HERRIMAN CITY

NOTICE OF PUBLIC HEARING

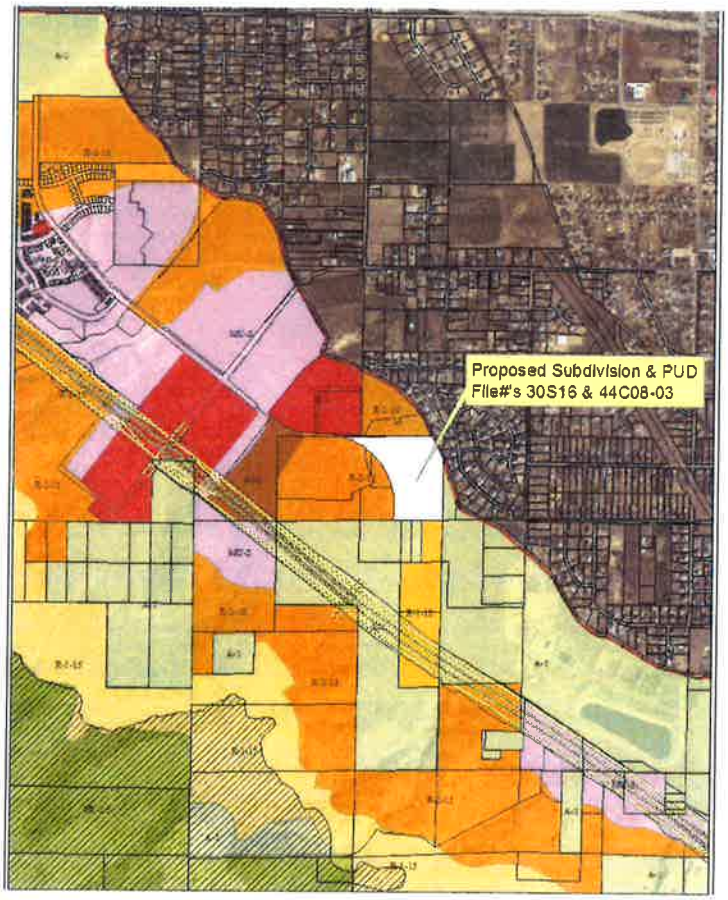
October 24, 2016

Re: File Number 30S16 & 44C08-03

Wasatch South Hills has submitted an application for subdivision and final PUD approval of 155 single family lots and 127 townhome units on property located at approximately 3200 W 15100 S. The subject property is approximately 37 acres in size. The property is currently zoned R-2-15. Salt Lake County records indicate that you own property within *at least* 300 feet of the subject property or are one of the public entities that may be affected by this proposal.

A public hearing regarding this proposal will be held before the Herriman City Planning Commission on **Thursday, November 3, 2016 at 7:00 p.m.** at the Herriman Community Center located at 13011 S Pioneer St, Herriman, Utah. The public is encouraged to attend.

Included with this notice is a map showing the location of the property requesting Planning Commission action and the proposed site plan.



Should you desire further information, you may contact:

Applicant: **John Lindsley**
Phone: **(801) 961-1182**

If you have any questions please contact the Herriman Planning Department at (801) 446-5323 during regular business hours or email planning@herriman.org.

Sincerely,

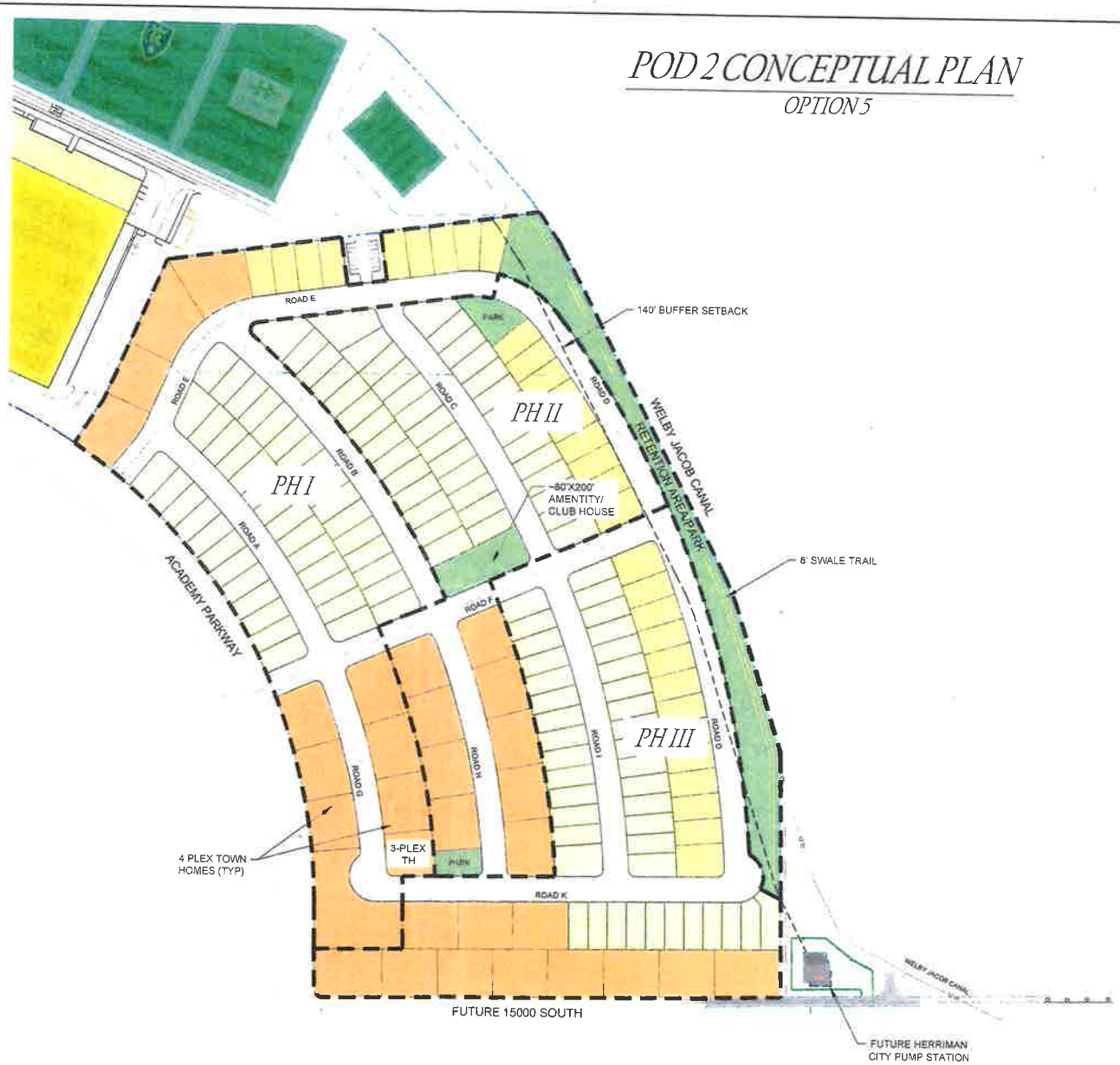
Sandra Llewellyn
Planner I
planning@herriman.org

POD 2 CONCEPTUAL PLAN

OPTION 5

GRAPHIC SCALE

(IN FEET)
1 inch = 100 ft



LOT TABULATION

	50' LOTS	40' LOTS	24' TOWN HOMES	
PHASE 1	9	42	47	98
PHASE 2	9	41	36	86
PHASE 3	13	41	44	98
	31	124	127	282

50' LOT | 40' LOT | 24' TOWN HOME TYPICAL 4-PLEX

TYPICAL LOT DIMENSION

GENERAL NOTES:

1. THIS PLAN IS FOR CONCEPTUAL PLANNING ONLY. UNIT COUNT AND CONFIGURATION MAY CHANGE.
2. DUE TO THE ROADWAYS HAVING A LARGE RADII, THE LOT WIDTH IS CONCEPTUALLY MEASURED AT THE MIDDLE OF THE LOT. FINAL FRONT AND REAR LOT WIDTHS WILL BE ADDRESSED AT FINAL PLAT.
3. HERRIMAN CITY 53' RIGHT OF WAY SHOWN, REQUIRES CITY COUNCIL APPROVAL.
4. TOWN HOME LOTS REPRESENT 4 PLEX BUILDING, AVERAGE 96' WIDE.
5. CONCEPTUAL LAYOUT ONLY, UNIT COUNT MAY CHANGE.

LAND USE TABLE

POD 2

WASATCH SOUTH HILLS AREA =	26.76 ACRES
FORMER BOULDEN PROPERTY =	5.99 ACRES
PUMP REMAINDER PARCEL =	2.53 ACRES
TOTAL AREA =	37.28 ACRES

UNIT TYPE

50'x100' LOT =	31 UNITS
40'x100' LOT =	124 UNITS
24'x100 LOT =	127 UNITS
TOTAL UNITS =	282 UNITS
DENSITY =	7.56 DU/A

No.	DESCRIPTION	BY	DATE
	REVISIONS		

SCALE (HORIZ): 1" = 100'
SCALE (VERT): N/A
DRAWN BY: SPM
CHECKED BY: RHD
DATE: 10.12.2016
PROJECT No. 2098

infinity CONSULTANTS
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WASATCH SOUTH HILLS
POD 2 CONCEPTUAL PLAN
OPTION 5
HERRIMAN, UTAH

SHEET
C1