in 10-13-5, with the phrase "The Master Plan should create natural buffering through the location of compatible uses and should include...identification of buffering, screening, or distance used to mitigate possible non compatible uses…" This brief mention of buffering does not address the details required. This text change addresses this lack of detail by providing specific buffering requirements.

Staff Report

Ordinance

Standard	Finding	Rationale
The proposed amendment is consistent with goals, objectives, and policies of the General Plan.	Met	The inclusion of details regarding buffering in the T-M Zone helps Herriman City preserve the health, safety, and welfare of the community by mitigating nuisances from T-M activities.
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 not relate to development of real property.
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 provide more detail regarding buffering in the T-M zone.

Attachements

1. Proposed Text

10-13-6: DEVELOPMENT STANDARDS: (Manufacturing Zone)

B. Design Criteria: All development, including accessory buildings, in the T-M Zone and all retail development in the M-1 Zone shall comply with the development standards set forth in section 10-12-6 of this title. The following additional requirements shall apply in the T-M Zone:

1. Development shall conform to the Master Plan approved pursuant to subsection 10-13-5E of this chapter and any applicable zoning conditions.

2. Metal buildings shall be prohibited.

3. Provide a buffer of landscaping and fencing Between Residential And Non-Residential Development:

A. A landscaped buffer, at least thirty feet (30') wide, shall be installed along lot lines which abut a residential zone.

B. Evergreen landscaping shall be provided at distances sufficient to provide a visual and noise reducing barrier. Such landscaping shall consist of at least one tree for every twenty feet (20') of fencing. Trees shall be a minimum six feet (6') tall when planted.

C. A minimum of one tree shall be provided for every five hundred (500) square feet of landscaped buffer area. This shall be in addition to the evergreen trees required under subsection B.

D. A minimum eight foot (8') high decorative precast or integrally colored and textured block, brick, stone, or other masonry fence and/or wall shall be installed between residential uses and non-residential uses.

E. Front yard and side yard areas on a lot which faces a street shall be landscaped for a minimum distance of twenty feet (20') behind lot lines abutting the street. This shall include a landscaped thirty inch (30") high berm measured from the grade of the adjacent sidewalk.