



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

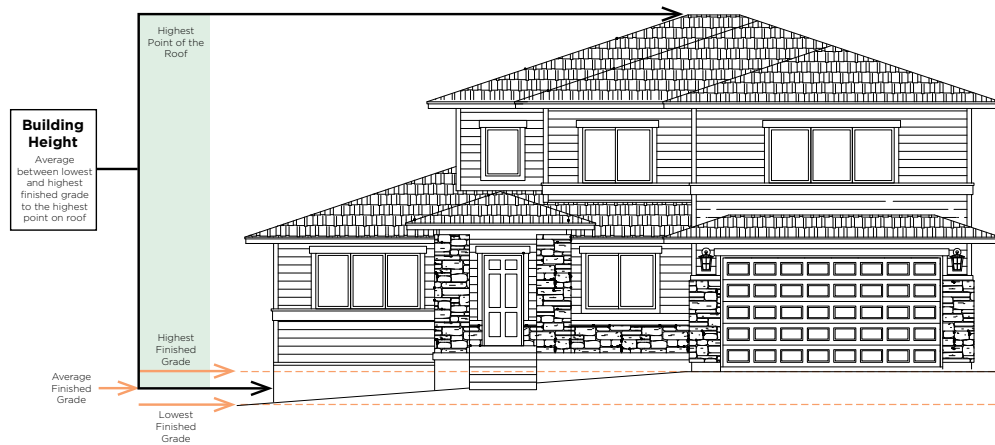
The following standards apply to all single-family home types:

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.

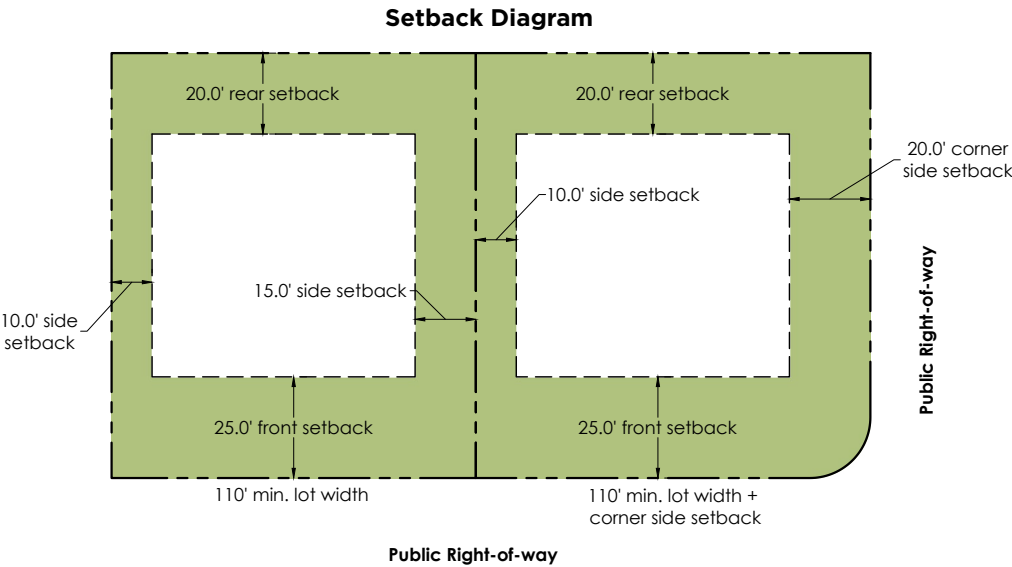
Other Structure Setbacks

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

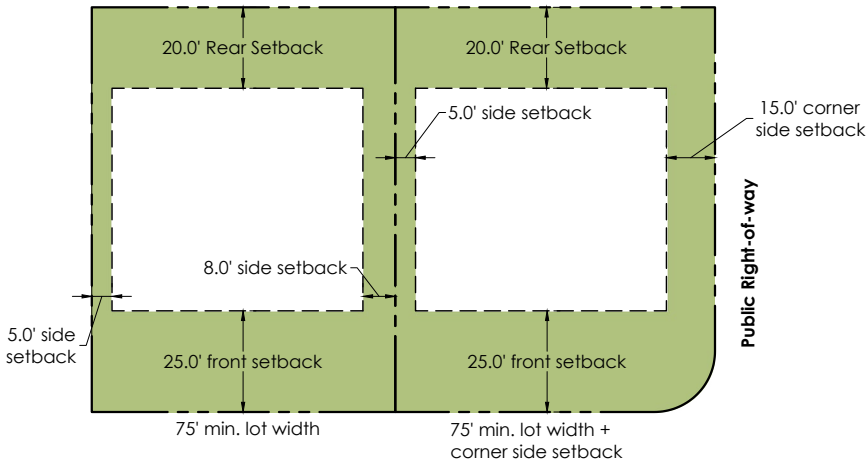
Minimum Lot Size	11,000 SF
Minimum Lot Width	110'
Front Setback	25'
Side Setback	15' / 10'
Corner Side Setback	20'
Rear Setback	20'
Maximum Building Height	40'



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'

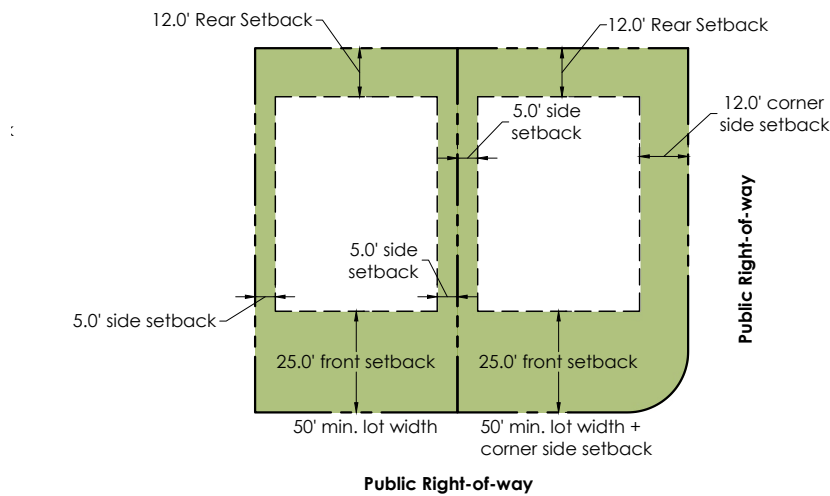
Setback Diagram



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'

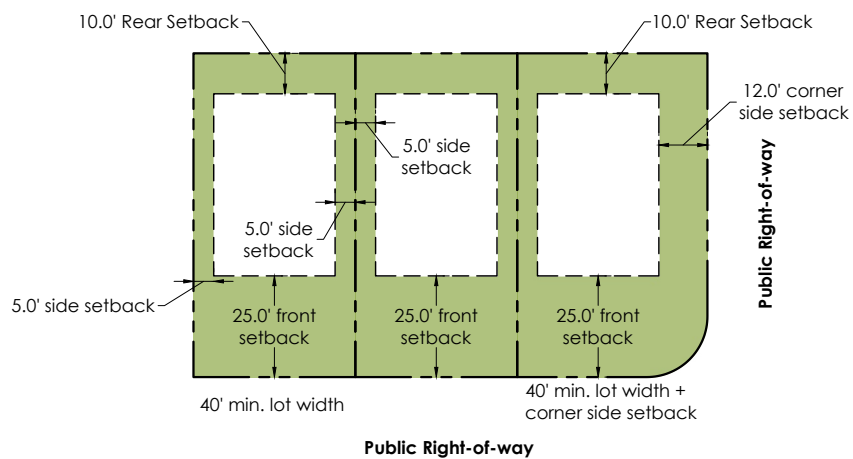
Setback Diagram



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

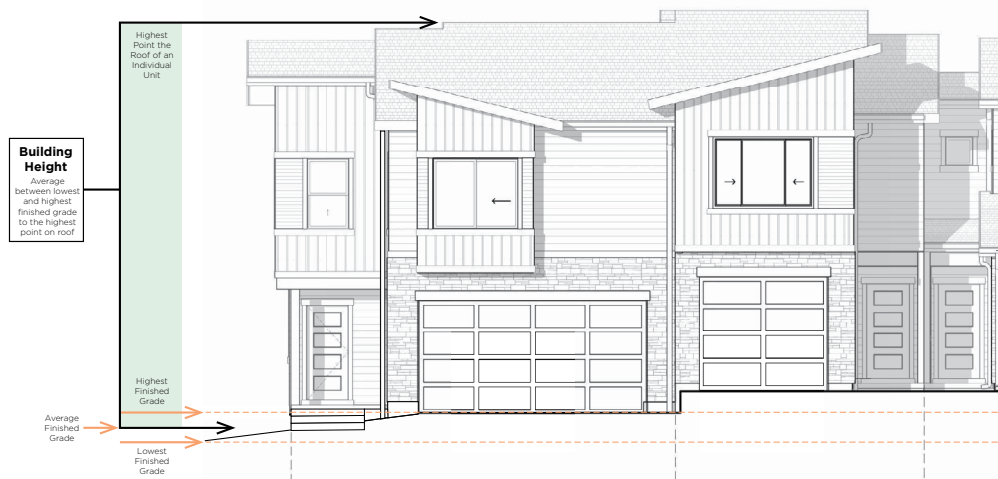
Multi-family homes are higher density residential units. Townhomes are built in a row with all units sharing a similar style. Garages may be built at the front or rear of the home. These townhomes are referred to as front-load or rear-load. Multi-family types also include apartment homes and condos, 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

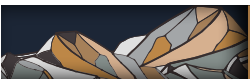
The following materials are permitted: masonry, stucco, fiber cement-type siding, metal architectural paneling, or other materials consistent with styling of the particular building. All materials and colors must be approved by the PARC.

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

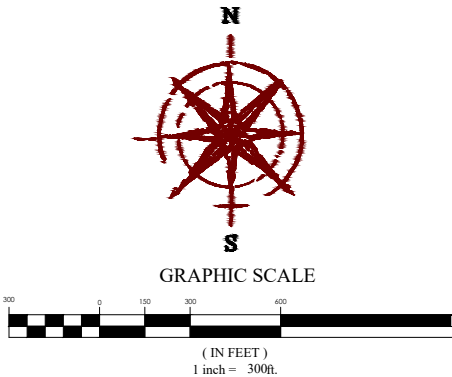
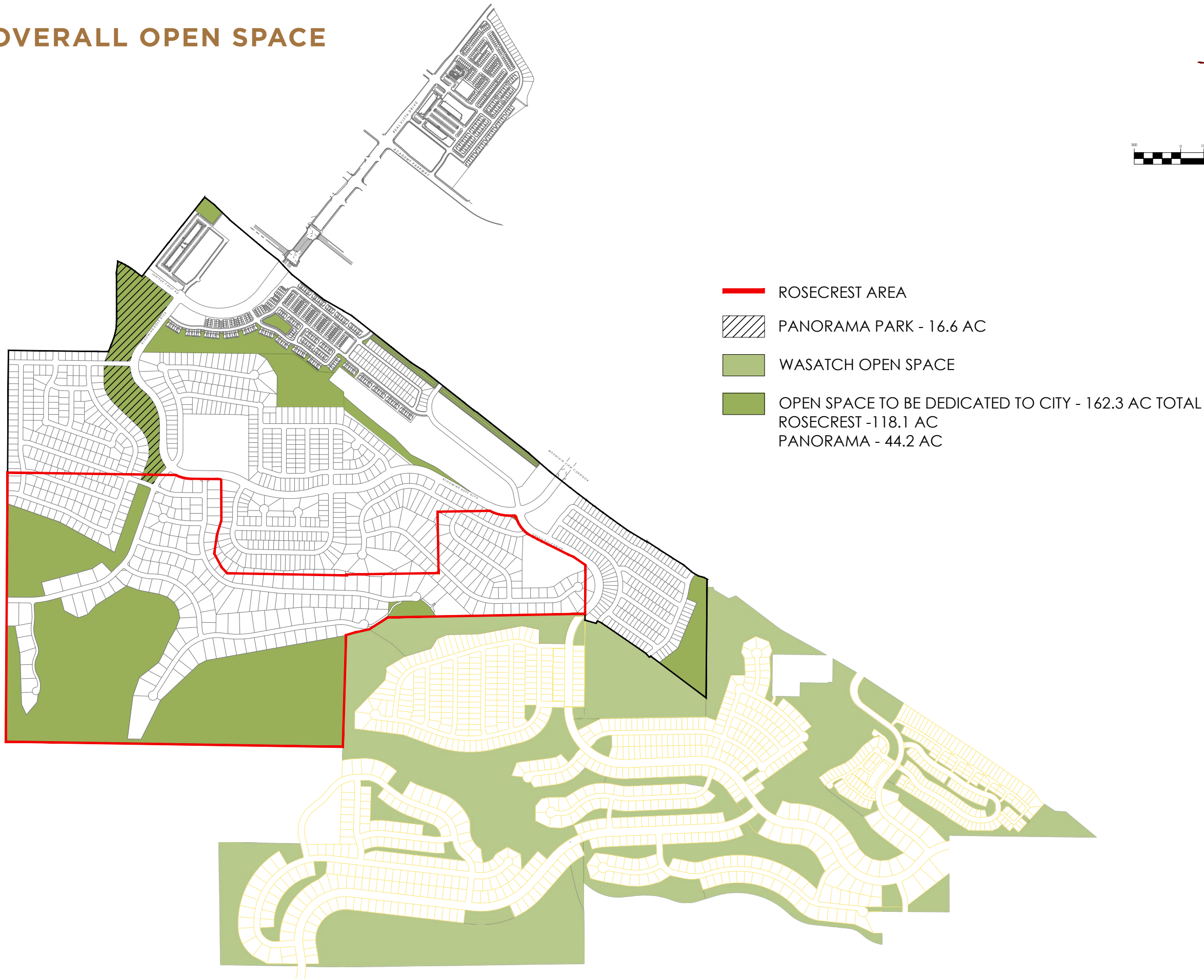
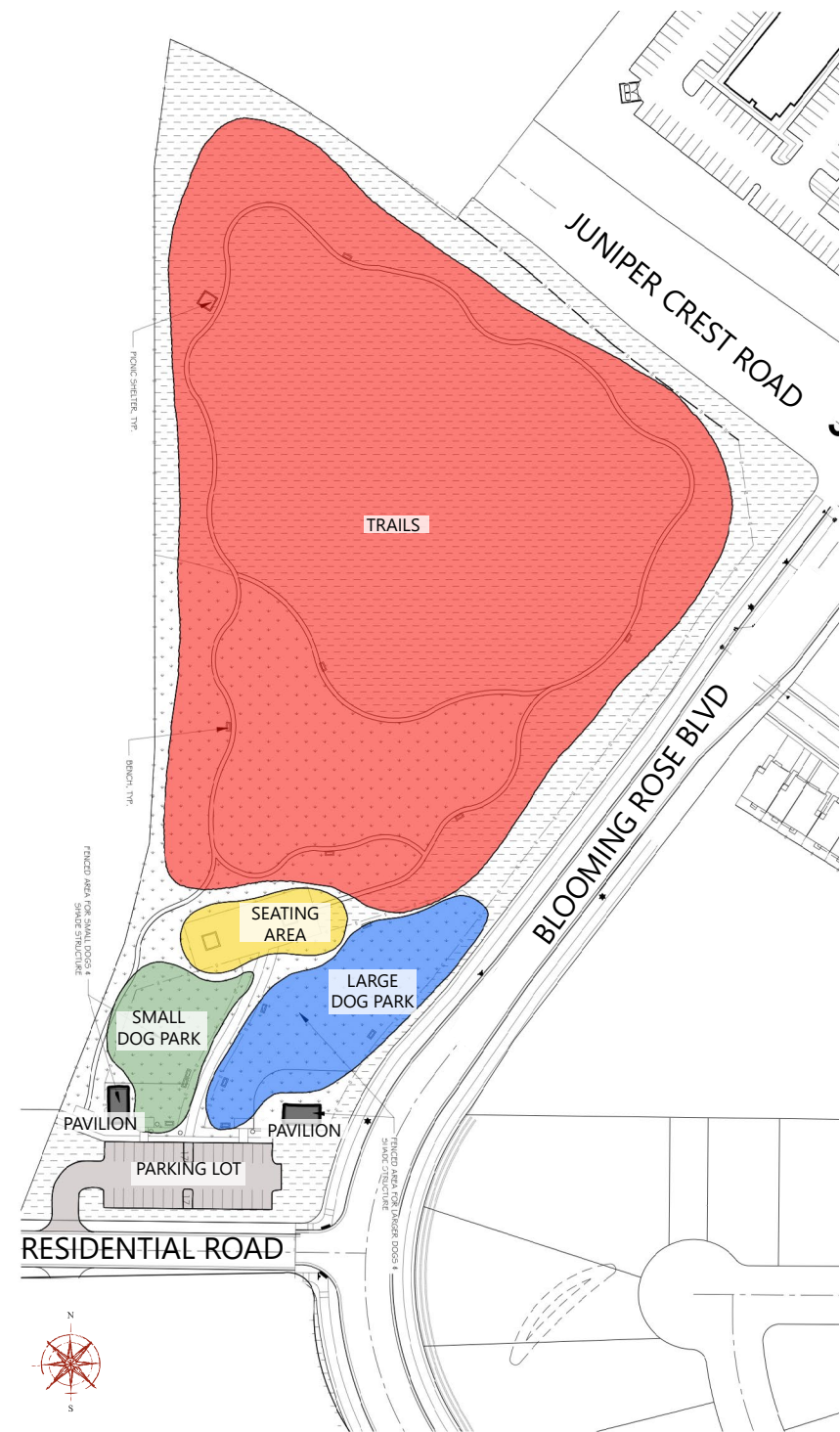


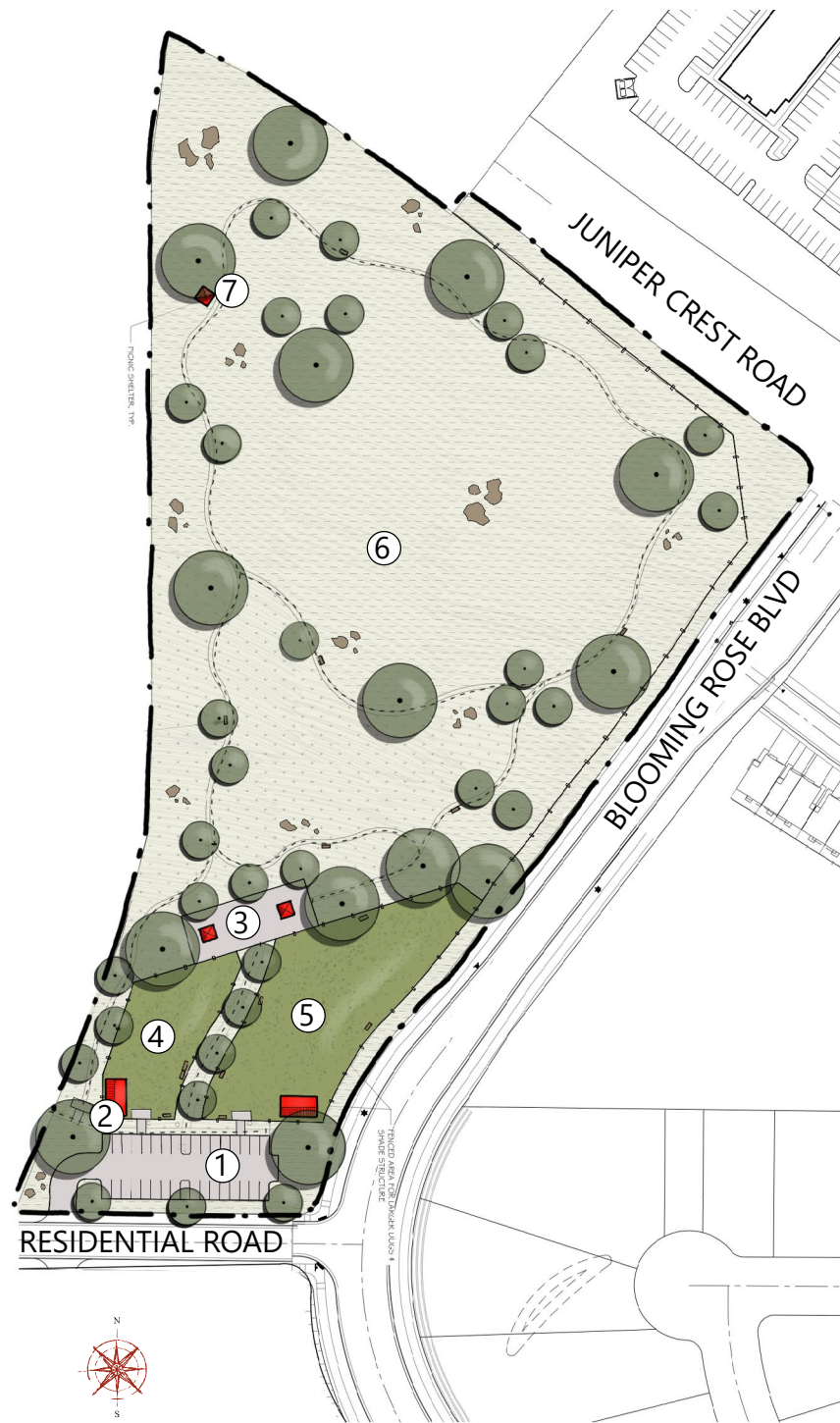
EXHIBIT: PANORAMA PARK



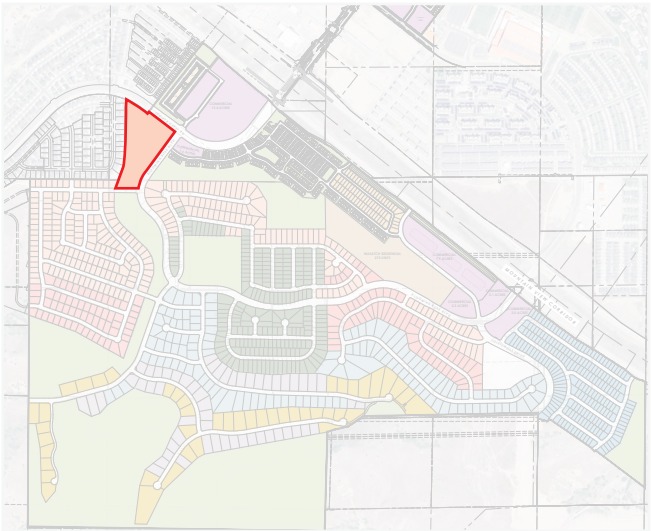
EXHIBIT: PANORAMA PARK — NORTH



FUNCTIONAL DIAGRAM



CONCEPT

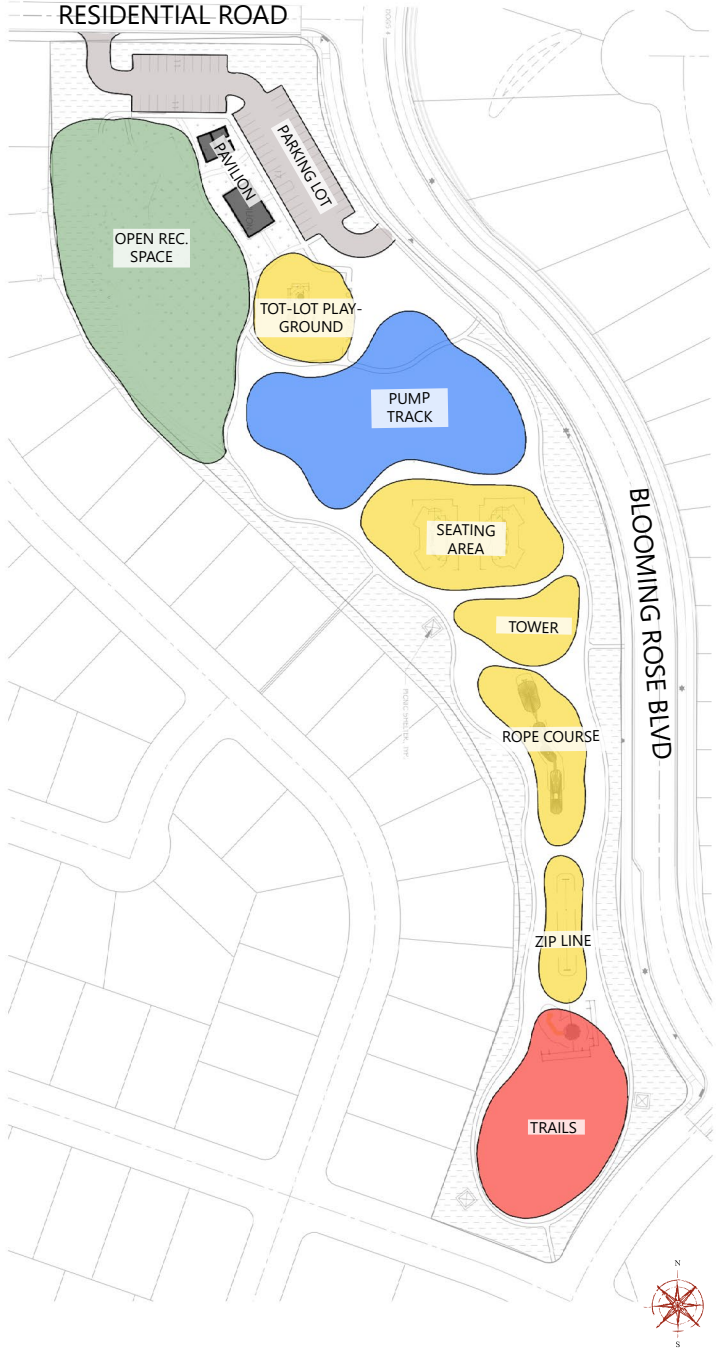


NOTE: Layout and landscaping are conceptual.

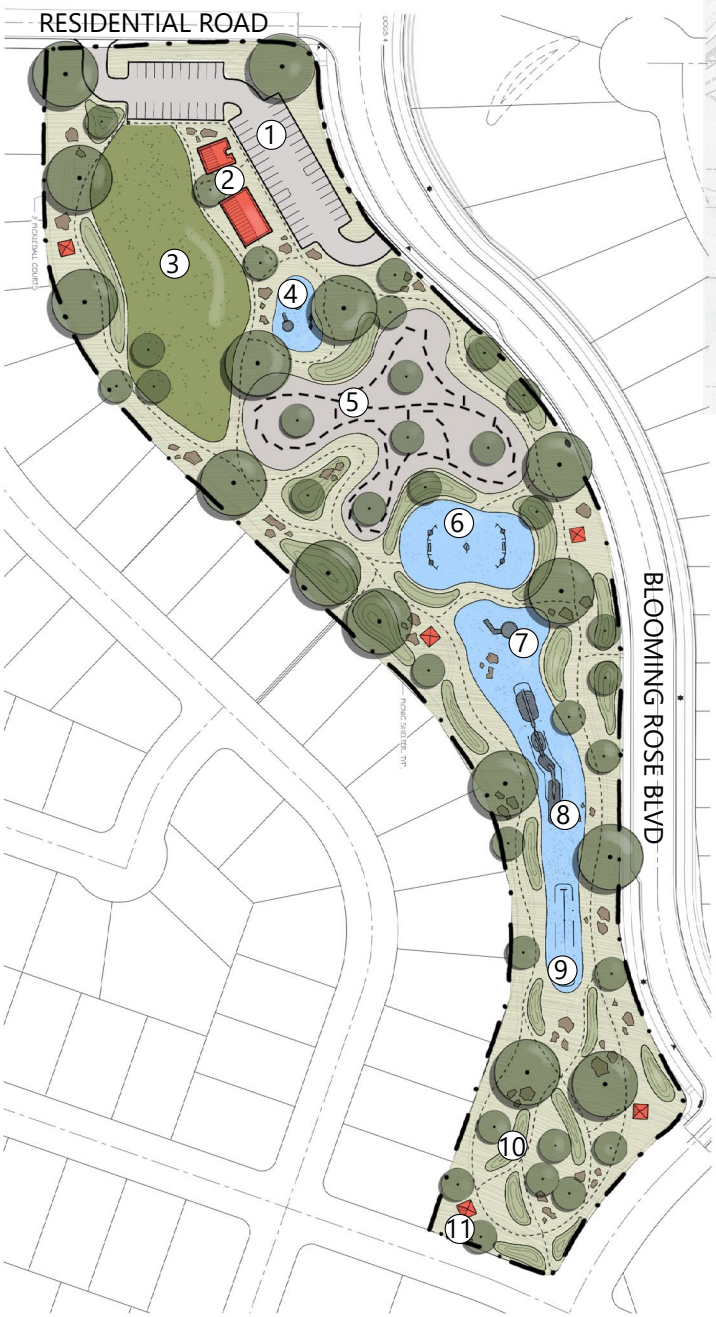
- ① PARKING LOT
- ② PAVILION
- ③ SEATING AREA
- ④ SMALL DOG PARK
- ⑤ LARGE DOG PARK
- ⑥ OPEN TRAIL SPACE
- ⑦ PICNIC SHELTER



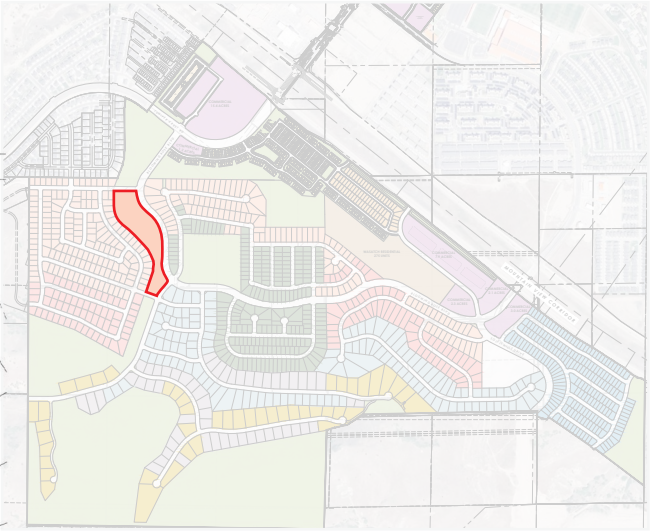
EXHIBIT: PANORAMA PARK — SOUTH



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

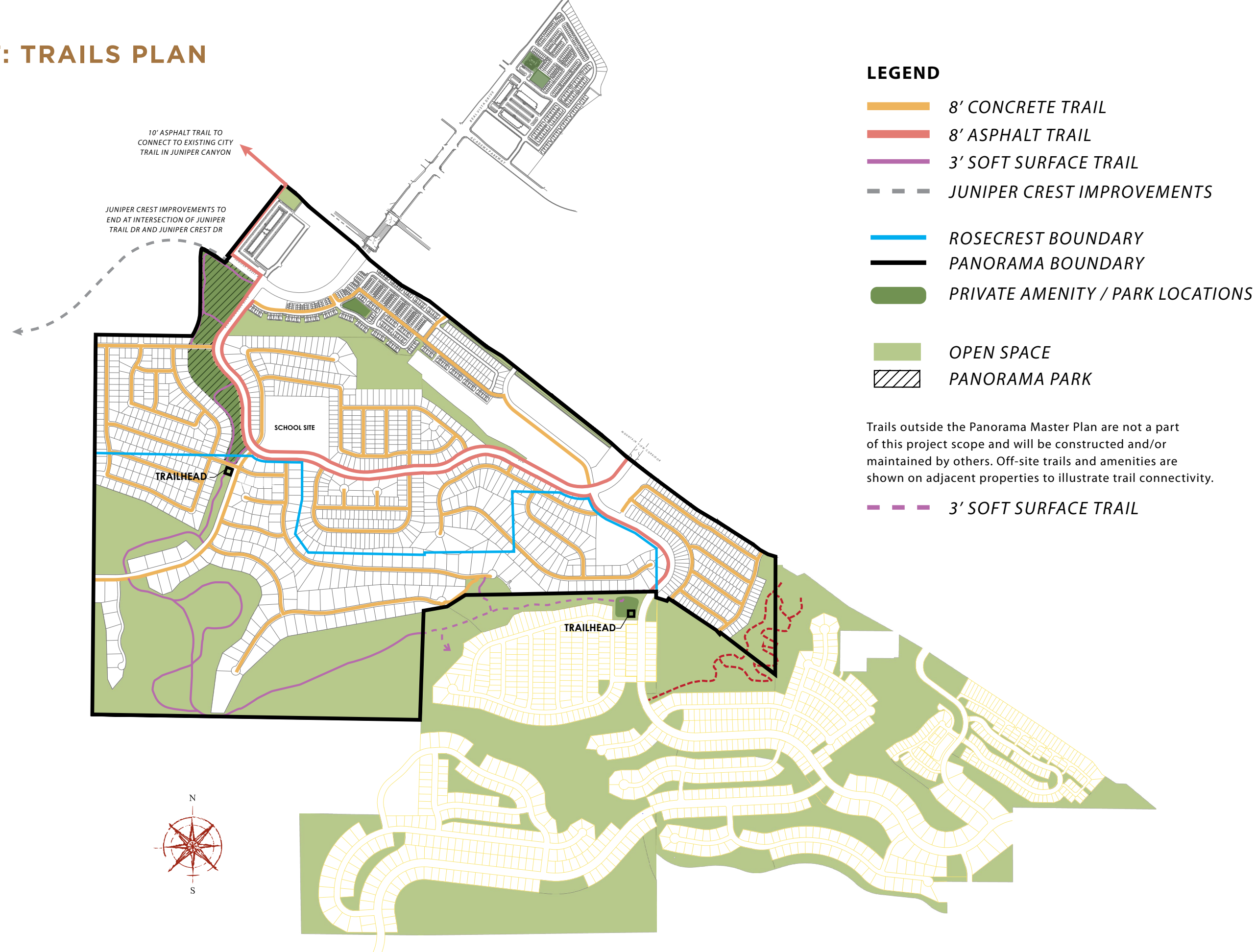
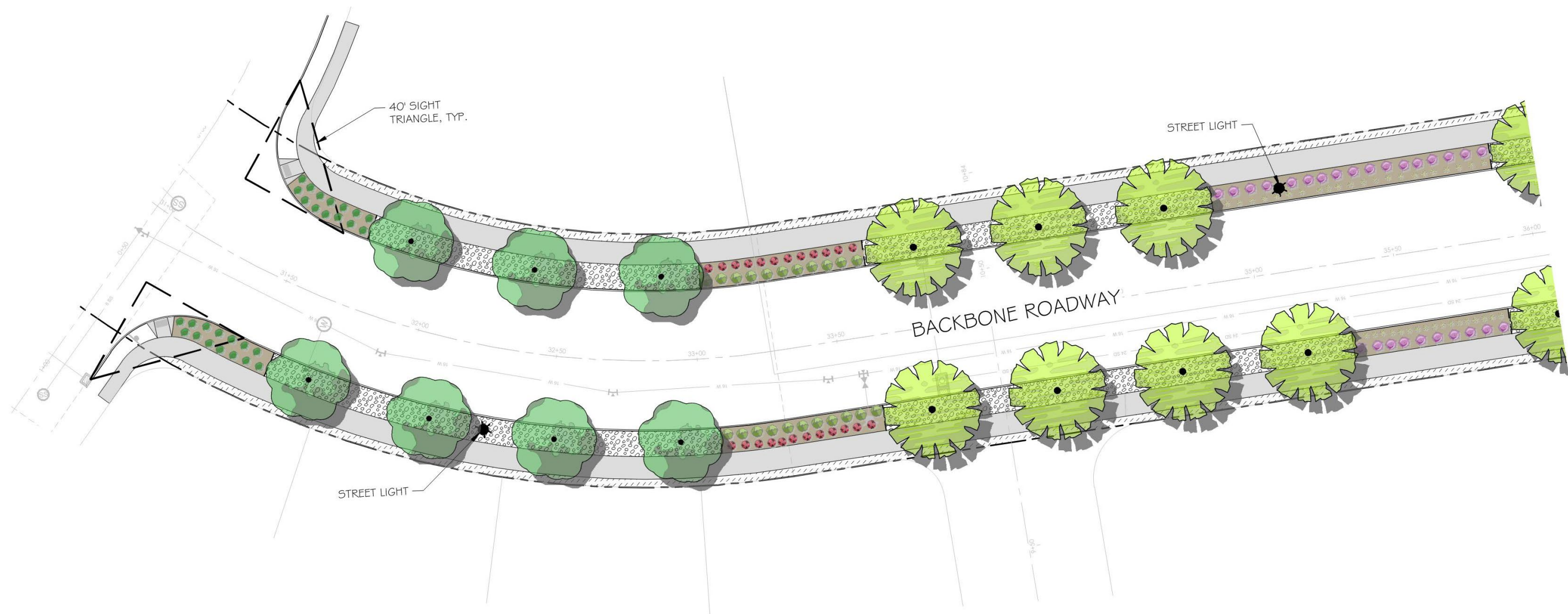


EXHIBIT: TYPICAL LANDSCAPE FOR BACKBONE ROADWAYS



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 PLACE 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

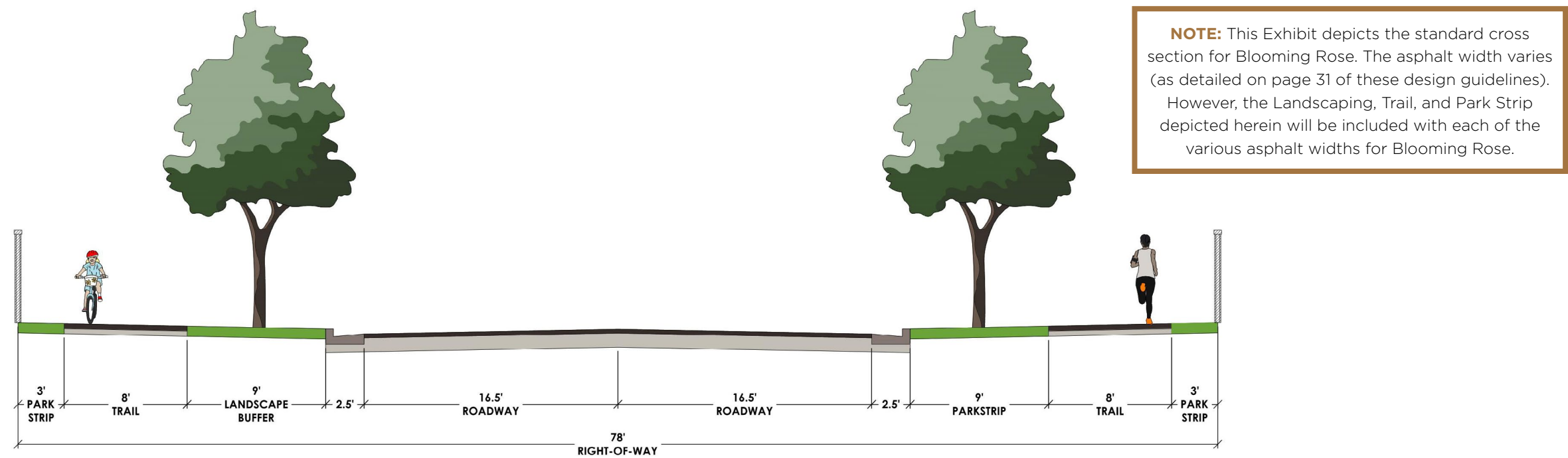
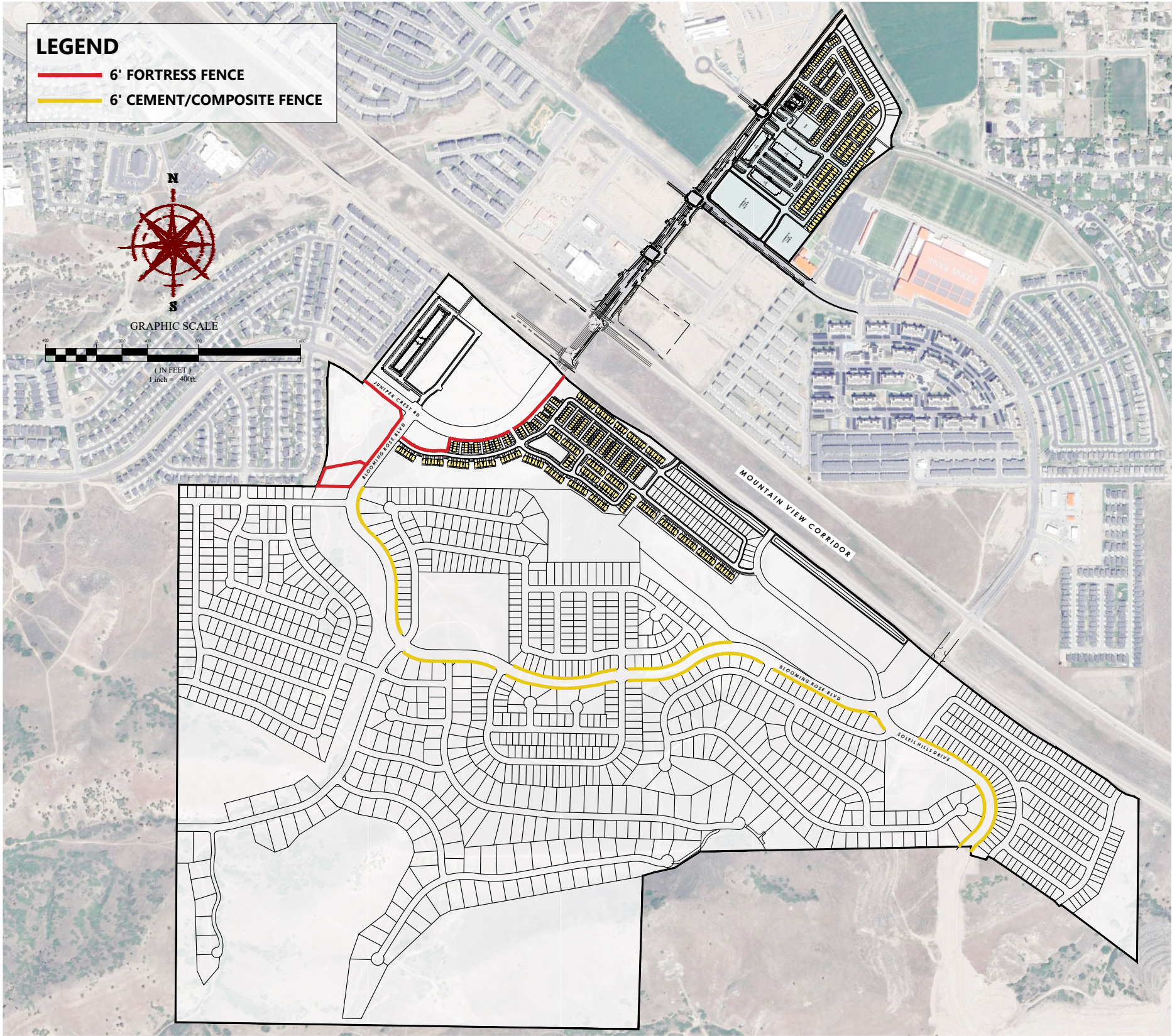


EXHIBIT: FENCING PLAN



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.

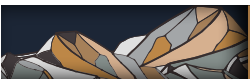
- » Dimensions shall not exceed 32 square feet.
- » The height shall not be more than 10 feet above grade.
- » Temporary directional signs must be removed within 30 days of when the last home is sold in the neighborhood or when the model home is sold, whichever comes first.



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.

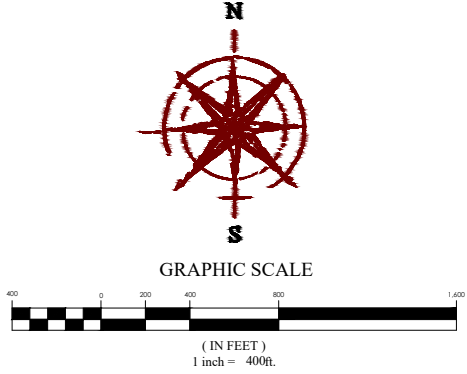
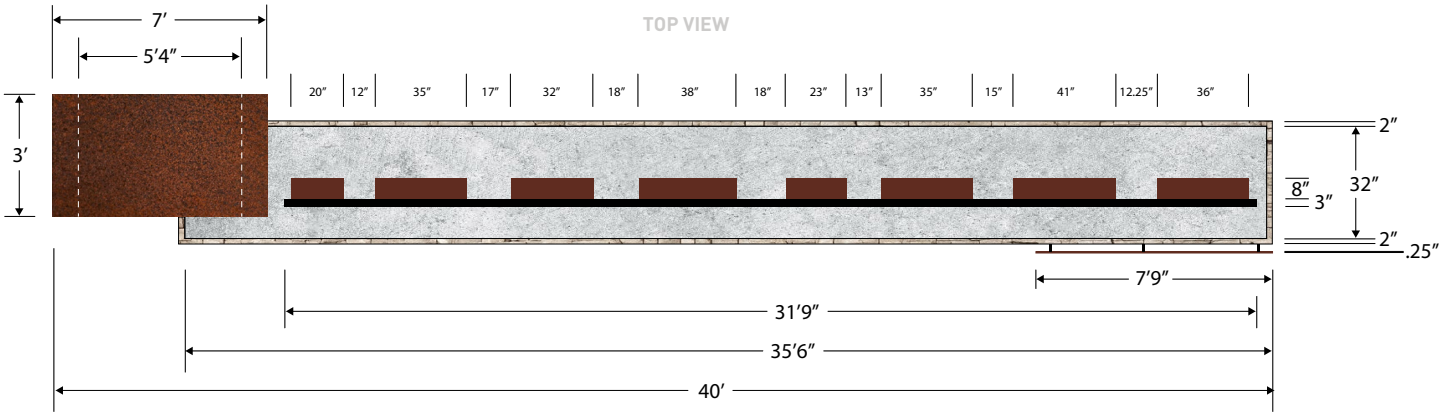
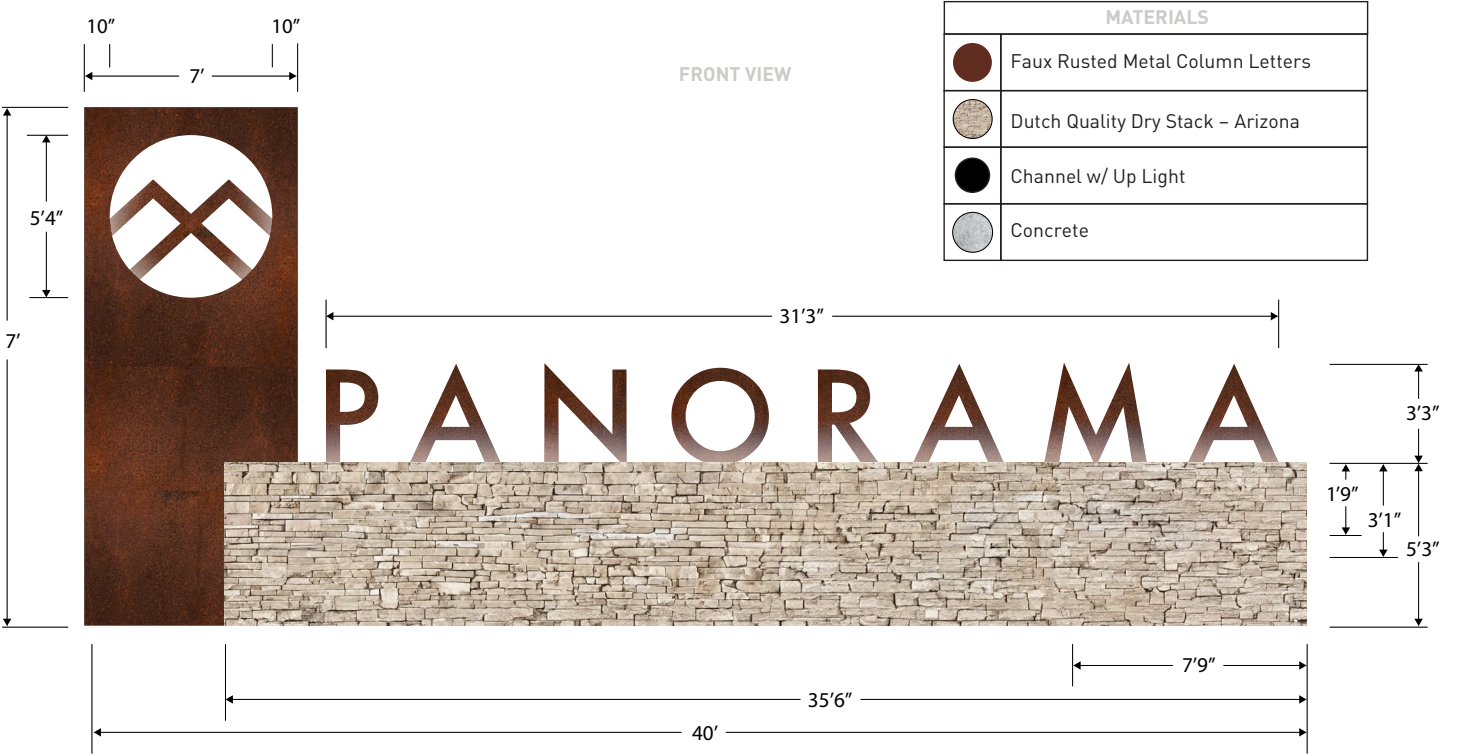
3) TRAIL SIGNAGE

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 scarring 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 accommodating 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

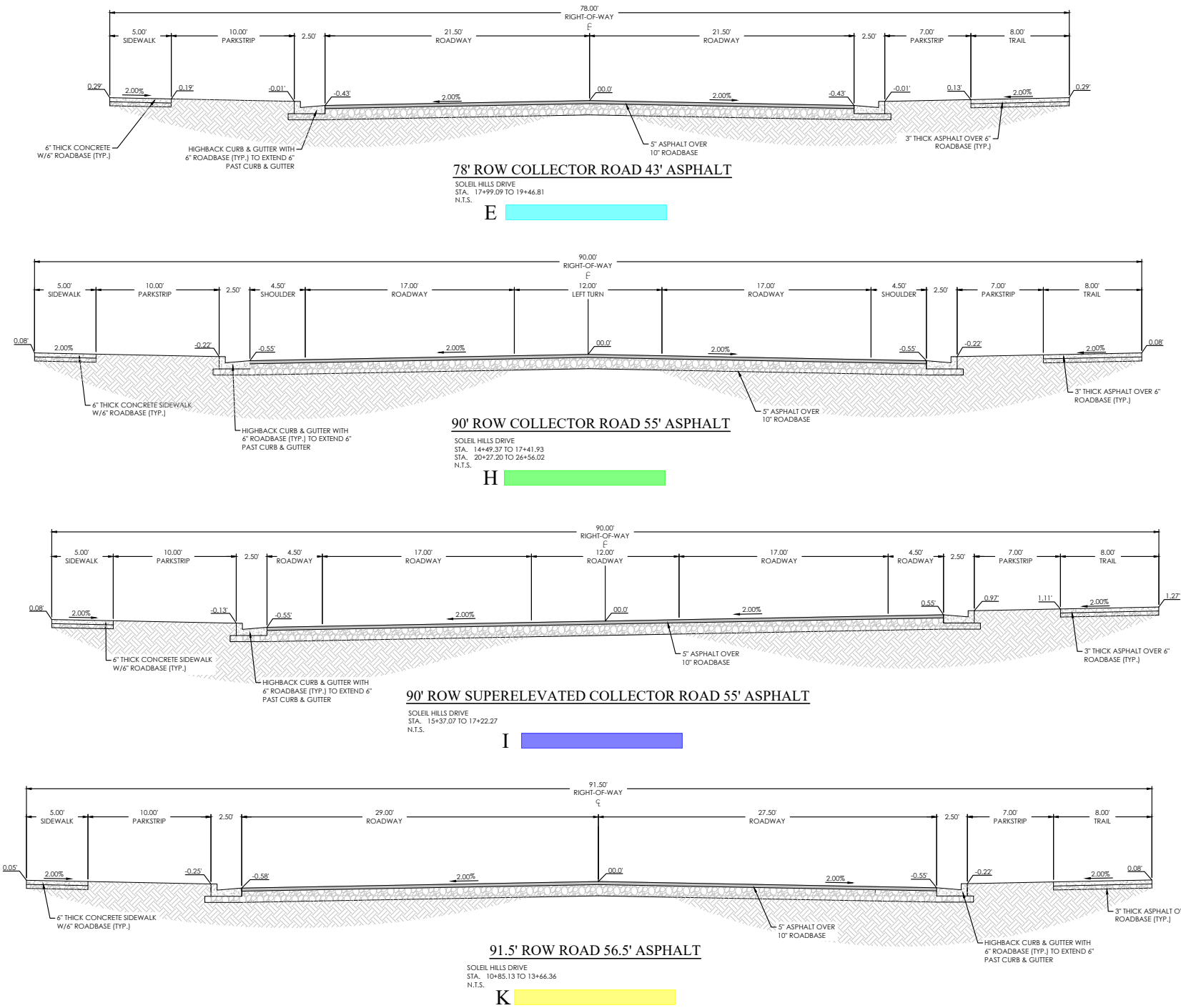
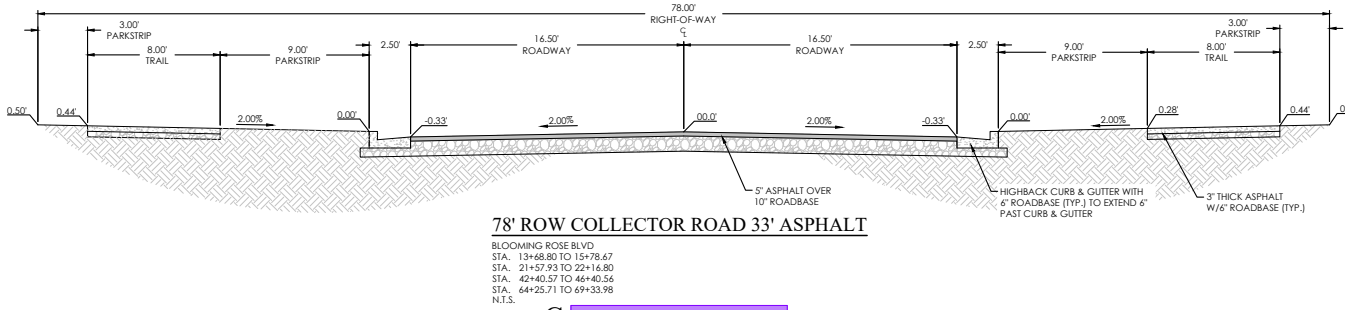
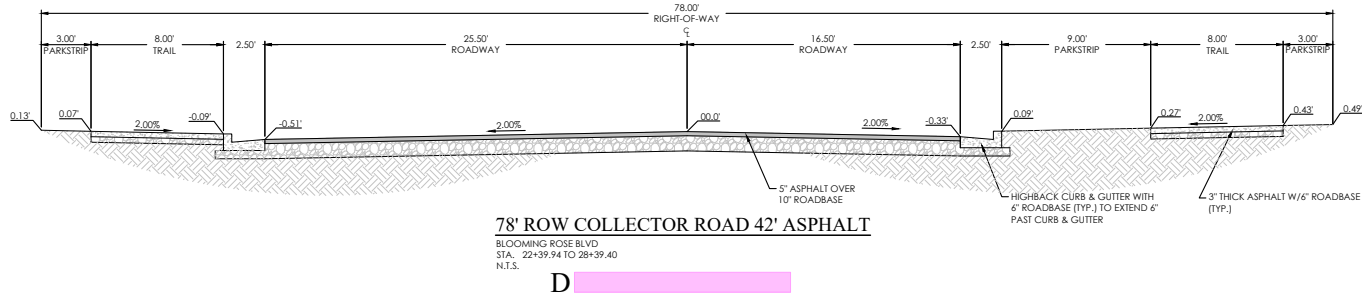


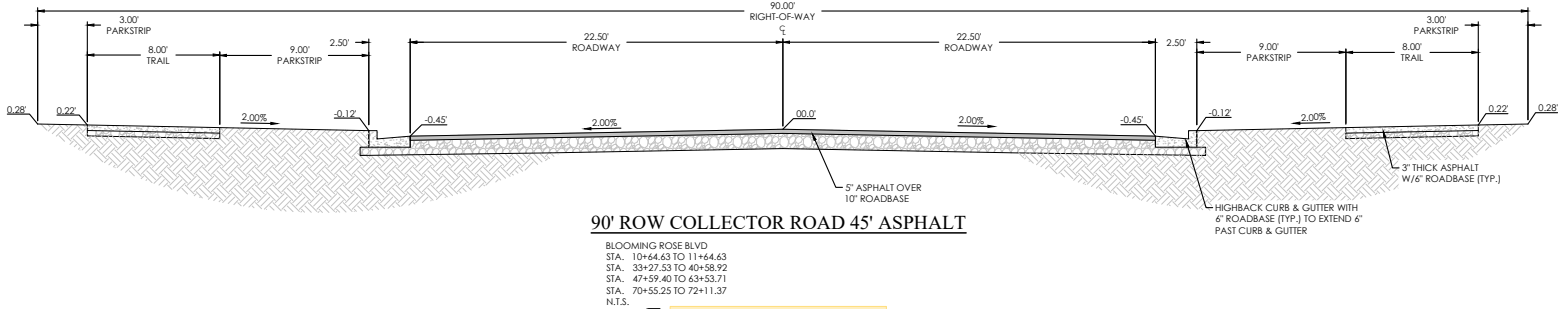
EXHIBIT: BLOOMING ROSE BOULEVARD CROSS-SECTIONS



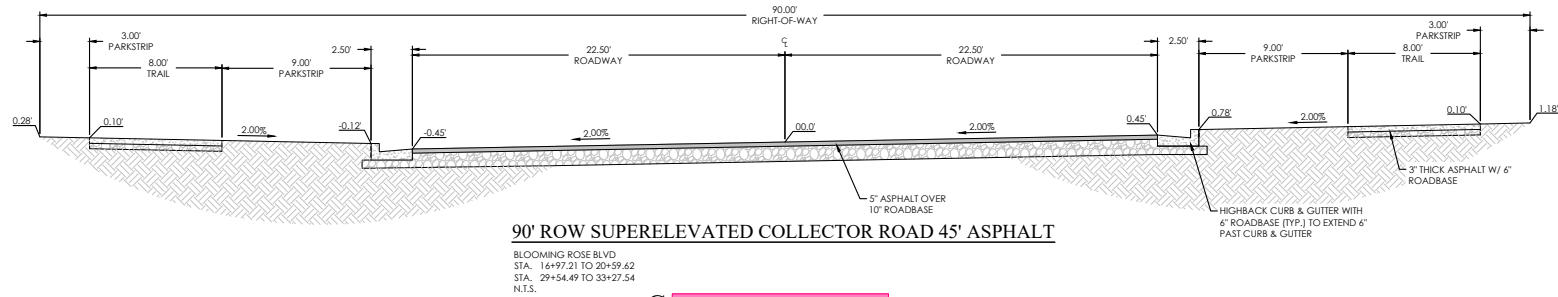
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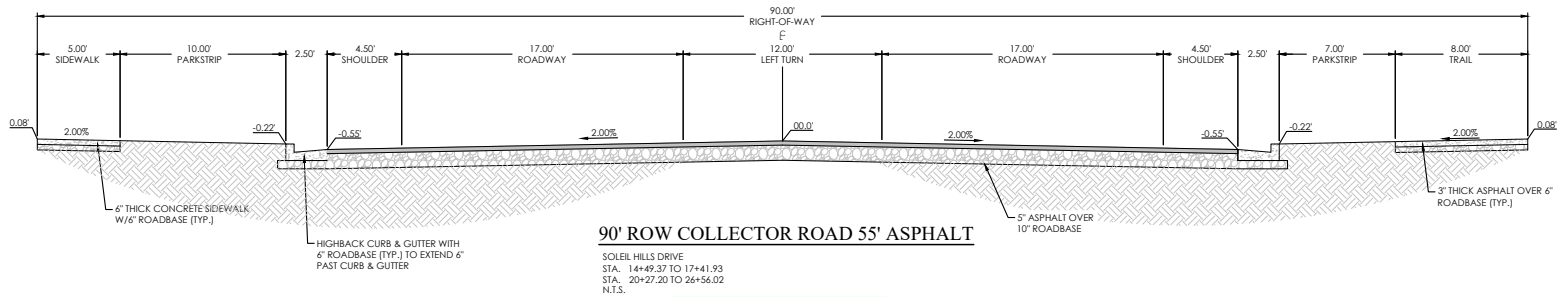
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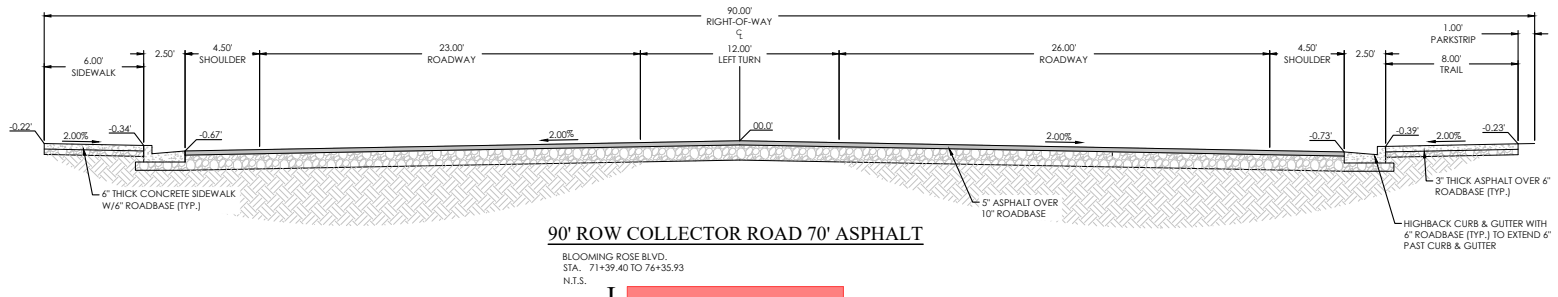
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G



H



J



EXHIBIT: REAL VISTA DRIVE CROSS-SECTIONS

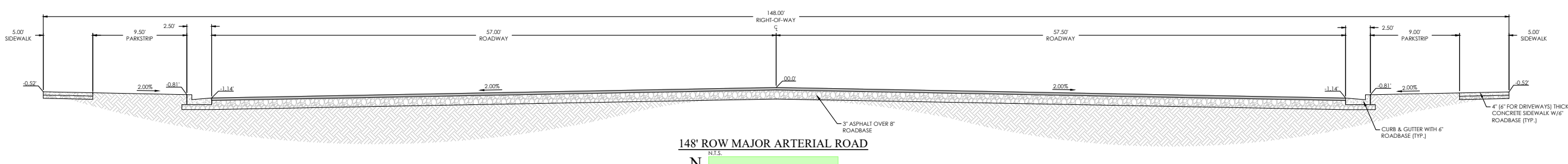
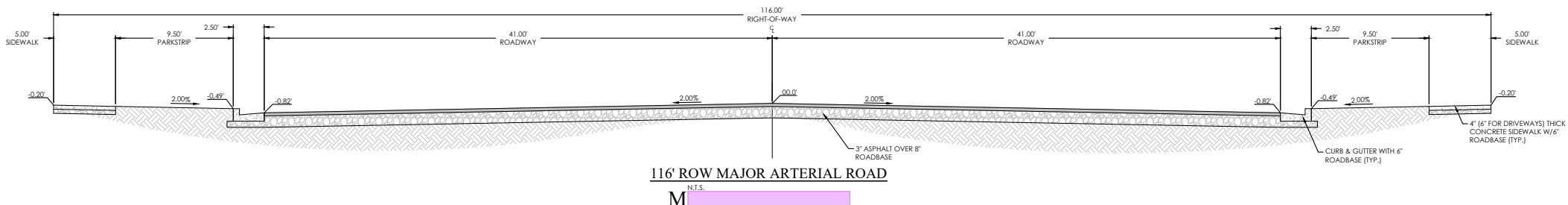
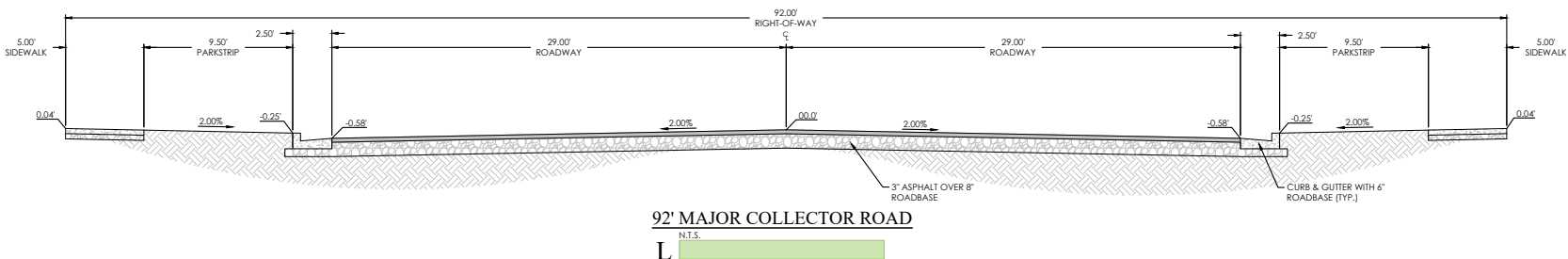
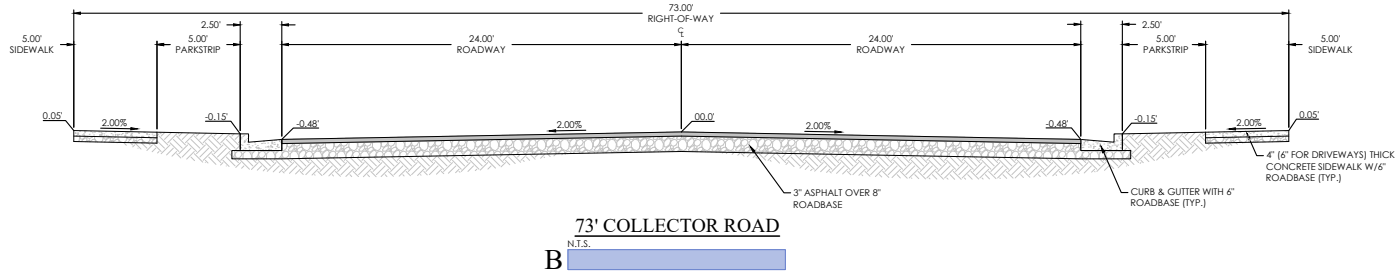
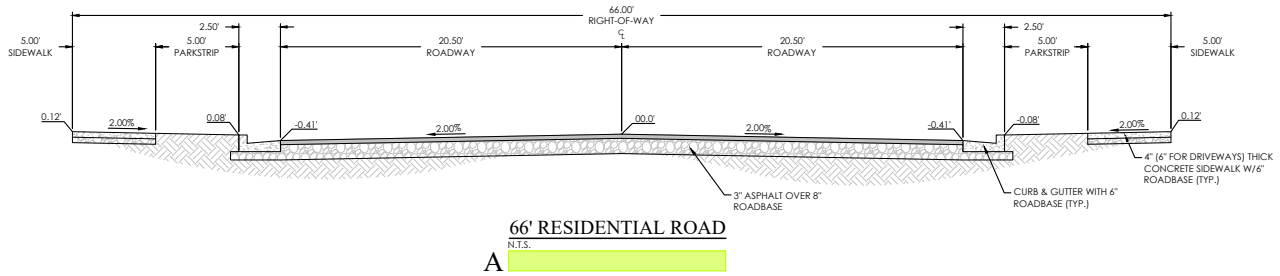
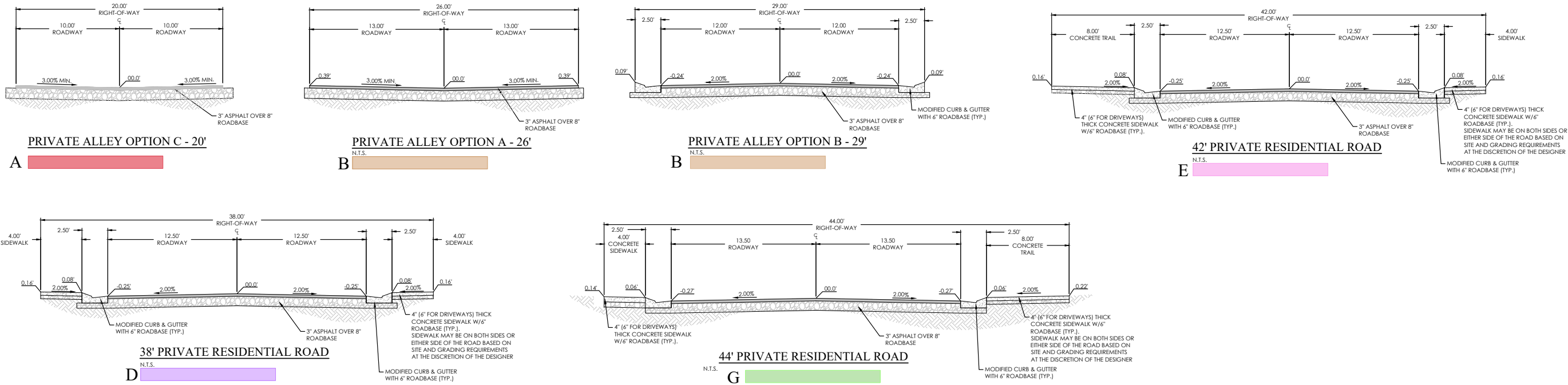


EXHIBIT: RESIDENTIAL ROAD PLAN

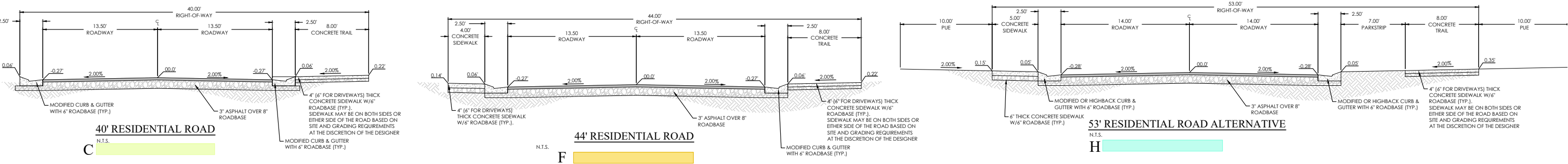


EXHIBIT: RESIDENTIAL ROAD CROSS-SECTIONS

PRIVATE CROSS SECTIONS



PUBLIC CROSS SECTIONS



HERRIMAN CITY STANDARD CROSS SECTIONS

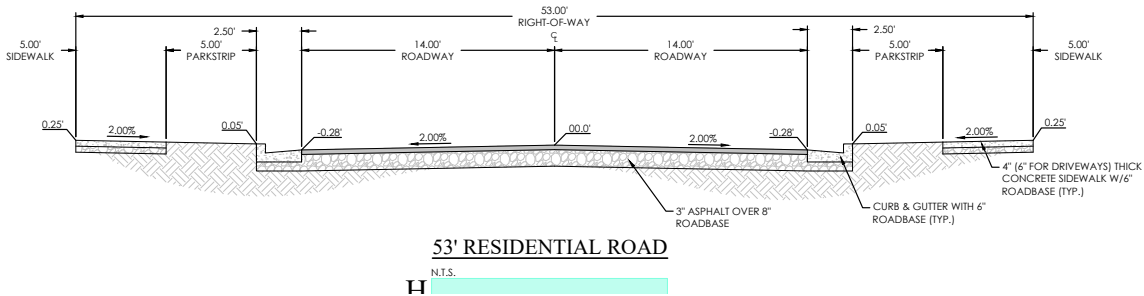


EXHIBIT: 40' CROSS-SECTION EXHIBIT

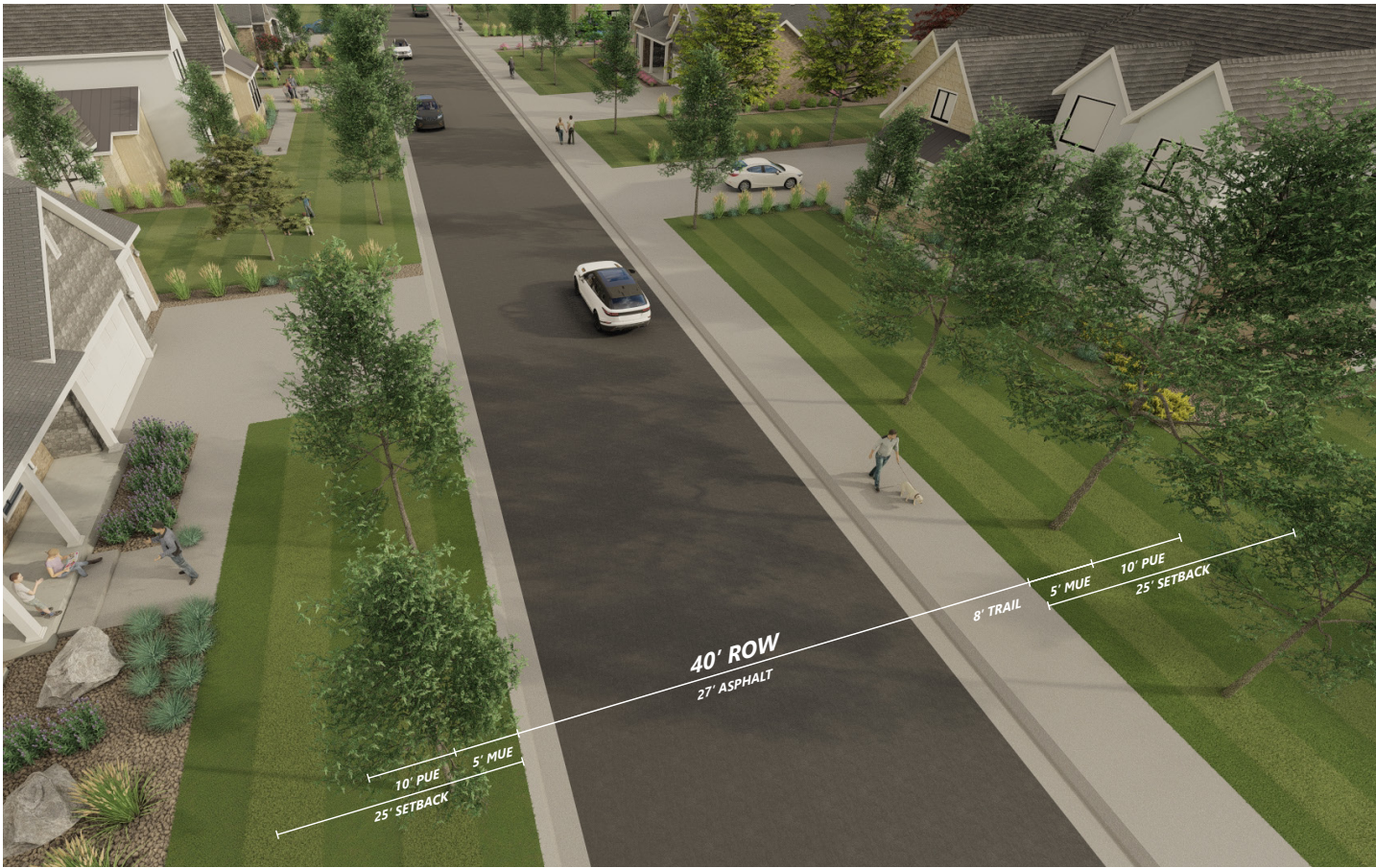
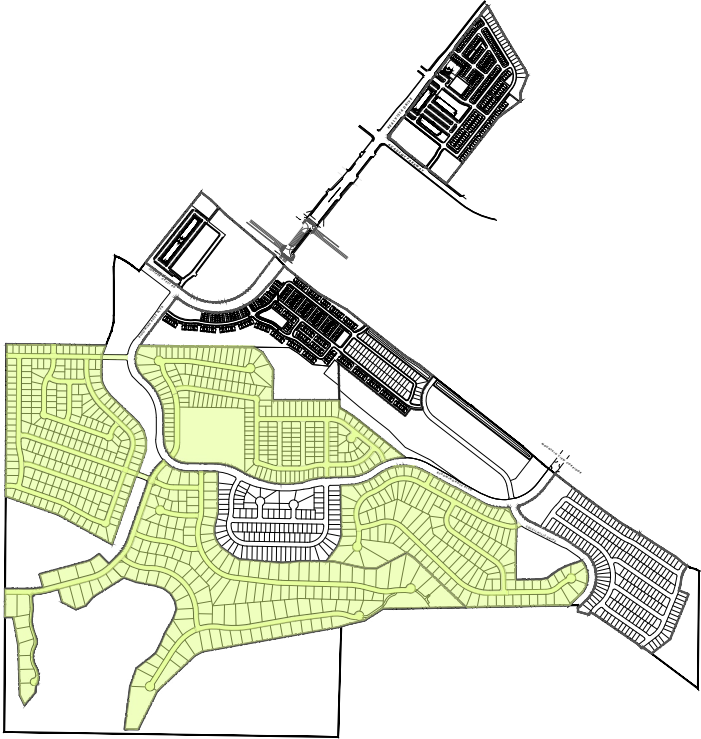
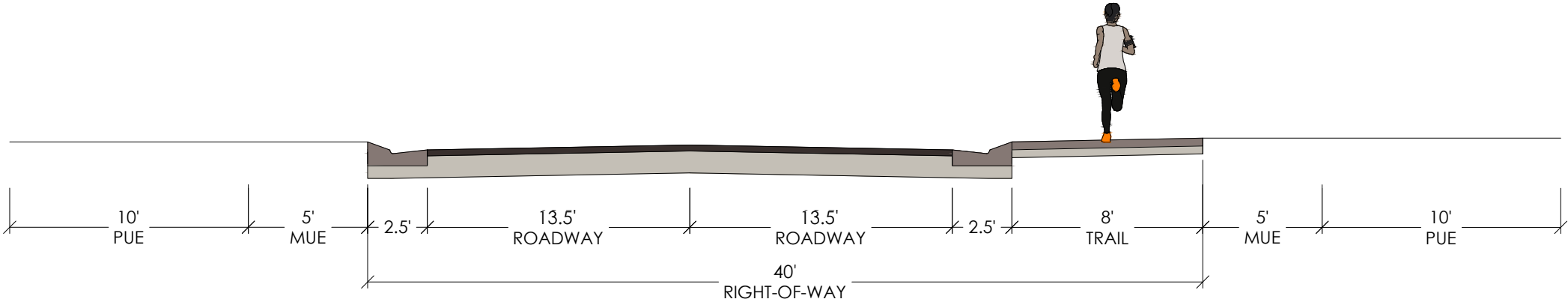
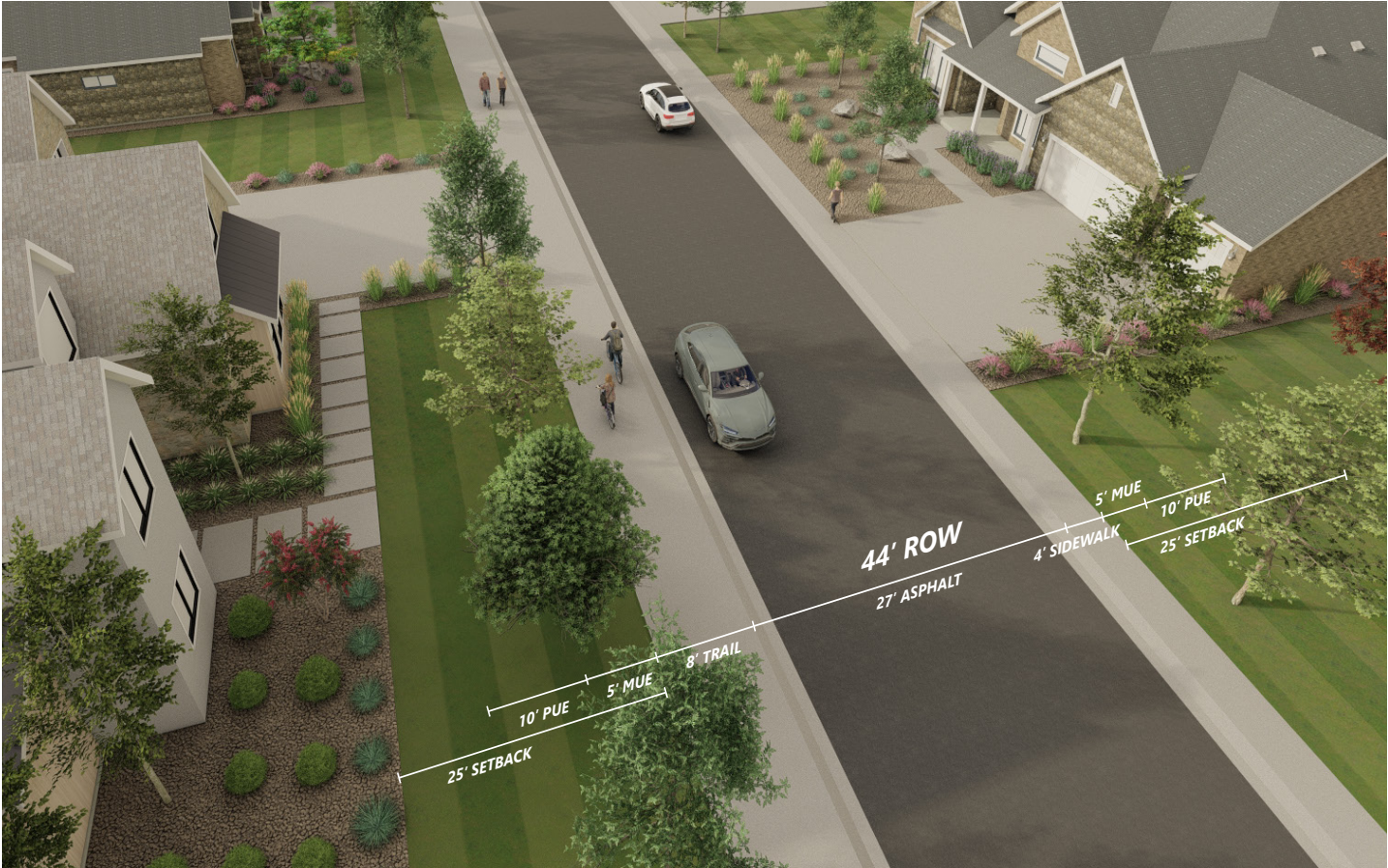
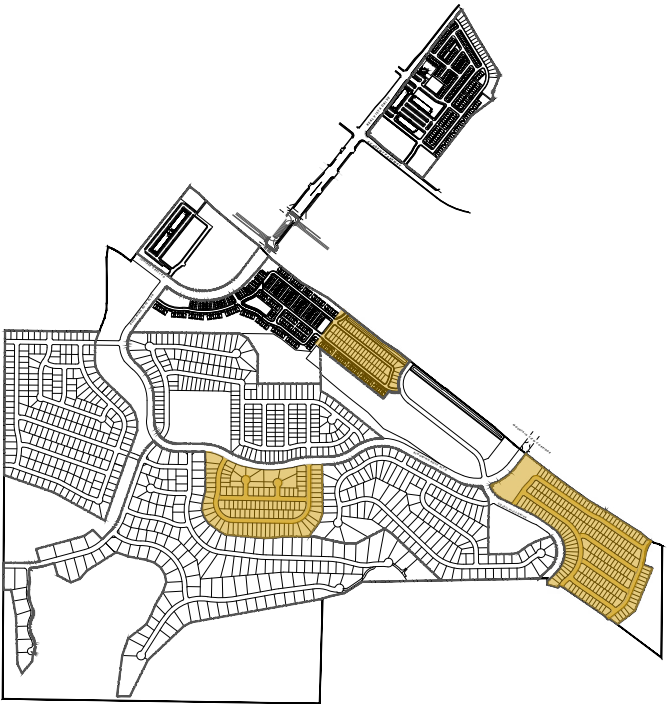
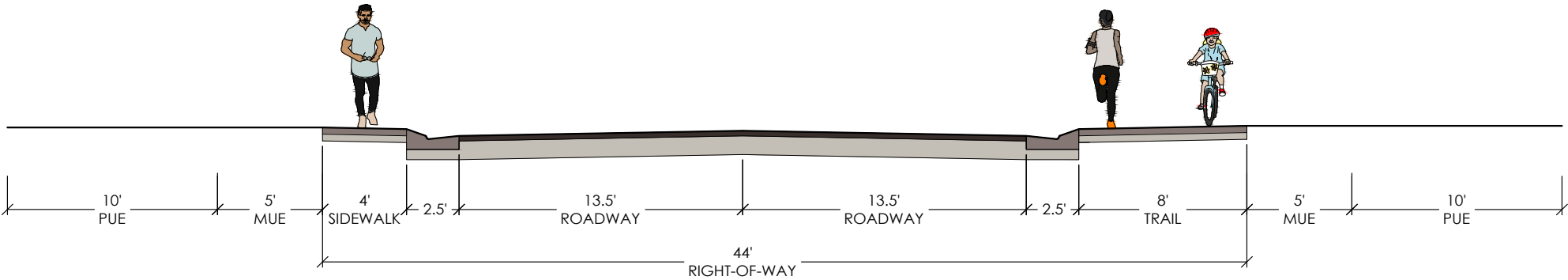


EXHIBIT: 44' CROSS-SECTION EXHIBIT





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

