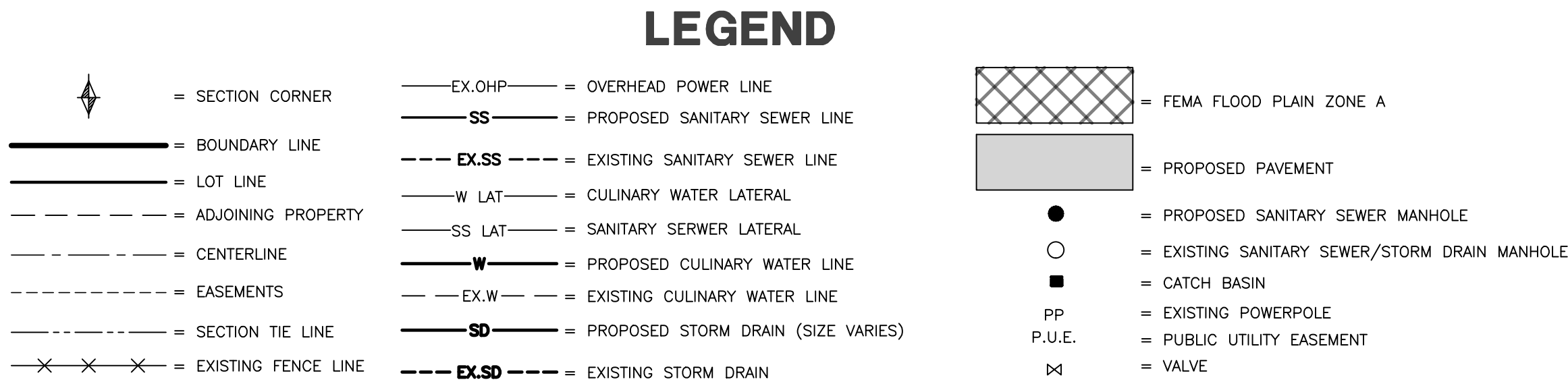


Attachment A
Vicinity Map

Attachment B
Preliminary Plat



BOUNDARY DESCRIPTION

PART OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 4 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT, SAID POINT BEING 1987.73 FEET NORTH AND 1328.10 FEET SOUTH 89°46'38" EAST FROM THE SOUTHWEST CORNER OF SAID SECTION 2 THENCE SOUTH 89°46'38" EAST 332.15 FEET; THENCE SOUTH 00°00'00" EAST 662.64 FEET; THENCE NORTH 89°46'28" WEST 157.84 FEET; THENCE NORTH 00°00'00" WEST 354.13 FEET; THENCE NORTH 89°59'59" WEST 45.30 FEET; THENCE NORTH 00°00'00" WEST 71.00 FEET; THENCE NORTH 89°59'59" WEST 116.38 FEET; THENCE SOUTH 00°00'00" EAST 321.33 FEET; THENCE NORTH 88°33'45" EAST 65.31 FEET; THENCE NORTH 76°30'17" EAST 7.62 FEET; THENCE SOUTH 00°00'25" EAST 106.86 FEET; THENCE NORTH 89°46'29" WEST 85.26 FEET; THENCE NORTH 00°00'25" WEST 662.62 FEET TO THE POINT OF BEGINNING.

CONTAINING 162179 SQUARE FEET OR 3.723 ACRES.

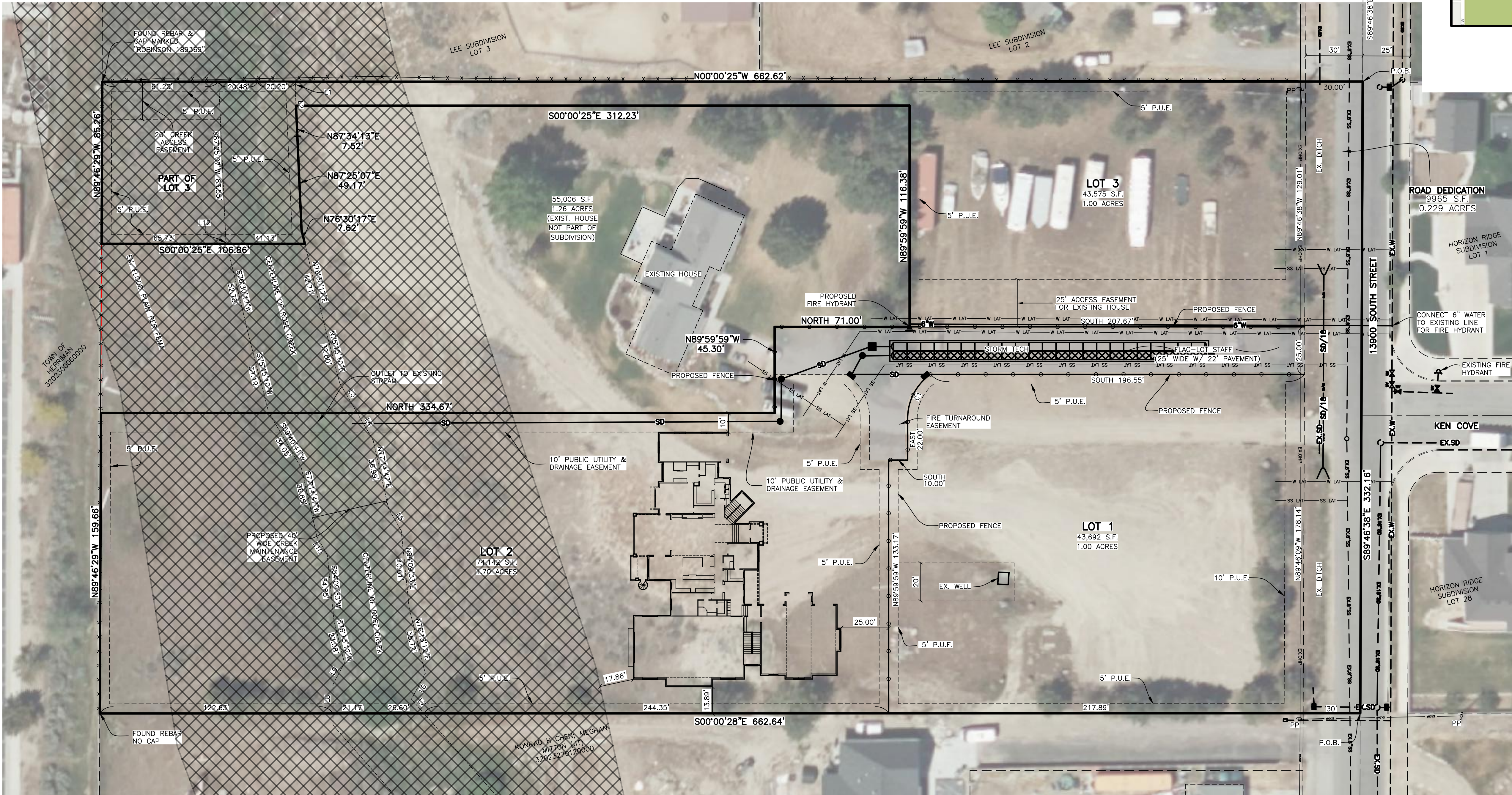
SOUTHWEST CORNER OF SECTION 2, TOWNSHIP 4 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY

NORTH 1987.73'

S89°46'38" E 1328.10'

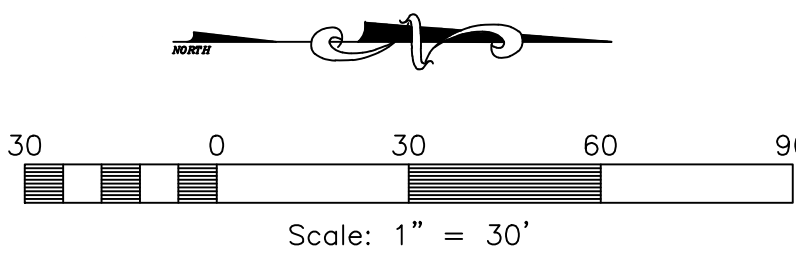


VICINITY MAP
NO SCALE



NOTES

- LOCATED WITHIN: THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 4 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, SALT LAKE COUNTY, HERRIMAN, UTAH.
- BASIS OF BEARING: FOUND PROPERTY CORNERS OF GREG C. DEHAAN SUBDIVISION, AS SHOWN HEREON.
- FLOOD ZONE X (AREA OF MINIMAL FLOOD HAZARD), EXCEPT ALONG ROSE CREEK, WHICH IS ZONE A WITHOUT BASE FLOOD ELEVATION. REFERENCE: FEMA FIRM MAP 49035C0575G, EFFECTIVE DATE 9/25/2009.
- 30' RIGHT OF WAY (13900 SOUTH STREET) DEDICATED TO HERRIMAN CITY AS PART OF THIS PLAN.
- ENTRY INTO MANHOLES MUST MEET OSHA AND SBARD REQUIREMENTS FOR CONFINED SPACE ENTRY.
- CONSTRUCTION OF THE WASTEWATER SYSTEM IMPROVEMENTS SHALL CONFORM TO THE SVSD DEVELOPMENT PROCEDURES, DESIGN STANDARDS AND CONSTRUCTION SPECIFICATIONS.
- CONTRACTOR SHALL OBTAIN ALL PERMITS AND LICENSES FOR ANY PHASE OF CONSTRUCTION PRIOR TO COMMENCING THAT CONSTRUCTION.
- ALL MATERIALS AND CONSTRUCTION SHALL CONFORM TO THE DESIGN STANDARDS, DOCUMENTS, CONSTRUCTION SPECIFICATIONS AND STANDARD DRAWINGS, AS REQUIRED BY SALT VALLEY SEWER DISTRICT, AND HERRIMAN CITY DEVELOPMENT STANDARDS, ENGINEERING REQUIREMENTS AND SUPPLEMENTAL SPECIFICATIONS FOR PUBLIC WORKS PROJECTS.
- CONTRACTOR SHALL CONFINED CONSTRUCTION ACTIVITY TO AREAS SHOWN ON THE PLANS AND TO DESIGNATED STORAGE, STAGING, ACCESS, CONSTRUCTION AND MATERIAL WASTE AREAS.
- COOPERATION WITH UTILITY COMPANIES: THE CONTRACTOR WILL NOTIFY ALL OWNERS OF UTILITIES, INCLUDING, BUT NOT LIMITED TO, WATER, SANITARY SEWER, TELEPHONE, ELECTRICAL, NATURAL GAS AND CABLE TV, OF THE PROPOSED CONSTRUCTION WITHIN HIS AREA OF OPERATIONS. THE CONTRACTOR IS ALSO RESPONSIBLE FOR MEETING WITH AND COORDINATING HIS CONSTRUCTION ACTIVITIES WITH THOSE UTILITY COMPANIES INVOLVED WITHIN HIS AREA OF OPERATIONS FOR THE FIELD LOCATION AND IDENTIFICATION OF THEIR EXISTING UTILITIES.
- LOTS 1 IS REQUIRED TO FRONT OFF 13900 SOUTH STREET. LOT 3 CAN EITHER ACCESS 13900 SOUTH STREET OR FROM THE 25' ACCESS EASEMENT PROVIDED TO THE EXISTING HOUSE.
- DITCH WILL BE PIPED FOR DRIVEWAYS FOR LOTS 1 & 3.
- THE "STAFF" FOR LOTS 2 WILL ALSO BE A PUBLIC UTILITY EASEMENT.
- THE 25' ACCESS EASEMENT FOR EXISTING HOUSE WILL ALSO BE A PUBLIC UTILITY EASEMENT.



CURVE TABLE

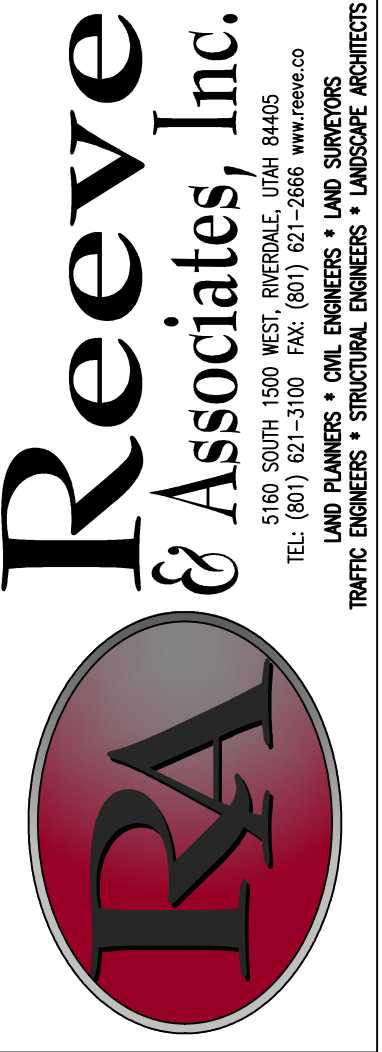
CURVE	RADIUS	ARC	LT	CHD	BEARING	DELTA
C1	28.00'	26.99'	25.96'	S62°23'09"E	S5°13'41"	

LINE TABLE

LINE	BEARING	DISTANCE
L1	S81°53'23"E	3.08
L2	N87°34'13"E	18.18
L3	N59°40'41"E	16.22
L4	N59°40'41"E	18.54
L5	N60°04'25"E	13.28
L6	S61°36'58"E	15.33
L7	N48°42'16"E	9.93
L8	WEST	15.33
L9	N61°36'58"W	12.59
L10	S60°04'25"W	10.78

Oaklie Estates Subdivision

Herriman City, Salt Lake County, Utah



REVISIONS	DESCRIPTION
DATE	01/30/24
DESCRIPTION	DRIVEWAY/DETENTION
DATE	04/10/24
DESCRIPTION	FLAG LOT DESIGN

Oaklie Estates Subdivision
PART OF THE SW 1/4 OF SECTION 2, T.4S, R.2W, S.L.B. & M., U.S. SURVEY
HERRIMAN CITY, SALT LAKE COUNTY, UTAH

Preliminary Plan

Project Info.
Engineer: N. Reeve
Planner: C. Cave
Designer: E. Roche
Date: 11-28-23
Name: OAKLIE ESTATES SUBDIVISION
Number: 6944-09

Sheet	1
1	Sheets

Attachment C
Preliminary Subdivision Regulations

CITY CODE 10-5-15 PRELIMINARY PLATS

- E. Approval Standards: All preliminary plat applications shall be reviewed for compliance with the submittal requirements set forth in this section and applicable provisions of this title, this Code, Construction Codes, and City standards and specifications.
- D. A preliminary plat application shall be reviewed and processed as provided in this subsection and as required by applicable provisions of sections 10-5-4, "General Requirements", 10-5-5, "Public Hearings and Meetings", and 10-5-6, "General Decision-Making Standards", of this chapter.
2. The application shall include at least the following information:
- a. The name, address, and telephone number of the applicant and the applicant's agent, if any;
 - b. Existing conditions inventory as required by chapter 17 of this title;
 - c. The proposed preliminary plat, drawn as required by City standards and specifications, showing on each sheet of the set, the name of the subdivision, scale, sheet number, preparation date, and north arrow; including:
 - (1) The boundary lines and legal description of the property to be subdivided, with all dimensions shown;
 - (2) The location of existing permanent buildings and structures on or within fifty feet (50') of the proposed subdivision;
 - (3) The layout of streets, showing location, widths and other dimensions of proposed streets (designated by actual or proposed names and numbers), crosswalks, alleys, easements, and streetlights;
 - (4) The layout, numbers, and typical dimensions of lots;
 - (5) Land intended to be dedicated or temporarily reserved for public use or set aside for use of property owners in the subdivision;
 - (6) Minimum building setback lines;
 - (7) Easements proposed for water, sewer, drainage, utility lines, and other purposes;
 - (8) The location of the subdivision as it relates to any associated lot owned by the applicant, including a sketch of the prospective future street system on any unplatted portion of the property, and the street system proposed within the subdivision in accordance with the future street system of the surrounding area and the General Plan;
 - (9) The boundary lines of adjacent unsubdivided land within one hundred feet (100') of the property proposed for subdivision, showing ownership and property monuments;
 - (10) A vicinity map of the subdivision, drawn at a scale of 500 feet to the inch, showing all lots and streets in the subdivision, and all abutting streets with street names;
 - (11) The names and addresses of the applicant, the engineer or surveyor of the subdivision, and the owners of land immediately adjoining the subdivision;
 - (12) A contour map at intervals of at least two feet (2'), showing all unusual topographic features with verification by a qualified engineer or land surveyor;
 - (13) The location of existing sanitary sewers, storm drains, subdrains, culinary and secondary water supply mains, and culverts and other utilities within the property or within one hundred feet (100') thereof, indicating pipe sizes, grades, and manholes;
 - (14) The location, widths, and other dimensions of proposed streets, alleys, easements, parks, and other open spaces and lots with the size and buildable area of each proposed lot in square footage and proper labeling of spaces to be dedicated to the public;
 - (15) The location, principal dimension, and names of all existing and recorded streets, alleys, and easements, both within the proposed subdivision and within one hundred feet (100') of the boundary thereof, showing whether recorded or claimed by usage;
 - (16) The location and dimensions to the nearest existing bench mark or monument, and section line;
 - (17) The location and principal dimensions of all water courses, public utilities, and other features and existing structures on the land adjacent to the proposed subdivision, including railroads, power lines, and topography;

- (18) The location of existing bridges, culverts, surface or subsurface drainage channels, utilities, buildings or other structures, pumping stations, or appurtenances, within the subdivision or within two hundred feet (200') thereof, and all known wells or springs, and location of any 100-year floodplain as delineated by the Federal Emergency Management Agency;
 - (19) Proposed off-site and on-site culinary and secondary water facilities, sanitary sewers, storm drainage facilities, and fire hydrants;
 - (20) A plan showing how the applicant proposes to handle stormwater drainage for an event with a 10-year return interval, as determined by the City Engineer;
 - (21) A plan for providing street lighting in the subdivision;
 - (22) Plans showing any required landscaping and/or parkstrip tree planting;
 - (23) A soil erosion and sedimentation control plan prepared by a registered civil engineer; if the site requires substantial cutting, clearing, grading, or other earthmoving operations in the construction of improvements if required by the City Engineer; and
- d. The following documents:
- (1) Certification of the accuracy of the preliminary plat by the landowner;
 - (2) Certification of the accuracy of the preliminary plat and any traverse to permanent survey monuments by a land surveyor registered to practice in the State of Utah;
 - (3) Copies of any agreements with adjacent property owners relevant to the proposed subdivision;
 - (4) A geologic hazards, geotechnical, and/or soils report prepared by a qualified engineer based upon adequate test borings or excavations in accordance with City standards and specifications, if required by the City Engineer;
 - (5) Evidence that all utilities and services will be available for the subdivision;
 - (6) A traffic report prepared by a qualified traffic engineer, if required by the City Engineer;
 - (7) Evidence of compliance with other applicable Federal, State and local laws and regulations, if requested by the Community Development Director; and
 - (8) A copy of proposed protective covenants, if subsurface drains or common open space are to be located within the subdivision.

10-5-12. E. APPROVAL STANDARDS (for Site Plans): The following standards shall apply to the approval of a site plan.

- 1. The entire site shall be developed at one time unless a phased development plan is approved. A phased development plan shall show:
 - a. The planned development of the entire site; and
 - b. The timing and sequencing of improvements to be completed with each phase, particularly amenities, open space, and public improvements.
- 2. A site plan shall conform to applicable standards set forth in this title and other applicable provisions of City standards and specifications. Conditions may be imposed as necessary to achieve compliance with applicable requirements.
- 3. In order to assure development shown on an approved site plan will be constructed to completion in an acceptable manner, the applicant shall enter into an improvement completion assurance and warranty agreement and shall conform to the requirements set forth in chapter 20 of this title.

CITY CODE 10-28 SUBDIVISION AND SITE DEVELOPMENT STANDARDS

10-28-4: CITY STANDARDS AND SPECIFICATIONS:

- C. Subdivision Design Generally: The design of preliminary and final plats of a subdivision in relation to streets, blocks, lots, open spaces and other design factors shall be in harmony with design standards adopted by the City and shall include provisions set forth in this chapter. Where trees, groves, waterways, scenic points, historic spots, or other City assets and landmarks, as determined by the Planning Commission, are located within a proposed subdivision, reasonable steps should be taken to preserve these features.

- D. Compliance: Any installation, construction, alteration, repair, maintenance, or other work on infrastructure improvements within the City, or within any public right-of-way, shall comply with City standards and specifications and the requirements set forth in this chapter.
- E. Compliance with General Plan: The layout of lots in a subdivision, which includes the size, placement and number of lots, and street design shall comply with the intent and purpose of the General Plan. (Ord. 2017-54, 12-13-2017)

10-28-7: PROTECTION STRIPS: The use of protection strips shall be prohibited.

10-28-8: LOTS:

- A. Arrangement: Lot arrangement and design shall be such that lots will provide satisfactory and desirable sites for buildings, and be properly related to topography, to the character of surrounding development and to existing requirements.
- B. Zones: All lots shown on the preliminary and final plats 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.
- C. Streets: 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.
- D. Lot Lines: Side lines of lots shall be approximately at right angles, or radial to the street lines.
- E. Remnants: In general, all remnants of lots below minimum size shall be added to adjacent lots, rather than allowed to remain as unusable parcels.
- F. Flag Lots: All flag lots shall meet the requirements of section [10-29-18](#) of this title. (Ord. 2017-54, 12-13-2017)

10-28-11: STORM DRAINAGE:

No ditch or canal shall be approved as suitable for the use of storm drainage water without the written permission of the appropriate ditch or canal company or of the water users for such use. No ditch or canal shall be used for stormwater unless adequately improved to handle such water as might be reasonably expected to flow from canal and ditch water, subdivision runoff water, and other water expected to reach such canal or ditch. No ditch, canal or other waterway shall be permitted within property dedicated or to be dedicated for public use. The applicant shall remove such waterways from property to be so dedicated prior to the construction of required off site improvements. (Ord. 2017-54, 12-13-2017)

10-28-13: ARRANGEMENT OF STREETS:

The arrangement of streets in new subdivisions shall provide for the continuation of the existing streets in adjoining areas and shall provide access to unsubdivided adjoining areas insofar as such continuation or access is necessary as reasonably determined by the Planning Commission. New streets shall connect with existing public streets. (Ord. 2017-54, 12-13-2017)

10-28-17: TRAILS:

- A. When Required: Trails may be required within a subdivision so long as the need for the trail is roughly proportional, both in nature and extent, to the impact of the subdivision.

- B. Location: Trails shall be located so that the route is feasible for both construction and long term maintenance; insurmountable physical obstructions shall be avoided. The specific location of the trail right-of-way shall be verified on the ground before approval of the subdivision. (Ord. 2017-54, 12-13-2017)

10-28-21: FENCING REQUIREMENTS:

- A. Areas Where Fencing Required: The applicant shall install a six foot (6') non-climbable chainlink fence, or its equivalent, in conformance with the standards and rules and regulations as provided in chapter 21 of this title, along all open ditches, canals, or waterways, non-access streets, open reservoirs or bodies of water, railroad rights-of-way, and other such features of potentially hazardous nature on, crossing, or contiguous to the property being subdivided, except along those features which the Planning Commission shall determine would not be a hazard to life, or where the conforming structure would create a hazard to the safety of the public.
- B. Non-Access Streets: Fencing and landscaping along non-access streets shall be reviewed and approved by the Planning Commission to provide a uniform and aesthetically pleasing streetscape.
- C. Lots on a Private Right-of-Way: All lots on a private right-of-way shall have a six foot (6') solid vinyl fence along both sides of the private right-of-way. (Ord. 2017-54, 12-13-2017)

10-29 SUPPLEMENTARY AND QUALIFYING PROVISIONS:

10-29-13: BUILDING ON LEGALLY CREATED LOT:

1. Legal Lot: Every building, including a dwelling, shall be located and maintained on a legally created lot as defined in this title, unless such lot is a legally nonconforming lot.
2. Number Of Single Family Dwellings On One Lot: Not more than one single family dwelling shall occupy a lot except as authorized by the provisions of this title. (Ord. 2017-54, 12-13-2017)

10-29-29: LOT, DOUBLE FRONTAGE:

A lot having frontage on two (2) or more streets shall be prohibited except for corner lots and double frontage lots in subdivisions which abut an arterial or collector street shown on the City's Master Street Plan.

- A. Access: Double-frontage lots shall be accessed only from an internal subdivision street.
- B. Lots with More Than One Front Lot Line: Frontage on lots having a front lot line on more than one street shall be measured on one street only. (Ord. 2017-54, 12-13-2017)

10-29-30: LOT GRADE:

- A. Grade at Property Line: The grade of a lot along a property line shall be:
1. The grade shown on an approved subdivision grading plan; or
 2. The naturally occurring grade.
- B. Grade from Property Line: The grade of a slope from a property line shall not exceed twenty five percent (25%) except as permitted by a variance approved under section 10-5-21 of this title. (Ord. 2017-54, 12-13-2017)

10-29-43: SLOPE LIMITS, DRIVEWAYS:

No driveway shall exceed a slope of twelve percent (12%). When a driveway slopes downward from a street, the driveway shall be designed to prohibit surface water drainage from entering a building. (Ord. 2017-54, 12-13-2017)

Attachment D
Flag Lot Regulations

10-29-18: Flag Lots

- A. Purpose: Flag lots are intended to apply only to exceptionally deep or odd-shaped parcels that are isolated from public streets and would be difficult to develop or utilize in any other way. An applicant shall demonstrate that a flag lot is the most appropriate development option and will not detract from the surrounding neighborhood.
- B. Minimum Requirements: A flag lot shall meet the following minimum requirements:
1. The staff portion of a flag lot shall front on and be contiguous to a dedicated local public street. Flag lots shall not front on a collector or arterial street
 - a. Exception. Flag lots may front on a minor collector if the proposed subdivision contains two acres or more, within an A-.25, A-.50 or A-1 Agricultural Zone and each subdivided lot shall be a minimum of one-half acre.
 2. The minimum width of the staff portion of a flag lot shall be twenty-five feet (25') to accommodate the required drivable surface, drive approach, utilities, fencing, and landscaping as needed. On properties where the length of the staff is greater than one hundred fifty feet (150'), the width of the staff may be increased if recommended by the City Engineer and authority having jurisdiction for fire services and approved by the Planning Commission.
 3. The maximum length of the staff portion of a flag lot shall be two hundred twenty feet (220') unless otherwise approved by the Planning Commission upon recommendation of the authority having jurisdiction for fire services.
 4. The flag lot shall have a hard-surfaced driveway from a public street to the required parking area for the flag lot. Adequate provisions shall be made for driveway drainage, such as curb and gutter, landscaped berms or swales, and fencing.
 5. A flag lot shall not be created from an illegally divided lot or parcel.
 6. A flag lot shall not gain access via an easement on an adjacent property.
 7. No building or construction, except for driveways, shall be allowed on the staff portion of a flag lot unless the minimum width thereof is the same or greater than the minimum width for a lot as allowed by the zone in which the flag lot is located (excluding entrance features and streetlights).
 8. The front yard of a flag lot shall be deemed to be that side nearest to the dedicated public street upon which the staff portion fronts, unless otherwise determined by the Planning Commission.
 9. The staff portion of a flag lot shall be deemed to end, and the flag portion of the lot shall be deemed to commence, at the extension of the front lot line.
 10. The square footage of a flag lot shall be at least one-half (1/2) acre. The square footage located in the flag portion of the lot, which shall be exclusive of the square footage located in the staff portion of the lot, shall be at least one-third (1/3) acre.
 11. The front, side, and rear yard requirements of the flag portion of a flag lot shall be the same as required by the zone in which the lot is located.
 12. Only one single family dwelling shall be allowed on a flag lot.
 13. The approved building envelope of a flag lot shall be illustrated upon the final subdivision plat.
 14. A six-foot (6') privacy fence shall be installed on all sides of a flag lot, including along both sides of the staff portion of the lot, subject only to the requirements of section 10-21-3 of this title regarding front yard fencing. Planning Commission may remove or modify this standard to avoid double fencing, preserve mature vegetation, or maintain clear views for public safety.
 15. All applicable street improvements, including curb, gutter, and sidewalk, shall be installed along the front of both the flag lot and the lot or parcel from which it is being subdivided. (Ord. 2017-54, 12-13-2017; amd. Ord. 2021-23, 9-8-2021)