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MASTER DEVELOPMENT AGREEMENT
FOR
PANORAMA

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**MASTER DEVELOPMENT AGREEMENT
FOR
PANORAMA**

This Master Development Agreement is made and entered into between the City and the following: (1) BLUE FERN FARMS, LLC, a Utah limited liability company; (2) DAI ROSECREST, LLC, a Utah limited liability company; (3) DAI SPRINGS, LLC, a Utah limited liability company; (4) DEL SCOTT CHRISTENSEN TRUST, U/D/T dated February 14, 2014; (5) INNOVATIVE EXCAVATING AND CONSTRUCTION, LLC, a Utah limited liability company; (6) JNJB HERRIMAN, LLC, a Utah limited liability company; (7) RIVERSIDE DEVELOPMENT, LLC, a Utah limited liability company; (8) PEEL CONSTRUCTION, INC. PROFIT SHARING PLAN AND TRUST; (9) THE PEEL FAMILY TRUST; (10) DENNIS STONG; (11) WILLIAMSEN HERRIMAN, LLC, a Utah limited liability company; (12) PAUL T. & VIEMARIE KNOUSE, as joint tenants; (13) CS MISEK PROPERTY, LLC, a Utah limited liability company; (14) HERRIMAN DAI, LLC, a Utah limited liability company; and (15) PANORAMA DEVELOPERS, LLC, a Utah limited liability company. This MDA is effective on the date the last Party executes this MDA as indicated by the date stated under that Party's signature line.

RECITALS

A. The Property is made up of a number of different parcels which are owned by Owners.

B. The Parties desire to enter into this MDA to specify the rights and responsibilities of Owners to develop the Property as expressed in this MDA, and the rights and responsibilities of the City to allow and regulate such development pursuant to the requirements of this MDA.

C. Prior to the execution of this MDA, portions of the Property were included within the Rosecrest MDA and the Wasatch MDA. Other portions of the Property were not included in any development agreement and are only developable under the current base zoning applicable to such portions of the Property. Accordingly, this MDA is being considered concurrently with amendments to the Rosecrest MDA and the Wasatch MDA in an effort to more thoroughly define the development of the Project, the development of the property within the Rosecrest MDA, and the development of the property within the Wasatch MDA. In light of that coordination, each Owner recognizes that there will be significant benefits to developing the Property in a coordinated manner with the Owners to this Agreement and the master developers under the Rosecrest MDA and Wasatch MDA.

D. For example, the Backbone Infrastructure crosses a number of different parcels within the Property as well as within portions of property located in the Rosecrest MDA and Wasatch MDA. In an attempt to timely and efficiently construct such Backbone Infrastructure (along with other portions of public infrastructure needed for the Project, the development of the Rosecrest MDA, and the development of the Wasatch MDA), the Owners have coordinated the master planning of the Project along with the master developers of the Rosecrest MDA and Wasatch MDA. The Master Plan therefore reflects portions of property under the Rosecrest MDA and the Wasatch MDA in order to illustrate how such cooperation has been planned (and subsequently approved by the City) for the respective developments. Notwithstanding, the development of those portions of property located within the Rosecrest MDA and Wasatch MDA that are depicted on the Master Plan will be governed by those respective development agreements.

E. In coordinating the planning and development of the Property as a "master plan" as set forth herein, the Owners will provide a variety of residential housing types, Open Space, and other commercial uses that will provide substantial economic benefits to the City and its residents by, among other things, requiring orderly development of the Property.

F. The Parties understand that the intent of this MDA is to be treated as a “development agreement” within the meaning of, and entered into pursuant to, the terms of UTAH CODE ANN. §10-9a-101, *et seq.*

G. The City, acting pursuant to its authority under UTAH CODE ANN. § 10-9a-102(2), and the City’s Vested Laws, and in furtherance of its land use policies, goals, objectives, ordinances, resolutions, and regulations, has elected to exercise its legislative discretion to enter into this MDA for the purpose of regulating the development of the Property pursuant to the terms contained herein.

H. This MDA and all of its associated “legislative”, “broad, competing policy-considerations” and “generally applicable” decisions regarding the development of the Project as those terms are discussed in *Baker v Carlson*, 2018 UT 59 were considered by the Planning Commission in a public meeting where a public hearing was held on October 2nd, 2024 pursuant to UTAH CODE ANN. § Section 10-9a-532(2)(iii), in making a recommendation to the City Council.

I. The City finds that this MDA, the General Plan (as depicted in Exhibit K), and the Zoning constitute the completion of the “legislative”, “broad, competing policy-considerations” and “generally applicable” decisions by the City Council regarding the development of the Project as those terms are discussed in *Baker v Carlson*, 2018 UT 59.

J. This City’s entry into this MDA is authorized by the adoption of Resolution No. R38-2024 on November 13, 2024.

NOW, THEREFORE, in consideration of the mutual promises and covenants contained herein, along with other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Parties hereto agree as follows:

AGREEMENT

ARTICLE 1 **DEFINITIONS**

As used in this MDA, the words and phrases specified below shall have the following meanings:

1.1. **Administrative Modifications** means those modifications to this MDA that can be approved by the Administrator pursuant to Section 7.

1.2. **Administrator** means the person designated by the City as the Administrator of this MDA.

1.3. **Applicant** means a person or entity submitting a Development Application.

1.4. **Architectural Review Committee (“ARC”)** means the architectural review committee created by the Master Developer or its affiliate(s).

1.5. **Backbone Infrastructure** means those items of public infrastructure located within the Backbone Road, and including the Backbone Road, which are infrastructure improvements of a comprehensive scale that are part of the overall development of the City’s public infrastructure systems. The Backbone Infrastructure is considered to be a “System Improvement” as defined in UTAH CODE ANN. § 11-36a-102(22) and shall be designed and constructed to accommodate the Maximum Residential Units as well as other adjacent property as identified in the City’s current master plans.

1.6. **Backbone Road** means the collector road depicted in the Design Guidelines and with approved design set forth in Exhibit H.

1.7. **Buildout** means the completion of all of the development on all of the Project in accordance with the approved plans.

1.8. **City** means Herriman City, a political subdivision of the State of Utah.

1.9. **City's Future Laws** means the ordinances, policies, standards, procedures and processing fee schedules of the City which may be in effect as of a particular time in the future when a Development Application is submitted for a part of the Project and which may or may not be applicable to the Development Application depending upon the provisions of this MDA.

1.10. **City's Vested Laws** means the ordinances, policies, standards and procedures of the City in effect as of the date of the execution of this MDA. A relevant portion of the City's Vested Laws is attached as Exhibit G, with each party having a full digital copy.

1.11. **Commercial Site** means a portion of the Project being developed for commercial, mixed use, retail, office, or any other use that is not exclusively residential.

1.12. **Commercial Site Plan** means a Development Application for developing a Commercial Site.

1.13. **Default** means a material breach of this MDA.

1.14. **Denial/Denied** means a formal denial issued by the final decision-making body of the City for a particular type of Development Application but does not include review comments or "redlines" by City staff.

1.15. **Design Guidelines** means those design, engineering, and land-use elements specific to the development of the Project as set forth in the attached Exhibit E.

1.16. **Development** means the development of any improvement, whether public or private, on the Project pursuant to an approved Development Application, including, but not limited to, any Public Infrastructure, Private Improvement, Subdivision, Commercial Site or any of the Intended Uses.

1.17. **Development Application** means an application to the City for development of a portion of the Project including a Subdivision, Commercial Site Plan or any other permit, certificate or other authorization from the City required for development of the Project.

1.18. **Dispute** means any disagreement between the Parties regarding the administration or implementation of the MDA, including but not limited to Denial or a Default.

1.19. **East Open Space** means that approximately 7.3 acres of real property owned by DAI Springs which is intended to be dedicated to the City as additional consideration for the conveyance of the Storm Drain Parcel as set forth in Section 3.9.

1.20. **Extractable Natural Materials** means any rock, sand, or gravel products which may be used by the Master Developer or Owners, and/or their agents, successors, assigns, tenants, guests, and invitees as more fully specified herein.

1.21. **Grading Plan** means the plan for grading to final development grades for the Project as depicted in Exhibit F.

1.22. **Intended Uses** means the use of all or portions of the Project for single-family and multi-family residential units, hotels, restaurants, public facilities, businesses, commercial, professional and other offices, services, parks, trails and other uses as more fully specified in the Zoning, the Master Plan, and this MDA.

1.23. **Juniper Crest Improvements** means the landscaping for Juniper Crest located outside the boundary of the Project as depicted in Exhibit I.

1.24. **Master Developer** means Panorama Developers, LLC, a Utah limited liability company, and its assignees or transferees as permitted by this MDA.

1.25. **Master Plan** means the general layout of the types and areas of development of the Project as illustrated on Exhibit C.

1.26. **Maximum Residential Units** means the development on the Property of One Thousand Seven Hundred Sixteen (1,716) Residential Dwelling Units.

1.27. **MDA** means this Master Development Agreement including all of its Exhibits.

1.28. **Notice** means any notice to or from any party to this MDA that is either required or permitted to be given to another party.

1.29. **Open Space** means a use of land for active or passive, public or private, outdoor space. Such land is preserved for the purpose of conservation, preservation, agriculture, resource enhancement, recreation, enhancing value of adjacent properties, or otherwise providing a buffer to adjacent uses.

1.30. **Owner** means any one or more of the Owners where no distinction is made between them.

1.31. **Owners** means, collectively, all of the following:

1.31.1. **Blue Fern** means Blue Fern Farm, LLC, a Utah limited liability company;

1.31.2. **DAI Rosecrest** means DAI Rosecrest, LLC, a Utah limited liability company;

1.31.3. **DAI Springs** means DAI Springs, LLC, a Utah limited liability company;

1.31.4. **DAI Herriman** means DAI Herriman, LLC, a Utah limited liability company;

1.31.5. **DCST** means Del Scott Christensen Trust, U/D/T dated February 14, 2014;

1.31.6. **Innovative** means Innovative Excavating and Construction, LLC, a Utah limited liability company;

1.31.7. **JNJB** means JNJB Herriman, LLC, a Utah limited liability company;

1.31.8. **Knouse** means Paul T. & Viemarie Knouse, as joint tenants;

1.31.9. **Misek** Means CS Misek Property, LLC, a Utah limited liability company;

- 1.31.10. **Peel 1** means Peel Construction, Inc., Profit Sharing Plan and Trust;
- 1.31.11. **Peel 2** means The Peel Family Trust, Bypass Trust, dated October 3, 1973;
- 1.31.12. **Riverside** means Riverside Development, LLC, a Utah limited liability company;
- 1.31.13. **Stong** means Dennis Stong;
- 1.31.14. **Williamsen** means Williamsen Herriman, LLC, a Utah limited liability company.
- 1.32. **Panorama Park** means the Open Space and improvements depicted in the Design Guidelines.
- 1.33. **Parties** means all or the relevant group of Owners, Master Developer, and the City.
- 1.34. **Party** means either an Owner, Master Developer, or the City individually (or in the case of Owners, all of Owners collectively).
- 1.35. **Project** means the total development to be constructed on the Property pursuant to this MDA with the associated public and private facilities, Intended Uses, Maximum RDUs, Open Space, and phases and all of the other aspects approved as part of this MDA.
- 1.36. **Property** means that approximately 319 acres of real property owned or controlled by the Owners as more fully described in Exhibit A.
- 1.37. **Public Infrastructure** means those elements of infrastructure that are planned to be dedicated to the City as a condition of the approval of a Development Application including, but not limited to, the Backbone Infrastructure.
- 1.38. **Residential Dwelling Unit (“RDU”)** means a single unit intended to be occupied for residential living purposes; and, for purposes of calculating the Maximum Residential Units, each Detached Single Family Dwelling Unit and each individual unit within a multi-family dwelling, apartment building, condominium, or time-share shall individually equal one RDU. Accessory apartments, casitas, and other similar uses that are ancillary to a primary residential use shall not be counted as a Residential Dwelling Unit for purposes of the Maximum Residential Units.
- 1.39. **Rosecrest MDA** means the Amended and Restated Master Development Agreement for the Rosecrest Master Plan Community recorded on January 28, 2009, as Entry #10608304 in Book 9679, Page 97-973A in the records of the Salt Lake County Recorder, and as amended.
- 1.40. **Storm Drain Parcel** means that 2.72 acres of real property owned by the City which was originally dedicated to the City for use as a storm drain facility and which is identified as Salt Lake County Parcel No. 33-08-352-001.
- 1.41. **Subdeveloper** means an entity or person not “related” (as defined by Internal Revenue Service regulations) to any Owner or Master Developer which purchases a parcel for development and, pursuant to an assignment approved by the City pursuant to Section 8 hereof, is assigned the rights and

assumes the responsibilities of this MDA applicable to such parcel as more specifically set forth in the approved assignment and assumption agreement.

1.42. **Subdivision** means the division of any portion of the Project into developable lots pursuant to Utah state code.

1.43. **Village** means a portion of the project as identified in the Village Plan.

1.44. **Village Plan** means the map depicting the location of Villages within the Project and the amount of property and RDU's within each village as depicted in Exhibit D.

1.45. **Wasatch MDA** means the South Hills Master Development Agreement recorded on April 6, 2009, as Entry #10666381 in Book 9706, Page 6054-6243 in the records of the Salt Lake County Recorder, and as amended.

1.46. **Zoning** means the proposed zoning for the Property as shown on the Zoning Map and more fully detailed in Exhibit B.

ARTICLE 2

VESTED RIGHTS AND RESERVED LEGISLATIVE POWERS

2.1. **Vested Rights.** Consistent with the terms and conditions of this MDA, Master Developer and Owners have the vested right, as defined by UTAH CODE ANN. § 10-9a-509 (2023) and as that term is construed in Utah's common law, to develop and construct the Project during the term of this MDA in accordance with the terms of this MDA and the City's Vested Laws. This MDA may modify, in certain respects, the operation of the Code and the City's Vested Laws pertaining to the Property. To such an extent that the terms and conditions of the MDA conflict with the Code or the City's Vested Laws, this MDA shall be considered a land use application and an ordinance adopted by the City through its legislative power and consistent with UTAH CODE ANN. § 10-9a-502 (2024), including a review and recommendation from the planning commission and a public hearing, and shall thereafter operate as an amendment to any portion of the Code that is inconsistent with the terms and conditions of this MDA.

2.2. **Reserved Legislative Powers.** The Parties acknowledge that under the laws of the State of Utah (including UTAH CODE ANN. § 10-9a-532 (2024) and the United States, the City's authority to limit its police power by contract has certain restrictions. As such, the limitations, reservations and exceptions set forth herein are intended to reserve to the City all of its police power that cannot be so limited. Notwithstanding the retained power of the City to enact such legislation under the police powers, such legislation shall only be applied to modify the vested rights of the Master Developer and Owners under this MDA and with respect to use under the zoning designations as referenced in this MDA based upon the policies, facts, and circumstances meeting the compelling, countervailing public interest exception to the vested rights doctrine in the State of Utah. Any such proposed legislative changes affecting the vested rights of the Master Developer and Owners under this MDA shall be of general application to all development activity in the City and, unless the City declares an emergency, the Master Developer and Owners shall be entitled to prior written notice and an opportunity to be heard with respect to any proposed change and its applicability to the Project under the compelling, countervailing public interest exception to the vested rights doctrine.

2.3. **Exceptions to Vested Rights.** The City expressly reserves its authority to impose the City's Future Laws to the Project in any one or more of the following circumstances:

- 2.3.1. **Agreement by the Parties.** The City's Future Laws that the Parties agree in writing to the application thereof to the Project.
- 2.3.2. **State and Federal Compliance.** The City's Future Laws that are generally applicable to all Property in the City and which are required to comply with State and Federal laws and regulations affecting the Project.
- 2.3.3. **Codes.** The City's Future Laws that are updates or amendments to existing the International Building Code, APWA Specifications, County or State Standards, AAHSTO Standards, the Manual on Uniform Traffic Control Devices, or other similar standards that are generated by a nationally or statewide recognized construction/safety organization, or by the State or Federal governments and are required to meet legitimate concerns related to public health, safety or welfare. Any conflicts between the Parties regarding the potential applicability of updates or amendments to construction codes as set forth in this Section 2.3.3 shall be resolved according to the mediation requirements set forth in Section 9.4 except that the "mediator" shall be an engineer or other applicable expert in the field that is the subject of the conflict.
- 2.3.4. **Taxes.** Taxes, or modifications thereto, so long as such taxes are lawfully imposed and charged uniformly by the City to all Property, applications, persons, and entities similarly situated.
- 2.3.5. **Fees.** Changes to the amounts of fees for the processing of Development Applications that are generally applicable to all development within the City (or a portion of the City as specified in the lawfully adopted fee schedule) and which are adopted pursuant to State law.
- 2.3.6. **Impact Fees.** Impact Fees or modifications thereto which are lawfully adopted, and imposed by the City and which meet all requirements of the United States Constitution, Utah Constitution, law and applicable statutes, including but not limited to UTAH CODE ANN. § 11-36a-101 *et seq.*
- 2.3.7. **Generally Applicable Laws not in Conflict with this MDA.** The City regulations, ordinances, resolutions, or policies adopted after the date of this MDA that are not in conflict with the terms and conditions for development of the Property established by this MDA, which are generally applicable throughout the City and which do not increase the cost of developing the Project nor diminish the rights the Owners to develop the Project on the terms set forth herein.

ARTICLE 3

DEVELOPMENT OF THE PROJECT

3.1. **Approved Maximum Residential Units.** The Maximum Residential Units in the Project shall be One Thousand Seven Hundred Sixteen (1,716) Residential Dwelling Units. The type of RDUs shall be generally located in the areas illustrated in the Master Plan, according to the intensities shown in the Village Plan, and as otherwise set forth in this MDA.

- 3.1.1. **No Transfer of Density.** The Owners hereby acknowledge that the number of RDUs allocated to each Village represents the maximum number of RDUs that

may be built in each Village. Accordingly, the Owners shall not be permitted to transfer any RDUs from one Village to another. Notwithstanding, the Parties recognize that the layout of RDUs as depicted in the Master Plan and number of RDUs allocated to each Village are based upon initial planning and design measures and that the final layout of RDUs may differ from what is depicted in the Master Plan and Village Plan. Accordingly, and as long as the Application complies with the City's Vested Laws and this MDA, the Administrator may approve any Application that exceeds the number of maximum RDUs by less than 10 units so long as the excess RDUs are a result of adjustments to lot layouts across villages and the Village receiving the additional RDU(s) is adjacent to the Village losing the same number of RDU(s). For changes greater than 10 units, the Administrator shall seek a final decision by the City Council within 45 days.

3.1.2. ***Lot Frontages.*** The Parties acknowledge that the Master Plan depicts the types of each RDU (apartments, townhomes, or single family detached according to lot frontage) to be constructed within the Project. Subject to Section 3.1.1. above regarding the limitations on transfer of density and maximum RDUs for each Village, Owners may adjust the frontages of single family detached RDUs to accommodate a mixture of single family detached RDUs within each Village.

3.1.3. ***Accounting of Residential Units.*** At the recordation of a Final Plat or other document allowing for residential use developed by Owner, Owner shall provide the City a Development Report showing any Density used with the Parcel(s) and the Density remaining with the Owner and for the remaining Project. Any Parcel sold by Owner to a Sub-developer shall include the transfer of a specified portion of the Maximum Residential Units sold with the Parcel. At the recordation of a Final Plat or other document of conveyance for any Parcel sold to a Subdeveloper, Owner shall provide the City with a Sub-Development Report showing the ownership of the Parcel(s) sold, the portion of the Maximum RDUs and/or other type of use transferred with the Parcel(s), the amount of the Maximum Residential Units remaining with Master Developer and any material effects of the sale on the Preliminary Development Plan.

3.2. **Owners' Discretion.** Notwithstanding anything to the contrary herein, nothing in this MDA shall obligate Master Developer or any Owner or Owners to construct any particular portion of the Project or phase therein, and Master Developer and each Owner shall have the discretion to determine whether to construct a particular portion of the Project or phase based on such Owner's or business judgment. Once construction has begun on a specific plat or Subdivision, Master Developer or the relevant Owner(s) shall have the obligation to complete the public and private road, storm drain, water, and other public improvements associated with such plat, Subdivision, or Development Application approval.

3.3. **Acknowledgement of Parcels.** The City acknowledges that any Owner(s) may create or sell a new parcel or a bona fide division of land, as is provided in UTAH CODE ANN. § 10-9a-103(68)(c)(v) (2024), that does not create any individually developable lots in the parcel or Subdivision. The Parties agree that the creation of any such parcel within the boundaries of the Project will not constitute an "illegal subdivision." The general location of the Intended Uses is depicted in the Master Plan. Notwithstanding, the Parties acknowledge that the precise location of the Intended Uses will be determined upon the City's approval of a Development Application as set forth in this MDA and the City's Vested Laws which apply to the Project.

3.4. **Order of Development.** To effectuate the most efficient provision of municipal-type services, new residential phases shall, to the extent practical, be reasonably proximate to residential phases that have been constructed or are being constructed within the Project. Notwithstanding the foregoing, Owners may, pursuant to an approved phase or Subdivision, develop two or more portions of the Project concurrently that are located in different areas of the Project.

3.4.1. ***Non-Contiguous Development.*** If portions of the Project are developed in a non-contiguous manner, the Development Application for such non-contiguous portions of the Project shall include plans for vehicular and pedestrian connectivity and the City may require, as a condition of the approval of the Development Application for the non-contiguous portion of the Project, that the Applicant construct the vehicular and/or pedestrian connections pursuant to the applicable approval and in accordance with the road and sidewalk standards contained herein.

3.5. **Grading Plan.** The Parties acknowledge that the Project is made up of a number of different parcels that are under varying ownership. Notwithstanding, the Parties recognize that the most efficient development of the Project (including all Public Infrastructure) is achieved by mutually master planning all elements of the Project. Accordingly, the Parties have established the Grading Plan to facilitate orderly cross-parcel development of the Project. The City acknowledges that the Grading Plan sets forth the proposed preliminary grades for the Project. The City further acknowledges that the actual final grades may deviate slightly from the grades proposed in the Grading Plan.

3.5.1. ***Grading Prior to Site Plan Approval.*** Subject to the land disturbance permit requirements of the City and the proposed grades set forth in the Grading Plan, Owners may grade any portion of the Project prior to the City's issuance of a preliminary or final plat or site plan for any portion of the Project. Any such grading performed prior to the issuance of a preliminary or final plat or site plan or other City-approved plan for the final grade of a portion of the Project shall be done at the risk of the Owner(s) performing such grading. Accordingly, if there are any changes between the grades set forth in the Grading Plan and the final, approved grade for a plat or site plan, any grading corrections must be made by the Owner(s) at their expense. So long as the land disturbance permit application complies with the requirements thereof and the applicable standards of this MDA, the City shall issue a land disturbance permit for initial grading within the Project without requiring a preliminary or final site plan, plat approval, or other conditions not contained in the land disturbance permit application.

3.6. **Certain Extraction, Processing and Uses Permitted.** Owner and/or their agents, successors, assigns, tenants, guests, and invitees may process the Extractable Natural Materials located on the Property into construction materials such as aggregate, topsoil, concrete, or asphalt for use in the construction of infrastructure, homes, or other buildings or improvements located in the Project and for sale to and use on other locations outside the Project. Subject to the City's approval of a land disturbance permit and the applicable grading and extraction provisions set forth herein, the processing of the Extractable Natural Materials on the Property need not be tied to a Subdivision, preliminary or final site plan, plat, or other land use application (not including the land disturbance permit).

3.6.1. ***Land Disturbance Permit Required.*** Any Party desiring to extract and/or process the Extractable Natural Materials shall obtain a land disturbance permit

from the City prior to any such extracting or processing. The land disturbance permit shall require a plan to mitigate fugitive dust control as required by the State of Utah and shall establish the maximum grade/depth from which the Extractable Natural Materials may be extracted. The Parties agree not to extract or process Extractable Natural Materials beyond the proposed development grade for the site from which such Extractable Natural Materials are extracted as set forth in the Grading Plan. The City shall issue a land disturbance permit if the standards of this Section 3.6.1 are satisfied.

3.7. **Secondary Water.** The Parties acknowledge that the City recently elected to waive the requirement for new development to provide secondary water. This adjusted policy has not yet been formalized by the City. Accordingly, the City hereby waives the requirement for secondary water in the Project. The City also agrees not to charge any secondary water impact fees, or portion of a water impact fee attributable to secondary water, to any development within the Project.

3.8. **Backbone Road Design.** The Parties have preliminarily coordinated in the design of the Backbone Road in order to facilitate access and utilities to Owners as well as to accommodate the future growth demands of the Project and the anticipated traffic volumes set forth in the City's 2022 Herriman Transportation Master Plan. The coordinated design for the Backbone Road deviates, in certain aspects, from the City's applicable standard roadway cross-sections. Notwithstanding, the Parties agree that the alignment and dedication plat for the Backbone Road, as depicted in the attached Exhibit H, is hereby approved for the Project and that such design satisfies the requirements for collector streets in the City's 2022 Herriman Transportation Master Plan and otherwise maintains the minimum level of service for the Project at buildout.

3.9. **Storm Drain Parcel.** The Parties acknowledge that on September 11, 2019, Rosecrest Communities, LLC (acting as the Master Developer under the Rosecrest MDA) granted a public utility easement over the entirety of the Storm Drain Parcel (Entry Number 13079377, Book 10833, Page 8664-8666 in the records of the Salt Lake County Recorder) to the City and other related development partners for storm drain related purposes. Also on September 11, 2019, Rosecrest Communities, LLC conveyed by quit claim deed (Entry Number 13079381, Book 10833, Page 8672-8673 in the records of the Salt Lake County Recorder) the Storm Drain Parcel to the City. In connection with the coordinating planning of this MDA, the Rosecrest MDA, and the Wasatch MDA, the Storm Drain Parcel is no longer needed for storm drain purposes and the Parties (in collaboration with the City and the master developers under the Rosecrest MDA and the Wasatch MDA) have re-designed and re-located storm drain facilities to serve the Project and surrounding properties. Accordingly, within sixty (60) days of the Effective Date hereof, the City shall convey the Storm Drain Parcel to DAI Rosecrest. The Storm Drain Parcel shall be developed with the Intended Uses as set forth in the Master Plan and this MDA.

3.9.1. **New Storm Drain and East Open Space.** DAI Rosecrest agrees to convey the New Storm Drain to the City at such time as Development within the Project or surrounding projects warrants the construction of the New Storm Drain and such construction has occurred and the New Storm Drain has been accepted out of warranty according to the City's Vested Laws. As additional consideration for the City's conveyance of the Storm Drain Parcel, DAI Springs agrees to dedicate the East Open Space by plat when the land immediately adjacent to the East Open Space is developed and the final plat for such immediately adjacent land is recorded. The East Open Space will be dedicated free of any liens or other encumbrances and may be used by the City as Open Space.

3.10. **Term.** This MDA shall run with the land and shall continue in full force and effect until all obligations hereunder have been fully performed and all rights hereunder fully exercised. The initial term of this MDA shall be for a period of fifteen (15) years from the Effective Date hereof. If, as of that date, Owners, or Master Developer are not declared to be in default as set forth herein, and if any such declared default is not being cured, then this MDA shall automatically extend for one (1) additional period of five (5) years. If, as of that extended date, Owners, or Master Developer are not declared in default as set forth herein, or if any such declared default is not being cured, then this MDA shall automatically extend for one (1) additional period of five (5) years. This MDA shall also terminate automatically at buildout of the Project.

3.11. **Juniper Crest Connection.** Master Developer agrees to construct Juniper Crest from Mountain View Corridor to its existing terminus (the “Juniper Crest Connection”). It is anticipated that the Juniper Crest Connection will take approximately six months to be constructed. Notwithstanding, the Parties agree that the City may withhold certificates of occupancy for any residential units within the Project that require Juniper Crest as a secondary access until such time as Juniper Crest Connection is constructed.

3.12. **Four-Year Reviews.** Every four years after the execution of this MDA, the City and Master Developer shall meet and confer to consider any issues that may have arisen regarding the MDA, the development of the Property, the general economy, and other issues related to the development of the Project. The first meeting shall occur at a time and place mutually agreeable to the City and Master Developer between November 1, 2028 and November 30, 2028. The Parties shall not be required to make any modifications to this MDA as a result of these reviews. Notwithstanding, either Party may propose amendments or modifications for the other Party to consider.

ARTICLE 4 **OPEN SPACE**

4.1. **Findings.** The Project includes Open Space that has been coordinated and designed to promote functional use for residents of the City and connectivity between the Project, the Rosecrest MDA, the Wasatch MDA, and other surrounding properties.

4.2. **Panorama Park Dedication and Improvements.** The Parties acknowledge that the Rosecrest MDA obligates the master developer under the Rosecrest MDA (or other party as applicable) to dedicate the area of pods 42a and 42b (as set forth in the Rosecrest MDA) to the City. Such obligation does not require, however, that any Open Space improvements be made to the area of pods 42a and 42b. Notwithstanding, in collaboration with the master developer under the Rosecrest MDA, the City, and the Parties to this MDA, pods 42a and 42b have been (or will soon be) dedicated to the City and such property shall be improved according to the Open Space requirements for Panorama Park as set forth herein. In connection with the Panorama Park improvements, the City hereby grants a temporary construction easement and license to Master Developer and its agents, assigns, and third parties, for the purpose of entering onto the City-owned property where Panorama Park will be constructed in order to construct and install those Panorama Park improvements as set forth herein.

4.3. **Scope and Timing of Open Space for the Project.** Master Developer and Owners shall be responsible for financing, constructing, and installing the Open Space as set forth herein. The Open Space for the Project includes Panorama Park, a trail network that is integrated between all Villages and adjacent developments, and off-site landscaping and trail improvements to a portion of Juniper Crest. Master Developer agrees to spend a minimum of \$7,000,000 toward the Open Space improvements described herein and depicted in the Design Guidelines. The Parties shall review the Master Developer’s completion of the Open Space at each of the Four-Year Reviews. The specific master planned Open Space, including timeframes for completion, are as follows:

- 4.3.1. **Panorama Park.** Within 180 days of the issuance of bonds under the public infrastructure districts approved in connection with this MDA, Master Developer shall begin construction on Panorama Park. For purposes of this section, “begin construction” shall mean mass grading or any similar dirt work in the Panorama Park area. All of the Panorama Park improvements detailed in the Design Guidelines shall be completed and any portion of Panorama Park not owned by the City will be dedicated to the City within four (4) years of the commencement of construction of Panorama Park.
- 4.3.2. **Trails.** The master Trails Plan for the combined Trails (including within the Project, the Rosecrest MDA, the Wasatch MDA, and adjacent private and public properties) is depicted in the Design Guidelines. Construction of the Trails within the Project will be completed by each Owner submitting a Development Application that contains any Trail within a right-of-way as depicted in the Trails Plan and which is included in any such Development Application. Master Developer will construct the Trails along the Backbone Road in conjunction with the construction of the Backbone Infrastructure.

4.4. **Off-Site Juniper Crest Improvements.** As additional consideration for the development of the Project as set forth herein, Master Developer agrees to construct the Juniper Crest Improvements as generally depicted in Exhibit I, and subject to Section 4.4.1. The Juniper Crest Improvements shall be completed within two (2) years from the Effective Date. The Juniper Crest Improvements will be constructed at the same time as the Juniper Crest Connection. The real property upon which the Juniper Crest Improvements are located is currently owned by the City. Accordingly, the City grants the Owners and Master Developer (and their designees and assigns) a construction access easement over such City-owned real property for the purpose of constructing the Juniper Crest Improvements as contemplated herein. No completion assurance or cash warranty bond shall be required for the Juniper Crest Improvements. However, Master Developer shall warrant all landscaping planted or installed in the off-site section of Juniper Crest for a period of one year from the time such Juniper Crest Improvements are constructed and substantially complete. The warranty contemplated by this section shall be against any defects or other natural conditions that result in the death of such landscaping or other improvements (including irrigation and trails).

- 4.4.1. **Approval Process.** The Parties acknowledge that the Juniper Crest Improvements depicted in Exhibit I are preliminary plans that are subject to further approvals as set forth in this Section. As a condition precedent to the City Council’s consideration and administrative approval of the landscaping plans at a regular City Council meeting, the Master Developer shall present the proposed landscaping plans for review at: (i) a publicly noticed community meeting; and (ii) a City Council work meeting. The purpose of these meetings shall be to solicit input and feedback from the community and the City Council. The Master Developer shall ensure that any comments or recommendations arising from these meetings are documented and, where applicable, addressed through revisions to the landscaping plans.

4.5. **Dedication of Open Space.** Master Developer and Owners shall dedicate to the City the “public” Open Space as depicted in the Design Guidelines. Additionally, any Trails that are not included within a public right-of-way as set forth in the approved cross-sections contained in the Design Guidelines, shall be dedicated to the City upon completion and entry into any applicable warranty period. All such dedications to the City shall be made by Special Warranty Deed upon the timeframes set forth herein and

subject to all matters of record; provided, however, that title will be conveyed free and clear of any financial or other encumbrances that materially and adversely interfere with the use of the property as Open Space. The dedication of any Open Space within a Subdivision shall occur immediately following the recordation of the final Subdivision plat and after final inspection and acceptance of the Open Space improvements by the City.

4.6. **Maintenance of Open Space.** Except for the landscaping and trails located along the Backbone Road (which shall be maintained by the Master Developer or an assignee to the City's standard or greater), the City shall be responsible for maintaining all Open Space that is dedicated to the City hereunder. All other Open Space shall be privately owned and maintained by an entity other than the City and shall be maintained consistent with City standards as updated from time-to-time in the City's Future Laws. As part of a Development Application for which private Open Space is proposed, the City may require the Applicant of such Development Application to include written assurance (in the form of a note on the plat, maintenance agreement, or other instrument approved by the City Attorney) that such private Open Space will be maintained by an entity other than the City. For purposes of this Section 4.6, "an entity other than the City" may include, but need not be, a master homeowners association, a neighborhood homeowners association, or other private entity or corporation.

ARTICLE 5

FINANCING OF PUBLIC INFRASTRUCTURE

5.1. **Construction of On-Site Public Infrastructure by Master Developer.** Owners and Master Developer shall have the right and the obligation to construct or cause to be constructed and installed within the Project all Public Infrastructure reasonably and lawfully required as a condition of approval of a Development Application as the Development Application work is done. However, Owners and Master Developer shall not be obligated to construct and/or dedicate Public Infrastructure larger than what is required by the City's applicable master plans or this MDA for the Project unless financial arrangements to reimburse Owners and/or Master Developer are arranged as set forth in Section 5.2. All Public Infrastructure shall be designed and constructed in compliance with all applicable standards in this MDA; the City's Vested Laws; and any other Federal, State, or County laws, rules or regulations. The Public Infrastructure shall be consistent with and fulfill the purposes of adopted plans for such infrastructure that are a part of the City's Vested Laws.

5.2. **Upsizing of Public Infrastructure.** Subject to a mutually acceptable reimbursement arrangement, the City may, at its discretion, require Owners or Master Developer to construct any public infrastructure (including system improvements identified on any of the City's utility master plans that service areas outside of the Project). If upsizing is required by the City, the City is obligated to reimburse the Developer for the incremental or additive costs of such upsizing. For example, if an upsize to a water pipe increases the costs by 10% but adds 50% more capacity, the City is only responsible for compensating the Developer for the 10% cost increase. For purposes of this Section, a "mutually acceptable reimbursement arrangement" means reimbursement agreements, payback agreements, and/or impact fee credits and reimbursement. The failure of the City and any affected Owner(s) or Master Developer to execute a reimbursement agreement or other form of acceptable financial arrangement for upsizing shall in no way release the City from its obligation to provide reimbursement to the affected Owner(s) or Master Developer for the reimbursable portion or the costs of the upsizing set forth herein. Additionally, the mutually acceptable reimbursement arrangement shall include, in addition to other standard or negotiated terms, provisions about the reimbursement for actual carry and financing costs as well as other "soft" costs of the affected Owner(s) or Master Developer.

5.3. **Bonding for Backbone Infrastructure and Backbone Road.** The City shall not require any completion assurance bond for any part of the Backbone Infrastructure or Backbone Road.

Additionally, the City shall not require any form of cash, letter of credit, escrow, or other form of warranty bond when any portion of the Backbone Infrastructure or Backbone Road is completed and dedicated to the City. Notwithstanding, Master Developer shall warrant the construction of the Backbone Infrastructure and Backbone Road for a period of one year from the time that any such portion of the Backbone Infrastructure or Backbone Road is turned over to the City. The warranty contemplated by this Section 5.3 shall be against any defects or other conditions that result in the compromise to the integrity of the infrastructure or an unsafe condition as determined by applicable and nationally accepted construction or safety standards. If any such unsafe defect or condition arises during the one-year warranty period for the Backbone Infrastructure and Backbone Road, the City shall notify Master Developer of such defect or condition and Master Developer shall, within two business days of such notification from the City, coordinate with the City to establish a plan to mitigate such unsafe defects or conditions. Any dispute arising under this section shall be subject to the mediation provisions of Section 9.3 hereof. Master Developer's failure to establish a plan to mitigate unsafe defect or conditions or to perform any warranty work after receiving notice from the City of such defect or condition shall constitute a default of this MDA and Master Developer and Owners acknowledge that the City may withhold building permits until Master Developer establishes a plan or otherwise begins to perform such warranty work. Notwithstanding, if Master Developer is performing the warranty work, the City agrees not to withhold building permits (so long as such permits are otherwise in compliance with applicable requirements).

5.4. **Public Infrastructure Financing.** Concurrently with the approval of this MDA, the City has adopted Public Infrastructure Districts to pay for the Backbone Infrastructure, Backbone Road, Open Space, and other items of Public Infrastructure.

5.5. **Impact Fees.** For those items of Public Infrastructure (including the Backbone Infrastructure, Backbone Road, and Open Space) that are financed through the Public Infrastructure Districts, the City agrees not to assess an impact fee to any Applicant within the Project. Notwithstanding, any System Improvements or Upsize required by the City that is initially paid for with bond or other proceeds from the Public Infrastructure Districts shall, in connection with the reimbursement provisions of Section 5.2, identify the areas outside of the Project that will benefit from the System Improvement or Upsize and require such areas to pay the applicable impact fee as a potential means of reimbursement for the System Improvement or Upsize.

5.5.1. **Limited Payment of Impact Fees.** Subject to Section 5.5, Applicants within the Project shall only be assessed the Police and Fire Public Safety Impact Fees as enacted by the City subject to any credits that may accrue as a result of any contributions of land or buildings for such qualifying system improvements.

5.5.2. **No Other Off-Project Impacts.** Except as otherwise set forth herein, the Parties acknowledge that the Project does not require Owners, Special Owner, or Master Developer to construct any off-Project Public Improvements or pay any impact fees for off-Project Public Improvements.

5.6. **Private Landscaping.** Notwithstanding Utah Code Ann. § 10-9a-604.5(4)(c), the City may, prior to the issuance of a certificate of occupancy for a residential unit within the Project, require an improvement completion assurance bond (as defined by Utah Code Ann. § 10-9a-103(23)) for any private unfinished front yard or common area landscaping for residential units ("Private Landscaping"). The sum of the improvement completion assurance bond for such Private Landscaping may not exceed a licensed contractor's cost estimate of the unfinished Private Landscaping needed to comply with the applicable City's Vested Laws. The City may not require an improvement warranty for any Private Landscaping within the Project.

ARTICLE 6
DEVELOPMENT APPLICATION REVIEW PROCESS

6.1. **Processing Under City's Vested Laws.** Approval processes for Development Applications shall be as provided in the City's Vested Laws, except as otherwise provided in this MDA. Development Applications shall be approved by the City if such Development Applications comply with the City's Vested Laws and this MDA.

6.2. **Who May Submit Applications.** Subject to the requirements of this MDA, any Owner or Master Developer (or any of their permitted assignees or designees) may submit a Development Application hereunder.

6.3. **No Construction Without Development Application Approval.** Except as otherwise provided herein, no improvements shall be constructed within any parcel without Master Developer, Owner(s), or a Subdeveloper first obtaining approval of the Development Application for such parcel from the City. Upon approval by the City of any Development Application, the parcel related to such approval may be improved in accordance with the approved Development Application, subject to the terms, conditions, and provisions of the Development Application.

6.4. **Standard Review Fees.** Except as otherwise set forth herein, any Development Application submitted in connection with the Project shall be required to include payment to the City of all standard fees applicable to any submittal of any such Development Application under the City's fee schedule in effect at the time of the application.

6.4.1. ***Exception to Standard Fees; Engineering Review Fee.*** The City agrees to modify the "Engineering Review Fee" (as set forth in the City's current fee schedule) of \$3,000 plus 3.17% of the bond amount for improvements that are part of the Backbone Infrastructure. In lieu of charging the standard Engineering Review Fee, the City shall charge the Master Developer for the City employee's actual time spent reviewing design plans and inspecting the construction of Backbone Infrastructure improvements ("Backbone Engineering Fee"). The Backbone Engineering Fee will include the burdened cost for each City employee who works on the review and inspection of the Backbone Infrastructure. City shall provide a monthly invoice to Master Developer for the Backbone Engineering Fee and Master Developer shall pay the total amount of the invoice prior to final acceptance of the Backbone Infrastructure by the City.

6.5. **City Denial of a Development Application.** If the Administrator, Planning Commission, or City Council denies a Development Application, the denying body shall provide a written determination advising the Applicant of the reason(s) for Denial including specifying the reasons the denying body believes that the Development Application is not consistent with this MDA, the City's Vested Laws, or the City's Future Laws that should apply to the Development Application.

6.6. **Required Process.** The approvals set forth in Exhibit J establish the required review and approval bodies for Development Applications. No Development Application shall be approved without first submitting such Development Application for review as set forth herein. This process is designed to limit the number of submittals and reviews required for development of the Project, to ensure that each Development Application is compliant with this MDA and the City's Vested Laws, and to make the implementation of this MDA an administrative function excepting only those items that, by applicable law or this MDA, require Planning Commission and/or City Council review or approval.

ARTICLE 7

ADMINISTRATIVE MODIFICATIONS

The following modifications to this MDA may be considered and approved by the Administrator.

7.1. **Infrastructure.** Modification of the location and/or sizing of the infrastructure or Open Space for the Project that does not materially change the functionality of the infrastructure or Open Space.

7.2. **Minor Amendment.** Any other modifications deemed to be minor modifications by the Administrator.

7.3. **Application to Administrator.** Applications for Administrative Modifications shall be filed with the Administrator.

7.4. **Administrator's Review of Administrative Modification.** The Administrator shall consider and decide upon the Administrative Modification within a reasonable time not to exceed forty-five (45) days from the date of submission of a complete application for an Administrative Modification. If the Administrator approves the Administrative Modification, the Administrator shall record notice of such approval shall be against the applicable portion of the Property in the official City records.

ARTICLE 8

SUCCESSORS AND ASSIGNS

8.1. **Assignability.** The rights and responsibilities of the Parties under this MDA may not be assigned in whole or in part without the prior written consent of the City Council, which consent shall not be unreasonably withheld, conditioned, or delayed. Any assignee shall consent in writing to be bound by the assigned terms and conditions of this MDA.

8.2. **Other Transactions.** Any Party's transfer of all or any part of the Property to any entity "related" to such Party (as defined by regulations of the Internal Revenue Service), any Party's entry into a joint venture for the development of all or any part of the Property, or any Party's pledging of part or all of the Property as security for financing shall also not be deemed to be an "assignment" subject to the above-referenced approval by the Council unless specifically designated as such by such assigning Party.

8.3. **Sale of Lots.** The selling or conveying of lots in any approved Subdivision or parcels to builders, users, or Subdevelopers, shall not be deemed to be an "assignment" subject to the approval by the Council unless specifically designated as such an assignment by Owner(s) and Master Developer.

8.4. **Notice.** An assigning Party shall give Notice to the City of any proposed assignment and provide such information regarding the proposed assignee that the City may reasonably request in making the evaluation permitted under this Section. Such Notice shall include providing the City with all necessary contact information for the proposed assignee.

8.4.1. ***Time for Objection.*** Unless the City objects in writing within five (5) business days after the next regularly scheduled Council meeting of Notice, the City shall be deemed to have approved of and consented to the assignment.

8.5. **Partial Assignment.** If any proposed assignment is for less than all of a Party's rights and obligations then the assignee shall be responsible for the performance of each of the obligations contained in this MDA to which the assignee succeeds. Upon any such approved partial assignment, the Party previously responsible for such obligation shall be released from any future obligations as to those

obligations which are assigned but shall remain responsible for the performance of any obligations that were not assigned.

8.6. **Denial.** The City Council may only withhold its respective consent of a proposed assignment if: (i) the City Council is not reasonably satisfied of the assignee's financial ability to perform the obligations of the assigning Party which are proposed to be assigned; or (ii) there is an existing breach of a development obligation owed to the City by the assignor or related entity that has not either been cured or in the process of being cured in a manner acceptable to the City. Any refusal of the City to accept an assignment shall be subject to the dispute resolution provisions contained herein.

8.7. **Binding Effect.** If any Party sells or conveys parcels of lands to Subdevelopers or related parties, the lands so sold and conveyed shall bear the same rights, privileges, Intended Uses, and configurations as applicable to such parcel and be subject to the same limitations and rights of the City when owned by such Party and as set forth in this MDA without any required approval, review, or consent by the City except as otherwise provided herein.

ARTICLE 9

DEFAULT

9.1. **Notice of Default.** If any Party fails to perform their respective obligations hereunder or to comply with the terms hereof, the Party believing that a default has occurred shall provide Notice to the defaulting Party.

9.2. **Contents of Notice of Default.** The notice of default shall: (i) specify the claimed event of default; (ii) identify with particularity the provisions of any applicable law, rule, regulation or provision of this MDA that is claimed to be in default; (iii) identify why the default is claimed to be material; and (iv) if the City chooses, in its discretion, it may propose a method and time for curing the default which shall be of no less than thirty (30) calendar days duration.

9.3. **Meet and Confer.** If any Party gives a notice of default, the Parties shall meet within twenty-one (21) calendar days of the Notice and make good faith effort to resolve the issues specified in the Notice.

9.4. **Mediation.** If the Parties are unable to resolve the notice of default after the Meet and Confer provision of Section 9.3, the Parties shall attempt within fifteen (15) calendar days to appoint a mutually acceptable mediator with knowledge of the issue in dispute. If the Parties are unable to agree on a single acceptable mediator, they shall each, within fifteen (15) calendar days, appoint their own representative. These two representatives shall, between them, choose the single mediator. The Parties shall split the fees of the chosen mediator, each party paying 50% of the fees. The chosen mediator shall within fifteen (15) calendar days, review the positions of the Parties regarding the dispute and promptly attempt to mediate the issue between the Parties. If the Parties are unable to reach agreement on the notice of default, the mediator shall notify the Parties in writing of the resolution that the mediator deems appropriate. The mediator's opinion shall not be binding on the Parties.

9.5. **Emergency Default.** The requirements of Sections 9.3 and 9.4 shall not apply to any default that the City declares in the notice of default to be an emergency related to the fundamental purpose of this MDA.

ARTICLE 10
GENERAL PROVISIONS

10.1. **Recordation and Running with the Land.** This MDA shall be recorded in the chains of title for the Property. This MDA shall be deemed to run with the land. The relevant portion of the City's Vested Laws shall be codified in Exhibit G with a full digitized copy of the City's Vested Laws provided to each Party and recorded with the City Recorder.

10.2. **No Addition to MDA.** No land may be removed from or added to the MDA, except by written amendment to the MDA.

10.3. **Notices.** All Notices, filings, consents, approvals, and other communication provided for herein or given in connection herewith shall be validly given, filed, made, delivered or served if in writing and delivered personally or sent by registered or certified U.S. Postal Service mail, return receipt requested, postage prepaid to the addresses listed below each Party's signature below or to such other addresses as either Party may from time to time designate in writing and deliver in like manner. Any such change of address shall be given at least ten days before the date on which the change is to become effective.

10.4. **Mailing Effective.** Notices given by mail shall be deemed delivered seventy-two hours following deposit with the U.S. Postal Service in the manner set forth above.

10.5. **No Waiver.** Any party's failure to enforce any provision of this MDA shall not constitute a waiver of the right to enforce such provision. The provisions may be waived only in writing by the Party intended to be benefited by the provisions, and a waiver by a Party of a breach hereunder by the other Party shall not be construed as a waiver of any succeeding breach of the same or other provisions.

10.6. **Headings.** The descriptive headings of the paragraphs of this MDA are inserted for convenience only and shall not control or affect the meaning or construction of any provision of this MDA.

10.7. **Incorporation.** The foregoing Recitals and attached Exhibits are hereby incorporated into this MDA.

10.8. **Authority.** The Parties to this MDA represent that they have full power and authority to enter into this MDA, and that all necessary actions have been taken to give full force and effect to this MDA. If any Party hereto is not an individual and is an entity, such Party represents and warrants it is fully formed and validly existing under the laws of the State of Utah, and that it is duly qualified to do business in the State of Utah and is in good standing under applicable state laws. Master Developer, Owners, and City warrant to each other that the individuals executing this MDA on behalf of their respective Party are authorized and empowered to bind the Party on whose behalf each individual is signing. Master Developer and Owners represent to City that by entering into this MDA, Master Developer and Owners have bound all persons and entities having a legal or equitable interest to the terms of this MDA as of the Effective Date.

10.9. **Entire Agreement.** This MDA, together with the Exhibits attached hereto, documents referenced herein, and all regulatory approvals given by City for the Property contain the entire MDA of the Parties with respect to the subject matter hereof and supersede any prior promises, representations, warranties, inducements, or understandings between the Parties which are not contained in such MDAs, regulatory approvals, and related conditions.

10.10. **Amendment.** This MDA may be amended in whole or in part with respect to all or any portion of the Property by the mutual written consent of the Parties or by their successors-in-interest or

assigns. Any such amendment of this MDA shall be recorded in the official records of the Salt Lake County Recorder's Office.

10.11. **Severability.** If any of the provisions of this MDA are declared void or unenforceable, such provision shall be severed from this MDA. This MDA shall otherwise remain in full force and effect provided the fundamental purpose of this MDA and Master Developer's and Owners' ability to complete the development of the Property as set forth in the Concept Plan is not defeated by such severance.

10.12. **Governing Law.** The laws of the State of Utah shall govern the interpretation and enforcement of this MDA. The Parties shall agree that the venue for any action commenced in connection with this MDA shall be proper only in a court of competent jurisdiction located in Salt Lake County, Utah. The Parties hereby expressly waive any right to object to such choice of law or venue.

10.13. **Remedies.** If any Party breaches any provision of this MDA, the non-defaulting Party shall be entitled to all remedies available both at law and in equity.

10.14. **Attorney's Fees and Costs.** If any Party brings legal action either because of a breach of this MDA or to enforce a provision of this MDA, the prevailing Party shall be entitled to reasonable attorney's fees and court costs.

10.15. **Binding Effect.** The benefits and burdens of this MDA shall be binding upon and shall inure to the benefit of the Parties and their respective heirs, legal representatives, successors in interest and assigns. This MDA shall be incorporated by reference in any instrument purporting to convey an interest in the Property.

10.16. **No Third-Party Rights.** The obligations of the Parties set forth in this MDA shall not create any rights in or obligations to any other persons or parties except to the extent provided herein.

10.17. **No Agency Created.** Nothing contained in this MDA shall create any partnership, joint venture, or agency relationship between the Parties.

10.18. **Estoppel Certificate.** Upon twenty (20) days prior written request by Master Developer, Owner(s), or a Subdeveloper, the City will execute an estoppel certificate to any third party certifying that Master Developer, Owner(s) or a Subdeveloper, as the case may be, at that time is not in default of the terms of this Agreement.

10.19. **Appointment of Representatives.** To further the commitment of the Parties to cooperate in the implementation of this MDA, the City, Owners, and Master Developer each shall designate and appoint a representative to act as a liaison between the City and its various departments and Owners and Master Developer. The initial representatives for the Parties shall be the individual(s) identified under each Party's signature block below. The Parties may change their designated representatives by Notice. The representatives shall be available at reasonable business hours to discuss and review the performance of the Parties to this MDA and the development of the Project.

10.20. **Warranty of Authority.** The Parties to this MDA each warrant that they have all of the necessary authority to execute this MDA. Specifically, on behalf of the City, the signature of the City Manager is affixed to this MDA to lawfully bind the City pursuant to Resolution No. R38-2024 adopted by the Council on November 13, 2024. This MDA is approved as to form by the Herriman City Attorney.

TABLE OF EXHIBITS

EXHIBIT A	LEGAL DESCRIPTION AND DEPICTION OF PROPERTY
EXHIBIT B	ZONING MAP
EXHIBIT C	MASTER PLAN
EXHIBIT D	VILLAGE PLAN
EXHIBIT E	DESIGN GUIDELINES
EXHIBIT F	GRADING PLAN
EXHIBIT G	CITY'S VESTED LAWS
EXHIBIT H	BACKBONE ROAD DESIGN
EXHIBIT I	OFF-SITE JUNIPER CREST IMPROVEMENTS
EXHIBIT J	DEVELOPMENT APPLICATION REVIEW AND APPROVAL PROCESS
EXHIBIT K	GENERAL PLAN MAP

[signatures on following pages]

IN WITNESS WHEREOF, the parties hereto have executed this MDA by and through their respective, duly authorized representatives as of the day and year accompanying each signature.

CITY
HERRIMAN CITY


NATHAN CHERPESKI, City Manager

Date


Mail Notices to:
Herriman City
Attn: City Manager
5355 W. Main Street
Herriman, UT 84096

With a Copy to:
Herriman City
Attn: City Attorney
5355 W. Main Street
Herriman, UT 84096

Representative: Nathan Cherpeski

ATTEST

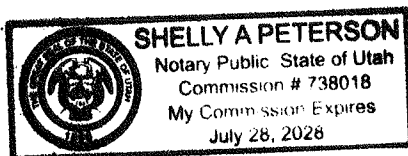

JACKIE NOSTROM, City Recorder


TODD SHERAN, City Attorney
Approved as to form



STATE OF UTAH)
 :SS
COUNTY OF SALT LAKE)

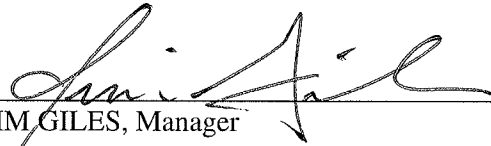
On this 22 day of July, 2024, personally appeared before me NATHAN CHERPESKI, whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me duly sworn/affirmed, did say that they are the City Manager of Herriman City and that said Master Development Agreement was signed by them on behalf of the City by authority of its City Council and they acknowledged to me that said City executed the same for the purposes described therein.




NOTARY PUBLIC

MASTER DEVELOPER ACKNOWLEDGMENT

MASTER DEVELOPER
PANORAMA DEVELOPERS, LLC


JIM GILES, Manager

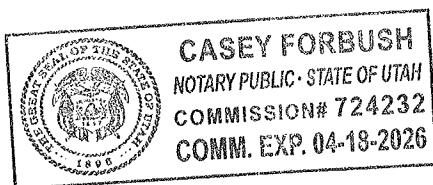
12/4/2024
Date

Mail Notices to:
PANORAMA DEVELOPERS, LLC
Attn: Jim Giles
14034 S. 145 E. #204
Draper, UT 84020
jim@daiutah.com

Representative: Jim Giles

STATE OF UTAH)
 :SS
COUNTY OF SALT LAKE)

On this 4th day of December, 2024, personally appeared before me JIM GILES, whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me duly sworn/affirmed, did say that they are the Manager of PANORAMA DEVELOPERS, LLC, a Utah limited liability company, and that the foregoing Master Development Agreement was signed on behalf of the Master Developer by authority of its governing board and acknowledged to me that JIM GILES executed the same for the purposes described therein.

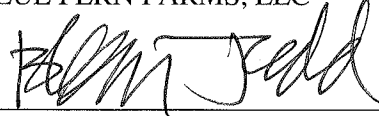



NOTARY PUBLIC

OWNERS' ACKNOWLEDGEMENTS

OWNER

BLUE FERN FARMS, LLC



BRIAN JUDD, Manager

12.10.24

Date

Mail Notices to:

Blue Fern Farms, LLC

Attn: Brian Judd

102 W. Winchester St. #101

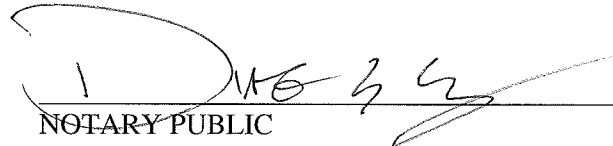
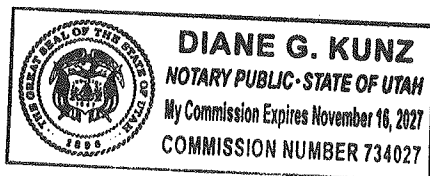
Murray, UT 84107

brian@brianjuddtours.com

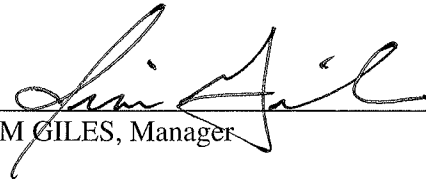
Representative: Brian Judd

STATE OF UTAH)
 :SS
COUNTY OF SALT LAKE)

On this 10th day of December, 2024, personally appeared before me BRIAN JUDD, whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me duly sworn/affirmed, did say that they are the Manager of BLUE FERN FARMS, LLC, a Utah limited liability company, and that the foregoing Master Development Agreement was signed on behalf of BLUE FERN FARMS, LLC by authority of its governing board and acknowledged to me that BRIAN JUDD executed the same for the purposes described therein.


NOTARY PUBLIC

OWNER
DAI ROSECREST, LLC



JIM GILES, Manager

12/4/2024

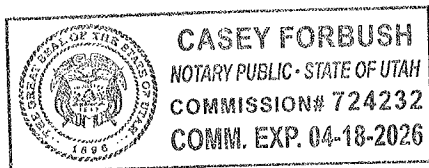
Date

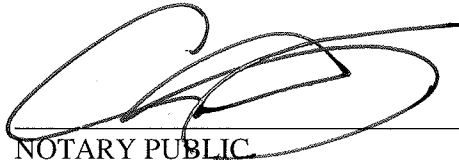
Mail Notices to
DAI Rosecrest, LLC
Attn: Jim Giles
14034 S. 145 E., #204
Draper, UT 84020
jim@daiutah.com

Representative: Jim Giles

STATE OF UTAH)
 :SS
COUNTY OF SALT LAKE)

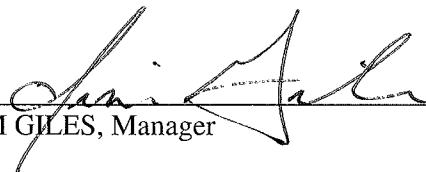
On this 4th day of December, 2024, personally appeared before me JIM GILES, whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me duly sworn/affirmed, did say that they are the Manager of DAI ROSECREST, LLC, a Utah limited liability company, and that the foregoing Master Development Agreement was signed on behalf of DAI ROSECREST, LLC by authority of its governing board and acknowledged to me that JIM GILES executed the same for the purposes described therein.





NOTARY PUBLIC

OWNER
DAI SPRINGS, LLC



JIM GILES, Manager

12/4/2024

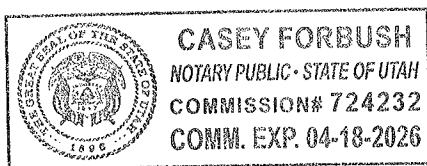
Date


Mail Notices to:
DAI Springs, LLC
Attn: Jim Giles
14034 S. 145 E., #204
Draper, UT 84020
jim@daiutah.com

Representative:
Jim Giles

STATE OF UTAH)
 :SS
COUNTY OF SALT LAKE)

On this 4th day of December, 2024, personally appeared before me JIM GILES, whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me duly sworn/affirmed, did say that they are the Manager of DAI SPRINGS, LLC, a Utah limited liability company, and that the foregoing Master Development Agreement was signed on behalf of DAI SPRINGS, LLC, by authority of its governing board and acknowledged to me that JIM GILES executed the same for the purposes described therein.





NOTARY PUBLIC

OWNER

DEL SCOTT CHRISTENSEN TRUST,
U/D/T DATED FEBRUARY 14, 2014



DEL SCOTT CHRISTENSEN, Trustee

11/15/25

Date

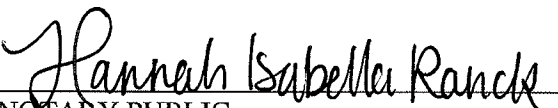
Mail Notices to:

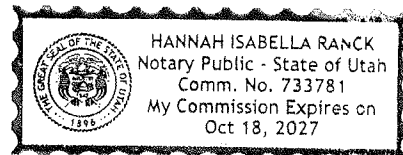
Del Scott Christensen
4524 S. 785 E.
Murray, UT 84107

Representative: Del S. Christensen

STATE OF UTAH)
 :SS
COUNTY OF SALT LAKE)

On this 15th day of January 2025 ~~2024~~, personally appeared before me DEL SCOTT CHRISTENSEN, whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me duly sworn/affirmed, did say that they are the Trustee of the DEL SCOTT CHRISTENSEN TRUST, U/D/T DATED FEBRUARY 14, 2014, and that the foregoing Master Development Agreement was signed on behalf of the Trust and acknowledged to me that the DEL SCOTT CHRISTENSEN executed the same for the purposes described therein.


NOTARY PUBLIC



OWNER
INNOVATIVE EXCAVATING AND
CONSTRUCTION, LLC



JEFF WRIGHT, Manager

July 16, 2025

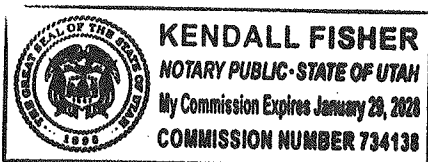
Date

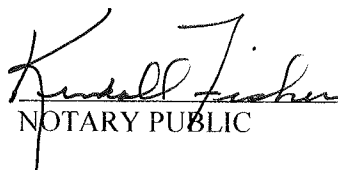
Mail Notices to:
Innovative Excavating and Construction, LLC
Attn: Jeff Wright
357 W. 6160 S. #2
Murray, UT 84107
jeff@jwright.biz

Representative: Jeff Wright

STATE OF UTAH)
 :SS
COUNTY OF SALT LAKE)

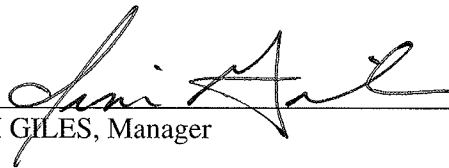
On this 16 day of July, 2025, personally appeared before me JEFF WRIGHT, whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me duly sworn/affirmed, did say that they are the Manager of INNOVATIVE EXCAVATING AND CONSTRUCTION, LLC, a Utah limited liability company, and that the foregoing Master Development Agreement was signed on behalf of INNOVATIVE EXCAVATING AND CONSTRUCTION, LLC by authority of its governing board and acknowledged to me that JEFF WRIGHT executed the same for the purposes described therein.





NOTARY PUBLIC

OWNER
JNJB HERRIMAN, LLC


JIM GILES, Manager

12/4/2024
Date

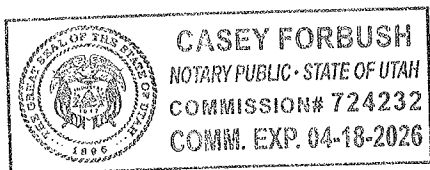
Mail Notices to:


JNJB Herriman, LLC
Attn: Jim Giles
14034 S. 145 E., #204
Draper, UT 84020
jim@daiutah.com

Representative: Jim Giles

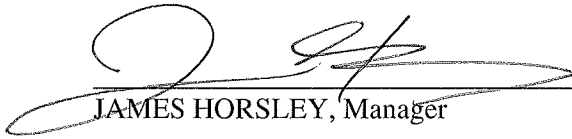
STATE OF UTAH)
 :SS
COUNTY OF SALT LAKE)

On this 4th day of December, 2024, personally appeared before me JIM GILES, whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me duly sworn/affirmed, did say that they are the Manager of JNJB HERRIMAN, LLC, a Utah limited liability company, and that the foregoing Master Development Agreement was signed on behalf of JNJB HERRIMAN, LLC, by authority of its governing board and acknowledged to me that JIM GILES executed the same for the purposes described therein.




NOTARY PUBLIC

OWNER
RIVERSIDE DEVELOPMENT, LLC


JAMES HORSLEY, Manager

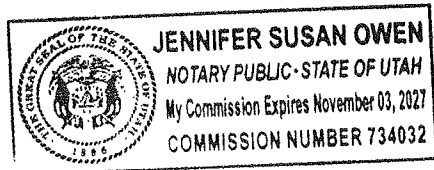
12/10/24
Date

Mail Notices to:
Riverside Development, LLC
Attn: James Horsley
15157 S. 2815 W.
Bluffdale, UT 84065
Jhorsley32@gmail.com

Representative: James Horsley

STATE OF UTAH)
 :SS
COUNTY OF SALT LAKE)

On this 10th day of December, 2024, personally appeared before me JAMES HORSLEY, whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me duly sworn/affirmed, did say that they are the Manager of RIVERSIDE DEVELOPMENT, LLC, a Utah limited liability company, and that the foregoing Master Development Agreement was signed on behalf of RIVERSIDE DEVELOPMENT, LLC by authority of its governing board and acknowledged to me that JAMES HORSLEY executed the same for the purposes described therein.




NOTARY PUBLIC

OWNER
PEEL CONSTRUCTION, INC.
PROFIT SHARING PLAN AND TRUST



CAROLYN G. PEEL, Successor Trustee

12/13/2024
Date

Mail Notices to:
4030 Charlton Ave
Hemet CA 92344

Representative: Carolyn G. Peel

STATE OF)
COUNTY OF) :ss

On this ____ day of _____, 2024, personally appeared before me CAROLYN G. PEEL, whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me duly sworn/affirmed, did say that they are the Trustee of the PEEL CONSTRUCTION, INC. PROFIT SHARING PLAN AND TRUST, and that the foregoing Master Development Agreement was signed on behalf of PEEL CONSTRUCTION, INC. PROFIT SHARING PLAN AND TRUST by authority of its governing documents and acknowledged to me that CAROLYN G. PEEL executed the same for the purposes described therein.

see attached
notary ack.

NOTARY PUBLIC

CALIFORNIA ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

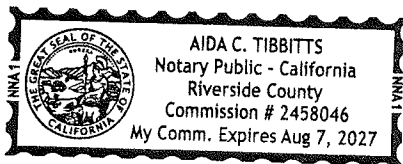
State of California

County of Riverside }

On 12/13/2024 before me, Aida C. Tibbitts, Notary Public
Date Here Insert Name and Title of the Officer

personally appeared Carolyn G. Peel
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

[Handwritten Signature]

Signature of Notary Public

Place Notary Seal and/or Stamp Above

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

☐ Corporate Officer – Title(s): _____

☐ Partner – ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian or Conservator

☐ Other: _____

Signer is Representing: _____

Signer's Name: _____

☐ Corporate Officer – Title(s): _____

☐ Partner – ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian or Conservator

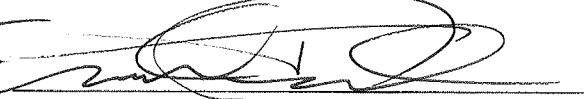
☐ Other: _____

Signer is Representing: _____

OWNER

THE PEEL FAMILY TRUST, BYPASS TRUST
DATED OCTOBER 3, 1973


CAROLYN G. PEEL, Trustee


MARK T. PEEL, Trustee

12 13 24
Date

12 13 24
Date

Mail Notices to:

4030 Chilton Ave
Hemet CA 92544

Representative: Carolyn G. Peel

STATE OF)
COUNTY OF) :ss

On this ____ day of _____, 2024, personally appeared before me CAROLYN G. PEEL, whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me duly sworn/affirmed, did say that they are the Trustee of THE PEEL FAMILY TRUST, BYPASS TRUST DATED OCTOBER 3, 1973, and that the foregoing Master Development Agreement was signed on behalf of THE PEEL FAMILY TRUST, BYPASS TRUST, DATED OCTOBER 3, 1973 by authority of its governing documents and acknowledged to me that CAROLYN G. PEEL executed the same for the purposes described therein.

NOTARY PUBLIC

STATE OF)
COUNTY OF) :ss

On this ____ day of _____, 2024, personally appeared before me MARK T. PEEL, whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me duly sworn/affirmed, did say that they are the Trustee of THE PEEL FAMILY TRUST, BYPASS TRUST DATED OCTOBER 3, 1973, and that the foregoing Master Development Agreement was signed on behalf of THE PEEL FAMILY TRUST, BYPASS TRUST, DATED OCTOBER 3, 1973 by authority of its governing documents and acknowledged to me that MARK T. PEEL executed the same for the purposes described therein.

see attached
notary ack.

NOTARY PUBLIC

CALIFORNIA ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

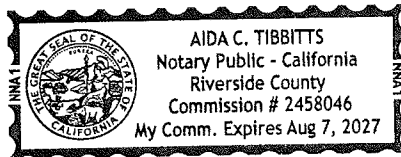
County of Riverside }

On 12/13/2024 before me, Aida C. Tibbitts, Notary Public
Date Here Insert Name and Title of the Officer

personally appeared Carolyn G. Peel and Mark
Name(s) of Signer(s)

T. Peel

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

Aida C. Tibbitts

Signature of Notary Public

Place Notary Seal and/or Stamp Above

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

☐ Corporate Officer – Title(s): _____

☐ Partner – ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian or Conservator

☐ Other: _____

Signer is Representing: _____

Signer's Name: _____

☐ Corporate Officer – Title(s): _____

☐ Partner – ☐ Limited ☐ General

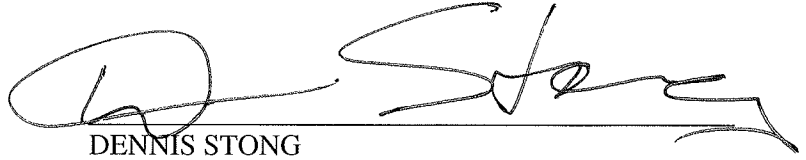
☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian or Conservator

☐ Other: _____

Signer is Representing: _____

OWNER
DENNIS STONG


DENNIS STONG

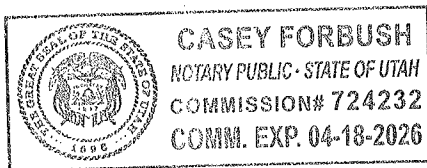
12/9/2024
Date


Mail Notices to:
Dennis Stong
1976 E. Gray Fox Drive
Draper, UT 84020
dennisstong@gmail.com

Representative: Dennis Stong

STATE OF UTAH)
 :SS
COUNTY OF SALT LAKE)

On this 9th day of December, 2024, personally appeared before me DENNIS STONG, whose identity is personally known to me (or proven on the basis of satisfactory evidence) to be the person whose name is subscribed to in this Master Development Agreement, and DENNIS STONG acknowledged to me that they executed the same for the purposes described therein.




NOTARY PUBLIC

OWNER

WILLIAMSEN HERRIMAN, LLC



THOM WILLIAMSEN, Manager

12/12/2024

Date

Mail Notices to:

Williamsen Herriman, LLC

Attn: Thom Williamsen

154 E. Myrtle Ave. #203

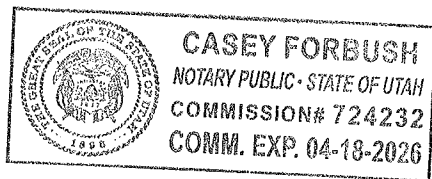
Murray, UT 84107

thom@chasebrookco.com

Representative: Thom Williamsen

STATE OF UTAH)
 :SS
COUNTY OF SALT LAKE)

On this 12th day of December, 2024, personally appeared before me THOM WILLIAMSEN, whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me duly sworn/affirmed, did say that they are the Manager of WILLIAMSEN HERRIMAN, LLC, a Utah limited liability company, and that the foregoing Master Development Agreement was signed on behalf of WILLIAMSEN HERRIMAN, LLC by authority of its governing board and acknowledged to me that THOM WILLIAMSEN executed the same for the purposes described therein.


NOTARY PUBLIC

OWNER

PAUL T. & VIEMARIE KNOUSE

Paul T. Knouse
PAUL T. KNOUSE

Date

Viemarie Knouse 12/12/24
VIEMARIE KNOUSE Date

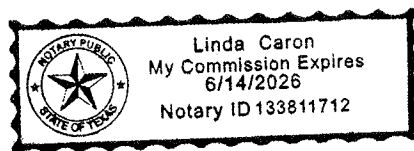
Mail Notices to:

Pual & Viemarie Knouse
11501 Parkcrest Drive
Denton, TX 76207
ptknouse@gmail.com

Representative: Paul T. Knouse

STATE OF Texas)
)
) :SS
COUNTY OF Denton)

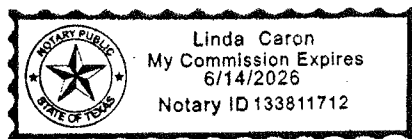
On this 12 day of December, 2024, personally appeared before me PAUL T. KNOUSE, whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me duly sworn/affirmed, did say that they executed the MDA for the purposes described therein.



Linda Caron
NOTARY PUBLIC

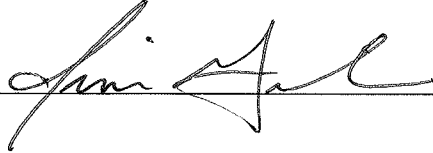
STATE OF Texas)
)
) :SS
COUNTY OF Denton)

On this 12 day of December, 2024, personally appeared before me VIEMARIE KNOUSE, whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me duly sworn/affirmed, did say that they executed the MDA for the purposes described therein.



Linda Caron
NOTARY PUBLIC

OWNER
HERRIMAN DAI, LLC

Signature: 

Print Name: JIM GTLES

Title: MANAGER

Date: 12/4/2024

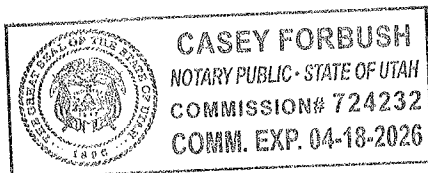
Mail Notices to:

Herriman DAI, LLC
Attn: Bryan Flamm
14034 South 145 East, Suite 204
Draper, UT 84020
bryan@daiutah.com

Representative: Bryan Flamm

STATE OF)
):SS
COUNTY OF)

On this 4th day of December, 2024, personally appeared before me BRYAN FLAMM, whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me duly sworn/affirmed, did say that they are the Manager of HERRIMAN DAI, LLC, a Utah limited liability company, and that the foregoing Master Development Agreement was signed on behalf of HERRIMAN DAI, LLC by authority of its governing board and acknowledged to me that they executed the same for the purposes described therein.





NOTARY PUBLIC

EXHIBIT A
Legal Description of Property

PANORAMA MDA NORTH BOUNDARY DESCRIPTION (WILLIAMSEN PROPERTY)

A part of the Southwest 1/4 and the Northwest 1/4 of Section 8, Township 4 South, Range 1 West, Salt Lake Base and Meridian, located in Herriman City, Salt Lake County, Utah, being more particularly described as follows:

Beginning at a point located S89°27'24"W 622.27 feet along the 1/4 Section line and N00°32'36"W 2620.06 feet from the South 1/4 Corner of Section 17, Township 4 South, Range 1 West, Salt Lake Base and Meridian; running thence S53°36'54"W 305.18 feet; thence S38°03'38"W 914.65 feet; thence N51°56'22"W 576.99 feet; thence N47°23'29"W 132.42 feet; thence N51°56'22"W 78.45 feet; thence along the arc of a curve to the right with a radius of 25.00 feet a distance of 39.27 feet through a central angle of 90°00'00" Chord: N06°56'22"W 35.36 feet; thence N38°03'38"E 415.45 feet; thence N35°28'04"E 265.27 feet; thence N38°03'38"E 307.81 feet; thence N34°46'06"E 226.37 feet; thence N38°03'38"E 464.11 feet; thence along the arc of a curve to the right with a radius of 1,007.00 feet a distance of 81.10 feet through a central angle of 04°36'52" Chord: N40°22'04"E 81.08 feet; thence S29°26'58"E 341.97 feet; thence S31°20'35"E 439.13 feet; thence along the arc of a curve to the right with a radius of 286.87 feet a distance of 80.55 feet through a central angle of 16°05'17" Chord: S23°17'56"E 80.29 feet; to a point of compound curvature; thence along the arc of a curve to the right with a radius of 26.81 feet a distance of 16.74 feet through a central angle of 35°46'41" Chord: S02°38'03"W 16.47 feet; thence S20°31'23"W 92.82 feet; thence S23°48'49"W 72.02 feet; thence along the arc of a curve to the left with a radius of 105.19 feet a distance of 40.98 feet through a central angle of 22°19'13" Chord: S12°39'12"W 40.72 feet; thence S01°29'35"W 46.07 feet; thence along the arc of a curve to the left with a radius of 66.95 feet a distance of 25.13 feet through a central angle of 21°30'20" Chord: S09°15'35"E 24.98 feet to the point of beginning.

Contains: 31.11 acres+/-

PANORAMA MDA BOUNDARY DESCRIPTION (SOUTH OF MOUNTAIN VIEW CORRIDOR)

A part of Section 17, part of the Northeast 1/4, Northwest 1/4 & Southeast 1/4 of Section 18, part of the Southeast 1/4 of Section 7 and part of the Southwest 1/4 of Section 8, Township 4 South, Range 1 West, Salt Lake Base and Meridian, located in Herriman City, Salt Lake County, Utah, being more particularly described as follows:

Beginning at a point located N00°31'33"E 2389.95 feet along the 1/4 Section line from the South 1/4 Corner of Section 17, Township 4 South, Range 1 West, Salt Lake Base and Meridian; running thence along said Section line N00°31'33"E 69.00 feet; thence S88°56'28"W 93.72 feet; thence Northeasterly along the arc of a non-tangent curve to the right having a radius of 555.00 feet (radius bears: S50°53'17"E) a distance of 75.72 feet through a central angle of 07°49'00" Chord: N43°01'13"E 75.66 feet; thence N46°55'43"E 58.79 feet; thence N00°31'33"E 430.31 feet; thence Northwesterly along the arc of a non-tangent curve to the left having a radius of 271.00 feet (radius bears: S37°01'15"W) a distance of 11.48 feet through a central angle of 02°25'36" Chord: N54°11'33"W 11.48 feet; thence N55°24'21"W 147.74 feet; thence N67°45'11"W 51.78 feet; thence N63°21'18"W 440.18 feet; thence along the arc of a curve to the right with a radius of 345.00 feet a distance of 235.56 feet through a central angle of 39°07'14" Chord: N43°47'41"W 231.01 feet; thence N58°07'26"W 111.39 feet; thence Westerly along the arc of a non-tangent curve to the right having a radius of 545.00 feet (radius bears: N02°06'55"E) a distance of 172.73 feet through a central angle of 18°09'31" Chord: N78°48'20"W 172.00 feet; thence N61°40'42"W 16.45 feet; thence N61°06'10"W 21.29 feet to a point on the northerly line of Salt Lake County Tax ID Parcel Number 33-18-400-008, as determined by Survey Number S92-09-056; thence along said as-surveyed boundary line the following three (3) courses: (1) S89°07'30"W 564.26 feet; thence (2) S00°52'31"E 662.00 feet; thence (3) S89°07'31"W 989.18 feet to the Section line; thence along said Section line S00°54'21"E 9.53 feet; thence N88°58'22"W 1,287.83 feet; thence N43°01'47"W 86.13 feet to the south corner of that Special Warranty Deed thereof recorded December 30, 2022 as Entry No. 14058076 in Book 11393 at Page 8563 in the Salt Lake County Recorder's Office; thence along said deed the following three (3) courses: (1) N28°03'01"W 170.54 feet; thence (2) N08°19'37"E 207.73 feet; thence (3) N18°23'50"E 151.66 feet to the 1/16th (40 acre) line; thence along said line N00°15'25"W 449.70 feet; thence N88°59'06"W 333.12 feet; thence Westerly along the arc of a non-tangent curve to the right having a radius of 345.00 feet (radius bears: N00°51'35"E) a distance of 160.81 feet through a central angle of 26°42'23" Chord: N75°47'14"W 159.36 feet to the 1/16th (40 acre) line; thence along said line N89°07'59"W 1,813.81 feet to the westerly line of Government Lot 1; thence along said Government Lot line N00°35'05"E 1,316.18 feet to the Section line; thence along said Section line the following two (2) courses: (1) S89°16'06"E 962.55 feet; thence (2) S89°17'58"E 110.42 feet to the easterly boundary line of Graystone Subdivision Phase 2, according to the official plat thereof recorded September 20, 2017 as Entry No. 12619520 in Book 2017P at Page 254 in the Salt Lake County Recorder's Office; thence along said plat the following three (3) courses: (1) N21°20'35"E 162.73 feet; thence (2) N13°56'03"E 94.08 feet;

thence (3) N03°04'58"E 87.13 feet to the easterly boundary line of Graystone Subdivision Phase 1 according to the official plat thereof recorded October 18, 2017 as Entry No. 12639535 in Book 2017P at Page 289 in the Salt Lake County Recorder's Office; thence along said plat the following two courses (2): (1) N00°03'21"W 528.00 feet; thence (2) N07°18'53"E 117.08 feet to the southerly right-of-way line of Juniper Crest Road; thence along said right-of-way line the following two (2) courses: (1) Southeasterly along the arc of a non-tangent curve to the right having a radius of 829.00 feet (radius bears: S22°57'01"W) a distance of 206.01 feet through a central angle of 14°14'18" Chord: S59°55'50"E 205.48 feet; thence (2) S52°48'16"E 100.90 feet; thence N38°24'30"E 1,090.56 feet; thence S51°39'37"E 137.75 feet; thence S45°22'07"E 221.31 feet; thence S49°48'16"E 480.23 feet; thence S51°35'40"E 208.20 feet; thence S42°46'19"E 202.12 feet; thence S51°35'40"E 434.07 feet; thence S60°04'01"E 359.73 feet; thence S51°35'40"E 804.75 feet; thence S57°10'10"E 185.29 feet; thence S51°35'40"E 246.19 feet; thence S37°43'46"W 119.20 feet; thence along the arc of a curve to the left with a radius of 223.50 feet a distance of 226.14 feet through a central angle of 57°58'17" Chord: S08°44'37"W 216.61 feet; thence S69°45'29"W 53.00 feet; thence Westerly along the arc of a non-tangent curve to the right having a radius of 251.50 feet (radius bears: N10°33'42"W) a distance of 130.00 feet through a central angle of 29°37'00" Chord: N85°45'11"W 128.56 feet; thence S38°23'28"W 104.19 feet; thence N51°36'32"W 920.72 feet to the Section line; thence along said Section line S00°54'21"E 424.18 feet; thence S40°21'34"E 19.77 feet; thence S51°22'30"E 943.68 feet; thence Easterly along the arc of a non-tangent curve to the right having a radius of 557.00 feet (radius bears: S04°46'11"W) a distance of 234.57 feet through a central angle of 24°07'45" Chord: S73°09'56"E 232.84 feet; thence S61°06'04"E 317.29 feet; thence S56°20'36"E 72.31 feet; thence S61°06'02"E 295.22 feet; thence S70°16'38"E 64.57 feet; thence Easterly along the arc of a non-tangent curve to the left having a radius of 455.00 feet (radius bears: N21°01'04"E) a distance of 582.85 feet through a central angle of 73°23'43" Chord: N74°19'13"E 543.81 feet; thence N37°37'21"E 201.10 feet; thence S51°52'10"E 310.46 feet; thence S52°31'39"E 24.00 feet; thence Southeasterly along the arc of a non-tangent curve to the left having a radius of 15,250.01 feet (radius bears: N37°30'20"E) a distance of 642.47 feet through a central angle of 02°24'50" Chord: S53°42'05"E 642.43 feet; thence S58°50'53"E 247.41 feet; thence Southeasterly along the arc of a non-tangent curve to the left having a radius of 15,234.99 feet (radius bears: N34°09'49"E) a distance of 470.27 feet through a central angle of 01°46'07" Chord: S56°43'15"E 470.26 feet; thence S48°43'05"E 113.83 feet; thence S58°10'01"E 74.21 feet; thence S73°47'17"E 67.96 feet; thence S58°37'41"E 40.08 feet; thence S00°36'08"W 132.36 feet; thence S00°35'13"W 1,130.18 feet; thence N52°55'04"W 745.34 feet; thence S52°34'07"W 4.90 feet; thence along the arc of a curve to the left with a radius of 223.50 feet a distance of 14.96 feet through a central angle of 03°50'07" Chord: S50°39'04"W 14.96 feet; thence N41°16'00"W 53.00 feet; thence N55°24'21"W 580.00 feet; thence N63°47'42"W 53.00 feet; thence Southerly along the arc of a non-tangent curve to the left having a radius of 226.50 feet (radius bears: S63°47'42"E) a distance of 30.06 feet through a central angle of 07°36'18" Chord: S22°24'09"W 30.04 feet; thence N73°51'53"W 126.44 feet to the point of beginning.

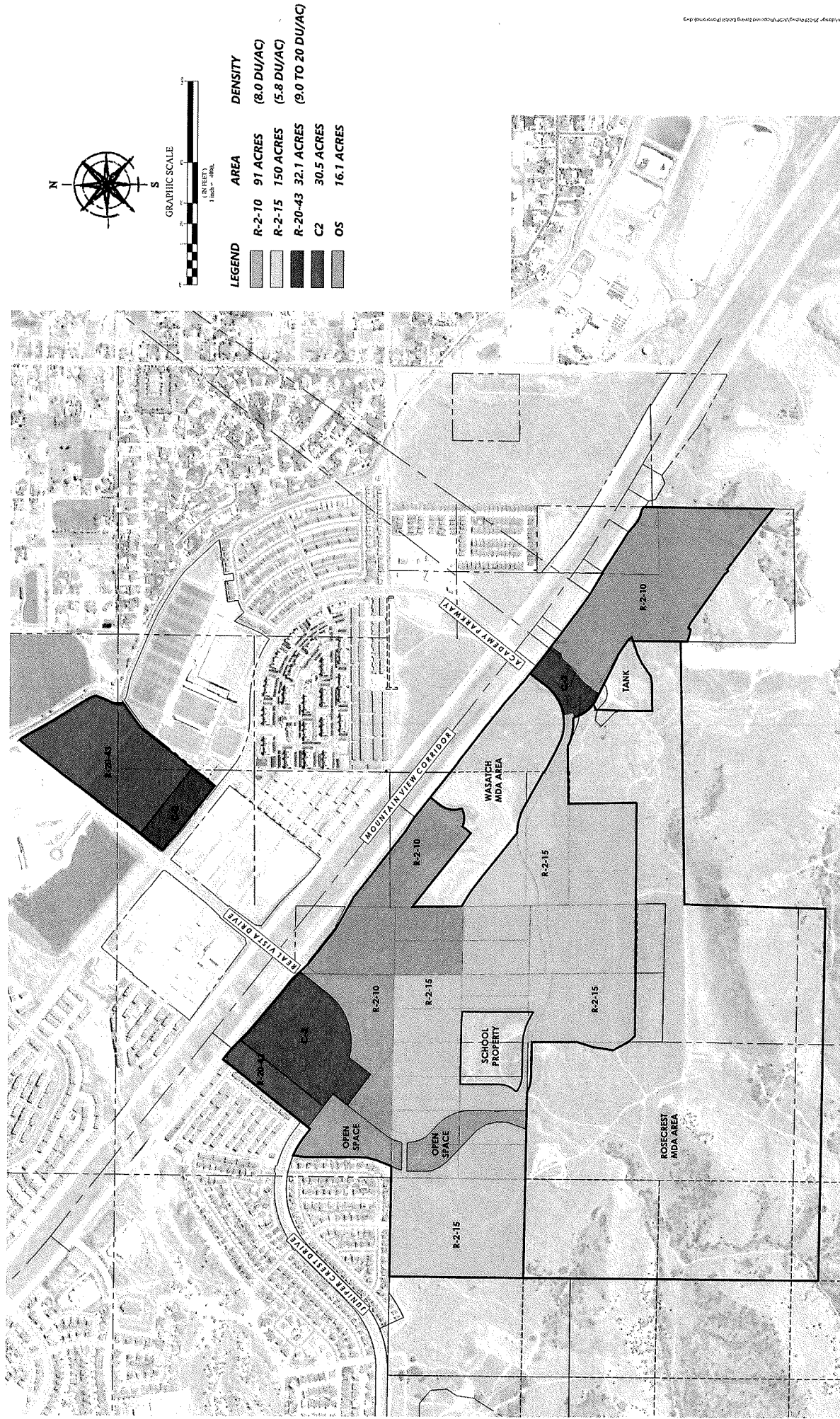
Less and Excepting: Board of Education of Jordan School District, LLC parcel 33-18-226-001

A parcel of ground located in the Northeast quarter of Section 18, Township 4 South, Range 1 West, Salt Lake Base and Meridian, said parcel being all of that certain parcel conveyed by Special Warranty Deed recorded November 5, 2007 as Entry No. 10266590 in Book 9533 at Page 6378 in the office of the Salt Lake County Recorder and a portion of that certain parcel conveyed by Quit Claim Deed recorded February 12, 2008 as Entry No. 10345797 in Book 9596 at Page 318 in the office of the Salt Lake County Recorder, said parcel being described more particularly as follows:

Beginning at a point South 00°54'44" East along the section line 663.33 feet (South 00°02' East 660.00 feet by Deed) and North 89°13'23" West 1658.55 feet (West by Deed) from the Northeast corner of Section 18, Township 4 South, Range 1 West, Salt Lake Base and Meridian, said point also being South 89°18'25" East along the section line 989.47 feet and South 00°05'59" East 660.70 feet from the North quarter corner of said Section 18 and running thence South 89°13'23" East 788.22 feet (East by Deed); thence South 00°30'24" East 661.94 feet; thence North 89°08'25" West 792.94 feet; thence North 00°05'59" West 660.70 feet (North 660.00 feet by Deed) to the point of beginning.

Contains: 287.62 acres+/-

EXHIBIT B
Zoning Map



PANORAMA proposed zoning exhibit

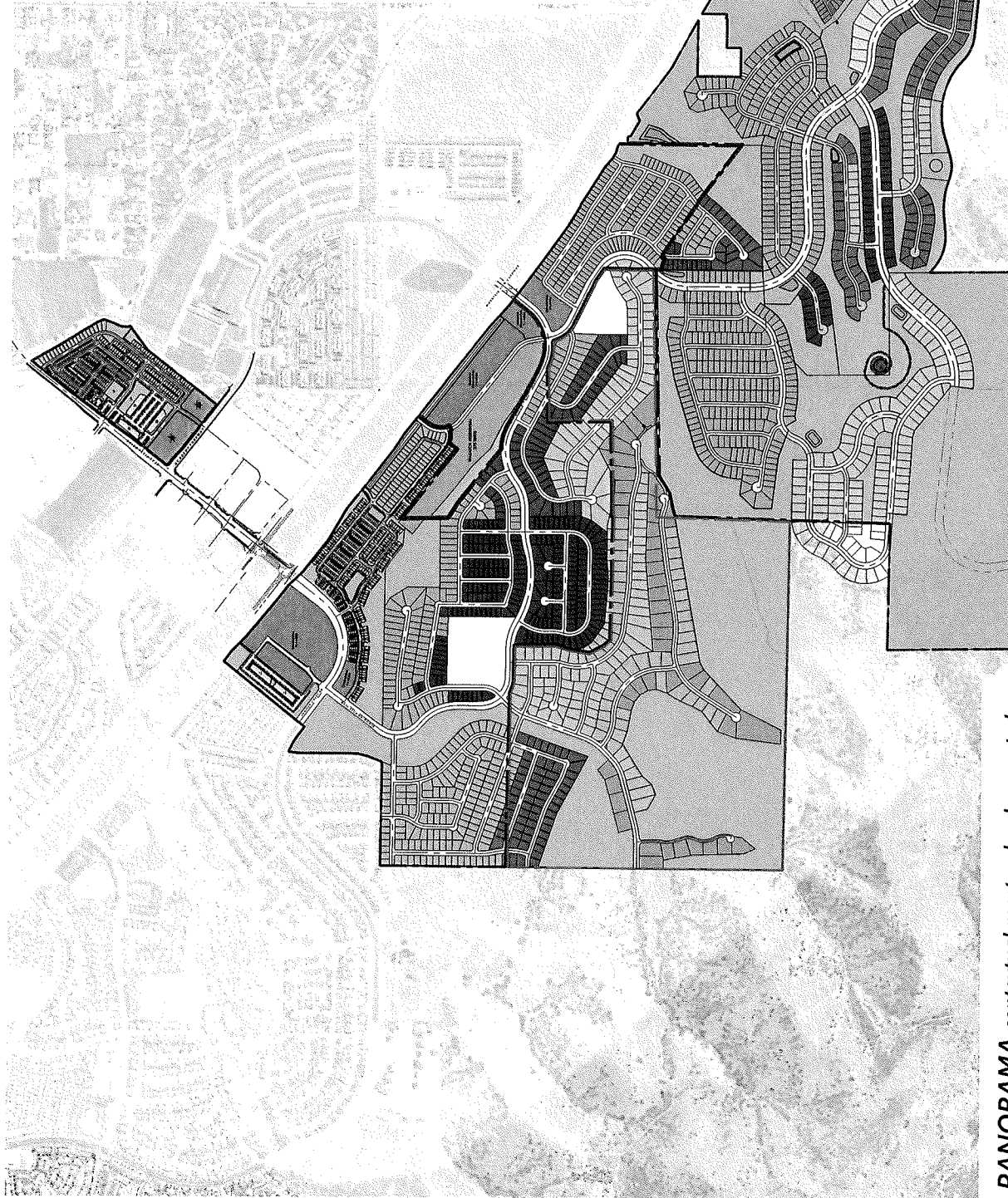
HERRIMAN CITY, SALT LAKE COUNTY

10/25/2024

1420-02



EXHIBIT C
Master Plan



PANORAMA LOT LEGEND

APPROXIMATE LOT COUNT
APARTMENTS (375)
TOWNHOMES (506)
40' x 80' LOTS (86)
45' x 85' LOTS (208)
50' LOTS (223)
65' LOTS (255)
75' LOTS (37)
90' LOTS (26)
COMMERCIAL
OPEN SPACE

APPROX. UNITS: 1,716
DEVELOPMENT AREA: 319.0 ACRES
APPROX. DENSITY: 5.3 UNITS/ACRE

ROSECREST LOT LEGEND

APPROXIMATE LOT COUNT
65' LOTS (23)
75' LOTS (92)
90' LOTS (106)
110' LOTS (55)
130' LOTS (45)
OPEN SPACE

APPROX. UNITS: 321
DEVELOPMENT AREA: 248.0 ACRES
APPROX. DENSITY: 1.3 UNITS/ACRE

SOUTH HILLS LOT LEGEND

APPROXIMATE LOT COUNT
APARTMENTS (275)
TOWNHOMES (15)
44' LOTS (192)
50' LOTS (13)
60' LOTS (407)
65' LOTS (19)
70' LOTS (54)
75' LOTS (19)
80' LOTS (193)
90' LOTS (11)
100' LOTS (108)
COMMERCIAL
OPEN SPACE (NATIVE)
OPEN SPACE (IRRIGATED)

APPROX. UNITS: 1,306
DEVELOPMENT AREA: 555.3 ACRES
APPROX. DENSITY: 2.4 UNITS/ACRE

—	PANORAMA MDA
---	SOUTH HILLS MDA
----	ROSECREST ARMDA

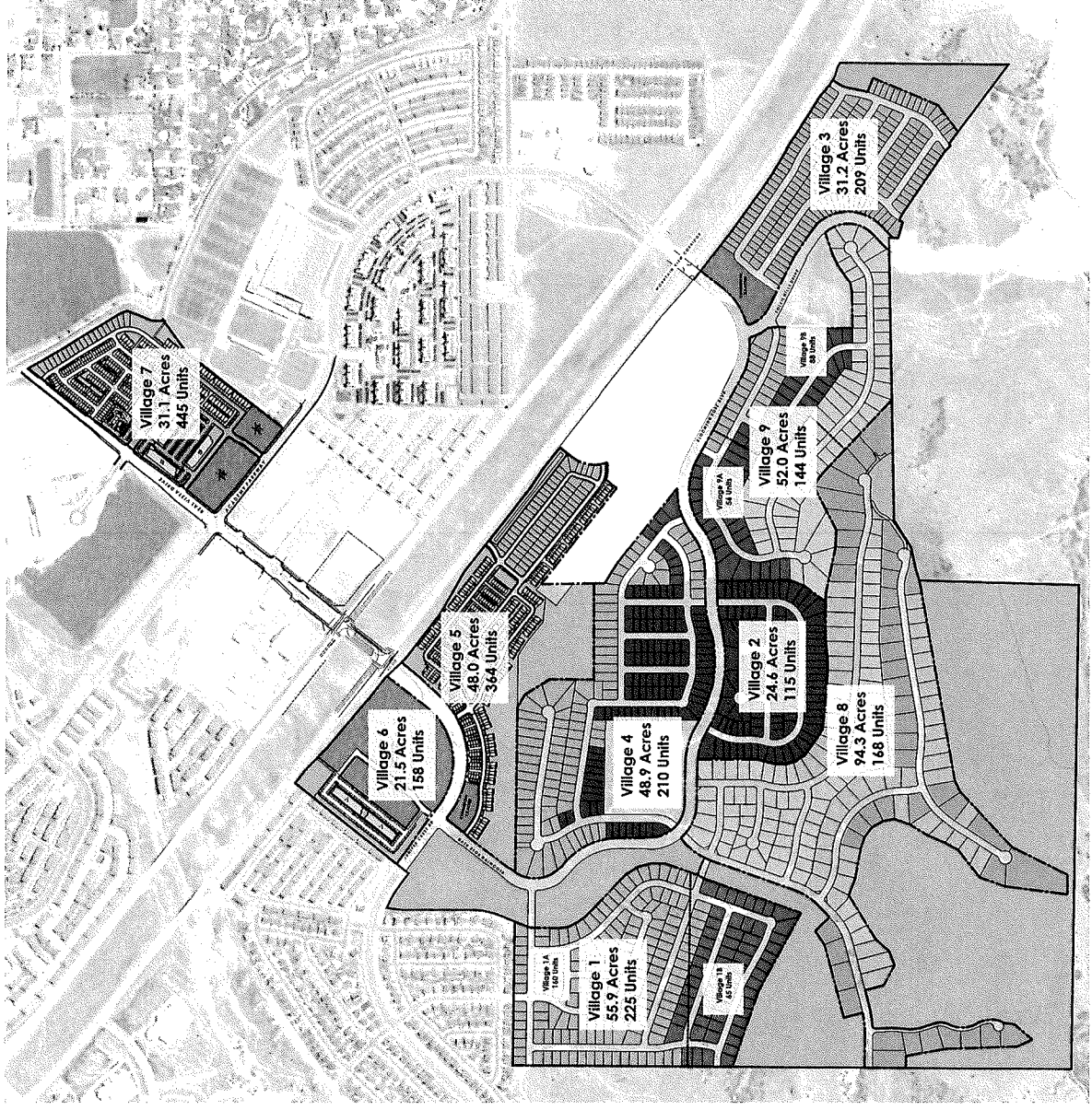


PANORAMA contextual master development plan

HERRIMAN CITY, SALT LAKE COUNTY
10/24/2024



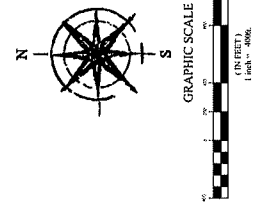
EXHIBIT D
Village Plan



PANORAMA village plan

HERRIMAN CITY, SALT LAKE COUNTY

10/26/2024
20-0294



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EXHIBIT E
Design Guidelines



PANORAMA



DEVELOPMENT DESIGN GUIDELINES

PREPARED BY



NOVEMBER 2024

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1. RESIDENTIAL & COMMERCIAL DEVELOPMENT STANDARDS

A. RESIDENTIAL

Panorama includes a variety of single-family and multi-family unit types. This section sets forth the standards applicable to each of the Residential unit types.

1) SINGLE FAMILY DEVELOPMENT STANDARDS

There are four types of single-family, detached homesites in Panorama, all of which accommodate traditional front-load homes: estate lots, large lots, medium lots, and small lots.

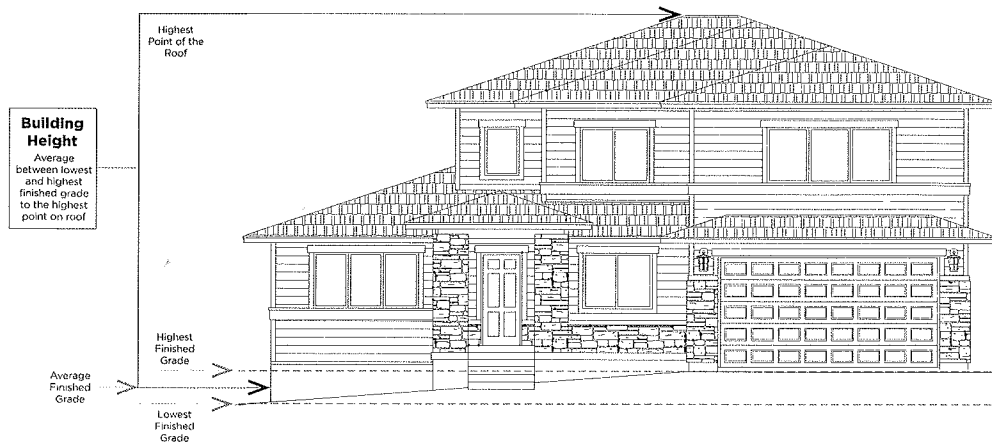
a. Bulk Table & Standards Applicable to All Single-Family Types

The following standards apply to all single-family home types:

Type of Lot	Estate ⁴	Large ⁴	Medium ⁴	Small ⁴
Minimum Lot Size	11,000 SF	7,500 SF	4,500 SF	3,000 SF
Minimum Lot Width ^{1,5}	110'	75'	50'	40'
Front Setback ^{3,6}	25'	25'	25'	25'
Side Setback ³	15' / 10'	8' / 5'	5'	5'
Corner Side Setback ³	20'	15'	12'	12'
Rear Setback ³	20'	20'	12'	10'
Maximum Building Height ²	40'	40'	40'	40'

Reference Notes

1. Lot width is measured from either the build-to line or the front setback, whichever is farther back from the front property line to provide for curvilinear/coving design.
2. Building height is measured from the average of the highest finished grade and the lowest finished grade across the front of the structure to the highest point of the roof, excluding ancillary structures. If the roof is a mansard or flat, the building height is measured from the average of the highest finished grade and the lowest finished grade across the front of the structure to the highest point of the coping of a flat roof or the deck line of a mansard roof.
3. Setbacks are measured from property lines.
4. Minimum driveway length to be 20 feet.
5. All Setbacks are based off of lot width.
6. Setbacks shall be 20' on any 53' ROW and on any private road.



Gated Neighborhoods

Neighborhoods within Panorama may be gated. Final gate design and detail will be coordinated with each applicable plat and/or site plan application.

Three-Story Homes

Single-Family homes may include three-story designs that comply with these Design Guidelines and any applicable provisions of the City's Vested Laws.

Roof Pitch

Roof types for Single-Family Homes and any accessory buildings may be any of the following: gable, hip, gambrel, mansard, or flat. Roof type and design should match the styling of the overall home design. Roof pitches may be flat or 1/12 to 12/12.

Fencing

Materials, specifications, and locations to be approved by the Panorama Architectural Review Committee (PARC).

Architectural Relief

Street-facing portions of Single-Family Homes shall be designed to avoid flat planes or visual lines that give the appearance of one flat wall face for the length of the building facade fronting the street without a break. The same standard shall be required for sides of homes adjacent to open space or on any street-facing side. Street-facing facades greater than 40 feet in length must exhibit AT LEAST ONE change in the wall plane. Change of the wall plane shall be done by adding porches, balconies, windows, bay windows, or a change in materials.

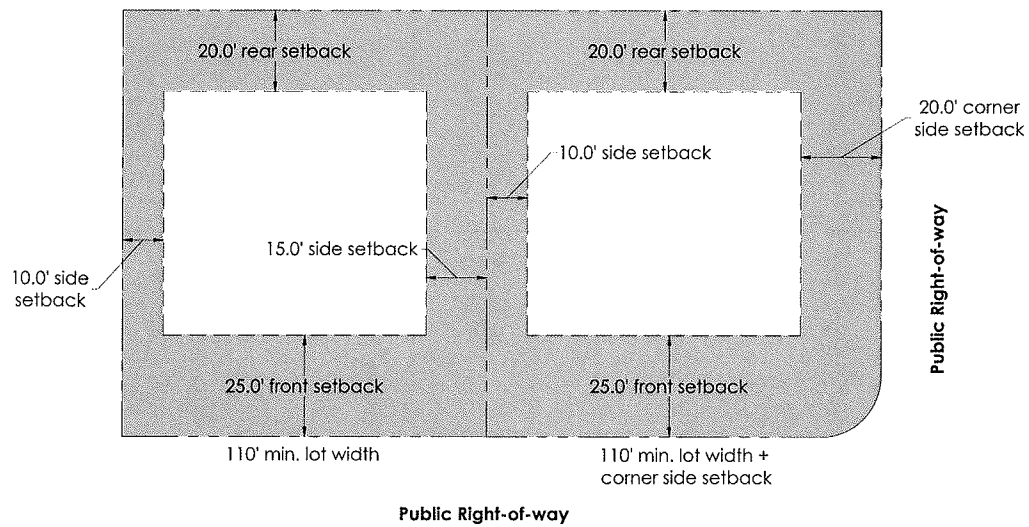
Other Structure Setbacks

Type of Structure	Front Yard	Rear Yard	Side Yard	Corner Yard
Accessory Building	6' from Main Structure	5'	5'	N/A
Front Porch	Less 4' of Setback	N/A	N/A	N/A
Rear Deck 2' Above Grade	N/A	5'	5'	N/A
Rear Deck 2' Above Grade Adjacent to Open Space	N/A	5'	5'	N/A

b. Estate Lot Standards

Minimum Lot Size	11,000 SF
Minimum Lot Width	110'
Front Setback	25'
Side Setback	15' / 10'
Corner Side Setback	20'
Rear Setback	20'
Maximum Building Height	40'

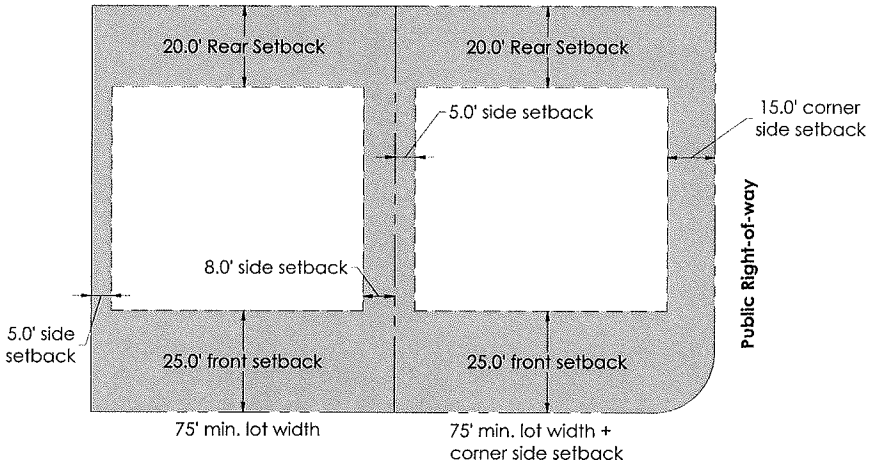
Setback Diagram



c. Large Lot Standards

Minimum Lot Size	7,500 SF
Minimum Lot Width	75'
Front Setback	25'
Side Setback	8' /5'
Corner Side Setback	15'
Rear Setback	20'
Maximum Building Height	40'

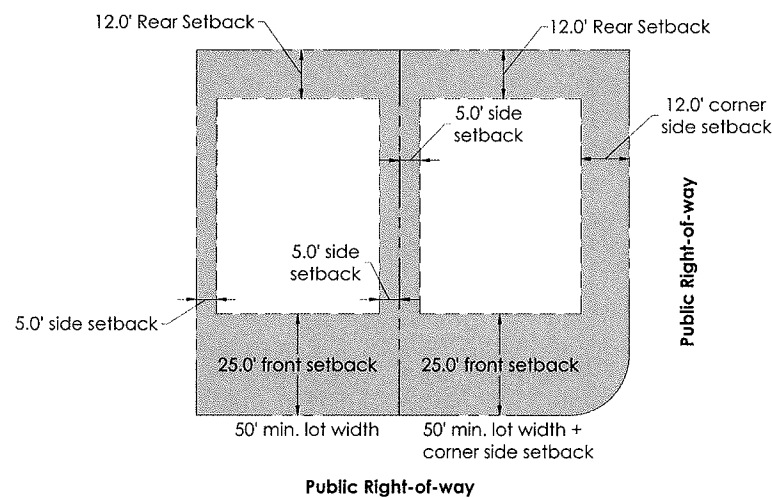
Setback Diagram



d. Medium Lot Standards

Minimum Lot Size	4,500 SF
Minimum Lot Width	50'
Front Setback	25'
Side Setback	5'
Corner Side Setback	12'
Rear Setback	12'
Maximum Building Height	40'

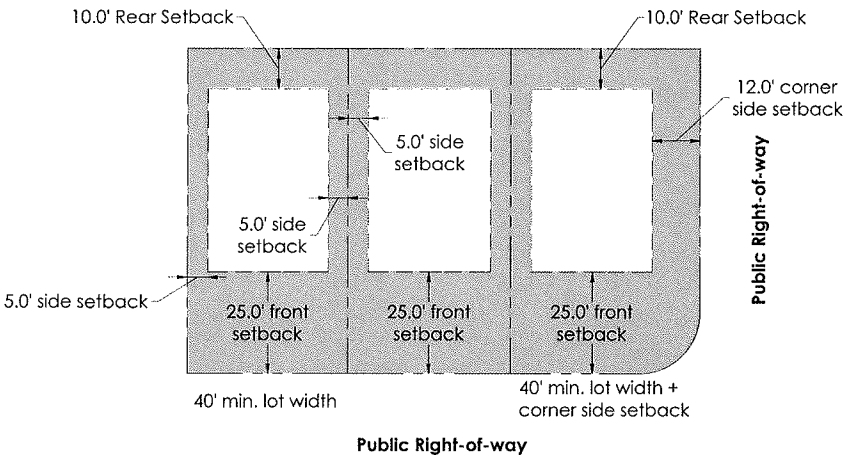
Setback Diagram



e. Small Lot Standards

Minimum Lot Size	3,000 SF
Minimum Lot Width	40'
Front Setback	25'
Side Setback	5'
Corner Side Setback	12'
Rear Setback	10'
Maximum Building Height	40'

Setback Diagram



2) MULTI-FAMILY DEVELOPMENT STANDARDS

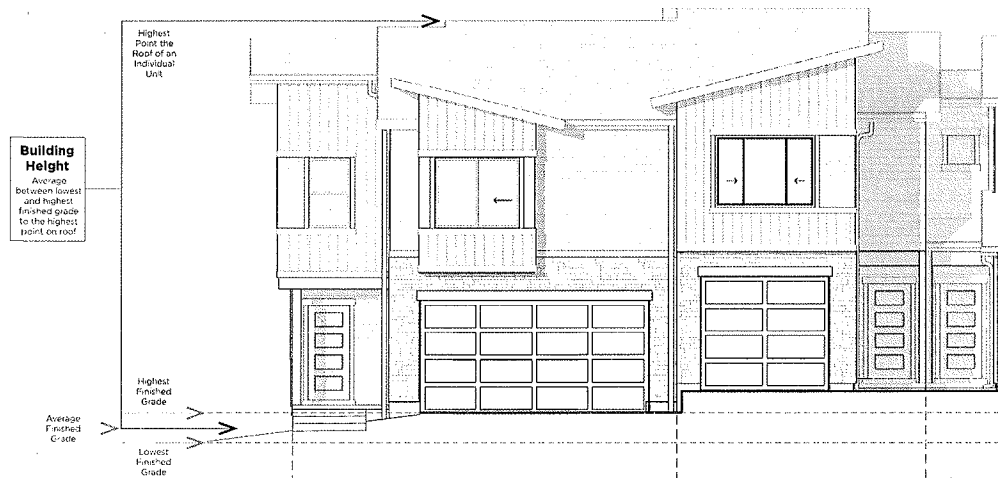
Multi-family homes are higher density residential units. Townhomes are built in a row with all units sharing a similar style. Garages may be built at the front or rear of the home. These townhomes are referred to as front-load or rear-load. Multi-family types also include apartment homes and condos, which are self-contained housing units that occupy only part of a building. The following standards apply to multi-family units within Panorama.

a. Bulk Table & Standards Applicable to All Multi-Family Types

Minimum Lot Size	Front-load	Rear-Load
Minimum Lot Size	N/A	N/A
Minimum Lot Width	N/A	N/A
Front Setback	18' (Garage Side)	10'
Corner Side Setback	10 Feet	10'
Rear Setback	10'	3' (Garage Side)
Maximum Building Height ¹	45'	45'
Minimum Driveway Length	18'	3'

Reference Note

1. Building height is measured from the average of the highest finished grade and the lowest finished grade across the front of each individual unit of the structure to the highest point of the unit's roof, excluding ancillary structures. If roof is mansard or flat, building height is measured from the average of the highest finished grade and the lowest finished grade across the front of the structure to the highest point of the coping of a flat roof or the deck line of a mansard roof.



b. Townhomes & Twin Homes

General Standards

The following shall be permitted for Townhome & Twin Home:

- » One to three stories
- » One to five bedrooms

Roof Pitch

Roof type of any structure may be any of the following: gable, hip, gambrel, mansard, or flat. Roof type and design should match the styling of the overall home design. Roof pitches may be flat or 1/12 to 12/12.

Parking Standards

Parking stall requirements include stalls located within a garage, driveway, private parking lot, or on a public or private street and shall be sized at a minimum of 8' wide x 18' deep. Single-car garages area allowed. A minimum of 1.5 stalls required for one-bedroom units, 2.5 stalls for two-bedroom units, 3.5 stalls for three-bedroom units, and four stalls for four-bedroom units.

Fencing

Fences or walls in front yards or side yards facing a street shall be no taller than three feet. Fences or walls along side or rear yards shall be a minimum height of six feet. Limited common area may be fenced. All fencing is to be approved by PARC before installation.

Exterior Materials

The following materials are permitted: masonry, stucco, fiber cement-type siding, metal architectural paneling, or other materials consistent with styling of the particular building. All materials and colors must be approved by the PARC.

Architectural Relief

Street-facing portions of all buildings shall be designed to avoid flat planes or visual lines that give the appearance of a single continuous wall face for the length of the building facade fronting the street. The same standard shall be required for homes adjacent to open space or on the corner side of corner lots. Street-facing facades greater than 40 feet in length must exhibit a change in the wall plane. Change of wall plane shall be done by adding porches, balconies, windows, bay windows, or a change in materials.

Building Size

Townhome and Twin Home buildings shall consist of buildings between 2 and 20 units. Buildings shall not be greater than 250 feet in length and shall share at least one structural component (e.g., concrete, pillars, piers, foundations, footings, or walls). These components may be above or underground, attached or detached, and shall be platted consistent with the footprint of the building.

c. Apartments & Condominiums

Minimum Lot Size	Not Applicable
Minimum Lot Width	Not Applicable
Front Setback	15'
Corner Side Setback	20'
Rear Setback	15' without Garage, 3' with Garage
Maximum Building Height	60'

Roof Pitch

Roof type of any structure may be any of the following: gable, hip, gambrel, mansard, or flat. Roof type and design should match the styling of the overall home design. Roof pitches may be flat or 1/12 to 12/12.

Parking Standards

Parking stall requirements include stalls located within a garage, driveway, private parking lot (covered or open), or on a public or private street, and shall be sized at a minimum of 8' wide x 18' deep. For condominiums or apartments that are part of a mixed-use project, parking may be shared and the total number of shared parking spaces required for the mixed-use project may be reduced at the Master Developer's discretion by up to 50% of the overall minimum parking requirement. Required parking for apartment and condominiums is 1.25 stalls for one-bedroom units, 2 stalls for two-bedroom units, 2.25 stalls for three-bedroom units, and 2.5 stalls for four-bedroom units.

Exterior Materials

In addition to the any materials permitted by the City's vested laws, the following are allowed: masonry, stucco, fiber-cement type siding, and metal architectural paneling. All materials and colors must be approved by the PARC.

Architectural Relief

Street-facing portions of all buildings shall be designed to avoid flat planes or visual lines that give the appearance of one flat wall face for the length of the building facade fronting the street without a break. The same standard shall be required for homes adjacent to open space or on the corner side of corner lots. Street-facing facades greater than 40 feet in length must exhibit a change in wall plane. Change of wall plane shall be done by adding porches, balconies, windows, bay windows, or a change in materials.

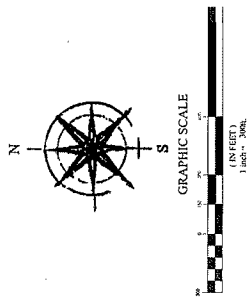
B. COMMERCIAL

Commercial design will follow City's vested laws.



2. OPEN SPACE

EXHIBIT: OVERALL OPEN SPACE



- ROSECREST AREA
- PANORAMA PARK - 16.6 AC
- WASATCH OPEN SPACE
- OPEN SPACE TO BE DEDICATED TO CITY - 162.3 AC TOTAL
- ROSECREST - 118.1 AC
- PANORAMA - 44.2 AC

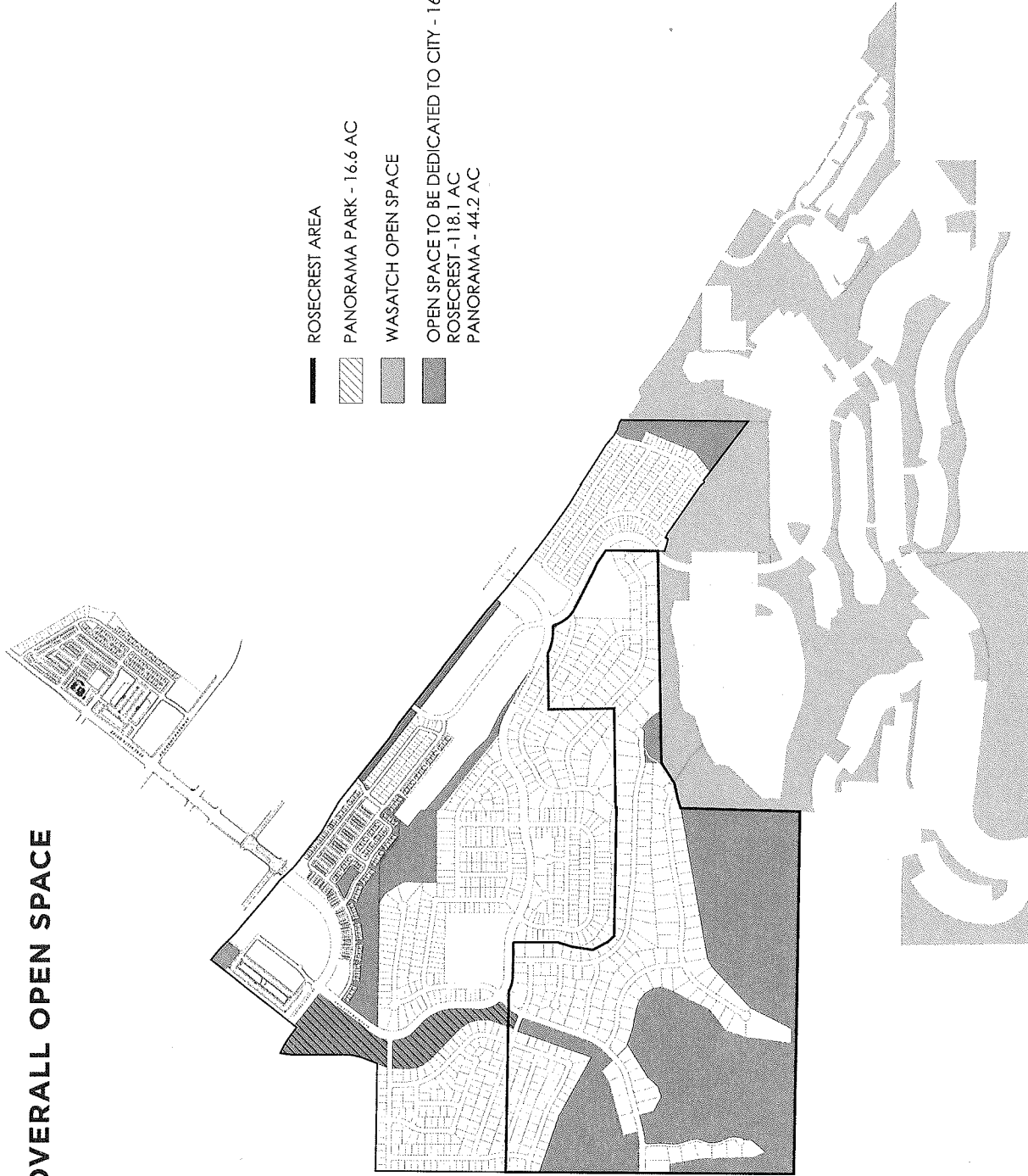
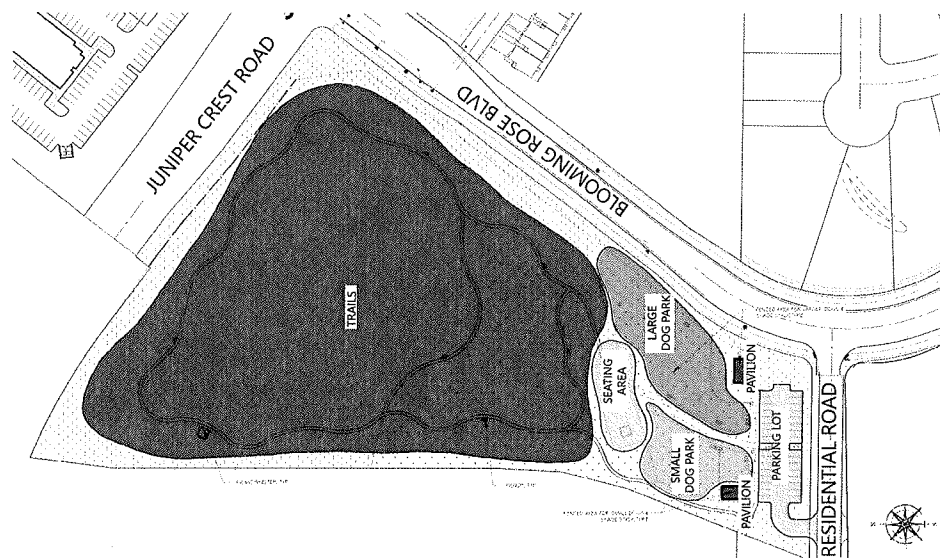


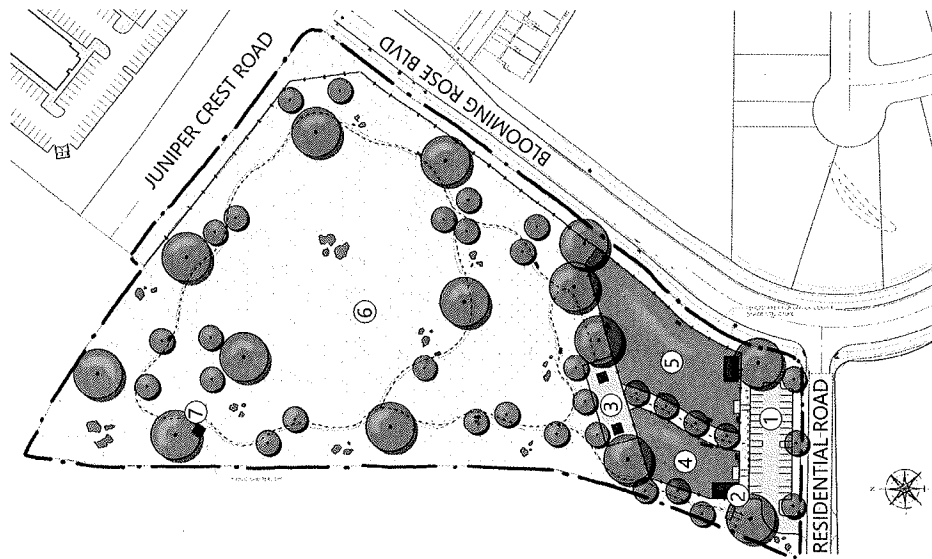
EXHIBIT: PANORAMA PARK



EXHIBIT: PANORAMA PARK — NORTH



FUNCTIONAL DIAGRAM

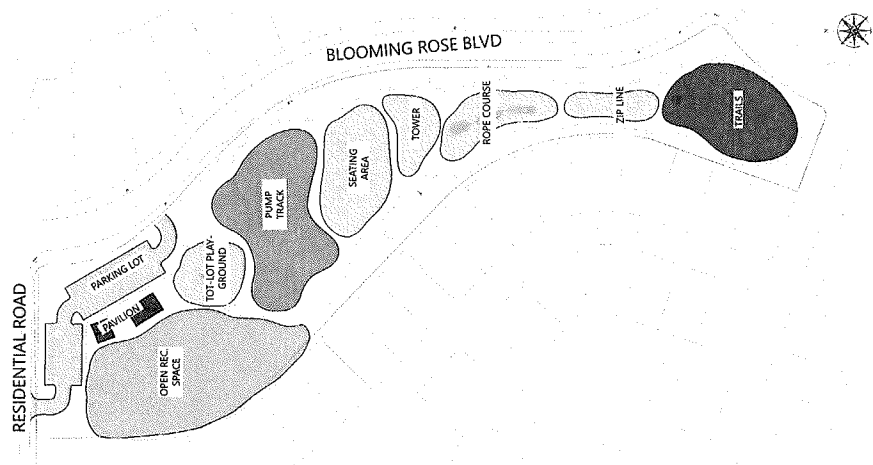


CONCEPT

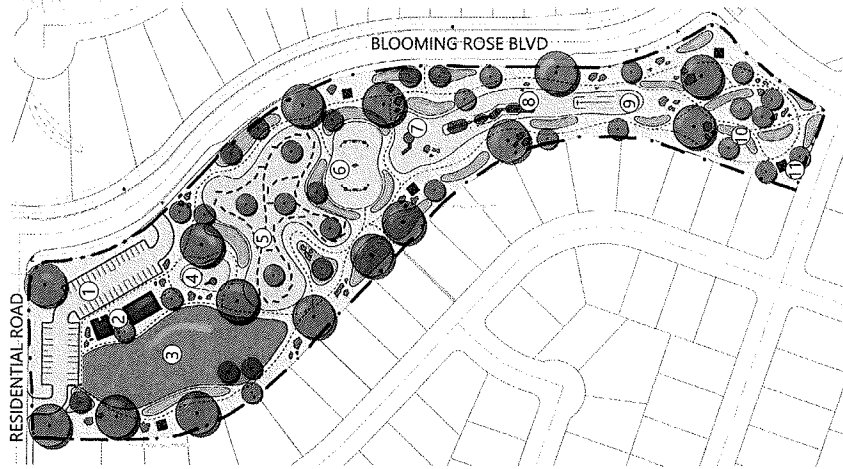
NOTE: Layout and landscaping are conceptual.

- ① PARKING LOT
- ② PAVILION
- ③ SEATING AREA
- ④ SMALL DOG PARK
- ⑤ LARGE DOG PARK
- ⑥ OPEN TRAIL SPACE
- ⑦ PICNIC SHELTER

EXHIBIT: PANORAMA PARK — SOUTH



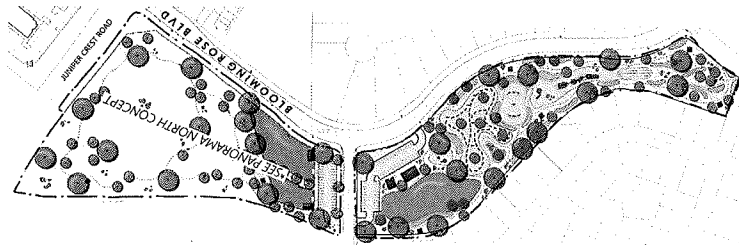
FUNCTIONAL DIAGRAM



CONCEPT

NOTE: Layout and landscaping are conceptual.

- ① PARKING LOT
- ② RESTROOM & PAVILION
- ③ OPEN RECREATIONAL SPACE
- ④ TOT LOT PLAYGROUND
- ⑤ PUMP TRACK
- ⑥ SWING/SEATING AREA
- ⑦ TOWER PLAYGROUND
- ⑧ ROPE COURSE
- ⑨ ZIP LINE
- ⑩ BERM
- ⑪ PICNIC SHELTER



CONTEXT MAP



EXHIBIT: TRAILS PLAN

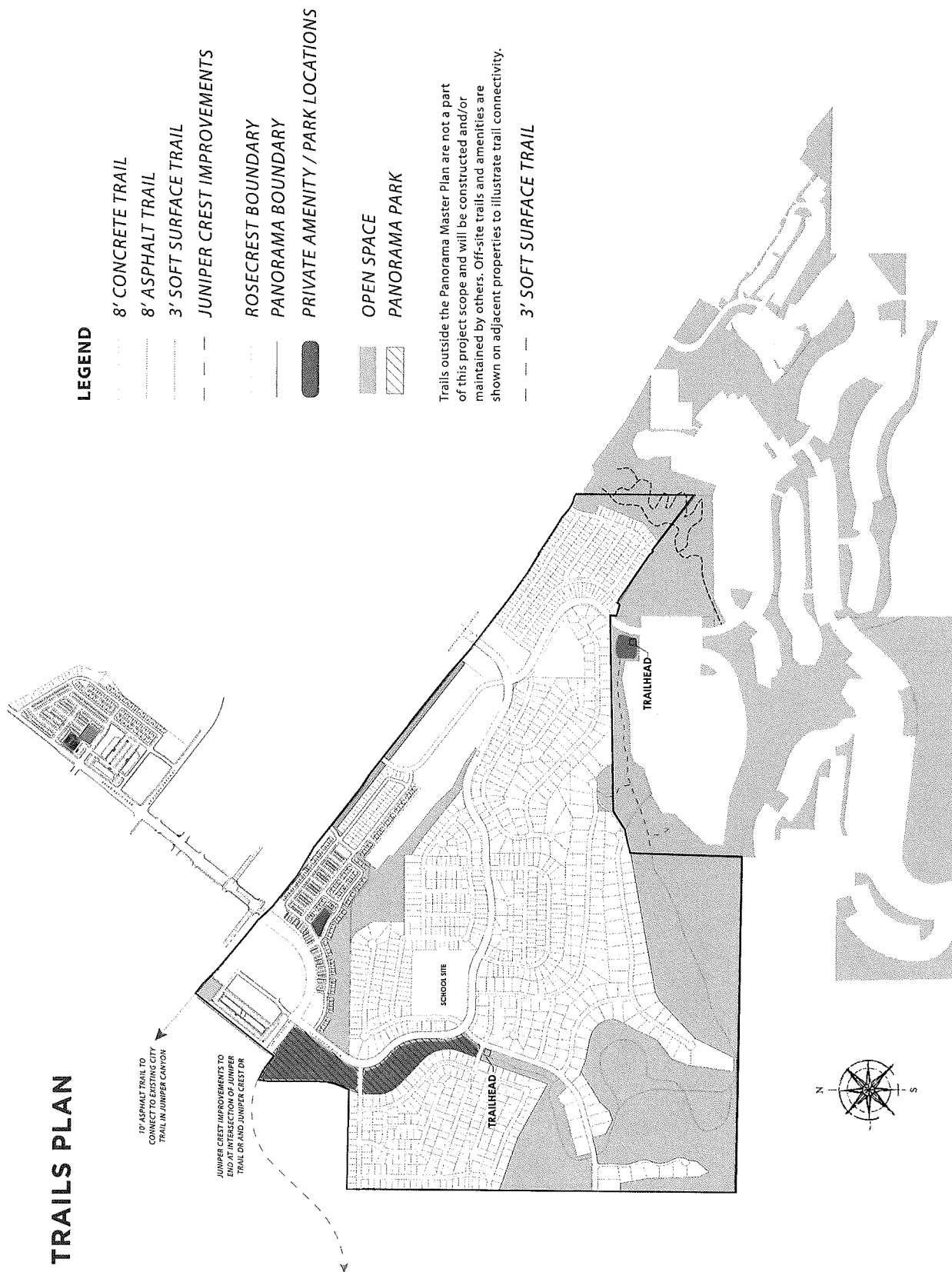
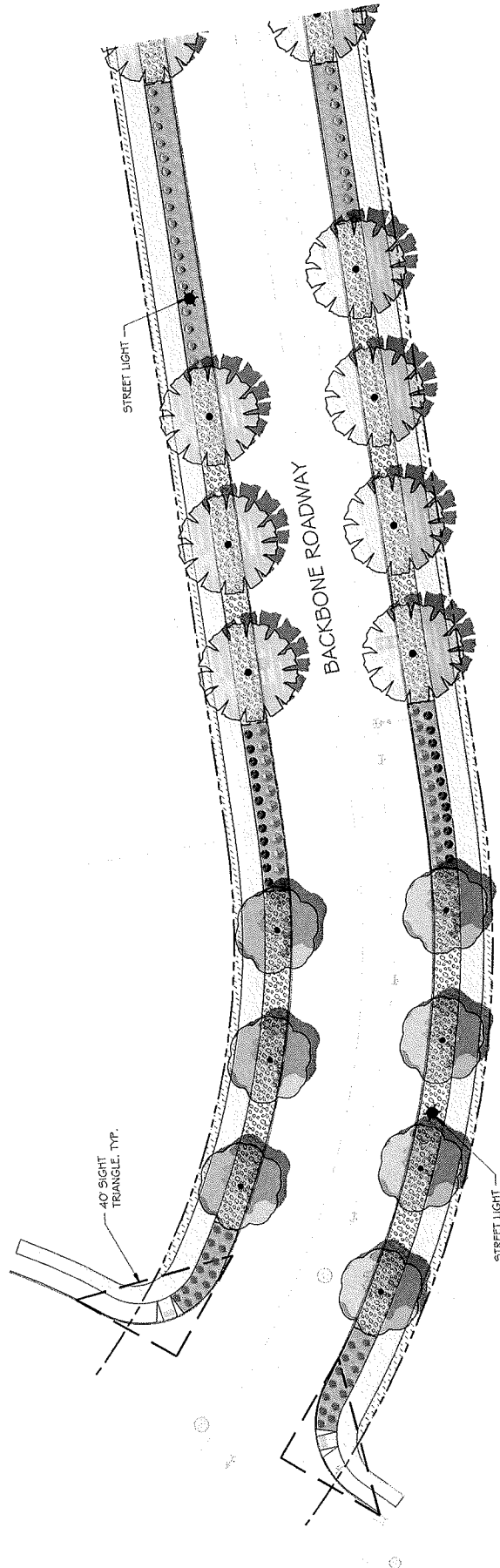


EXHIBIT: TYPICAL LANDSCAPE FOR BACKBONE ROADWAYS



LANDSCAPE GUIDELINES

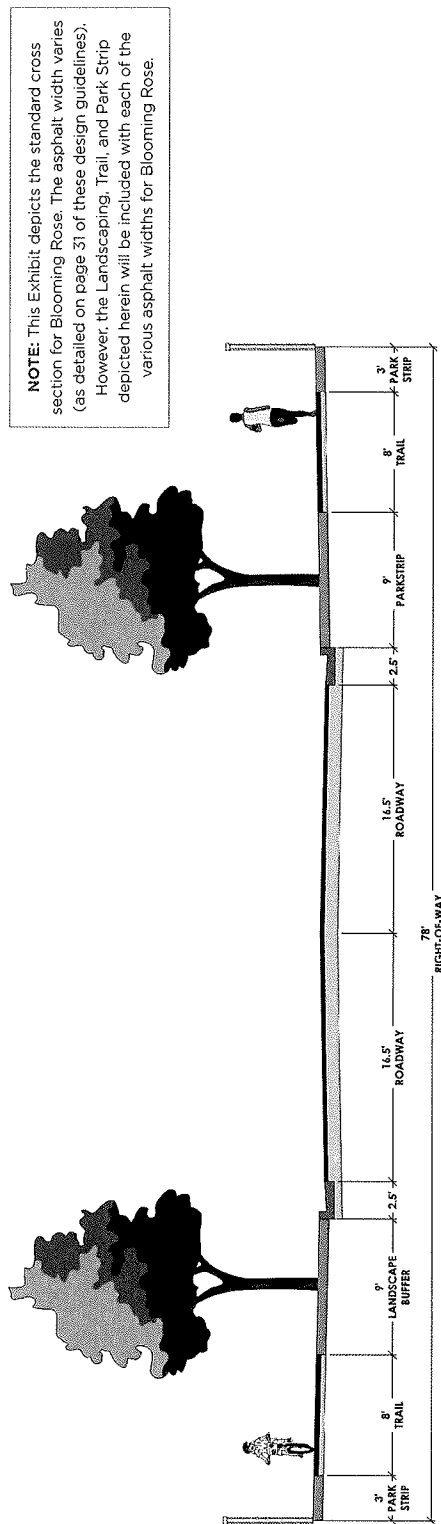
LANDSCAPING ALONG JUNIPER CREST, BLOOMING ROSE BLVD, AND SOLEIL HILLS DRIVE SHALL COMPLY WITH THE FOLLOWING GUIDELINES:

NOTE:

1. A CLEAR VIEW TRIANGLE SHALL BE INDICATED AT EACH ROADWAY INTERSECTION CORNER. ALL OBSTRUCTIONS TALLER THAN 3'-0" TO BE KEPT OUT OF THIS DEFINED AREA. REFERENCE HERRIMAN CITY CLEAR VIEW ORDINANCE IN CH (7)-3-3.
2. PROPOSED TREES TO BE LINED IN GROUPINGS OF (4) FOUR TREES WHERE FEASIBLE. TREES TO BE SPACED NO FURTHER THAN 45'-0" ON CENTER WITHIN GROUPS. WHERE STREET LIGHTS OR MULTIPLE ABOVE GROUND UTILITIES ARE PRESENT, TREE QUANTITIES MAY VARY.
3. AT THE TERMINUS OF A TREE GROUP, A 90' SPACING SHALL BE PROVIDED BEFORE STARTING ANOTHER GROUPING OF TREES. WITHIN THIS SPACE SHRUBS, PERENNIALS, AND ORNAMENTAL GRASSES TO BE PROVIDED WITH AMENDED TOPSOIL AS GROUND COVER.
4. STEEL EDGING TO BE PLACED AS A DEFINED SEPARATION BETWEEN DECORATIVE ROCK IN TREE AREAS AND AMENDED SOIL SHRUB BED AREAS.
5. WHERE STREET LIGHTS AND STREET SIGNS OCCUR, TREES TO BE LOCATED 20' MINIMUM AWAY MEASURED FROM THE TRUNK OF THE TREE.
6. PARK-STRIPS GREATER THAN 5'-0" IN WIDTH SHALL HAVE TWO ROWS OF PLANTING PROVIDED WITH VARYING PLANT SPECIES. SHORT PLANTING VARIETIES TO BE PLACED DIRECTLY BEHIND BACK OF CURB AND TALLER PLANTING TO BE PLACED BEHIND SHORT ROW.
7. ROCK MULCH TYPES & COLORS TO COMPLEMENT ROCK TYPES USED ALONG BLOOMING ROSE BOULEVARD.
8. WHERE LANDSCAPE AREA IS FEASIBLE AT ROADWAY INTERSECTION CORNERS, ORNAMENTAL PLANTING WITH HEIGHTS NOT CONFLICTING WITH CLEAR VIEW TRIANGLES TO BE PROVIDED IN PARK STRIP & BEHIND SIDEWALK.



EXHIBIT: 78' BLOOMING ROSE BLVD CROSS SECTION



NOTE: This Exhibit depicts the standard cross section for Blooming Rose. The asphalt width varies (as detailed on page 31 of these design guidelines). However, the Landscaping, Trail, and Park Strip depicted herein will be included with each of the various asphalt widths for Blooming Rose.

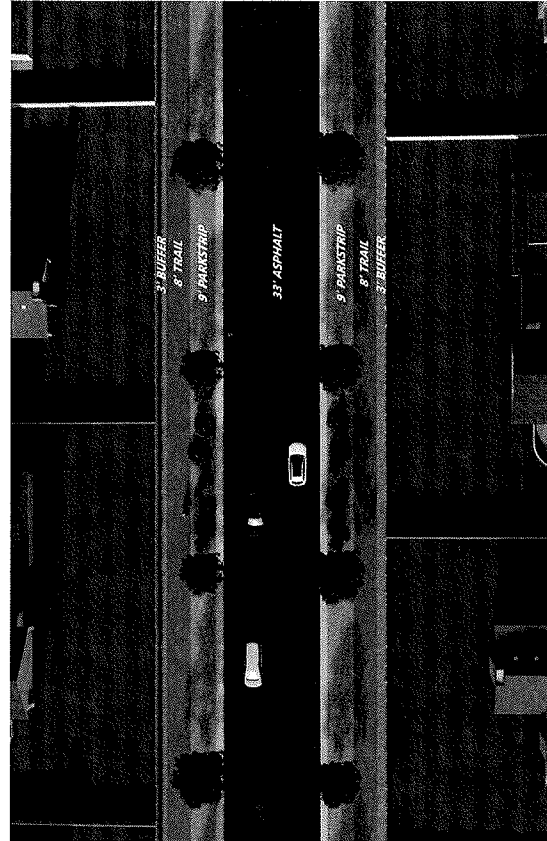
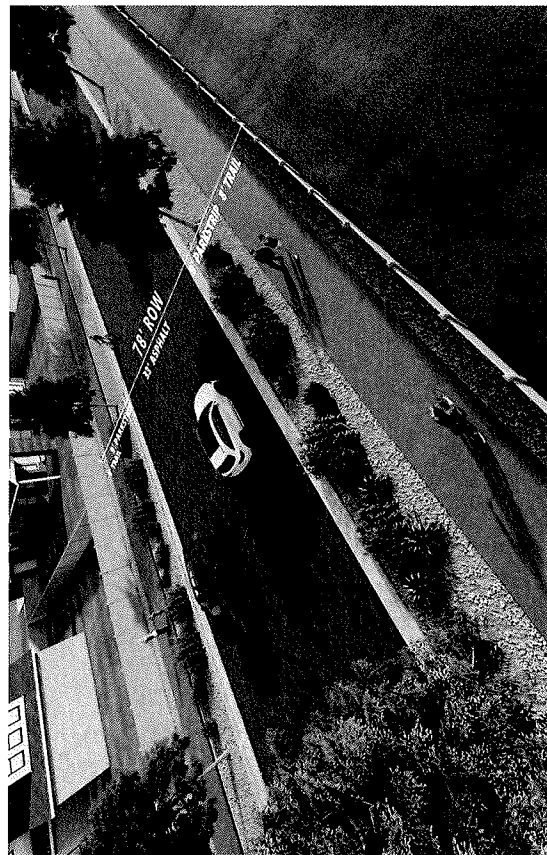
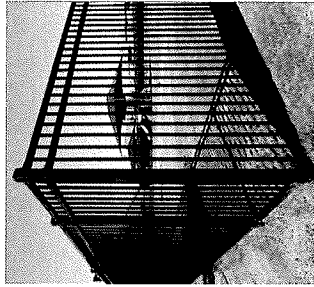
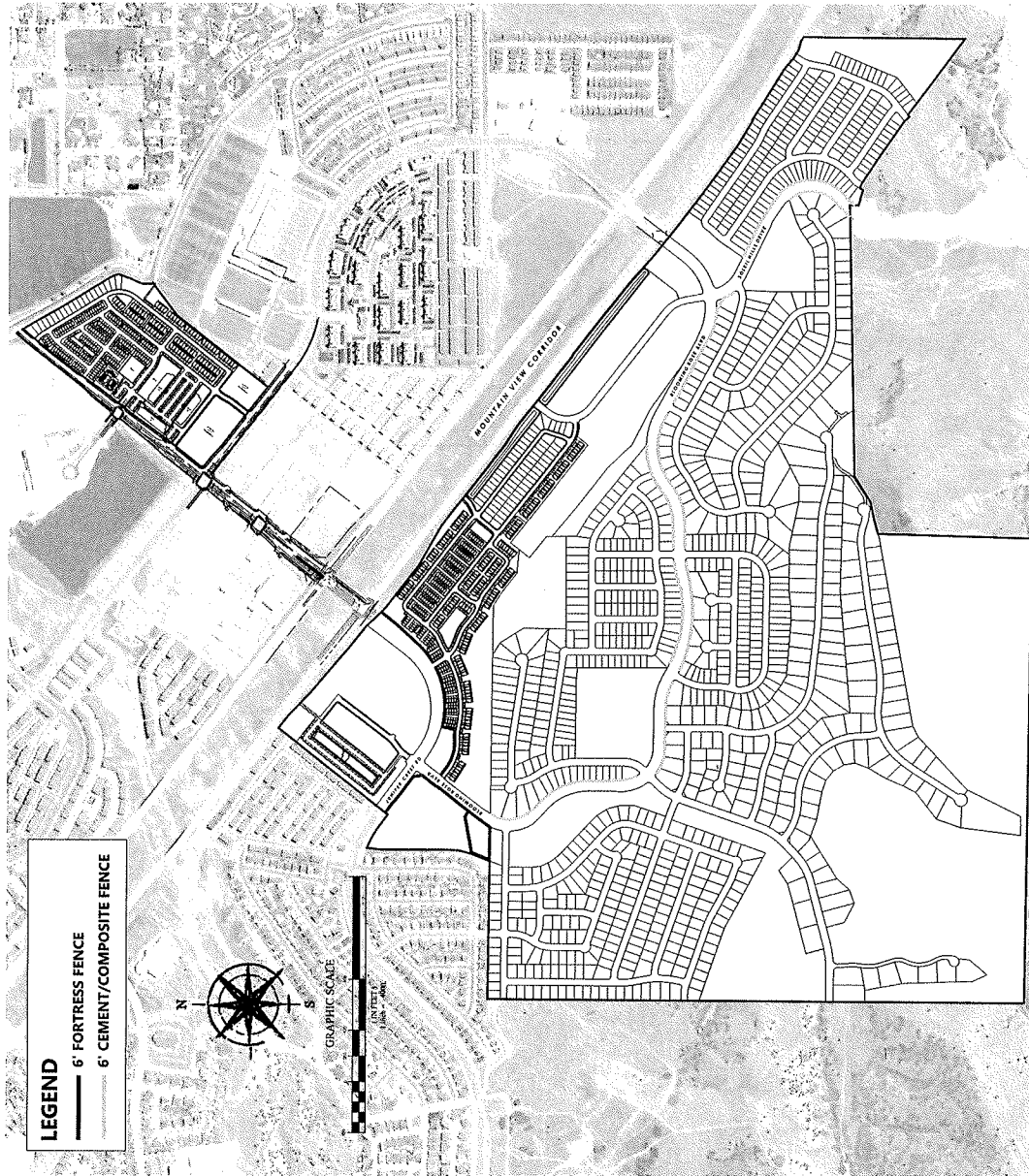
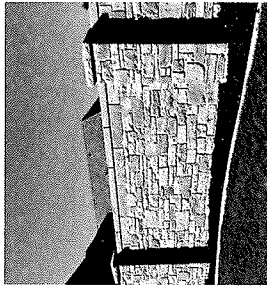


EXHIBIT: FENCING PLAN



6' FORTRESS FENCE



6' CEMENT/COMPOSITE FENCE

Fence locations shown on plan are not final and may be modified by the developer to better accommodate site conditions and final park/amenity layout.





3. SIGNS & ENTRANCE FEATURES

A. TEMPORARY SIGNS

1) INFORMATIONAL SIGNS

Informational signs may be installed within the Panorama development to provide information about the development and selling of homes or lots within the development. These signs will contain general information about Panorama and will comply with the following standards, conditions, and requirements:

- » Sign faces shall not exceed 96 square feet.
- » Height of sign shall not exceed 12 feet from grade.
- » Informational signs shall be at least 200 feet from any other temporary sign.
- » No more than a total of five signs (no matter the type) are allowed along MVC at one time within the boundary of Panorama.
- » Signs shall not conflict with traffic control signaling or traffic control devices.
- » Signage placement will follow sight triangle standards as set by the American Association of State Highway and Transportation Officials (AASHTO).
- » Informational signs will be installed on builder-owned lots or open space, not on privately owned lots.
- » May contain Panorama or other builder-specific branding.

2) DIRECTIONAL SIGNS

Directional signage will direct visitors to model homes and/or sales trailers during the selling process. Such signs will only be placed at locations within Panorama that will effectively direct traffic.

- » Dimensions shall not exceed 32 square feet.
- » The height shall not be more than 10 feet above grade.
- » Temporary directional signs must be removed within 30 days of when the last home is sold in the neighborhood or when the model home is sold, whichever comes first.

3) BUILDER SIGNS FOR MODEL HOMES, SALES TRAILERS, AND LOTS

Temporary signs used in front of model homes, spec homes, and sales trailers are builder-provided signs, and are not required to have Panorama branding. These temporary signs identify the builder and the product they are offering in Panorama. Builder signs may include builder contact info, model home style, floor plan, and associated features. Builder signs must be approved by the PARC and are required to adhere to the following standards:

1. Builder may install the following signs on each lot where a model home, spec home, or sales trailer is located:
 - » Primary builder information sign up to 32 square feet
 - » Up to two additional signs totaling no more than 8 square feet
2. Each residential lot may have one sign up to 6 square feet.
3. Model and spec homes are not permitted to advertise properties or units located in another subdivision or property located outside Panorama.
4. Model and spec home signs must be removed within 30 days of when the last home is sold in the neighborhood or when model home is sold, whichever comes first.
5. Sign permits, production, and installation of builder signage are the responsibility of builder.

B. PERMANENT ENTRANCE FEATURES, SECONDARY MONUMENTS, AND TRAIL SIGNAGE

1) PRIMARY ENTRANCE FEATURES

Each of Panorama's two main entrances off MVC will feature a permanent primary entrance feature that gives a strong first impression to those entering the community. Design, materials, and colors of this structure will be incorporated into secondary entrance monuments, as well as other permanent signs. Dimensions of the primary entrance feature shall not exceed 30 feet in height, 40 feet in width, and 20 feet in depth.

2) SECONDARY ENTRANCE MONUMENTS

Each Village may install one or more Secondary Entrance Monuments at each of its entrances. Secondary Entrance Monuments are permanent structures that may include a sign face, base, decorative feature, and/or other design elements. In addition to any other applicable standards in the City's Vested Laws, the Secondary Entrance Monuments shall comply with the following standards:

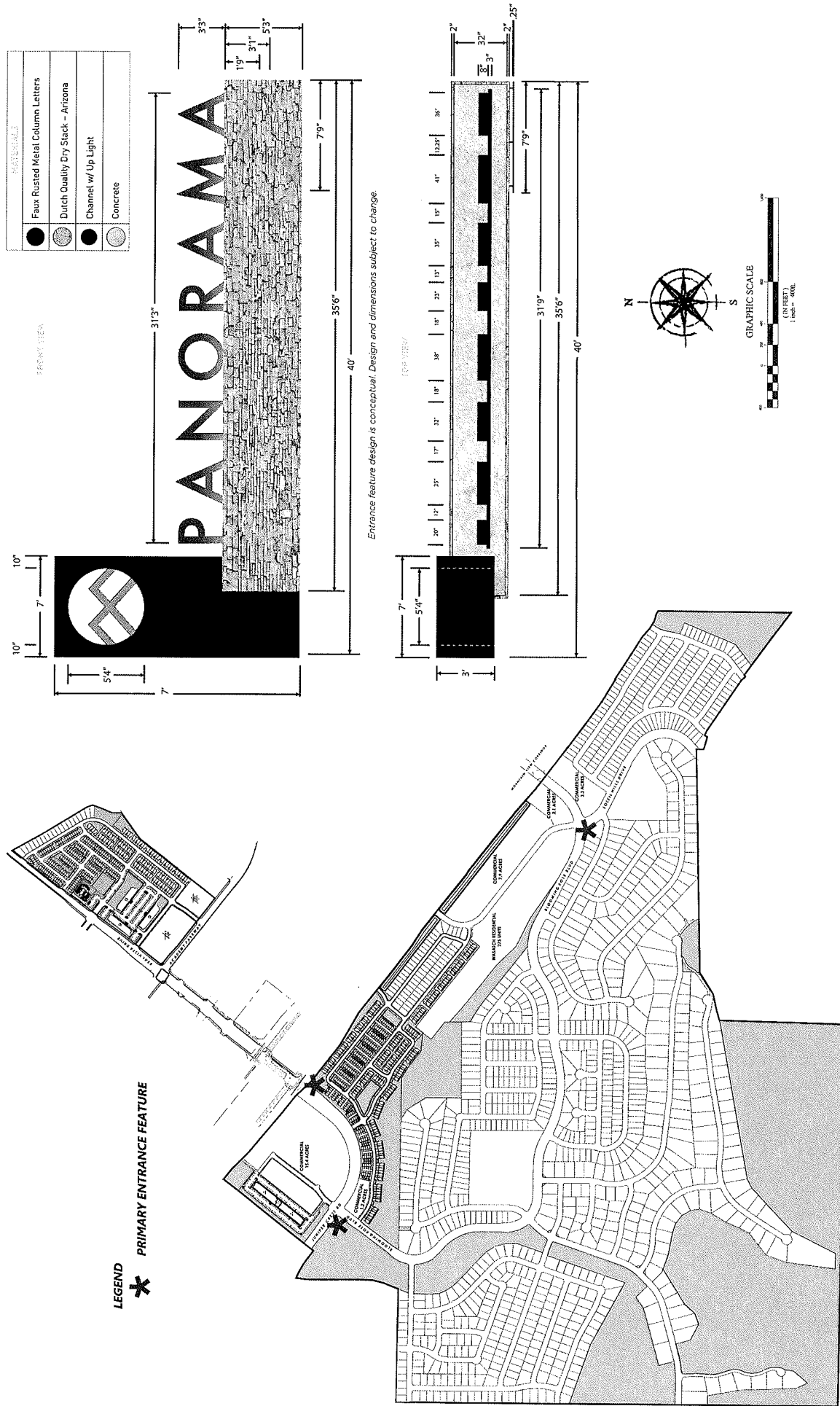
1. The total dimensions of the Secondary Entrance Monument that are above the final grade (sign face, base, and other features) shall not exceed 120 square feet.
2. Dimensions of a sign face shall not exceed 64 square feet.
3. Signs may be one- or two-sided.
4. Signs may be internally lit.

3) TRAIL SIGNAGE

A trail system throughout Panorama will provide connectivity and walkability from villages to commercial areas, schools, and major thoroughfares and will be designed to appeal to a wide variety of users—from casual walkers to competitive runners and dedicated mountain bikers. Permanent trail signs may be used to showcase trailhead locations, trail names, and distances. Final signage locations to be determined at Sign Permit Application. In addition to any other applicable standards in the City's Vested Laws, Trail Signs shall comply with the following standards:

1. Trailhead signs shall not exceed 8 square feet.
2. Mileage sign faces shall not exceed 1.5 square feet.

EXHIBIT: POTENTIAL LOCATIONS FOR PRIMARY ENTRANCE FEATURES



4. ROADWAYS

A. DEVELOPMENT REGULATIONS & CODE VARIATIONS

1) INTRODUCTION

The following development regulations and code variations are needed due to the unique and challenging site restrictions of the Project area:

a. Hillside Topography

The master planned collector roadways are bisecting steep hillside topography and the locations have been generally set based on the City's plan for Juniper Crest on the west, the proposed South Hills Development to the East, and existing intersections for Mountain View Corridor to the North.

b. Road Grading

Master Developer is working to reduce the cuts that impact the amount of grading required for the Project. This reduction in cuts and grading reduce the negative visual impacts of the unique hillside topography of the Project. By modifying the design standards and allowing code variations as set forth herein, Master Developer is able to reduce the amount of scaring and other negative visual impacts to the natural slopes of the project.

c. Property Owner Access

Due to multiple property owners and multiple parcels through and along the proposed collector roads in the Project, certain deviations are required in order to provide those property owners with access that has minimal visual impacts while also accomodating traffic volumes from the proposed uses within the Project.

2) HORIZONTAL DESIGN

a. Centerline Radius

For curves in collector roads, the posted speed limit may be used as the design speed limit and curves designed per AASHTO standards, provided that signage is posted suggesting drivers travel at 5 mph below the posted speed limit, and roadway ahead contains a sharp curve. Additionally, the roadway through the curve is to be superelevated at a minimum of 2%. In the instance of Blooming Rose Boulevard and Soleil Hills Drive, where the posted speed limit is 30 mph, this will lower the required centerline radius to 300', and signage will be posted to suggest drivers travel at 25 mph.

b. Residential Roads

Residential roads connecting to the backbone roadways shall be 38' wide unless otherwise set forth herein, with the exception of the roads used for school access, which shall be 60' wide unless otherwise set forth herein. Roadway widths and cross-sections are to follow the enclosed Residential Road Cross-Sections exhibit (pages 36-38).

c. Offset Intersections

Where two or more residential roads connect to a collector road, the intersections are to be placed a minimum of 150 feet apart, measured from centerline of the residential road to the centerline of the residential road along the length of the connecting collector road.

Where one or more residential roads and one collector road connect to another collector road, the intersections are to be placed a minimum of 150 feet apart, measured from centerline to centerline of the connecting roads along the centerline of the connecting collector roads.

When intersections are less than 300' apart along a collector road, the intersections may be required to be designed as right-in/right-out intersections by the City Engineer. This determination will happen during the final plan review for such intersection(s).

3) VERTICAL DESIGN

a. Landings

Where collector road Blooming Rose Boulevard connects to Juniper Crest Road and Mountain View Corridor, landings are defined as the 100 ft from the point where the proposed road connects to the edge of asphalt of the existing road, and are to be limited to a maximum slope of 4%.

At intersections between through-roads and connecting roads, with the through-road being either a collector or residential road, at either a tee or a cross, the through-street road slope is to be limited to 8% for collector roads, and 10% for residential roads.

Stop or signal-controlled connecting roads are to have landings extending 50 feet for residential and 100 feet for collector roads, starting from the intersection of the two roads. The maximum slopes along these landings are to be limited to 3% for residential roads and 4% for collector roads.

b. Vertical Curve and Grade Change

If vertical curves in collector roads are designed with a design speed less than the posted design speed, a sign will be required to show the reduced design speed through the vertical curve. A minimum design speed of 25 mph will be required.

EXHIBIT: COLLECTOR ROAD PLAN

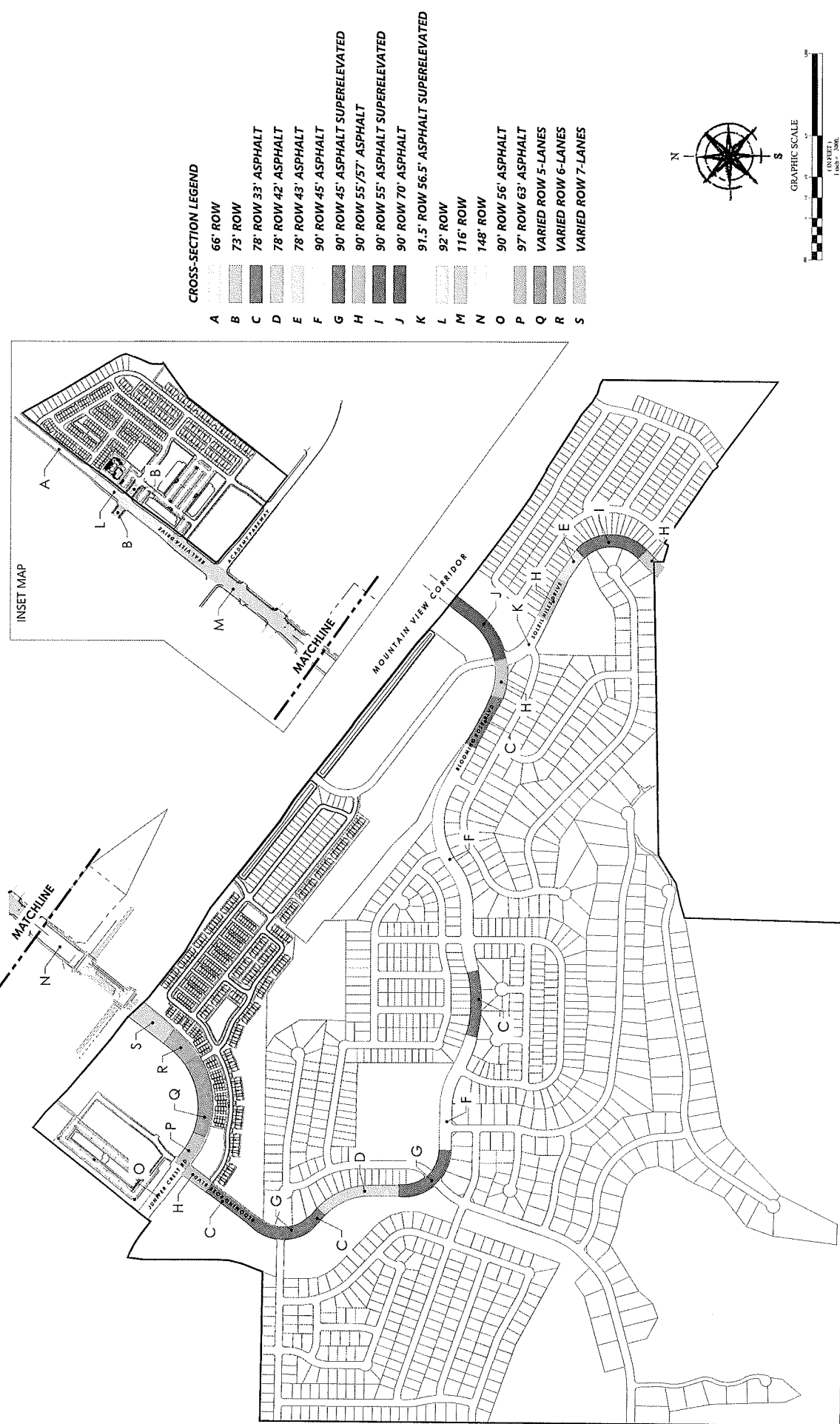
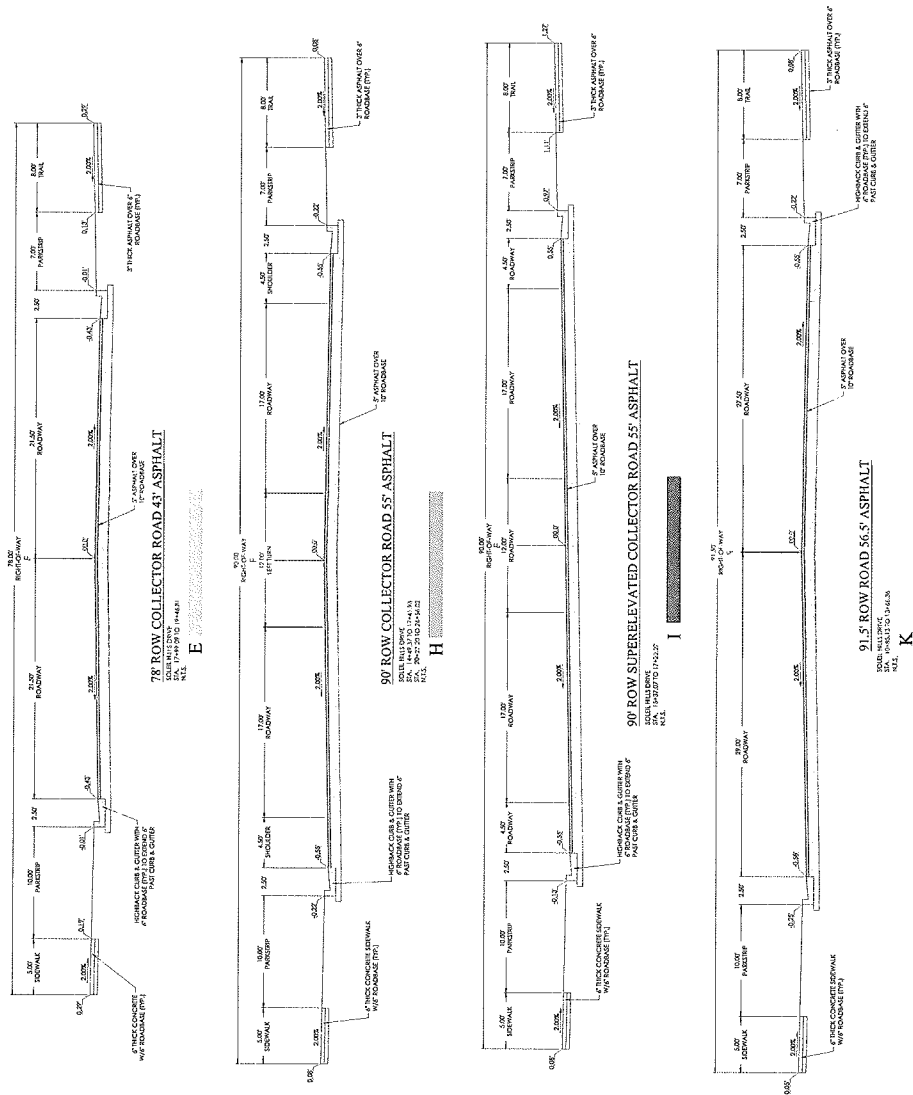
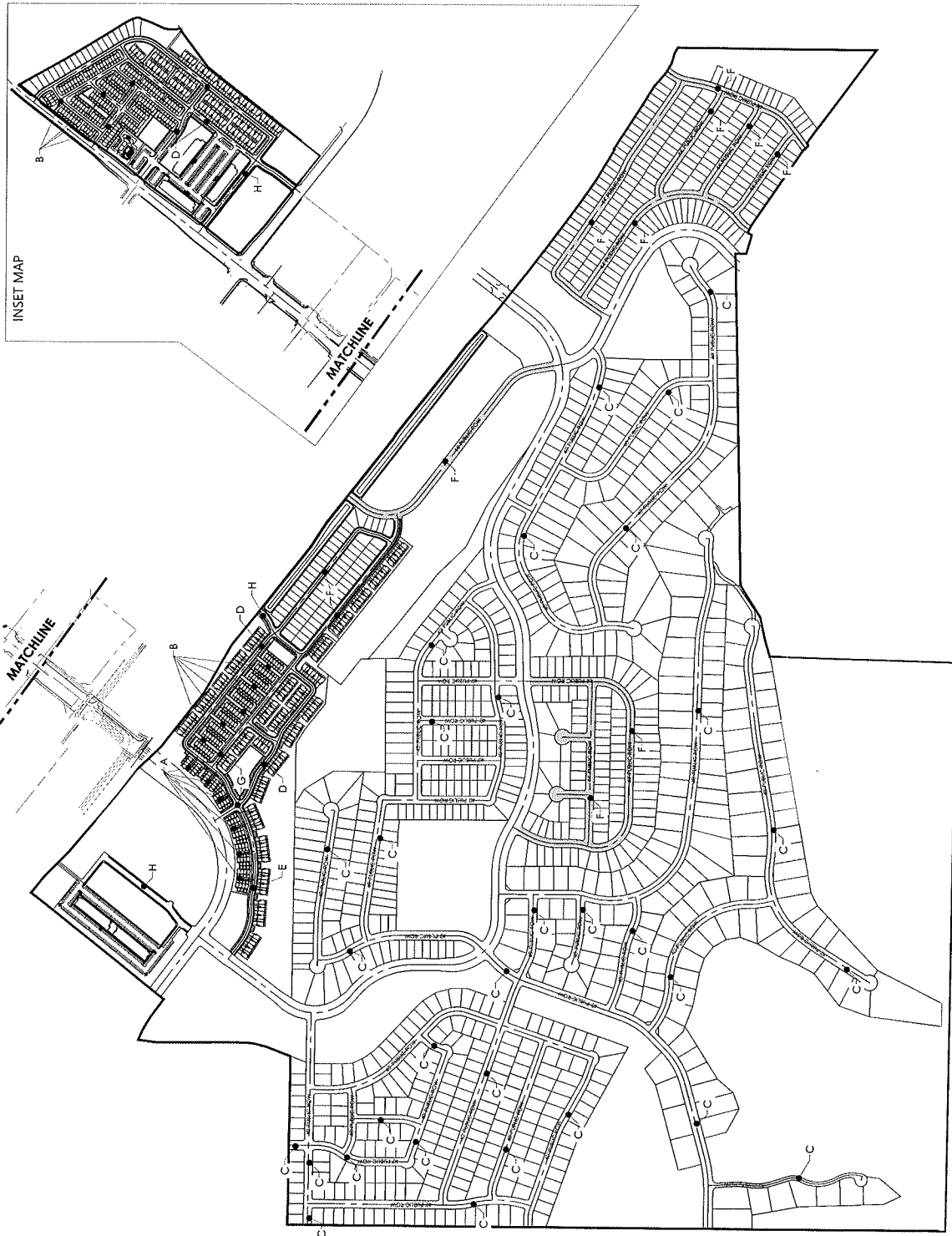


EXHIBIT: SOLEIL HILLS CROSS-SECTIONS



[illegible]

EXHIBIT: RESIDENTIAL ROAD PLAN



CROSS-SECTION LEGEND

A	PRIVATE ALLEY 20' ROW
B	PRIVATE ALLEY 26'/29' ROW
C	40' ROW PUBLIC
D	38' ROW PRIVATE
E	42' ROW PRIVATE
F	44' ROW PUBLIC
G	44' ROW PRIVATE
H	53' ROW PUBLIC OR ALTERNATIVE

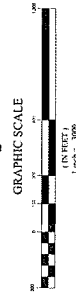
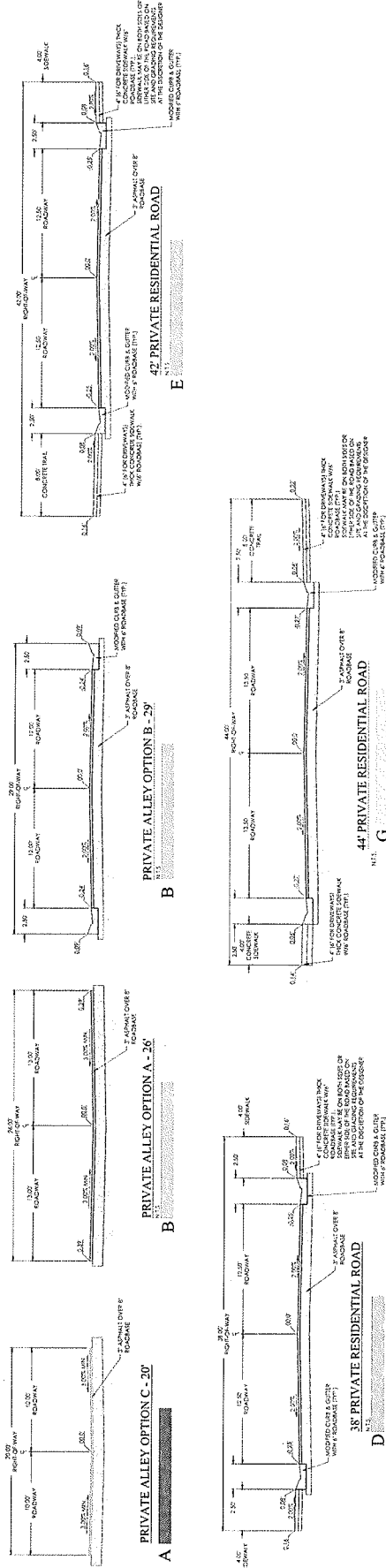
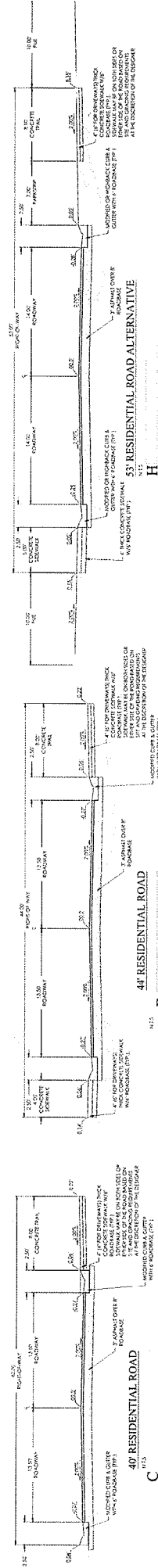


EXHIBIT: RESIDENTIAL ROAD CROSS-SECTIONS

PRIVATE CROSS SECTIONS



PUBLIC CROSS SECTIONS



HERRIMAN CITY STANDARD CROSS SECTIONS

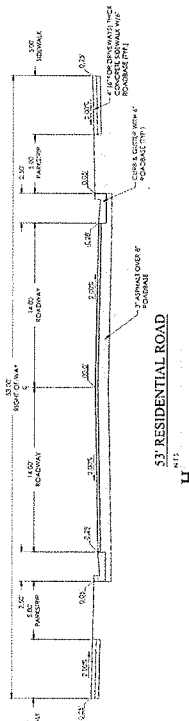


EXHIBIT: 40' CROSS-SECTION EXHIBIT

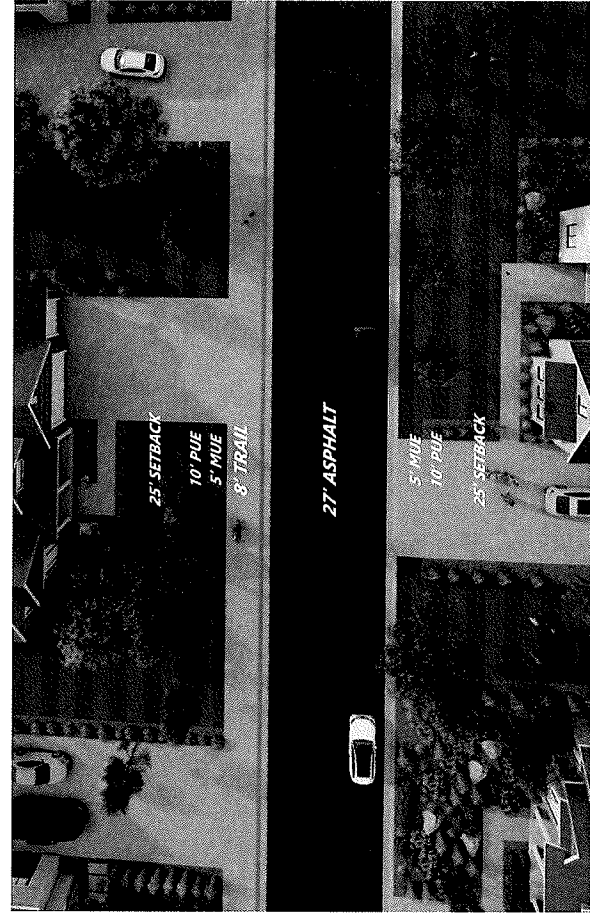
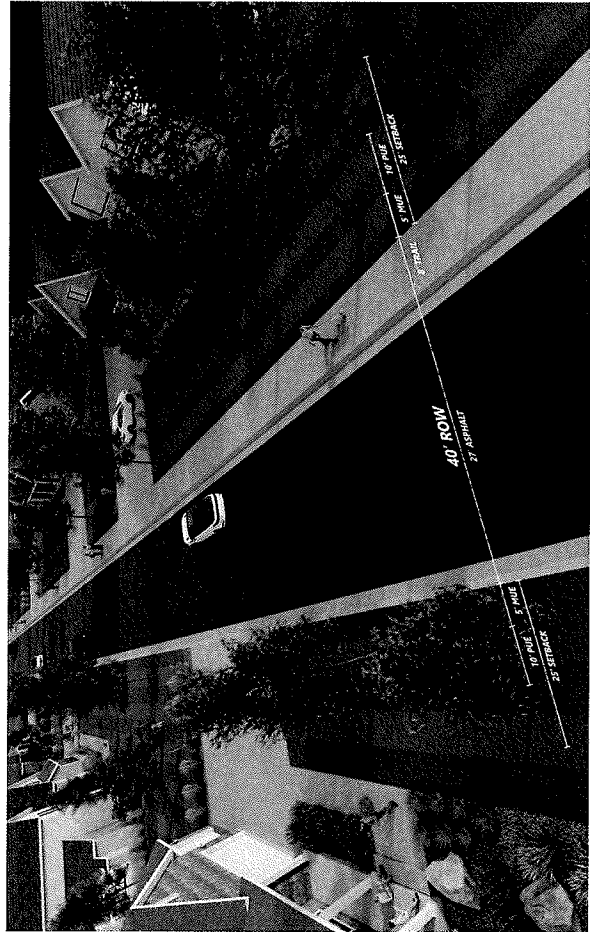
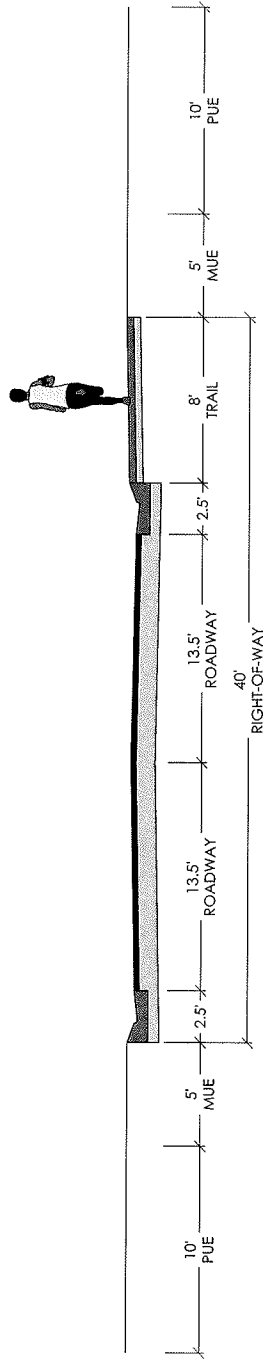
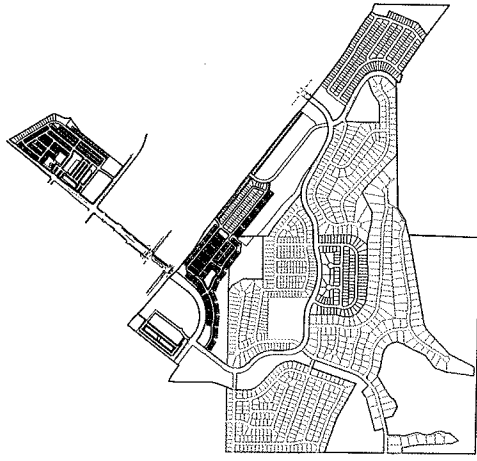
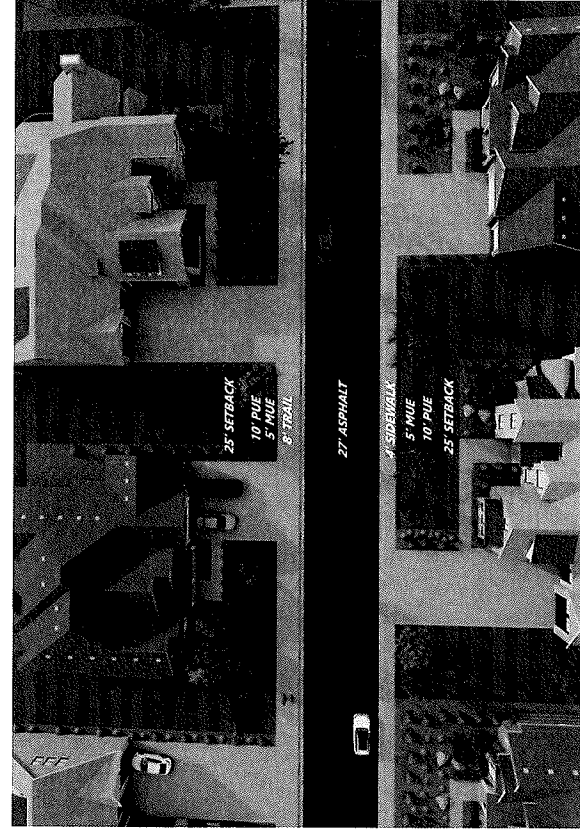
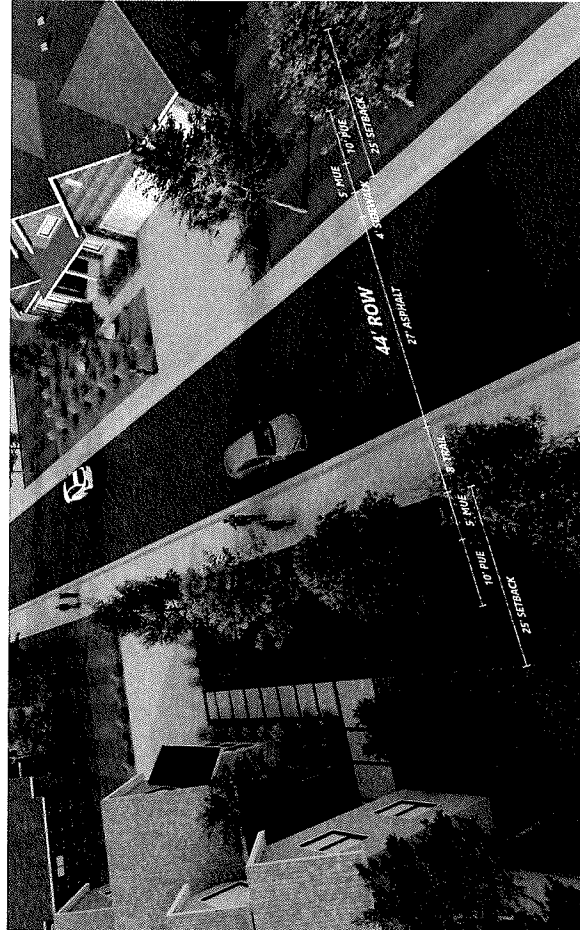
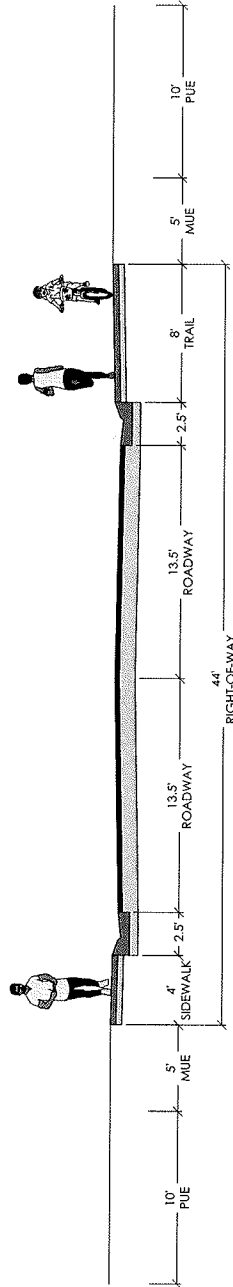
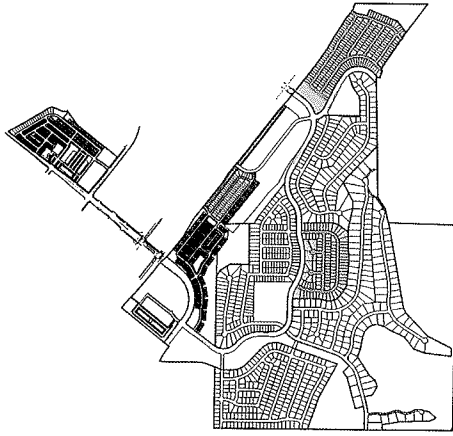


EXHIBIT: 44' CROSS-SECTION EXHIBIT





5. UTILITIES & GRADING

A. STORMWATER MANAGEMENT STANDARDS

1) STORMWATER POND DESIGN

For the improved areas within Panorama, stormwater will be managed through 4 regional detention or retention ponds, each of which pertains to a different drainage basin. Ponds within Panorama are to retain the full 100-year storm and meet state standards for full LID retention. Should percolation rates not allow for ponds to empty within the required 48 hours, ponds may detain the 100-year 24-hour storm with an outfall rate of 0.02 cfs/acre. State standards for LID water treatment of the first 0.5 inch of rainfall are to be followed through retention throughout the 4 ponds. The site quantity retention requirement is to count towards required quality control, LID retention.

The five ponds are defined in the enclosed Detention Pond Exhibit (page 41) as Ponds 1-4, with Pond 4 being separated into two ponds due to grading needs. Ponds 1, 2, and 3 are to be designed with a maximum depth of 10 feet. Pond 4 is to be limited to a depth of 12 feet. Depth is defined as vertical distance, including 1 foot of freeboard, between bottom of pond and top of pond.

Ponds are to be designed with a side slope of 3:1(H:V).

Where there are existing major drainage channels that run through Panorama, runoff will be realigned through proposed channels and pipes, with runoff being captured in proposed improvements. Pipes conveying existing major drainage channels are to be sized to convey the 100-year storm, with an overflow swale available in case of storms exceeding the 100-year flow, so as to prevent flooding throughout Panorama from existing drainage channels. This is of particular concern through the open space that is to contain the park and dog park, as shown in enclosed exhibit documents.

B. GRADING

1) GENERAL GRADING PROVISIONS

Development grading and land disturbance within Panorama will generally follow the grading plan as shown in Exhibit G "Grading Plan" in the MDA.

2) SLOPE DESIGN

When working from phase to phase during construction, grading from proposed grade to existing may have a 2:1 (H:V) slope. The maximum slope in both open space and lots within finished development is to be limited to a 2:1 (H:V) maximum slope.

3) RETAINING WALL DESIGN

Retaining walls are to be designed by a geotechnical engineer when exceeding 4 feet high. Walls within the development are to be allowed to reach as high as 50 feet as required by the grading design.

EXHIBIT: MASTER STORM DRAIN PLAN

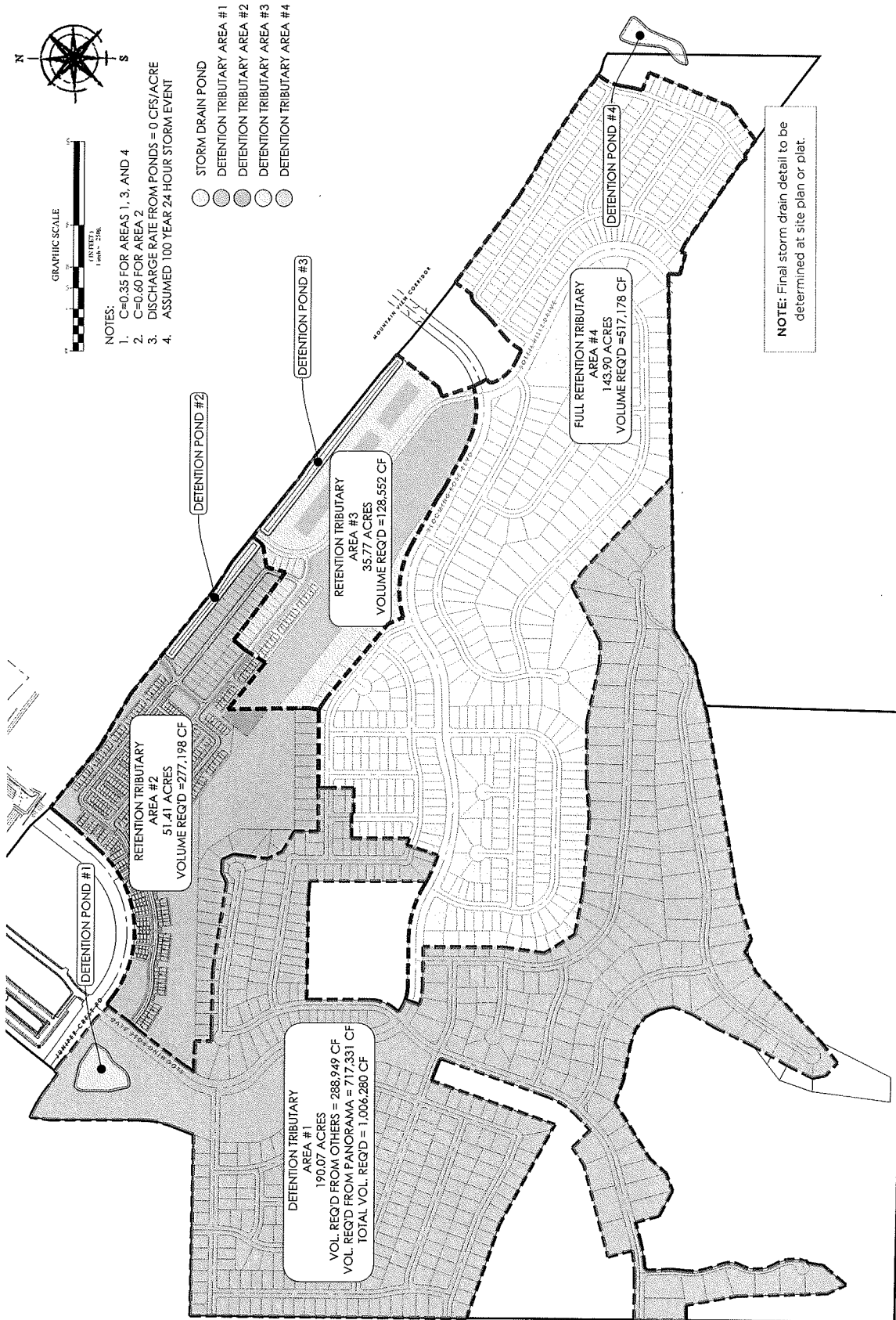
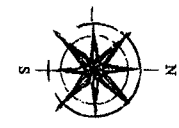
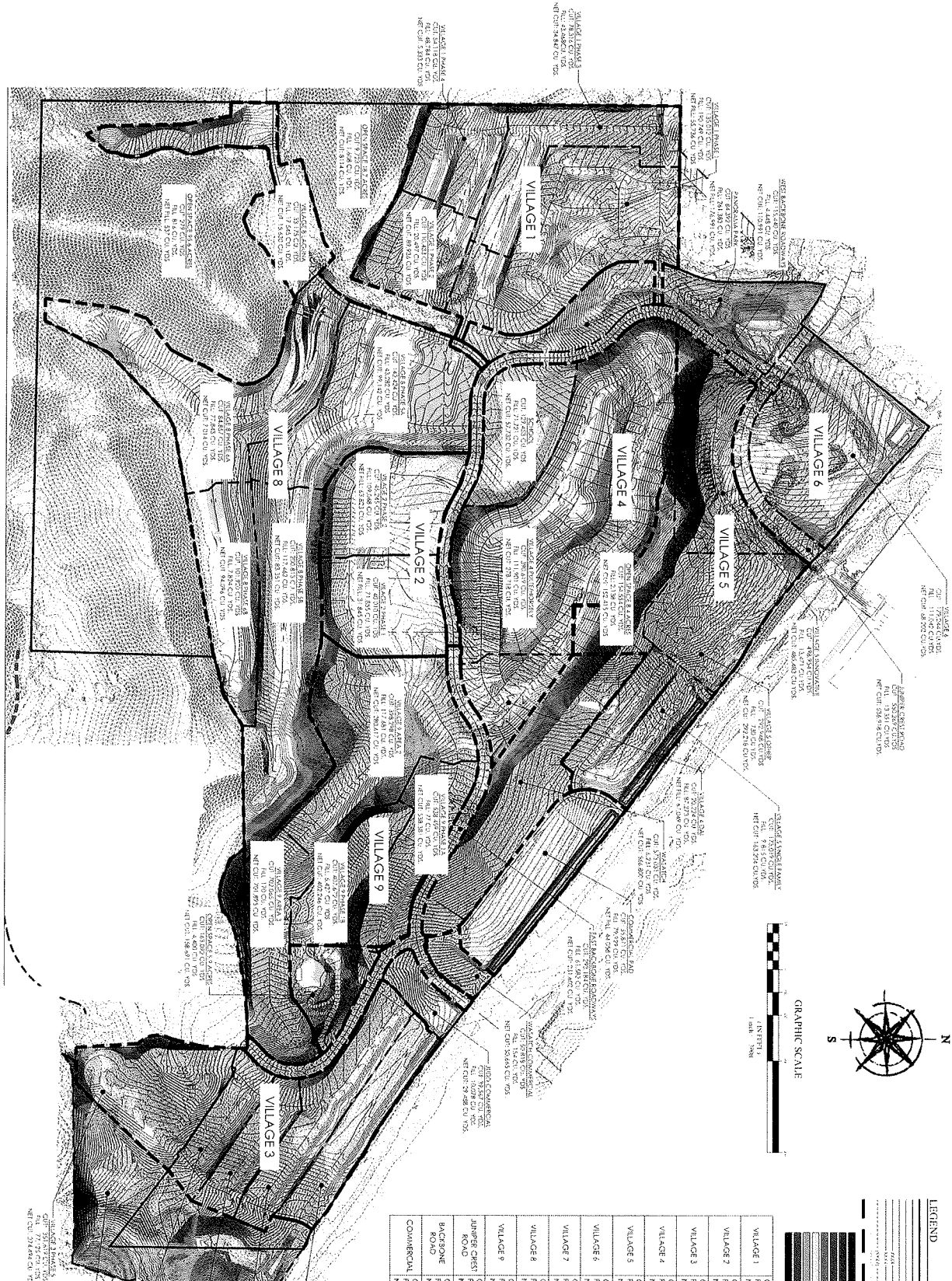


EXHIBIT F
Grading Plan



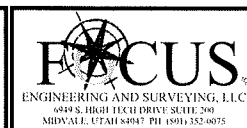
GRAPHIC SCALE
1 inch = 100 feet

LEGEND

[Symbol]	EXISTING ROAD
[Symbol]	PROPOSED ROAD
[Symbol]	EXISTING DRAINAGE
[Symbol]	PROPOSED DRAINAGE
[Symbol]	EXISTING UTILITIES
[Symbol]	PROPOSED UTILITIES
[Symbol]	EXISTING VEGETATION
[Symbol]	PROPOSED VEGETATION

VILLAGE 1	CUT: 37,315 CU YDS FILL: 181,169 CU YDS
VILLAGE 2	CUT: 1,370,550 CU YDS FILL: 1,370,550 CU YDS
VILLAGE 3	CUT: 1,370,550 CU YDS FILL: 1,370,550 CU YDS
VILLAGE 4	CUT: 1,370,550 CU YDS FILL: 1,370,550 CU YDS
VILLAGE 5	CUT: 1,370,550 CU YDS FILL: 1,370,550 CU YDS
VILLAGE 6	CUT: 1,370,550 CU YDS FILL: 1,370,550 CU YDS
VILLAGE 7	CUT: 1,370,550 CU YDS FILL: 1,370,550 CU YDS
VILLAGE 8	CUT: 1,370,550 CU YDS FILL: 1,370,550 CU YDS
VILLAGE 9	CUT: 1,370,550 CU YDS FILL: 1,370,550 CU YDS
BACKSLOPE ROAD	CUT: 1,370,550 CU YDS FILL: 1,370,550 CU YDS
COMMERCIAL	CUT: 1,370,550 CU YDS FILL: 1,370,550 CU YDS

PANORAMA CUT/FILL EXHIBIT HERRIMAN CITY, UT OVERALL CUT-FILL

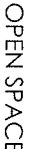


REVISION BLOCK

NO.	DESCRIPTION
1	ISSUED FOR PERMIT
2	REVISED FOR PERMIT
3	REVISED FOR PERMIT
4	REVISED FOR PERMIT
5	REVISED FOR PERMIT
6	REVISED FOR PERMIT
7	REVISED FOR PERMIT
8	REVISED FOR PERMIT
9	REVISED FOR PERMIT
10	REVISED FOR PERMIT

OVERALL CUT-FILL

E1



VILLAGE 1 PHASE 2

VILLAGE 1 PHASE 4
CUT: 54.118 CU. YDS.
FILL: 48.784 CU. YDS.
NET CUT: 5.333 CU. YDS.

VILLAGE 1 PHASE 3
CUT: 78,316 CU. YDS.
FILL: 43,468 CU. YDS.
NET CUT: 34,847 CU. YDS.

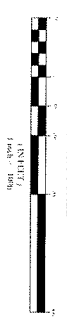
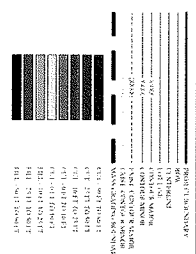
VILLAGE 1 PHASE 2
CUT: 110,433 CU. YDS.
FILL: 20,497 CU. YDS.
NET CUT: 89,936 CU. YDS.

VILLAGE I PHASE I
CUT: 135,012 CU. YDS.
FILL: 190,749 CU. YDS.
NET FILL: 55,736 CU. YDS.

VILLAGE 101AL
CUT: 377,315 CU. YDS.
FILL: 303,487 CU. YDS.
NET CUT: 73,827 CU. YDS.

10th layer
9th layer
8th layer
7th layer
6th layer
5th layer
4th layer
3rd layer
2nd layer
1st layer

LEGEND



CIRAPHIC SCALL

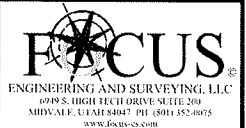
CUT-FILL



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

PANORAMA CUT-FILL EXHIBIT
HERRIMAN CITY, UT
VILLAGE 1 CUT-FILL

FOR
REVIEW
ONLY



[illegible]

VILLAGE 2 TOTAL
CUT: 85,498 CU. YDS.
FILL: 181,169 CU. YDS.
NET FILL: 95,671 CU. YDS.

VILLAGE 2 PHASE 1
CUT: 40,010 CU. YDS.
FILL: 71,855 CU. YDS.
NET FILL: 31,845 CU. YDS.

VILLAGE 2 PHASE 2
CUT: 45,245 CU. YDS.
FILL: 109,066 CU. YDS.
NET FILL: 63,823 CU. YDS.



GRAPHIC SCALE

(IN FEET)

1 mile 64 ft.

PANORAMA CUT/FILL EXHIBIT
HERRIMAN CITY, UT
VILLAGE 2 CUT-FILL

REVISION BLOCK		
#	DATE	DESCRIPTION
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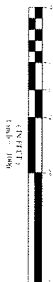
VILLAGE
CUT-FILL

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

FOCUS
ENGINEERING AND SURVEYING, LLC
6040 S. HIGH TECH DRIVE, SUITE 200
MIDVALE, UTAH 84047 PH: (801) 352-0075

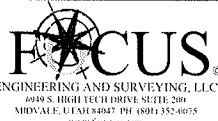
[illegible]

GRAPHIC SCALE:



- VILLAGE 4 DA

RECEIVED
OCT 14 1964



REVISION BLOCK		
#	DATE	DESCRIPTION
1	11-1-00	AS-BUILT
2	11-1-00	AS-BUILT
3	11-1-00	AS-BUILT
4	11-1-00	AS-BUILT
5	11-1-00	AS-BUILT
6	11-1-00	AS-BUILT

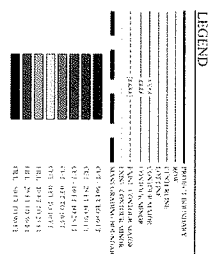
VILLAGE 4 DAD	SCHOOL	VILLAGE 4 PUITE/HORSELEY	VILLAGE 4 TOTAL
CUT: 20.224 CU. YDS.	CUT: 1.29,453 CU. YDS.	CUT: 562.710 CU. YDS.	CUT: 562.710 CU. YDS.
FILL: 87.273 CU. YDS.	FILL: 7.721 CU. YDS.	FILL: 111.901 CU. YDS.	FILL: 268.881 CU. YDS.
NET FILL: 67.049 CU. YDS.	NET CUT: 57.732 CU. YDS.	NET CUT: 278.718 CU. YDS.	NET CUT: 293.829 CU. YDS.



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

VILLAGE 4
CUT-FILL

ES



TOTAL VILLAGE 5	
CUT: 9655.383 CU. YDS.	
FILE: 24.022 CU. YDS.	
NET CUT: 941.361 CU. YDS.	
VILLAGE 5 INNOVATIVE	
CUT: 598.934 CU. YDS.	
FILE: 13.471 CU. YDS.	
NET CUT: 485.483 CU. YDS.	
VILLAGE 5 OTHER	
CUT: 297.948 CU. YDS.	
FILE: 730 CU. YDS.	
NET CUT: 292.218 CU. YDS.	
VILLAGE 5 SINGLE FAMILY	
CUT: 173.017 CU. YDS.	
FILE: 9.815 CU. YDS.	
NET CUT: 163.204 CU. YDS.	
OPEN SPACE	
CUT: 154.554 CU. YDS.	
FILE: 2.138 CU. YDS.	
NET CUT: 152.415 CU. YDS.	

REVISION BLOCK		
#	DATE	DESCRIPTION
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99	11/11/00	1.0000
100	11/11/00	1.0000

PANORAMA POINT CUT/FILL EXHIBITS
HERRIMAN CITY, UT
VILLAGE 5 CUT-FILL

FOR
REPLY
ONLY

FOCUS
ENGINEERING AND SURVEYING, LLC
6949 S. HIGH TECH DRIVE SUITE 200
MIDVALE, UTAH 84047 PH: (801) 352-6075
Fax: (801) 352-6076

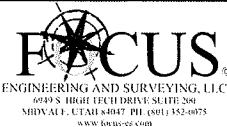
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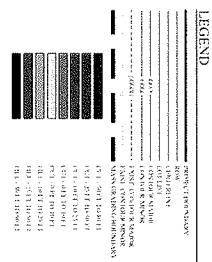
GRAPHIC SCALE

1 month - 26 fa

REVISION BLOCK		
#	DATE	DESCRIPTION
1	11/1/2011	Initial Design
2	11/15/2011	Revised Design
3	11/20/2011	Final Design
4	11/25/2011	Final Design
5	11/30/2011	Final Design
6	12/5/2011	Final Design
7	12/10/2011	Final Design
8	12/15/2011	Final Design
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102	4/5/2013	Final Design
103	4/10/2013	Final Design
104	4/15/2013	Final Design
105	4/20/2013	Final Design
106	4/25/2013	Final Design

FOR
REVIEW





WASATCH
CUT: 573,031 CU. FT.
FILL: 6,231 CU. FT.
NET CUT: 566,800 CU. FT.



GRAPHIC SCALE

2' 1' 0' 0' 1' 2'

2 INCHES

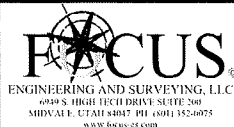
1 inch = 30.0 ft.

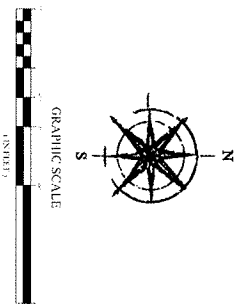
PANORAMA CUT/FILL EXHIBIT
HERRIMAN CITY, UT
WASATCH RESIDENTIAL CUT-FILL

REVISION HISTORY		
#	DATE	DESCRIPTION
1	10/1/00	Initial release
2	10/1/00	Added new features
3	10/1/00	Fixed bugs
4	10/1/00	Added new features
5	10/1/00	Fixed bugs
6	10/1/00	Added new features
7	10/1/00	Fixed bugs
8	10/1/00	Added new features
9	10/1/00	Fixed bugs
10	10/1/00	Added new features

WASATCH
CUT-FILL

E8





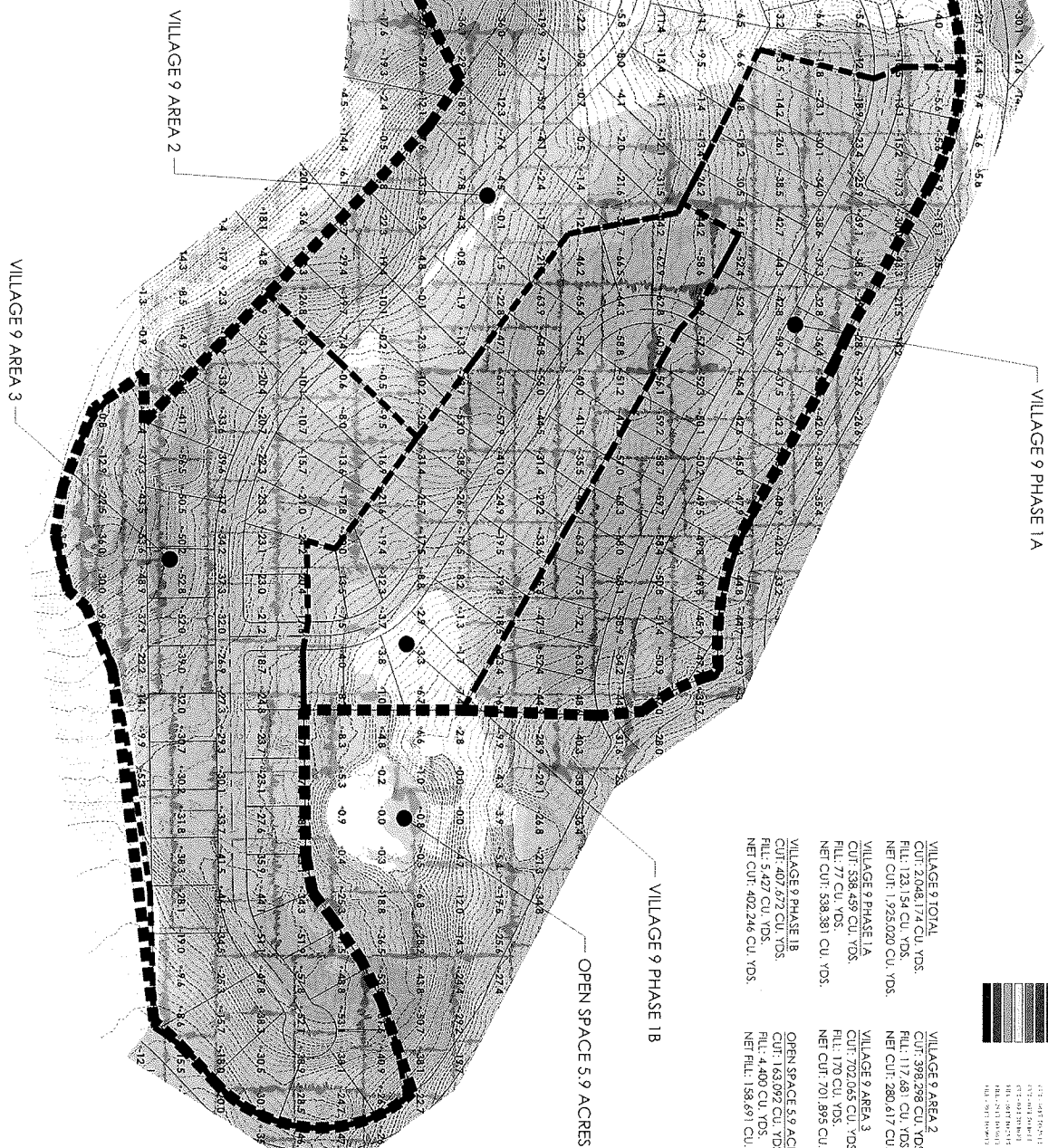
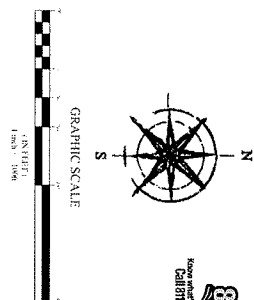
VILLAGE 8 PHASE 5B
CUT: 200.813 CU. YDS.
FILL: 117.462 CU. YDS.
NET CUT: 83.351 CU. YDS

VILLAGE 8 PHASE 5B
CUT: 200.813 CU. YDS.
FILL: 117.462 CU. YDS.
NET CUT: 83.351 CU. YDS

REVISION BLOCK		
#	DATE	DESCRIPTION
1	7/2/82	1.0000
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9	7/2/82	1.0000
10	7/2/82	1.0000

PANORAMA VILLAGES CUT-FILL
HERRIMAN CITY, UT
VILLAGE 8 CUT-FILL

RECORDED



LEGEND

***** 1989 *****

1989	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056	2057	2058	2059	2060	2061	2062	2063	2064	2065	2066	2067	2068	2069	2070	2071	2072	2073	2074	2075	2076	2077	2078	2079	2080	2081	2082	2083	2084	2085	2086	2087	2088	2089	2090	2091	2092	2093	2094	2095	2096	2097	2098	2099	2100	2101	2102	2103	2104	2105	2106	2107	2108	2109	2110	2111	2112	2113	2114	2115	2116	2117	2118	2119	2120	2121	2122	2123	2124	2125	2126	2127	2128	2129	2130	2131	2132	2133	2134	2135	2136	2137	2138	2139	2140	2141	2142	2143	2144	2145	2146	2147	2148	2149	2150	2151	2152	2153	2154	2155	2156	2157	2158	2159	2160	2161	2162	2163	2164	2165	2166	2167	2168	2169	2170	2171	2172	2173	2174	2175	2176	2177	2178	2179	2180	2181	2182	2183	2184	2185	2186	2187	2188	2189	2190	2191	2192	2193	2194	2195	2196	2197	2198	2199	2200	2201	2202	2203	2204	2205	2206	2207	2208	2209	2210	2211	2212	2213	2214	2215	2216	2217	2218	2219	2220	2221	2222	2223	2224	2225	2226	2227	2228	2229	2230	2231	2232	2233	2234	2235	2236	2237	2238	2239	2240	2241	2242	2243	2244	2245	2246	2247	2248	2249	2250	2251	2252	2253	2254	2255	2256	2257	2258	2259	2260	2261	2262	2263	2264	2265	2266	2267	2268	2269	2270	2271	2272	2273	2274	2275	2276	2277	2278	2279	2280	2281	2282	2283	2284	2285	2286	2287	2288	2289	2290	2291	2292	2293	2294	2295	2296	2297	2298	2299	2300	2301	2302	2303	2304	2305	2306	2307	2308	2309	2310	2311	2312	2313	2314	2315	2316	2317	2318	2319	2320	2321	2322	2323	2324	2325	2326	2327	2328	2329	2330	2331	2332	2333	2334	2335	2336	2337	2338	2339	2340	2341	2342	2343	2344	2345	2346	2347	2348	2349	2350	2351	2352	2353	2354	2355	2356	2357	2358	2359	2360	2361	2362	2363	2364	2365	2366	2367	2368	2369	2370	2371	2372	2373	2374	2375	2376	2377	2378	2379	2380	2381	2382	2383	2384	2385	2386	2387	2388	2389	2390	2391	2392	2393	2394	2395	2396	2397	2398	2399	2400	2401	2402	2403	2404	2405	2406	2407	2408	2409	2410	2411	2412	2413	2414	2415	2416	2417	2418	2419	2420	2421	2422	2423	2424	2425	2426	2427	2428	2429	2430	2431	2432	2433	2434	2435	2436	2437	2438	2439	2440	2
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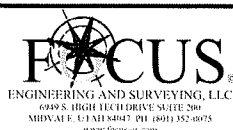
VILLAGE 9 TOTAL	VILLAGE 9 AREA 2
CUT: 2,048.174 CU. YDS.	CUT: 399,298 CU. YDS.
FILL: 1,231.54 CU. YDS.	FILL: 117,161 CU. YDS.
NET CUT: 1,925.20 CU. YDS.	NET CUT: 280,617 CU. YDS.
VILLAGE 9 PHASE 1A	VILLAGE 9 AREA 3
CUT: 538,489 CU. YDS.	CUT: 702,065 CU. YDS.
FILL: 77,828 YDS.	FILL: 170 CU. YDS.
NET CUT: 538,381 CU. YDS.	NET CUT: 101,895 CU. YDS.
VILLAGE 9 PHASE 1B	OPEN SPACE 5.9 ACRES
CUT: 407,872 CU. YDS.	CUT: 163,092 CU. YDS.
FILL: 5142 CU. YDS.	FILL: 4,500 CU. YDS.
NET CUT: 402,246 CU. YDS.	NET FILL: 138,691 CU. YDS.

VILLAGE 9 PHASE 1B CUT: 407.672 CU. YDS. FILL: 5.427 CU. YDS. NET CUT: 402.246 CU. YDS.	OPEN SPACE 5.9 ACRES CUT: 163.092 CU. YDS. FILL: 4.400 CU. YDS. NET FILL: 158.691 CU. YDS.
--	---

VILLAGE 9 AREA 2
CUT: 398.298 CU. YDS.
FILL: 117.681 CU. YDS.
NET CUT: 280.617 CU. YDS

OPEN SPACE 5.9 ACRES
CUT: 163,092 CU. YDS.
FILL: 4,400 CU. YDS.
NET FILL: 158,691 CU. YDS.

PANORAMA CUT/FILL EXHIBIT
HERRIMAN CITY, UT
VILLAGE 9 CUT-FILL

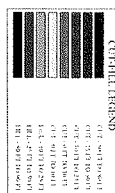


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2	01/01/01	AS-BUILT
3	01/01/01	AS-BUILT
4	01/01/01	AS-BUILT
5	01/01/01	AS-BUILT

VILLAGE
CUT-FILL

EIO

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

[illegible]

GRAPHIC SCALE

0 10 20 30 40 50 60 70 80 90 100

0 1 2 3 4 5 6 7 8 9 10

1 inch = 50 ft

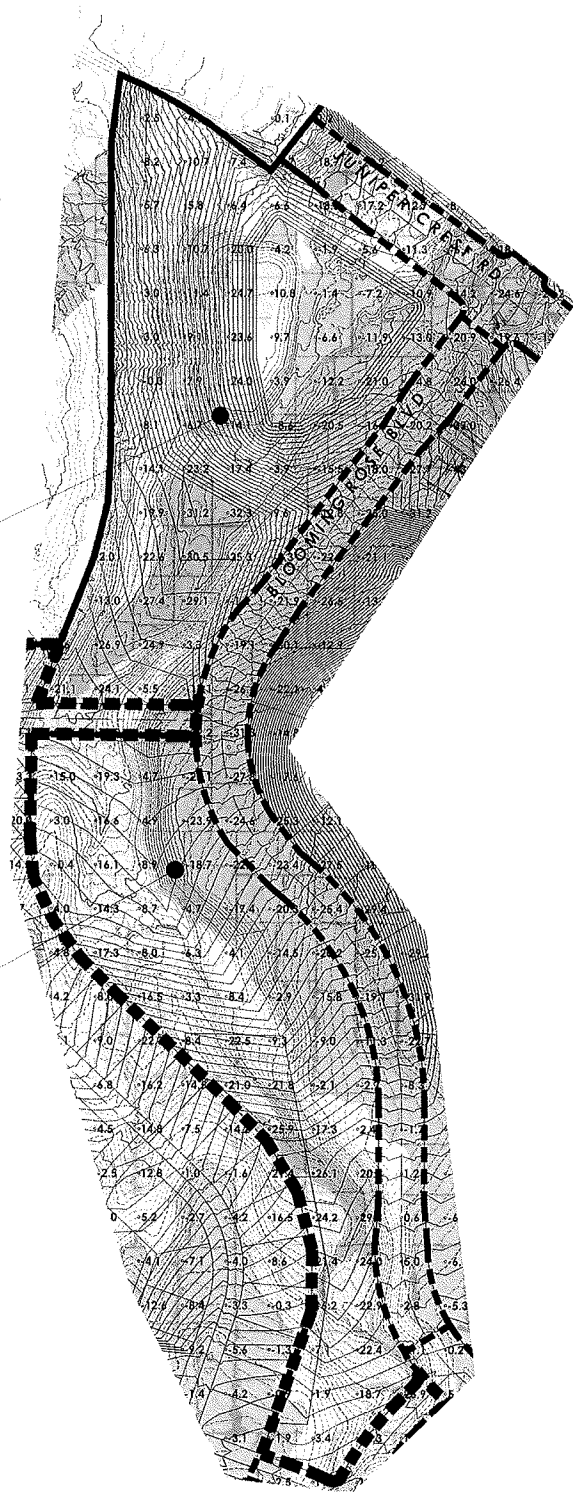


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PANORAMA CUT/FILL EXHIBIT
HERRIMAN CITY, UT
SOUTH HILLS PARK CUT-FILL

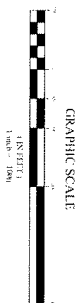
RECEIVED





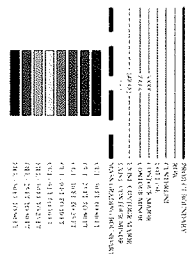
NORTH PANORAMA PARK

SOUTH PANORAMA PARK



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

LEGEND



TOTAL PANORAMA PARK
CUT: 84,392 CU. YDS.
FILL: 261,383 CU. YDS.
NET FILL: 176,991 CU. YDS.

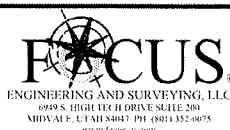
NORTH PANORAMA PARK
CUT: 43,728 CU. YDS.
FILL: 139,428 CU. YDS.
NET FILL: 95,700 CU. YDS.

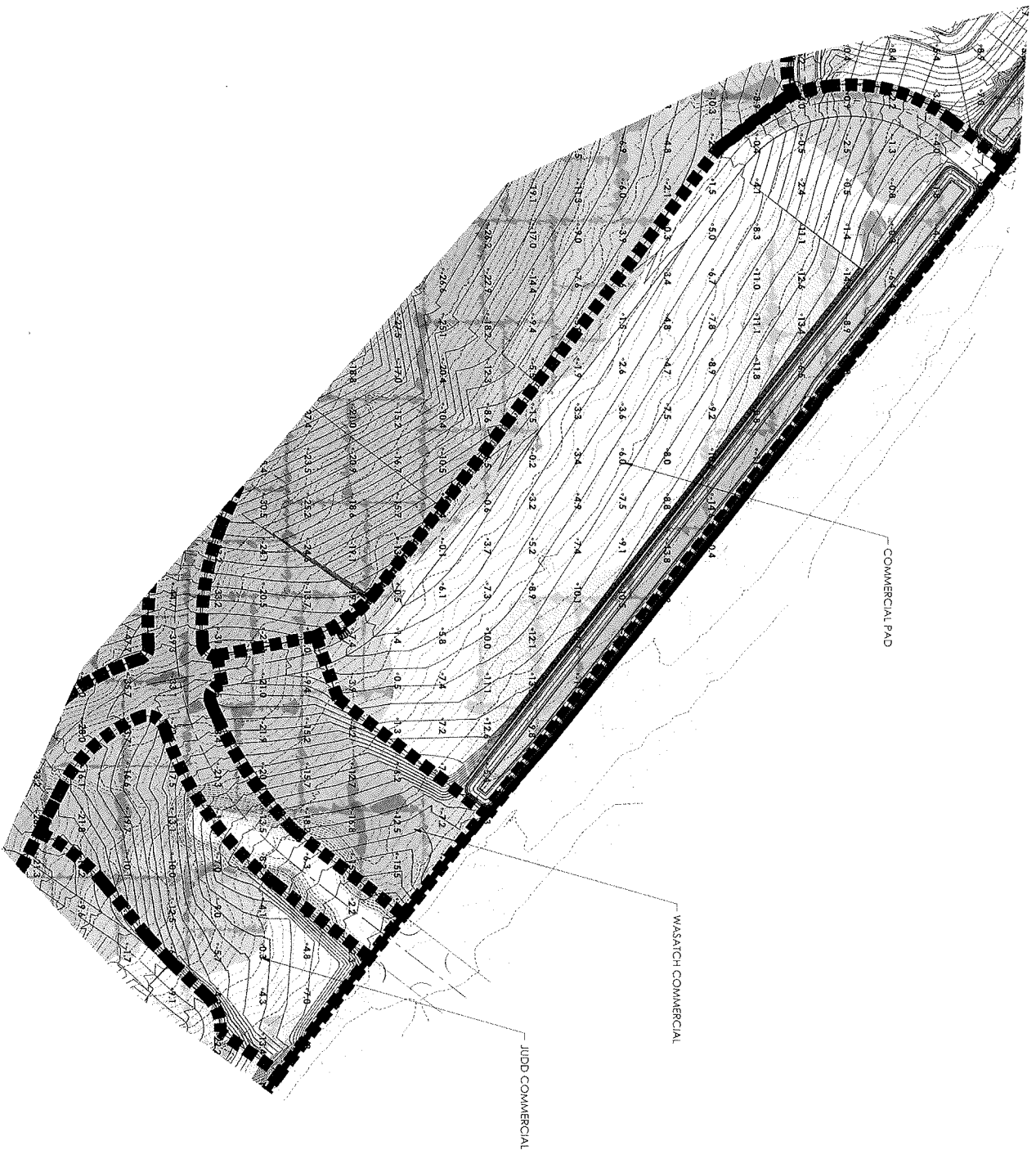
SOUTH PANORAMA PARK
CUT: 40,664 CU. YDS.
FILL: 121,955 CU. YDS.
NET FILL: 81,291 CU. YDS.

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PANORAMA CUT-FILL EXHIBIT
HERRIMAN CITY, UT
PANORAMA PARK CUT-FILL

FOR
REPLY
ONLY





LEGEND

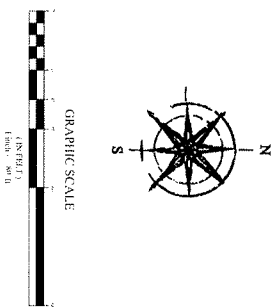
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[Symbol]	EXISTING RENT

TOTAL COMMERCIAL
 CUT: 126,256 CU. FT.
 FILL: 90,161 CU. FT.
 NET CUT: 36,095 CU. FT.

COMMERCIAL PAD
 CUT: 35,871 CU. FT.
 FILL: 79,929 CU. FT.
 NET FILL: 44,058 CU. FT.

WASATCH COMMERCIAL
 CUT: 50,818 CU. FT.
 FILL: 154 CU. FT.
 NET CUT: 50,664 CU. FT.

JUDD COMMERCIAL
 CUT: 39,567 CU. FT.
 FILL: 10,078 CU. FT.
 NET CUT: 29,488 CU. FT.



PANORAMA CUT/FILL EXHIBIT HERRIMAN CITY, UT COMMERCIAL CUT-FILL

REVISION	DATE	DESCRIPTION
1	10/1/2014	Initial Design
2	10/1/2014	Revised Design
3	10/1/2014	Final Design
4	10/1/2014	As-Built
5	10/1/2014	Final As-Built

COMMERCIAL CUT-FILL

E12



FOR
 INFO

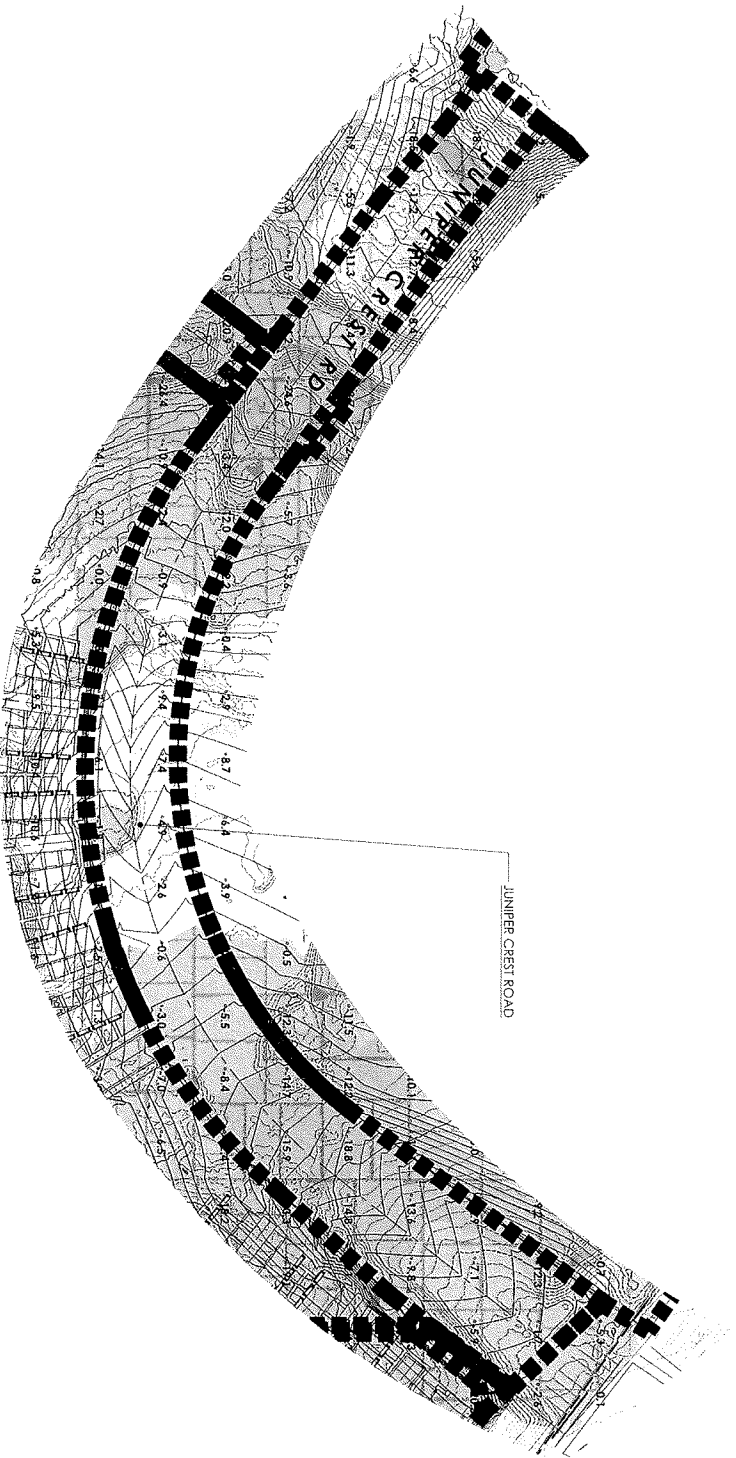
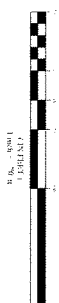
Legend

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JUNIPER CREST ROAD
CUT: 54.535 CU. YDS.
FILL: 25.607 CU. YDS.
NET CUT: 28.928 CU. YDS.



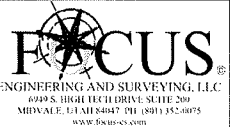
GRAPHIC SCALE



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2	04/07/00	REVISIONS TO THE DESIGN
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4	11/07/00	REVISIONS TO THE DESIGN
5	11/07/00	REVISIONS TO THE DESIGN
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PANORAMA CUT/FILL EXHIBIT
HERRIMAN CITY, UT
JUNIPER CREST ROAD CUT-FILL

2000

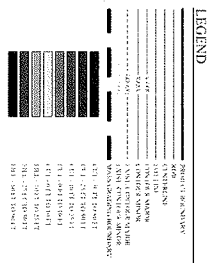


JUNIPER
CREST ROAD
CUT-FILL



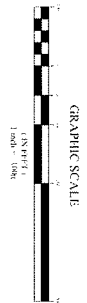
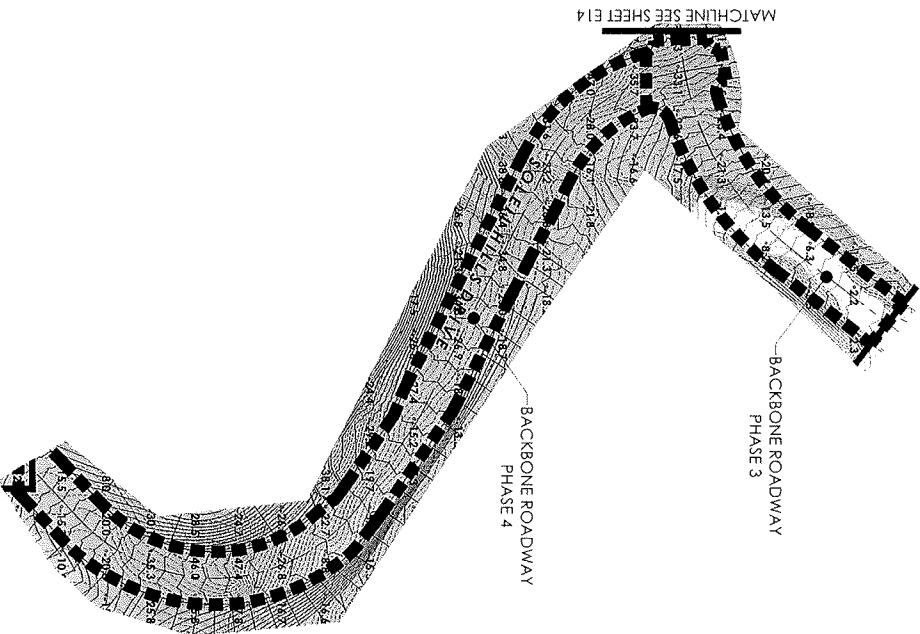
N ₂	P ₂ O ₅	Pressure	ATM
1998	10/28/2024	Ion	1000/200
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E13



FILL: 0 CU. YDS.
NET CWT: 124618 CWT YDS

BACKBONE ROAD CUT-FILL



LEGEND

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[Symbol]	EXISTING CUT
[Symbol]	PROPOSED CUT

BACKBONE ROADWAY TOTAL
CUT: 371,735 CU. YDS.
FILL: 66,099 CU. YDS.
NET CUT: 305,634 CU. YDS.
BACKBONE ROADWAY PHASE 1
CUT: 110,821 CU. YDS.
FILL: 18,098 CU. YDS.
NET CUT: 92,723 CU. YDS.
BACKBONE ROADWAY PHASE 2
CUT: 106,723 CU. YDS.
FILL: 44,753 CU. YDS.
NET CUT: 61,970 CU. YDS.
BACKBONE ROADWAY PHASE 3
CUT: 29,564 CU. YDS.
FILL: 3,248 CU. YDS.
NET CUT: 26,315 CU. YDS.
BACKBONE ROADWAY PHASE 4
CUT: 124,618 CU. YDS.
FILL: 0 CU. YDS.
NET CUT: 124,618 CU. YDS.

REVISION BLOCK	
NO.	DESCRIPTION
1	DATE: 11/10/2014
2	BY: [Signature]
3	BY: [Signature]
4	BY: [Signature]
5	BY: [Signature]
6	BY: [Signature]
7	BY: [Signature]
8	BY: [Signature]
9	BY: [Signature]
10	BY: [Signature]

PANORAMA CUT/FILL EXHIBIT HERRIMAN CITY, UT BACKBONE ROAD CUT-FILL

FOR REVIEW ONLY

FOCUS
ENGINEERING AND SURVEYING, LLC
4099 S. HIGH TECH DRIVE SUITE 200
MIDVALLEY, UT 84011
TEL: (801) 352-0055
WWW.FOCUS-ES.COM



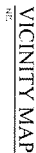
DATE: 11/10/2014	TIME: 10:00 AM	BY: [Signature]
PROJECT: BACKBONE ROAD CUT-FILL		
SHEET: E14.1		

EXHIBIT G
City's Vested Laws

A copy of the City's Vested Laws (as of the Effective Date) are on file with the Herriman City Recorder and a copy has been provided or otherwise made available to the Parties.

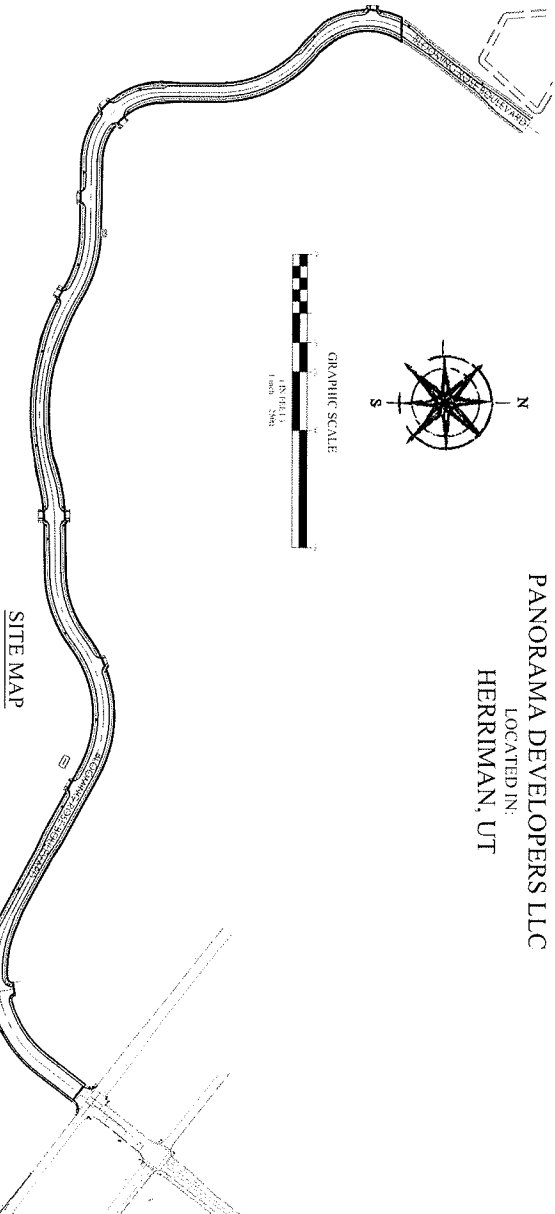
EXHIBIT H
Backbone Road Design

HERRIMAN, UT



CONTACTS

625-250-2500 • 1000 N. UNIVERSITY
 1100 S. ENGINEERING, SUITE 100, LIT.
 6040 S. HIGH TECH DRIVE, SUITE 500
 MIDLAND, TEXAS 79707
 (817) 482-0022
 PROJECT MANAGER: THOMAS BOALINA
 SURVEY MANAGER: EVAN WARD
 • 20 YEARS OF EXPERIENCE
 • 20 YEARS OF SURVEYING
 • 20 YEARS OF THE LAST FOUR YEARS AS A
 PROJECT MANAGER
 (901) 996-4413
 CONTACT CHRIS E. GALT, SR.



SITE MAP

Sheet List Table

Sheet Number	Sheet Title
C1	COVER SHEET
C20	BACKBONE PLAT
C21	BACKBONE PLAT
C22	BACKBONE PLAT
C24	BACKBONE PLAT
C23	BACKBONE PLAT
C31	STRIPING & SIGNAGE PLAN
C32	STRIPING & SIGNAGE PLAN
C33	STRIPING & SIGNAGE PLAN
C34	STRIPING & SIGNAGE PLAN
C35	BLOOMING ROSE BLVD CROSS SECTIONS
C36	SOLEIL HILLS DRIVE CROSS SECTIONS
C41	GRADING PLAN
C42	GRADING PLAN
C43	GRADING PLAN
C44	GRADING PLAN
C45	GRADING PLAN
C46	GRADING PLAN
C51	DRAINAGE PLAN
C52	DRAINAGE PLAN
C53	DRAINAGE PLAN
C54	DRAINAGE PLAN
C55	DRAINAGE PLAN
C56	DRAINAGE PLAN
C57	DRAINAGE PLAN

Sheet List Table

Sheet Number	Sheet Title
C6.1	SEWER PLAN
C6.2	SEWER PLAN
C6.3	SEWER PLAN
C6.4	SEWER PLAN
C6.5	OFFSITE SEWER PLAN
C7.1	ZONE 1 WATER PLAN
C7.2	ZONE 2 WATER PLAN
C7.3	ZONE 3 WATER PLAN
C7.4	ZONE 4 WATER PLAN
C7.5	ZONE 5 WATER PLAN
C7.6	ZONE 3 WATER PLAN
C7.7	ZONE 4 WATER PLAN
C7.8	ZONE 5 WATER PLAN
P6.0	PLAN & PROFILE KEY MAP
P6.1	BLOOMING ROSE BLVD
P6.2	BLOOMING ROSE BLVD
P6.3	BLOOMING ROSE BLVD
P6.4	BLOOMING ROSE BLVD
P6.5	BLOOMING ROSE BLVD
P6.6	BLOOMING ROSE BLVD
P6.7	BLOOMING ROSE BLVD
P6.8	BLOOMING ROSE BLVD
P6.9	BLOOMING ROSE BLVD
P6.10	BLOOMING ROSE BLVD
P6.11	BLOOMING ROSE BLVD
P6.12	BLOOMING ROSE BLVD
P6.13	CONCRETE DRIVE

Sheet List Table

Sheet Number	Sheet Title
PP14	SOLEIL HILLS DRIVE
PP15	SOLEIL HILLS DRIVE
PP16	SOLEIL HILLS DRIVE
PP17	RETENTION POND
PP18	HISTORIC DRAINAGE REALIGNMENT A
PP19	HISTORIC DRAINAGE REALIGNMENT B
PP20	SOLEIL HILLS-MVC SEWER CONNECTION PLAN
PP21	STUB ROAD A & B
PP22	STUB ROAD C & D
PP23	STUB ROAD E & F
PP24	STUB ROAD G & H
PP25	PANORAMA PARK
PP26	PANORAMA PARK
PP27	PANORAMA PARK
D1	DETAILS
D2	DETAILS
D3	DETAILS
D4	SVSD DETAILS
L1.0 A	OVERALL LANDSCAPE PLAN
L1.0 B	OVERALL LANDSCAPE PLAN
L1.1	LANDSCAPE PLAN
L1.2	LANDSCAPE PLAN
L1.3	LANDSCAPE PLAN
L1.4	LANDSCAPE PLAN

Sheet List Table

Sheet Number	Sheet Title
L1.6	LANDSCAPE PLAN
L1.7	LANDSCAPE PLAN
L1.8	LANDSCAPE PLAN
L1.9	LANDSCAPE PLAN
L1.10	LANDSCAPE PLAN
L1.11	LANDSCAPE PLAN
L1.12	LANDSCAPE PLAN
L1.13	DEFENTION BASIN
L2.0	OVERALL IRRIGATION PLAN
L2.1	IRRIGATION PLAN
L2.2	IRRIGATION PLAN
L2.3	IRRIGATION PLAN
L2.4	IRRIGATION PLAN
L2.5	IRRIGATION PLAN
L2.6	IRRIGATION PLAN
L2.7	IRRIGATION PLAN
L2.8	IRRIGATION PLAN
L2.9	IRRIGATION PLAN
L2.10	IRRIGATION PLAN
L2.11	IRRIGATION PLAN
L2.12	IRRIGATION PLAN
L2.13	DEFENTION BASIN
L2.14	OVERALL IRRIGATION DETAILS

GENERAL NOTES

[illegible]

NOTICE

BOYCE PROCEEDING WITH THIS WORK, TO CONTINUE FOR SEVERAL YEARS, AND VISIT ALL COUNTRIES OF ANTIQUARIAN INTEREST, AND ARRANGE IF NECESSARY, AND SHALL REPORT ALL DISCOVERIES TO THE SOCIETY.

ENGINEER'S NOTES TO CONTRACTOR

1. THE STATE AND LOCAL GOVERNMENTS ARE RESPONSIBLE FOR THE PROTECTION OF STATE AND LOCAL TAXPAYER'S RIGHTS. THE STATE AND LOCAL GOVERNMENTS HAVE THE DUTY TO PROTECT THE RIGHTS OF TAXPAYERS FROM THE ABUSE OF THE FEDERAL GOVERNMENT'S POWER TO ENFORCE THE TAX LAWS. THE STATE AND LOCAL GOVERNMENTS HAVE THE DUTY TO PROTECT THE RIGHTS OF TAXPAYERS FROM THE ABUSE OF THE FEDERAL GOVERNMENT'S POWER TO ENFORCE THE TAX LAWS.
2. CONSIDER THE ABUSE OF THE FEDERAL GOVERNMENT'S POWER TO ENFORCE THE TAX LAWS. THE FEDERAL GOVERNMENT HAS THE DUTY TO PROTECT THE RIGHTS OF TAXPAYERS FROM THE ABUSE OF THE FEDERAL GOVERNMENT'S POWER TO ENFORCE THE TAX LAWS. THE FEDERAL GOVERNMENT HAS THE DUTY TO PROTECT THE RIGHTS OF TAXPAYERS FROM THE ABUSE OF THE FEDERAL GOVERNMENT'S POWER TO ENFORCE THE TAX LAWS.
3. IN THE UNITED STATES, THE FEDERAL GOVERNMENT HAS THE DUTY TO PROTECT THE RIGHTS OF TAXPAYERS FROM THE ABUSE OF THE FEDERAL GOVERNMENT'S POWER TO ENFORCE THE TAX LAWS. THE FEDERAL GOVERNMENT HAS THE DUTY TO PROTECT THE RIGHTS OF TAXPAYERS FROM THE ABUSE OF THE FEDERAL GOVERNMENT'S POWER TO ENFORCE THE TAX LAWS.
4. ALL FEDERAL TAXPAYER'S RIGHTS ARE PROTECTED BY THE FEDERAL GOVERNMENT. THE FEDERAL GOVERNMENT HAS THE DUTY TO PROTECT THE RIGHTS OF TAXPAYERS FROM THE ABUSE OF THE FEDERAL GOVERNMENT'S POWER TO ENFORCE THE TAX LAWS. THE FEDERAL GOVERNMENT HAS THE DUTY TO PROTECT THE RIGHTS OF TAXPAYERS FROM THE ABUSE OF THE FEDERAL GOVERNMENT'S POWER TO ENFORCE THE TAX LAWS.
5. THE FEDERAL GOVERNMENT HAS THE DUTY TO PROTECT THE RIGHTS OF TAXPAYERS FROM THE ABUSE OF THE FEDERAL GOVERNMENT'S POWER TO ENFORCE THE TAX LAWS. THE FEDERAL GOVERNMENT HAS THE DUTY TO PROTECT THE RIGHTS OF TAXPAYERS FROM THE ABUSE OF THE FEDERAL GOVERNMENT'S POWER TO ENFORCE THE TAX LAWS.

PANORAMA BACKBONE ROADWAYS

HERRIMAN, UT
COVER SHEET

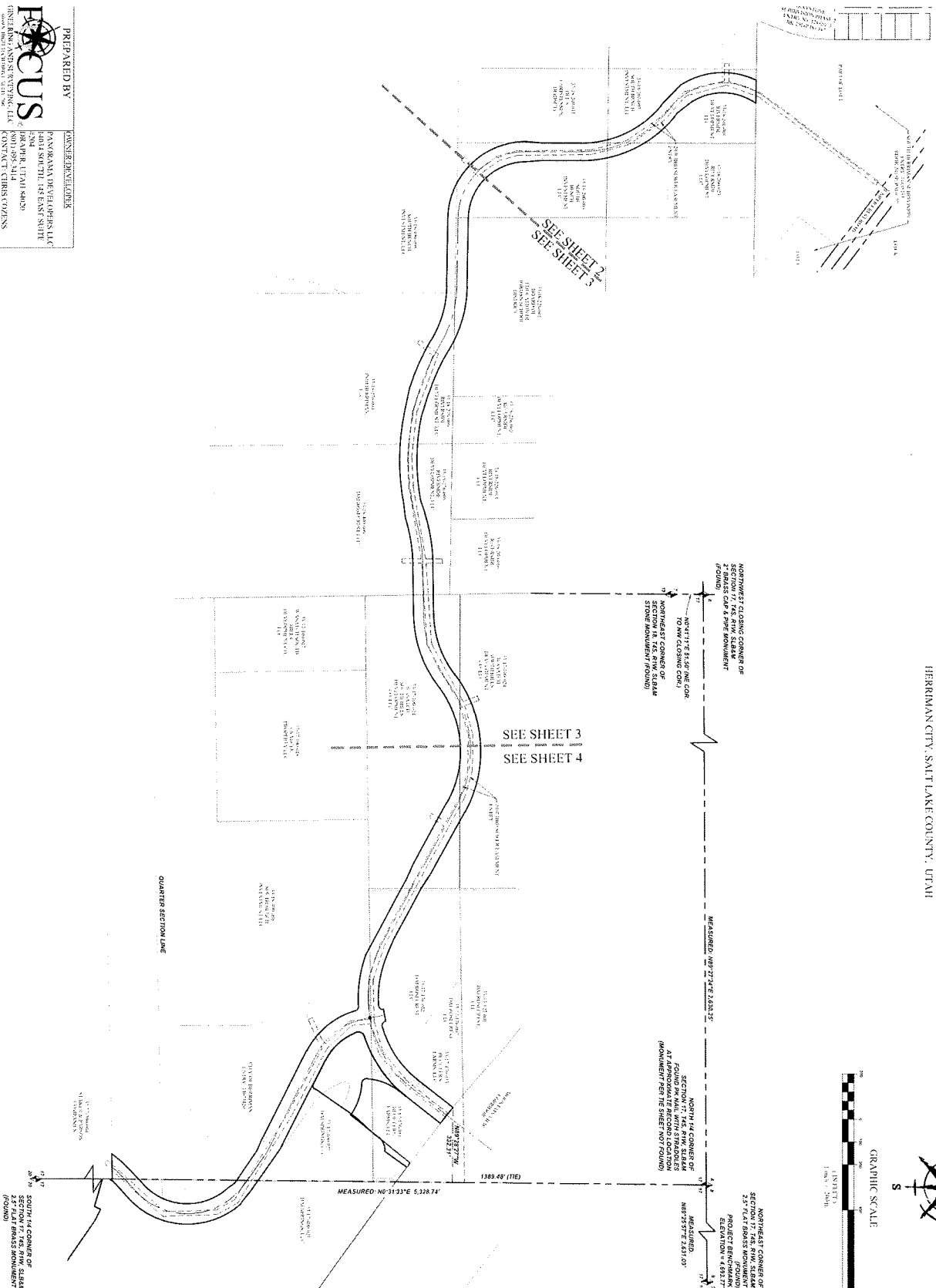
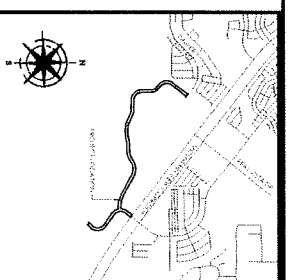
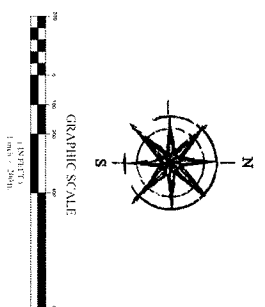
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100	10.00

COVER SHEET

NAME	LAST FIRST
DATE	MM/DD/YYYY
CITY	



LOCATED IN SECTION 17, THE NE QUARTER OF SECTION 18, AND THE SE QUARTER OF SECTION 7, T2S, R2W, SALT LAKE BASE & MERIDIAN HERRMAN CITY, SALT LAKE COUNTY, UTAH



LEGEND

[illegible]

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PREPARED BY OWNER/DEVELOPER

FOCUS

CONTACT: CHRIS COLENS
800.451.7222

NOVOTNY, E. L. 1980. The effects of the 1977-1978 drought on the population dynamics of the American oyster, *Crassostrea virginica*. *Marine Ecology Progress Series* 1:1-10.

SUMMARY OF

PANORAMA EAST BACKBONE

ROADWAY DEDICATION

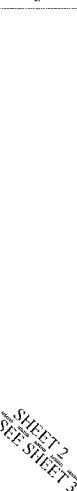
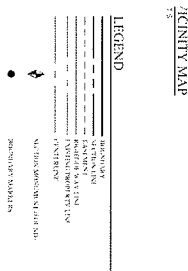
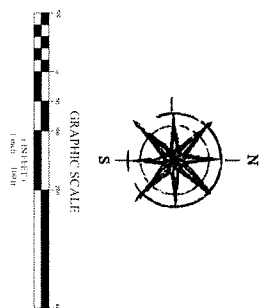
LOCATED IN SECTION 17, THE NE QUARTER OF SECTION 18, AND THE SE QUARTER
SECTION 7, T1N. R2W.
SALT LAKE BASE & MERIDIAN
HYPERBOLIC SALT LAKE COUNTY 1704

SALT LAKE COUNTY RECORD

RECORDED

[illegible][illegible]

ROADWAY DEDICATION
LOCATED IN SECTION 17, THE NE QUARTER OF SECTION
18, AND THE SE QUARTER OF SECTION 7, T35, R2W,
SALT LAKE BASE & MERIDIAN
HERRMAN CTY., SALT LAKE COUNTY, UTAH



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Table 1

PANORAMA EAST BACKBONE

ROADWAY DEDICATION

SALT LAKE BASIN & MOUNTAINS
HARBORLANDS SALT LAKE CITY, UT 84143

STILL TAKING THE LONG ROAD

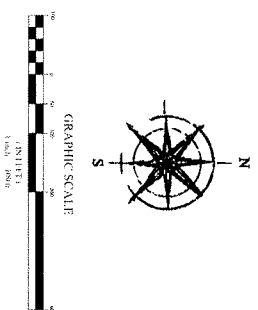
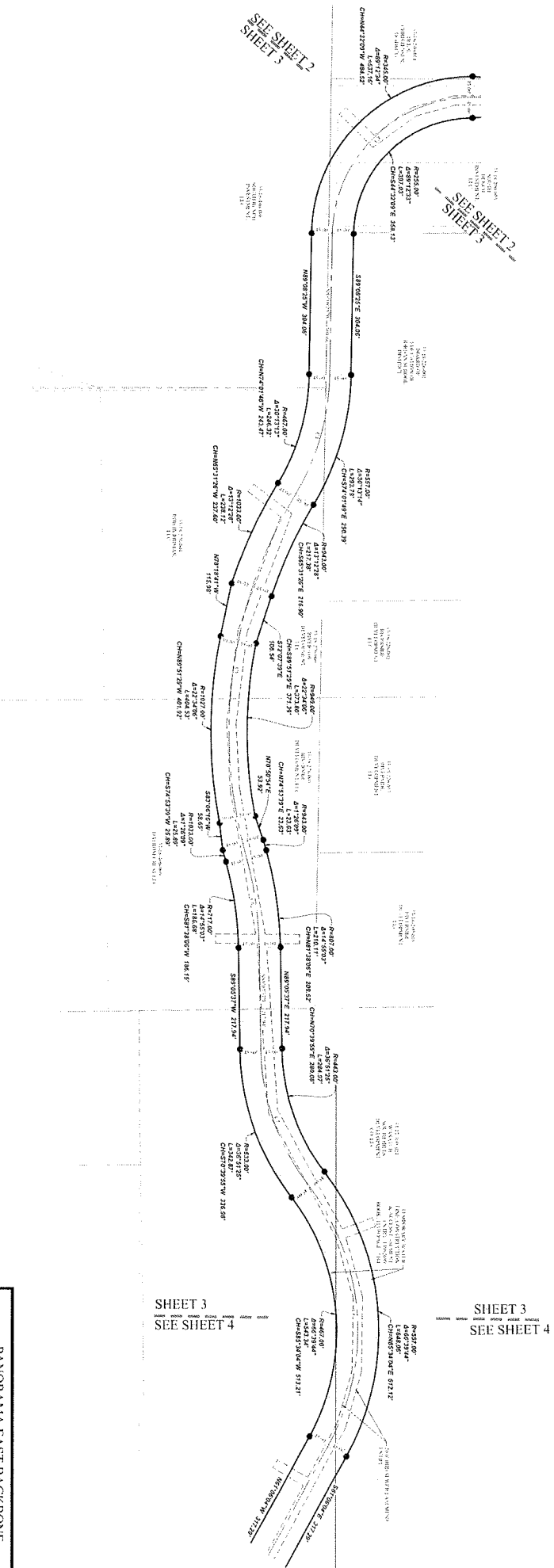
Revised MSB 2017

Year	Number of cases	Percentage of cases
1990	10	10.0
1991	15	15.0
1992	20	20.0
1993	25	25.0
1994	30	30.0
1995	35	35.0
1996	40	40.0
1997	45	45.0
1998	50	50.0
1999	55	55.0
2000	60	60.0
2001	65	65.0
2002	70	70.0
2003	75	75.0
2004	80	80.0
2005	85	85.0
2006	90	90.0
2007	95	95.0
2008	100	100.0
2009	105	105.0
2010	110	110.0
2011	115	115.0
2012	120	120.0
2013	125	125.0
2014	130	130.0
2015	135	135.0
2016	140	140.0
2017	145	145.0
2018	150	150.0
2019	155	155.0
2020	160	160.0
2021	165	165.0
2022	170	170.0
2023	175	175.0
2024	180	180.0
2025	185	185.0
2026	190	190.0
2027	195	195.0
2028	200	200.0
2029	205	205.0
2030	210	210.0
2031	215	215.0
2032	220	220.0
2033	225	225.0
2034	230	230.0
2035	235	235.0
2036	240	240.0
2037	245	245.0
2038	250	250.0
2039	255	255.0
2040	260	260.0
2041	265	265.0
2042	270	270.0
2043	275	275.0
2044	280	280.0
2045	285	285.0
2046	290	290.0
2047	295	295.0
2048	300	300.0
2049	305	305.0
2050	310	310.0
2051	315	315.0
2052	320	320.0
2053	325	325.0
2054	330	330.0
2055	335	335.0
2056	340	340.0
2057	345	345.0
2058	350	350.0
2059	355	355.0
2060	360	360.0
2061	365	365.0
2062	370	370.0
2063	375	375.0
2064	380	380.0
2065	385	385.0
2066	390	390.0
2067	395	395.0
2068	400	400.0
2069	405	405.0
2070	410	410.0
2071	415	415.0
2072	420	420.0
2073	425	425.0
2074	430	430.0
2075	435	435.0
2076	440	440.0
2077	445	445.0
2078	450	450.0
2079	455	455.0
2080	460	460.0
2081	465	465.0
2082	470	470.0
2083	475	475.0
2084	480	480.0
2085	485	485.0
2086	490	490.0
2087	495	495.0
2088	500	500.0
2089	505	505.0
2090	510	510.0
2091	515	515.0
2092	520	520.0
2093	525	525.0
2094	530	530.0
2095	535	535.0
2096	540	540.0
2097	545	545.0
2098	550	550.0
2099	555	555.0
2100		

[illegible]

[illegible]

ROADWAY DEDICATION
LOCATED IN SECTION 17, THE NE QUARTER OF SECTION
18, AND THE SE QUARTER OF SECTION 7, T5S, R2W,
SALT LAKE BASE & MERIDIAN
HERRMAN CITY, SALT LAKE COUNTY, UTAH

[illegible]

FOCUS

OW'SER:10/10/2025
PANORAMA REVEALS E.I.
1403 5678, 155 678 9020
TRAPP, 1713 5678
1001 1995-2025

Summary of

PANORAMA EAST BACKBONE

ROADWAY DEDICATION

SETLAKI BASI, S. MURIDAN HARISANITY, SUTELAKI, OTONIS, ET AL

SALT LAKE COUNTY, UTAH

RECONDED ?

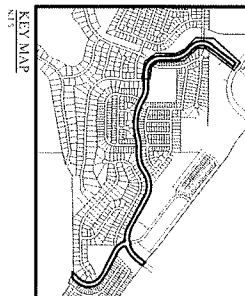
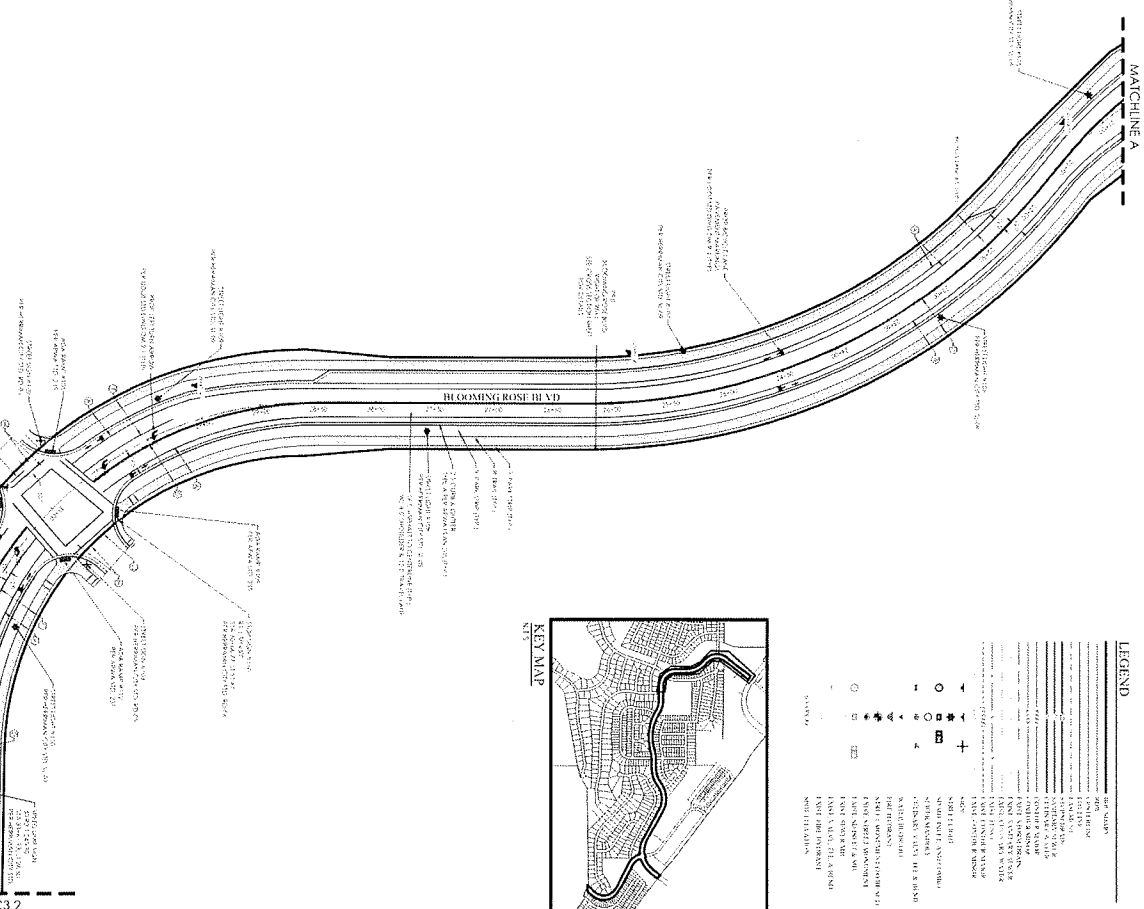
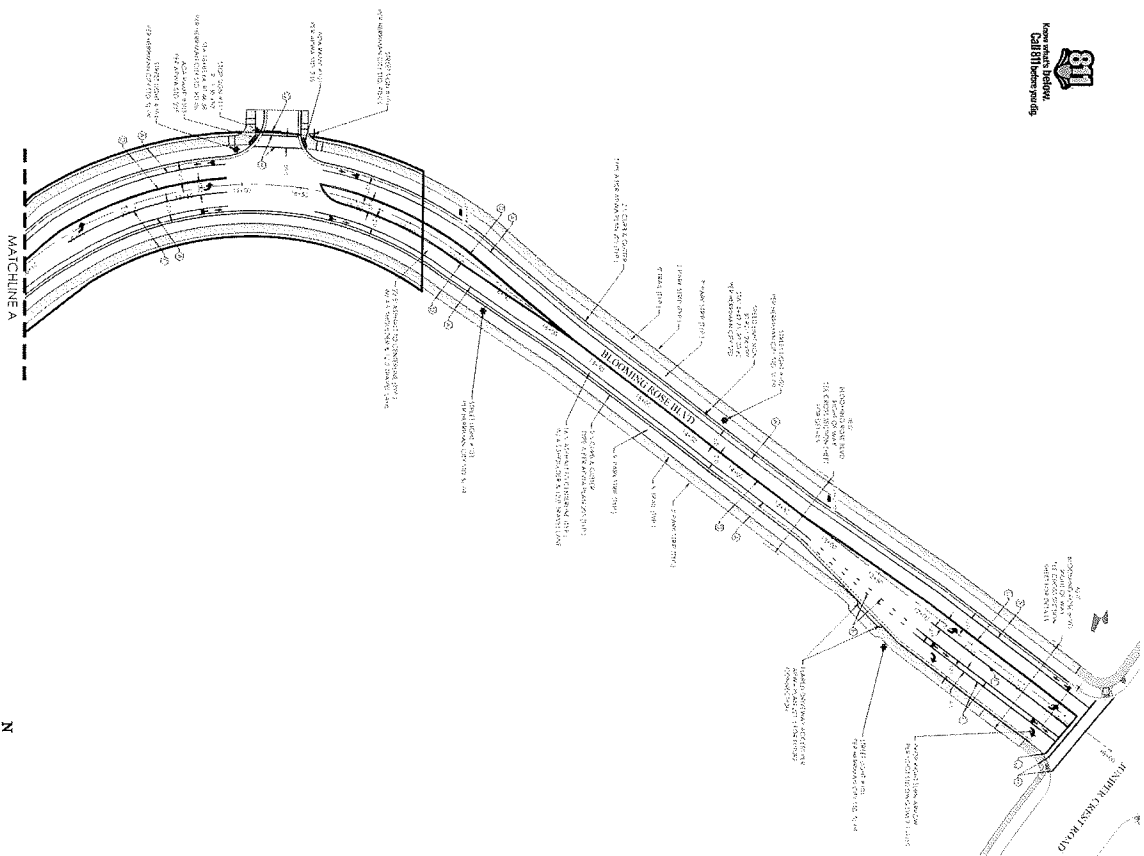
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[illegible]

Abstract

The purpose of this study was to investigate the effect of a 10-week training program on the physical fitness and health-related quality of life (HRQL) of sedentary middle-aged women. The study included 30 women aged 45-60 years who were randomly assigned to either a control group or an exercise group. The exercise group participated in a supervised aerobic and strength training program three times per week. Physical fitness was assessed using a series of tests including a 10-minute step test, a 1-mile walk test, and a handgrip strength test. HRQL was measured using the SF-36 questionnaire. Results showed that the exercise group significantly improved their physical fitness and HRQL compared to the control group after 10 weeks of training.

Keywords: Exercise, Physical Fitness, Health-Related Quality of Life, Middle-Aged Women.



LEGEND

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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REVISIONS

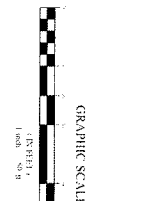
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PANORAMA BACKBONE ROADWAYS HERRIMAN, UT STRIPING & SIGNAGE PLAN

FOR REVIEW

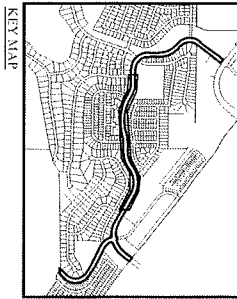
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6049 S. HIGH TECH DRIVE, SUITE 200
MIDVALE, UT 84047 PH: (801) 352-0975
WWW.FOCUSUT.COM

- STRIPING LEGEND:**
- 4 IN. SOLID WHITE LINE
 - 4 IN. DOTTED WHITE LINE
 - 4 IN. BROWN WHITE LINE
 - 4 IN. DOTTED YELLOW LINE
 - 4 IN. SOLID YELLOW LINE
 - 12 IN. WHITE LINE
 - 12 IN. BROWN LINE



STRIPING & SIGNAGE PLAN

C3.1



STRIPING LEGEND:

- (A) 4 IN SOLID WHITE LINE
- (B) 4 IN DOTTED WHITE LINE
- (C) 4 IN BROKEN WHITE LINE
- (D) 4 IN DOUBLE YELLOW LINE
- (E) 4 IN SOLID & BROKEN YELLOW LINE
- (F) 8 IN SOLID WHITE LINE
- (G) 12 IN STOP BAR
- (H) 12 IN CROSSWALK

PANORAMA BACKBONE ROADWAYS

HERRIMAN, UT

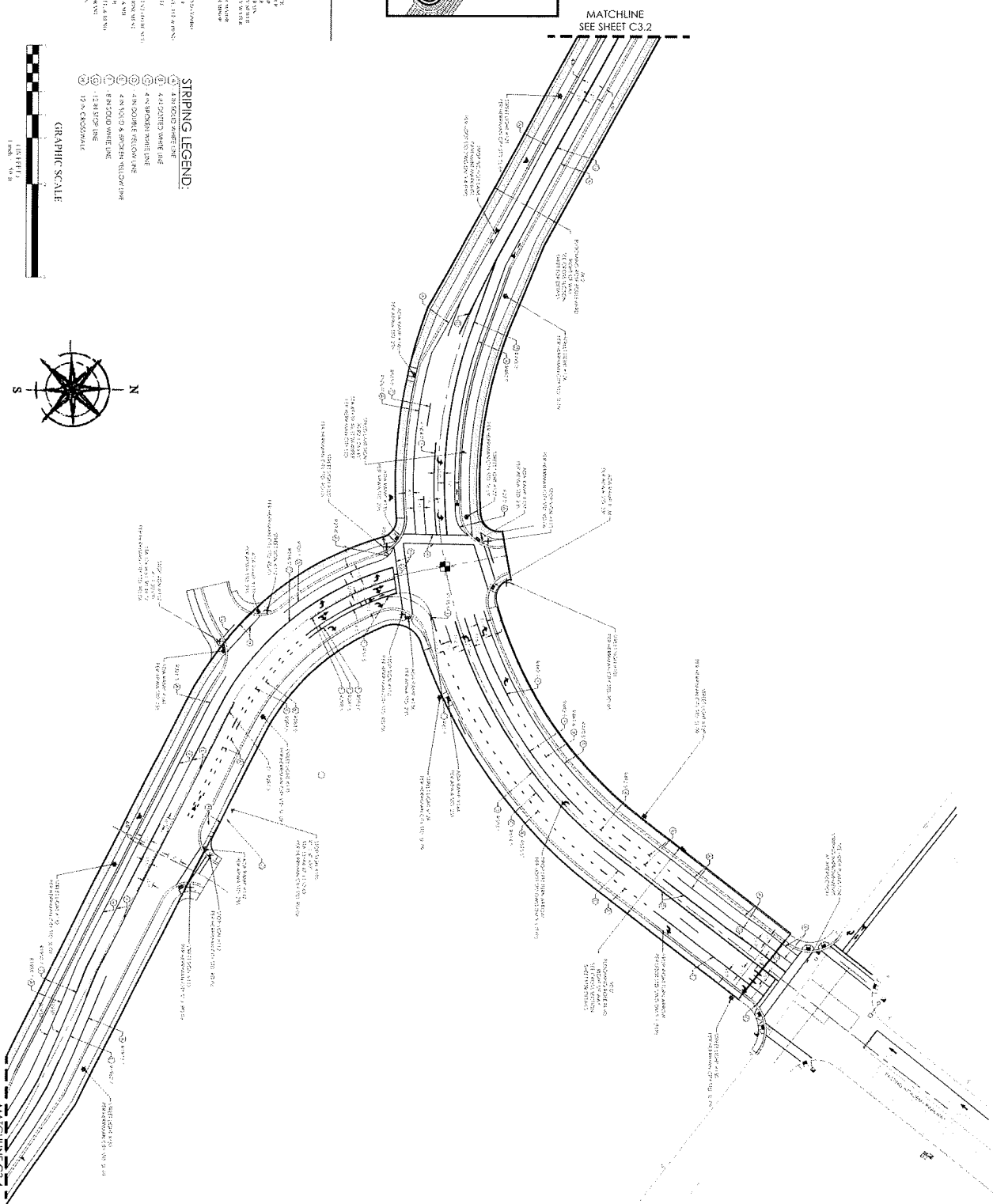
STRIPING & SIGNAGE PLAN

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SIGNAGE PLAN

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

C3.2

[illegible]

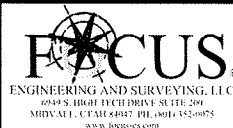
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G	1-4 0012762N
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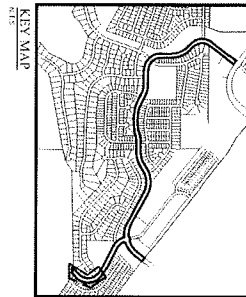
PANORAMA BACKBONE ROADWAYS

HERRIMAN, UT

STRIPING & SIGNAGE PLAN

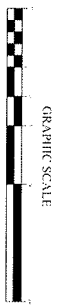
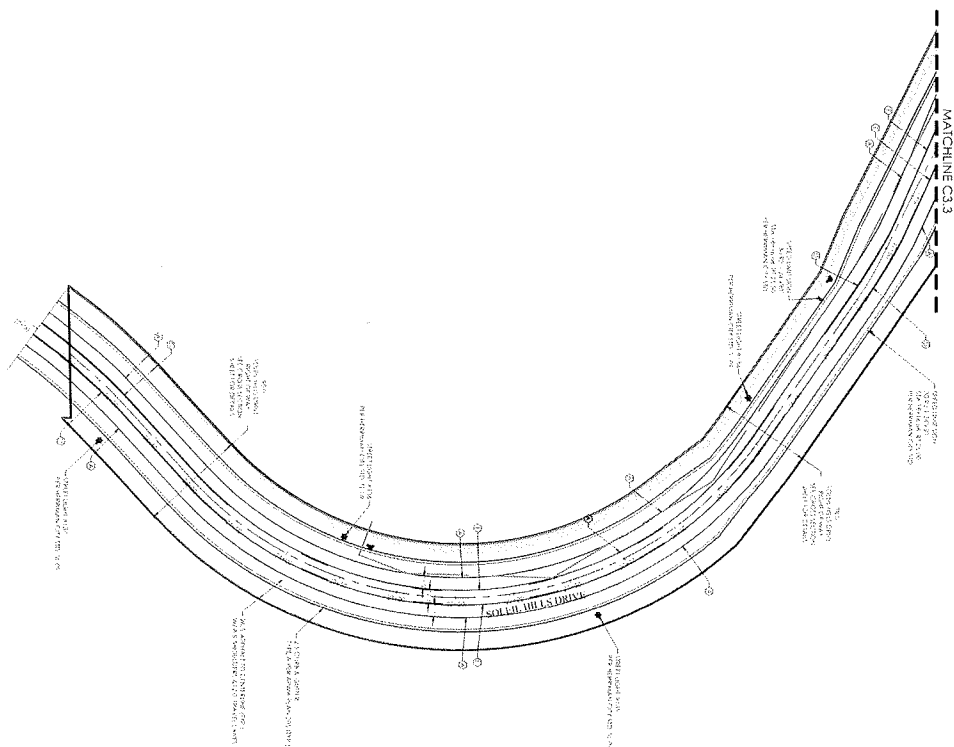
RECEIVED





- STRIPING LEGEND:**
- ① 4-IN SOLID WHITE LINE
 - ② 4-IN DOTTED WHITE LINE
 - ③ 4-IN SOLID YELLOW LINE
 - ④ 4-IN DOTTED YELLOW LINE
 - ⑤ 4-IN SOLID & DOTTED YELLOW LINE
 - ⑥ 8-IN SOLID WHITE LINE
 - ⑦ 12-IN SOLID WHITE LINE
 - ⑧ 12-IN CHALK SIGN

- LEGEND**
- ① 4-IN SOLID WHITE LINE
 - ② 4-IN DOTTED WHITE LINE
 - ③ 4-IN SOLID YELLOW LINE
 - ④ 4-IN DOTTED YELLOW LINE
 - ⑤ 4-IN SOLID & DOTTED YELLOW LINE
 - ⑥ 8-IN SOLID WHITE LINE
 - ⑦ 12-IN SOLID WHITE LINE
 - ⑧ 12-IN CHALK SIGN
 - ⑨ 12-IN CHALK SIGN
 - ⑩ 12-IN CHALK SIGN
 - ⑪ 12-IN CHALK SIGN
 - ⑫ 12-IN CHALK SIGN
 - ⑬ 12-IN CHALK SIGN
 - ⑭ 12-IN CHALK SIGN
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REVIEW

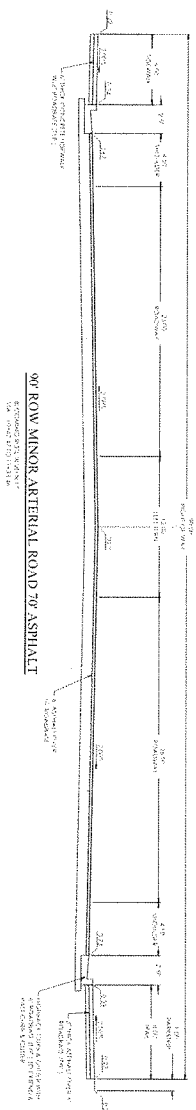
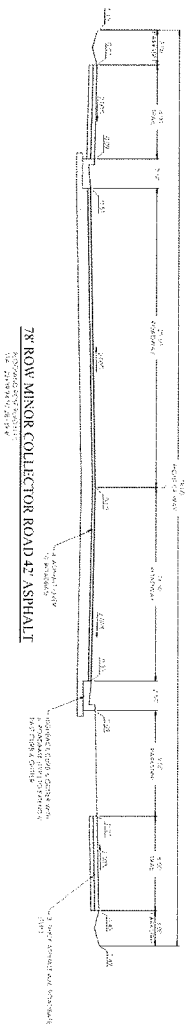
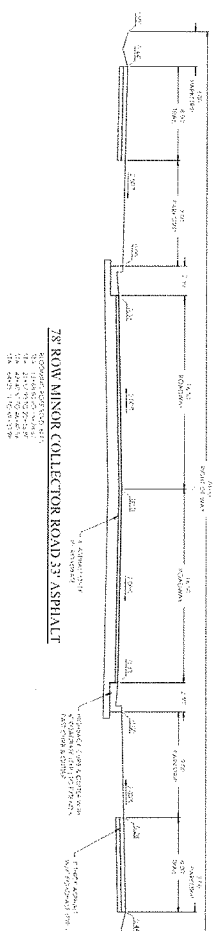
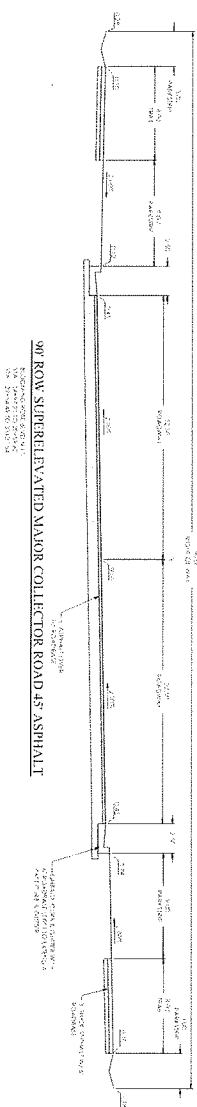
PANORAMA BACKBONE ROADWAYS
HERRIMAN, UT
STRIPING & SIGNAGE PLAN

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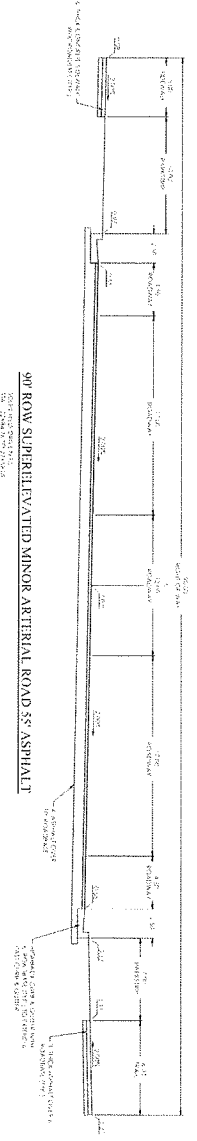
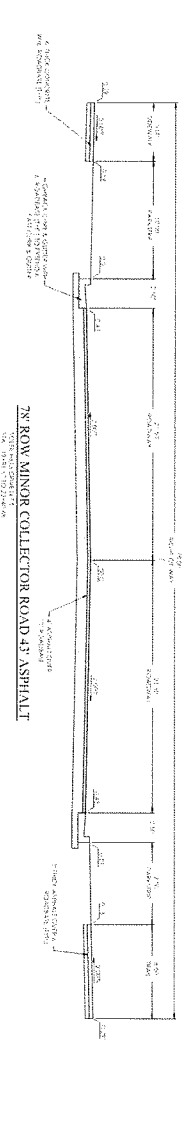
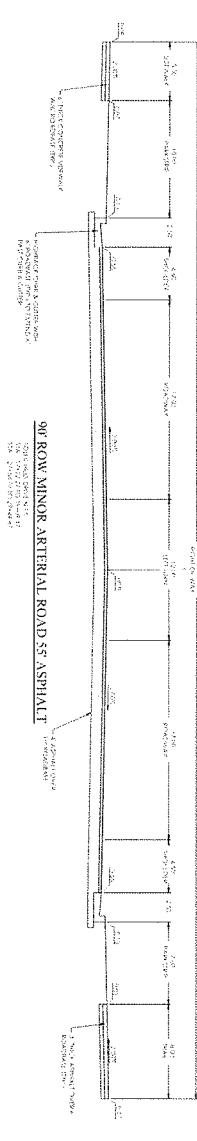
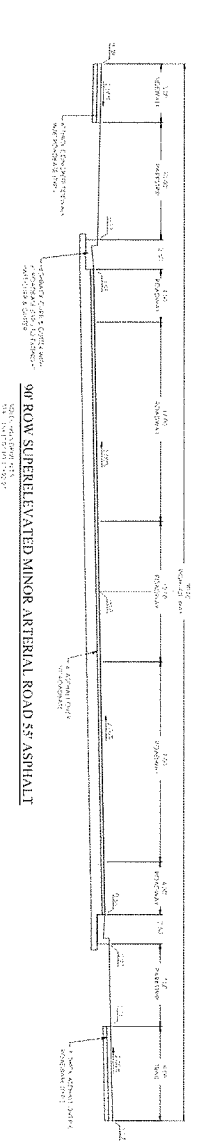
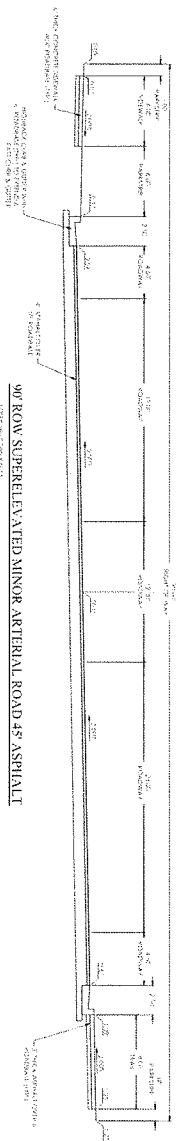
STRIPING & SIGNAGE PLAN

Sheet: 1 of 50
Date: 06/25/21
Scale: 1"=50'

C3.4

[illegible]

**BLOOMING
ROSE BLVD
CROSS
SECTIONS**



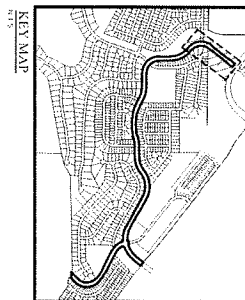
FOR
REVIEW
ONLY

PANORAMA BACKBONE ROADWAYS HERRIMAN, UT SOLEIL HILLS DRIVE CROSS SECTIONS

REVISION BLOCK	
NO.	DESCRIPTION
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SOLEIL HILLS
DRIVE CROSS
SECTIONS
C3.6





EXST. CRAYSTONE POND W/SPRSE
EXST. VOL = 214,663 CU.FT.
REQ'D PARADISE EAST BACKPONE VOL = 47,209 CU.FT.
ICIAL REQ'D POND VOL. FOR THIS PHASE = 261,871 CU.FT.
PROVIDED VOLUME = 1,206,280 CU.FT.
TOP OF POND = 4,931.00'
BOTTOM OF POND = 4,924.00'

GRAPHIC SCALE



LEGEND

[illegible]

3' SWALE DETAIL

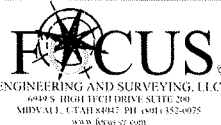


**Know what's below.
Call 811 before you dig.**

MATCHLINE SEE SHEET C4.2.

HERRIMAN, UT
GRADING PLAN

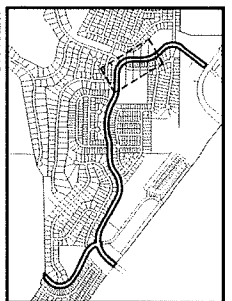
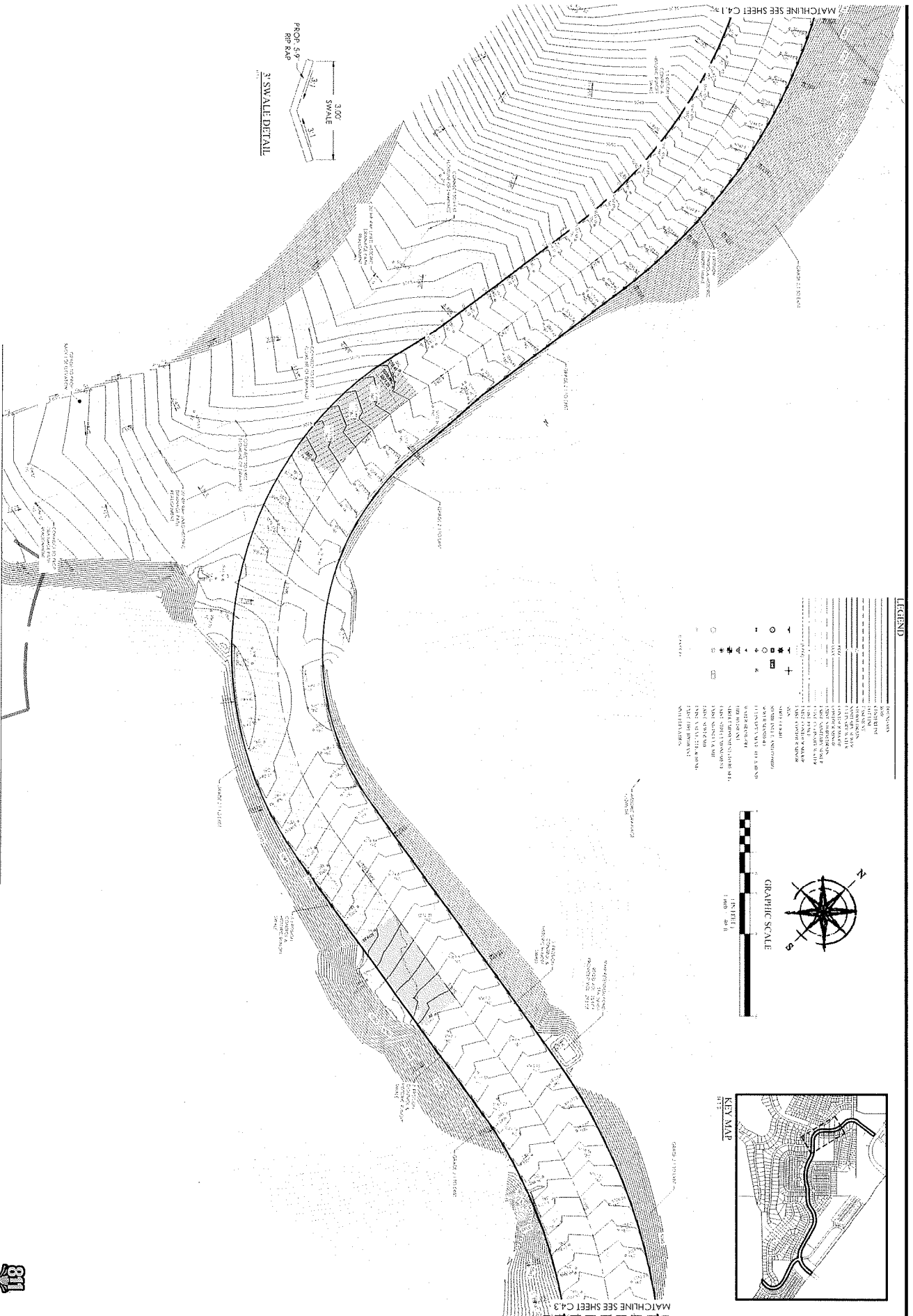
PLATE 1



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93	11/11/11	11/11/11
94	11/11/11	11/11/11

GRADING PLAN

C4.1



KEY MAP

1/12

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ENGINEERING AND SURVEYING, LLC
6049 S HIGH OXIDE DRIVE, SUITE 200
MIDVAULT, UT 84047 TEL: (801) 552-0975
WWW.FOCUS-ES.COM

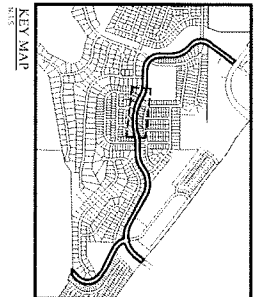
FOR
REVIEW
ONLY

PANORAMA BACKBONE ROADWAYS
HERRIMAN, UT
GRADING PLAN

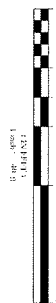
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7	7	7/12	7/12
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GRADING
PLAN

811
UTAH
C4.2

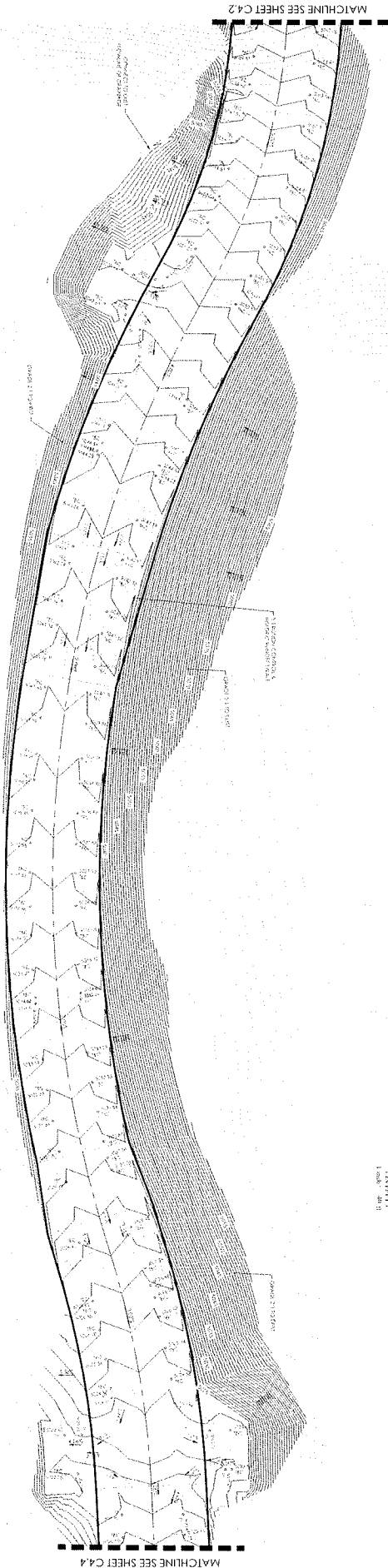


GRAPHIC SCALE



VOLUME 1

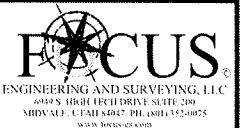
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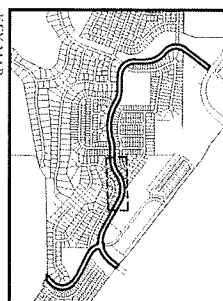
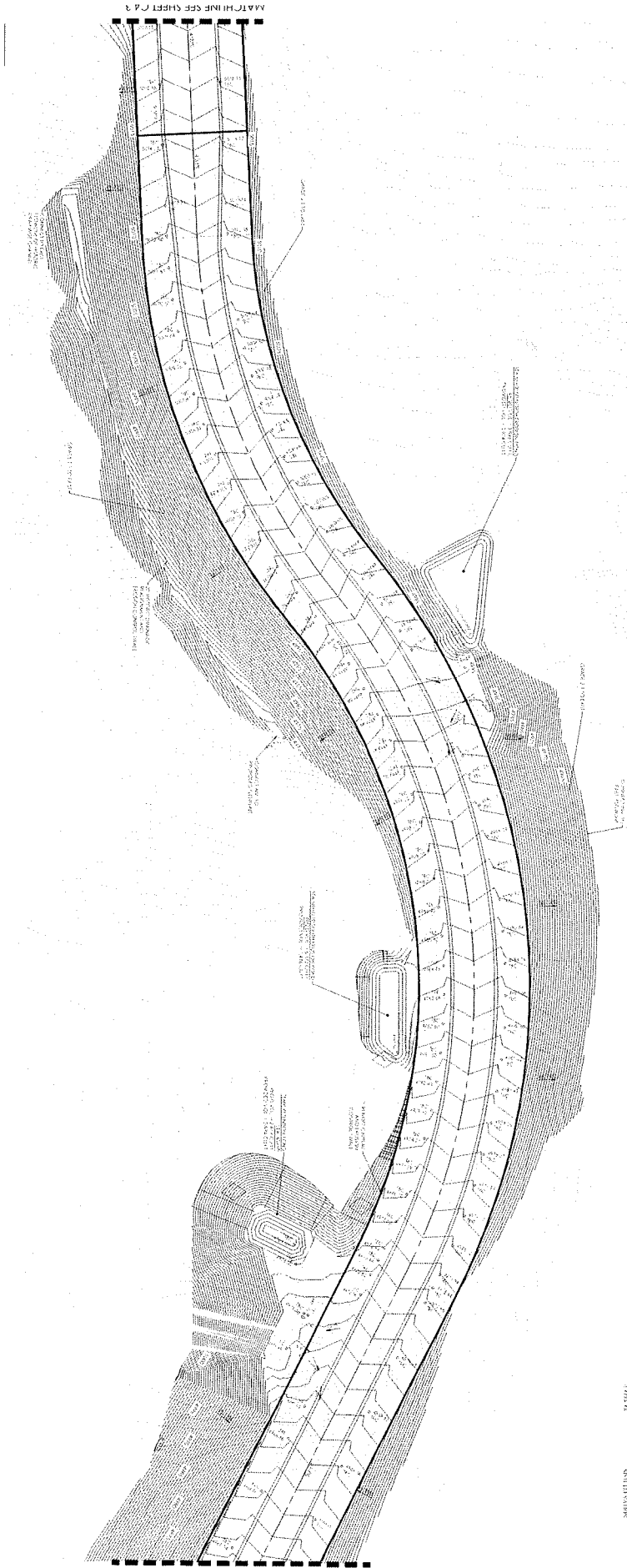
MATCHLINE SEE SHEET C4.4

GRADING PLAN

C4.3



RECEIVED

[illegible]

PANORAMA BACKBONE ROADWAYS

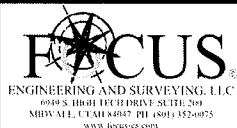
HERRIMAN, UT

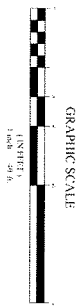
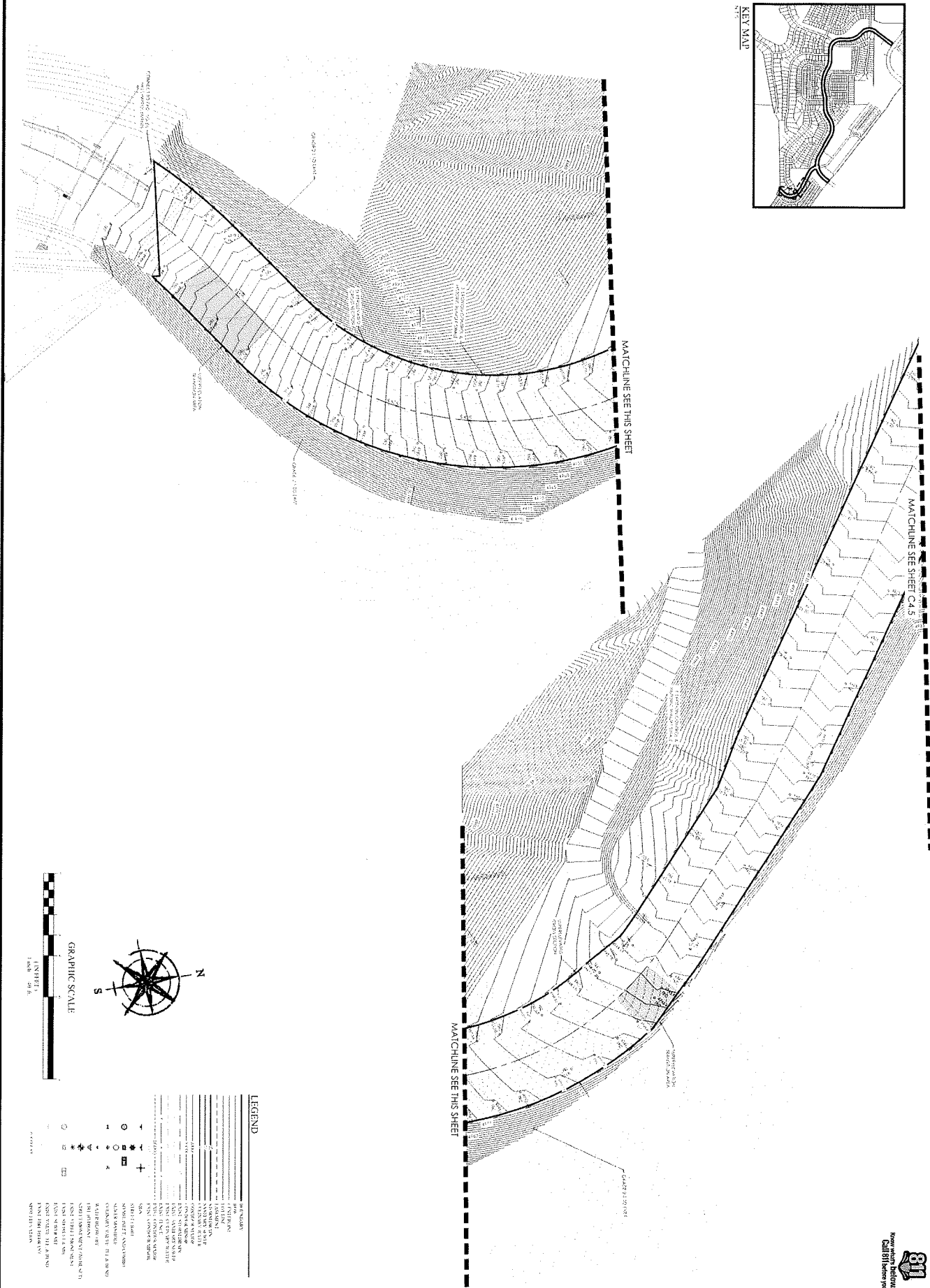
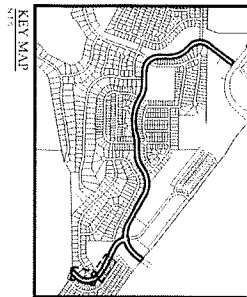
GRADING PLAN

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GRADING PLAN

C4.4

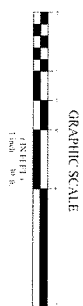
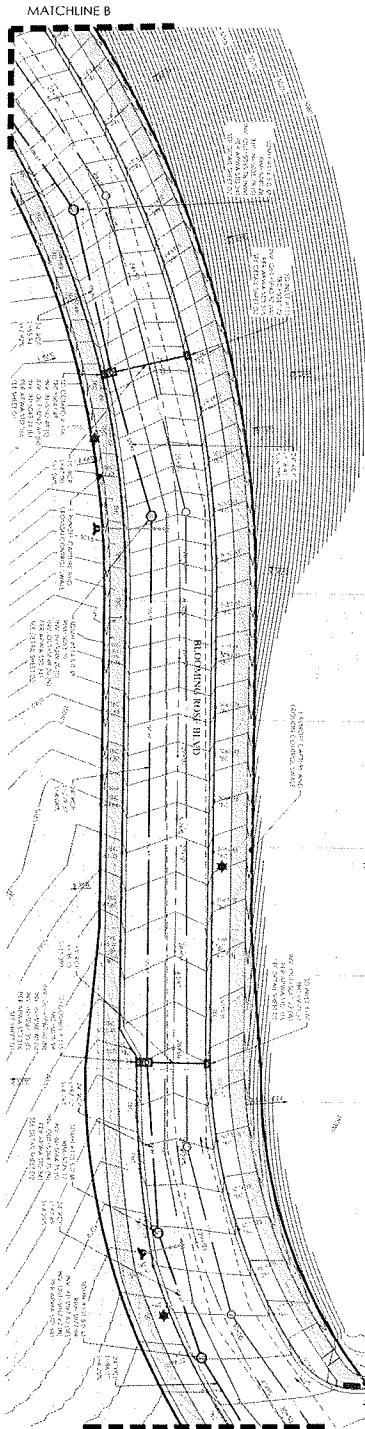
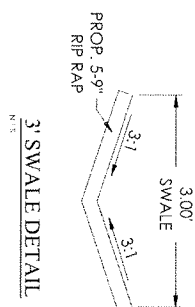
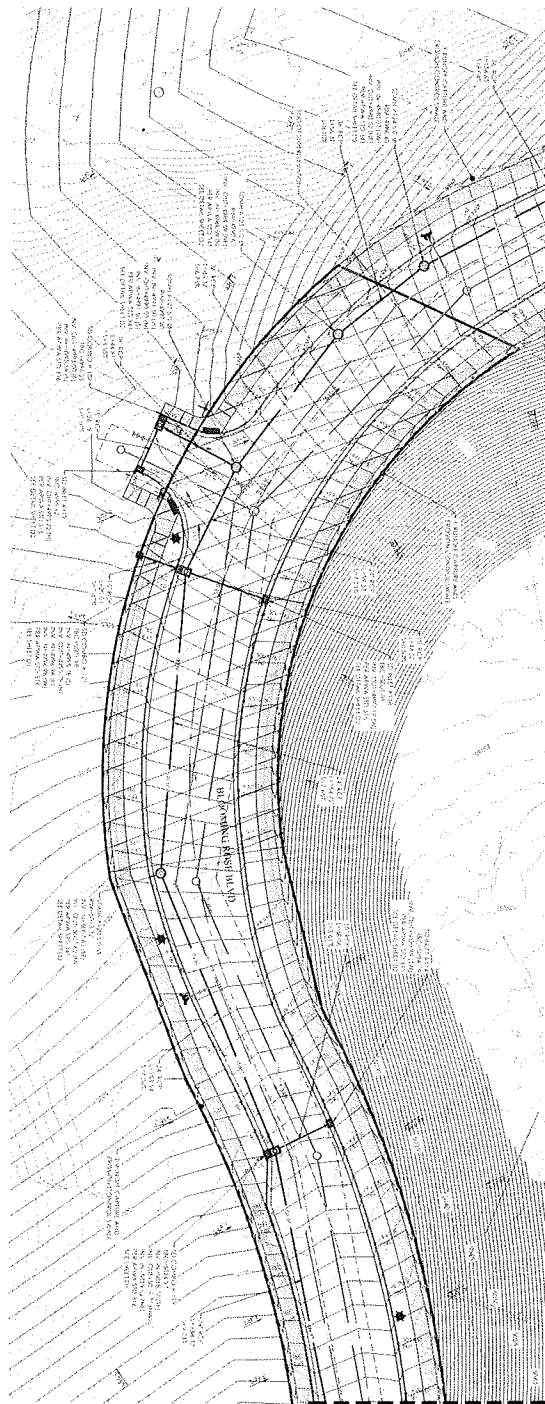
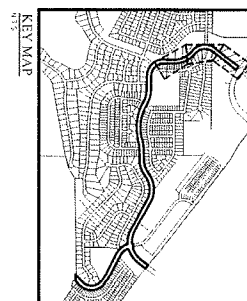




LEGEND

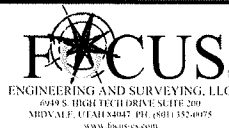
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PROPOSED SIDEWALK	EXISTING SIDEWALK
PROPOSED CURB	EXISTING CURB
PROPOSED DRAINAGE	EXISTING DRAINAGE
PROPOSED UTILITY	EXISTING UTILITY
PROPOSED EROSION CONTROL	EXISTING EROSION CONTROL
PROPOSED LANDSCAPE	EXISTING LANDSCAPE
PROPOSED FENCE	EXISTING FENCE
PROPOSED SIGN	EXISTING SIGN
PROPOSED LIGHTING	EXISTING LIGHTING
PROPOSED SECURITY	EXISTING SECURITY
PROPOSED OTHER	EXISTING OTHER

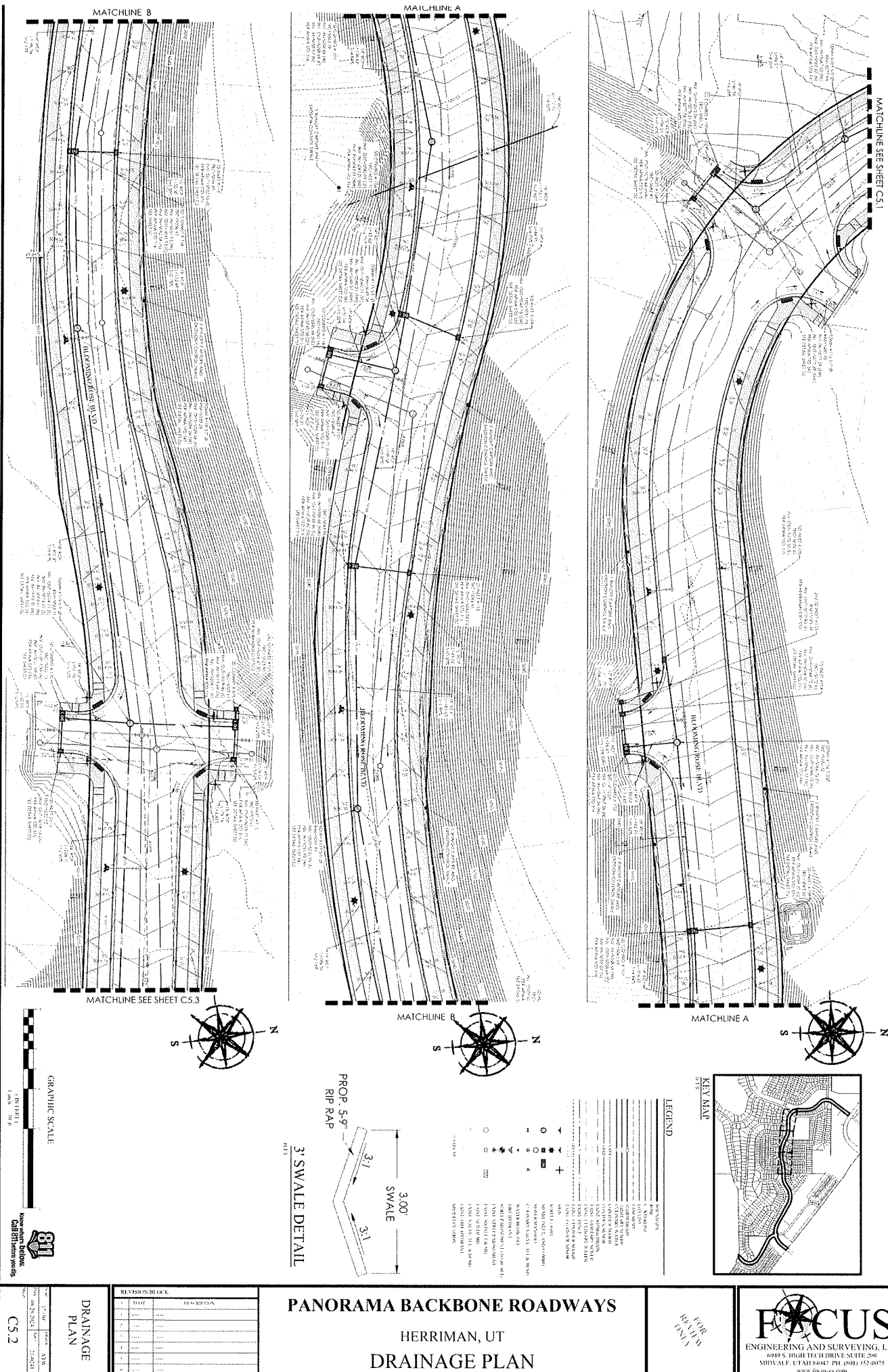
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NO.	DATE	DESCRIPTION													
GRADING PLAN C4.6															

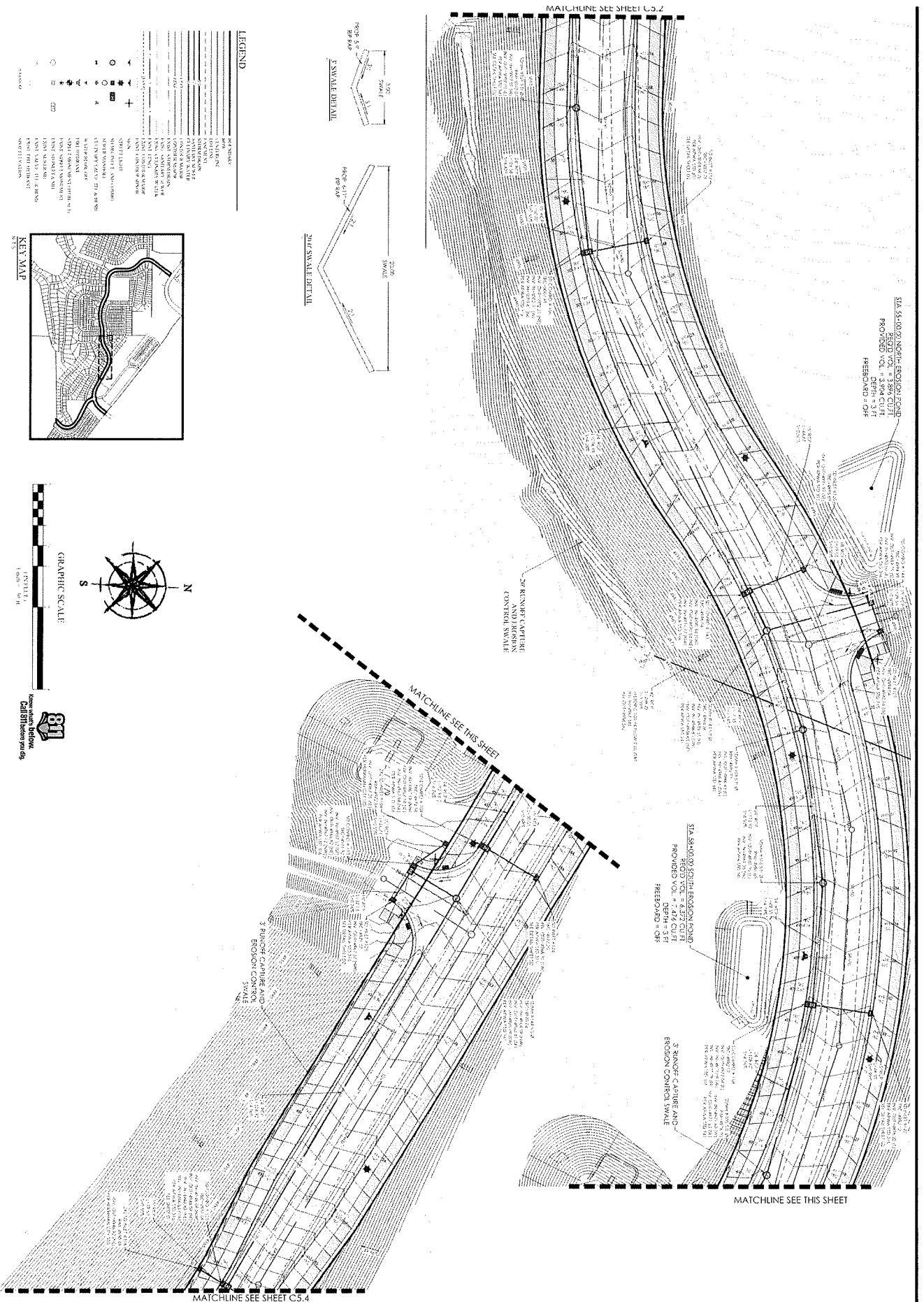


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3	12/01/2011	REVISION
4	01/01/2012	REVISION
5	02/01/2012	REVISION
6	03/01/2012	REVISION
7	04/01/2012	REVISION

RECEIVED
OCT 11 1964

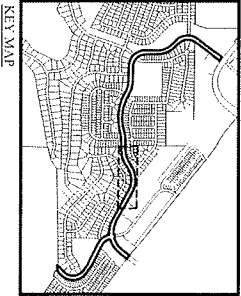






LEGEND

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811
CALL BEFORE YOU DIG

FOR
DATA

FOCUS
ENGINEERING AND SURVEYING, LLC

4049 S. HIGH TECH DRIVE SUITE 200
MIDVALE, UT 84047
WWW.FOCUS-UT.COM

REVISION BLOCK

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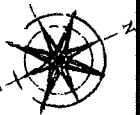
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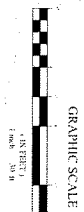
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PANORAMA BACKBONE ROADWAYS
HERRIMAN, UT
DRAINAGE PLAN

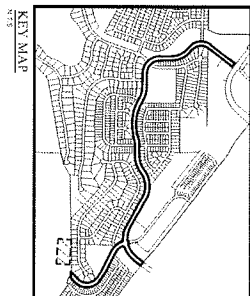
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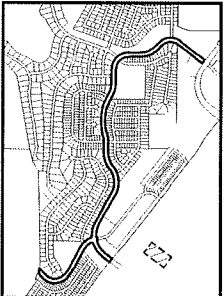
Know what's below.
Call 811 before you dig.



KEY MAP



HISTORICAL RUNOFF AND EROSION CONTROL SWALE DETAIL



KEY MAP

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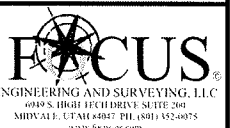
PANORAMA BACKBONE ROADWAYS

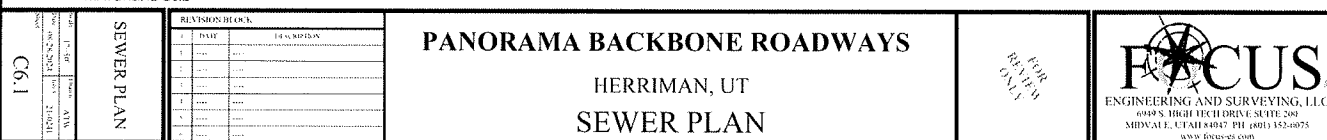
HERRIMAN, UT

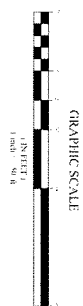
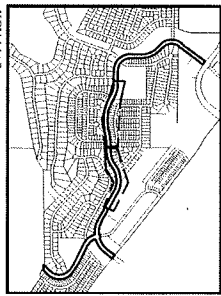
DRAINAGE PLAN

DRAINAGE
PLAN

C54

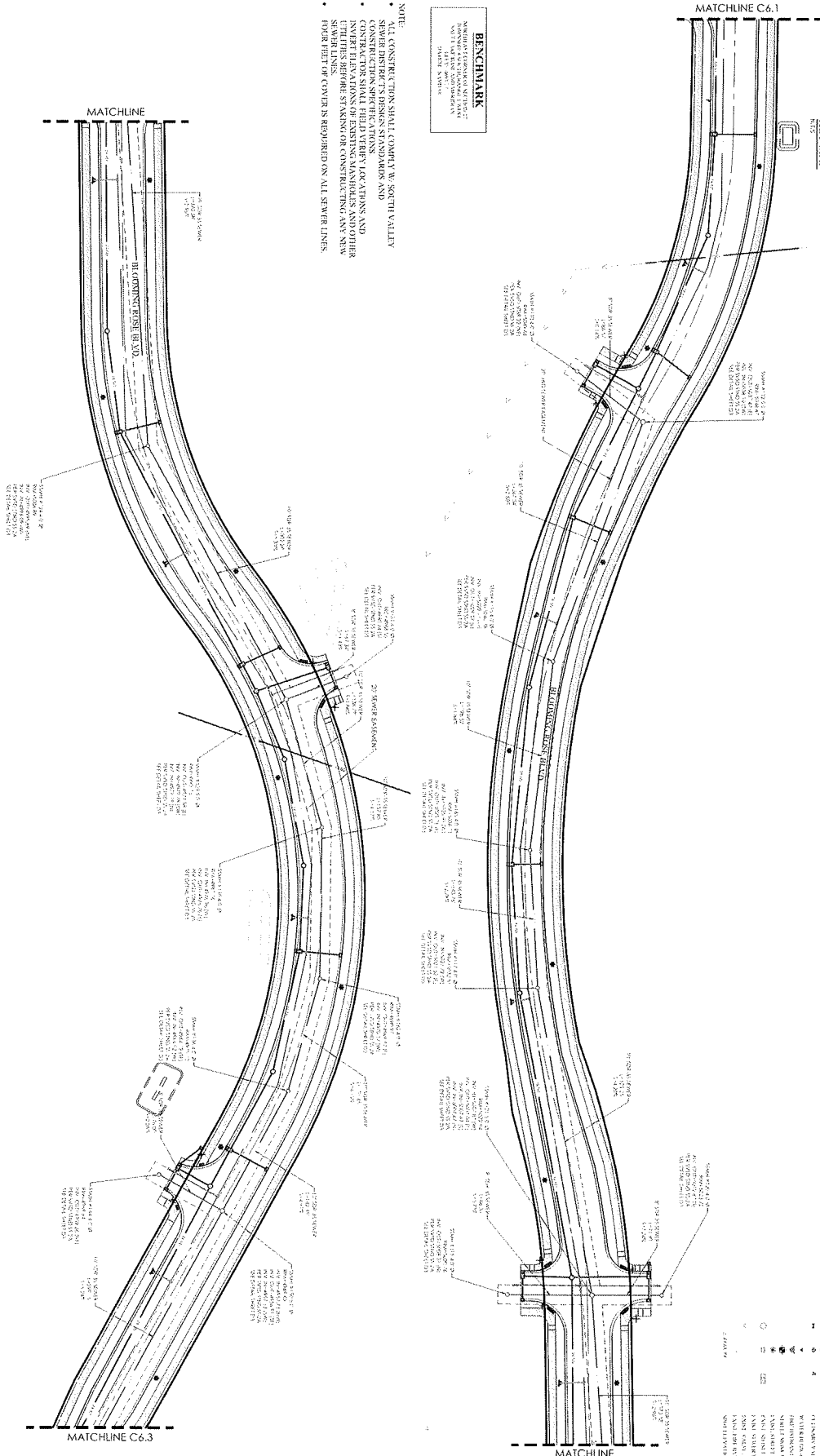






LEGEND

Symbol	Description
Circle with cross	MANHOLE
Circle with dot	MANHOLE COVER
Circle with 'X'	MANHOLE COVER
Circle with 'A'	MANHOLE COVER
Circle with 'B'	MANHOLE COVER
Circle with 'C'	MANHOLE COVER
Circle with 'D'	MANHOLE COVER
Circle with 'E'	MANHOLE COVER
Circle with 'F'	MANHOLE COVER
Circle with 'G'	MANHOLE COVER
Circle with 'H'	MANHOLE COVER
Circle with 'I'	MANHOLE COVER
Circle with 'J'	MANHOLE COVER
Circle with 'K'	MANHOLE COVER
Circle with 'L'	MANHOLE COVER
Circle with 'M'	MANHOLE COVER
Circle with 'N'	MANHOLE COVER
Circle with 'O'	MANHOLE COVER
Circle with 'P'	MANHOLE COVER
Circle with 'Q'	MANHOLE COVER
Circle with 'R'	MANHOLE COVER
Circle with 'S'	MANHOLE COVER
Circle with 'T'	MANHOLE COVER
Circle with 'U'	MANHOLE COVER
Circle with 'V'	MANHOLE COVER
Circle with 'W'	MANHOLE COVER
Circle with 'X'	MANHOLE COVER
Circle with 'Y'	MANHOLE COVER
Circle with 'Z'	MANHOLE COVER



BENCHMARK
 NUMBER OF BENCHMARKS SHOWN: 27
 NUMBER OF BENCHMARKS SHOWN: 27
 NUMBER OF BENCHMARKS SHOWN: 27
 NUMBER OF BENCHMARKS SHOWN: 27

NOTE:
 • ALL CONSTRUCTION SHALL COMPLY WITH THE LATEST EDITIONS OF THE STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, AS APPLICABLE.
 • CONTRACTOR SHALL FIELD VERIFY LOCATIONS AND DEPTHS OF ALL EXISTING MANHOLES AND OTHER STRUCTURES PRIOR TO CONSTRUCTION AND SHALL REPAIR OR REPLACE ANY DAMAGED STRUCTURES.
 • FIVE FEET OF COVER IS REQUIRED ON ALL SEWER LINES.



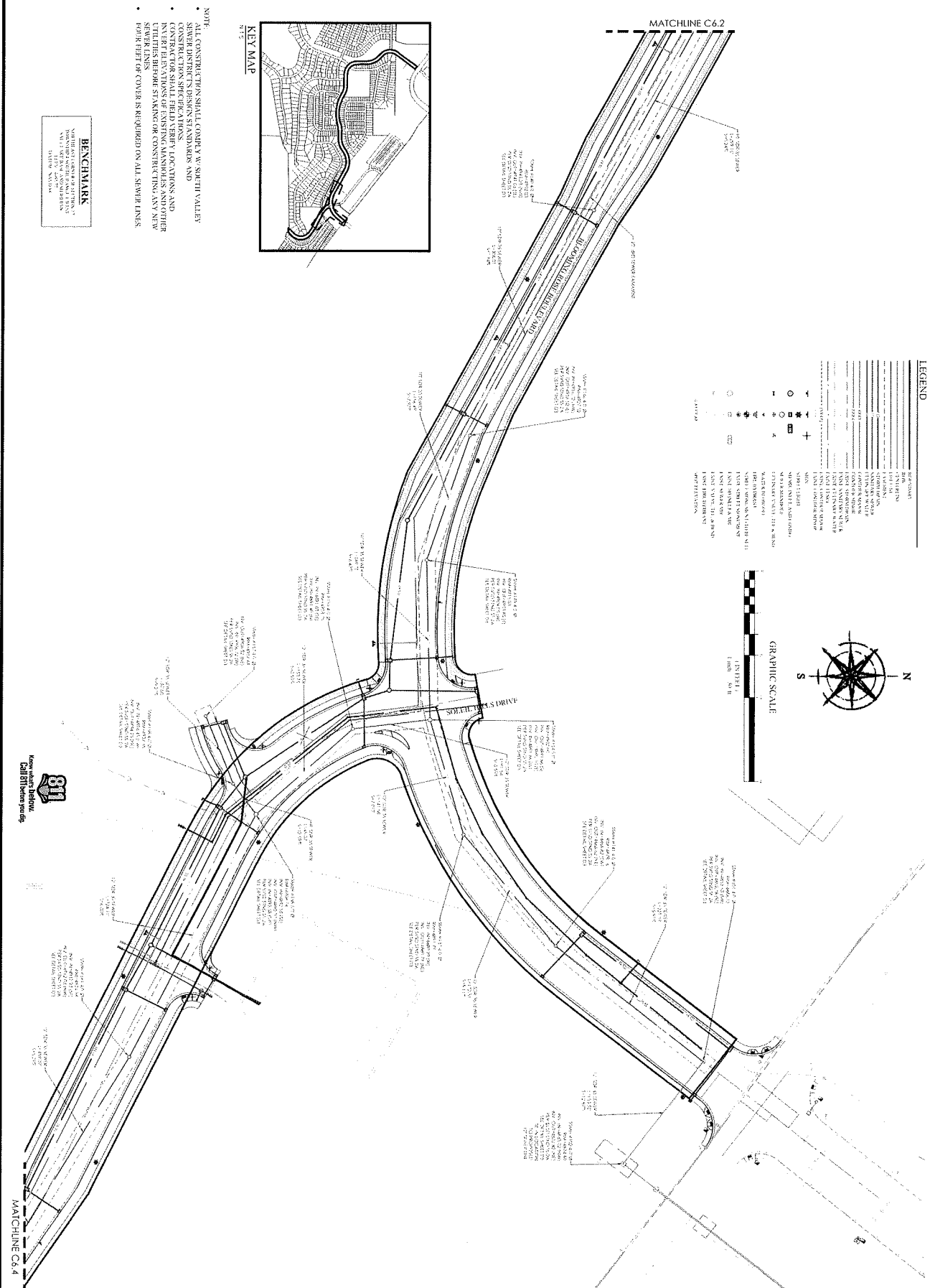
SEWER PLAN

Sheet	1 of 36	Total	36
Project	PANORAMA BACKBONE ROADWAYS		
Location	HERRIMAN, UT		
Date	08/28/2024		
Drawn by	JLW		
Checked by	JLW		
Scale	1" = 30'		

PANORAMA BACKBONE ROADWAYS
 HERRIMAN, UT
 SEWER PLAN

FOR
 REVIEW

FOCUS
 ENGINEERING AND SURVEYING, LLC
 6049 S. 10400 E. HIGH TECH DRIVE, SUITE 200
 MIDVALLEY, UT 84011
 801.488.1552
 www.focus-ut.com



REVISIONS CHECK		
#	DATE	DESCRIPTION
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8	10/10/01	10/10/01
9	10/10/01	10/10/01
10	10/10/01	10/10/01

PANORAMA BACKBONE ROADWAYS

HERRIMAN, UT

SEWER PLAN

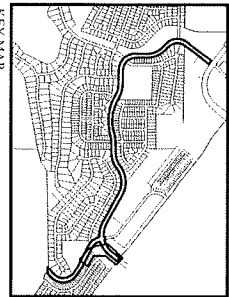
REVISED

FOCUS
ENGINEERING AND SURVEYING, LLC
6949 S. HIGH TECH DRIVE SUITE 200
MIDVALE, UTAH 84047 PII: (801) 352-0075

SEWER PLAN

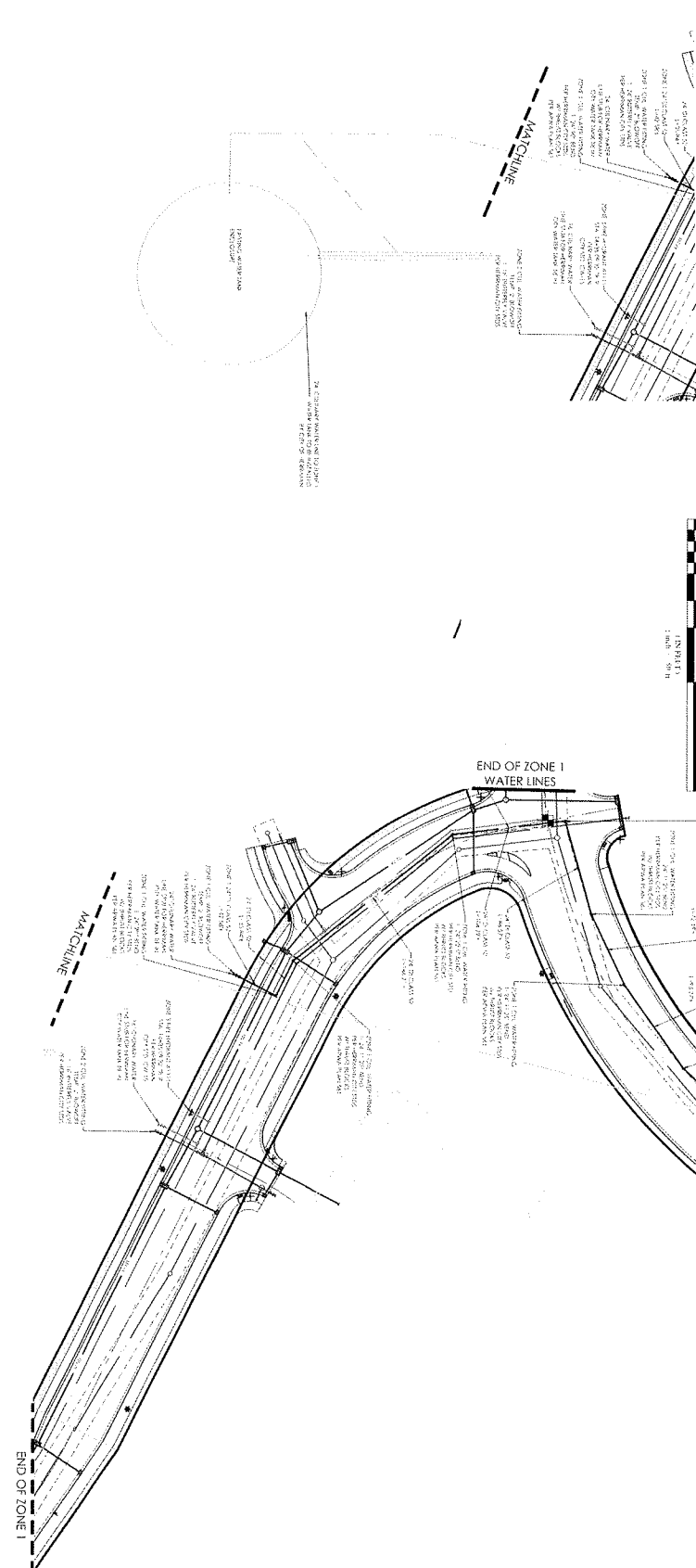
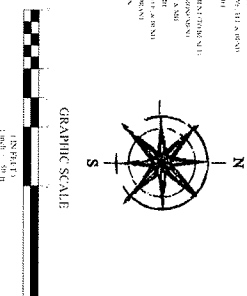
C6.3

2000



LEGEND

SYMBOL	DESCRIPTION
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[Symbol]	3" ASPHALT
[Symbol]	4" ASPHALT
[Symbol]	5" ASPHALT
[Symbol]	6" ASPHALT
[Symbol]	7" ASPHALT
[Symbol]	8" ASPHALT
[Symbol]	9" ASPHALT
[Symbol]	10" ASPHALT
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[Symbol]	95" ASPHALT
[Symbol]	96" ASPHALT
[Symbol]	97" ASPHALT
[Symbol]	98" ASPHALT
[Symbol]	99" ASPHALT
[Symbol]	100" ASPHALT



FOCUS
ENGINEERING AND SURVEYING, LLC
800 S. HIGH TECH DRIVE, SUITE 200
MIDVALE, UT 84002
PH: (801) 552-0074
WWW.FOCUS-UT.COM

**FOR
PLAN**

PANORAMA BACKBONE ROADWAYS
HERRIMAN, UT
ZONE 1 WATER PLAN

REVISION BLOCK

NO.	DATE	DESCRIPTION
1	01/15/2011	ISSUED FOR PERMIT
2	01/15/2011	ISSUED FOR PERMIT
3	01/15/2011	ISSUED FOR PERMIT
4	01/15/2011	ISSUED FOR PERMIT
5	01/15/2011	ISSUED FOR PERMIT
6	01/15/2011	ISSUED FOR PERMIT
7	01/15/2011	ISSUED FOR PERMIT
8	01/15/2011	ISSUED FOR PERMIT
9	01/15/2011	ISSUED FOR PERMIT
10	01/15/2011	ISSUED FOR PERMIT

**ZONE 1
WATER PLAN**

Scale: 1"=40' (Plan), 1"=20' (Profile)

Drawn: J. H. HARRIS
Checked: J. H. HARRIS
Date: 01/15/2011

C7.1



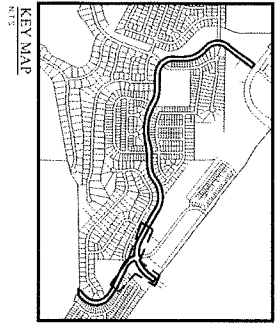
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7	10/1/00	10/1/00
8	10/1/00	10/1/00
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10	10/1/00	10/1/00

PANORAMA BACKBONE ROADWAYS

HERRIMAN, UT

ZONE 2 WATER PLAN

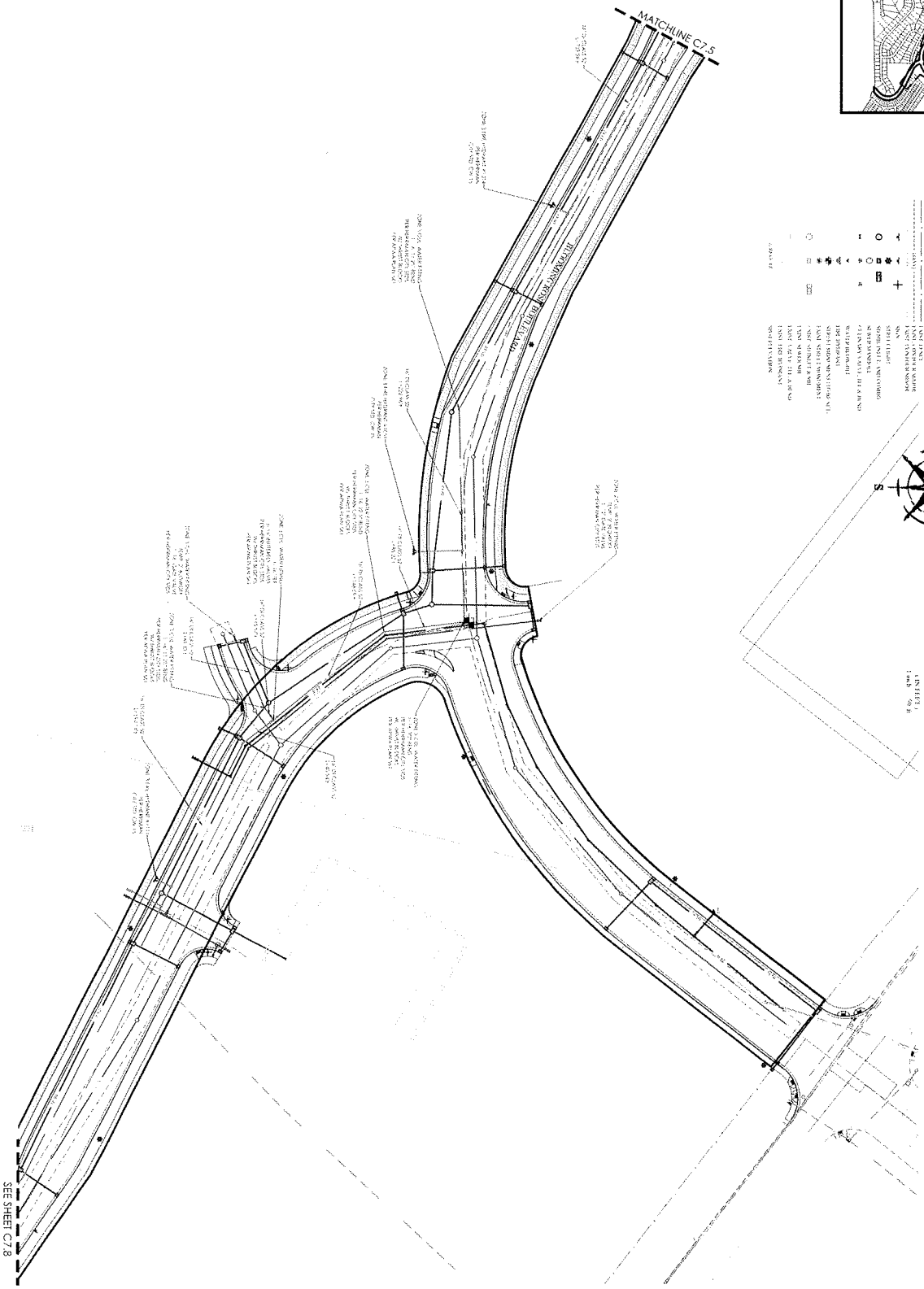
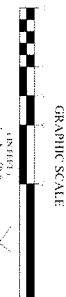
FOR
REVIEW
ONLY



KEY MAP

LEGEND

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WWW.FOCUS-UT.COM

PANORAMA BACKBONE ROADWAYS
HERRIMAN, UT
ZONE 3 WATER PLAN

REVISION BLOCK

NO.	DATE	BY	CHKD.	DESCRIPTION
1	11/15/11	ATB	ATB	ISSUED FOR PERMIT
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5	11/15/11	ATB	ATB	REVISION 4
6	11/15/11	ATB	ATB	REVISION 5
7	11/15/11	ATB	ATB	REVISION 6
8	11/15/11	ATB	ATB	REVISION 7
9	11/15/11	ATB	ATB	REVISION 8
10	11/15/11	ATB	ATB	REVISION 9
11	11/15/11	ATB	ATB	REVISION 10
12	11/15/11	ATB	ATB	REVISION 11
13	11/15/11	ATB	ATB	REVISION 12
14	11/15/11	ATB	ATB	REVISION 13
15	11/15/11	ATB	ATB	REVISION 14
16	11/15/11	ATB	ATB	REVISION 15
17	11/15/11	ATB	ATB	REVISION 16
18	11/15/11	ATB	ATB	REVISION 17
19	11/15/11	ATB	ATB	REVISION 18
20	11/15/11	ATB	ATB	REVISION 19
21	11/15/11	ATB	ATB	REVISION 20
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23	11/15/11	ATB	ATB	REVISION 22
24	11/15/11	ATB	ATB	REVISION 23
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26	11/15/11	ATB	ATB	REVISION 25
27	11/15/11	ATB	ATB	REVISION 26
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30	11/15/11	ATB	ATB	REVISION 29
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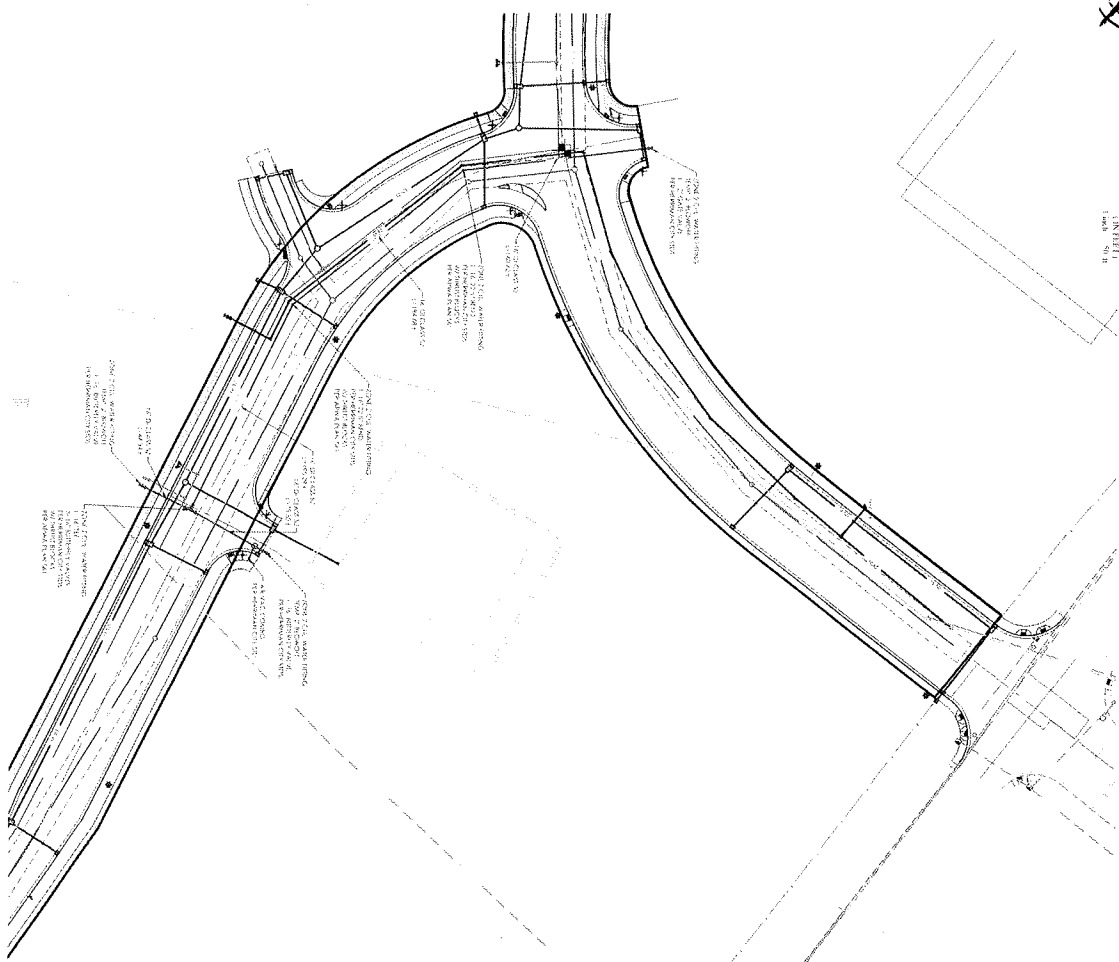
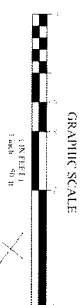
ZONE 3 WATER PLAN

DATE: 11/15/11
BY: ATB
CHKD: ATB
APP: ATB

C7.3

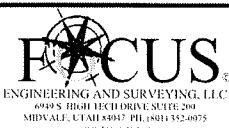
KEY MAP

LEGEND

[illegible]

PANORAMA BACKBONE ROADWAYS
HERRIMAN, UT
ZONE 2 WATER PLAN

WILEY
PUBLISHERS



ZONE 2
WATER PLAN

C7.4

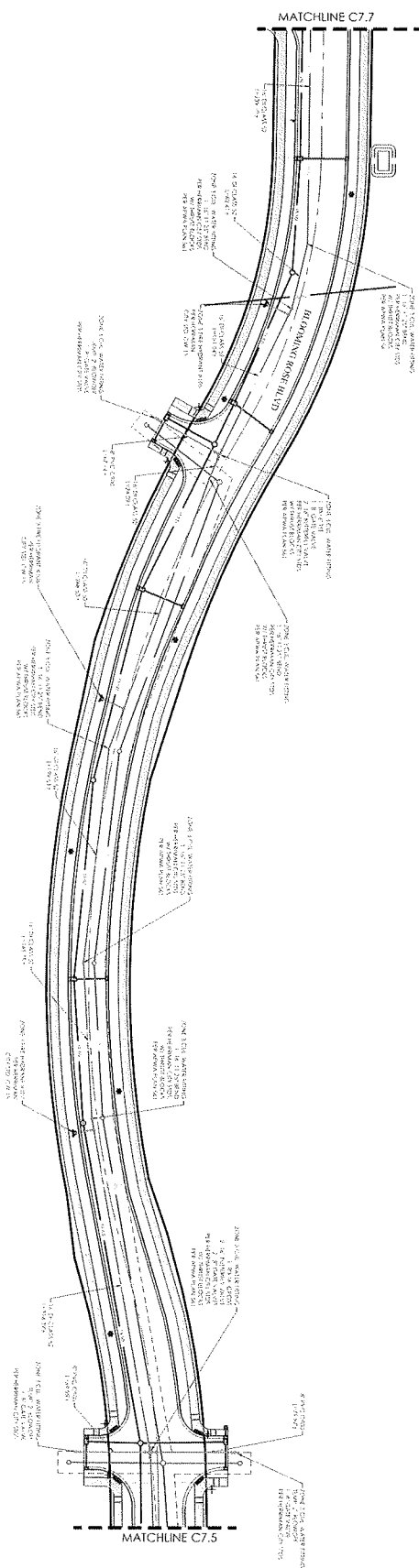
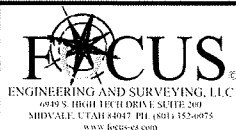
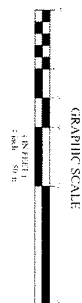
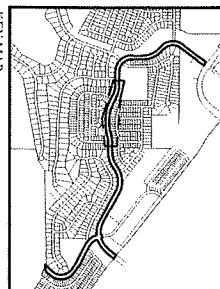
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Model	100-500	100-500	AT 100
Year	2000-2002	2000	2002

Select

C7.5



PERSONAL DATA	
NAME	LAST FIRST MIDDLE
DATE OF BIRTH	MM/DD/YY
SEX	M F
RELIGION	
EDUCATION	
PRESENT ADDRESS	
PREVIOUS ADDRESSES	
PRESENT EMPLOYER	
PREVIOUS EMPLOYERS	
PRESENT PHONE NUMBER	
PREVIOUS PHONE NUMBERS	
PRESENT MAILING ADDRESS	
PREVIOUS MAILING ADDRESSES	
PRESENT SOCIAL SECURITY NUMBER	
PREVIOUS SOCIAL SECURITY NUMBERS	
PRESENT MARITAL STATUS	
PREVIOUS MARITAL STATUSES	
PRESENT SPOUSE'S NAME	
PREVIOUS SPOUSE'S NAMES	
PRESENT CHILDREN'S NAMES	
PREVIOUS CHILDREN'S NAMES	
PRESENT PARENTS' NAMES	
PREVIOUS PARENTS' NAMES	
PRESENT SIBLINGS' NAMES	
PREVIOUS SIBLINGS' NAMES	
PRESENT GRANDPARENTS' NAMES	
PREVIOUS GRANDPARENTS' NAMES	
PRESENT AUNT/UNCLES' NAMES	
PREVIOUS AUNT/UNCLES' NAMES	
PRESENT COUSINS' NAMES	
PREVIOUS COUSINS' NAMES	
PRESENT NEPHEWS' NAMES	
PREVIOUS NEPHEWS' NAMES	
PRESENT NIECES' NAMES	
PREVIOUS NIECES' NAMES	
PRESENT OTHER RELATIVES' NAMES	
PREVIOUS OTHER RELATIVES' NAMES	
PRESENT FRIENDS' NAMES	
PREVIOUS FRIENDS' NAMES	
PRESENT OTHER CONTACTS' NAMES	
PREVIOUS OTHER CONTACTS' NAMES	
PRESENT OTHER INFORMATION	
PREVIOUS OTHER INFORMATION	

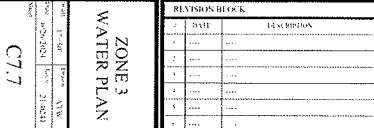
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7	10/10/10	10/10/10
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9	10/10/10	10/10/10
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PANORAMA BACKBONE ROADWAYS
HERRIMAN, UT
ZONE 3 WATER PLAN

PHOTO
COPIED

ZONE 3
WATER PLAN

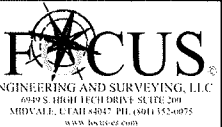
C7.6



PANORAMA BACKBONE ROADWAYS

HERRIMAN, UT

ZONE 3 WATER PLAN



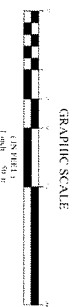
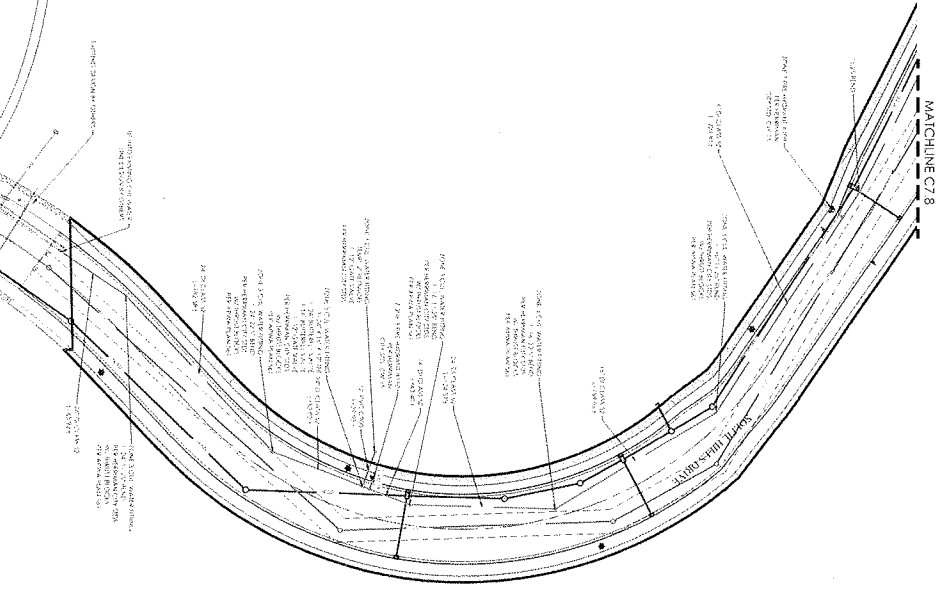
FOR
ONLY

PANORAMA BACKBONE ROADWAYS
HERRIMAN, UT
ZONE 3 WATER PLAN

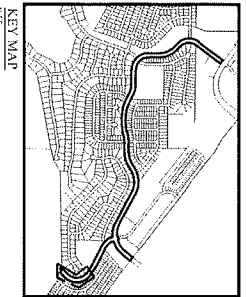
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DATE	DESCRIPTION

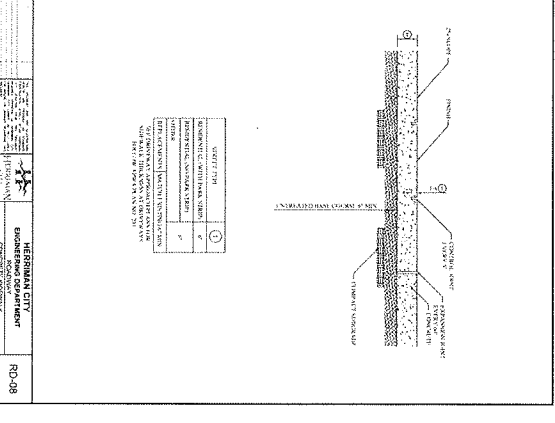
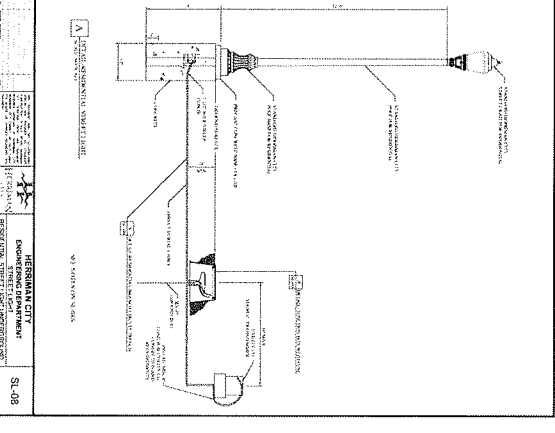
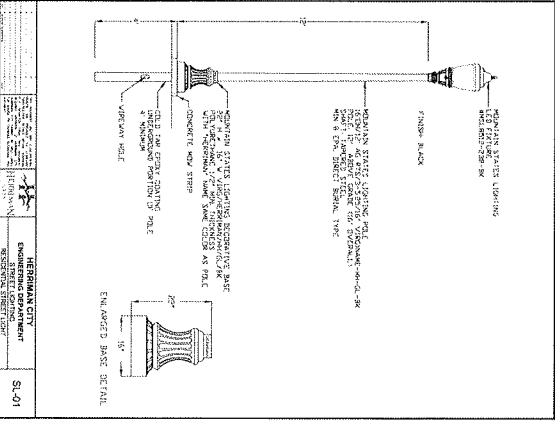
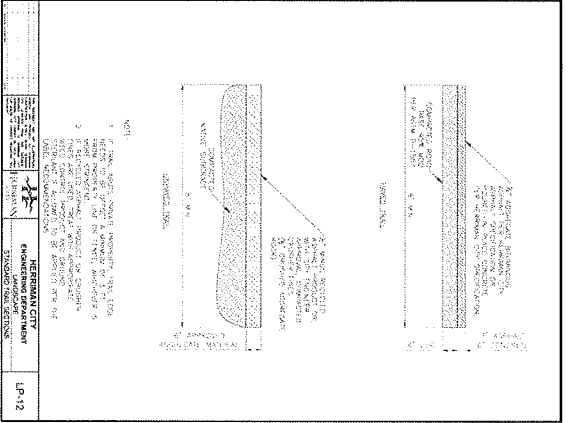
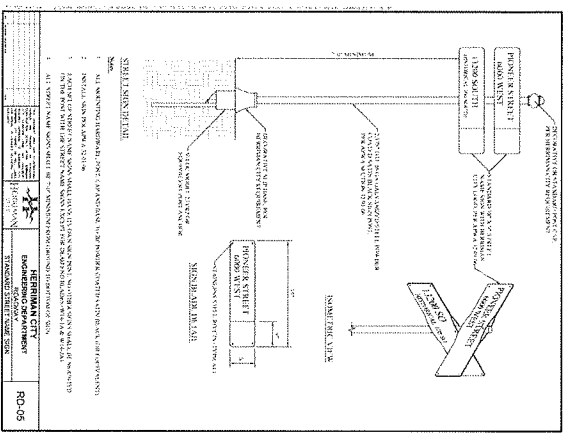
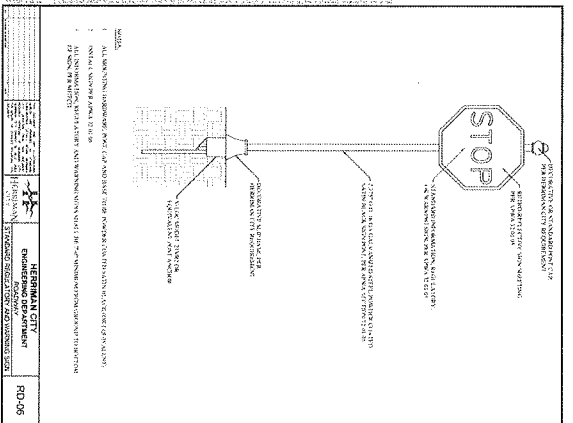
ZONE 3
WATER PLAN

C7.8



- LEGEND**
- 1" = 100'
 - 1" = 200'
 - 1" = 300'
 - 1" = 400'
 - 1" = 500'
 - 1" = 600'
 - 1" = 700'
 - 1" = 800'
 - 1" = 900'
 - 1" = 1000'
 - 1" = 1100'
 - 1" = 1200'
 - 1" = 1300'
 - 1" = 1400'
 - 1" = 1500'
 - 1" = 1600'
 - 1" = 1700'
 - 1" = 1800'
 - 1" = 1900'
 - 1" = 2000'
 - 1" = 2100'
 - 1" = 2200'
 - 1" = 2300'
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 - 1" = 3200'
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 - 1" = 3800'
 - 1" = 3900'
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 - 1" = 9700'
 - 1" = 9800'
 - 1" = 9900'
 - 1" = 10000'





PANORAMA BACKBONE ROADWAYS HERRIMAN, UT DETAILS

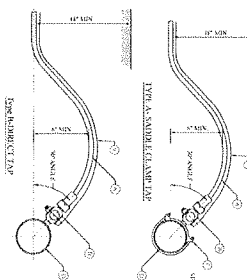
NO.	DATE	BY	CHKD	APP'D	REVISION
1	11/11/2024	WTH			

DETAILS

DATE	11/11/2024	BY	WTH
CHKD	KJW	DATE	11/11/2024
APP'D			

D1

REFER TO PARTS LIST ON C.W.L. FOR APPROVED PARTS MODELS.

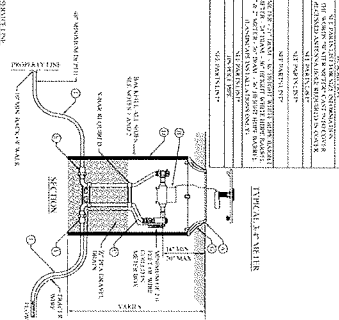


1. THE CLEANOUT BOX SHALL BE CAST IN PLACE CONCRETE AND SHALL BE 18" X 18" X 18" IN SIZE.
2. THE CLEANOUT BOX SHALL BE CAST IN PLACE CONCRETE AND SHALL BE 18" X 18" X 18" IN SIZE.
3. THE CLEANOUT BOX SHALL BE CAST IN PLACE CONCRETE AND SHALL BE 18" X 18" X 18" IN SIZE.
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5. THE CLEANOUT BOX SHALL BE CAST IN PLACE CONCRETE AND SHALL BE 18" X 18" X 18" IN SIZE.

NO.	ITEM	QUANTITY	UNIT
1	COMBINATION CATCH BASIN AND CLEANOUT BOX	1	EA
2	PIPE	1	EA
3	MANHOLE	1	EA
4	WATER TIGHT GASKET	1	EA
5	WATER TIGHT GASKET	1	EA

HERRIMAN CITY ENGINEERING DEPARTMENT 3150 W. 11TH AVENUE, SUITE 100 DENVER, CO 80202 303.733.1111 WWW.HERRIMANCITY.UT.GOV	CW-01
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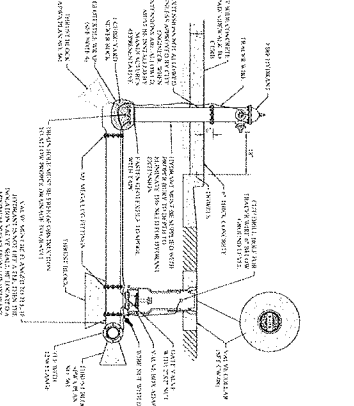
REFER TO PARTS LIST ON C.W.L. FOR APPROVED PARTS MODELS.



1. THE CLEANOUT BOX SHALL BE CAST IN PLACE CONCRETE AND SHALL BE 18" X 18" X 18" IN SIZE.
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HERRIMAN CITY ENGINEERING DEPARTMENT 3150 W. 11TH AVENUE, SUITE 100 DENVER, CO 80202 303.733.1111 WWW.HERRIMANCITY.UT.GOV	CW-01A
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REFER TO PARTS LIST ON C.W.L. FOR APPROVED PARTS MODELS.



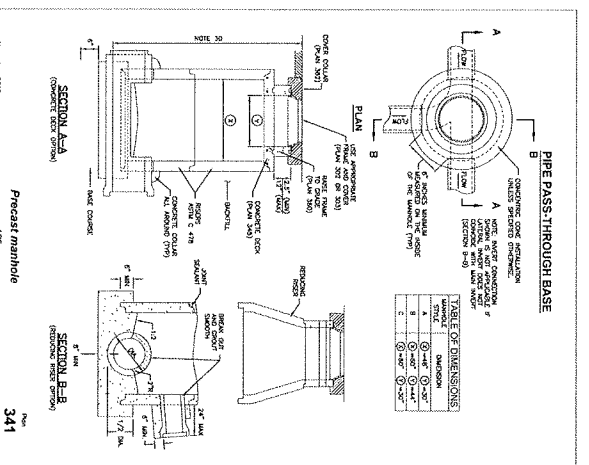
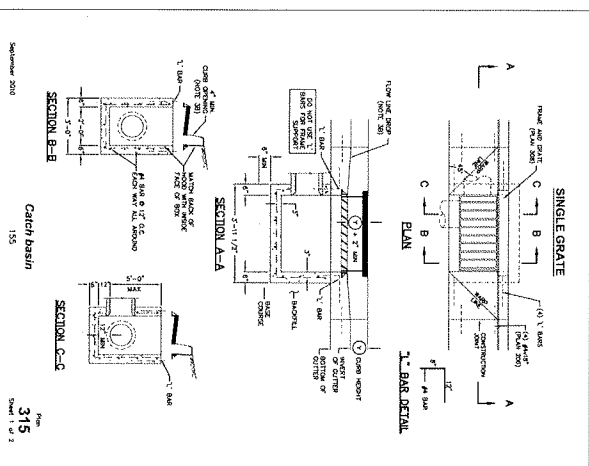
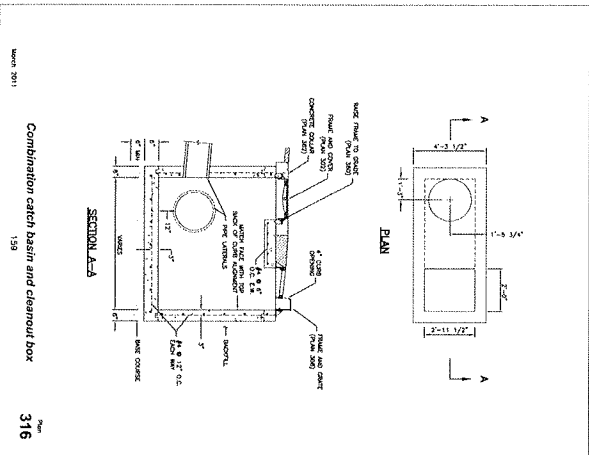
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HERRIMAN CITY ENGINEERING DEPARTMENT 3150 W. 11TH AVENUE, SUITE 100 DENVER, CO 80202 303.733.1111 WWW.HERRIMANCITY.UT.GOV	CW-15
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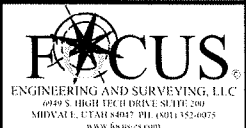
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PANORAMA BACKBONE ROADWAYS HERRIMAN, UT DETAILS

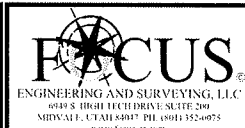
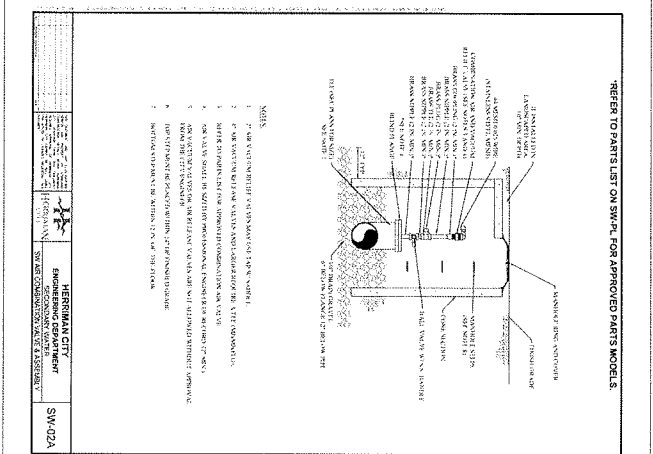
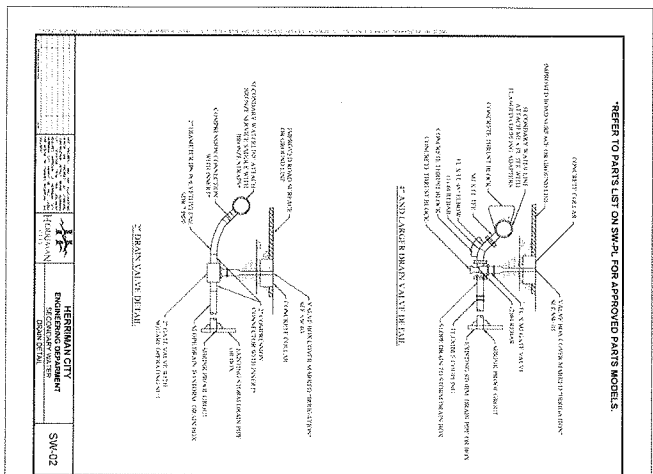
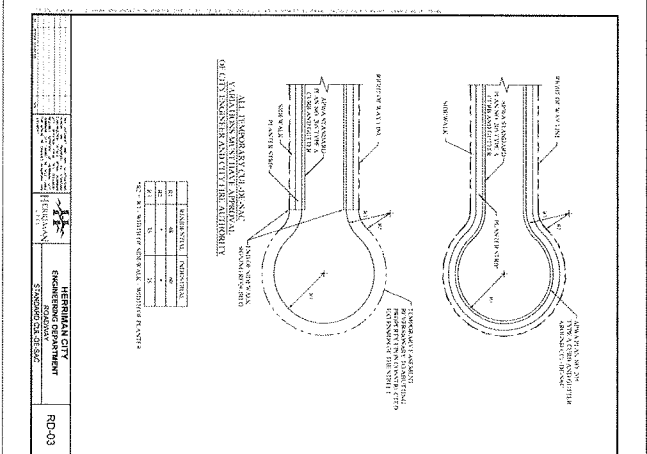
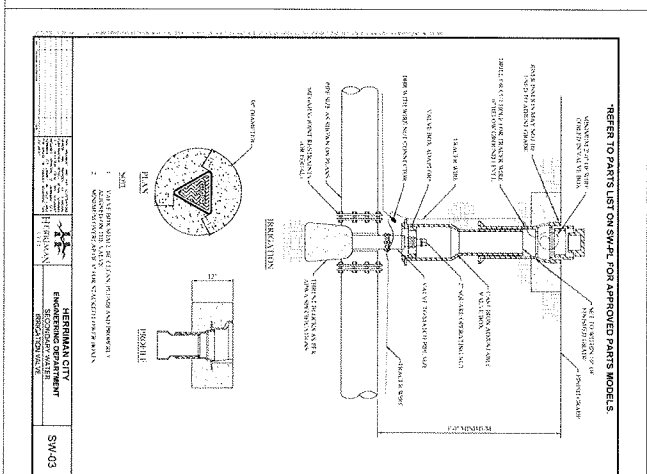
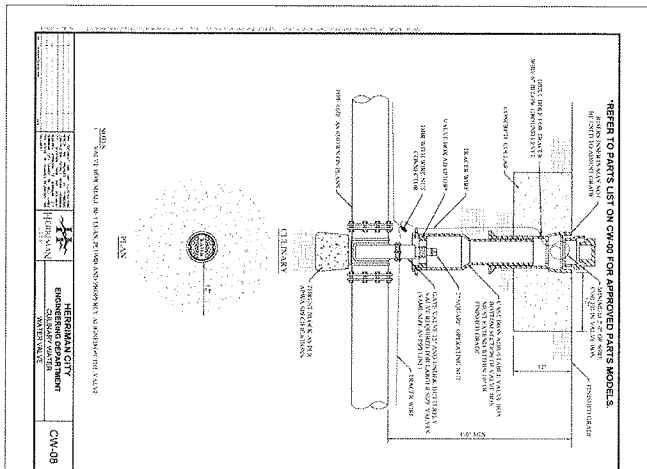


NO.	ITEM	QUANTITY	UNIT
1	COMBINATION CATCH BASIN AND CLEANOUT BOX	1	EA
2	PIPE	1	EA
3	MANHOLE	1	EA
4	WATER TIGHT GASKET	1	EA
5	WATER TIGHT GASKET	1	EA

HERRIMAN CITY ENGINEERING DEPARTMENT 3150 W. 11TH AVENUE, SUITE 100 DENVER, CO 80202 303.733.1111 WWW.HERRIMANCITY.UT.GOV	CW-01
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FOCUS
ENGINEERING AND SURVEYING, LLC
1001 N. 11TH AVENUE, SUITE 100
DENVER, CO 80202
303.733.1111
WWW.FOCUS-UT.COM



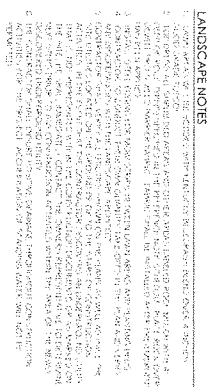
PANORAMA BACKBONE ROADWAYS
HERRIMAN, UT
DETAILS

REVISION BLOCK	
NO.	DESCRIPTION
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DETAILS	
DATE	11-01-2011
BY	ATK
CHKD	3/27/2014
DATE	21-03-2014



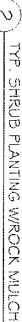
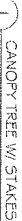
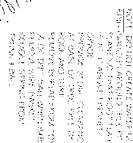
D3



OVERALL
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	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100	
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the 1970s, the 1980s, and the 1990s. The 1970s were a time of great change for the world, and the 1980s were a time of great change for the United States. The 1990s were a time of great change for the world, and the 2000s were a time of great change for the United States. The 2010s were a time of great change for the world, and the 2020s were a time of great change for the United States. The 2030s were a time of great change for the world, and the 2040s were a time of great change for the United States. The 2050s were a time of great change for the world, and the 2060s were a time of great change for the United States. The 2070s were a time of great change for the world, and the 2080s were a time of great change for the United States. The 2090s were a time of great change for the world, and the 2100s were a time of great change for the United States.

REFERENCE NOTES

NOTE:
SEE SHEET 110 FOR OVERALL DETENTION BASIN PROPOSED PLANTING.

JUNIPER CREST ROAD

BLOOMING ROSE BOULEVARD

LANDSCAPE PLAN - SECTION 10+00 - 16+00

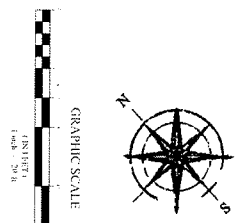
REFERENCE NOTES SCHEDULE

SYMBOL	CODE	DESCRIPTION
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	2	1/2\"/>
	3	1/2\"/>

SCALE: 1/4\"/>

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	SIZE
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LANDSCAPE PLAN - SECTION 16+00 - 19+50

MATCH LINE SEE L1.1A THIS SHEET

MATCH LINE SEE SHEET L1.2A

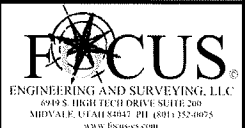
BLOOMING ROSE BOULEVARD



ROSECREST EAST BACKBONE ROADWAYS
HERRIMAN CITY, UTAH
LANDSCAPE PLAN

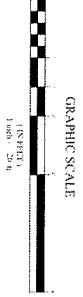
REVISION	DATE	DESCRIPTION
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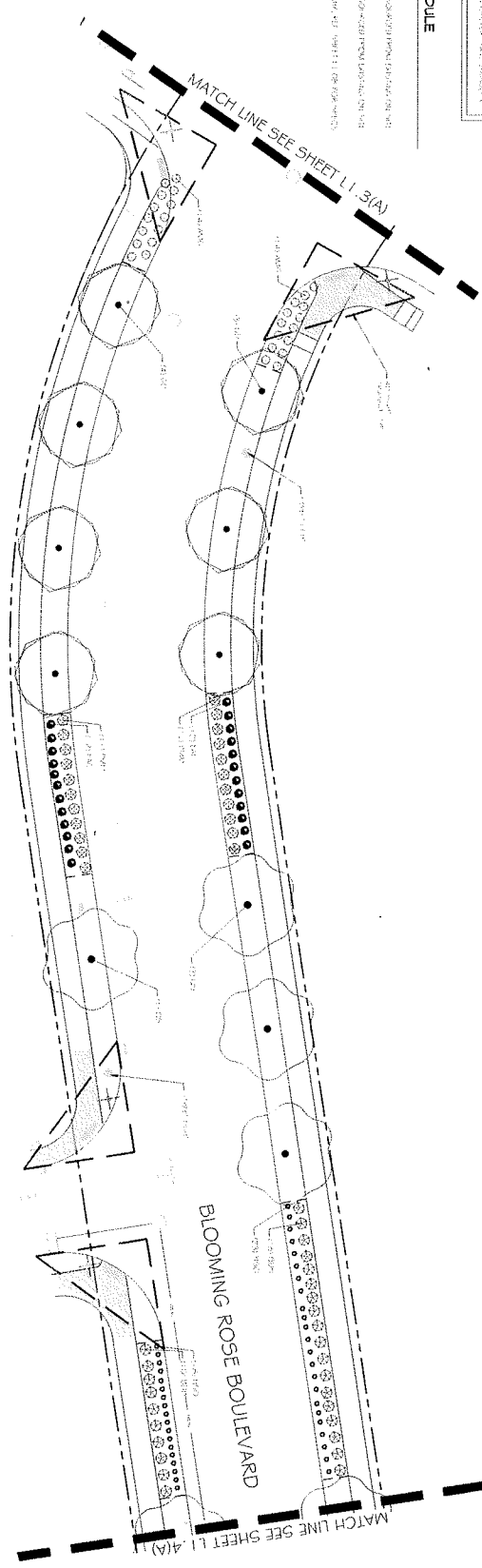
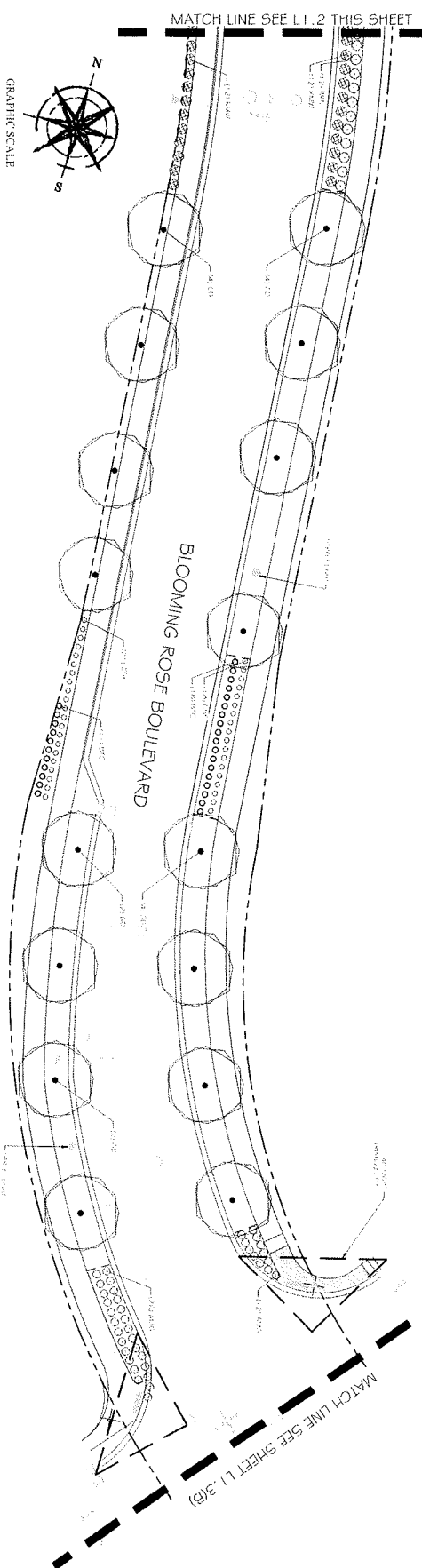
LANDSCAPE PLAN



FOR REVIEW ONLY

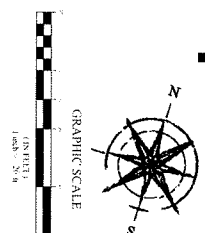
L1.1

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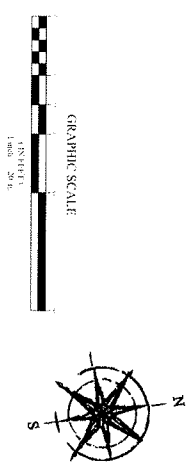
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SYMBOL	DESCRIPTION
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2	NOTE: 100% OF THE TOTAL WEIGHT OF THE SAMPLE IS TO BE 100% OF THE TOTAL WEIGHT OF THE SAMPLE.
3	NOTE: 100% OF THE TOTAL WEIGHT OF THE SAMPLE IS TO BE 100% OF THE TOTAL WEIGHT OF THE SAMPLE.

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LANDSCAPE PLAN- SECTION 25+50 - 31+00

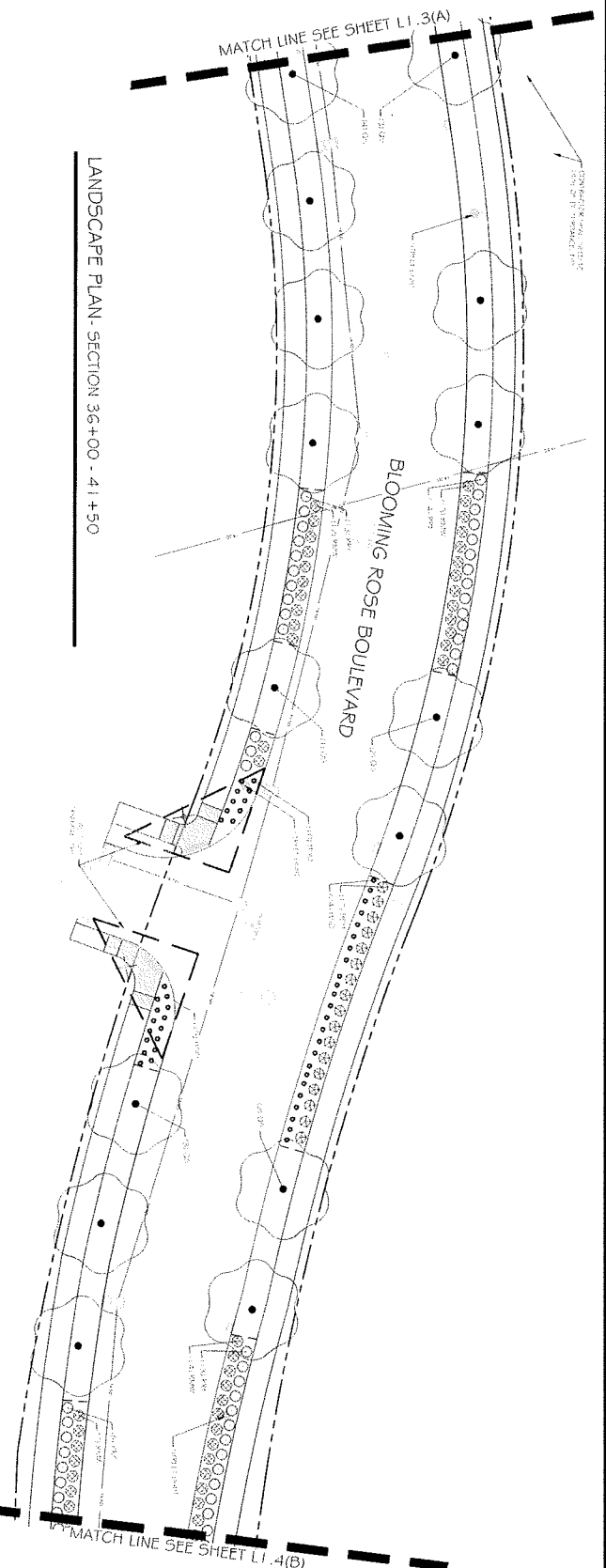
LANDSCAPE PLAN-SECTION 31+00 - 36+00



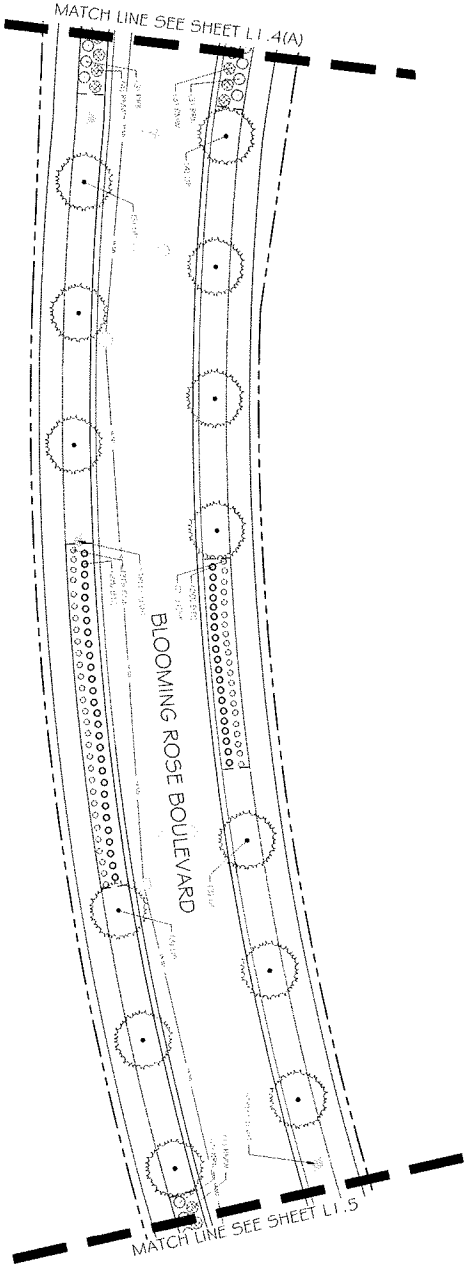
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3	10000	10000
4	10000	10000
5	10000	10000
6	10000	10000

ROSECREST EAST BACKBONE ROADWAYS
HERRIMAN CITY, UTAH
LANDSCAPE PLAN

FOR
REVIEW



LANDSCAPE PLAN - SECTION 36+00 - 41+50



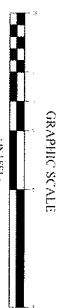
LANDSCAPE PLAN - SECTION 41+50 - 45+50

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	SIZE
	TR-01	Arbutus menziesii	Red-flowering Dogwood	24"
	TR-02	Quercus agrifolia	Live Oak	24"
	TR-03	Juniperus horizontalis	Creeping Juniper	24"
	TR-04	Pinus strobus	White Pine	24"
	TR-05	Thuja occidentalis	Arborvitae	24"
	TR-06	Juniperus procumbens	Ground Juniper	24"
	TR-07	Juniperus horizontalis	Creeping Juniper	24"
	TR-08	Juniperus horizontalis	Creeping Juniper	24"
	TR-09	Juniperus horizontalis	Creeping Juniper	24"
	TR-10	Juniperus horizontalis	Creeping Juniper	24"
	TR-11	Juniperus horizontalis	Creeping Juniper	24"
	TR-12	Juniperus horizontalis	Creeping Juniper	24"
	TR-13	Juniperus horizontalis	Creeping Juniper	24"
	TR-14	Juniperus horizontalis	Creeping Juniper	24"
	TR-15	Juniperus horizontalis	Creeping Juniper	24"
	TR-16	Juniperus horizontalis	Creeping Juniper	24"
	TR-17	Juniperus horizontalis	Creeping Juniper	24"
	TR-18	Juniperus horizontalis	Creeping Juniper	24"
	TR-19	Juniperus horizontalis	Creeping Juniper	24"
	TR-20	Juniperus horizontalis	Creeping Juniper	24"
	TR-21	Juniperus horizontalis	Creeping Juniper	24"
	TR-22	Juniperus horizontalis	Creeping Juniper	24"
	TR-23	Juniperus horizontalis	Creeping Juniper	24"
	TR-24	Juniperus horizontalis	Creeping Juniper	24"
	TR-25	Juniperus horizontalis	Creeping Juniper	24"
	TR-26	Juniperus horizontalis	Creeping Juniper	24"
	TR-27	Juniperus horizontalis	Creeping Juniper	24"
	TR-28	Juniperus horizontalis	Creeping Juniper	24"
	TR-29	Juniperus horizontalis	Creeping Juniper	24"
	TR-30	Juniperus horizontalis	Creeping Juniper	24"
	TR-31	Juniperus horizontalis	Creeping Juniper	24"
	TR-32	Juniperus horizontalis	Creeping Juniper	24"
	TR-33	Juniperus horizontalis	Creeping Juniper	24"
	TR-34	Juniperus horizontalis	Creeping Juniper	24"
	TR-35	Juniperus horizontalis	Creeping Juniper	24"
	TR-36	Juniperus horizontalis	Creeping Juniper	24"
	TR-37	Juniperus horizontalis	Creeping Juniper	24"
	TR-38	Juniperus horizontalis	Creeping Juniper	24"
	TR-39	Juniperus horizontalis	Creeping Juniper	24"
	TR-40	Juniperus horizontalis	Creeping Juniper	24"
	TR-41	Juniperus horizontalis	Creeping Juniper	24"
	TR-42	Juniperus horizontalis	Creeping Juniper	24"
	TR-43	Juniperus horizontalis	Creeping Juniper	24"
	TR-44	Juniperus horizontalis	Creeping Juniper	24"
	TR-45	Juniperus horizontalis	Creeping Juniper	24"
	TR-46	Juniperus horizontalis	Creeping Juniper	24"
	TR-47	Juniperus horizontalis	Creeping Juniper	24"
	TR-48	Juniperus horizontalis	Creeping Juniper	24"
	TR-49	Juniperus horizontalis	Creeping Juniper	24"
	TR-50	Juniperus horizontalis	Creeping Juniper	24"

REFERENCE NOTES SCHEDULE

SYMBOL	CODE	DESCRIPTION
	1	1.00' Tree - 10' Ht. - 10' Spacing - 10' Spacing
	2	2.00' Tree - 10' Ht. - 10' Spacing - 10' Spacing
	3	3.00' Tree - 10' Ht. - 10' Spacing - 10' Spacing



NOTE: 1. All plants are to be installed in accordance with the specifications of the Utah Department of Transportation (UDOT) and the American Society of Landscape Architects (ASLA).

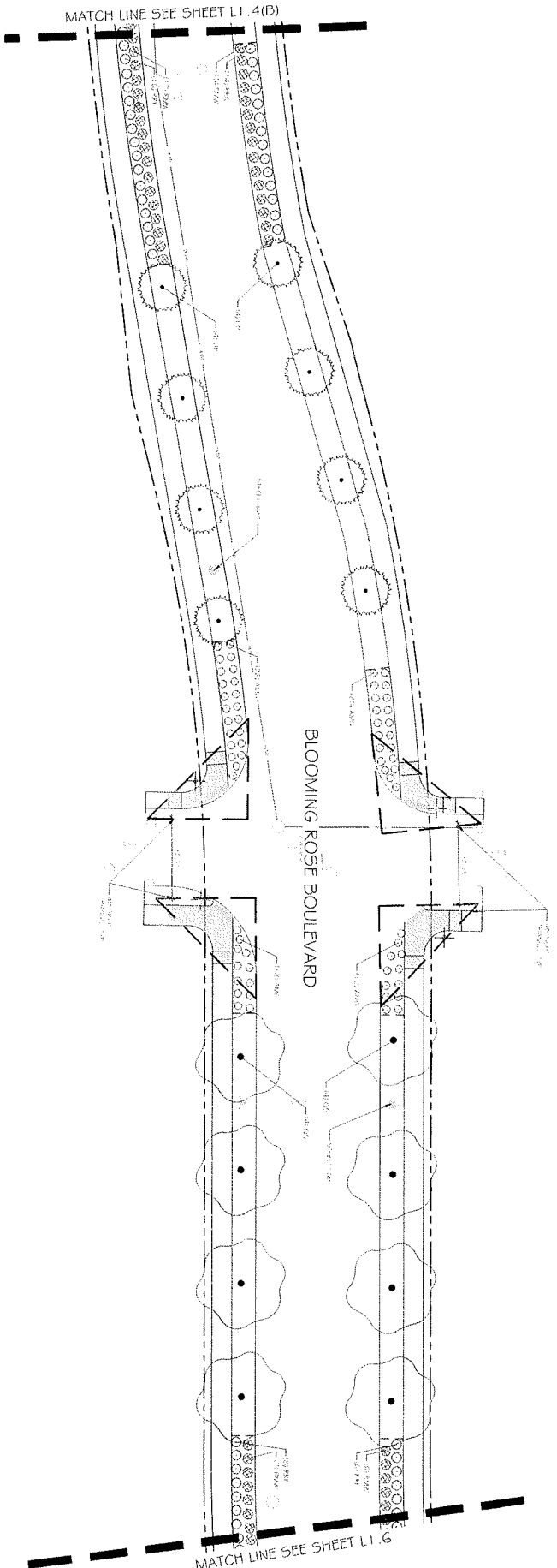
ROSECREST EAST BACKBONE ROADWAYS
HERRIMAN CITY, UTAH
LANDSCAPE PLAN

FOCUS
ENGINEERING AND SURVEYING, LLC
6019 S. HIGH TECH DRIVE, SUITE 200
MIDVALE, UT 84047 PH: (801) 552-0075
www.focus-es.com

FOR
UNIT

REVISION	DATE	DESCRIPTION
1	11/11/11	1.00' Tree - 10' Ht. - 10' Spacing - 10' Spacing
2	11/11/11	2.00' Tree - 10' Ht. - 10' Spacing - 10' Spacing
3	11/11/11	3.00' Tree - 10' Ht. - 10' Spacing - 10' Spacing

LANDSCAPE PLAN
L1.4



PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	SIZE
	101	Aust. Bluegum Eucalyptus	Bluegum	12" DBH
	102	Cottonwood Populus	Cottonwood	12" DBH
	103	Flowering Quince	Flowering Quince	12" DBH
	104	Flowering Dogwood	Flowering Dogwood	12" DBH
	105	Flowering Peach	Flowering Peach	12" DBH
	106	Flowering Apple	Flowering Apple	12" DBH
	107	Flowering Cherry	Flowering Cherry	12" DBH
	108	Flowering Pear	Flowering Pear	12" DBH
	109	Flowering Crabapple	Flowering Crabapple	12" DBH
	110	Flowering Hawthorn	Flowering Hawthorn	12" DBH
	111	Flowering Magnolia	Flowering Magnolia	12" DBH
	112	Flowering Nectarine	Flowering Nectarine	12" DBH
	113	Flowering Plum	Flowering Plum	12" DBH
	114	Flowering Redbud	Flowering Redbud	12" DBH
	115	Flowering Spirea	Flowering Spirea	12" DBH
	116	Flowering Syringa	Flowering Syringa	12" DBH
	117	Flowering Weigela	Flowering Weigela	12" DBH
	118	Flowering Yucca	Flowering Yucca	12" DBH
	119	Flowering Zucchini	Flowering Zucchini	12" DBH
	120	Flowering Zucchini	Flowering Zucchini	12" DBH

LANDSCAPE PLAN - SECTION 45+50 - 51+50

NOT TO SCALE

REFERENCE NOTES SCHEDULE

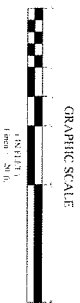
SYMBOL	CODE	DESCRIPTION
	1	1. SEE NOTE 1 - 12" DBH PLANTING
	2	2. SEE NOTE 2 - 12" DBH PLANTING
	3	3. SEE NOTE 3 - 12" DBH PLANTING

ORNAMENTAL GRASSES

	101	Bluegrass
	102	Timothy
	103	Orchardgrass
	104	Perennial Ryegrass
	105	Endophyte Infected Perennial Ryegrass
	106	St. Augustine
	107	Centipede
	108	St. Augustine
	109	St. Augustine
	110	St. Augustine

PERENNIALS

	101	Bluegrass
	102	Timothy
	103	Orchardgrass
	104	Perennial Ryegrass
	105	Endophyte Infected Perennial Ryegrass
	106	St. Augustine
	107	Centipede
	108	St. Augustine
	109	St. Augustine
	110	St. Augustine

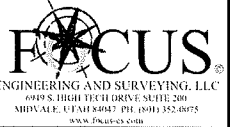


ROSECREST EAST BACKBONE ROADWAYS

HERRIMAN CITY, UTAH

LANDSCAPE PLAN

FOR REVIEW ONLY



LANDSCAPE PLAN

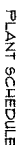
DATE: 11/11/11

BY: [Signature]












SCALE: 1" = 20'

PROJECT: ROSECREST EAST BACKBONE ROADWAYS

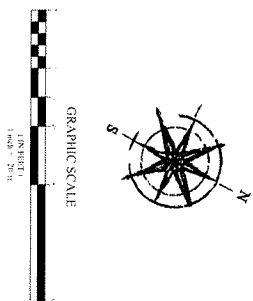
SHEET: L1.5



TREES	SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	SIZE
	100		<i>Pinus strobus</i> L.	Scotch Pine	10' x 10'
	101		<i>Pinus strobus</i> L.	Scotch Pine	10' x 10'
	102		<i>Pinus strobus</i> L.	Scotch Pine	10' x 10'
	103		<i>Pinus strobus</i> L.	Scotch Pine	10' x 10'
	104		<i>Pinus strobus</i> L.	Scotch Pine	10' x 10'
	105		<i>Pinus strobus</i> L.	Scotch Pine	10' x 10'
	106		<i>Pinus strobus</i> L.	Scotch Pine	10' x 10'
	107		<i>Pinus strobus</i> L.	Scotch Pine	10' x 10'
	108		<i>Pinus strobus</i> L.	Scotch Pine	10' x 10'
	109		<i>Pinus strobus</i> L.	Scotch Pine	10' x 10'
	110		<i>Pinus strobus</i> L.	Scotch Pine	10' x 10'
	111		<i>Pinus strobus</i> L.	Scotch Pine	10' x 10'
	112		<i>Pinus strobus</i> L.	Scotch Pine	10' x 10'
	113		<i>Pinus strobus</i> L.	Scotch Pine	10' x 10'
	114		<i>Pinus strobus</i> L.	Scotch Pine	10' x 10'
	115		<i>Pinus strobus</i> L.	Scotch Pine	10' x 10'
	116		<i>Pinus strobus</i> L.	Scotch Pine	10' x 10'
	117		<i>Pinus strobus</i> L.	Scotch Pine	10' x 10'
	118		<i>Pinus strobus</i> L.	Scotch Pine	10' x 10'
	119		<i>Pinus strobus</i> L.	Scotch Pine	10' x 10'
	120		<i>Pinus strobus</i> L.	Scotch Pine	10' x 10'
	121		<i>Pinus strobus</i> L.	Scotch Pine	10' x 10'
	122		<i>Pinus strobus</i> L.	Scotch Pine	10' x 10'
	123		<i>Pinus strobus</i> L.	Scotch Pine	10' x 10'
	124		<i>Pinus strobus</i> L.	Scotch Pine	10' x 10'
	125		<i>Pinus strobus</i> L.	Scotch Pine	10' x 10'
	126		<i>Pinus strobus</i> L.	Scotch Pine	10' x 10'
	127		<i>Pinus strobus</i> L.	Scotch Pine	10' x 10'
	128		<i>Pinus strobus</i> L.	Scotch Pine	10' x 10'
	129		<i>Pinus strobus</i> L.	Scotch Pine	10' x 10'
	130		<i>Pinus strobus</i> L.	Scotch Pine	10' x 10'
	131		<i>Pinus strobus</i> L.	Scotch Pine	10' x 10'
	132		<i>Pinus strobus</i> L.	Scotch Pine	10' x 10'
	133		<i>Pinus strobus</i> L.	Scotch Pine	10' x 10'
	134		<i>Pinus strobus</i> L.	Scotch Pine	10' x 10'
	135		<i>Pinus strobus</i> L.	Scotch Pine	10' x 10'
	136		<i>Pinus strobus</i> L.	Scotch Pine	10' x 10'
	137		<i>Pinus strobus</i> L.	Scotch Pine	10' x 10'
	138		<i>Pinus strobus</i> L.	Scotch Pine	10' x 10'
	139		<i>Pinus strobus</i> L.	Scotch Pine	10' x 10'
	140		<i>Pinus strobus</i> L.	Scotch Pine	10' x 10'
	141		<i>Pinus strobus</i> L.	Scotch Pine	10' x 10'
	142		<i>Pinus strobus</i> L.	Scotch Pine	10' x 10'
	143		<i>Pinus strobus</i> L.	Scotch Pine	10' x 10'
	144		<i>Pinus strobus</i> L.	Scotch Pine	10' x 10'
	145		<i>Pinus strobus</i> L.	Scotch Pine	10' x 10'
	146		<i>Pinus strobus</i> L.	Scotch Pine	10' x 10'

	Flax	2' to 3' tall, 1/2" to 1" wide	Yellow	100%
	Flax	1' to 2' tall, 1/2" to 1" wide	Yellow	100%
	Flax	1' to 2' tall, 1/2" to 1" wide	Yellow	100%
	Flax	1' to 2' tall, 1/2" to 1" wide	Yellow	100%
	Flax	1' to 2' tall, 1/2" to 1" wide	Yellow	100%
	Flax	1' to 2' tall, 1/2" to 1" wide	Yellow	100%
	Flax	1' to 2' tall, 1/2" to 1" wide	Yellow	100%
	Flax	1' to 2' tall, 1/2" to 1" wide	Yellow	100%
	Flax	1' to 2' tall, 1/2" to 1" wide	Yellow	100%
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	Flax	1' to 2' tall, 1/2" to 1" wide	Yellow	100%

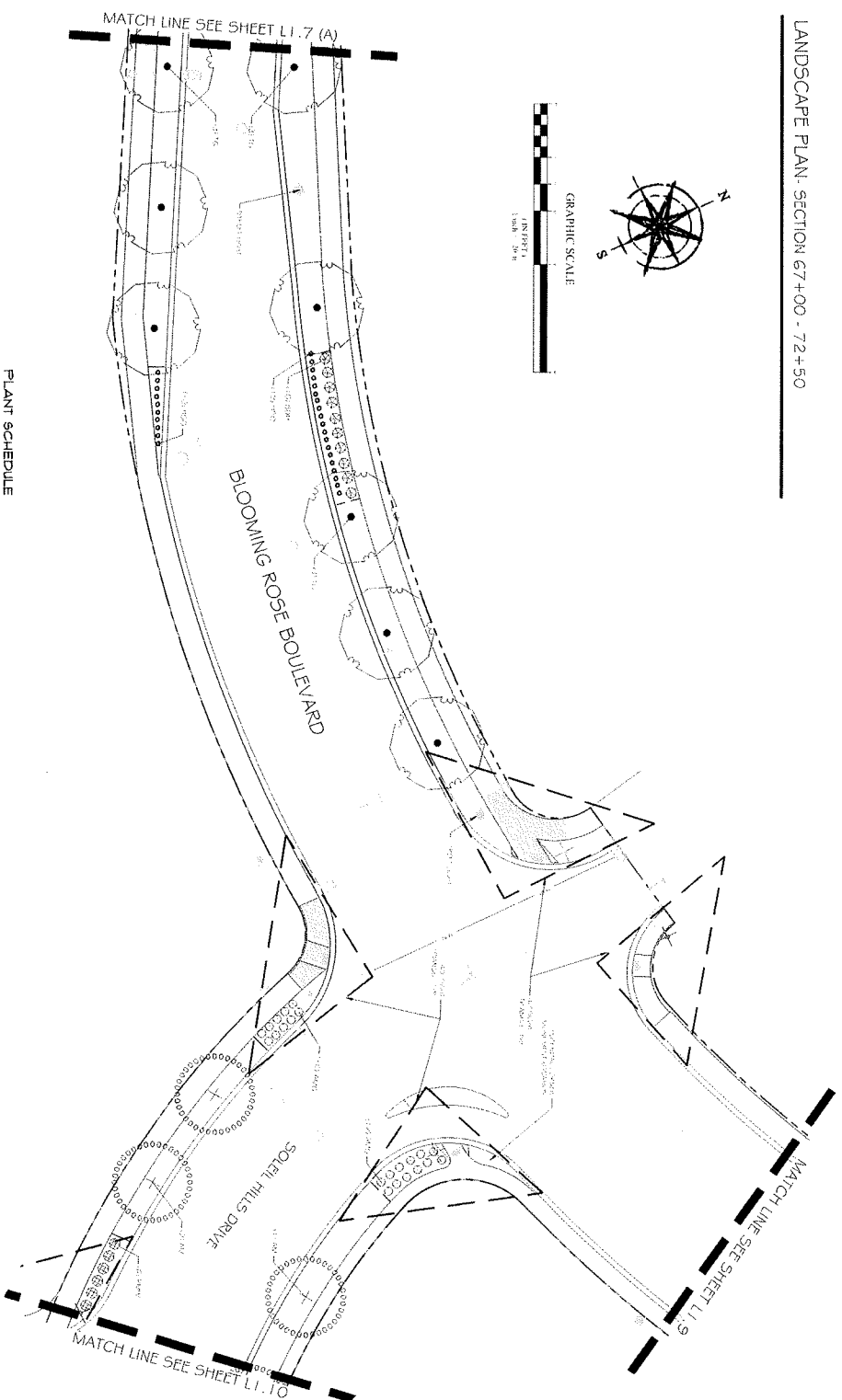
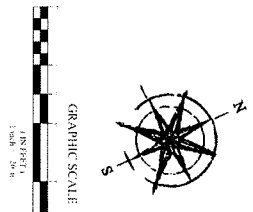
REFERENCE NOTES SCHEDULE		
SYMBOL	CODE	DESCRIPTION
	1	WALL, FACE - 1/2" OF CONCRETE FROM FORMS ON SITE
	2	WALL, FACE - 1/2" OF CONCRETE FROM FORMS ON SITE
	3	WALL, FACE - 1/2" OF CONCRETE FROM FORMS ON SITE



LANDSCAPE PLAN: SECTION 67+00 - 72+50



FOCUS
ENGINEERING AND SURVEYING, LLC
6949 S. HIGH TECH DRIVE SUITE 200
MIDVALE, UT 84047 PH: (801) 352-0073
WWW.FOCUS-UT.COM



REFERENCE NOTES SCHEDULE

SYMBOL	CODE	DESCRIPTION
1		NOTES: SEE L1.7 (A) FOR BLOOMING ROSE BOULEVARD AND SOLEIL HILLS DRIVE.
2		NOTES: SEE L1.7 (A) FOR BLOOMING ROSE BOULEVARD AND SOLEIL HILLS DRIVE.
3		NOTES: SEE L1.7 (A) FOR BLOOMING ROSE BOULEVARD AND SOLEIL HILLS DRIVE.

NOTE: ALL PLANTINGS ARE TO BE INSTALLED IN ACCORDANCE WITH THE UTAH LANDSCAPE PLAN SPECIFICATIONS.

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	SIZE
1	001	Quercus agrifolia	White Oak	12' x 12'
2	002	Quercus macrocarpa	Shingle Oak	12' x 12'
3	003	Quercus laevis	Swamp White Oak	12' x 12'
4	004	Quercus prinus	Prickly Pear Oak	12' x 12'
5	005	Quercus rubra	Red Oak	12' x 12'
6	006	Quercus stellata	Stellar Oak	12' x 12'
7	007	Quercus lyrata	Live Oak	12' x 12'
8	008	Quercus coccinea	Scarlet Oak	12' x 12'
9	009	Quercus falcata	Winged Oak	12' x 12'
10	010	Quercus bicolor	Swamp Chestnut Oak	12' x 12'

SHRUBS

1	011	Quercus agrifolia	White Oak	12' x 12'
2	012	Quercus macrocarpa	Shingle Oak	12' x 12'
3	013	Quercus laevis	Swamp White Oak	12' x 12'
4	014	Quercus prinus	Prickly Pear Oak	12' x 12'
5	015	Quercus rubra	Red Oak	12' x 12'
6	016	Quercus stellata	Stellar Oak	12' x 12'
7	017	Quercus lyrata	Live Oak	12' x 12'
8	018	Quercus coccinea	Scarlet Oak	12' x 12'
9	019	Quercus falcata	Winged Oak	12' x 12'
10	020	Quercus bicolor	Swamp Chestnut Oak	12' x 12'

PERENNIALS

1	021	Quercus agrifolia	White Oak	12' x 12'
2	022	Quercus macrocarpa	Shingle Oak	12' x 12'
3	023	Quercus laevis	Swamp White Oak	12' x 12'
4	024	Quercus prinus	Prickly Pear Oak	12' x 12'
5	025	Quercus rubra	Red Oak	12' x 12'
6	026	Quercus stellata	Stellar Oak	12' x 12'
7	027	Quercus lyrata	Live Oak	12' x 12'
8	028	Quercus coccinea	Scarlet Oak	12' x 12'
9	029	Quercus falcata	Winged Oak	12' x 12'
10	030	Quercus bicolor	Swamp Chestnut Oak	12' x 12'

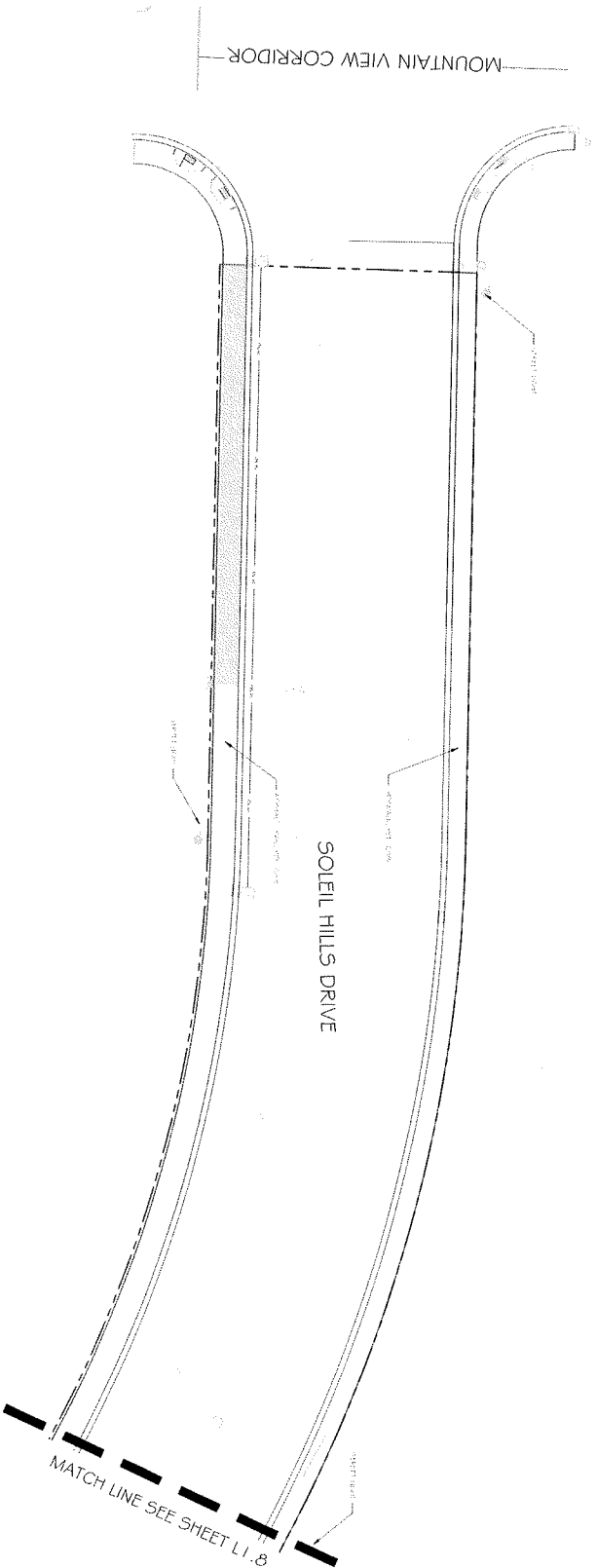
ROSECREST EAST BACKBONE ROADWAYS
HERRIMAN CITY, UTAH
LANDSCAPE PLAN

REVISION BLOCK

NO.	DATE	DESCRIPTION
1	11/11/11	Initial Design
2	11/11/11	Revised Design
3	11/11/11	Final Design

LANDSCAPE PLAN

11.8



PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	SIZE
	001	Arbutus menziesii	Red-flowering Dogwood	2" Cal
	002	Quercus agrifolia	Live Oak	2" Cal
	003	Quercus laevis	Live Oak	2" Cal
	004	Quercus macrocarpa	Live Oak	2" Cal
	005	Quercus muhlenbergii	Live Oak	2" Cal
	006	Quercus prinus	Live Oak	2" Cal
	007	Quercus robur	Live Oak	2" Cal
	008	Quercus stellata	Live Oak	2" Cal
	009	Quercus texanensis	Live Oak	2" Cal
	010	Quercus virginiana	Live Oak	2" Cal
	011	Quercus wislizeni	Live Oak	2" Cal
	012	Quercus xalapensis	Live Oak	2" Cal
	013	Quercus xalapensis	Live Oak	2" Cal
	014	Quercus xalapensis	Live Oak	2" Cal
	015	Quercus xalapensis	Live Oak	2" Cal
	016	Quercus xalapensis	Live Oak	2" Cal
	017	Quercus xalapensis	Live Oak	2" Cal
	018	Quercus xalapensis	Live Oak	2" Cal
	019	Quercus xalapensis	Live Oak	2" Cal
	020	Quercus xalapensis	Live Oak	2" Cal

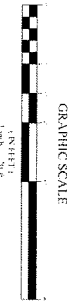
LANDSCAPE PLAN- SECTION 10+50 - 14+85

	021	Stipa capensis	Stipa	2" Cal
	022	Stipa capensis	Stipa	2" Cal
	023	Stipa capensis	Stipa	2" Cal
	024	Stipa capensis	Stipa	2" Cal
	025	Stipa capensis	Stipa	2" Cal
	026	Stipa capensis	Stipa	2" Cal
	027	Stipa capensis	Stipa	2" Cal
	028	Stipa capensis	Stipa	2" Cal
	029	Stipa capensis	Stipa	2" Cal
	030	Stipa capensis	Stipa	2" Cal
	031	Stipa capensis	Stipa	2" Cal
	032	Stipa capensis	Stipa	2" Cal
	033	Stipa capensis	Stipa	2" Cal
	034	Stipa capensis	Stipa	2" Cal
	035	Stipa capensis	Stipa	2" Cal
	036	Stipa capensis	Stipa	2" Cal
	037	Stipa capensis	Stipa	2" Cal
	038	Stipa capensis	Stipa	2" Cal
	039	Stipa capensis	Stipa	2" Cal
	040	Stipa capensis	Stipa	2" Cal

REFERENCE NOTES SCHEDULE

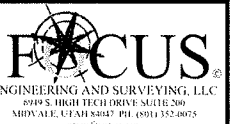
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	2	SEE SHEET L1.8 FOR NOTES
	3	SEE SHEET L1.8 FOR NOTES

NOTES:
1. SEE SHEET L1.8 FOR NOTES
2. SEE SHEET L1.8 FOR NOTES
3. SEE SHEET L1.8 FOR NOTES



ROSECREST EAST BACKBONE ROADWAYS
HERRIMAN CITY, UTAH
LANDSCAPE PLAN

FOR REVIEW ONLY



LANDSCAPE PLAN

DATE: 11/11/11
BY: [Signature]
CHECKED: [Signature]
APPROVED: [Signature]



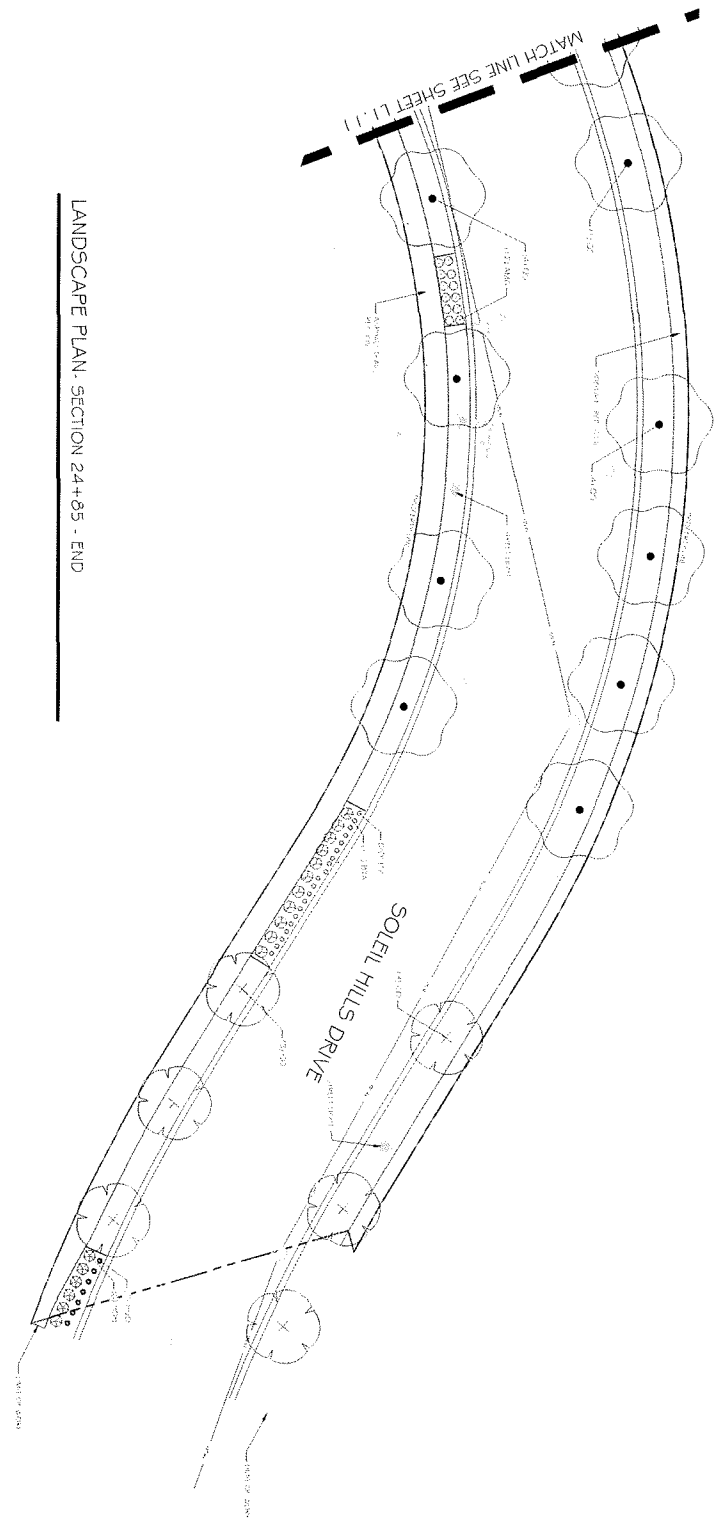


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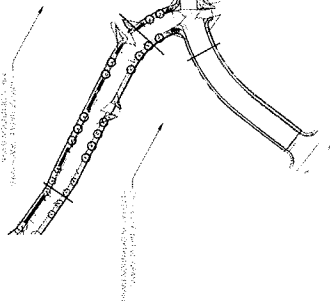
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DM	DM	24-48 h
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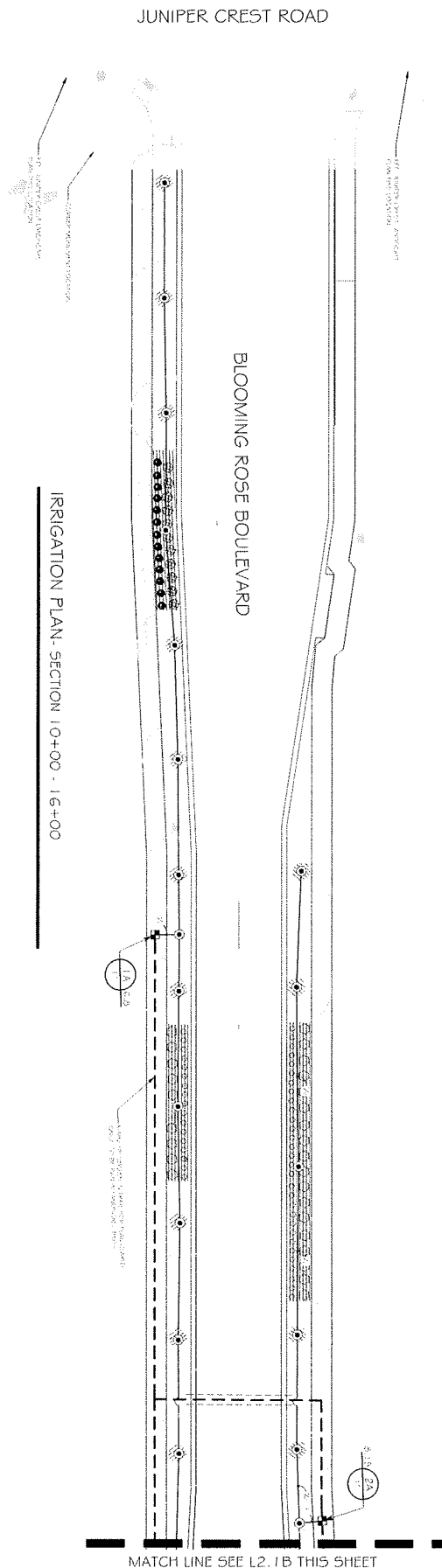
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 If the number of pages is not indicated, please contact the publisher for more information.

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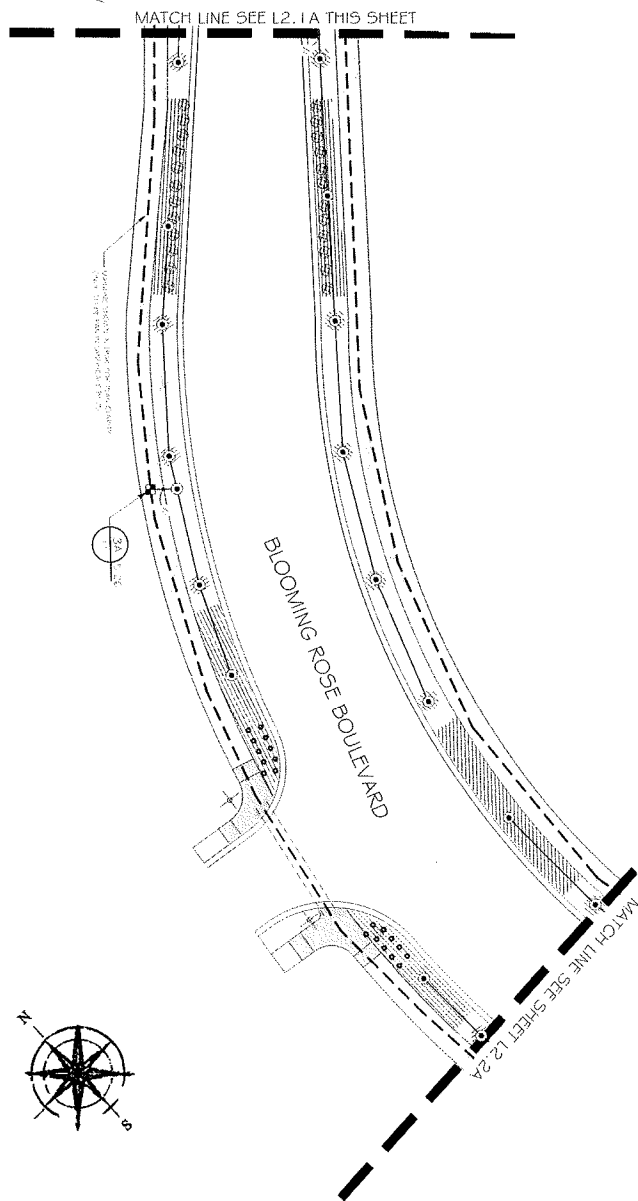
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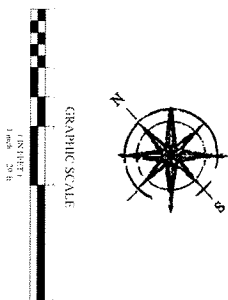
DETENTION BASIN LANDSCAPE	Drawn: RW	Scale: 1"=20'-0"	Sheet: 11 of 24
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IRRIGATION PLAN-SECTION 10+00 - 16+00



IRRIGATION PLAN-SECTION 16-00 - 19+50



IRRIGATION SCHEDULE

SYMBOL		MANUFACTURER MODEL DESCRIPTION		QTY	
	1/2"	1/2" DIA. HOLE	1	1	1
	1/4"	1/4" DIA. HOLE	1	1	1
	1/8"	1/8" DIA. HOLE	1	1	1
	3/16"	3/16" DIA. HOLE	1	1	1
	1/2"	1/2" DIA. HOLE	1	1	1
	1/4"	1/4" DIA. HOLE	1	1	1
	1/8"	1/8" DIA. HOLE	1	1	1
	3/16"	3/16" DIA. HOLE	1	1	1
	1/2"	1/2" DIA. HOLE	1	1	1
	1/4"	1/4" DIA. HOLE	1	1	1
	1/8"	1/8" DIA. HOLE	1	1	1
	3/16"	3/16" DIA. HOLE	1	1	1
	1/2"	1/2" DIA. HOLE	1	1	1
	1/4"	1/4" DIA. HOLE	1	1	1
	1/8"	1/8" DIA. HOLE	1	1	1
	3/16"	3/16" DIA. HOLE	1	1	1
	1/2"	1/2" DIA. HOLE	1	1	1

RENTS/STON BE GCK		
#	DATE	DESCRIPTION
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4	0.00	0.00
5	0.00	0.00
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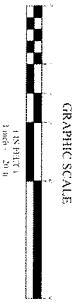
ROSECREST EAST BACKBONE ROADWAYS

HERRIMAN CITY, UTAH

IRRIGATION PLAN

LAN

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3.01	1.20.20	SR-VIII
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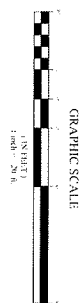
IRRIGATION SCHEDULE

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REVISION BLOCK		
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7	08-02	0.000
8	08-02	0.000

ROSECREST EAST BACKBONE ROADWAYS
HERRIMAN CITY, UTAH
IRRIGATION PLAN

FOR
CIVIL



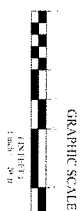
IRRIGATION PLAN- SECTION 25+50 - 31+00

BLOOMING ROSE BOULEVARD

IRRIGATION SCHEDULE

[illegible]

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 165. $10^{-173} \text{$



ROSECREST EAST BACKBONE ROADWAYS

HERRIMAN CITY, UTAH

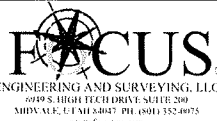
IRRIGATION PLAN

REVISION HISTORY		
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IRRIGATION PLAN

L2.3

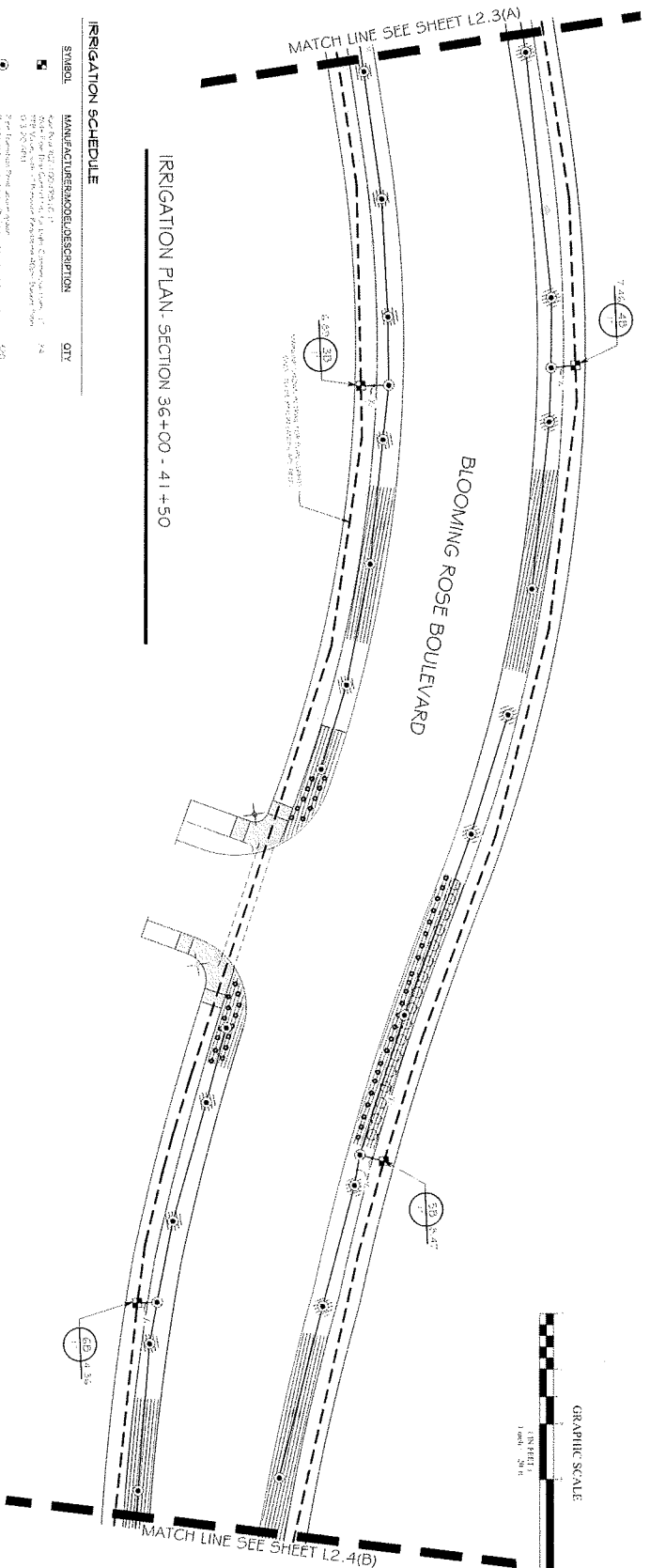
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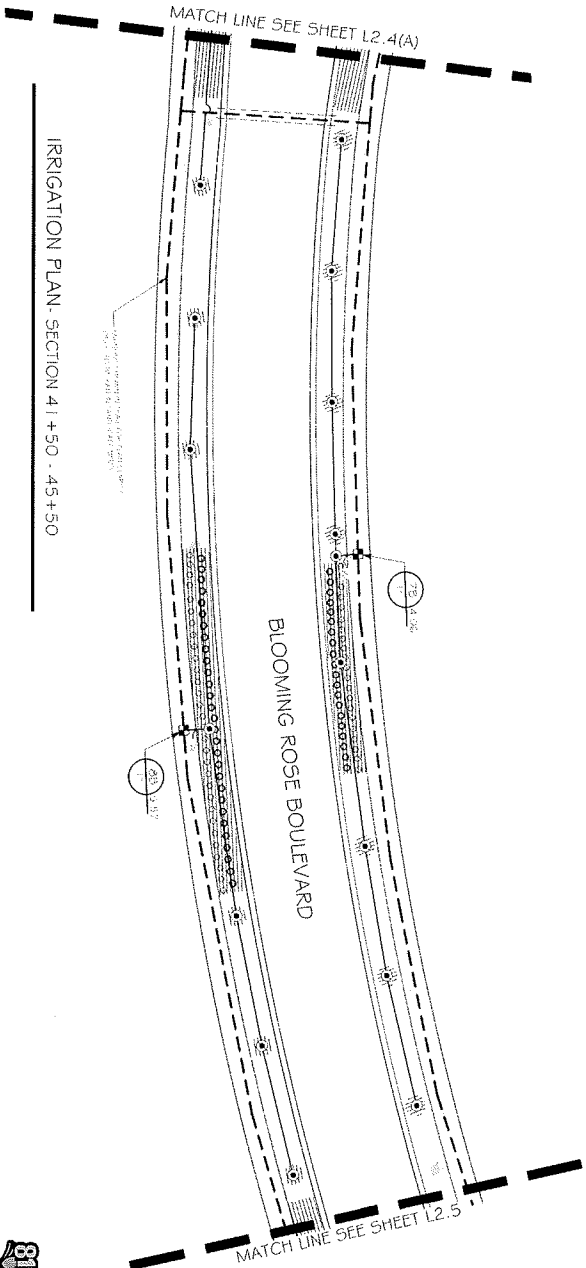
IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/DESCRIPTION	QTY
	1/2" DIA. POLYETHYLENE GLASS REINFORCED PIPE (PGLRP) - 10' L	24
	3/4" DIA. POLYETHYLENE GLASS REINFORCED PIPE (PGLRP) - 10' L	24
	1" DIA. POLYETHYLENE GLASS REINFORCED PIPE (PGLRP) - 10' L	24
	1 1/2" DIA. POLYETHYLENE GLASS REINFORCED PIPE (PGLRP) - 10' L	24
	2" DIA. POLYETHYLENE GLASS REINFORCED PIPE (PGLRP) - 10' L	24
	3" DIA. POLYETHYLENE GLASS REINFORCED PIPE (PGLRP) - 10' L	24
	4" DIA. POLYETHYLENE GLASS REINFORCED PIPE (PGLRP) - 10' L	24
	6" DIA. POLYETHYLENE GLASS REINFORCED PIPE (PGLRP) - 10' L	24
	8" DIA. POLYETHYLENE GLASS REINFORCED PIPE (PGLRP) - 10' L	24
	10" DIA. POLYETHYLENE GLASS REINFORCED PIPE (PGLRP) - 10' L	24
	12" DIA. POLYETHYLENE GLASS REINFORCED PIPE (PGLRP) - 10' L	24
	14" DIA. POLYETHYLENE GLASS REINFORCED PIPE (PGLRP) - 10' L	24
	16" DIA. POLYETHYLENE GLASS REINFORCED PIPE (PGLRP) - 10' L	24
	18" DIA. POLYETHYLENE GLASS REINFORCED PIPE (PGLRP) - 10' L	24
	20" DIA. POLYETHYLENE GLASS REINFORCED PIPE (PGLRP) - 10' L	24
	22" DIA. POLYETHYLENE GLASS REINFORCED PIPE (PGLRP) - 10' L	24
	24" DIA. POLYETHYLENE GLASS REINFORCED PIPE (PGLRP) - 10' L	24
	26" DIA. POLYETHYLENE GLASS REINFORCED PIPE (PGLRP) - 10' L	24
	28" DIA. POLYETHYLENE GLASS REINFORCED PIPE (PGLRP) - 10' L	24
	30" DIA. POLYETHYLENE GLASS REINFORCED PIPE (PGLRP) - 10' L	24
	32" DIA. POLYETHYLENE GLASS REINFORCED PIPE (PGLRP) - 10' L	24
	34" DIA. POLYETHYLENE GLASS REINFORCED PIPE (PGLRP) - 10' L	24
	36" DIA. POLYETHYLENE GLASS REINFORCED PIPE (PGLRP) - 10' L	24
	38" DIA. POLYETHYLENE GLASS REINFORCED PIPE (PGLRP) - 10' L	24
	40" DIA. POLYETHYLENE GLASS REINFORCED PIPE (PGLRP) - 10' L	24
	42" DIA. POLYETHYLENE GLASS REINFORCED PIPE (PGLRP) - 10' L	24
	44" DIA. POLYETHYLENE GLASS REINFORCED PIPE (PGLRP) - 10' L	24
	46" DIA. POLYETHYLENE GLASS REINFORCED PIPE (PGLRP) - 10' L	24
	48" DIA. POLYETHYLENE GLASS REINFORCED PIPE (PGLRP) - 10' L	24
	50" DIA. POLYETHYLENE GLASS REINFORCED PIPE (PGLRP) - 10' L	24
	52" DIA. POLYETHYLENE GLASS REINFORCED PIPE (PGLRP) - 10' L	24
	54" DIA. POLYETHYLENE GLASS REINFORCED PIPE (PGLRP) - 10' L	24
	56" DIA. POLYETHYLENE GLASS REINFORCED PIPE (PGLRP) - 10' L	24
	58" DIA. POLYETHYLENE GLASS REINFORCED PIPE (PGLRP) - 10' L	24
	60" DIA. POLYETHYLENE GLASS REINFORCED PIPE (PGLRP) - 10' L	24
	62" DIA. POLYETHYLENE GLASS REINFORCED PIPE (PGLRP) - 10' L	24
	64" DIA. POLYETHYLENE GLASS REINFORCED PIPE (PGLRP) - 10' L	24
	66" DIA. POLYETHYLENE GLASS REINFORCED PIPE (PGLRP) - 10' L	24
	68" DIA. POLYETHYLENE GLASS REINFORCED PIPE (PGLRP) - 10' L	24
	70" DIA. POLYETHYLENE GLASS REINFORCED PIPE (PGLRP) - 10' L	24
	72" DIA. POLYETHYLENE GLASS REINFORCED PIPE (PGLRP) - 10' L	24
	74" DIA. POLYETHYLENE GLASS REINFORCED PIPE (PGLRP) - 10' L	24
	76" DIA. POLYETHYLENE GLASS REINFORCED PIPE (PGLRP) - 10' L	24
	78" DIA. POLYETHYLENE GLASS REINFORCED PIPE (PGLRP) - 10' L	24
	80" DIA. POLYETHYLENE GLASS REINFORCED PIPE (PGLRP) - 10' L	24
	82" DIA. POLYETHYLENE GLASS REINFORCED PIPE (PGLRP) - 10' L	24
	84" DIA. POLYETHYLENE GLASS REINFORCED PIPE (PGLRP) - 10' L	24
	86" DIA. POLYETHYLENE GLASS REINFORCED PIPE (PGLRP) - 10' L	24
	88" DIA. POLYETHYLENE GLASS REINFORCED PIPE (PGLRP) - 10' L	24
	90" DIA. POLYETHYLENE GLASS REINFORCED PIPE (PGLRP) - 10' L	24
	92" DIA. POLYETHYLENE GLASS REINFORCED PIPE (PGLRP) - 10' L	24
	94" DIA. POLYETHYLENE GLASS REINFORCED PIPE (PGLRP) - 10' L	24
	96" DIA. POLYETHYLENE GLASS REINFORCED PIPE (PGLRP) - 10' L	24
	98" DIA. POLYETHYLENE GLASS REINFORCED PIPE (PGLRP) - 10' L	24
	100" DIA. POLYETHYLENE GLASS REINFORCED PIPE (PGLRP) - 10' L	24

IRRIGATION PLAN - SECTION 36+00 - 41+50



IRRIGATION PLAN - SECTION 41+50 - 45+50



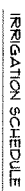
ROSECREST EAST BACKBONE ROADWAYS HERRIMAN CITY, UTAH IRRIGATION PLAN

FOCUS
ENGINEERING AND SURVEYING, LLC
6949 S. HIGH TECH DRIVE, SUITE 200
MIDVALE, UTAH 84047 PH: (801) 352-0073
WWW.FOCUS-UTAH.COM

FOR
UNIT

IRRIGATION
PLAN

L2.4



ROSECREST EAST BACKBONE ROADWAYS

HERRIMAN CITY, UTAH

IRRIGATION PLAN

FOCUS
ENGINEERING AND SURVEYING, LLC
4949 S. HIGH TECH DRIVE SUITE 200
MIDVALE, UTAH 84047 PH: (801) 352-0075

Known ahead of time? Below.


































Call 811 before you dig.

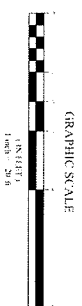
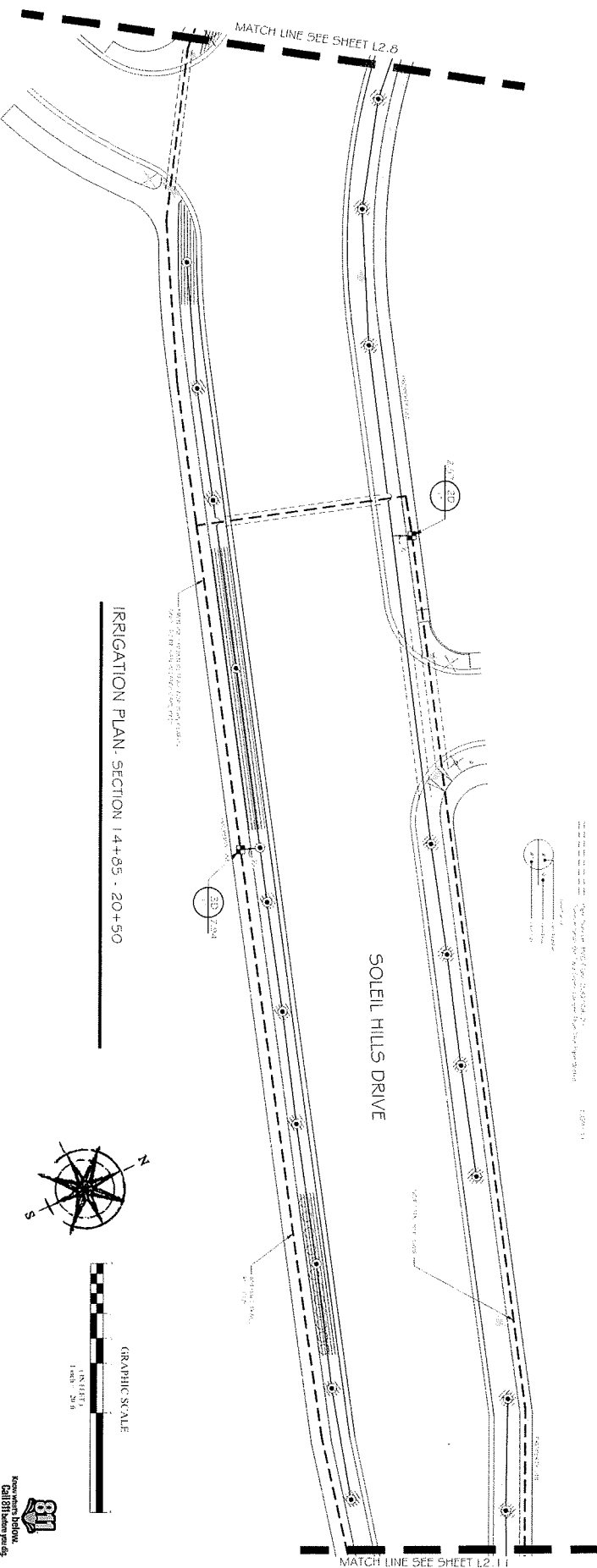
811

NAME	1st NAME	PERSON	SEARCH
DATE	FOR 30, 2024	4000	21-02-24
MAY 24			

L2.5

IRRIGATION SCHEDULE

		
SYMBOL	SYMBOL	SYMBOL
		
SYMBOL	SYMBOL	SYMBOL
		
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SYMBOL	SYMBOL	SYMBOL
		
SYMBOL	SYMBOL	SYMBOL



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

[illegible]

IRRIGATION PLAN

L2.10

ROSECREST EAST BACKBONE ROADWAYS

HERRIMAN CITY, UTAH

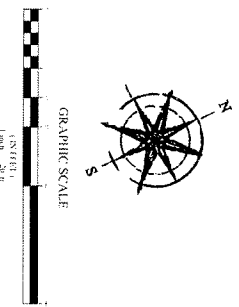
IRRIGATION PLAN

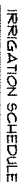
RECEIVED
OCT 14 1964



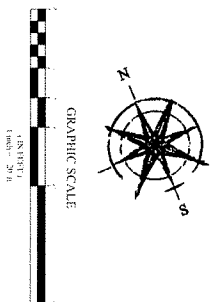
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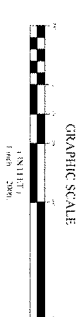
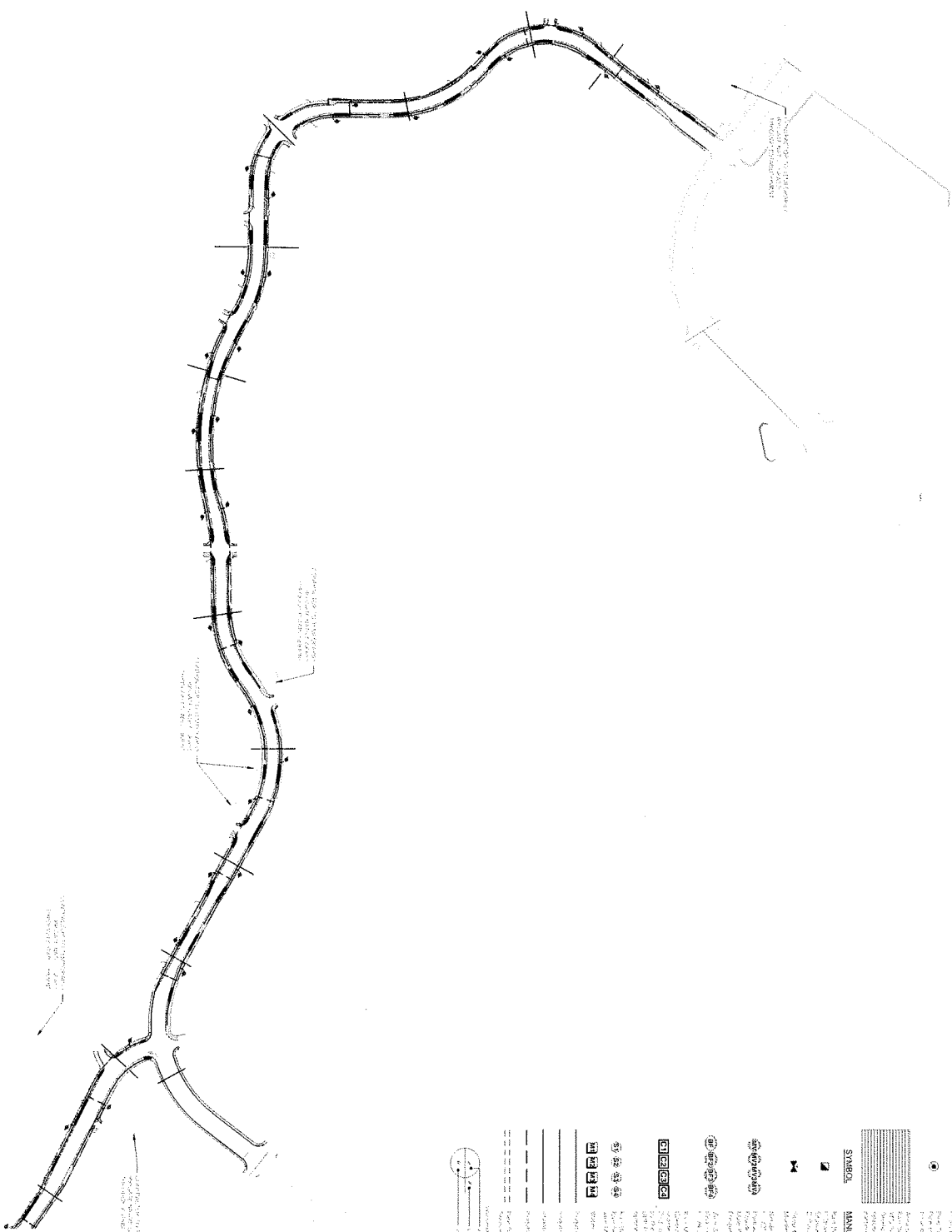
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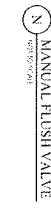
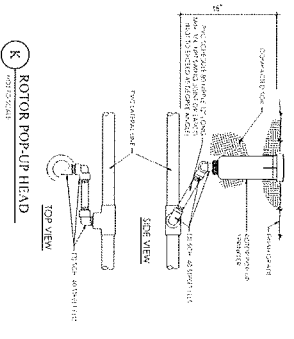
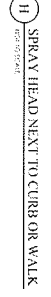
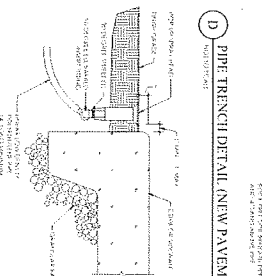
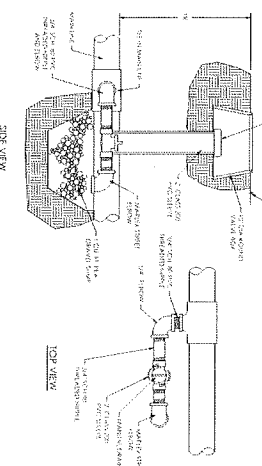
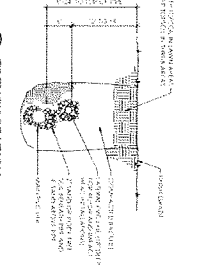
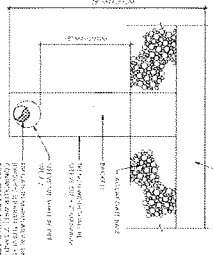
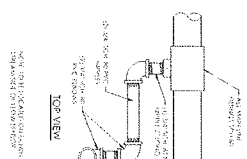
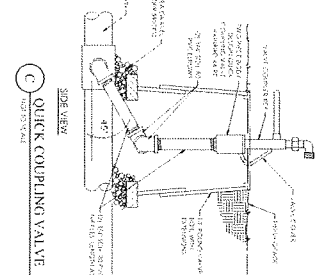
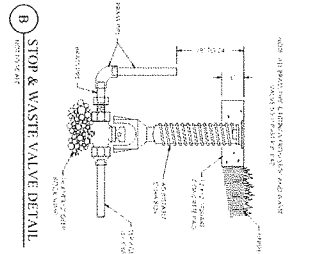
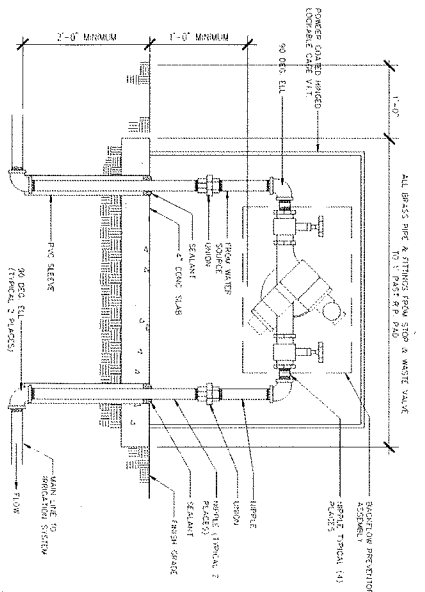
IRRIGATION PLAN- SECTION 24+85 - END



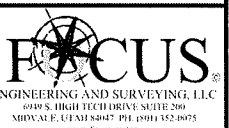
IRRIGATION SCHEDULE

SYMBOL		MANUFACTURE/MODEL DESCRIPTION		QTY
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	1/4"	1/4" DIA. HOLE		12
	3/8"	3/8" DIA. HOLE		12
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	1/4"	1/4" DIA. HOLE		12





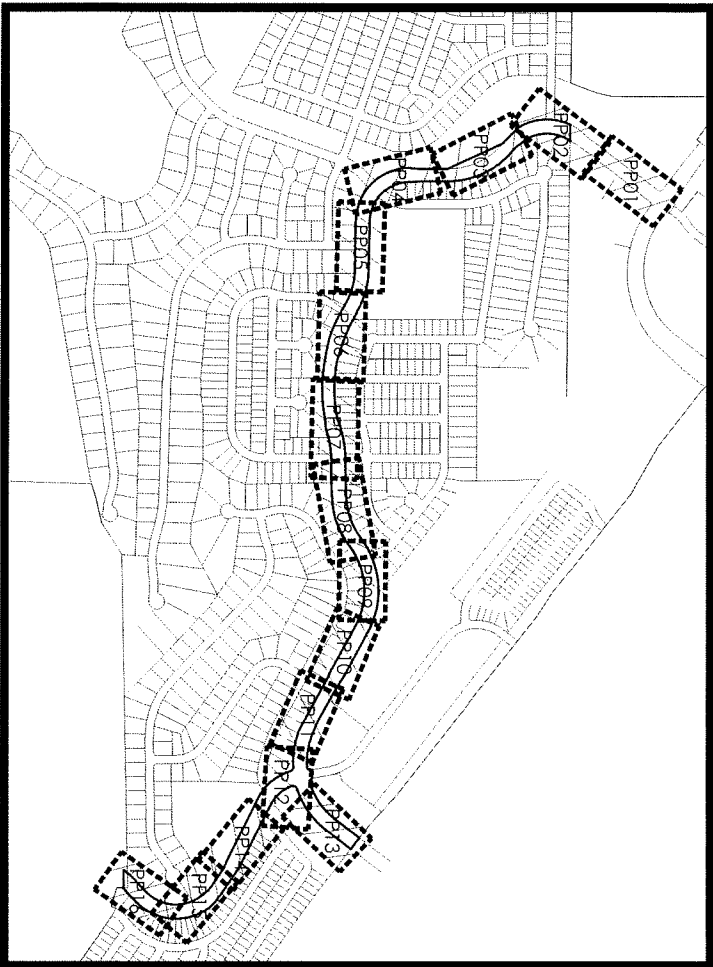
ROSECREST EAST BACKBONE ROADWAYS
HERRIMAN CITY, UTAH
OVERALL IRRIGATION DETAILS



RELATION BLOCK	DATE	DESCRIPTION
1	11/11/11	1.000
2	11/11/11	2.000
3	11/11/11	3.000
4	11/11/11	4.000
5	11/11/11	5.000
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99	11/11/11	99.000
100	11/11/11	100.000



OVERALL IRRIGATION DETAILS	DATE	DESCRIPTION
1	11/11/11	1.000
2	11/11/11	2.000
3	11/11/11	3.000
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KEY MAP

N.T.S

FOCUS
ENGINEERING AND SURVEYING, LLC
6949 S. HIGH TECH DRIVE SUITE 200
MIDVALE, UTAH 84047 PH: (801) 352-0075
WWW.FOCUS-UTAH.COM

FOR REVIEW ONLY

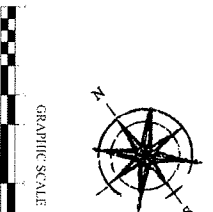
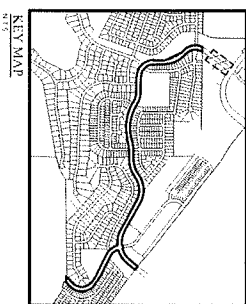
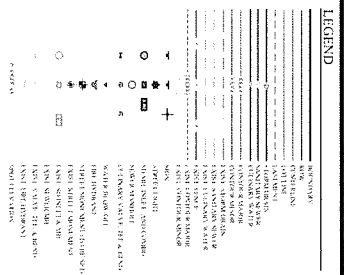
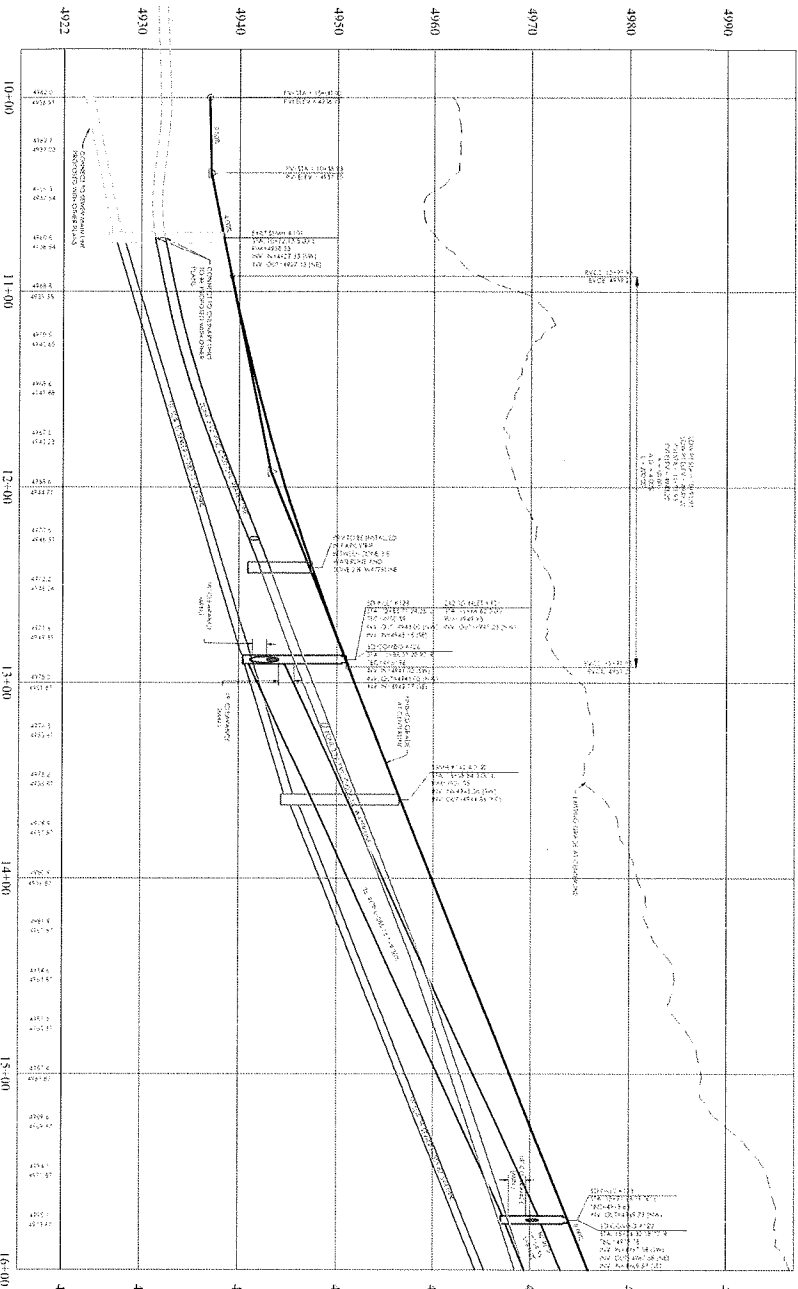
PANORAMA BACKBONE ROADWAYS HERRIMAN, UT PLAN & PROFILE KEY MAP

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DATE	DESCRIPTION

PLAN & PROFILE KEY MAP

DATE	ISSUED	BY	FOR
10/29/2024	21/02/24	STATE	STATE
PPO			



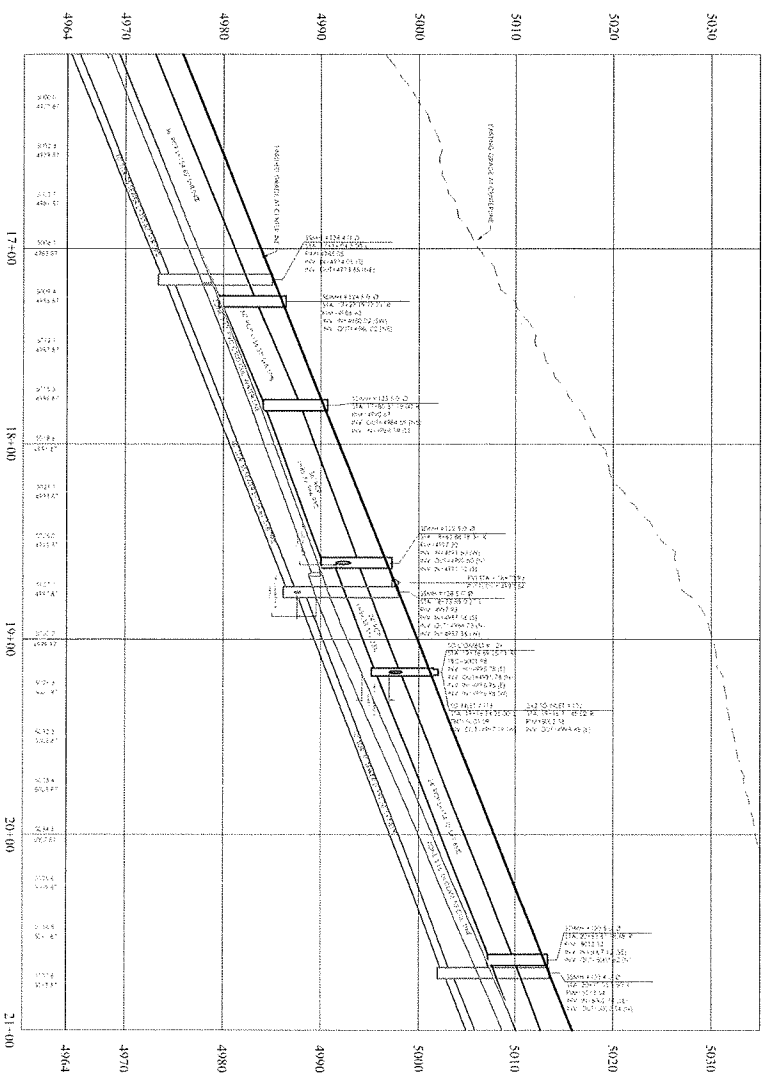
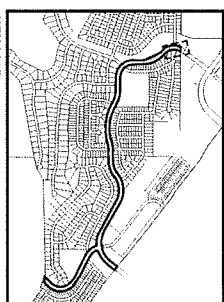
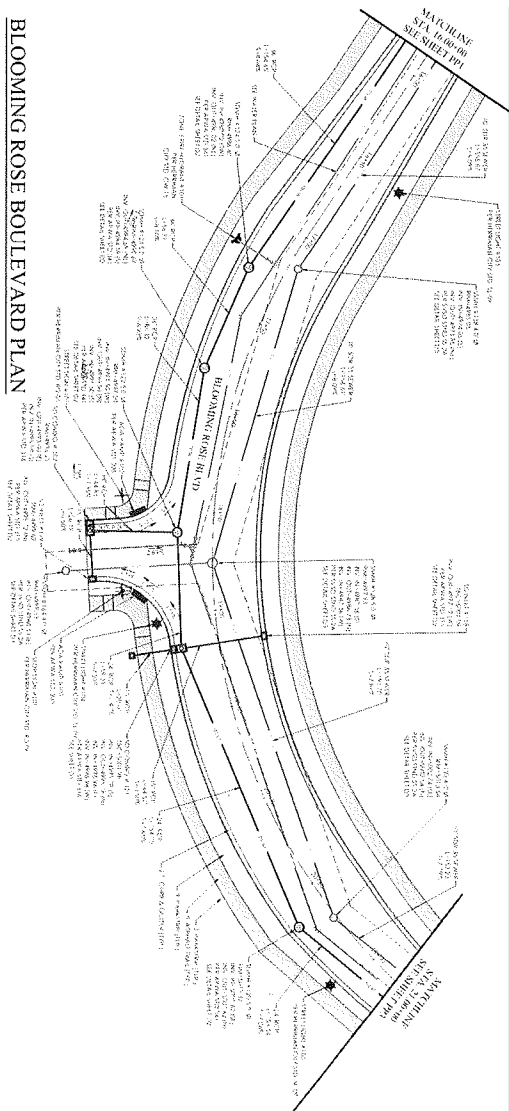


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PANORAMA BACKBONE ROADWAYS
HERRIMAN, UT
BLOOMING ROSE BLVD

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ONLY

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6949 S. HIGH TECH DRIVE SUITE 200
MIDVALE, UTAH 84047 PH. (801) 352-6075
www.focus-es.com



BENCHMARK

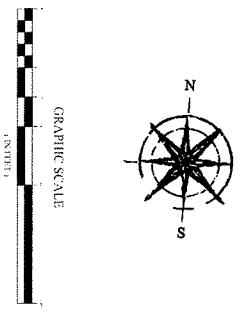
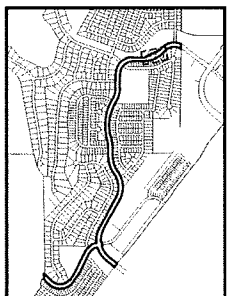
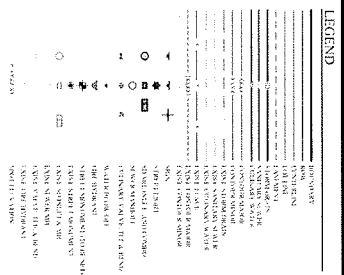
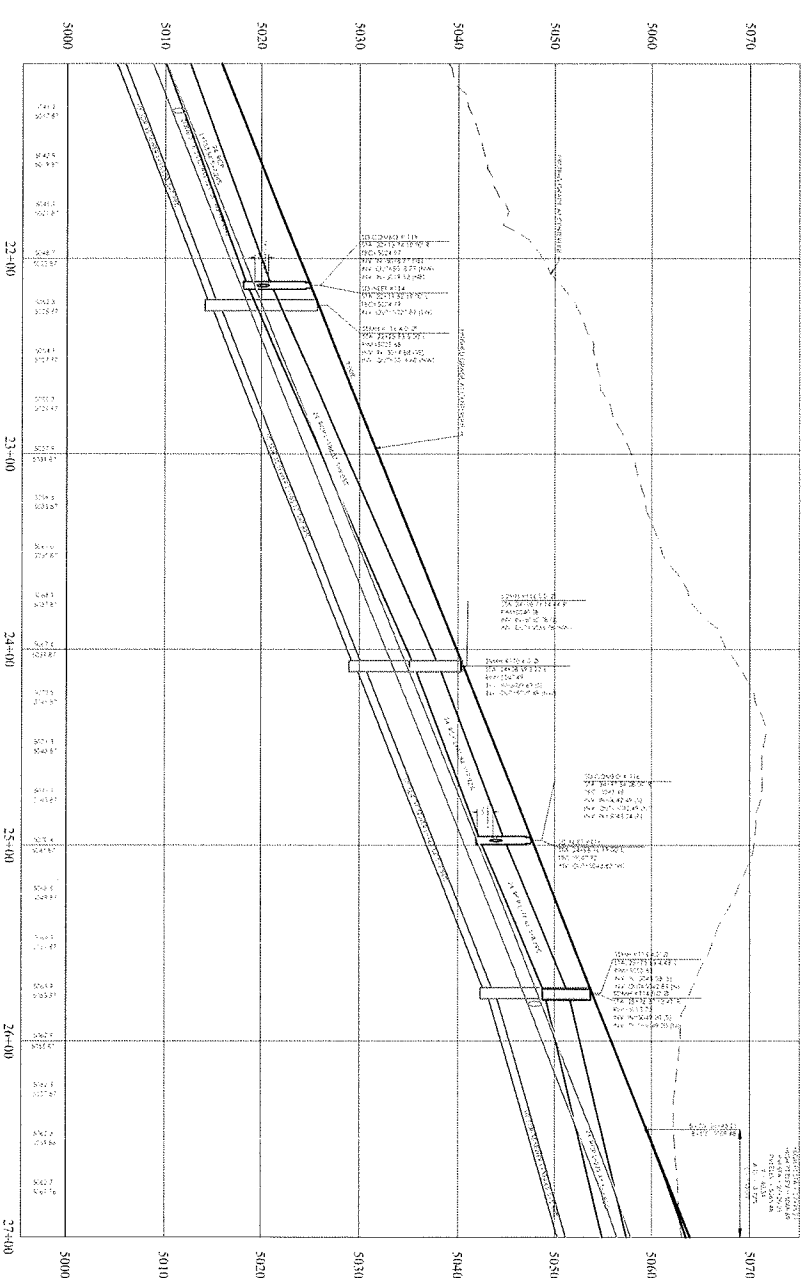
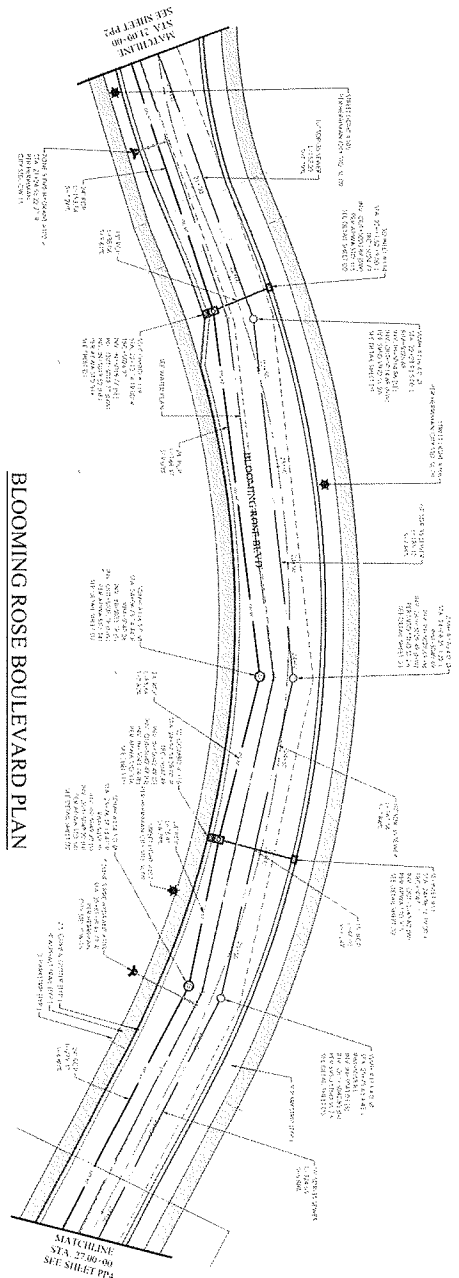
BLOOMING
ROSE BLVD

PP02

PANORAMA BACKBONE ROADWAYS
HERRIMAN, UT
BLOOMING ROSE BLVD

100-443887-1

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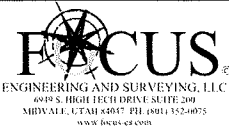
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PANORAMA BACKBONE ROADWAYS
HERRIMAN, UT
BLOOMING ROSE BLVD

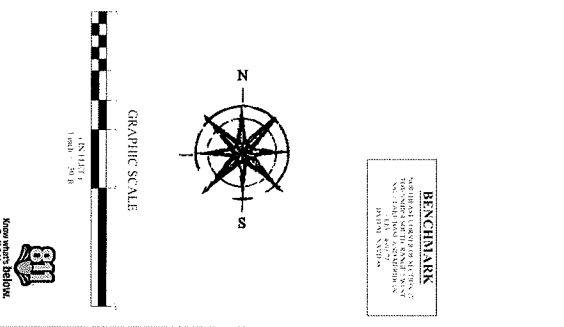
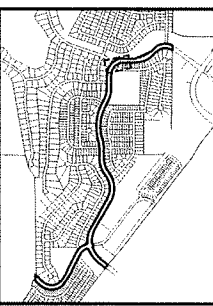
HERRIMAN, UT

BLOOMING ROSE BLVD

FOR
REVIEW
ONLY

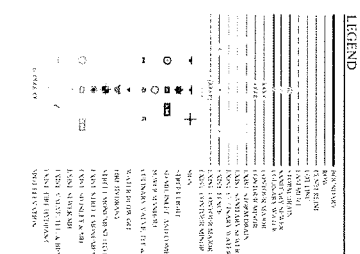


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PANORAMA BACKBONE ROADWAYS
HERRIMAN, UT
BLOOMING ROSE BLVD

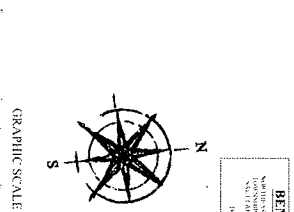


KEY MAP

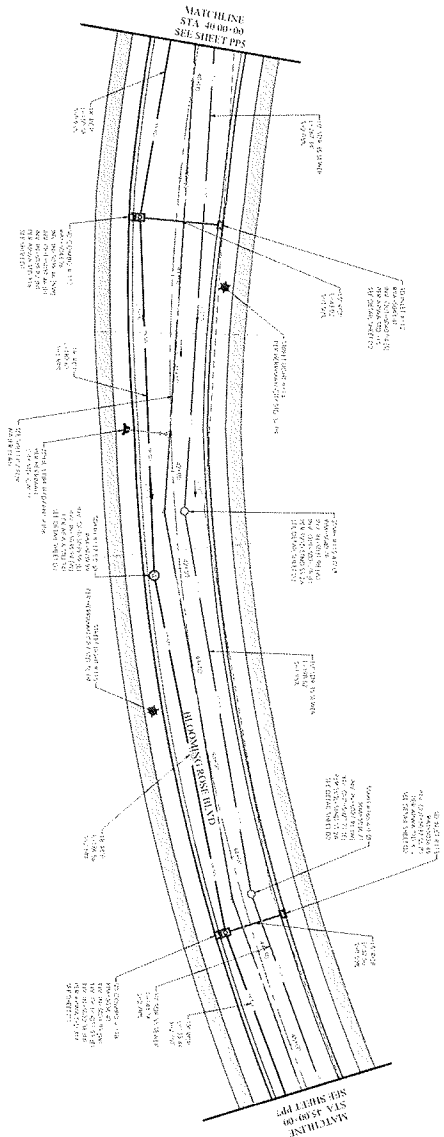
CHICAGO RIVER

UNIVERSITY OF ILLINOIS AT CHICAGO

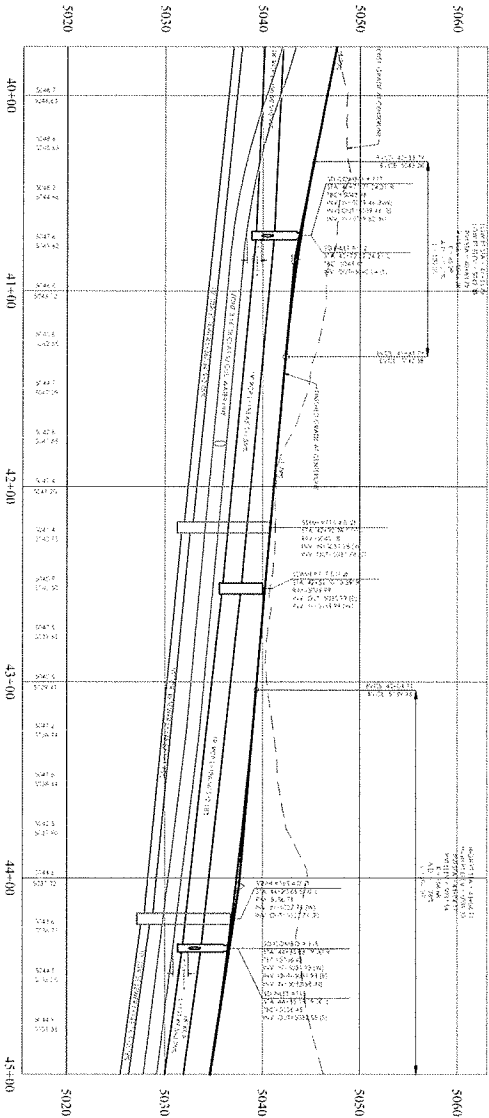
CHICAGO RIVER



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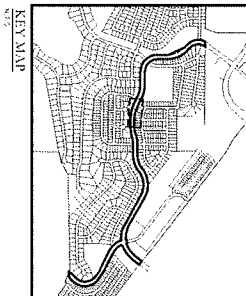
BLOOMING ROSE BOULEVARD PLAN



BLOOMING ROSE BLVD PROFILE

LEGEND

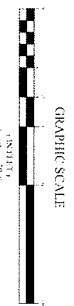
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---	Proposed Existing Centerline
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---	Proposed Existing Edge of Right-of-Way



KEY MAP



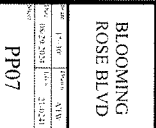
PANORAMA BACKBONE ROADWAYS
HERRIMAN, UT
BLOOMING ROSE BLVD

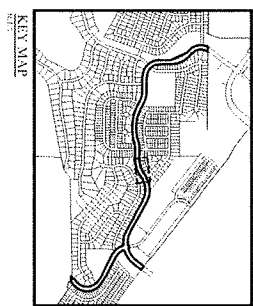


BLOOMING ROSE BLVD



PP06





REVISION HISTORY		
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2	1990-02-01	Added new features
3	1990-03-01	Fixed bugs
4	1990-04-01	Updated documentation
5	1990-05-01	Added new features
6	1990-06-01	Fixed bugs
7	1990-07-01	Updated documentation
8	1990-08-01	Added new features
9	1990-09-01	Fixed bugs
10	1990-10-01	Updated documentation

GRAPHIC SCALE

UNIT



BENCHMARK
NORTH AVENUE • 408-278-0800 • 2ND FLOOR • 27
7000 N. BROADWAY • DENVER, CO • 80202
CALL 1-800-888-6688 FOR MORE INFO
OFFICE • 9AM - 5PM
12345678901234567890

LEGEND

1. **NAME** _____
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 202. **SCORE** _____
 203. **REMARKS** _____
 204. **DATE** _____
 205. **INSTRUCTOR** _____
 206. **ASSIGNMENT** _____
 207. **TOPIC** _____
 208. **QUESTION** _____
 209. **ANSWER** _____
 210. **SCORE** _____
 211. **REMARKS** _____
 212. **DATE** _____
 213. **INSTRUCTOR** _____
 214. **ASSIGNMENT** _____
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 216. **QUESTION** _____
 217. **ANSWER** _____
 218. **SCORE** _____
 219. **REMARKS** _____
 220. **DATE** _____
 221. **INSTRUCTOR** _____
 222. **ASSIGNMENT** _____
 223. **TOPIC**

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MIDVALE, UTAH 84047 PH: (801) 352-0075
WWW.FOCUS-28.COM

11-10-11

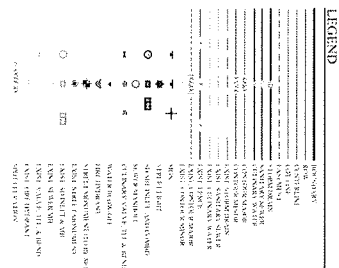
BLOOMING ROSE BOULEVARD PROFILE



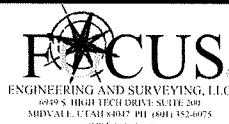
Know what's below.
Call 811 before you dig.

BLOOMING
ROSE BLVD

PP08

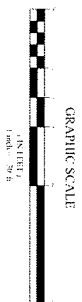
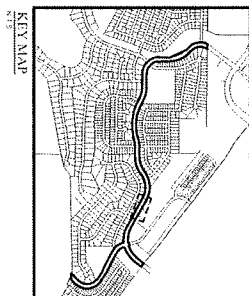
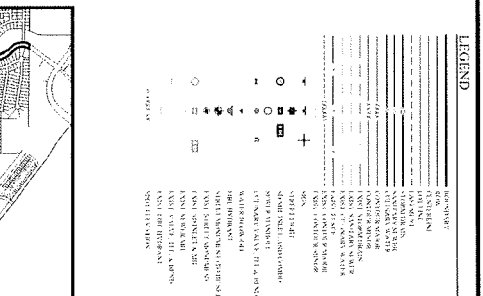
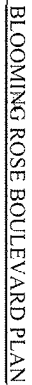
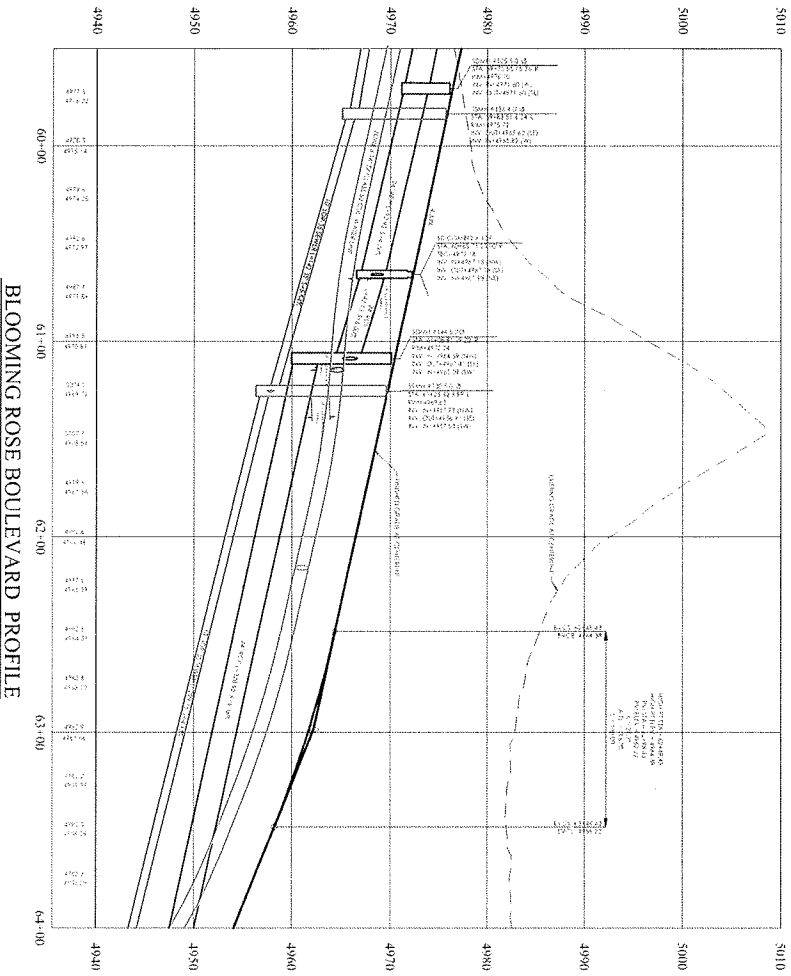
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PANORAMA BACKBONE ROADWAYS
HERRIMAN, UT
BLOOMING ROSE BLVD

[illegible]

Scale	1" = 30'	1" = 20'	1" = 10'
BLOOMING ROSE BLVD			

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

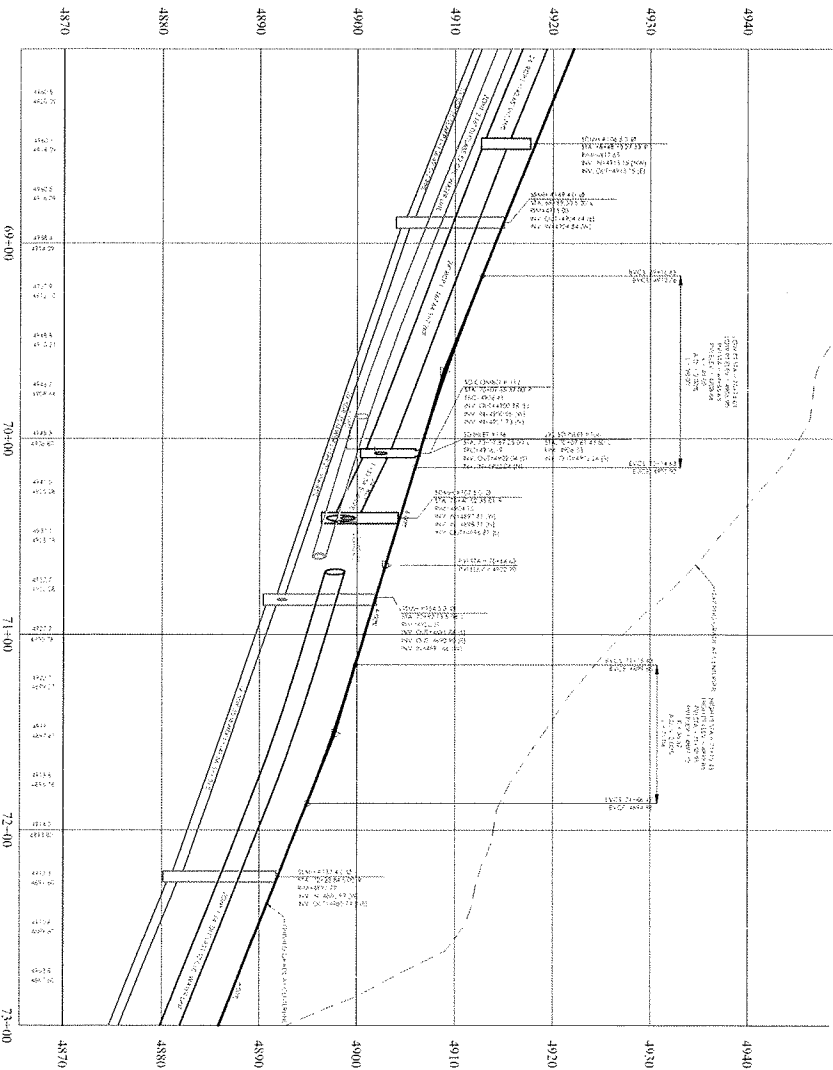
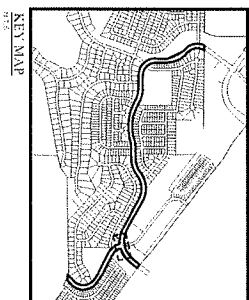


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100	DATE	DATE

PANORAMA BACKBONE ROADWAYS
HERRIMAN, UT
BLOOMING ROSE BLVD

FOR
REVIEW
ONLY

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MIDVALE, UTAH 84047 PH (801) 352-0075

[illegible]

KEY MAP



BENCHMARK

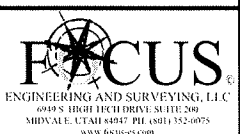
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FOR NUMBER 8 WITH THE NUMBER 8 IN A
SAD LAY DOWN IN A SPOONED
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DARTS AND 17

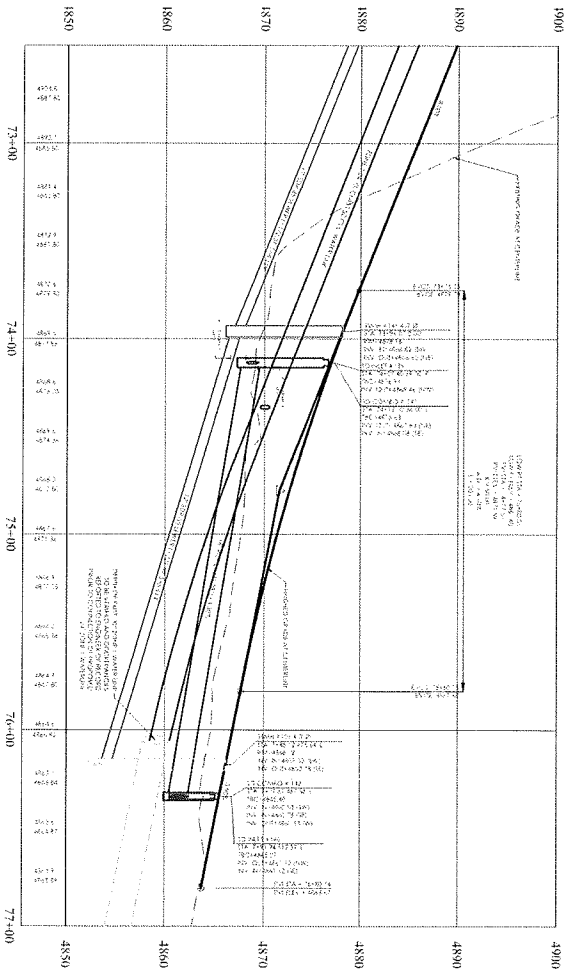


811
Know what's below.
Call 811 before you dig.

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FOR
REVIEW
ONLY





GRAPHIC SCALE

0 1 2 3 4 5 6 7 8 9 10

CENTIMETER

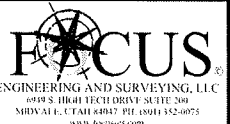
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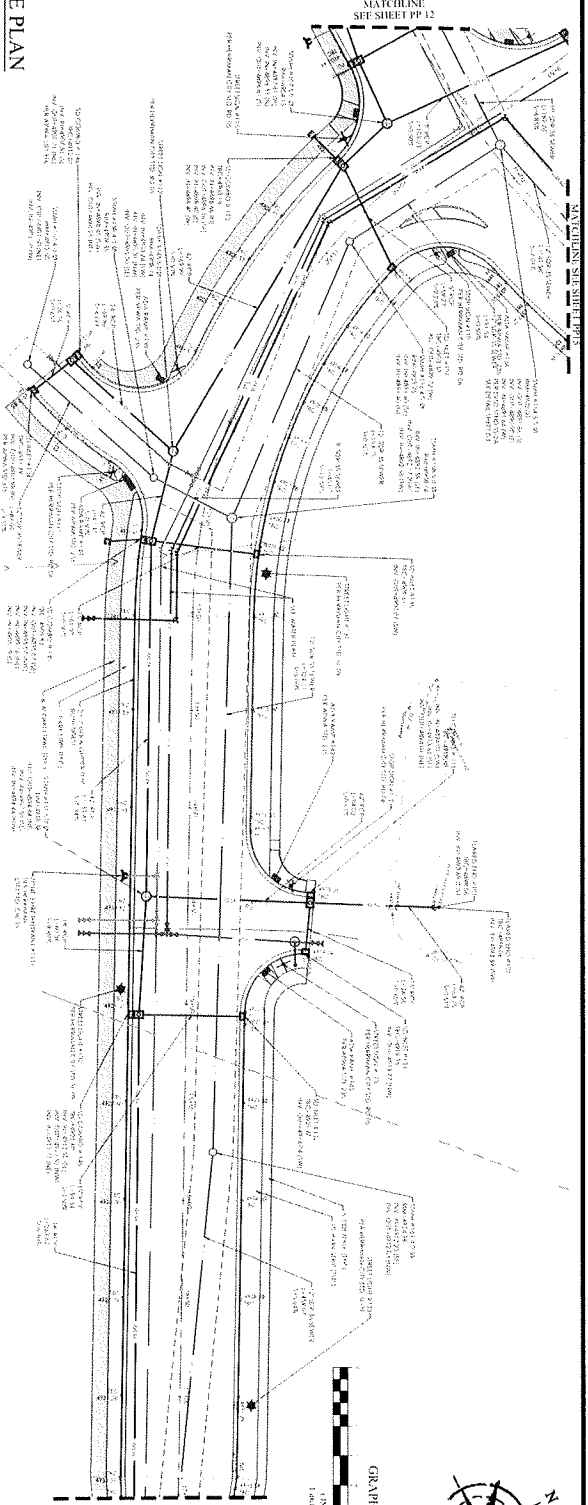
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PANORAMA BACKBONE ROADWAYS
HERRIMAN, UT
SOLEIL HILLS DRIVE

7-10-68

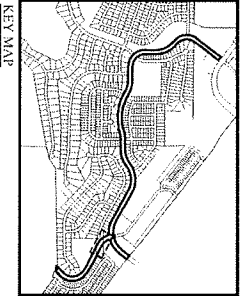
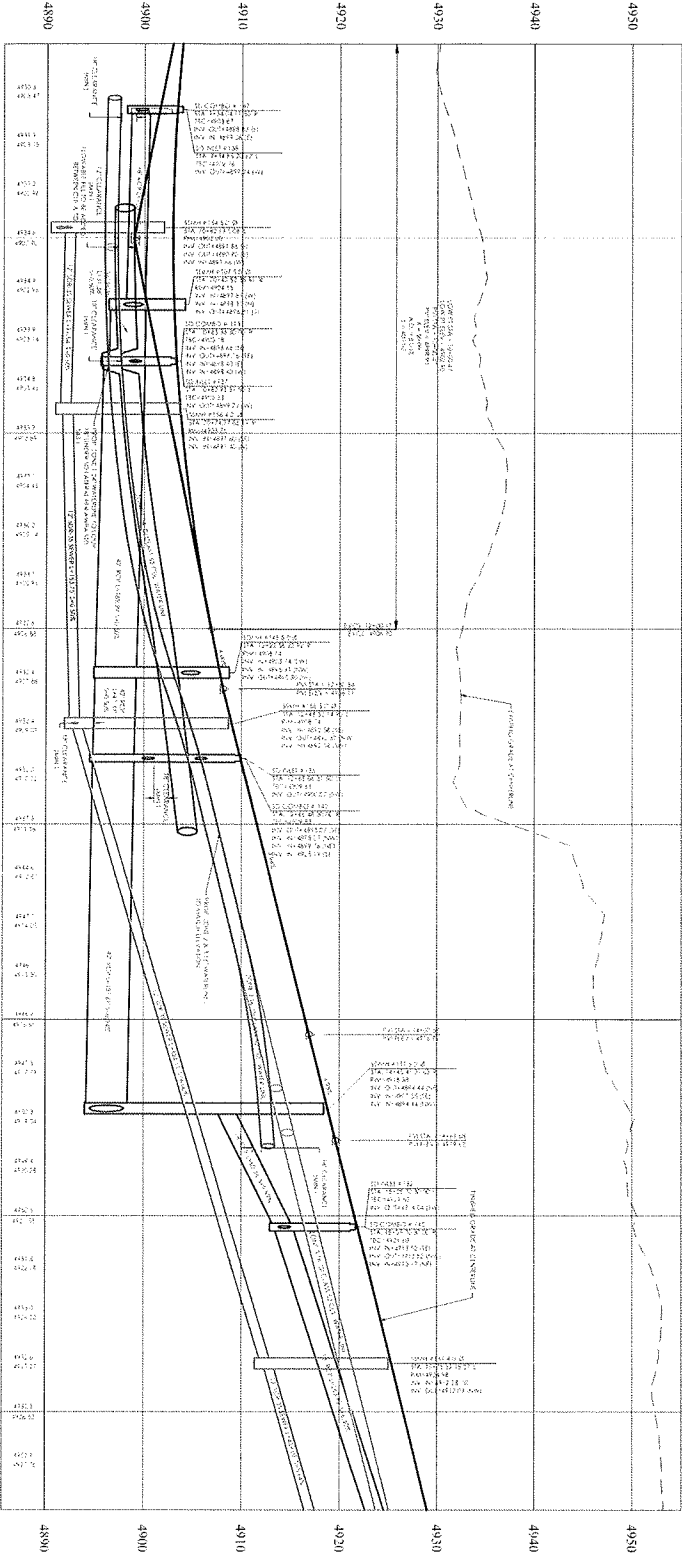


SOLEIL HILLS DRIVE PLAN



LEGEND

- PROPOSED 12' WIDE SIDEWALK
- EXISTING 12' WIDE SIDEWALK
- PROPOSED 12' WIDE DRIVEWAY
- EXISTING 12' WIDE DRIVEWAY
- PROPOSED 12' WIDE PAVEMENT
- EXISTING 12' WIDE PAVEMENT
- PROPOSED 12' WIDE CURB
- EXISTING 12' WIDE CURB
- PROPOSED 12' WIDE GUTTER
- EXISTING 12' WIDE GUTTER
- PROPOSED 12' WIDE MEDIAN
- EXISTING 12' WIDE MEDIAN
- PROPOSED 12' WIDE SHOULDER
- EXISTING 12' WIDE SHOULDER
- PROPOSED 12' WIDE BERM
- EXISTING 12' WIDE BERM
- PROPOSED 12' WIDE DITCH
- EXISTING 12' WIDE DITCH
- PROPOSED 12' WIDE FENCE
- EXISTING 12' WIDE FENCE
- PROPOSED 12' WIDE SIGN
- EXISTING 12' WIDE SIGN
- PROPOSED 12' WIDE LIGHT
- EXISTING 12' WIDE LIGHT
- PROPOSED 12' WIDE UTILITY
- EXISTING 12' WIDE UTILITY
- PROPOSED 12' WIDE ERECTION
- EXISTING 12' WIDE ERECTION
- PROPOSED 12' WIDE REMOVAL
- EXISTING 12' WIDE REMOVAL
- PROPOSED 12' WIDE ADJUSTMENT
- EXISTING 12' WIDE ADJUSTMENT
- PROPOSED 12' WIDE REPAIR
- EXISTING 12' WIDE REPAIR
- PROPOSED 12' WIDE MAINTENANCE
- EXISTING 12' WIDE MAINTENANCE
- PROPOSED 12' WIDE INSPECTION
- EXISTING 12' WIDE INSPECTION
- PROPOSED 12' WIDE RECORD
- EXISTING 12' WIDE RECORD
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- PROPOSED 12' WIDE FINAL
- EXISTING 12' WIDE FINAL

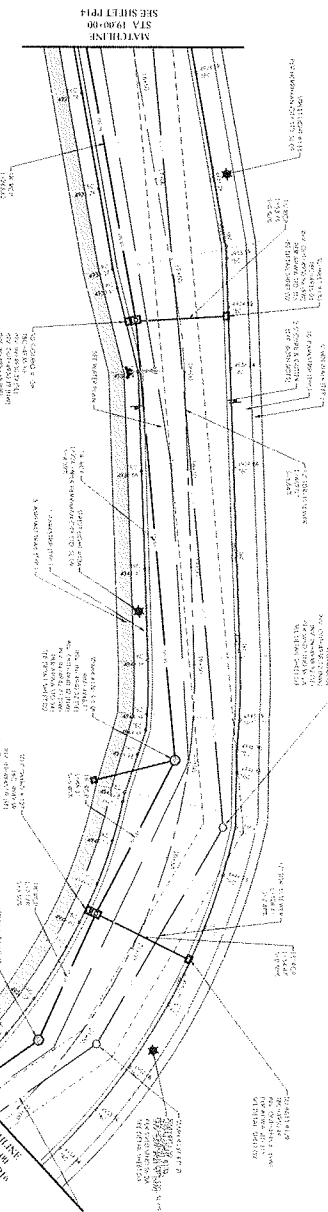
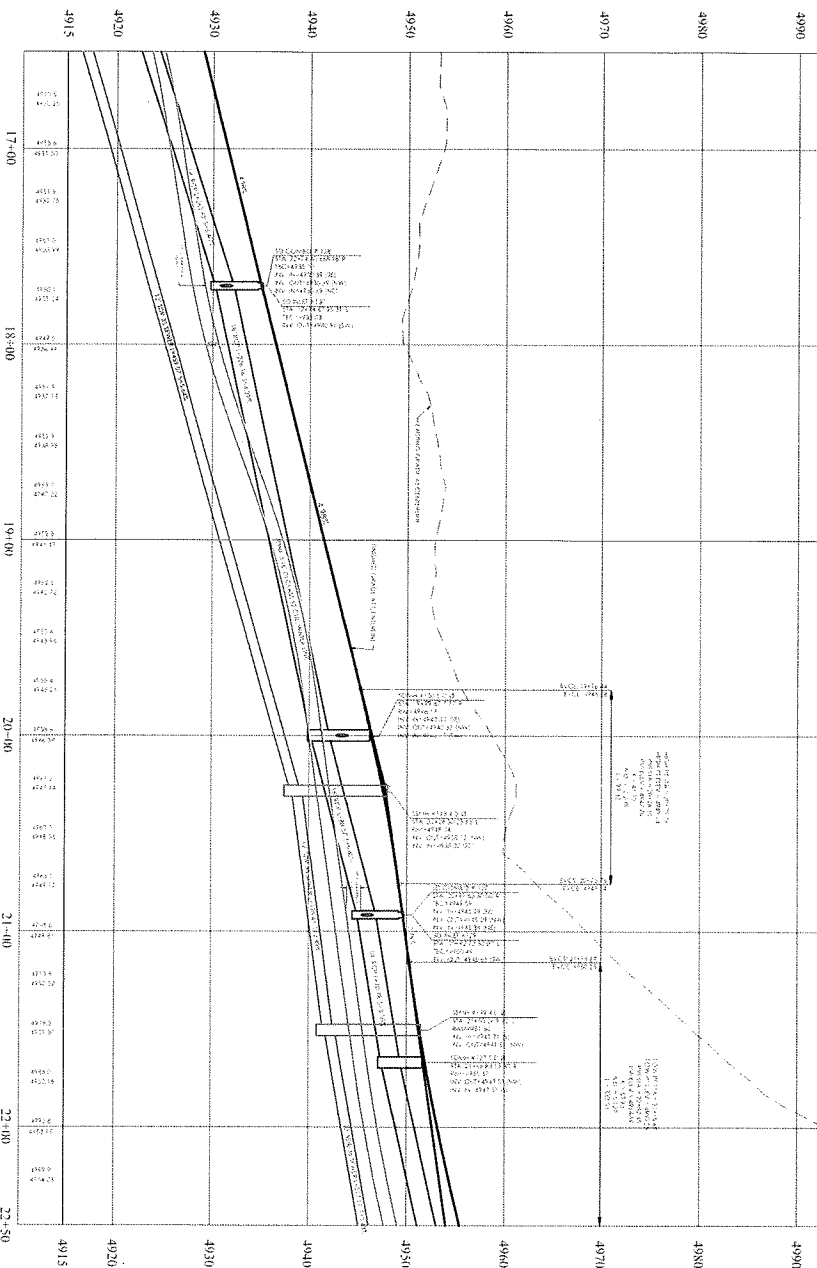


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9	11/15/07	1.000
10	11/15/07	1.000

PANORAMA BACKBONE ROADWAYS
HERRIMAN, UT
SOLEIL HILLS DRIVE

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MIDVALE, UTAH 84047 PH: (801) 352-0075
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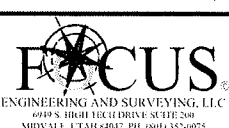
FOR
REVIEW



REVISION CHECK		
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3	1/1/00	Initial design and construction of the system.
4	1/1/00	Initial design and construction of the system.
5	1/1/00	Initial design and construction of the system.
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PANORAMA BACKBONE ROADWAYS
HERRIMAN, UT
SOLARI HILLS DRIVE

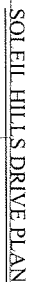
FOR
REPLY
ONLY



SOLEIL HILLS
DRIVE

Year	1990-1999	2000-2009
Age	18-29, 30-39	40-49
Sex	Male	Female
Marital	Married	Single

PP15



PANORAMA BACKBONE ROADWAYS
HERRIMAN, UT
SOLEIL HILLS DRIVE

FOR
REVIEW





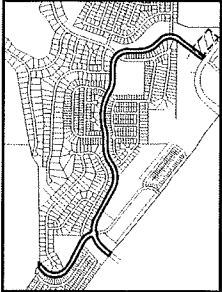
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1 INCH = 30 FT

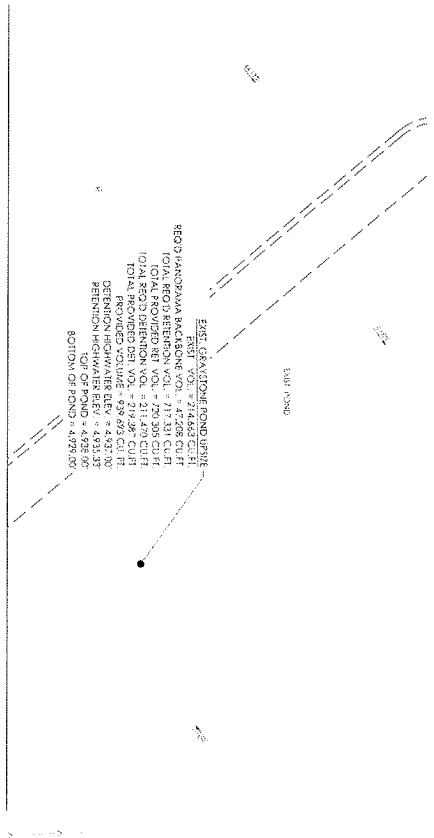
LEGEND

	PROPOSED ROAD
	EXISTING ROAD
	PROPOSED SIDEWALK
	EXISTING SIDEWALK
	PROPOSED STORM SEWER
	EXISTING STORM SEWER
	PROPOSED WATER MAIN
	EXISTING WATER MAIN
	PROPOSED GAS MAIN
	EXISTING GAS MAIN
	PROPOSED ELECTRIC MAIN
	EXISTING ELECTRIC MAIN
	PROPOSED SEWER MAIN
	EXISTING SEWER MAIN
	PROPOSED STORM SEWER MANHOLE
	EXISTING STORM SEWER MANHOLE
	PROPOSED WATER MAIN MANHOLE
	EXISTING WATER MAIN MANHOLE
	PROPOSED GAS MAIN MANHOLE
	EXISTING GAS MAIN MANHOLE
	PROPOSED ELECTRIC MAIN MANHOLE
	EXISTING ELECTRIC MAIN MANHOLE
	PROPOSED SEWER MAIN MANHOLE
	EXISTING SEWER MAIN MANHOLE
	PROPOSED STORM SEWER CATCH BASIN
	EXISTING STORM SEWER CATCH BASIN
	PROPOSED WATER MAIN VALVE
	EXISTING WATER MAIN VALVE
	PROPOSED GAS MAIN VALVE
	EXISTING GAS MAIN VALVE
	PROPOSED ELECTRIC MAIN VALVE
	EXISTING ELECTRIC MAIN VALVE
	PROPOSED SEWER MAIN VALVE
	EXISTING SEWER MAIN VALVE
	PROPOSED STORM SEWER INLET
	EXISTING STORM SEWER INLET
	PROPOSED WATER MAIN INLET
	EXISTING WATER MAIN INLET
	PROPOSED GAS MAIN INLET
	EXISTING GAS MAIN INLET
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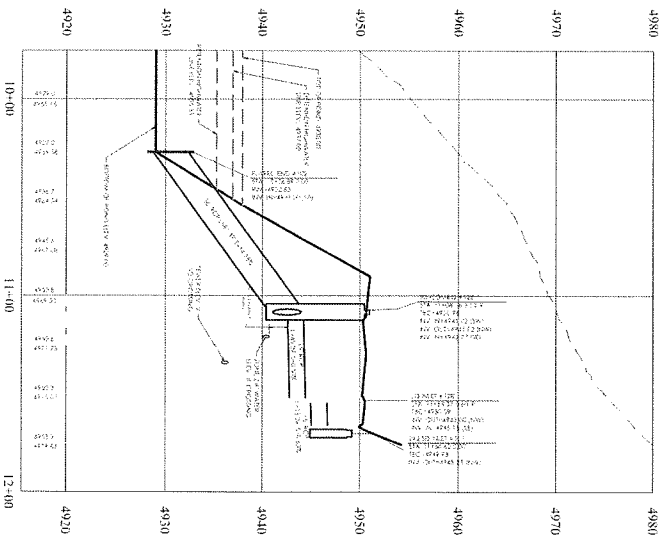
KEY MAP



RETENTION POND PLAN



SD POND ALIGNMENT PROFILE

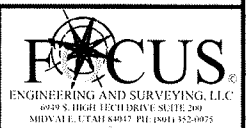


PANORAMA BACKBONE ROADWAYS
HERRIMAN, UT
RETENTION POND A

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RETENTION POND A

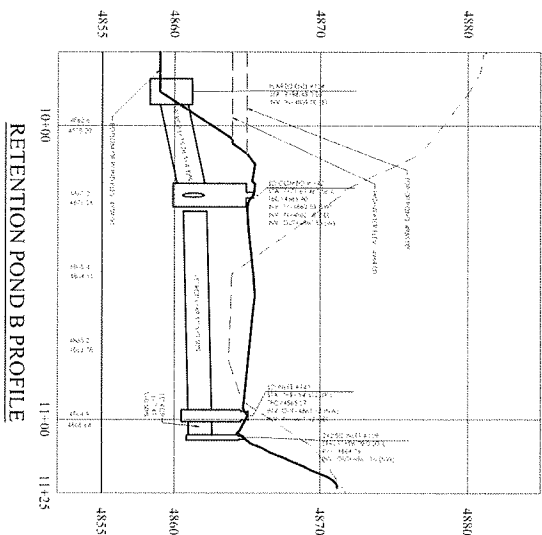
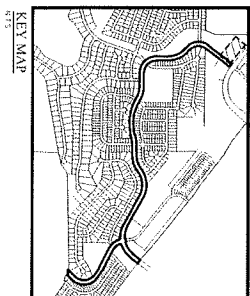
PP17



FOR REVIEW

BENCHMARK
KNOWN AND LOCATED BY SURVEYORS
ON 10/1/2010
BY: [Name]
DATE: 10/1/2010

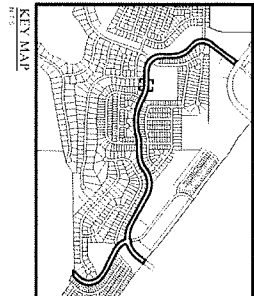
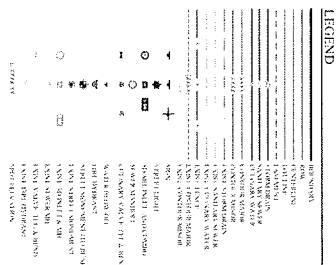
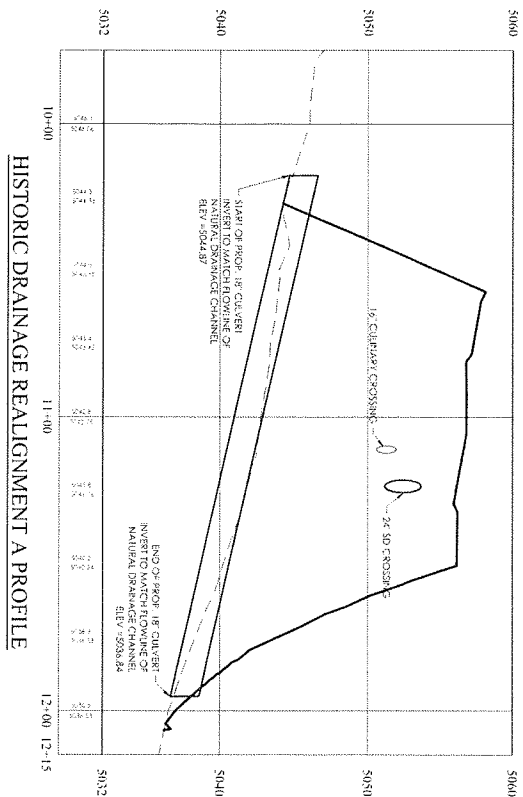




PANORAMA BACKBONE ROADWAYS
HERRIMAN, UT
RETENTION POND B

FOCUS
ENGINEERING AND SURVEYING, LLC
6939 S. HIGH TECH DRIVE SUITE 200
MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focuseng.com

PP18

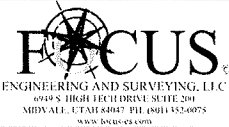
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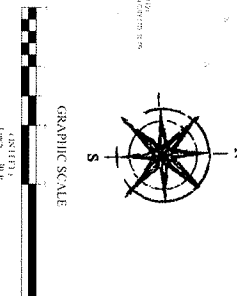
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PANORAMA BACKBONE ROADWAYS

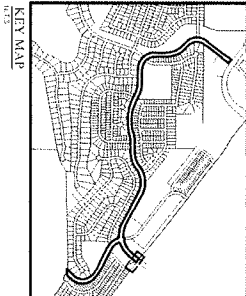
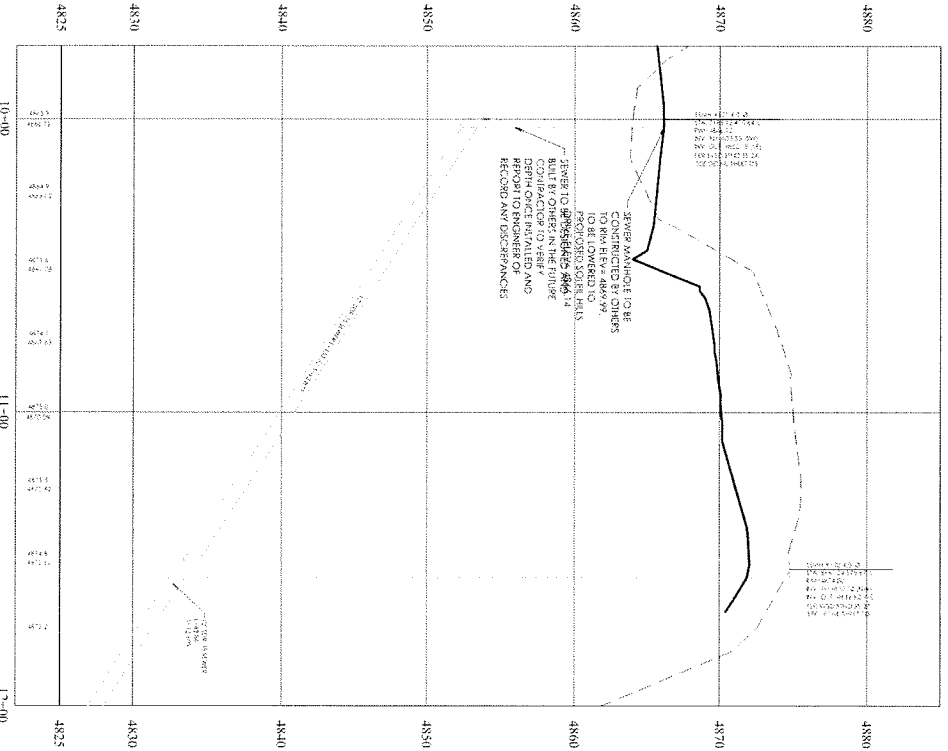
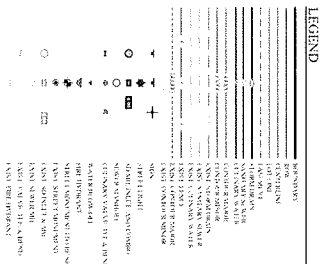
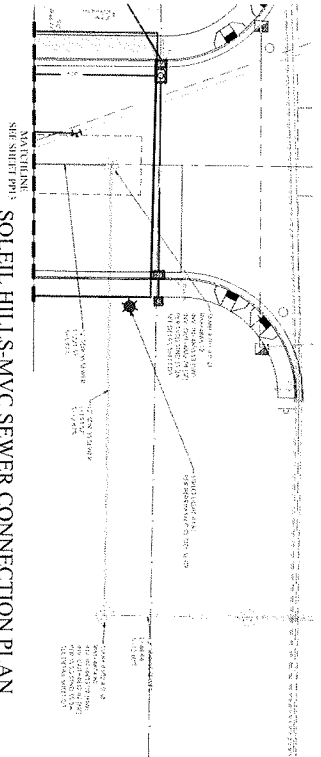
HERRIMAN, UT

HISTORIC DRAINAGE REALIGNMENT A





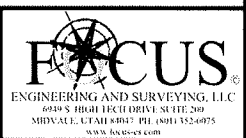
FOCUS
ENGINEERING AND SURVEYING, LLC
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BENCHMARK
NAD 83
HERRIMAN CITY
11590 P
2014
PP21

REVISION BLOCK	
DATE	DESCRIPTION

PANORAMA BACKBONE ROADWAYS
HERRIMAN, UT
SOLEIL HILLS-MVC SEWER CONNECTION PLAN

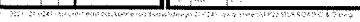


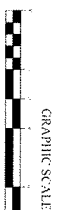
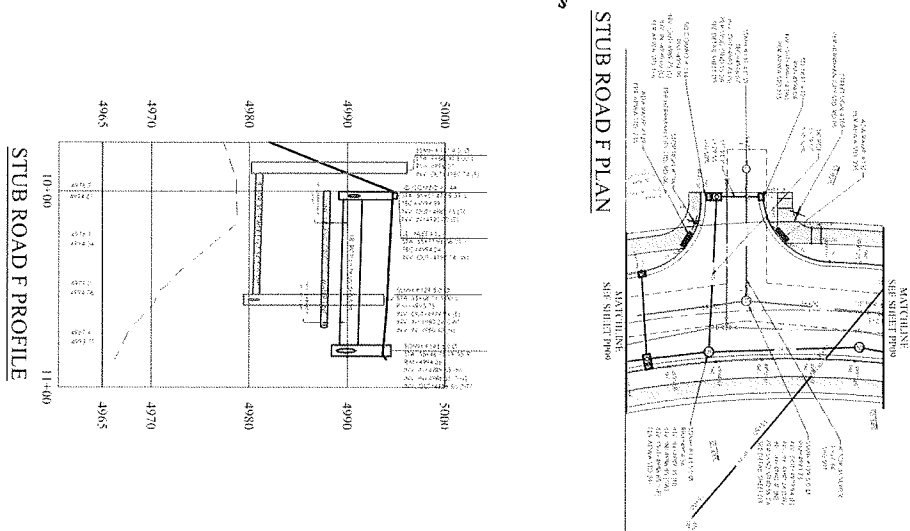
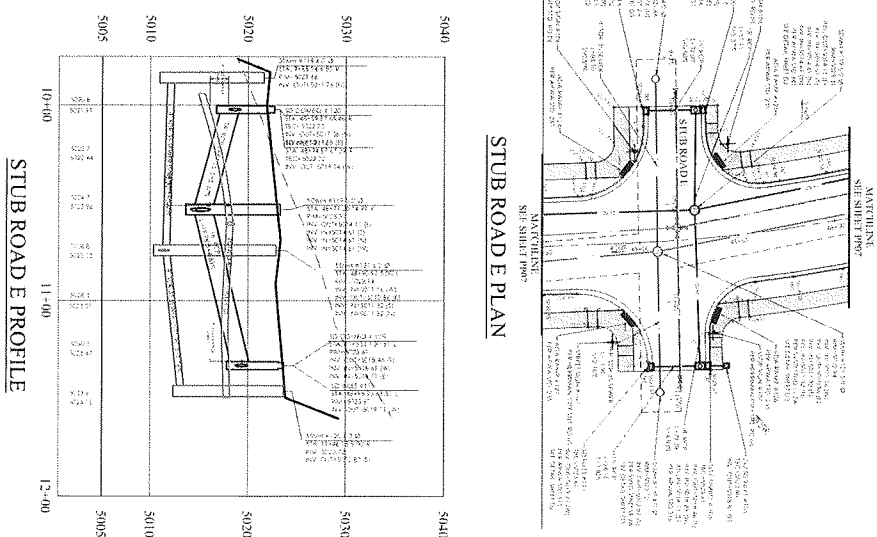
FOR REVIEW ONLY

SOLEIL HILLS-MVC SEWER CONNECTION PLAN
PP21

LEGEND

1" = 40'	1" = 80'	1" = 160'	1" = 320'	1" = 640'	1" = 1280'	1" = 2560'	1" = 5120'	1" = 10240'	1" = 20480'	1" = 40960'	1" = 81920'	1" = 163840'	1" = 327680'	1" = 655360'	1" = 1310720'	1" = 2621440'	1" = 5242880'	1" = 10485760'	1" = 20971520'	1" = 41943040'	1" = 83886080'	1" = 167772160'	1" = 335544320'	1" = 671088640'	1" = 1342177280'	1" = 2684354560'	1" = 5368709120'	1" = 10737418240'	1" = 21474836480'	1" = 42949672960'	1" = 85899345920'	1" = 171798691840'	1" = 343597383680'	1" = 687194767360'	1" = 1374389534720'	1" = 2748779069440'	1" = 5497558138880'	1" = 10995116277760'	1" = 21990232555520'	1" = 43980465111040'	1" = 87960930222080'	1" = 175921860444160'	1" = 351843720888320'	1" = 703687441776640'	1" = 1407374883553280'	1" = 2814749767106560'	1" = 5629499534213120'	1" = 11258999068426240'	1" = 22517998136852480'	1" = 45035996273704960'	1" = 90071992547409920'	1" = 180143985094819840'	1" = 360287970189639680'	1" = 720575940379279360'	1" = 1441151880758558720'	1" = 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1. NAME:
 2. SEX:
 3. DATE OF BIRTH:
 4. ADDRESS:
 5. CITY:
 6. STATE:
 7. ZIP:
 8. PHONE:
 9. EMAIL:
 10. COMMENTS:

RENTS IN BLOCK		
#	DATE	DESCRIPTION
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PANORAMA BACKBONE ROADWAYS

HERRIMAN, UT
STUB ROAD E & F

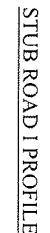
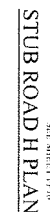
STUB ROADE
& F

Size	12 x 30"	18 x 24"	24 x 36"
Weight	108 lbs.	210 lbs.	360 lbs.

PP24

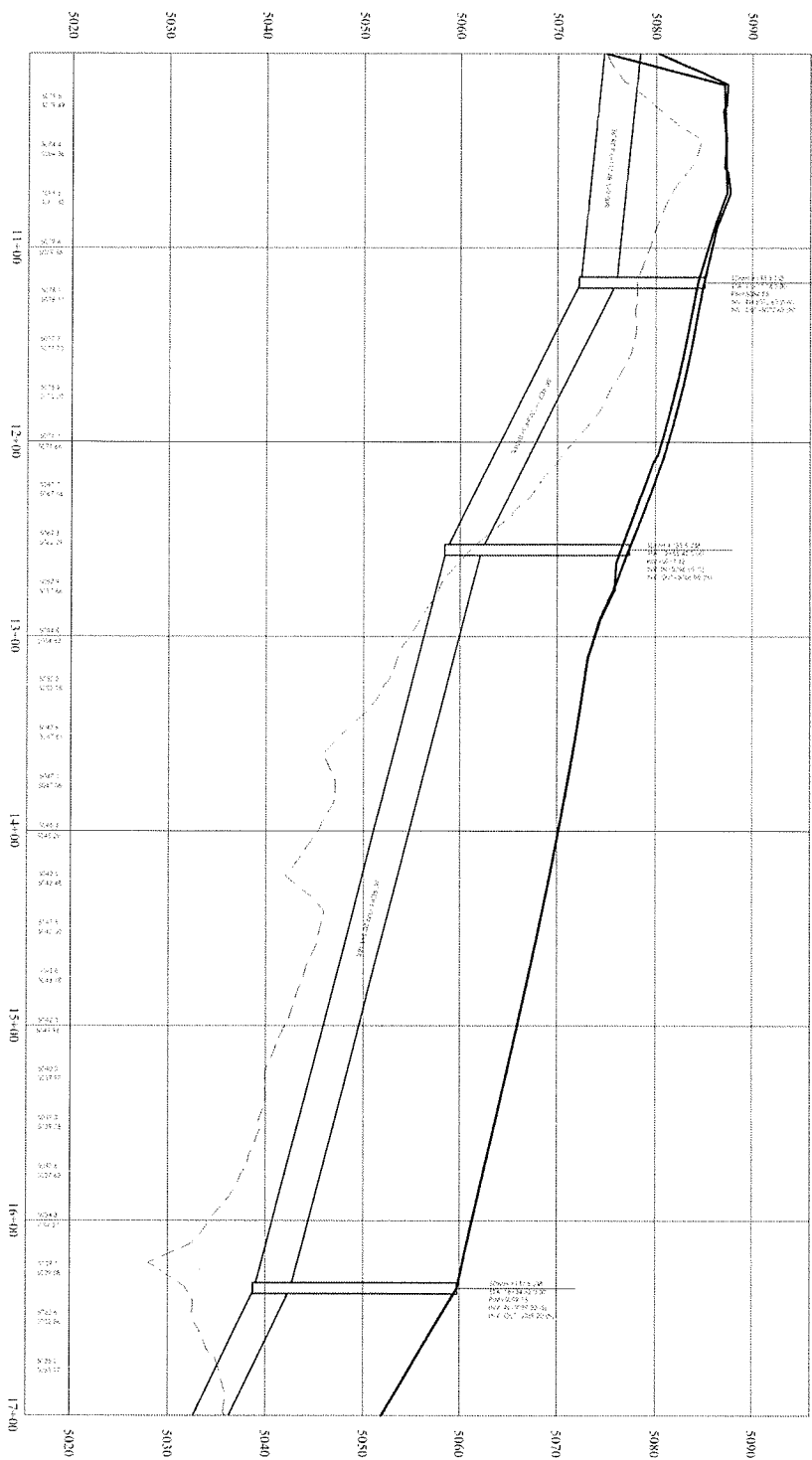
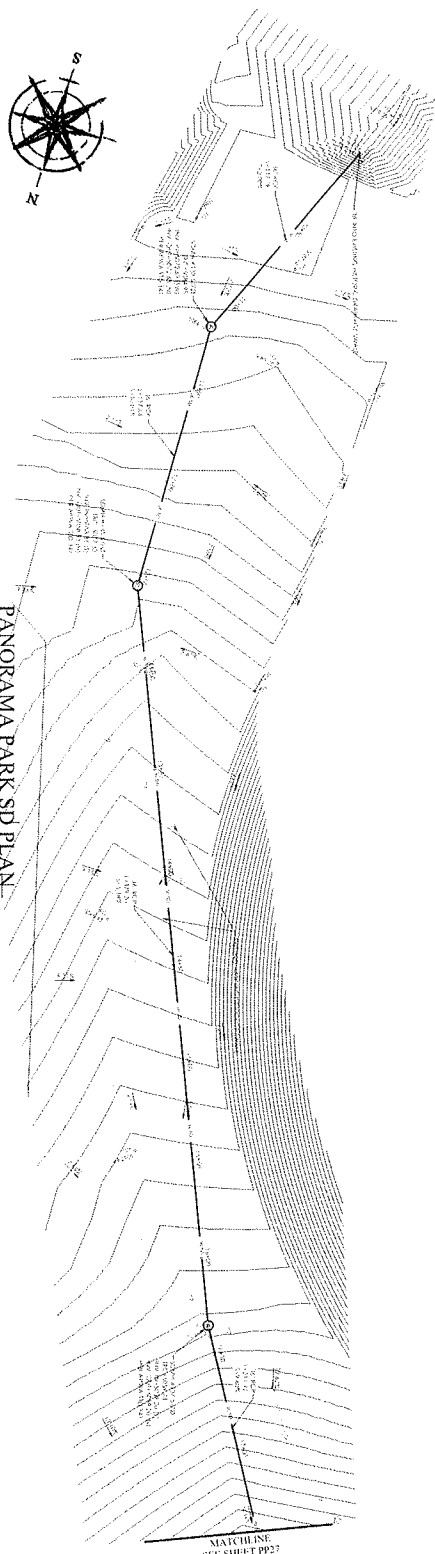
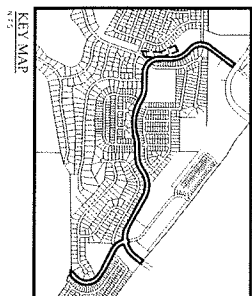
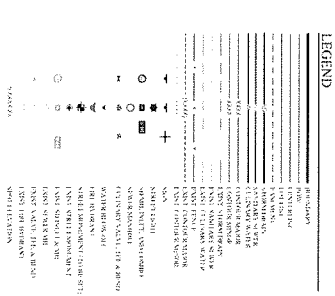
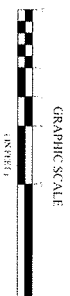
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OCT 12 1964

FOCUS
ENGINEERING AND SURVEYING, LLC
6949 S. HIGH TECH DRIVE SUITE 200
MIDVALLE, UTAH 84047 PH: (801) 352-0075
www.focus-22.com

[illegible]

PANORAMA BACKBONE ROADWAYS
HERRIMAN, UT
STUB ROAD G & H

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

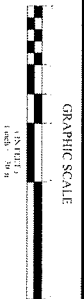


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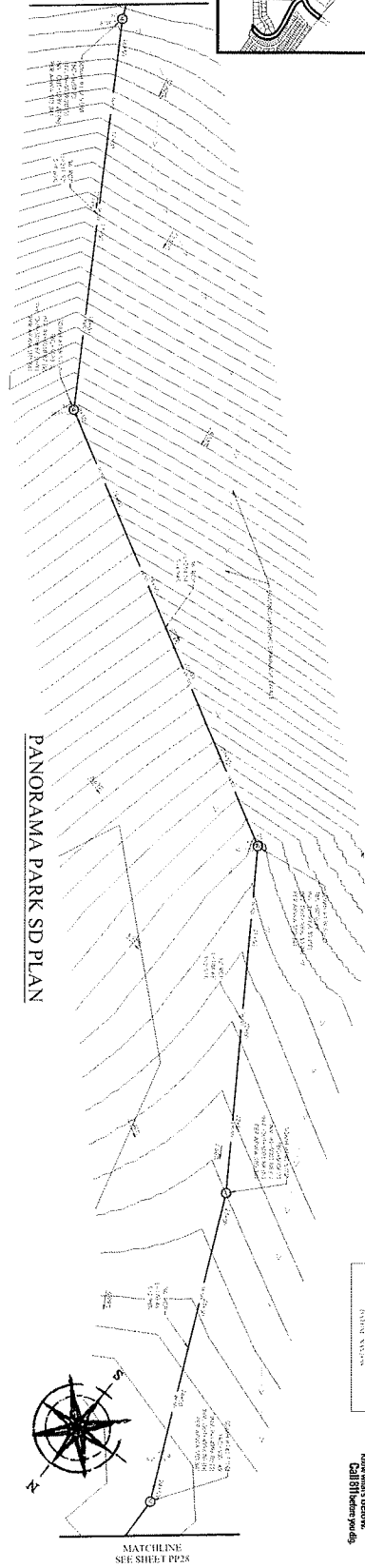
PANORAMA BACKBONE ROADWAYS
HERRIMAN, UT
PANORAMA PARK

FOR
REVIEW
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ENGINEERING AND SURVEYING, LLC
6019 S. HIGH TECH DRIVE SUITE 200
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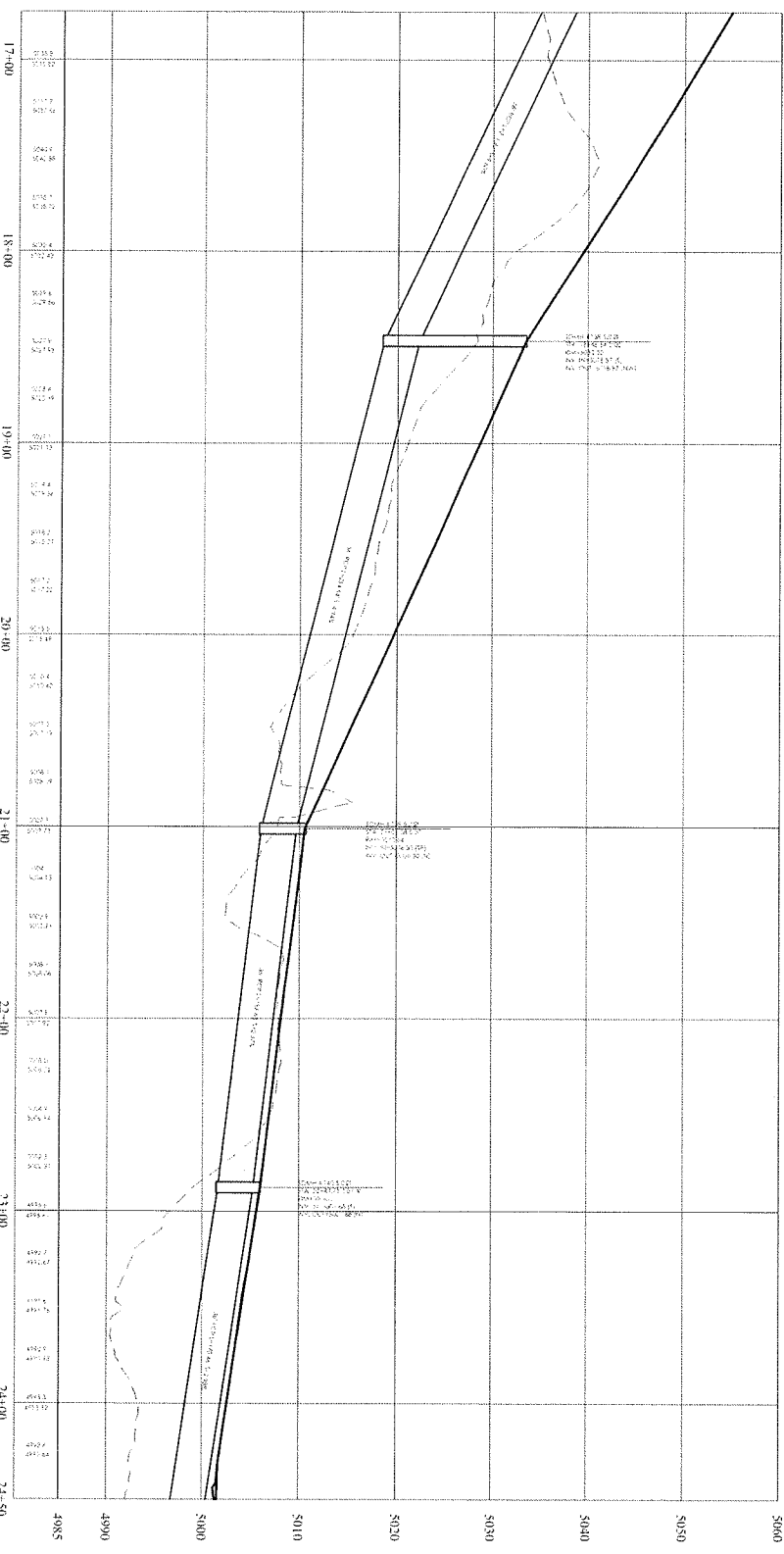
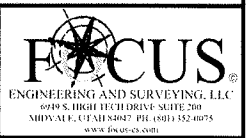
MATCHLINE
SEE SHEET PP2



PANORAMA PARK SD PLAN



SEE SHEET PP28

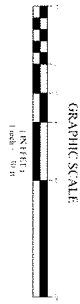


PANORAMA PARK STORM DRAIN PROFILE

RELATIONS BY CLOCK		
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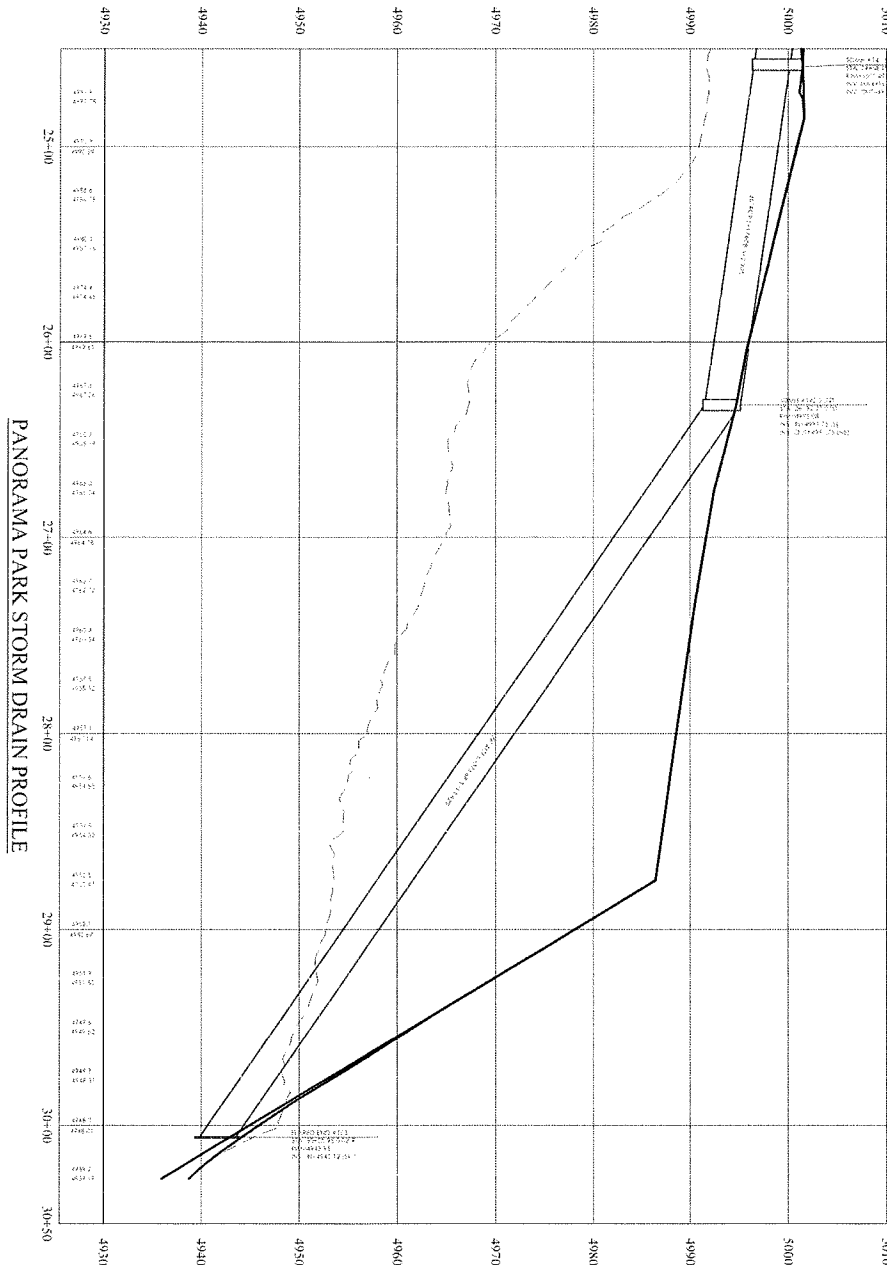
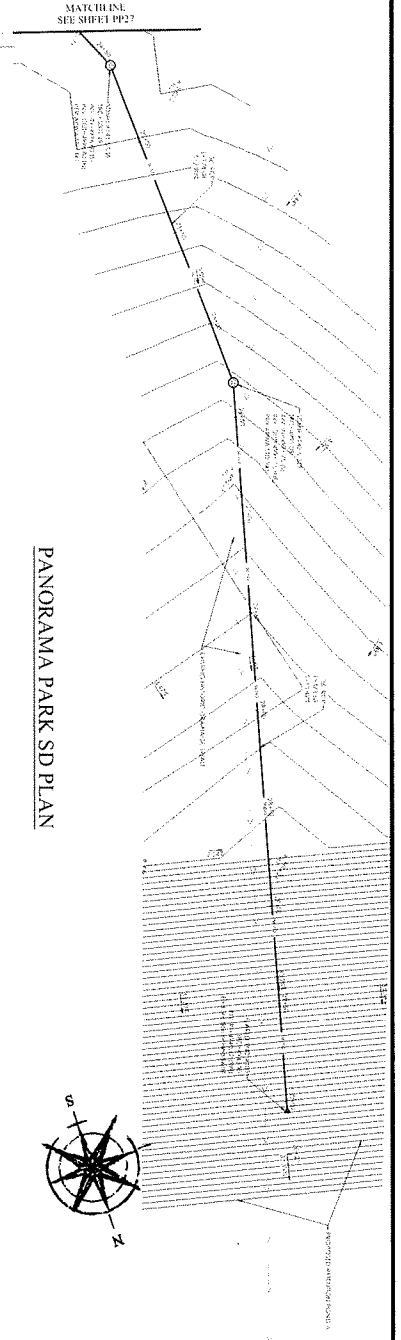
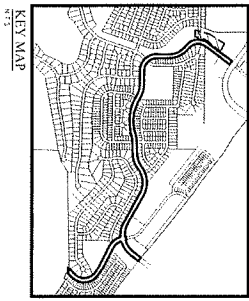
PANORAMA BACKBONE ROADWAYS
HERRIMAN, UT
PANORAMA PARK

FOR
REVIEW
ONLY



LEGEND

—	EXISTING ROADWAY
—	PROPOSED ROADWAY
—	PROPOSED SIDEWALK
—	PROPOSED BIKEWAY
—	PROPOSED DRAINAGE
—	PROPOSED UTILITY
—	PROPOSED FENCE
—	PROPOSED LIGHTING
—	PROPOSED LANDSCAPE
—	PROPOSED SIGNAGE
—	PROPOSED FURNITURE
—	PROPOSED ART
—	PROPOSED OTHER



PANORAMA BACKBONE ROADWAYS

HERRIMAN, UT

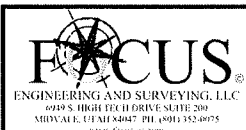
PANORAMA PARK

REVISION BLOCK

NO.	DATE	DESCRIPTION
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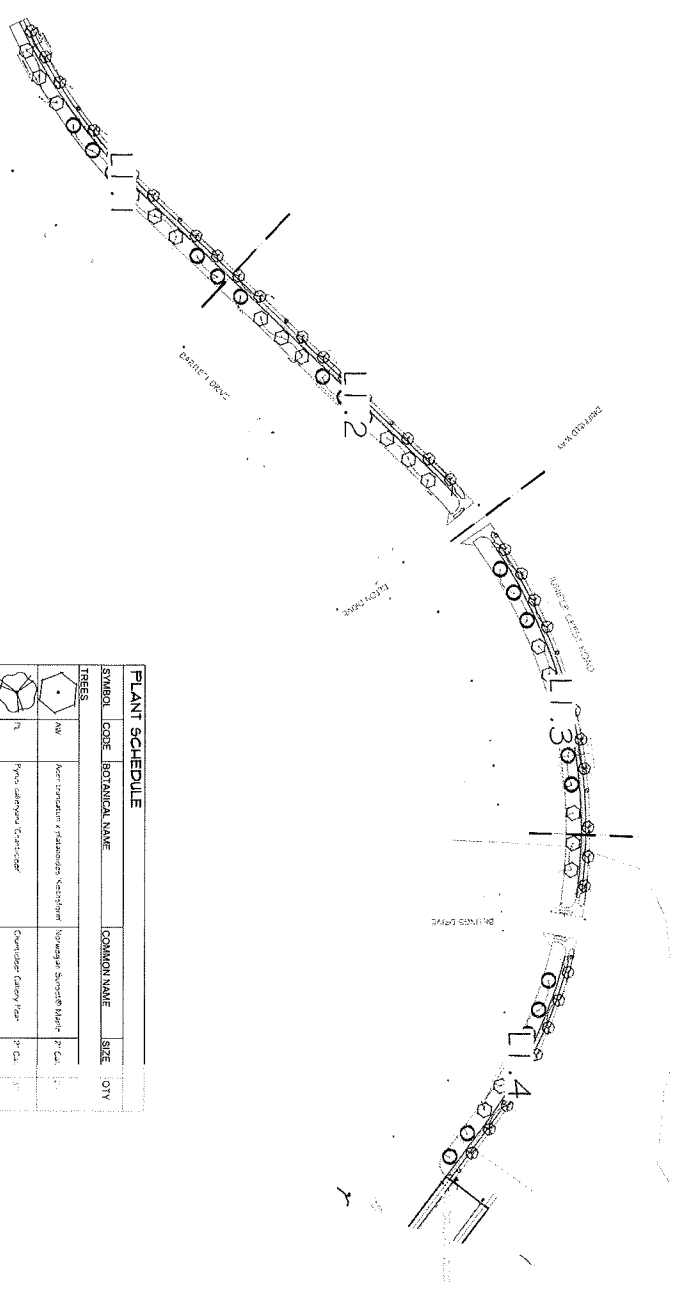
PANORAMA PARK




PP28



FOR
REVIEW
ONLY

EXHIBIT I
Off-Site Juniper Crest Improvements



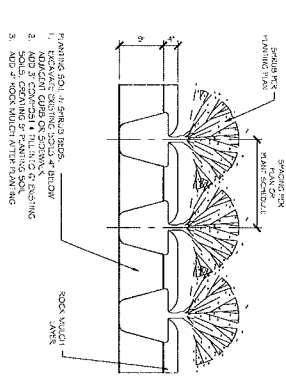
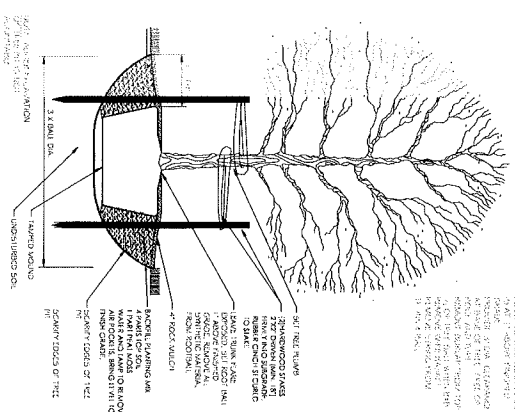
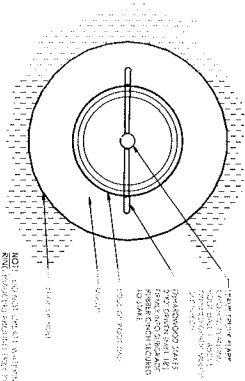
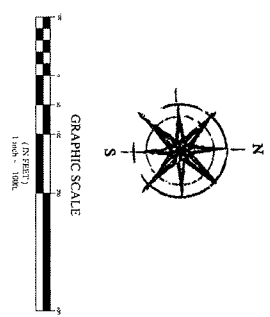
PLANT SCHEDULE					
SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	SIZE	QTY
TREES					
	AN	Acacia saligna (Acacia saligna)	Wattle	2' Dia.	2
	PN	Pongamia pinnata	Golden Rain Tree	2' Dia.	3
	UP	Uapaca uerkei	Uapaca	2' Dia.	2

REFERENCE NOTES

<u>SYMBOL</u>	<u>CODE</u>	<u>DESCRIPTION</u>	<u>QTY</u>
		ROCK PART 1, TO BE SOCKETED FROM EXISTING ON SITE MATERIALS	7.1 ASD M

LANDSCAPE NOTES

1. TOP DRESS ALL SHRUBS AND TREES AND OTHER ARBOREAL PLANTED ROCK WALLS WITH A DEPTH OF ROCK AS SPECIFIED IN THE SCHEDULE. DO NOT SPILL ROCK OVER DRAINAGE PIPES. WEED MAINTENANCE REQUIRED. FERTILIZER SHALL BE APPLIED AT THE DISCRETION OF THE CONTRACTOR.
2. CONTRACTOR TO CONDUCT THEIR OWN QUANTITY TAKE OFFS IN THE PLANS AND VERIFY ANY DISCREPANCIES WITH THE LANDSCAPE ARCHITECT.



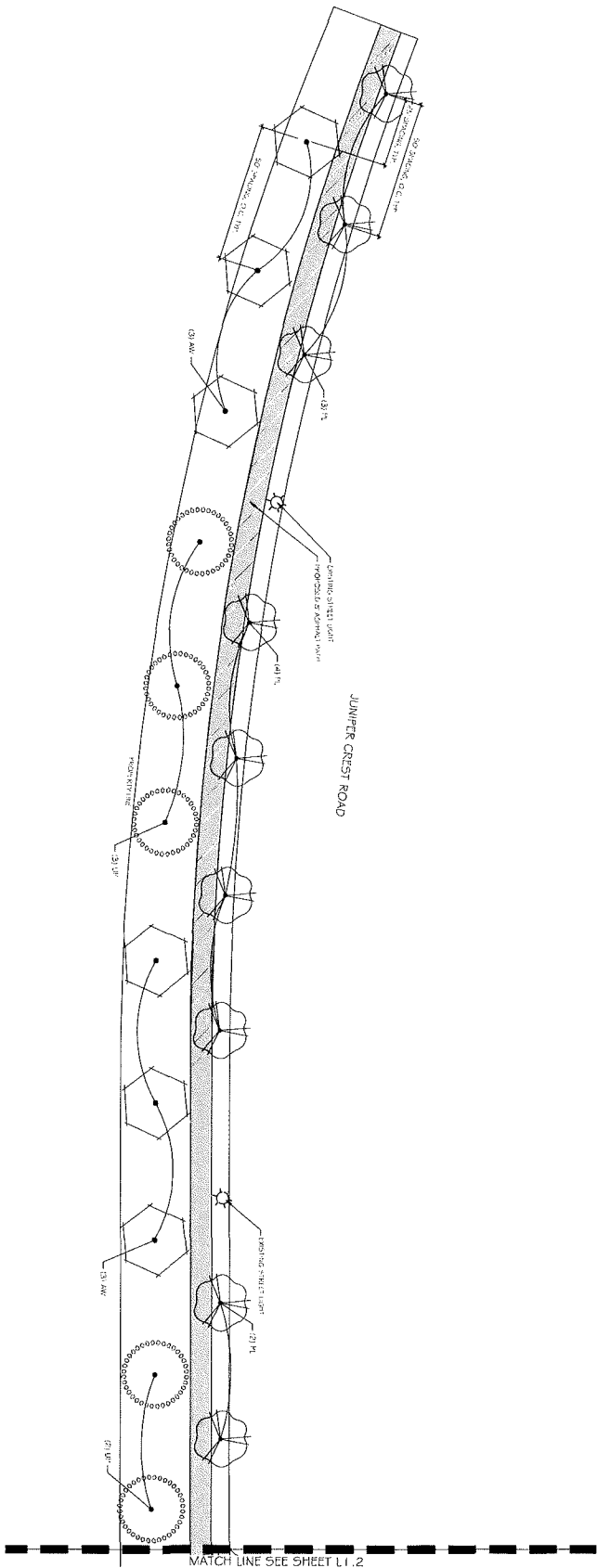
1 CANOPY TREE W/ STAKES
36" x 1' 0"

2 TYP. SHRUB PLANTING W/ROCK MULCH
1' - 1'6"

REVISION BLOCK		
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3	2000	XXXX
4	2000	XXXX
5	2000	XXXX
6	XXXX	XXXX

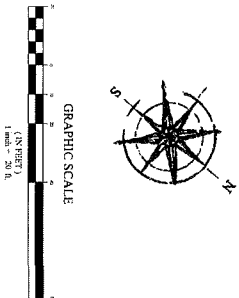
JUNIPER CREST ROAD
HERRIMAN, UT
OVERALL OFFSITE IMPROVEMENTS

Scale	1" = 100'	Drawn	JBW
Date	11/04/2024	Job #	23-0467
Sheet	110		



PLANT SCHEDULE			
SYMBOL	CODE	BOTANICAL NAME	COMMON NAME
TREES			
(13) AW	AW	Acacia saligna	Acacia saligna
(14) TS	TS	Thuja occidentalis	Thuja occidentalis
(15) TS	TS	Thuja occidentalis	Thuja occidentalis
(16) TS	TS	Thuja occidentalis	Thuja occidentalis
(17) TS	TS	Thuja occidentalis	Thuja occidentalis
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(99) TS	TS	Thuja occidentalis	Thuja occidentalis
(100) TS	TS	Thuja occidentalis	Thuja occidentalis

REFERENCE NOTES SCHEDULE		
SYMBOL	CODE	DESCRIPTION
(1)	1	NOTES 1 TO 10 BE SUBMITTED FROM EXISTING ON SITE



811
Call 811 before you dig

OFFSITE
IMPROVEMENTS

REVISION BLOCK	
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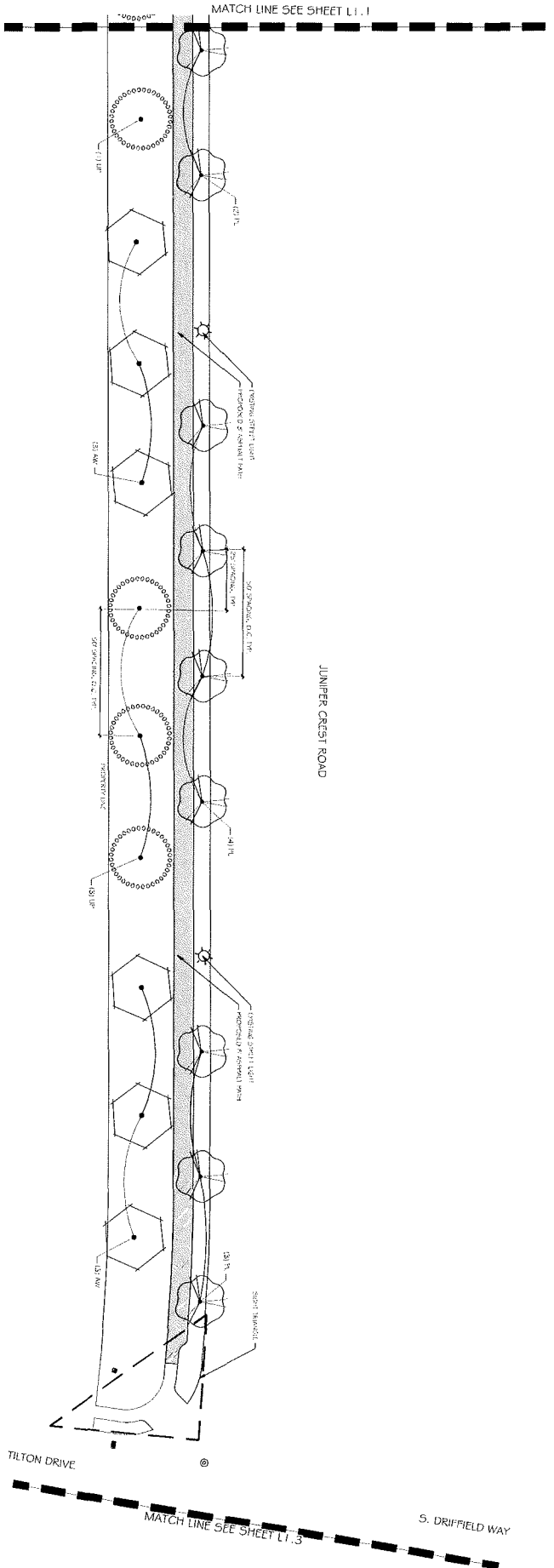
JUNIPER CREST ROAD

HERRIMAN, UT

OFFSITE IMPROVEMENTS



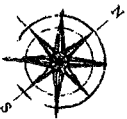
FOCUS
ENGINEERING AND SURVEYING, LLC
4949 S. HIGH TECH DRIVE SUITE 200
MIDVALE, UTAH 84047 P.O. BOX 333 0075
www.focus-es.com



SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	SIZE	QTY
--------	------	----------------	-------------	------	-----

TREES		
	AW	Alder (<i>Alnus</i>)
	LA	Larch (<i>Larix</i>)
	JP	Juniper (<i>Juniperus</i>)

<u>SYMBOL</u>	<u>CODE</u>	<u>DESCRIPTION</u>	<u>CITY</u>
		ROCK TYPE 1, TO BE SOURCED & NOW EXISTING ON-SITE MATERIALS	71,650 SF



GRAPHIC SCALE

(IN FEET)
6 inch = 20 ft



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

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OFFSITE IMPROVEMENTS

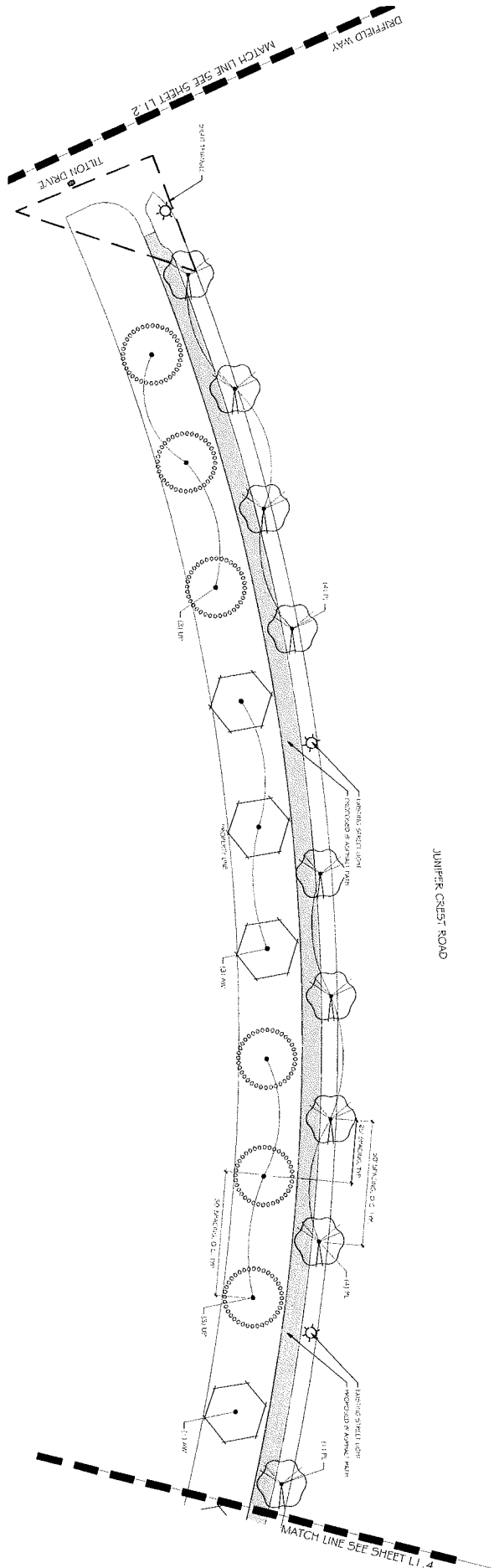
L1.2

JUNIPER CREST ROAD

HERRIMAN, UT

OFFSITE IMPROVEMENTS

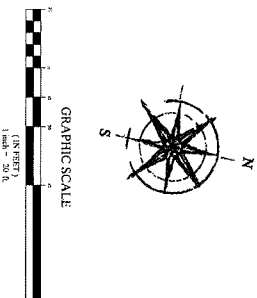




PLANT SCHEDULE				
SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	QTY
TREES				
	NR	Red Fir	Red Fir	21
	PL	Pinus ponderosa	Colorado Blue Pine	37
	UP	Ulmus parvifolia	European Elm	20

REFERENCE NOTES SCHEDULE JUNIPER

SYMBOL	CODE	DESCRIPTION	QTY
	1	NOCK TYPE 1, 10 BE SLOTTED FROM EXISTING ON SITE	71,450 P



OFFSITE
IMPROVEMENTS
L1.3

REVISION BLOCK	
DATE	DESCRIPTION

JUNIPER CREST ROAD HERRIMAN, UT OFFSITE IMPROVEMENTS

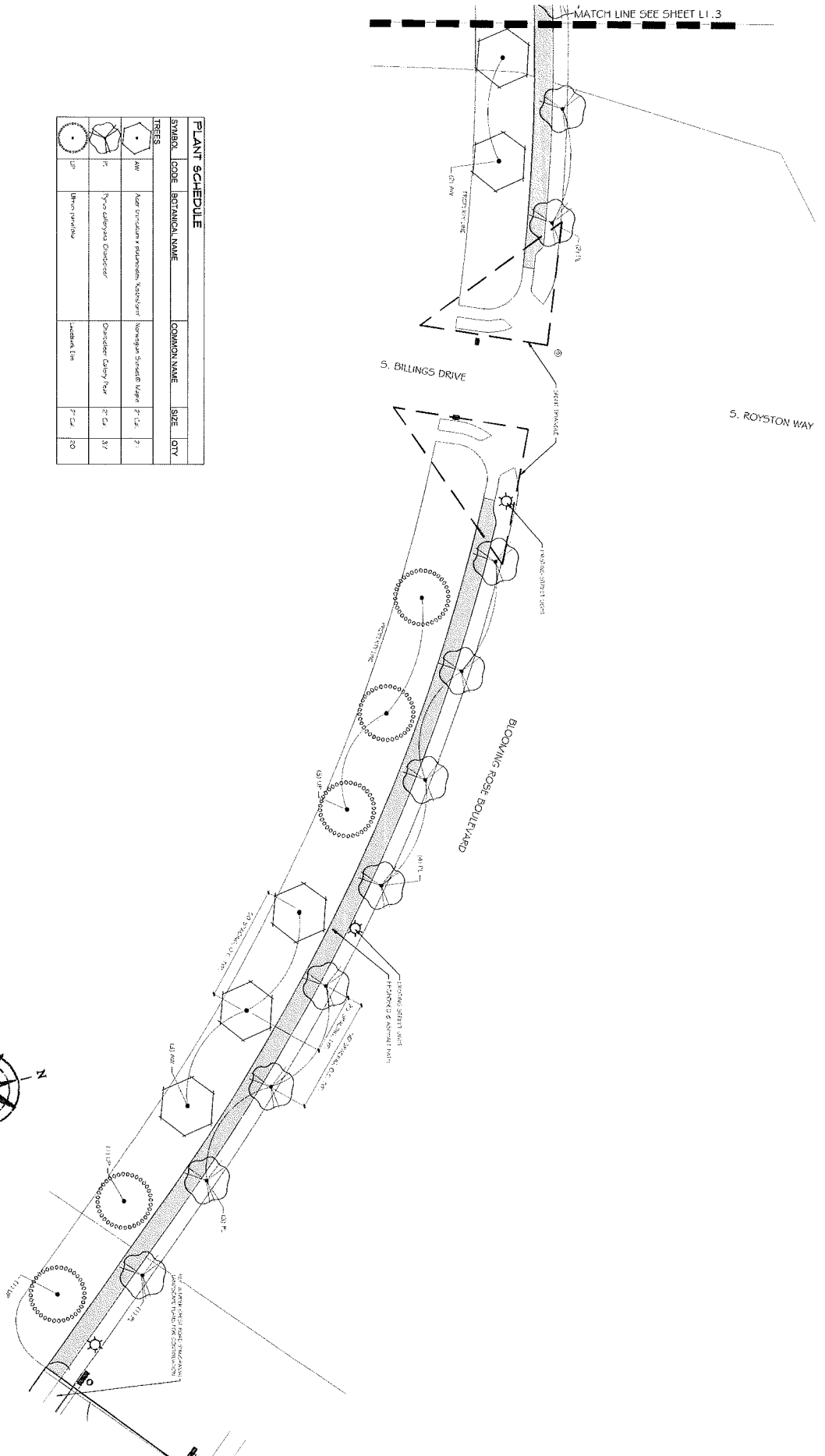
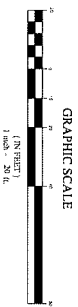


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6949 S. HIGH TECH DRIVE SUITE 200
MIDVALE, UTAH 84047 P.O. BOX 332-0075
www.focus-es.com

PLANT SCHEDULE				
SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	SIZE QTY
TREES				
AW		Aster Undulatus x pluripetens 'Nachtlicht'	Honewagon Shrublet Wagon	7" C.S. 21
TC		Yucca elata 'Yucca Chameleon'	Chameleon Yucca	7" C.S. 37
UP		Ulmus parvifolia	European Elm	7" C.S. 20

REFERENCE NOTES SCHEDULE JUNIPER EXTENSION

SYMBOL	CODE	DESCRIPTION	QTY
○	1	NOTES 1, 12 BE SCHEDULE FROM SCHEDULING ON SITE	71,640



JUNIPER CREST ROAD

HERRIMAN, UT

OFFSITE IMPROVEMENTS

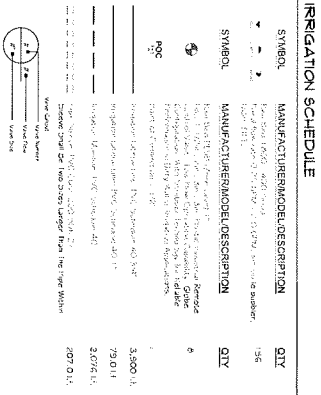
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OFFSITE IMPROVEMENTS

DATE	BY	CHKD	APP'D
11/02/2024			
22-24-2027			



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ENGINEERING AND SURVEYING, LLC
6049 S. HIGH TECH DRIVE, SUITE 200
MIDVALE, UTAH 84047 PHE: (801) 352-0075
www.focus-es.com

[illegible]

Scale	1" = 10'	Drawn
Date	11/04/2024	Issue

Sheet:

L2.0

OVERALL IRRIGATION PLAN OFFSITE IMPROVEMENTS

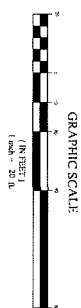


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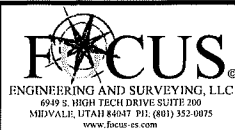
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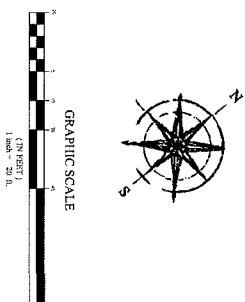
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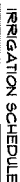
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

JUNIPER CREST ROAD
HERRIMAN, UT
IRRIGATION PLAN OFFSITE IMPROVEMENTS



[illegible]

L2.2	IRRIGATION PLAN	DATE: 11-22-2017 TIME: 10:00 AM SHEET: 25 OF 27	REVISION BLOCK <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 5%;">#</th> <th style="width: 15%;">DATE</th> <th style="width: 80%;">DESCRIPTION</th> </tr> </thead> <tbody> <tr><td>1</td><td> </td><td> </td></tr> <tr><td>2</td><td> </td><td> </td></tr> <tr><td>3</td><td> </td><td> </td></tr> <tr><td>4</td><td> </td><td> </td></tr> <tr><td>5</td><td> </td><td> </td></tr> <tr><td>6</td><td> </td><td> </td></tr> </tbody> </table>	#	DATE	DESCRIPTION	1			2			3			4			5			6			<h1 style="margin: 0;">JUNIPER CREST ROAD</h1> <h2 style="margin: 0;">HERRIMAN, UT</h2> <h3 style="margin: 0;">IRRIGATION PLAN OFFSITE IMPROVEMENTS</h3>		 <p style="font-size: small;"> 6949 S. HIGH TECH DRIVE SUITE 300 MIDVALE, UTAH 84047 TEL: (801) 352-0075 www.focus-es.com </p>
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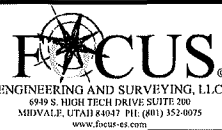


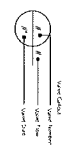
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<u>SYMBOL</u>	<u>MANUFACTURER/MODEL/DESCRIPTION</u>	<u>QTY</u>
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JUNIPER CREST ROAD
HERRIMAN, UT
IRRIGATION PLAN OFFSITE IMPROVEMENTS



[illegible]

Date: 1-27-2016 Time: 11:00AM User: 22067	IRRIGATION PLAN	REVISION BLOCK <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 5%;">#</th> <th style="width: 15%;">DATE</th> <th style="width: 80%;">REVISION</th> </tr> </thead> <tbody> <tr><td>1</td><td>****</td><td>****</td></tr> <tr><td>2</td><td>****</td><td>****</td></tr> <tr><td>3</td><td>****</td><td>****</td></tr> <tr><td>4</td><td>****</td><td>****</td></tr> <tr><td>5</td><td>****</td><td>****</td></tr> <tr><td>6</td><td>****</td><td>****</td></tr> </tbody> </table>	#	DATE	REVISION	1	****	****	2	****	****	3	****	****	4	****	****	5	****	****	6	****	****	<h1 style="margin: 0;">JUNIPER CREST ROAD</h1> <h2 style="margin: 0;">HERRIMAN, UT</h2> <h3 style="margin: 0;">IRRIGATION PLAN OFFSITE IMPROVEMENTS</h3>		 <p style="font-size: small;"> ENGINEERING AND SURVEYING, LLC 4000 S HIGH TECH DRIVE SUITE 200 MIDVALE, UT 84047 TEL: (801) 953-0075 www.focus-es.com </p>
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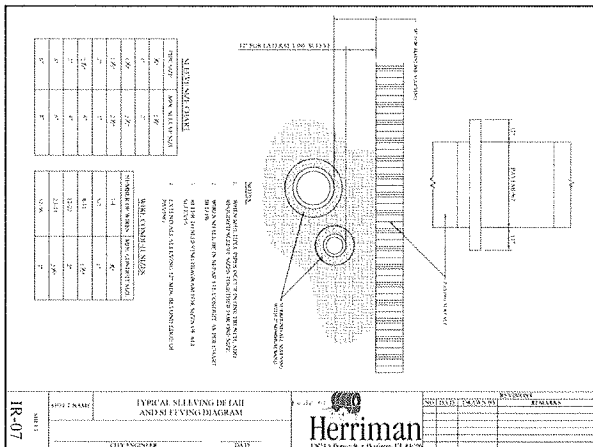
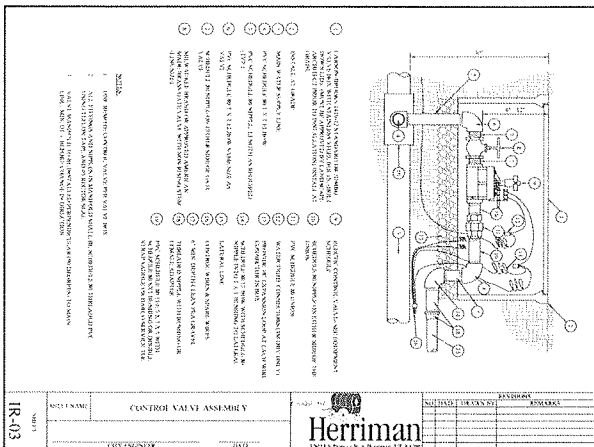
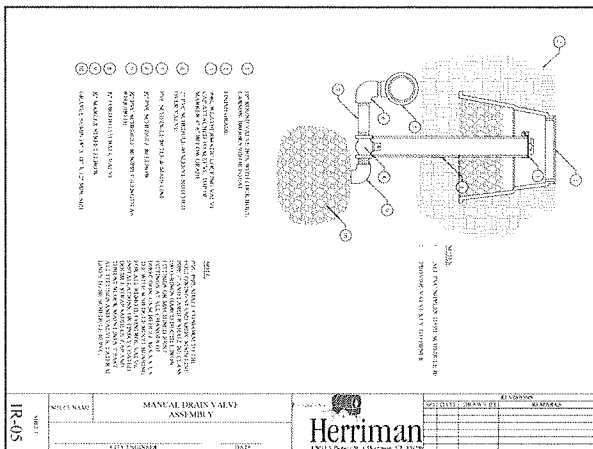
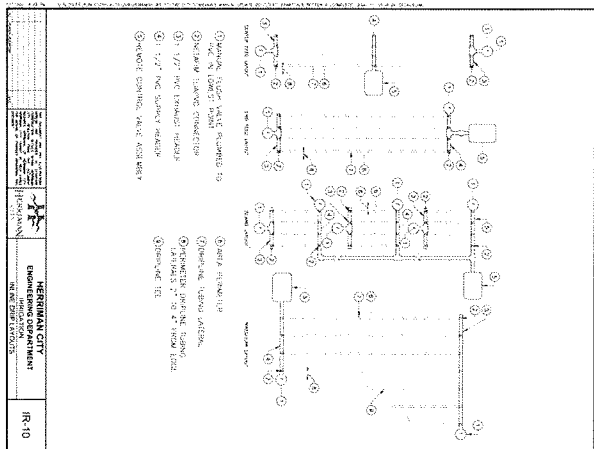
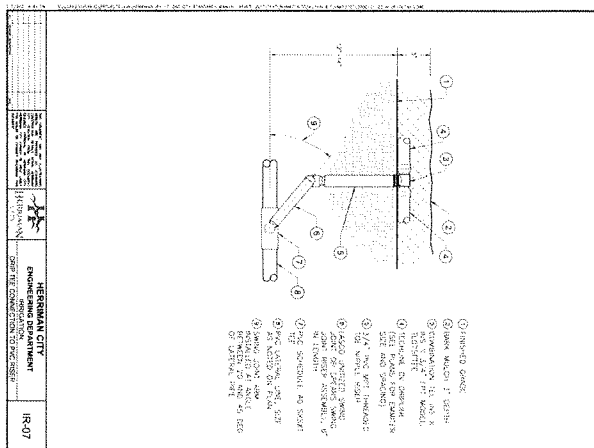


EXHIBIT J

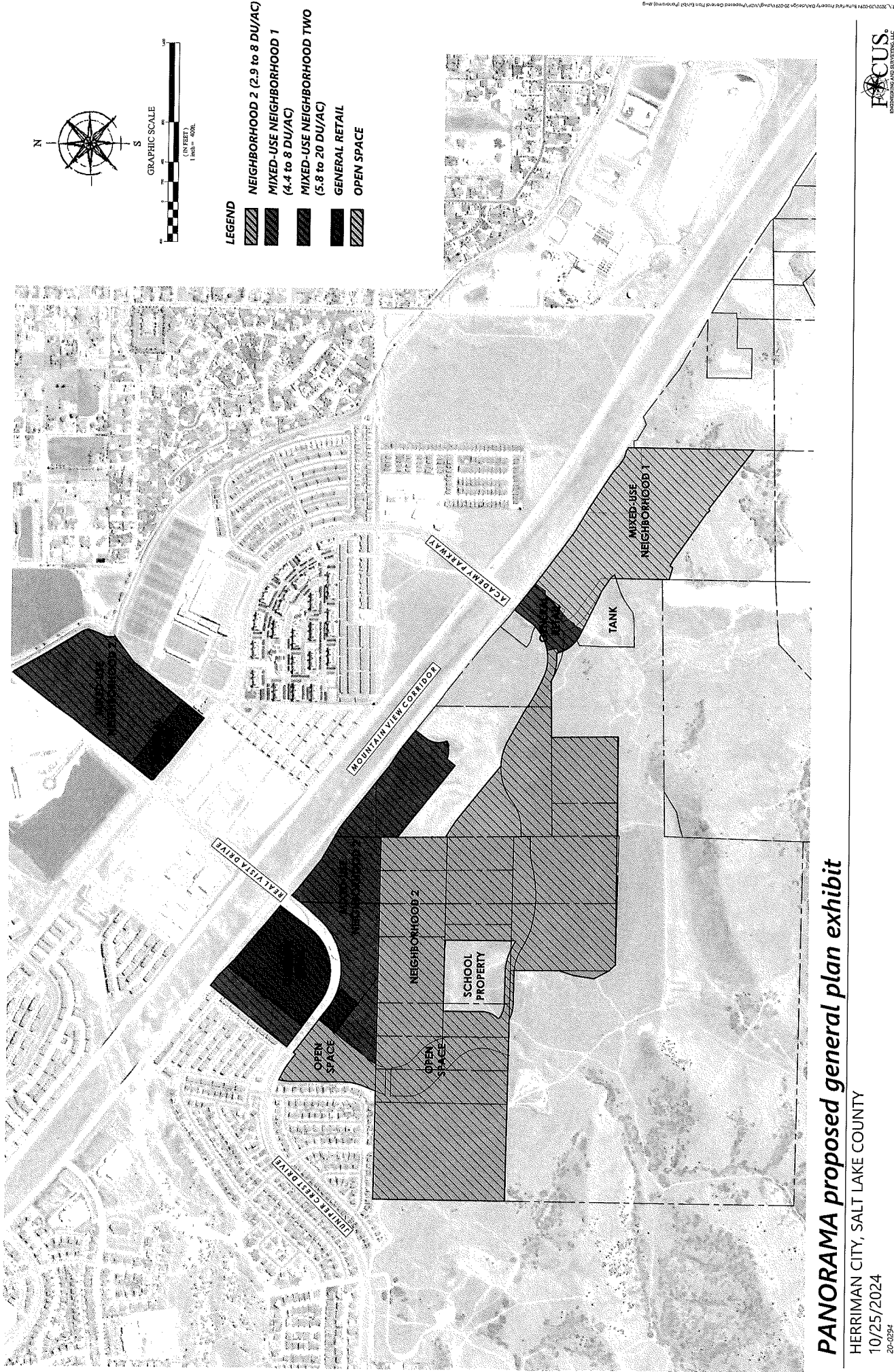
Development Application Review and Approval Process

Type of Approval	Approving Body
Single Family Building Permit	City Staff (with ARC certification of compliance)
Preliminary ² and Final Subdivision Plats	City Staff ¹ (with ARC certification of compliance)
Preliminary ² and Final Site Plans (Residential, Commercial, or Mixed-Use)	City Staff ¹ (with ARC certification of compliance)
Open Space Design	City Staff

¹ If adjacent to an existing Residential Dwelling Unit that has been sold to a resident (whether within or outside of the Project), Planning Commission review and approval is required only if the proposed use is “incompatible” (as described in Section 10-21-7 of the City’s Vested Laws) with the existing adjacent use that has been sold to a resident.

² In light of the impending effectiveness of Utah Code Ann. § 10-9a-604.2 (to be effective November 1, 2024), City staff shall review and approve a preliminary subdivision plat or preliminary site plan if such preliminary application provides: (1) the number of lots or residential units with the preliminary subdivision plan or preliminary site plan; (2) the size and dimensions of each lot; (3) the right-of-way width for public roads within the preliminary subdivision plat or preliminary site plan; and (4) a cross section detail for all roads within the preliminary subdivision plat or preliminary site plan. It is intended that a preliminary approval detailing the number of lots, units, and roadway dimensions will enable Master Developer to coordinate on the phasing, planning, engineering, and development for the rest of the Project. Such preliminary development application shall be subject to final approval (including subdivision improvement plans as defined in Utah Code Ann. § 10-9a-604.2).

EXHIBIT K
General Plan Map



PANORAMA proposed general plan exhibit

HERRIMAN CITY, SALT LAKE COUNTY

10/25/2024

20-0024



HERRIMAN, UTAH
RESOLUTION NO. R38-2024

**A RESOLUTION OF THE CITY COUNCIL OF HERRIMAN
APPROVING A MASTER DEVELOPMENT AGREEMENT FOR PANORAMA WITH
RESPECT TO APPROXIMATELY 318.73 ACRES OF REAL PROPERTY LOCATED
AT APPROXIMATELY 15202 SOUTH MOUNTAIN VIEW CORRIDOR**

WHEREAS, the Herriman City Council ("*Council*") met in regular meeting on November 13, 2024, to consider, among other things, an ordinance of the City Council of Herriman approving a Master Development Agreement for Panorama Development (the "Development Agreement") with respect to approximately 318.73 acres of real property located at approximately 15202 South Mountain View Corridor; and

WHEREAS, the Utah Code Ann. § 10-9a-102 authorizes, among other things, that the City may enter into development agreements; and

WHEREAS, staff has presented to the Council the Development Agreement for the referenced property; and

WHEREAS, Council has reviewed the Development Agreement and hereby find that (i) entering into the Development Agreement is permitted under and consistent the City code; and (ii) it is in the best interests of the City to enter into the Development Agreement.

NOW, THEREFORE, BE IT RESOLVED that the Development Agreement is approved, and the City Manager and Recorder are hereby authorized and directed to execute and deliver the same; and

BE IT FURTHER RESOLVED that the City Manager may make formal, nonsubstantive changes in the Development Agreement as may be agreed to by the City Manager and Panorama, including without limitation to the exhibits thereto, insofar as it is necessary to bring the document into conformance with the intent of the approval granted herein and to provide for ease of readability, including, without limitation, (i) creating a table of contents; (ii) correcting internal cross references; (iii) revising headings and titles for sections and other subdivisions; (iv) revising section numbers; (v) updating exhibits to reflect comments included thereon at the time of approval or to cause changes that bring such exhibits into conformance with applicable City code; and (vi) other changes necessary to preserve the original meaning of the Development Agreement; but in no case, shall the City Manager make any change in the meaning or effect of Development Agreement as approved.

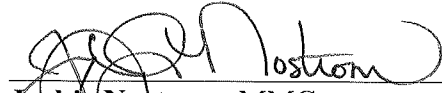
PASSED AND APPROVED by the Council of Herriman, Utah, this 13th day of November, 2024.

HERRIMAN

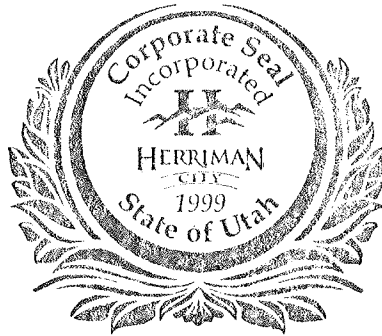


Mayor Lorin Palmer

ATTEST:



Jackie Nostrom, MMC
City Recorder



Herriman City

RESOLUTION NUMBER: R38-2024

SHORT TITLE: RESOLUTION OF THE HERRIMAN CITY COUNCIL APPROVING A MASTER DEVELOPMENT AGREEMENT FOR PANORAMA WITH RESPECT TO APPROXIMATELY 318.73 ACRES OF REAL PROPERTY LOCATED AT APPROX 15202 SOUTH MOUNTAIN VIEW CORRIDOR

ROLL CALL

NAME	MOTION	SECOND	FOR	AGAINST	OTHER
Lorin Palmer			X		
Jared Henderson	X		X		
Teddy Hodges			X		
Sherrie Ohrn			X		
Steven Shields		X	X		
	TOTALS		5		

This resolution was passed by the City Council of Herriman City, Utah on the 13th day of November 2024, on a roll call vote as described above.