Design Guidelines

Creek Ridge Property

Administered by Design Review Committee

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A. Introduction

The following is a summary of the major points describing the project:

1. ***Project area***–The project area is 300.00 acres.

2. ***Project Zoning***–The project is zoned R-2-10 with an approved Preliminary PUD overlay, with the exception of two zoned C-2 commercial pads on the southwest corner of 11800 South & 6400 West and the northwest corner of Herriman Parkway & 6400 West. The total area of these commercial parcels is approximately 7.0 acres.

3. ***Density***–The project is approved with underlying zones of C-2 and of R-2-10 with a PUD overlay. The total allowed residential units for the project (total area less the commercial parcels) shall be 1,990 units. The property is divided in three density zones (Areas A, B & C) and shall be allocated as per the standards identified in Section C.

4. ***Major Streets***–The major and minor arterial streets servicing the property (i.e., 11800 South Street, 6400 West Street, and Herriman Parkway) shall be as per the approved Preliminary PUD as adopted by the City. The interior street network will be determined upon approval of final plat applications.

5. ***Open Space***—The PUD overlay requires a dedication of 20% open space for the total property zoned R-2-10. Based on the projected area of the R-2-10 zone, the project would be required to allocate approximately 58.60 acres of open space. Open space is defined by the Master Development Agreement entered into between the City and the master developer.

6. ***Flexibility***—The Preliminary PUD overlay was developed with the ability to adapt to the changing market, cultural and commercial conditions during the course of the project build-out. While the plan allows a high degree of flexibility in layout and distribution of land uses throughout the site, these project guidelines incorporate additional constraints to limit the location of some land uses. (S*ee Preliminary PUD approved in the MDA*).

B. Project Guidelines

1. **Design Review Committee**
   Residential land within the property will be subject to a Declaration of Covenants, Conditions and Restrictions (CC&Rs). The CC&Rs establishes a Design Review Committee (DRC), which DRC will make decisions by referring to these guidelines but shall have the ability to reject any land use, building type or architectural elevations at its own discretion in accordance with the terms and conditions of the CC&Rs.

2. **Purpose & Intent**
   The purpose of this document is to establish design criteria which shall govern the site development, architectural, and landscape concepts for neighborhoods within the property boundaries. The DRC will use the guidelines and other unspecified criteria as the basis for review of each individual application. These guidelines aim to ensure consistency in the application of the community's design standards. While certain design features and principles are mandated, these project guidelines are intended to promote, encourage and suggest design ideas rather than require a specific solution.

3. **Review Schedule & Approval**
   The DRC will take action on design review submittals in accordance with the process set forth in the CC&Rs.

4. **Compliance with Guidelines**
   Applicants should consult the DRC, regarding any revisions/changes to the governing project guidelines, prior to commencement of any design work. Any review, study and/or approval by the DRC shall not constitute an approval, ratification or endorsement of any life-safety aspects of the improvements, the quality or architectural or engineering soundness of the proposed plan or improvements, marketability of plans and designs, nor the suitability of the improvements for its intended use. The purchaser shall hold the DRC harmless regarding any liability in connection with or related to approved plans, specifications or improvements.

5. **Modification of Project Guidelines**
   These guidelines are subject to change when the DRC determines such change is in the best interest of the property. Any change in these guidelines shall be in writing or documented and shall be at the sole discretion of the property owner.

C. Design Review Process

1. **Design Review Committee**
The Design Review Committee (DRC) will accept applications for development from landowners or those under contract to purchase land within the project boundaries. The DRC has the responsibility to administer these guidelines and review all applications. The guidelines are not the exclusive basis for decisions of the DRC and compliance with the guidelines does not guarantee approval of any application.

   All submittals must also comply with all applicable City, State and Federal codes/laws. Review and approval of any application is made on the basis of aesthetic considerations only and the DRC shall not bear any responsibility for ensuring the structural integrity or soundness of approved construction or modifications, nor for ensuring compliance with building codes and other governmental requirements.

2. **Submittal Requirements**
The applicant shall submit requested plans electronically (as identified below). Plans shall detail the proposed building by including the following documents:

   a. Design Review Application

   b. Site Development plans and documentation to include:
      i. Site Boundary dimensions
      ii. Easements, rights-of-way and setbacks
      iii. Existing conditions (buildings, significant landscape features, etc.)
      iv. Proposed site layout
      v. Architectural “cut sheets” (refer to Appendix A)
      vi. Building type “cut sheets” (refer to Appendix B)
         a) Proposed elevations for each house plan of each building type
         b) Architectural renderings of the proposed building
      vii. Color & material maps (refer to Appendix C)
         a) List of all exterior materials and color choices.
      viii. Open space “cut sheets” (refer to Appendix D)
      ix. Landscape plans including plant list

   c. The applicant will be required to demonstrate compliance with the principles outlined below for:
      i. Building character
      ii. Lot character
      iii. Street character
      iv. Block character
      v. Neighborhood character

   d. The applicant may be required to submit additional information if the DRC determines that the submitted information is insufficient to make a complete assessment of the proposed development.

   e. The DRC will retain sole responsibility of approval for all development within the project boundary. The decisions of the DRC will be based on protecting the overall value, character and aesthetics of the entire project.

   f. The applicant will be required to obtain all necessary and required approvals and pay all applicable fees to Herriman City for all development within the project after completion of the design review process. Applicant is expected to submit an application for Final PUD Approval and comply with all codes and conditions of Herriman City Codes that otherwise are not addressed within these Project Guidelines.

3. **Electronic Submittal Standards**
All design submittals are required to be made electronically with files in PDF format (Adobe Acrobat)) with the exception of color and material board(s). Electronic submissions will assist in a more timely review process and better communication between developers/homebuilders, consultants and DRC.

The standards for electronic submittals shall consist of the following requirements:

a. File formats shall be in Adobe Acrobat (PDF) format. PDF documents shall be from an original document. No scanned PDF files shall be accepted. Final PDF documents must be assembled as complete sets (as it would be done in a hard copy format), rather than individual pages.

b. PDF output settings must consist of:
   i. Adobe Acrobat compatibility of 9.0 or higher.
   ii. 300 DPI minimum
   iii. No security settings

c. Electronic files shall use a naming convention that will easily allow reviewers to know what each file is without having to open the file.

d. All files shall be submitted by E-mail or hand-delivered on flash drive, CD or DVD.

D. Project Character

The land owner will require a developer's application to submit plans and documents that illustrate the proposed development and how it addresses design issues as it relates to the following:

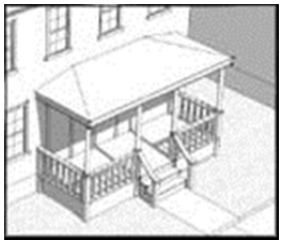
1. **Building Character**

a. ***Architectural styles*** **-** Architectural styles should tie to regional precedent (what has been used historically) and natural context (ability to play to climate and geography). Architectural styles will demonstrate a full array of architectural elements and materials associated with their chosen styles. Styles will be measured through the creation of architectural "cut sheets" (refer to Appendix A) which will clearly identify the key components and features associated with the proposed style. No three homes adjacent to, or across the street from each other, shall utilize the same house plan without the application of different architectural styles.

b. ***Elevations*** **-** Elevations should be composed according to an architectural logic (based on its applicable style), with openings, attached architectural elements, and fixtures that relate to one another proportionally.

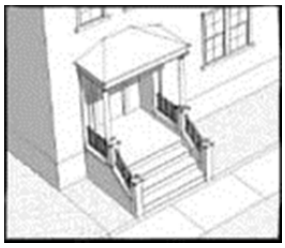
c. ***Frontages*** – Frontages should be designed to correspond with the appropriateness of the respective architectural style being applied to a building. Subject to any applicable laws, frontages may intrude front or side setbacks (on a corner lot) to within 10 feet of the sidewalk. Frontage types may include (but are not limited to) common yard, porch, terrace, light well, stoop, or forecourt. Frontage types not described under these Guidelines may be proposed, but must be explained, demonstrated and approved by the DRC as part of the project review process.

Building Frontage / Engagement with Street



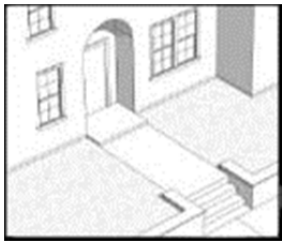
Porch. A structure attached to a residential building, forming a covered entrance to its interior vestibule or doorway. It is external to the walls of the building itself. The elevated ground floor of buildings with porches provide privacy for ground-floor rooms. Buildings that utilize the porch frontage tend to have larger, less urban, setbacks than buildings that employ the stoop frontage.

- Porch floors should be raised above the adjacent grade.
- Porches should be designed with sufficient depth and width to function as usable spaces.
- Porch designs should be consistent with the form, character, style and proportions of the building to which they are attached.



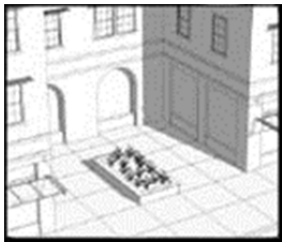
Stoop. A stair that provides access to the entrance of a residential home or building, typically with short front or side street setbacks. The elevated ground floor of buildings with stoops provides privacy for ground floor rooms. A roof or awning may cover a stoop.

- Stoop floors should be raised above the adjacent grade.
- Stoops may be covered, uncovered, or trellised.
- Stoop designs should be consistent with the form, character, style and proportions of the building to which they are attached.



Terrace. An elevated front yard that separates and sets back a building's façade from the sidewalk and the street. The terrace buffers residential uses from urban sidewalks, while removing private yards from public encroachment. Terraces of mixed-use buildings are suitable for outdoor commercial activities and must be appended onto a shop front frontage. In a residential neighborhood, terraces are typically used to absorb differences in topography across the depth of a site. Subterranean garages should not extend beneath the terrace area unless sufficient soil depth is provided for proper planting.

- Terrace heights should be of a dimension that does not isolate them from the activity of the sidewalk.
- Terraces should be designed with sufficient depth and width to function as usable spaces.



Forecourt. A semi-public space formed by a setback in a portion of the façade of a building. Forecourts are generally appropriate for commercial or civic use, and in some cases for vehicular drop-off.

- A variety of frontage types may be employed around the inside perimeter of a forecourt.
- Corresponding storefront openings around the inside perimeter of a forecourt are subject to the shop front design conditions.
- The forecourt may be raised from the sidewalk creating a small retaining wall at the property line with entry steps to the court. ADA access to raised courts should be accommodated within the parcel.

d. ***Design consistency*** **-** All buildings within a project site - including accessory buildings and buildings associated with parking - should be designed to be consistent with the primary structure.

e. ***Simplicity*** - Building masses should be organized as simple and well-scaled volumes. Excessive roof breaks and overly complicated hipped or gabled roofs should be avoided.

f. ***Proportion*** **-** Building masses and building facades should be designed with simple, harmonious proportions. Arbitrary proportions should be avoided. All architectural elements (i.e. porches, balconies, canopies, doors, windows) should relate stylistically and proportionally to one another.

g. ***Exterior materials & colors*** **-** The selection of materials, window and door assemblies, colors, and finishes should result in a finely detailed and harmonious design, whatever the choice of style. Use exterior materials in an authentic manner, consistent with selected architectural styles, and their

historic appearance/placement on the building. Massing should work to emphasize house entries and deemphasize the garage.

i. Material usage shall match the architectural style and mixing of materials shall be done sensitively, not to detract from the design of the home.
ii. Materials shall be appropriate to the scale of the building and consistent with the character of the development.
iii. Heavier (load bearing) materials should be closer to the base of the building (i.e. wood above stucco or masonry, or stucco above masonry).
iv. Change of materials shall occur naturally (according to style) rather than indiscriminately.
v. Materials should wrap outside corners; termination of materials should occur at inside corners or continue for a minimum of at least 2'.
vi. Placement of materials should occur horizontally (vertical placement tends to defy structural and visual logic).
vii. Consistent use of materials should occur on all building *facades*.
viii. Colors for all exterior materials (siding, trim, brick, stone, mortar, stucco, etc.) should be selected appropriate to the building's architectural style and to local precedent. A variety of colors, tones and hues that are appropriate to the approved architectural styles are encouraged.
ix. Color change should clarify, not clutter the building design. Color changes should occur in the following locations:
    a) Inside corners
    b) Horizontal breaks at changes in plane or material (vertical stripes are not permitted)
    c) Breaks between trim and wall planes
    d) Gable ends and other accent panels
    e) Changes in plane
x. A "Color & Material Map" is required for each color scheme to demonstrate color and material placement on the elevation and ensure proper relationships (refer to Appendix C).

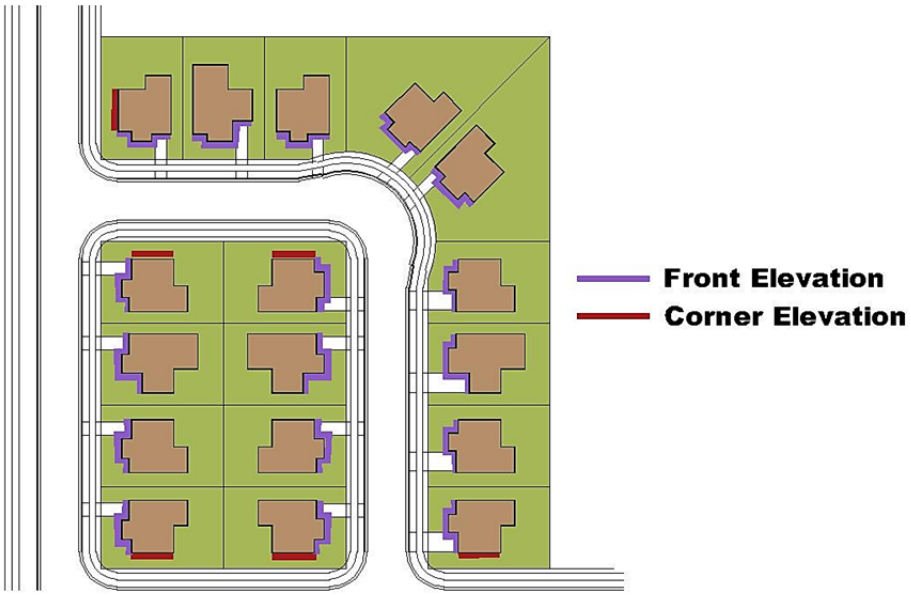
h. ***Accessory buildings & structures*** - Detached accessory buildings or structures, including but not limited to: cabana, pool houses, detached garages, green houses, or other structures, must appear as integral elements of the principal building. Unless otherwise approved by the DRC, such structures are limited to locations within rear yards. Materials, colors, finishes and style shall be carefully coordinated on all accessory structures, and demonstrate a visual relationship to the principal building. The location, size, height and placement of all accessory buildings and structures are in the sole discretion of the DRC. The DRC reserves the right to not approve an accessory building or structure that in its sole discretion it feels is too large or oversized for its proposed location on the lot. The maximum allowed height for any such structure shall not exceed the height of the principal building.

2. Lot Character

a. ***Staggered front yard setbacks*** – A variable front yard setback should be encouraged within each block.

b. ***Variable lot width –*** Providing variable lot widths within an individual product line is encouraged

c. ***Façade zones*** — Front and corner lot elevations (or façades) and, in some situations rear elevations, that are visible from public areas are important to community character. It is imperative for these façades to be articulated to improve the street scene and aesthetics of the neighborhood. Façade zones will be identified as applicable front elevations, corner lots, and/or visible edges in establishing the level of architectural detail required.



d. ***Corner lots*** - Buildings on corner lots should be designed to positively define and frame the public realm of both streets they front. Different frontage types can be used on each of the two street facing facades, the same frontage type can be used on each facade, or a frontage type can wrap around the corner from one facade to the other.

e. ***Landscape & Plant Materials-***
   i. **Within the park strip,** plant materials shall be consistent with the Herriman City Approved Tree and Shrub List (§4.17.03 Herriman Development Standards)
   ii. **On a lot the plant material shall be consistent with** the following Tree and Plant Palette:

Tree & Plant Palette

Large Shade Trees (>50 feet)

Specific Name	Botanical Name
Bloodgood London Plane Tree	*Platanus acerifolia 'Bloodgood'*
Bur Oak *	*Quercus macrocarpa*
Sycamore Maple *	*Acer psuedoplatanus*
Silver Linden *	*Tilia Tomentosa*
Espresso Kentucky Coffee Tree	*Gymnocladus dioica 'Espresso'*
Cimmaron Green Ash *	*Fraxinus pennsylvanica 'Cimmaron'*
Emerald Queen Norway Maple *	*Acer platanoides 'Emerald Queen'*
Accolade Hybrid Elm	*Ulmus x 'Accolade'*
Crimson King Maple	*Acer platanoides 'Crimson King'*
Austrian Pine	*Pinus nigra*

Scotch Pine	*Pinus sylvestris*
Globe Willow	*Salix matsudana umbraculifera*
English Columnar Oak	*Quercus robur 'Fastigiata'*

* Denotes compatibility for use as a street tree.

Medium Shade Trees (30-45 feet)

Specific Name	Botanical Name
Queen Elizabeth Hedge Maple	*Acer Campestre 'Queen Elizabeth'*
Rocky Mountain Juniper	*Juniperus scopulorum*
Shangri-la Maidenhair Tree *	*Ginko biloba 'Shangri-la'*
Armstrong Maple *	*Acer freemanii*
Common Hackberry *	*Celtis occidentalis*
Little Leaf Linden *	*Tilia cordata*
Sensation Box Elder *	*Acer negundo 'Sensation'*
Thornless Honeylocust *	*Gleditsia triacanthos var. inermis*
Gambel Oak	*Quercus gambelii*
Big Tooth Maple	*Acer grandidentatum*
Sky Rocket Juniper	*Juniperus scopulorum 'Skyrocket'*
Frontier Elm *	*Ulmus x 'frontier'*

* Denotes compatibility for use as a street tree.

Small Shade Trees (<25 feet)

Specific Name	Botanical Name
Service Berry	*Amelanchia sp.*
Tatarian Maple *	*Acer Tataricum*
Lavalle Hawthorn *	*Crataegus x lavallei*
Canada Red Chokecherry	*Prunus virginiana 'Canada Red'*
Amur Maackia	*Maackia amurensis*
Flowering Plum	*Prunus cerasifera 'Thundercloud'*
Crabapple	*Malus 'Indian Magic'*
Crabapple	*Malus 'Prairifire'*

* Denotes compatibility for use as a street tree.

Hedge

Specific Name	Botanical Name
Karl Foerster Feather Reed Grass	*Calamagrostis x acutiflora 'Karl Foerster'*
Blue Mist Spirea	*Caryopteris x clandonenesis*
Rubber Rabbit Brush	*Chrysothamnus nauseosus*
Red Osier Dogwood	*Cornus sericea*
Hedge Cotoneaster	*Cotoneaster lucida*
Mormon Tea	*Ephedra nevadensis*
Forsythia	*Forsythia*
Rose of Sharron	*Hibiscus syriacus*
Utah Honeysuckle	*Lonicera utahensis*
Maiden Hair Grass	*Miscanthus sinensis*
Heavy Metal Switch Grass	*Panicum virgatum 'Heavy Metal'*
Mock Orange	*Philadelphus coronarius*
Purple Leaf Sand Cherry	*Prunus x cistena*
Squawbush Sumac	*Rhus trilobata*
Golden Currant	*Ribes aureum*
Wild Rose	*Rosa woodsii*
Sutherland Gold Elderberry	*Sambucus racemosa 'Sutherland Gold'*
Snow Berry	*Symphoricarpas alba*
Amur Maple	*Acer ginnala*

Utah Serviceberry	*Amelanchier utahensis*
Boxwood	*Buxus sempervirens*
River Birch	*Betula occidentalis 'font clump'*
Hicks Yew	*Taxus x media*
American Cranberry Bush Viburnum	*Viburnum trilobum 'Bailey Compact'*

Ground Cover

Specific Name	Botanical Name
Bugleweed	*Ajuga*
Basket of Gold	*Alyssum*
Compinkie Rockcress	*Arabis alpina 'Compinkie'*
Kinnikinnik	*Arctostaphylos uva ursi*
Rockcress	*Aubrieta*
Chocolate Flower	*Berlandiera lyrata*
Poppy Mallow	*Callirhoe involucrata*
Snow in Summer	*Cerastium arvense*
Dwarf Tickseed	*Coreopsis 'nana'*
Hardy Ice Plant	*Delosperma*
Yarrow	*Achillea millefolium*
Sulphur Flower	*Eriogonum umbrellatum aureun*
Goblin Blanket Flower	*Gaillardia 'Goblin'*
Mountain Boxwood	*Pachistima myrsinides*
Sedum	*Sedum*
Scarlet Globemallow	*Sphaeralcea coccinea*
Lambs Ear	*Stachys Byzantine 'Helen Von Stein'*

Small Shrub

Specific Name	Botanical Name
Silvermound Sage	*Artemesia schmidtiana*
Black Sage	*Artemisia nova*
Creeping Potentilla	*Potentilla neumanniana*
Dwarf Mugo Pine	*Pinus mugo Mops*

3. **Street Character**

   a. ***Relationship to public realm*** - Buildings should be oriented to positively define and frame adjacent public streets, and/or public or common spaces, while promoting the collective form of neighborhoods by:
      i. Matching or complementing adjacent building setbacks;
      ii. Matching or complementing adjacent building heights and massing;
      iii. Completing the streetscape pattern of the street they front.

   b. ***Relationship to neighboring homes*** – Houses should be designed to relate to their neighbors rather than as a stand-alone building. This can be accomplished by, among other things:
      i. Matching existing building heights or exceeding them by only one story.
      ii. Orienting the side yards in order to preserve the privacy of the outdoor spaces of both.
      iii. Modulating side yard and rear yard volumes to provide as much distance as possible between the facades in order to preserve privacy of the outdoor spaces of both.
      iv. The placement and size of windows in side and rear yards should be designed with care and sensitivity for the preservation of privacy between buildings.

c. ***Activating the street*** - Buildings should be designed with frontages that engage the street by providing direct access to the public realm (street or open space).

d. ***Terminated vistas*** - The massing of new buildings at street terminations should be designed to acknowledge, through their form, the centrality of their placement relative to the right of way. They should be either placed on the street's center line, or positioned in a manner that convincingly shows that they were not meant to be centered.

e. ***Window and door size and placement*** - Windows and doorways should be designed to reflect the character and size of the rooms to which they belong. The composition of street facing elevations should organize these windows, doors, and the space between them into a clear and legible pattern appropriate to both the style of the building and the scale of the street it faces.

f. ***Front yard continuity*** - The front-yard landscape of new buildings should be continuous and coordinated with that of existing neighboring ones.

4. **Block Character**

a. ***Scale*** - Buildings should be scaled to respond to their context by sensitively and positively addressing the scale and massing of their adjacent neighbors.

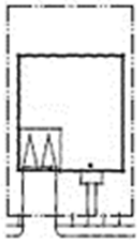
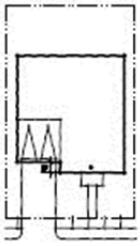
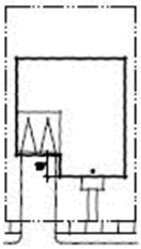
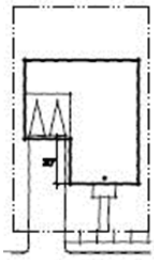
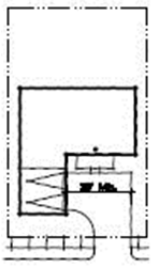
b. ***Transitions*** - Higher-density projects need to respond to lower-density, existing buildings through compatible massing and thoughtfully designed side yard elevations.

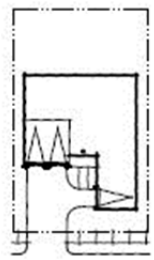
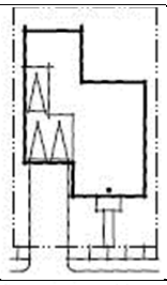
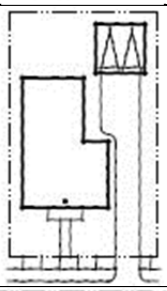
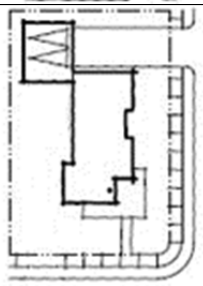
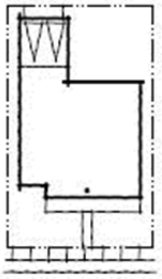
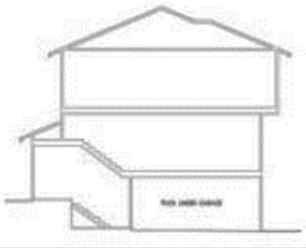
c. ***Side and rear elevations*** - The rear and/or side elevations of new buildings that are visible from the public realm should be designed with equal care and quality as the front or principal façade.

d. ***Side and rear windows*** - The placement and size of windows in side yards and rear yards should respect the privacy and need for light and air of existing or neighboring buildings.

e. ***Building entrances*** - Buildings should be entered directly and prominently from the street. Entrance ways and doorways should be clearly identifiable as prominent points of access into buildings.

f. ***Garage entrances*** - Garage entrances should be minimized when reasonably possible within the front elevation of buildings by varying garage orientation and setbacks based on product type, lot size and architectural style. The scale, shape, character, material, panel pattern, window type and color of the door shall correlate with the architectural style of the home. To incorporate the door into the collective design of the home, the garage door shall be inset within the garage door opening as appropriate to the architectural style. Garage orientations include but are not limited to recessed, tuck under, flush, swing-in, split tandem, detached rear yard, side-entry, alley-loaded, etc. Garage options to accommodate larger cars, SUVs, commercial vehicles and storage area recommended.

Garage Types	*Requirements*	*Example*
Forward	• Permitted on lots at least 50’ in width • No recess required. Garage face can be in front of the front façade. • Integrate the garage into the architectural design of the home • Requires the use of a porch frontage type (6 foot min. porch depth) • Garage door(s) shall be inset within the garage door opening a minimum of 8”	
Flush	• Permitted on lots at least 45’ in width • No recess required. Garage face can be parallel to the front façade. • Integrate the garage into the architectural design of the home • Garage door(s) shall be inset within the garage door opening a minimum of 8”	
Shallow-Recessed	• Recessed 5’ from front living area or 6’ from a front porch • Integrate the garage into the architectural design of the home • Garage door(s) shall be inset within the garage door opening a minimum of 8”	
Mid-Recessed	• Recessed 10’ from front living area • Integrate the garage into the architectural design of the home • Garage door(s) shall be inset within the garage door opening a minimum of 8”	
Deep Recessed	• Recessed 20’ from front living area • Integrate the garage into the architectural design of the home • Garage door(s) shall be recessed a minimum of 8’	
Swing-In	• Permitted on lots at least 60’ in width • Street-facing walls shall have the same architectural treatment as the front elevation • Include at least one street-facing window • Integrate the garage in the architectural design of the home • Back-up space of 28’ required • Garage door(s) shall be recessed a minimum of 8’	

Split	• Permitted on lots at least 60’ in width • Integrate the garages in the architectural design of the home • Back-up space of 28’ required • Double-car garage doors shall be inset within the garage door opening a minimum of 8”; single-car garage door shall be recessed a minimum of 8’	
Tandem	• Integrate the garage in the architectural design of the home • Double-car garage doors shall be inset within the garage door opening a minimum of 8”; single-car garage shall be recessed a minimum of 8”	
Detached Rear Yard	• The garage shall have the same architectural design as the home • Garage door(s) shall be recessed a minimum of 8”	
Side-Entry	• Allows garage orientation flexibility for corner lots • Integrate the garage into the architectural design of the home • Garage door(s) shall be inset within the garage door opening a minimum of 8”	
Alley-Loaded	• Maximum of one (1) plan per product may have second-story living area flush with garage • Otherwise, minimum recess or cantilever is 2’ • Integrate the garage into the architectural design of the home • Garage door(s) shall be inset within the garage door opening a minimum of 8”	
Tuck-Under / Subterranean	• Locate garage(s) below living area at a lower grade than the street to reduce the visual impact • Set the garage back from the front building face to reduce the mass of the garage	

5. Neighborhood Character

a. ***Neighborhood edge*** – Streets on the edge of neighborhoods should be major streets containing public open space or higher intensity buildings which front the street.

b. ***Streets*** – Streets should be designed to foster pedestrian comfort.

c. ***Open space*** - Open space fulfills many different functions for a community; therefore, different types of open space are appropriate for different areas. The open space descriptions below are provided as examples and are not intended to describe or define open space, which is defined in the MDA. The terms and conditions set forth in the MDA will control the definition and treatment of open space in the project.

Open Space	*General Description*	*Typical Size*	*Service Radius*	*Examples*
Square	A public space, seldom larger than a block at the intersection of important street and circumscribed spatially by building frontages. Its landscape often consists of paths lawns, trees, and civic buildings all formally disposed and requiring substantial maintenance. Often understood as the heart or center of a neighborhood or district	1 to 3 acres	1/8 to 1/4 mile radius	Pioneer Square (Portland Square)
Plaza	Available for civic purposes and commercial activities. Spatially defined by building frontages. Design consists primarily of pavement with optional trees. Located at intersections of important streets. Programmed with passive uses and serves as point of respite.	Up to 2 acres	1/4 to 1/2 mile radius	Olympic Plaza @ Gateway (Salt Lake City, UT)
Entrance Park	Formal delineation of a residential community entrance through landscaping and monumentation. It provides passive uses and creates neighborhood identity.	Up to 1 acre	N/A	Daybreak (South Jordan, UT)
Pocket Park	Small and frequent, generally with passive recreation that ensures walkable green space access for everyone. May contain specialized facilities that serve a concentrated or limited population or group such as tots, pets, or senior citizens.	2,500 SF to 1 acre	1/4 mile radius	Davis Park (Salt Lake City, UT)
Neighborhood Park	The neighborhood park remains the basic unit of the park system and serves as the recreational and social focus of the neighborhood. The focus is on informal active and passive recreation. The park should be centrally located within the	3 to 10 acres	1/4 to 1/2 mile radius	Reservoir Park (Salt Lake City, UT)

	neighborhood. Frequently these parks are developed adjacent to civic uses such as an elementary school.			
Community Park	The focus of this park classification is on meeting community based recreational needs, as well as preserving unique landscapes and open spaces. They allow group activities and offer other recreational opportunities not feasible at the neighborhood level. They should be developed for both active and passive recreation activities and serve two or more neighborhoods. Regardless of size, parks will be deemed Community Parks if they provide restroom facilities, parking lots, or other amenities that would service patrons who travel to the park.	10 to 20 acres	1/2 to 2 mile radius	Scera Park (Orem, UT)
Regional Park	Serves a broader purpose than community parks and is used when community and neighborhood parks are not adequate to serve the needs of the community. Focus is on meeting community-based recreation needs as well as preserving unique landscapes and open space.	20+ acres	2 mile radius	Liberty Park (Salt Lake City, UT)
School Park	School site that can be classified as fulfilling specific public space requirements for other classes of parks such as neighborhood, community, sports complex, and special use. Joint-use agreement required.	5 to 8 acres	1/2 mile radius	Farmington Elementary-Main City Park (Farmington, UT)
Sports Complex	Heavily-programmed athletic fields and associated facilities at larger and fewer sites strategically located throughout the community. Locate with good automotive and pedestrian access.	40 to 150 acres	2 to 5 mile radius	Sunnyside Park (Salt Lake City, UT)
Special Use	Covers a broad range of parks and recreation facilities oriented toward single-purpose use. Special uses generally fall into three categories: Historic/Cultural/Social Sites (ex: historic downtown areas, performing arts parks, arboretums, ornamental gardens, indoor theaters, churches, public buildings and amphitheaters). Recreation facilities (i.e. either specialized or single-purpose facilities) fall into this category; for example, community centers, senior centers, hockey arenas, marinas, golf courses and aquatic parks. Frequently community buildings and recreational facilities are located within neighborhood parks and community parks.	Varies	Varies	Pioneer Monument State Park (Salt Lake City, UT)
Park Lawn	Open space within a public right-of-way that allows for passive use, bus stops, shade trees and ornamental landscaping. (Only the portion of a park lawn that exceeds the city standard of 5 feet in width may be applied towards open space.)	Varies	Varies	South Temple (Salt Lake City, UT)
Connector Trail	Secondary public connections for pedestrians and cyclists. Located as mid-block connections, linkages between other park spaces. Typically less than 20 feet in width with minimal landscaping.	Varies	Varies	Boise Greenbelt (Boise, ID)
Paseo	Linear pedestrian corridor that is defined by homes fronting the space. Often includes passive activities as well as tot lots, community gardens, and neighborhood games.	0.5 to 2 acres	Varies	Daybreak (South Jordan, UT)

- Access to all public open space, natural and developed, shall be provided directly from the public street/sidewalk system or through a public facility.
- Open space should be used to enhance the value and amenity of surrounding development.
- Safety shall be taken into consideration through the layout and design of open spaces. Since visibility from public streets plays an important role in the self-policing of open spaces, special care shall be taken not to restrict visibility into developed open space.

i. ***Publicly Accessible Open Space*** – Individual Builders or Developers within the project will be required to accommodate the need for additional open space within individual projects (beyond that dedicated as part of the roughly 45 acre main park and as required by the PUD ordinance to dedicate or grant access to 20% of the total PUD property). Such open space may be incorporated into other functions pursuant to the terms of the MDA. Development within the remaining 251 acres (approx.) of property within the R-2-10 zone district will be required to provide an additional approximately 58.6 acres of required public open space.

ii. ***Public Trails***—Individual Builders or Developers within the project will be required to accommodate a trail system. Trails will be required to connect to any existing adjacent trails. Trails may be relocated through or around proposed projects provided they allow for a continuous trail system.

E. Building & Site Standards

The following criteria in Section E shall be used by the Planning Commission to evaluate Final Plat applications for individual projects proposed within the development (unless otherwise approved by the Planning Commission).

1. **Scope & Authority**
   Planning Commission shall review all applications for development within the project according to the standards outlined in this section. Any items not addressed in this section shall be reviewed in accordance with the current Herriman City Code at time of annexation of the Property into Herriman City, subject to the terms and conditions of the MDA.. Planning Commission shall require a written statement of approval from the Design Review Committee (DRC) stating compliance and approval..

2. **Density Distribution**
   The project is approved with underlying zones of C-2 and of R-2-10 with a PUD overlay. The total allowed residential units for the project (total area less the commercial parcels) shall be 1,990 units. The distribution of units is identified in the Project Guidelines.

Area A	**Acres**	**du/ac**	**Units**
Multi-family – Apartment Site 1	15	20	300
Multi-family – Apartment Site 2	15	20	300
Residential	108.65	8	915
Maximum Total Units			1,515

Area B	**Acres**	**du/ac**	**Units**
Single-family Residential	71.12	7	520

Area C	**Acres**	**du/ac**	**Units**
Single-family Residential	38.23	3	117

In the event that either apartment project allowed in Area A is not built, the total number of units allocated shall be transferred to the Residential component of Area A. In addition, if other non-residential land uses are incorporated into the plan (i.e. churches, schools, etc.), the corresponding amount of density within the respective Development Area of the plan shall be reduced as per the allocated density of that Area.

3. **Lot Widths & Setbacks**

Minimum lot widths and setbacks shall be as follows (unless otherwise approved by the Planning Commission):

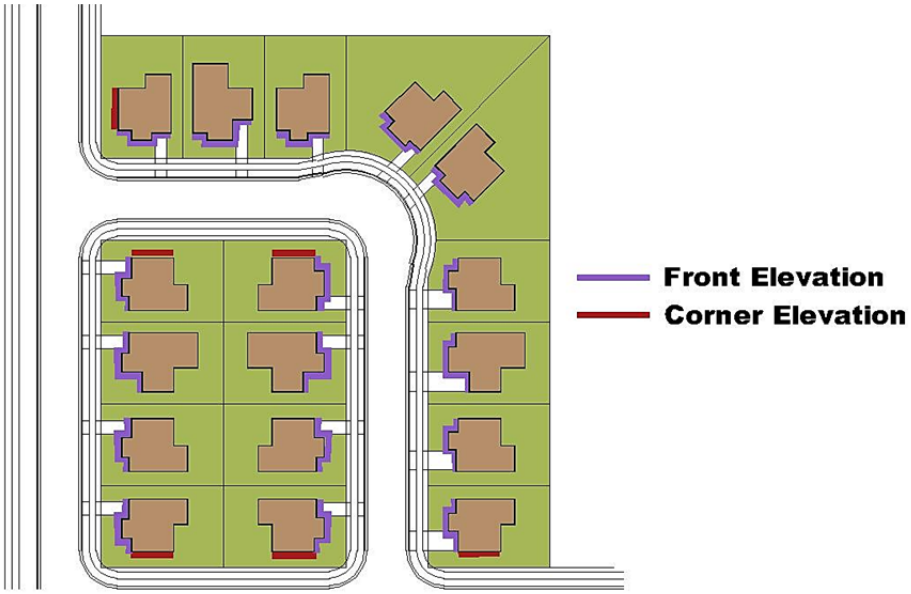
Dwelling type	*Front-yard Setback*	*Rear-yard Setback*	*Side-yard Setback*	*Lot Frontage*
Single-family detached	10’ for living area 20’ from face of garage to property line	15’ Minimum	5’ Minimum (Minimum 10’ between adjacent homes)	35’ Minimum
Multi-family	20’ Minimum	10’ Minimum	10’ Minimum	n/a

a. *Accessory Building Setback Standard*—Accessory buildings (detached garages, workshops, sheds, etc.) shall be a minimum of 5’ setback from all property lines and shall not impose hardship on a neighboring property (e.g. storm water runoff from roof overhangs).

4. **Lot Character**
   a. ***Staggered front yard setbacks*** – A variable front yard setback should be encouraged within each block.

   b. ***Variable lot width*** **–** Providing variable lot widths within an individual product line is encouraged

   c. ***Façade zones*** — Front and corner lot elevations (or façades) and, in some situations rear elevations, that are visible from public areas are important to community character. It is imperative for these façades to be articulated to improve the street scene and aesthetics of the neighborhood. Façade zones will be identified as applicable front elevations, corner lots, and/or visible edges in establishing the level of architectural detail required.



5. **Building Heights**

Building height restrictions shall be as follows (unless otherwise approved by the Planning Commission):

Dwelling type	*Story Height*	*Maximum Stories*	*Height Measurement*
Single-family detached	12’	3	Maximum height measured to top of ceiling plate of top story
Accessory Building	10’	1	
Multi-family	12’	3	

Building height is measured in stories for each above-ground level according to the following:

a. Stories are measured from finished floor to finished ceiling.
b. Unfinished attics do not count towards building height. Finished attics count toward ½-story.
c. Raised basements greater than 3 feet above grade at the principal frontage are counted as a story.
d. Walk-out basements are not counted as a story, provided the front elevation does not expose more than 3’ of the basement story.

6. **Exterior Building Materials**

Building materials for single-family and multi-family developments shall conform, at a minimum, to Herriman City Design Standards for medium and high-density projects and shall meet all conditions of the Design Review Committee. Applicants will be required to submit to Herriman City all architectural

elevations required by City standards, as well as architectural style cut sheet(s), building type cut sheet(s), open space cut sheet(s), and architectural color & materials map(s). (See appendices for examples.)

7. **Parking**

Parking requirements shall be as follows (unless otherwise approved by the Planning Commission):

Dwelling type	*Parking Required/unit*	*Guest Parking Spaces*	*Notes*
Single-family homes	2 sp/unit	0	Tandem parking to meet required parking is allowed behind garage spaces provided the space does not encroach into sidewalks or public rights-of-way
Town homes that are alley loaded	2.5 sp/unit	0.5 per unit	Tandem parking to meet required parking is allowed behind garage spaces provided the garage and tandem space are assigned to a specific unit and the space does not encroach into sidewalks or travel lanes substantiated by a parking analysis
Town homes that are not alley loaded	2 sp/unit	0.5	Tandem parking to meet required parking is allowed behind garage spaces provided the garage and tandem space are assigned to a specific unit and the space does not encroach into sidewalks or travel lanes substantiated by a parking analysis
Multi-family Apartments	1.75 sp/unit	0.125 per units	Tandem parking to meet required parking is allowed behind garage spaces provided the garage and tandem space are assigned to a specific unit and the space does not encroach into sidewalks or travel lanes substantiated by a parking analysis

8. **Landscape & Plant Materials**

Plant Materials shall be consistent with the Herriman City Approved Tree and Shrub List (§4.17.03 Herriman Development Standards).

Applicants will be required to submit landscape plans for review for each individual site within the project boundary. Special care will be taken in reviewing the landscape for areas visible from public rights-of-way within any front or side setback.

Front and side yards, visible from the street, shall be installed prior to occupancy per Herriman City Ordinance 9-4-3. Rear yards that are visible from the street shall be maintained so vegetation is not unruly.

9. **Street Layouts**

Major street and street connections shall be consistent with the terms and conditions of the MDA and the infrastructure plans and mutually agreed upon by Herriman City and the master developer. Widths of streets shall be consistent with these Project Guidelines and consistent with the appropriate street classifications as identified in traffic studies and the Master Transportation Plan adopted by Herriman City. The design of interior streets should consider allowing the creation and use of non-conventional street standards.

10. **Roadway design**

a. **Road Cross-sections**

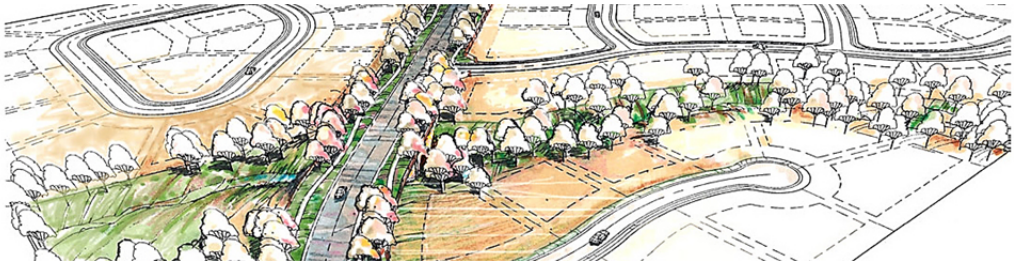
Typical road cross-sections shall be modified as shown below. Additional width of park strips may be counted as open space toward the required open space amount.

b. **Engineering cross-section** (asphalt profile)
Road profile cross-section (i.e. thickness of asphalt profile and depth of gravel base) shall be determined based on the recommendation of a geotechnical engineer and location-specific conditions & criteria.

11. **Open Space**

a. ***Publicly Accessible Open Space*** – Individual Builders or Developers within the project will be required to accommodate the need for additional open space within individual projects (beyond that dedicated as part of the roughly 45 acre main park and as required by the PUD ordinance to dedicate or grant access to 20% of the total PUD property). Such open space may be incorporated into other functions pursuant to the terms of the MDA.

b. ***Public Trails***— Individual Builders or Developers within the project will be required to accommodate a trail system. Trails will be required to connect to any existing adjacent trails. Trails may be relocated through or around proposed projects provided they allow for a continuous trail system.



F. Appendices

Example(s) of Architectural Cut Sheets

NOTE: The following cut sheets are examples of the type of cut sheets that will be developed by the builder/developer and will be submitted to the DRC & the Herriman Planning Commission for review and approval. These cut sheets are not intended to be proposals for architectural product or styles for the Creek Ridge Project, but rather an example of what the planning commission and DRC will expect to see from developers.

Appendix A

Example(s) of Architectural Cut Sheets

(To be submitted to DRC & Planning Commission by builder/developer)

American Foursquare

Identifying Characteristics

- Simple box shape
- 2 ½ stories high
- Large central dormer
- Full width one-story porch with square columns and wide stairs

Building Form

- Symmetrical building form
- Two-story rectangular massing

Roofs

- Hipped or pyramid roof line
- Deep overhanging eaves
- Front single dormer
- Roof pitch - 3:12 to 6:12
- Roof overhang
    - Eaves – 18 inches

Elevations

- ***Front elevations***: Stucco, fiber-cement siding, smart board siding, shingle, stone, and/or brick. May have different siding materials on the upper and lower walls.
- ***Side elevations***: Front elevation materials must wrap the corner of the house a minimum of 18 inches, or a change of materials must occur at an inside corner. When in public view additional detailing is required to occur.
- ***Rear elevations***: Must have detailing consistent with the architectural style. When in public view additional detailing is required to occur such as stepping of elevations, massing variation and varied patio elements.

Windows

- One-over-one
- Multi-over-one
- Rectangular tops

Entries

- Full width one-story porch with square columns and wide stairs

Doors

- Single door
- Large pane glazing
- Rectangular

Detail Elements

- Brick pedestals
- Gable dormer
- Exposed rafter tails

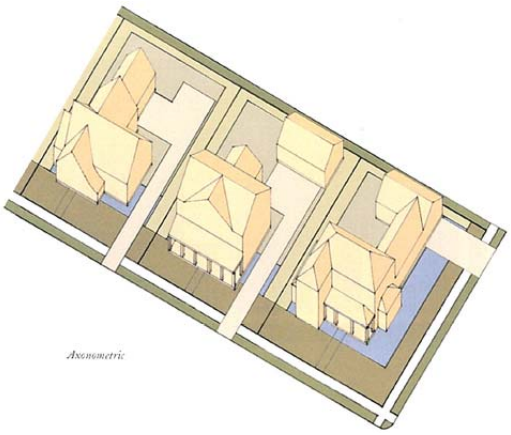
Colors / Materials

- Natural earth tone
- Darker rich tone
- Classic architectural palette
- Stucco
- Fiber cement siding
- Shingle
- Brick
- Stone

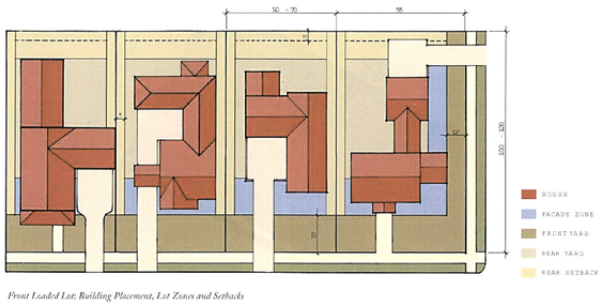
Appendix B

Example(s) of Building Type Cut Sheets

(To be submitted to DRC & Planning Commission by builder/developer)



Axonometric



Front Loaded Lot; Building Placement, Lot Zones and Setbacks

LOT SIZE (APPROXIMATE)

- Interior lots: 50-70 feet by 100–120 feet
- Corner lots: 55 feet by 100–120 feet
- Maximum 40% lot coverage

MINIMUM HOUSE SETBACKS

- Front Yard: 15 feet to the house; 18 feet behind front facade to street-facing engaged garage, 0 feet if garage doors face side yard
- Side Street: 15 feet to the house; 20 feet to the garage
- Side Yard: 5 feet to the house and garage
- Rear Yard: 20 feet to the house; 5 feet to the garage

ENCROACHMENTS INTO SETBACKS

- Porches 5 feet into front yard and side street setbacks only
- Balconies 5 feet into front yard and side street setbacks only
- Bay windows 2 feet
- Fireplace/Media Center 2 feet (10 feet maximum width)
- Patio 2 feet

GARAGE TYPES

- Semi-attached, side street drive (located at rear setback line)
- Engaged garage
- Detached, side yard drive (located at rear setback line)

LIVING AREA

- 1,500 to 2,400 square feet
- Maximum single-story footprint is 1,600 square feet

Appendix C

Example(s) of Architectural Color & Material Map

(To be submitted to DRC & Planning Commission by builder/developer)

Diagrammatic representation of color locations for building elements

Application of color palette on proposed home

Potential Color / Building Material Palettes

Appendix D

Example(s) of Open Space Cut Sheets

(To be submitted to DRC & Planning Commission by builder/developer)

Community Park

Description
The focus of this park classification is on meeting community based recreational needs, as well as preserving unique landscapes and open spaces. They allow for group activities and offer other recreational opportunities not feasible at the neighborhood level. They should be developed for both active and passive recreation activities and serve two or more neighborhoods.

Size
10 to 20 acres

Service
1/2 to 2 mile radius

Examples
Scera Park - Orem, Utah

Pocket Park

Description
Small and frequent, generally with passive recreation that ensures walkable green space access for everyone. May contain specialized facilities that serve a concentrated or limited population or group such as tots, pets, or senior citizens.

Size
2,500 SF to 1.0 Acre

Service
1/4 mile radius

Examples
Davis Park - Salt Lake City, Utah