



December 19, 2016

Think Architecture, Inc
Attn: Tim Soffe
5151 W 900 E Suite 200
Salt Lake City, UT 84117

Re: File Number 28S16/38C14-06

Dear Tim:

The Herriman Planning Commission at their regular meeting on December 15, 2016, granted approval to your request for a subdivision and final PUD of 97 lots on property located at approximately 12100 S 5400 W. The approval is subject to the following requirements:

Subdivision Requirements:

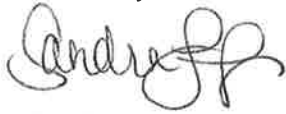
1. Meet with the Staff for review and final approval of the site plan.
2. Receive and agree to the recommendations from other agencies.
3. Install curb, gutter, sidewalk, and park strip on all public streets. This should include trees every 30 feet in the park strip. A fee in lieu may be paid for the improvements along Main Street.
4. No property lines may be within the flood plain.
5. No property lines shall be within 20 feet of the top of bank of Midas Creek, as determined by the City Engineer.
6. Provide a storm water analysis and detain to City standard. Work with engineering on the overall detention of the project.
7. Provide a traffic study to the City engineer for review and approval.
8. Maximum of 30 units on one access per UFA.
9. The access onto Main Street shall line up with the Walmart access across the street.
10. Dedication of 73 feet from the center line of Main Street to Herriman City.
11. The private roads will be signed as "No Parking" on one side of the road.
12. Provide on-site stormwater detention that will discharge to Midas Creek at a maximum rate of 0.2 cfs/acre
13. Obtain stormwater discharge permit from Salt Lake County Flood Control
14. Maintain 20 ft for maintenance access from the top of the bank along Midas Creek
15. Receive an access easement agreement from the subdivision to the west to use their private roads. No engineering review or approval will be provided without a recorded access easement for the second access, across private roads, connecting to a public roadway.

PUD Requirements:

1. Provide an open space summary.
2. Fencing along the creek shall be a 3-rail vinyl.
3. Install a 6 foot precast wall along Main Street. The design shall be reviewed and approved by the Planning Staff. A fee in lieu may be paid for the fence along Main Street.
4. Setbacks from the public right of way shall be at least 20 feet. Setbacks between buildings shall be at least 10 feet.
5. All of the open space within the project will be maintained by the HOA.
6. Building elevations approved as submitted, with a minimum of 30% of the front exterior and any side or rear viewable from a street shall be brick or stone.
7. Maximum density in this pod of 11.2 du/acre.
8. Minimum of 21 guest parking spaces.
9. Each unit shall have a 2 car garage and a 2 car driveway.
10. Provide a 10 foot asphalt trail connection to the park to the west and the open space to the south.

For questions concerning the engineering process please contact Augusto Robles. If you have any other questions please contact the Planning Department during regular business hours.

Sincerely,



Sandra Llewellyn
Planner I
planning@herriman.org