

Planning Commission Staff Report

File # 6Z24-DCA-000485-2024

Public Hearing and Recommendation to the City Council for a Zoning Text Amendment to Chapter 13.44 of the Taylorsville Municipal Code, Adopting Standards for the SSD-R Taylor Villas Zoning District

File # 7Z24 – DCA000484-2024

Public Hearing and Recommendation to the City Council for a Zoning Map Amendment for Approximately 5.3 Acres of Property at 4027 and 4035 W. 6200 S., from Single-Family Residential (R-1-40) to Site-Specific Development Residential (SSD-R)



Department of Community Development

Date:	November 8, 2024
Meeting Date:	November 12, 20224
Agenda Item:	[noted in title blocks above]
Subject Property Address:	4027 and 4035 W. 6200 S.
Applicant:	Paxton Guymon, PKEG Investments LLC
Author:	Jim Spung, AICP, Senior Planner
Parcel #:	21-19-200-052-0000; 21-19-200-027-0000
Applicable Ordinances:	Including, but not limited to Chapters 13.05 and 13.19
Agenda Item #:	4 & 7

Attachments:

Exhibit A: Zoning Map
Exhibit B: General Plan Map
Exhibit C: Aerial Image of Subject Property
Exhibit D: Vicinity Map
Exhibit E: Proposed Concept Site Plan
Exhibit F: Applicant Letter

Exhibit G: Landscape Plan
Exhibit H: Street Cross-Sections
Exhibit I: Exterior Elevations
Exhibit J: 3D renderings
Exhibit K: Chapter 13.43: *SSD-R Taylor Villas Zoning District*
Exhibit L: Staff Review Comments - November 6, 2024

Summary:

Paxton Guymon, PKEG Investments LLC, is requesting a Site-Specific Development Residential (SSD-R) Zoning Map and Zoning Text amendment. The requested zoning amendments would establish the regulatory framework for future development of the 5.318-acre subject property located at 4027 and 4035 W. 6200 S. in Taylorsville. The proposed development plan includes 42 single-family attached (townhouse) units and 11 single-family detached building lots (Exhibit E).

Site Description

The subject property is in the Single-Family Residential (R-1-40) zoning district and consists of two (2) parcels with a cumulative area of approximately 231,670 square feet (5.318 acres). Existing development on the property includes a single-family home, several accessory buildings, vehicles, trailers, and improvements for horses as depicted in the aerial image in Exhibit C.

The property is bounded on the north by 6200 South and on the west by Fairwind Drive, both public rights-of-way. Existing single-family homes on Lots 914 – 918 of the Misty Hills No. 9 Plat B are immediately south and existing single-family homes on Lots 17 – 21 of the Misty Hills No. 8 Plat C subdivision are immediately east. Surrounding zoning designations are as follows:

North	South	East	West
6200 South (City of Kearns)	Single-Family Residential (R-1-7)	Single-Family Residential (R-1-7)	Fairwind Drive (City of Kearns)

General Plan Analysis

The Taylorsville General Plan is intended to guide land use and development decisions that address the present and future needs of the City and to accomplish coordinated, efficient, and harmonious growth and development within the City.

The subject property is currently designated as “*Low Density Residential*” on the Proposed Land Use Map. The following statement describes the intent of the Low Density Residential designation (pg 3-4):

“Low Density Residential (LDR) districts are residential areas that contain existing or proposed residential developments less than 6 dwelling units per acre (excluding ER [Agricultural/Estate Residential] districts). Properties that are assigned the LDR classification are generally (but not necessarily limited to) neighborhoods consisting of single family dwellings.”

The applicant’s development proposal of 10 units per acre exceeds the density thresholds established for the “*Low Density Residential*” designation, requiring a General Plan Map amendment prior to approval of the SSD zoning applications. Mr. Guymon has filed a companion application for a General Plan Map amendment (#2G24 – GPLAN-000486-2024) to accompany these SSD-R Zoning Text and Zoning Map amendment requests. The General Plan Map amendment, along with additional information, will also be presented in the November 12, 2024 Planning Commission meeting.

Staff Analysis

The purpose of the SSD zone is established in [§13.19.010](#) of the Taylorsville Land Development Code(LDC):

“The SSD Zone is created to establish the enabling legislation and procedure for developing site specific development within the City. The SSD District designation is provided in order to allow the most efficient and creative development of lands that have unique or unusual characteristics. The SSD District is intended to be used for development when it can be shown that no other zone classification would be adequate or appropriate for reasonable development. The SSD District is used when the uses on a specific parcel of property are appropriate for the location, but may not be appropriate for a community wide land use ordinance. The SSD Zone shall:

- 1. Develop uses and development standards as described in subsection F of this section;*
- 2. Clearly articulate rules for how an area will develop;*
- 3. Build in flexibility beyond that allowed by the typical land use ordinances;*
- 4. Contain more precise linkages between density, land use and public facility requirements;*
- 5. Contain provisions that will respond to changing conditions without the need for a zone change or amendment;*
- 6. Contain regulations which apply to a particular area without changing Citywide ordinances;*
- 7. Be used as the basis for a development agreement; and*
- 8. Contain comprehensive and cohesive integration of all aspects of development and guidance that need to be administered for the development of the site.”*

The proposed development form and scale would not neatly fit into existing base zoning districts available in Taylorsville. The development package submitted by the applicant illustrate the following development characteristics:

Land Use and Density

Proposed land use for the project is residential, including 42 single-family attached (townhouse) units and 11 single-family detached units on lots ranging in size from 4,100 square feet to 5,700 square feet. The townhouse units are proposed along 6200 South, Fairwind Drive, and internal to the subject site. Single family detached lots are proposed along the east and south edges of the development and adjacent to existing single-family homes. The development plan includes 53 dwelling units on 5.318 acres, creating an overall residential density of 10 units per acre.

Access

Vehicle access to the proposed project will be from two points on Fairwind Drive. One of the new streets will align with the existing Cheltenham Way (6265 South) and extend eastward, terminating in a guest parking area in the southeast corner of the subject property. Another access will be provided farther north and dead-end at the east side of the subject property.

A traffic impact study has been conducted and is provided as part of this report. No significant impacts are proposed as a result of the proposed development project.

Internal auto circulation will be provided by the east/west streets referenced above as well as two north/south connectors. The north/south street farthest east will provide access to four single family lots and 9 courtyard-facing townhouse units, while the north/south connector farther west will function as an alleyway providing rear garage access to townhomes fronting Fairwind Drive and 9 courtyard-facing townhomes internal to the project. All streets and vehicle access internal to the project will be privately owned and maintained.

Convenient pedestrian access will also be provided for each unit. The fronts of townhouse dwelling units adjacent to 6200 South and Fairwind Drive will face those streets and provide sidewalk connections from the public sidewalk to the front door. The new single-family detached lots will have a sidewalk along the private streets as well as pedestrian connections to the front doors of each unit. Courtyard-facing townhome units will face inward toward a common green with a sidewalk that connects to the larger sidewalk network within the project. A new sidewalk connection is also proposed allowing units access to the existing sidewalk along 4000/3975 West.

Architectural Design

The proposed architectural design for both the attached and detached single-family units resemble traditional style buildings with pitched roofs. The exterior materials for the townhouse units include two variations, as illustrated in Exhibit I. Exterior building elevations for proposed single-family lots are also included for reference. Staff recommends that street-facing façades (particularly sides of units), be emphasized to increase overall architectural quality and character.

Site Design

The current layout of the site could be characterized as pedestrian-oriented design. The site features typical elements of high-quality walkable places, such as rear-loaded units, wide 6-foot sidewalks, park strips and street trees, a relatively narrow street cross section, some on-street parallel parking, and buildings orientated towards the public realm and internal streets. The townhouse units facing 6200 South and Fairwind Drive will be rear-loaded, with garages and vehicle parking areas concealed behind the unit and internal to the project.

There are several landscaped areas identified on the site plan, including an approximately 8,500 square foot stand-alone open space on the southeast portion of the site featuring two pavilions with picnic tables and a children's playground. This shared common area makes up approximately 4.6 percent of the site area (excluding area for streets). Given the compact nature of the project and limited yard space, staff recommends the open space amenity be increased to a minimum of 10 percent of the site area to enhance the quality of life for the residents.

To minimize impacts on existing residential properties immediately south and east and to provide a more gentle transition of uses, the development plan includes single family lots in these areas. The minimum rear yard setback for the proposed single-family lots is 15 feet, matching the rear setback of adjacent existing homes. The maximum building height would

also match the existing single-family development at 35 feet, measured from finished grade to the highest point of the roof structure.

The development proposal also includes replacing the existing park strip and sidewalk along 4000/3975 West, 6200 South, and Fairwind Drive with a new 6-foot park strip and 6-foot sidewalk. These improvements would also require the dedication of some private land to the public right-of-way. The park strip is proposed to include street trees planted at regular intervals, as well as drought-tolerant landscaping.

Parking

The proposed development plan includes a two-car garage and a two-car driveway for each unit. The project also includes 13 parallel vehicle parking spaces along internal private streets and a 16-space guest parking area at the southeast corner of the site. In total, there are 241 vehicle parking spaces provided on-site. As proposed, the development plan provides 4.5 vehicle parking spaces per unit.

Review Process

The SSD zoning tool requires that specific development regulations be adopted in conjunction with a SSD zoning map amendment. Exhibit K includes a draft zoning text amendment that would create a new Chapter 13.43: *SSD-R Taylor Villas Zoning District*. This chapter would include the regulatory language, exhibits, and other information specific to the development project. Staff would refer to this Chapter to reference development standards required for this property. For this reason, much more detail regarding the project design is required at this phase of the project, as summarized in LDC [§13.19.010\(F\)](#). The exhibits included in this staff report are the elements that have been provided to-date and that would be included in the proposed SSD text amendment.

Since this is a legislative action, the Planning Commission serves as an advisory body to the City Council, who will ultimately take final action on the applications in accordance with LDC [Chapter 13.05](#) and Utah Code.

Discussion Items

Staff has provided the applicant with several review comments and recommendations (Exhibit L). Mr. Paxton has verbally committed to incorporating these elements into the project. For discussion purposes, staff would like to discuss the following elements with the Planning Commission:

- Rental limitations and homeownership.
- State incentives for first-time homebuyers and starter homes.
- Open space amenities.
- Street and streetscape design.
- Architectural design.
- Fencing and buffering.

Public Comment

A public notice was sent to all affected entities and residents within 300 feet of the property on November 1, 2024. Additionally, a notice was published on the Utah State Notice Website and the City's website.

As of November 8, 2024, staff has not received public comment regarding this application.

Findings

1. This application was initiated by Paxton Guymon, PKEG Investments LLC.
2. Mr. Guymon is requesting a Zoning Text Amendment to Chapter 13.44 of the Taylorsville Municipal Code, adopting standards for the SSD-R Taylor Villas zoning district.
3. Mr. Guymon is requesting a Zoning Map amendment for the properties identified in Exhibit C from “*Single Family Residential (R-1-40)*” to “*Site Specific Development Residential (SSD-R Taylor Villas)*”
4. The subject property is made up of two parcels with a cumulative area of approximately 231,670 square feet (5.318 acres).
5. The subject property is in the Single Family Residential (R-1-40) zoning designation and does not permit the planned development as proposed.
6. The proposed development plan (Exhibit E) includes 42 single-family attached (townhouse) units and 11 single-family detached lots.
7. Chapters [13.05](#) and [13.19](#) and of the Taylorsville Land Development Code include standards and requirements for rezoning a property to the SSD zoning district.
8. The current General Plan Map designation for the property is “*Low Density Residential*” and is not compatible with the planned development as proposed.
9. Mr. Guymon has filed a companion application to amend the City’s General Plan Map for the subject property (File #2G24 – GPLAN-000486-2024).
10. Staff has provided the applicant with several review comments and recommendations (Exhibit L) and recommends the Planning Commission review and discuss the merits of the project prior to making a formal recommendation.
11. A public notice was sent to all affected entities and residents within 300 feet of the property on November 1, 2024, and published on the Utah State Notice Website and the City’s website.
12. As of November 8, 2024, staff has not received public comment regarding this application.
13. The City Council is the decision-making authority for a Zoning Map and Text amendment request and may adopt or reject the amendment as it deems appropriate pursuant to Chapters [13.05](#) and [13.19](#), and other applicable sections of the Taylorsville City Code.

Conditions

N/A.

Staff Recommendation

Staff recommends the Planning Commission review and discuss the proposal and make a formal recommendation to the City Council at a future meeting.

Recommended Motion

I move that we continue File #6Z24-DCA-000485-2024 and #7Z24 – DCA000484-2024 to the [insert date] Planning Commission meeting for the following specific reasons

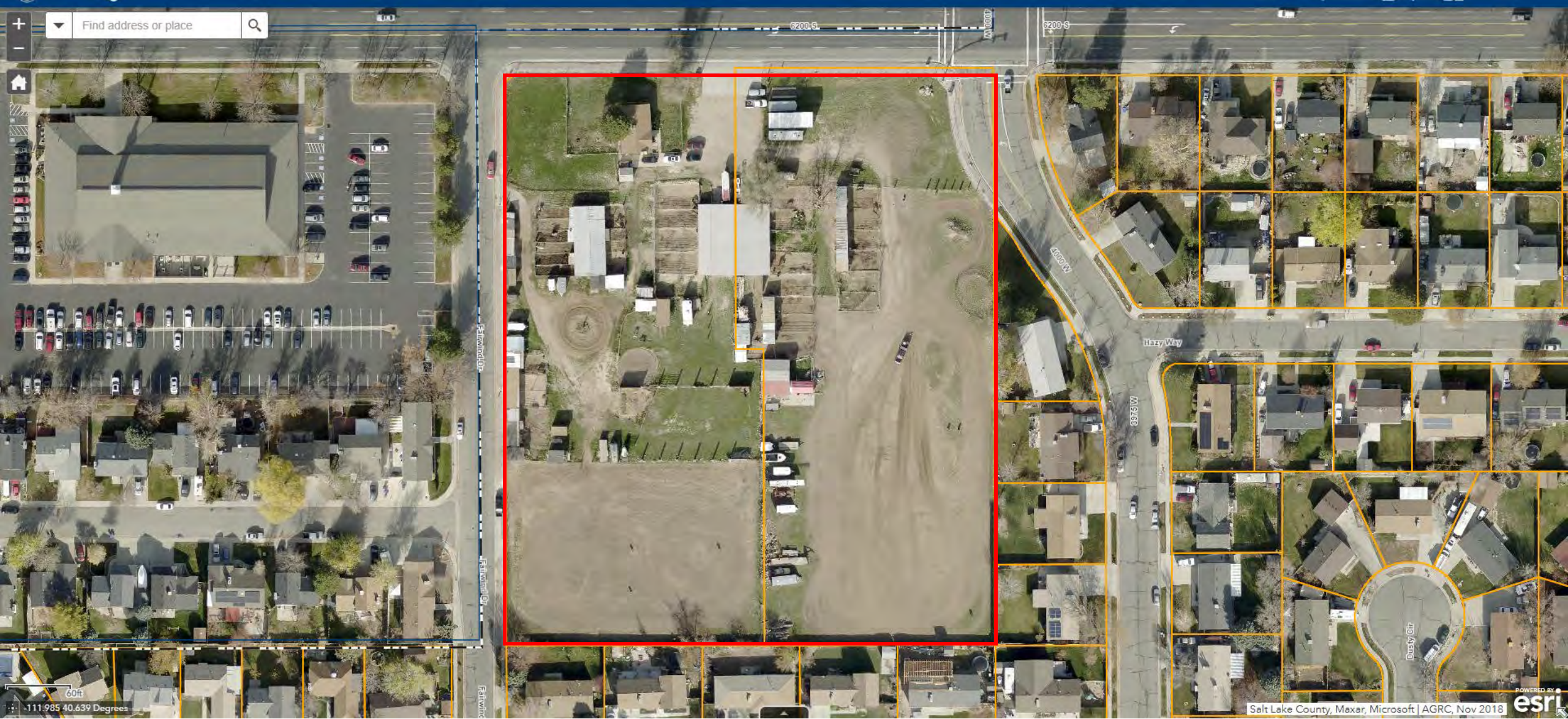
_____.

ZONING MAP – SINGLE-FAMILY RESIDENTIAL (R-1-40)

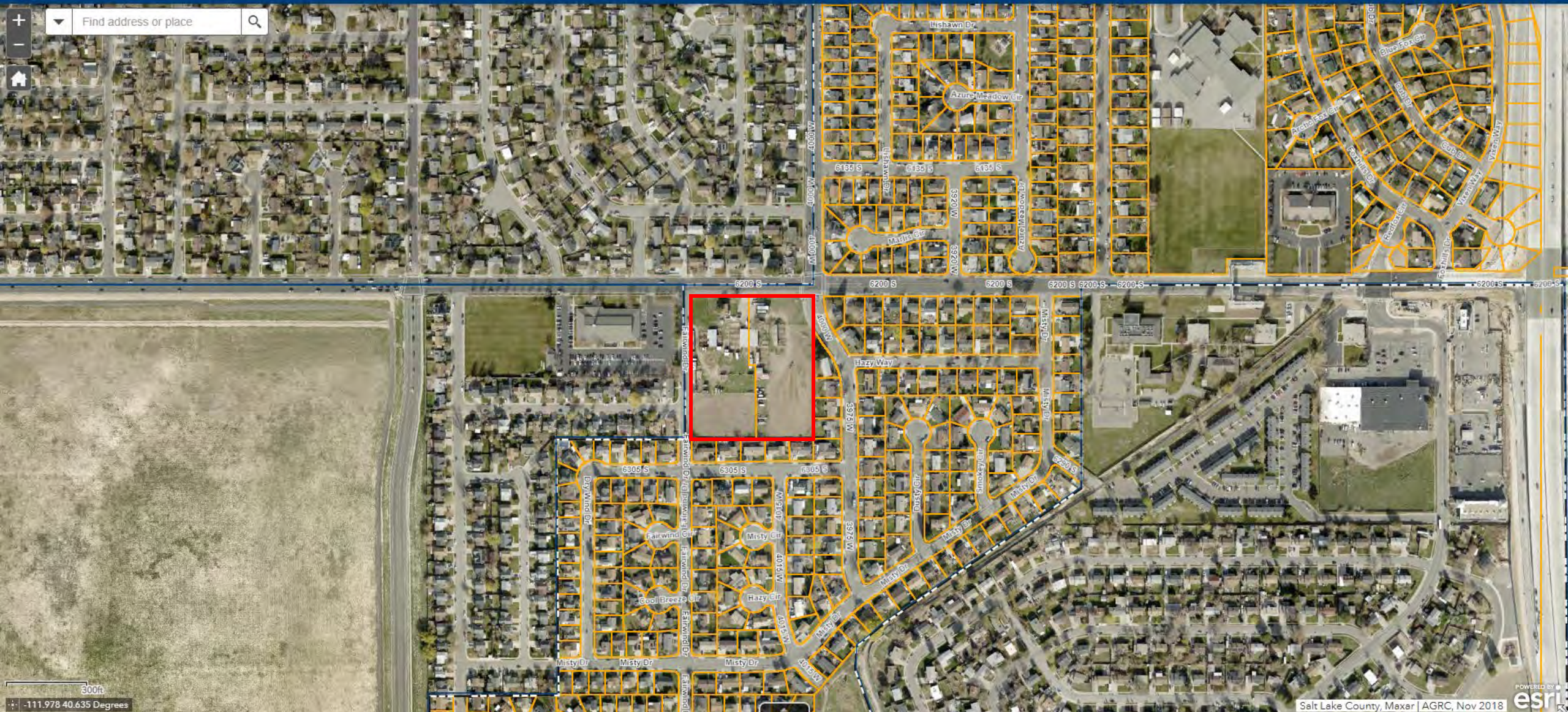


The screenshot displays a web-based GIS application interface. At the top left, there is a search bar with the placeholder text "Find address or place" and a magnifying glass icon. Below the search bar is a home button icon. The main map area shows an aerial view of a residential neighborhood. A large, irregularly shaped area is highlighted in yellow and outlined with a thick red border, representing a specific planning district. To the right of the map, a "Layer List" panel is visible, containing a list of planning layers. The "General Plan Districts" layer is currently selected and highlighted in blue. Below the layer list, a legend provides color-coded keys for various land use categories: BUSINESS PARK (blue), REGIONAL COMMERCIAL (red), COMMUNITY COMMERCIAL (red), NEIGHBORHOOD COMMERCIAL (pink), MEDIUM DENSITY MIXED USE (pink), HIGH DENSITY MIXED USE (pink), MIXED USE COMMERCIAL (pink), PROFESSIONAL OFFICE (purple), LOW DENSITY RESIDENTIAL (yellow), MEDIUM DENSITY RESIDENTIAL (orange), HIGH DENSITY RESIDENTIAL (brown), PLANNED COMMUNITY DEVELOPMENT (light green), ESTATE RESIDENTIAL (green), PARKS AND OPEN SPACE (green), SCHOOL (light blue), and UTILITY (grey). At the bottom left, a scale bar indicates a distance of 60 feet. The bottom right corner shows the coordinates "-111.985 40.638 Degrees".

AERIAL VIEW

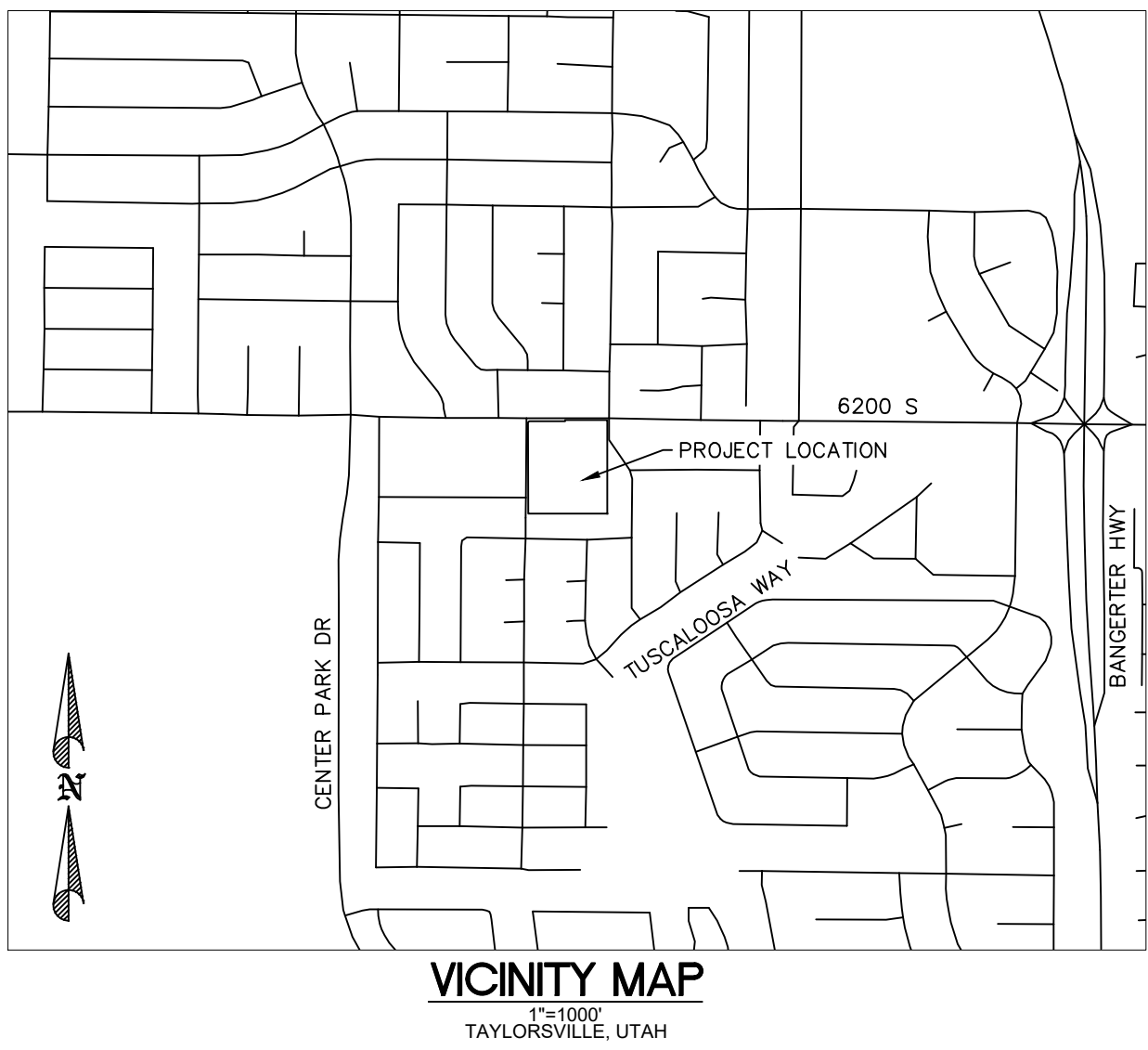
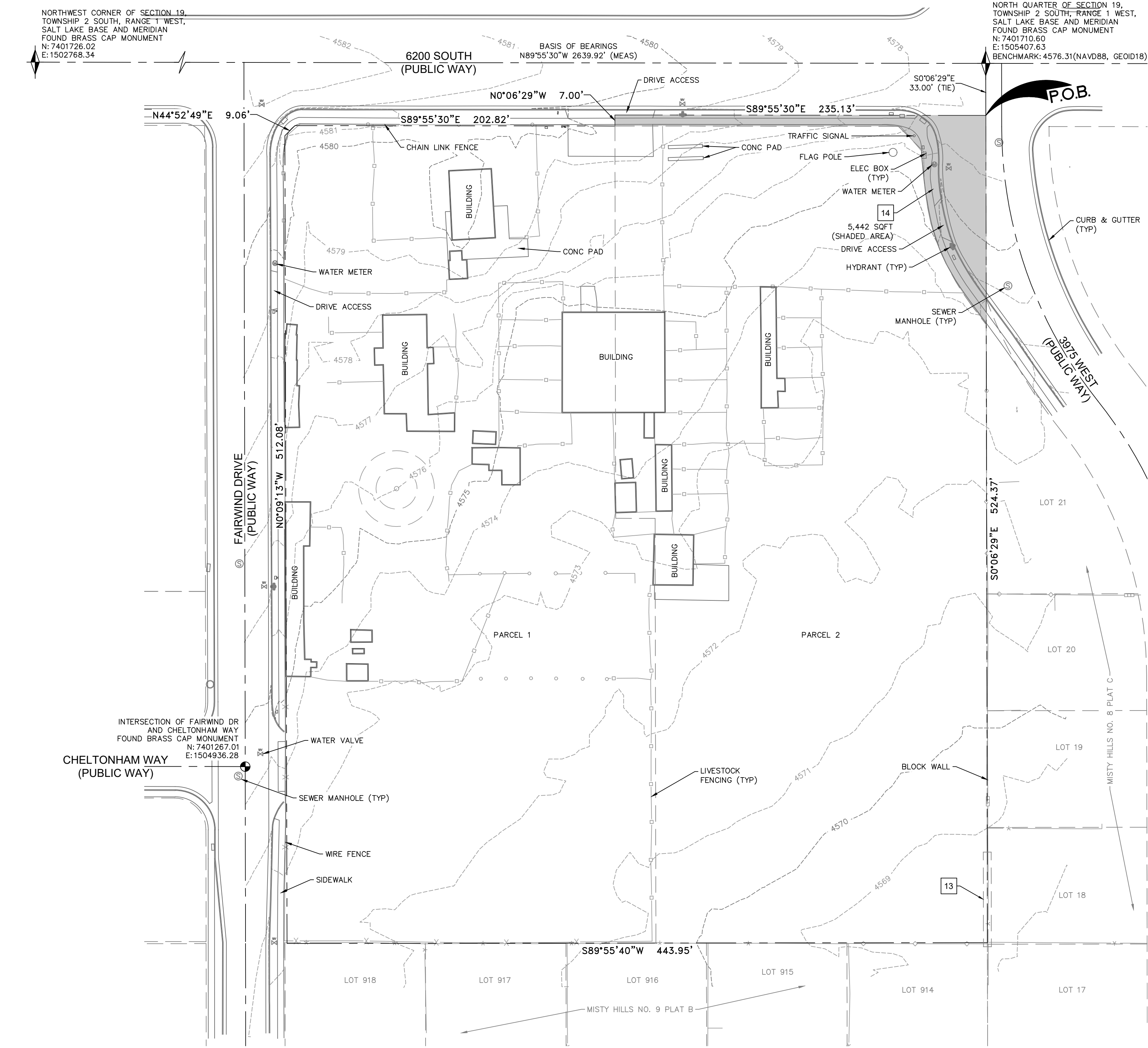


VICINITY MAP



NICOL TRUST PROPERTY

LOCATED IN THE NORTHWEST QUARTER OF SECTION 19,
TOWNSHIP 2 SOUTH, RANGE 1 WEST,
SALT LAKE BASE AND MERIDIAN
ALTA/NSPS LAND TITLE SURVEY



BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS SOUTH 89°55'30\"/>

NARRATIVE OF BOUNDARY

THE PURPOSE OF THIS SURVEY WAS TO LOCATE AND MONUMENT ON THE GROUND A PORTION OF THE PROPERTY DESCRIBED IN THE TITLE REPORT.

THERE WERE NO SIGNIFICANT ISSUES DISCOVERED IN THE RETRACEMENT OF THE BOUNDARY.

Legend:

- SECTION LINE
- FOUND SECTION CORNER
- EXISTING ROW CENTERLINE
- SET 5/8 REBAR AND CAP (BOUNDARY LINE)
- ADJACENT PROPERTY / ROW LINE
- EASEMENT LINE

SURVEYOR'S CERTIFICATE:

TO: PKEG INVESTMENTS, LLC, A UTAH LIMITED LIABILITY COMPANY;
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY;

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 4, 5, 8, 13, AND 16 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JULY 31, 2024.

TITLE DESCRIPTION

PARCEL 1:
BEGINNING AT A POINT SOUTH 0°06'29\"/>

LESS AND EXCEPTING THEREFROM ANY PORTION LYING WITHIN THE BOUNDS OF THE FOLLOWING DESCRIBED TRACT OF LAND, AS DISCLOSED BY THAT CERTAIN GENERAL WARRANTY DEED RECORDED APRIL 28, 2008 AS ENTRY NO. 10411728 IN BOOK 9599 AT PAGE 8798 IN THE SALT LAKE COUNTY RECORDER'S OFFICE, TO-WIT:

A PARCEL OF LAND IN FEE, BEING PART OF AN ENTIRE TRACT OF PROPERTY SITUATE IN THE NE1/4NE1/4 OF SECTION 19, T2S, R1W, S.L.B.&M. THE BOUNDARIES OF SAID PARCEL OF LAND ARE DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID ENTIRE TRACT AT A POINT 40.00 FEET S.00°06'29\"/>

PARCEL 2:
BEGINNING SOUTH 0°06'29\"/>

AS-SURVEYED DESCRIPTION

A TRACT OF LAND BEING SITUATE IN THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 2 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS SOUTH 0°06'29\"/>

CONTAINS 231,670 SQUARE FEET OR 5.318 ACRES, MORE OR LESS.

GENERAL NOTES

(1) OTHER DOCUMENTS USED IN THE PREPARATION OF THIS SURVEY:
1. ALTA COMMITMENT FOR TITLE INSURANCE ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, FILE NO. 342131, DATED JULY 22, 2024.
2. OTHER DOCUMENTS AS SHOWN ON THIS MAP

(2) WILDING ENGINEERING SURVEYED ABOVE GROUND VISIBLE EVIDENCE OF STRUCTURES THAT WOULD INDICATE THE POSSIBILITY OF AN EXISTING EASEMENT OR ENCUMBRANCE ON THE PROPERTY, HOWEVER WE RELIED UPON THE TITLE COMPANY TO RESEARCH THE COUNTY RECORDS FOR RECORDED EASEMENTS AND OTHER RECORDED ENCUMBRANCES THAT WOULD AFFECT THE PROPERTY AND THAT MAY OR MAY NOT BE READILY VISIBLE ON THE SITE TO BE SURVEYED AND SHOWN ON THIS MAP. WE REFERRED TO SCHEDULE B, PART 2 OF THE TITLE REPORT TO OBTAIN THIS INFORMATION.

(3) EXCEPTIONS AS NOTED IN SCHEDULE B, PART 2 OF THE ABOVE REFERENCED COMMITMENT FOR TITLE INSURANCE HAVE BEEN ADDRESSED AS FOLLOWS:

1-12 NOT ADDRESSED BY THIS SURVEY.

13 RIGHT OF WAY EASEMENT IN FAVOR OF THE MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY, TO CONSTRUCT, OPERATE, MAINTAIN AND REMOVE COMMUNICATION EQUIPMENT AND OTHER FACILITIES AND INCIDENTAL PURPOSES, FROM TIME TO TIME, UPON, OVER, UNDER AND ACROSS A PORTION OF THE SUBJECT LAND, RECORDED MAY 15, 1975, AS ENTRY NO. 2708473, IN BOOK 3861, AT PAGE 318.

SURVEY NOTES: AS SHOWN HEREON.

14 THE RIGHT, TITLE, AND INTEREST OF THE CITY OF TAYLORSVILLE, AS DISCLOSED BY THAT CERTAIN REAL PROPERTY PURCHASE AGREEMENT RECORDED JULY 5, 2007 AS ENTRY NO. 10153742 IN BOOK 9487 AT PAGE 3465.

SURVEY NOTES: THE TEMPORARY EASEMENT AS NOTED IN THIS DOCUMENT APPEARS TO HAVE EXPIRED DUE TO THE FACT THAT THE IMPROVEMENTS DESCRIBED WITHIN HAVE BEEN CONSTRUCTED. THEREFORE, IT IS MY OPINION THAT IT NO LONGER AFFECTS THE SURVEYED PROPERTY. FURTHERMORE, THERE WAS A SECTION OF THE SURVEYED LAND THAT WAS INTENDED TO BE QUIT-CLAIMED TO TAYLORSVILLE CITY; HOWEVER, IT DOES NOT APPEAR THAT THIS WAS FORMALLY RECORDED, AND THUS, WILL LIKELY REQUIRE DEDICATION WITH FUTURE DEVELOPMENT OF THE LAND.

15 NOT ADDRESSED BY THIS SURVEY.

16 THE LAND IS ALSO SUBJECT TO ANY ADDITIONAL DISCREPANCIES, CONFLICTS IN THE BOUNDARY LINES, SHORTAGE IN AREA, ENCROACHMENTS, OR ANY OTHER FACTS WHICH AN ALTA/NSPS SURVEY, (MADE IN ACCORDANCE WITH THE CURRENT MINIMUM STANDARD DETAIL REQUIREMENTS FOR LAND TITLE SURVEYS JOINTLY ESTABLISHED AND ADOPTED BY (ALTA) AMERICAN LAND TITLE ASSOCIATION AND (NSPS) NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS) MAY DISCLOSE.

SURVEY NOTES: NO SIGNIFICANT MATTERS WERE DISCOVERED WHICH ARE NOT COVERED OTHERWISE WITHIN THIS TITLE REPORT.

17 NOT ADDRESSED BY THIS SURVEY.

(5) TOPOGRAPHY SHOWN ON THIS MAP WAS OBTAINED BY MEANS OF CONVENTIONAL GPS. GROUND SURVEY METHODS. CONTOUR INTERVALS ARE 1-FOOT. SEE MAP FOR BENCHMARK INFORMATION.

(6) AT THE TIME THE FIELD WORK WAS COMPLETED, THE SURVEYED PROPERTY DID NOT APPEAR TO BE UNDERGOING ANY EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS, NOR IS THERE ANY EVIDENCE OF RECENT WORK OF ANY OF THE ABOVE.

WILDING ENGINEERING

14721 SOUTH HERITAGE CREST WAY
BLUFFDALE, UTAH 84065
801.553.8112
WWW.WILDINGENGINEERING.COM

C:\DATA\24253 Guymon Taylorsville.dwg\24253 ALTA.dwg
PLOT DATE: Sep 04, 2024

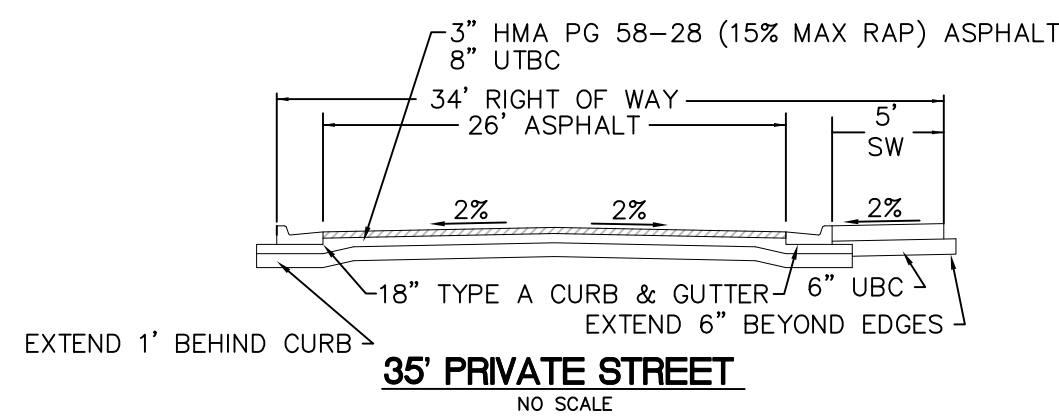
UTILITY STATEMENT:
THE UNDERGROUND UTILITIES SHOWN HEREON HAVE BEEN LOCATED FROM FIELD OBSERVATIONS AND UTILITY MARKINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN HEREON COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN HEREON ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH THE SURVEYOR DOES STATE THAT THE UTILITIES SHOWN HEREON ARE LOCATED AS ACCURATELY AS POSSIBLE, FROM INFORMATION AVAILABLE AT THE TIME THE SURVEY WAS CONDUCTED. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES AND THE EXACT LOCATION OF SOME UTILITIES MAY REQUIRE FURTHER FIELD INVESTIGATION OR EXCAVATION TO DETERMINE THEIR PRECISE LOCATIONS.

NO.	REVISION	DATE

DRAWING TITLE
ALTA/NSPS LAND TITLE SURVEY
LOCATION
4027/4035 W 6200 S
TAYLORSVILLE, UTAH

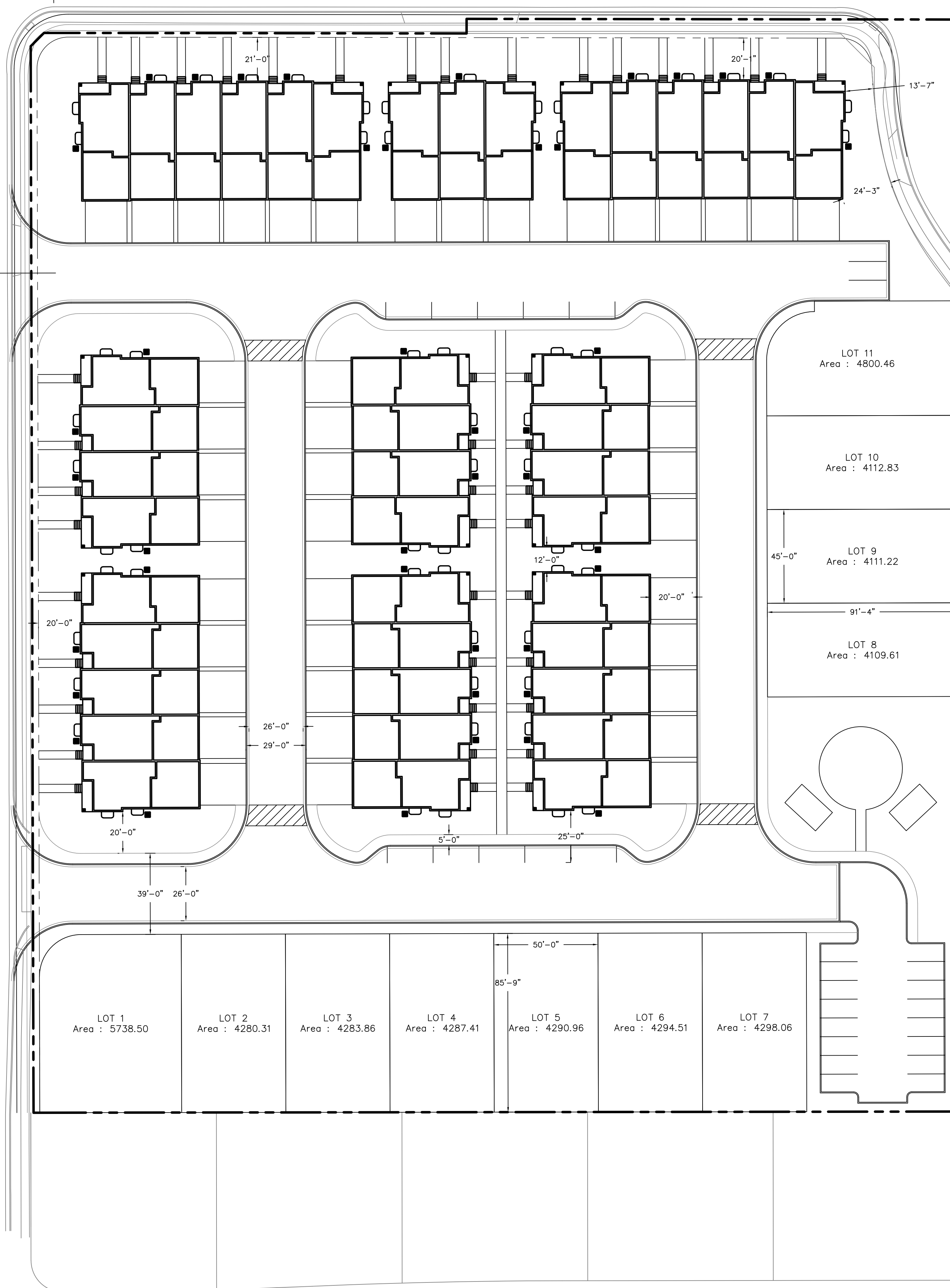
PROJECT NAME
PKEG INVESTMENTS
DRAWN
KMD
CHECKED
KMD
PROJECT ID:
24253
COUNTY
SALT LAKE

DATE
9/4/2024
SCALE
1" = 40'
SHEET
1 OF 1



FAIRWIND DRIVE

CHELTONHAM WAY



DRAWING NOTES:

1. TOTAL NUMBER OF UNITS: 53
-42 REAR LOADING UNITS
-11 SINGLE FAMILY LOTS
2. VISITOR PARKING: 26 STALLS
3. TOWNHOUSE RESIDENT PARKING: 4 PER UNIT - 168 TOTAL
4. 5' PARKSTRIP AND 6' SIDEWALK TO BE INSTALLED ALONG FAIRWIND DRIVE AND 6200 SOUTH

C:\DATA\24253 Guymon Taylorsville\dwg\Concept Plans\Townhome Concept New Layout.dwg
PLOT DATE: Oct 16, 2024

NO.	REVISION	DATE

PROJECT INFORMATION

TAYLOR VILLAS

CONCEPT PLAN

TAYLORSVILLE, UTAH

DRAWN KCW	CHECKED GDW	PROJECT # 24253
	DATE 10/16/2024	
	SCALE 1" = 30'	
	SHEET C101	
ENGINEER'S STAMP		





WILDING

ENGINEERING

14721 SOUTH HERITAGE CREST WAY
BLUFFDALE, UTAH 84065
801.553.8112
WWW.WILDINGENGINEERING.COM

- DRAWING NOTES:
- TOTAL NUMBER OF UNITS: 53
-42 REAR LOADING UNITS
-11 SINGLE FAMILY LOTS
 - VISITOR PARKING: 26 STALLS
 - TOWNHOUSE RESIDENT PARKING: 4 PER UNIT - 168 TOTAL
 - TYPICAL DRIVEWAY DIMS: 20' WIDE X 20' DEEP
 - 5' PARKSTRIP AND 6' SIDEWALK TO BE INSTALLED ALONG FAIRWIND DRIVE AND 6200 SOUTH

NO.	REVISION	DATE

PROJECT INFORMATION

TAYLOR VILLAS

CONCEPT PLAN

TAYLORSVILLE, UTAH

DRAWN KCW	CHECKED GDW	PROJECT # 24253
ENGINEER'S STAMP		DATE 10/03/2024
		SCALE 1" = 30'
		SHEET C101

S:\DATA\24253 Guymon Taylorsville\dwg\Concept Plans\Taylorsville Townhome Concept New Layout.dwg
PLOT DATE: Oct 03, 2024

October 24, 2024

City of Taylorsville
Attn: Wayne Harper
Community and Economic Development Director
wharper@taylorsvilleut.gov
Attn: Jim Spung, Senior Planner
jspung@taylorsvilleut.gov

Re: Proposed Residential Project – “*Taylor Villas*”

Dear Wayne and Jim:

My wife and I are the owners of PKEG Investments, LLC (the “**Applicant**”), which owns Salt Lake County Tax Parcel 21-19-200-052 (2.64 acres) and is under contract to purchase the adjacent parcel, Tax Parcel 21-19-200-027 (2.68 acres). Together, these parcels comprise 5.3 acres adjacent to the south side of 6200 South. Historically, the parcels have been used for agricultural purposes and boarding horses/animals. The parcels are run down and unsightly, with dilapidated old structures. County Assessor maps of these parcels are enclosed as Exhibit A.

As you know, the Applicant has applied for a General Plan amendment and to rezone these parcels to allow for a new residential community (the “**Project**”). We have also requested approval under the SSD Zone (Site Specific Development) with a base zoning designation of RM-12 (maximum of 12 units per acre). Per Section 13.20.060 of the City Code, we understand the parcels are required to be developed as a “site-specific development” since the Project has more than 5 acres. Enclosed as Exhibit B is our proposed Concept Plan (Project layout) for what will become a vibrant, beautiful new residential community in your City.

There are many positive attributes of our Project that we hope you, the Planning Commission, and the City Council will take into account, including the following:

1. The Project provides a functional mixture of single family homes (11 lots for single family detached homes) and attached townhomes (42 rear loaded townhome units).
2. The single family lots in our Project are located next to the backyards of existing single-family homes in the surrounding neighborhood. This provides a buffer that reduces our Project’s impact on the neighboring property owners. A church meetinghouse is located to the west of our Project.
3. We held a well-attended neighborhood meeting regarding our Project on July 15, 2024. More than fifty (50) neighbors attended. Based on the feedback received from those neighbors, we made certain changes to our Concept Plan to provide increased on-site parking and to reduce the density from 59 units to 53 units.

4. Our objective is for the townhome units in this Project to qualify for Utah's first-time homebuyer assistance program pursuant to which the State of Utah provides grants of \$20,000.00 (interest free and payment free until the home is sold or refinanced). To qualify for this program, the base sales prices of the townhomes will be \$450,000 or less.
5. We will tear out the existing park strip (including the stamped, colored concrete) and existing sidewalks along those sections of 6200 South and Fairwind Drive that border our Project. In their place, we will install new landscaped park strips (5 feet wide) and a new pedestrian sidewalk (6 feet wide). This will significantly improve the appearance of the perimeter of the Project.
6. The Concept Plan exemplifies contemporary urban design principles with the fronts of the townhomes (having attractive architectural features) facing the public streets (6200 South and Fairwind Drive).
7. Contrary to many projects with attached housing products, our Project will have more than sufficient parking. Each residential unit will have a 2-car garage, and all driveways will be at least 20-feet in length (with some driveways being 22 feet long). In addition, extra parking is provided where shown on the Concept Plan in the southeast corner, the northeast corner, and on the north and south curbs of the center housing area.
8. The Project will have a nice open space area with a playground and two (2) covered pavilion seating areas where shown on the Concept Plan (south of Lot 8).
9. The Project has snowshed storage areas on the north side of Lot 11 and on the south side of the playground area.
10. As confirmed by the Traffic Impact Study performed by Hales Engineering dated October 11, 2024, the surrounding roads and intersections will operate at acceptable levels of service with the additional traffic from our Project. No traffic mitigation measures are needed to accommodate our Project.
11. The Project will be beautified with professional landscaping and plants as shown in the Landscape Plan prepared by PKJ Design Group (licensed landscape architects).
12. The private internal roads, open space amenities, and landscaping features of the Project will be maintained by a homeowners association (HOA), thus eliminating the need for the City to maintain such improvements or provide road maintenance and snow plowing services.
13. Historically, the northwest portion of Tax Parcel 21-19-200-027 was supposed to be dedicated to the City (where the street and public improvements are located) but that dedication never occurred. As a result, those public improvement encroach on private property. When this Project is approved and platted, the necessary dedication will be included to fix this problem.

Concurrent with the submission of this letter, I have uploaded through the City's online portal updated Project renderings, designs, and elevations. Please let me know if you have any questions about this letter or the materials provided through the City's online portal.

We look forward to working through the project approval process with you.

Sincerely,



Paxton R. Guymon, Esq.

Land Use Attorney

Email: Paxton.guymon@gmail.com

Phone: (801) 706-6725

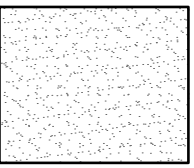
Enclosures

cc: Kelly Ellis Guymon (PKEG Investments LLC)

SITE MATERIALS LEGEND

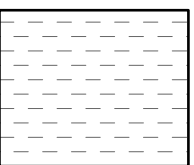
NOTE: SITE MATERIALS QUANTITIES ARE PROVIDED FOR CONFORMANCE ONLY. IN CASE OF DISCREPANCY, THE DRAWING SHALL TAKE PRECEDENCE.

1 LANDSCAPE



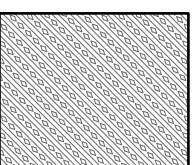
1-01 SODDED LAWN AREA
LAWN AREAS SHALL BE SOD. NEW TURF AREAS TO BE SODDED WITH DROUGHT TOLERANT KENTUCKY BLUE GRASS OR APPROVED EQUAL. SEE SOD LANDSCAPE NOTES FOR FURTHER INFORMATION. SHEET LP-101.

21,920 sf



1-14 1" MINUS TAN CRUSHED ROCK
SUBMIT SAMPLES FOR LANDSCAPE ARCHITECT AND OWNER APPROVAL. PROVIDE 3" DEPTH OF ROCK MULCH TOP DRESSING. SEE INORGANIC MULCH LANDSCAPE NOTES FOR ADDITIONAL INFORMATION. SHEET LP-101.

19,527 sf



1-20 2.4" BROWN CRUSHED ROCK.
SUBMIT SAMPLES FOR LANDSCAPE ARCHITECT AND OWNER APPROVAL. PROVIDE 4" DEPTH OF ROCK MULCH TOP DRESSING. SEE INORGANIC MULCH LANDSCAPE NOTES FOR ADDITIONAL INFORMATION. SHEET LP-101.

3,478 sf

2 HARDSCAPE

2-03 5" DEEP STEEL EDGING - INSTALL PER MANUFACTURER SPECIFICATION.

1,373 lf

SHEET INDEX

SHEET
LP 102

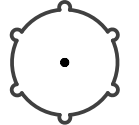
SHEET
LP 103

PLANT LEGEND

IN CASE OF DISCREPANCY, THE DRAWING SHALL TAKE PRECEDENCE.

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL
--------	------	-----	-------------------------	------	-----

DECIDUOUS TREES



A'CS	5	Acer platanoides 'Crimson Sentry' Crimson Sentry Norway Maple Moderate; 30' tall x 12-15' wide; sun; z4	B & B	2"Cal
------	---	---	-------	-------



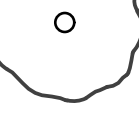
COP	8	Celtis occidentalis 'Prairie Pride' Prairie Pride Hackberry	B & B	2"Cal
-----	---	--	-------	-------



GBP	31	Ginkgo biloba 'Princeton Sentry' Princeton Sentry Ginkgo Td2; 50x15; AV 70/6; sun; z4; Utah Lake water tolerant	B & B	2"Cal
-----	----	---	-------	-------



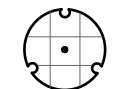
MPR	8	Malus x 'Prairie Rose' Prairie Rose Crabapple low; 20x18; sun; z4; Utah Lake water tolerant	B & B	2"Cal
-----	---	---	-------	-------



QRA	7	Quercus robur x alba 'JFS-KW1QX' TM Street Spire Oak Td4; 45x14; AV 17/6; sun; z4	B & B	2"Cal
-----	---	---	-------	-------

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT
--------	------	-----	-------------------------	------

SHRUBS



CSK	98	Cornus sericea 'Kelsey' Kelsey's Dwarf Red Twig Dogwood	5 gal
-----	----	--	-------

DECIDUOUS SHRUBS



BT'C	40	Berberis thunbergii 'Concorde' Concorde Japanese Barberry Sd3; 2x2; AV 12.5; sun to part sun; z4; Utah Lake water tolerant	5 gal
------	----	--	-------



EAC	8	Euonymus alatus 'Compactus' Compact Burning Bush moderate to high; 6x8; sun to part sun; z4	5 gal
-----	---	---	-------



RA'G	42	Ribes aurum Golden Currant Sd2; 4x4; AV 12.5; sun to part shade; z3; Utah Lake water tolerant	5 gal
------	----	---	-------



RI'FR	76	Rhamnus frangula 'Ron Williams' Fine Line Fine Line Buckthorn moderate; 7x3; full to part sun; z2; Utah Lake water tolerant	5 gal
-------	----	---	-------



SB'G	41	Spiraea betulifolia 'Tor Gold' TM Glow Girl Birchleaf Spirea moderate; 3-4 x 3-4; sun to part sun; z3	5 gal
------	----	---	-------



VON	34	Viburnum opulus 'Nanum' Dwarf European Cranberrybush moderate; 2x3; sun to part shade; z3; Utah Lake water tolerant	5 gal
-----	----	---	-------

EVERGREEN SHRUBS



BSW	305	Buxus sempervirens 'Woodburn Select' Woodburn Select Dwarf Boxwood moderate; 1-2 x 1-2; sun to part shade; z5; Utah Lake water tolerant	5 gal
-----	-----	---	-------



JSD	20	Juniperus sabina 'Monard' TM Moor-dense Juniper low; 1x6; sun; z3; Utah Lake water tolerant	5 gal
-----	----	---	-------

GRASSES



CA'K	299	Calamagrostis x acutiflora 'Karl Foerster' Feather Reed Grass Tw2; 4x3; AV 7; sun; z4; Utah Lake water tolerant	1 gal
------	-----	---	-------

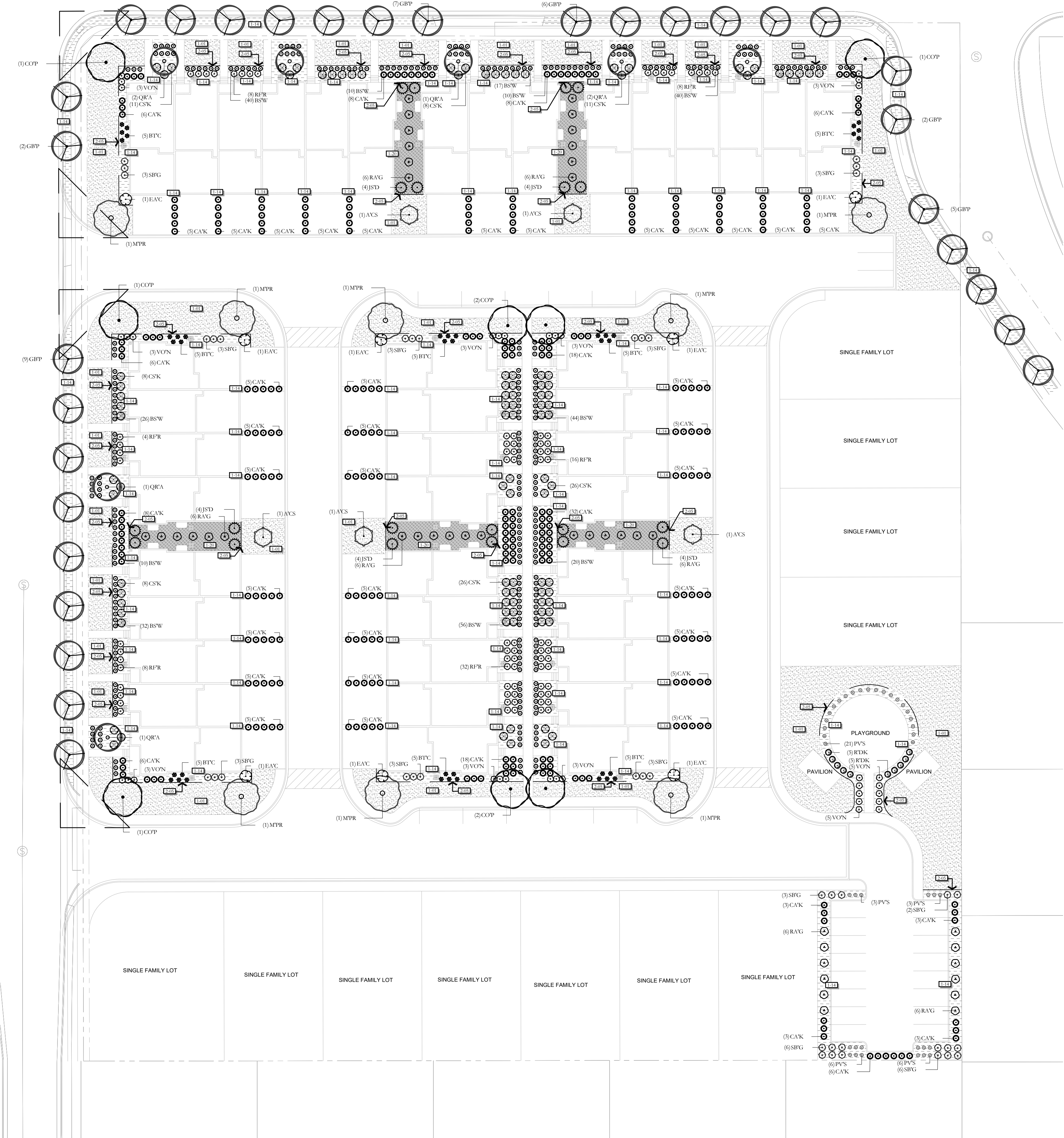


PV'S	39	Panicum virgatum 'Shenandoah' Shenandoah Switch Grass Tw2; 4x2-3; AV 3; sun; z4; Utah Lake water tolerant	1 gal
------	----	---	-------

ROSES



R'DK	10	Rosa x 'Radtko' Double Knock Out Rose moderate; 3-4 x 3-4; sun; z5; Utah Lake water tolerant	5 gal
------	----	--	-------



ISSUE DATE	PROJECT NUMBER	PLAN INFORMATION	PROJECT INFORMATION	DEVELOPER / PROPERTY OWNER / CLIENT	LANDSCAPE ARCHITECT / PLANNER	LICENSE STAMP	DRAWING INFO
------------	----------------	------------------	---------------------	-------------------------------------	-------------------------------	---------------	--------------

10/25/2024

UT24105

NO.	REVISION	DATE
1	XXXX	XX-XX-XX
2		
3		
4		
5		
6		
7		

811 BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC.
1-800-662-4111
www.bluestakes.org



0' 15' 30' 60' 120'
GRAPHIC SCALE: 1" = 30'

TAYLOR VILLAS
6200 SOUTH AND FAIRWIND DR.
TAYLORSVILLE, UTAH

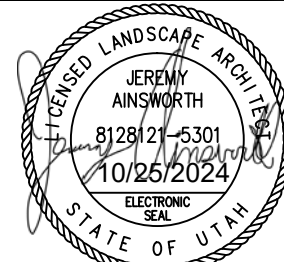
PKEG INVESTMENTS, LLC
PAXTON GUYPON
801-706-6725

COPYRIGHT:
PKJ DESIGN GROUP

THIS DOCUMENT AND THE IDEAS AND DESIGNS INCORPORATED HEREIN AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS PROPERTY OF PKJ DESIGN GROUP. IT IS NOT TO BE USED IN WHOLE OR IN PART FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF PKJ DESIGN GROUP.



3450 N. TRIUMPH BLVD. SUITE 102
LEHI, UTAH 84043 (801) 753-5644
www.pkjdesigngroup.com



LANDSCAPE OVERALL PLAN

CITY PERMIT SET

LP-100

LANDSCAPE PLAN SPECIFICATIONS

- PART I - GENERAL
- 1.1 SUMMARY
- A. THIS SECTION INCLUDES LANDSCAPE PROCEDURES FOR THE PROJECT INCLUDING ALL LABOR, MATERIALS, AND INSTALLATION NECESSARY, BUT NOT LIMITED TO, THE FOLLOWING:
1. SITE CONDITIONS
 2. GUARANTEES
 3. MAINTENANCE
 4. SOIL AMENDMENTS
 5. FINE GRADING
 6. LANDSCAPE EDGING
 7. FURNISH AND INSTALLING PLANT
 8. TURF PLANTING
 9. WEED BARRIER
- 1.2 SITE CONDITIONS
- A. EXAMINATION: BEFORE SUBMITTING A BID, EACH CONTRACTOR SHALL CAREFULLY EXAMINE THE CONTRACT DOCUMENTS; SHALL VISIT THE SITE OF THE WORK; SHALL FULLY INFORM THEMSELVES AS TO ALL EXISTING CONDITIONS AND LIMITATIONS; AND SHALL INCLUDE IN THE BID THE COST OF ALL ITEMS REQUIRED BY THE CONTRACT DOCUMENTS ARE AT A VARIANCE WITH THE APPLICABLE LAWS, BUILDING CODES, RULES, REGULATIONS, OR CONTAIN OBVIOUS ERRONEOUS OR UNCOORDINATED INFORMATION, THE CONTRACTOR SHALL PROMPTLY NOTIFY THE PROJECT REPRESENTATIVE AND THE NECESSARY CHANGES SHALL BE ACCOMPLISHED BY ADDENDUM.
- B. PROTECTION: CONTRACTOR TO CONDUCT THE WORK IN SUCH A MANNER TO PROTECT ALL EXISTING UNDERGROUND UTILITIES OR STRUCTURES. CONTRACTOR TO REPAIR OR REPLACE ANY DAMAGED UTILITY OR STRUCTURE USING IDENTICAL MATERIALS TO MATCH EXISTING AT NO EXPENSE TO THE OWNER.
- C. IRRIGATION SYSTEM: DO NOT BEGIN PLANTING UNTIL THE IRRIGATION SYSTEM IS COMPLETELY INSTALLED, IS ADJUSTED FOR FULL COVERAGE AND IS COMPLETELY OPERATIONAL.
- 1.3 PERMITS
- A. BLUE STAKE/ DIG LINE: WHEN DIGGING IS REQUIRED, "BLUE STAKE" OR "DIG LINE" THE WORK SITE AND IDENTIFY THE APPROXIMATE LOCATION OF ALL KNOWN UNDERGROUND UTILITIES OR STRUCTURES.
- 1.4 PLANT DELIVERY, QUALITY, AND AVAILABILITY
- A. UNAUTHORIZED SUBSTITUTIONS WILL NOT BE ACCEPTED. IF PROOF IS SUBMITTED THAT SPECIFIC PLANTS OR PLANT SIZES ARE UNOBTAINABLE, WRITTEN SUBSTITUTION REQUESTS WILL BE CONSIDERED FOR THE NEAREST EQUIVALENT PLANT OR SIZE. ALL SUBSTITUTION REQUESTS MUST BE MADE IN WRITING AND PREFERABLY BEFORE THE BID DUE DATE.
- 1.5 FINAL INSPECTION
- A. ALL PLANTS WILL BE INSPECTED AT THE TIME OF FINAL INSPECTION PRIOR TO RECEIVING A LANDSCAPE SUBSTANTIAL COMPLETION FOR PERFORMANCE TO SPECIFIED PLANTING PROCEDURES, AND FOR GENERAL APPEARANCE AND VITALITY. ANY PLANT NOT APPROVED BY THE PROJECT REPRESENTATIVE WILL BE REJECTED AND REPLACED IMMEDIATELY.
- 1.6 LANDSCAPE SUBSTANTIAL COMPLETION
- A. A SUBSTANTIAL COMPLETION CERTIFICATE WILL ONLY BE ISSUED BY THE PROJECT REPRESENTATIVE FOR "LANDSCAPE AND IRRIGATION" IN THEIR ENTIRETY. SUBSTANTIAL COMPLETION WILL NOT BE PROPORTIONED TO BE DESIGNATED AREAS OF A PROJECT.
- 1.7 MAINTENANCE
- A. PLANT MATERIAL: THE CONTRACTOR IS RESPONSIBLE TO MAINTAIN ALL PLANTED MATERIALS IN A HEALTHY AND GROWING CONDITION FOR 30 DAYS AFTER RECEIVING A LANDSCAPE SUBSTANTIAL COMPLETION AT WHICH TIME THE GUARANTEE PERIOD COMMENCES. THIS MAINTENANCE IS TO INCLUDE MOWING, WEEDING, CULTIVATING, FERTILIZING, MONITORING WATER SCHEDULES, CONTROLLING INSECTS AND DISEASES, RE-GUYNIG AND STAKING, AND ALL OTHER OPERATIONS OF CARE NECESSARY FOR THE PROMOTION OF ROOT GROWTH AND PLANT LIFE, SO THAT ALL PLANTS ARE IN A CONDITION SATISFACTORY AT THE END OF THE GUARANTEE PERIOD. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR FAILURE TO MONITOR WATERING OPERATIONS AND SHALL REPLACE ANY AND ALL PLANT MATERIAL THAT IS LOST DUE TO IMPROPER APPLICATION OF WATER.
- 1.8 GUARANTEE
- A. GUARANTEE: A GUARANTEE PERIOD OF ONE YEAR SHALL BEGIN FROM END OF MAINTENANCE PERIOD AND FINAL ACCEPTANCE FOR TREES, SHRUBS, AND GROUND COVERS. ALL PLANTS SHALL GROW AND BE HEALTHY FOR THE GUARANTEE PERIOD AND TREES SHALL LIVE AND GROW IN ACCEPTABLE UPRIGHT POSITION. ANY PLANT NOT ALIVE IN POOR HEALTH, OR IN POOR CONDITION AT THE END OF THE GUARANTEE PERIOD WILL BE REPLACED IMMEDIATELY. ANY PLANT WILL ONLY NEED TO BE REPLACED ONCE DURING THE GUARANTEE PERIOD. CONTRACTOR TO PROVIDE DOCUMENTATION SHOWING WHERE EACH PLANT TO BE REPLACED IS LOCATED. ANY OUTSIDE FACTORS, SUCH AS VANDALISM OR LACK OF MAINTENANCE ON THE PART OF THE OWNER, SHALL NOT BE PART OF THE GUARANTEE.

PART II - PRODUCTS

GENERAL LANDSCAPE NOTES

- GRADING AND DRAINAGE REQUIREMENTS**
- AS PER CODE, ALL GRADING IS TO SLOPE AWAY FROM ANY STRUCTURE. SURFACE OF THE GROUND WITHIN 10' FEET OF THE FOUNDATION SHOULD DRAIN AWAY FROM THE STRUCTURE WITH A MINIMUM FALL OF 6"
 - AS PER CODE, FINISHED GRADE WILL NOT DRAIN ON NEIGHBORING PROPERTIES
 - A MINIMUM OF 6" OF FOUNDATION WILL BE LEFT EXPOSED AT ALL CONDITIONS
 - LANDSCAPE CONTRACTOR TO MAINTAIN OR IMPROVE FINAL GRADE AND PROPER DRAINAGE. ESTABLISHED BY EXCAVATOR, INCLUDING BUT NOT LIMITED TO ANY MAINTENANCE, PRESERVATION, OR EXAGGERATION OF SLOPES, BERMS, AND SWALES.
 - LANDSCAPE CONTRACTOR IS RESPONSIBLE TO CORRECT ANY DAMAGED OR IMPROPER WATER FLOW OF ALL SWALES, BERMS, OR GRADE.
 - DEVICES FOR CHANNELING ROOF RUN-OFF SHOULD BE INSTALLED FOR COLLECTION AND DISCHARGE OF RAINWATER AT A MINIMUM OF 10' FROM THE FOUNDATION, OR BEYOND THE LIMITS OF FOUNDATION WALL. BACKFILL WHICHEVER DISTANCE IS GREATER
- GENERAL LANDSCAPE NOTES**
- LANDSCAPE CONTRACTOR SHALL HAVE ALL UTILITIES BLUE STAKED PRIOR TO DIGGING. ANY DAMAGE TO UTILITIES SHALL BE REPAIRED AT CONTRACTORS EXPENSE WITH NO ADDITIONAL COST TO THE OWNER.
 - DURING THE BIDDING AND INSTALLATION PROCESS, THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFYING QUANTITIES OF ALL MATERIALS. IF DISCREPANCIES EXIST, THE PLAN SHALL DICTATE QUANTITIES TO BE USED.
 - ALL PLANT MATERIAL SHALL BE PLANTED ACCORDING TO ANSI STANDARDS WITH CONSIDERATION TO INDIVIDUAL SOIL AND SITE CONDITIONS, AND NURSERY CARE AND INSTALLATION INSTRUCTIONS.
 - SELECTED PLANTS WILL BE ACCORDING TO THE PLANT LEGEND. IF SUBSTITUTIONS ARE NECESSARY, PROPOSED LANDSCAPE CHANGES MUST BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO LAYING SOD.
 - SHOULD THE SITE REQUIRE ADDITIONAL TOPSOIL, REFER TO SOIL TEST WHEN MATCHING EXISTING SOIL. IF A MATCHING SOIL IS NOT LOCATABLE, A 6" DEPTH OF SANDY LOAM TOPSOIL (MIXED PRIOR TO SPREADING WITH 1% ORGANIC MATTER) CAN BE INCORPORATED INTO THE EXISTING SOIL USING THE FOLLOWING DIRECTIONS: SCARIFY TOP 6" OF EXISTING SUBSOIL AND INCORPORATE 3" OF NEW COMPOST ENRICHED TOPSOIL. SPREAD REMAINING TOPSOIL TO REACH FINISHED GRADE.
 - EDGING, AS INDICATED ON PLAN, IS TO BE INSTALLED BETWEEN ALL LAWN AND PLANTER AREAS. ANY TREES LOCATED IN LAWN MUST HAVE A 4'-6" TREE RING OF THE SAME EDGING.

- LAWN/GRASS AREA**
- SOD
 - ALL LAWN AREAS TO RECEIVE MIN. 6" DEPTH OF QUALITY TOPSOIL, IF TOPSOIL IS PRESENT ON SITE, PROVIDE SOIL TEST TO DETERMINE SOIL QUALITY FOR PROPOSED HYDROSEEDING. FINE LEVEL ALL AREAS PRIOR TO LAYING SOD. ALL LAWN AREAS SHALL BE IRRIGATED WITH 100% COVERAGE BY POP-UP SPRAY HEADS AND GEAR-DRIVEN ROTORS. ALL DECIDUOUS AND CONIFER TREES PLANTED WITHIN SOD AREAS SHALL BE 4" IN DIAMETER. TREE RING COVERED WITH CHOCOLATE-LAYE BROWN BARK MULCH, NO SHREDDED FINES. SUBMIT SAMPLES TO BE APPROVED BY LANDSCAPE ARCHITECT AND OWNER BEFORE INSTALLATION.
 - SEED
 - SOIL: TEST SOIL FOR ADEQUATE FERTILITY. ANY WEEDS CURRENTLY ON THE SITE SHALL BE REMOVED BY EITHER MECHANICAL MEANS SUCH AS HAND PULING OR SPRAYING WITH AN HERBICIDE SUCH AS GLYPHOSATE MIXED WITH A SURFACTANT. HERBICIDES SHOULD BE APPLIED BY A CERTIFIED PESTICIDE APPLICATOR. COMPACTED SOIL SHALL BE SCARIFIED TO A DEPTH OF 18 INCHES BEFORE ADDING 6" OF WEED FREE TOPSOIL WITH HIGH ORGANIC MATTER. FINE LEVEL ALL AREAS PRIOR TO HYDROSEEDING AND SET THE GRADE FOR POSITIVE DRAINAGE. TOPSOIL SHOULD BE SOFT AT TIME OF APPLICATION. FERTILIZER IS TO BE ADDED WHEN HYDROSEEDING. REFER TO SOIL TEST RESULTS AND HYDROSEEDING CONTRACTOR FOR APPLICATION RATES.
 - SEED: USE SEED MIXES AS SPECIFIED BY LANDSCAPE ARCHITECT OF PURE LIVE SEED (PLS) ON A BASIS/ACRE. THE OPTIMAL TIME TO PLANT IS IN NOVEMBER BEFORE THE FIRST SNOW. DO NOT SOW OVER HEAVY SNOWPACK. SEED WILL LAY DORMANT AND BE READY TO GERMINATE ONCE THE GROUND THAWs AND WARMS IN LATE WINTER. IF SEEDING IN LATE FALL IS NOT POSSIBLE, SEED BEFORE APRIL 1. CONTACT SUMMIT SEED. DARRYL@SUMMITSEED.COM 435-769-8603.
 - APPLICATION: HYDROSEEDING SHALL CONSIST OF SEED, TACKIFIER, WOOD FIBER MULCH AND FERTILIZER IN A WATER BASED SLURRY. TANK MOUNTED TRUCK SHALL HAVE CONTINUOUS AGITATION. THE PUMP OR THE TRUCK WILL FORCE THE SLURRY THROUGH A TOP MOUNTED DISCHARGE NOZZLE/TOWER. USE 2000 POUNDS WOOD FIBER MULCH AND 50-100 POUNDS OF TACKIFIER PER ACRE.
 - IRRIGATION: ALL AREAS MUST BE KEPT MOIST WITHOUT PUDDLES OR RUNOFF USING FREQUENT DAYTIME WATER CYCLES. ADJUST AND MONITOR SPRINKLERS AND CLOCK TO REQUIRE PROPER IRRIGATION.
 - IF PERMANENT IRRIGATION IS NOT PLANNED, TEMPORARY IRRIGATION IS REQUIRED AT THE FOLLOWING SCHEDULE: FOR 8 WEEKS SOIL SHALL REMAIN DAMP DURING ESTABLISHMENT PERIOD WITHOUT PUDDLING ON SOIL SURFACE. APPLY WATER APPROXIMATELY THREE TIMES A DAY FOR 5-7 MINUTES FOR EACH IRRIGATION EVENT DEPENDING ON TEMPERATURE AND TIME OF YEAR. A SPARSE DENSITY IS EXPECTED. CONTINUE TEMPORARY IRRIGATION FOR ONE YEAR EVENTUALLY REDUCING WATER APPLICATION TO ONCE A WEEK, THEN ONCE EVERY TWO WEEKS TO FINALLY ONCE A MONTH. MONITOR PROGRESS OF ESTABLISHMENT AND ADJUST SPRINKLERS ACCORDINGLY. THE GOAL IS TO CREATE A HEALTHY STAND OF GRASSES WITH LITTLE TO NO IRRIGATION.
 - WEED CONTROL AND MAINTENANCE: MANDATORY WEED CONTROL IS REQUIRED TO REDUCE COMPETITION AND WEED SEED PRODUCTION. WEEDS MUST BE KEPT UNDER CONTROL BY MECHANICALLY PULLING OR CHEMICALLY SPRAYING AS DIRECTED BY THE APPLICATOR. APPLY A BROAD-LEAF HERBICIDE BI-ANNUALLY AND ESTABLISH A CONSISTENT REGIMEN OF MOWING AND FERTILIZING TO PREVENT WEEDS FROM PRODUCING SEED. MOW ONCE IN THE SPRING AND ONCE IN THE FALL BEFORE FERTILIZATION. FERTILIZER OPTIONS SUSTAIN 4-6-4 DEPENDING ON SOIL FERTILITY. DO NOT MOW SHORTER THAN 4 INCHES. BAG ALL CUTTINGS TO REMOVE WEED SEED FROM PROPERTY. KEEP WEEDS CUT DOWN AND DO NOT LET THEM GO TO SEED. WEED SEED PRODUCTION IS THE GREATEST THREAT TO MOW, WHICH GENERALLY OCCURS IN APRIL OR MAY AS WELL AS EARLY FALL. DEPENDING ON TEMPERATURE AND MOISTURE, THIS PROBLEM WILL BE REQUIRED UNTIL A HEALTHY STAND OF GRASSES IS EVIDENT AND COMPETING WELL WITH WEEDS. EXPECT FROM 1 TO 3 YEARS.
 - PROGRANICS BIOTIC SOIL MEDIA: WHERE CONDITIONS MAY PROHIBIT ADDING TOPSOIL, PROGRANICS BIOTIC SOIL MEDIA SHOULD BE APPLIED BY HYDROSEEDER AT 3500 LBS/ACRE WITH SEED AND FERTILIZER PRIOR TO THE APPLICATION OF WOOD MULCH (2000 LBS/ACRE) COMBINED WITH TACKIFIER (50-100 LBS/ACRE).
 - ADDING FORBS: SHRUBS AND PERENNIALS, BY SEED OR CONTAINER, CAN BE ADDED ONCE WEEDS ARE UNDER CONTROL AND HERBICIDE IS NO LONGER NEEDED. USUALLY 1-2 YEARS AFTER HYDROSEEDING.

- LANDSCAPE MATERIALS**
- A. TREE STAKING: ALL TREES SHALL BE STAKED FOR ONE YEAR WARRANTY PERIOD. ALL TREES NOT PLUMB SHALL BE REPLACED. STAKED TREES SHALL USE VINYL TREE TIES AND TREE STAKES TWO (2) INCH BY TWO (2) BY EIGHT (8) FOOT COMMON PINE STAKES USED AS SHOWN ON THE DETAILS.
- B. TREE WRAP: TREE WRAP IS NOT TO BE USED.
- C. MULCH/ROCK: SEE PLANS. ALL PLANTER BEDS TO RECEIVE A MINIMUM 3" LAYER FOR TREES, SHRUBS, AND PERENNIALS AND 1" FOR GROUND COVERS.
- D. WEED BARRIER: DEWITT 5 OZ. WEED BARRIER FABRIC, MANUFACTURED BY DEWITT COMPANY, DEWITTCOMPANY.COM OR APPROVED EQUAL.
- E. TREE, SHRUB, AND GRASS BACKFILL MIXTURE: BACKFILL MIXTURE TO BE 75% NATIVE SOIL AND 25% TOPSOIL, THOROUGHLY MIXED TOGETHER PRIOR TO PLACEMENT.
- F. TOPSOIL REQUIRED FOR TURF AREAS, PLANTER BEDS AND BACKFILL MIXTURE. ACCEPTABLE TOPSOIL SHALL MEET THE FOLLOWING STANDARDS:
- a. PH: 5.5-7.5
 - b. EC (ELECTRICAL CONDUCTIVITY): < 2.0 MMHOS PER CENTIMETER
 - c. SAR (SODIUM ABSORPTION RATION): < 3.0
 - d. % OM (PERCENT ORGANIC MATTER): > 1%
 - e. TEXTURE (PARTICLE SIZE PER USDA SOIL CLASSIFICATION): SAND < 70%; CLAY < 30%; SILT < 70%; STONE FRAGMENTS (GRAVEL OR ANY SOIL PARTICLE GREATER THAN TWO (2) MM IN SIZE) < 5% BY VOLUME.
- G. TURF SOD: ALL SOD SHALL BE 18 MONTH OLD AS SPECIFIED ON PLANS (OR APPROVED EQUAL) THAT HAS BEEN CUT FRESH THE MORNING OF INSTALLATION. ONLY SOD THAT HAS BEEN GROWN ON A COMMERCIAL SOD FARM SHALL BE USED. ONLY USE SOD FROM A SINGLE SOURCE.
- H. LANDSCAPE CURB EDGING: SIX (6) INCHES BY FOUR (4) INCHES EXTRUDED CONCRETE CURB MADE UP OF THE FOLLOWING MATERIALS:
- a. WASHED MORTAR SAND FREE OF ORGANIC MATERIAL.
 - b. PORTLAND CEMENT (SEE CONCRETE SPEC. BELOW FOR TYPE)
 - c. REINFORCED FIBER - SPECIFICALLY PRODUCED FOR COMPATIBILITY WITH AGGRESSIVE ALKALINE ENVIRONMENT OF PORTLAND CEMENT-BASED COMPOSITES.
 - d. ONLY POTABLE WATER FOR MIXING.
- I. LANDSCAPE METAL EDGING: 5.5" STEEL EDGING WITH 15" DOWELS INTO THE GROUND FOR STABILIZATION.

PART III - EXECUTION

- 3.1 GRADING
- A. TOPSOIL PREPARATION: GRADE PLANTING AREAS ACCORDING TO THE GRADING PLAN. ELIMINATE UNEVEN AREAS AND LOW SPOTS. PROVIDE FOR PROPER GRADING AND DRAINAGE.
- B. TOPSOIL PLACEMENT: SLOPE SURFACED AWAY FROM BUILDING AT TWO (2) PERCENT SLOPE WITH NO POCKETS OF STANDING WATER. ESTABLISH FINISH GRADES OF ONE (1) INCHES FOR PLANTERS BELOW GRADE OF ADJACENT PAVED SURFACED. PROVIDE NEAT, SMOOTH, AND UNIFORM FINISH GRADES. REMOVE SURPLUS SUB-SOIL AND TOPSOIL FROM THE SITE.
- C. COMPACTION: COMPACTION UNDER HARD SURFACE AREAS (ASPHALT PATHS AND CONCRETE SURFACES) SHALL BE NINETY-FIVE (95) PERCENT. COMPACTION UNDER PLANTING AREAS SHALL BE BETWEEN EIGHTY-FIVE (85) AND NINETY (90) PERCENT.
- 3.2 TURF GRADING
- A. THE SURFACE ON WHICH THE SOD IS TO BE LAID SHALL BE FIRM AND FREE FROM FOOTPRINTS, DEPRESSIONS, OR UNDULATIONS OF ANY KIND. THE SURFACE SHALL BE FREE OF ALL MATERIALS LARGER THAN 1/2" IN DIAMETER.
- B. THE FINISH GRADE OF THE TOPSOIL ADJACENT TO ALL SIDEWALKS, MOW STRIPS, ETC. PRIOR TO THE LAYING OF SOD, SHALL BE SET SUCH THAT THE CROWN OF THE GRASS SHALL BE AT THE SAME LEVEL AS THE ADJACENT CONCRETE OR HARD SURFACE. NO EXCEPTIONS.
- 3.3 PLANTING OPERATIONS
- A. REVIEW THE EXACT LOCATIONS OF ALL TREES AND SHRUBS WITH THE PROJECT REPRESENTATIVE FOR APPROVAL PRIOR TO THE DIGGING OF ANY HOLES. PREPARE ALL HOLES ACCORDING TO THE DETAILS ON THE DRAWINGS.
- B. WATER PLANTS IMMEDIATELY UPON ARRIVAL AT THE SITE. MAINTAIN IN MOIST CONDITION UNTIL PLANTED.
- C. BEFORE PLANTING, LOCATE ALL UNDERGROUND UTILITIES PRIOR TO DIGGING. DO NOT PLACE PLANTS ON OR NEAR UTILITY LINES.
- D. THE TREE PLANTING HOLE SHOULD BE THE SAME DEPTH AS THE ROOT BALL, AND TWO TIMES THE DIAMETER OF THE ROOT BALL.
- E. TREES MUST BE PLACED ON UNDISTURBED SOIL AT THE BOTTOM OF THE PLANTING HOLE.
- F. THE TREE HOLE DEPTH SHALL BE DETERMINED SO THAT THE TREE MAY BE SET SLIGHTLY HIGH OF FINISH GRADE, 1" TO 2" ABOVE THE BASE OF THE TRUNK FLARE, USING THE TOP OF THE ROOT BALL AS A GUIDE.
- G. PLANT IMMEDIATELY AFTER REMOVAL OF CONTAINER FOR CONTAINER PLANTS.
- H. SET TREE ON SOIL AND REMOVE ALL BURLAP, WIRE BASKETS, TWINE, WRAPPINGS, ETC. BEFORE

BEGINNING AND BACKFILLING OPERATIONS. DO NOT USE PLANTING STOCK IF THE BALL IS CRACKED OR BROKEN BEFORE OR DURING PLANTING OPERATION.

- I. APPLY VITAMIN B-1 ROOT STIMULATOR AT THE RATE OF ONE (1) TABLESPOON PER GALLON.
- J. UPON COMPLETION OF BACKFILLING OPERATION, THOROUGHLY WATER TREE TO COMPLETELY SETTLE THE SOIL AND FILL ANY VOIDS THAT MAY HAVE OCCURRED. USE A WATERING HOSE, NOT THE AREA IRRIGATION SYSTEM. IF ADDITIONAL PREPARED TOPSOIL MIXTURE NEEDS TO BE ADDED, IT SHOULD BE A COURSER MIX AS REQUIRED TO ESTABLISH FINISH GRADE AS INDICATED ON THE DRAWINGS.
- K. THE AMOUNT OF PRUNING SHALL BE LIMITED TO THE MINIMUM NECESSARY TO REMOVE DEAD OR DISEASED BRANCHES. PRUNING SHALL BE DONE IN THE FALL. PRUNING SHALL BE PROPERLY TREATED ACCORDING TO THE DIRECTION OF THE PROJECT REPRESENTATIVE. PROPER PRUNING TECHNIQUES SHALL BE USED. DO NOT LEAVE STUBS AND DO NOT CUT THE LEADER BRANCH. IMPROPER PRUNING SHALL BE CAUSE FOR REJECTION OF THE PLANT MATERIAL.
- L. PREPARE A WATERING CIRCLE OF 2" DIAMETER AROUND THE TRUNK. FOR CONIFERS, EXTEND THE WATERING WELL TO THE DRIP LINE OF THE TREE CANOPY. PLACE MULCH AROUND THE PLANTED TREES.
4. TURF - SOD LAYING
- A. TOP SOIL AMENDMENTS: PRIOR TO LAYING SOD, COMMERCIAL FERTILIZER SHALL BE APPLIED AND INCORPORATED INTO THE UPPER FOUR (4) INCHES OF THE TOPSOIL AT A RATE OF FOUR POUNDS OF NITROGEN PER ONE THOUSAND (1,000) SQUARE FEET. ADJUST FERTILIZATION MIXTURE AND RATE OF APPLICATION AS NEEDED TO MEET RECOMMENDATIONS GIVEN BY TOPSOIL ANALYSIS. INCLUDE OTHER AMENDMENTS AS REQUIRED.
- B. FERTILIZATION: THREE WEEKS AFTER SOD PLACEMENT FERTILIZE THE TURF AT A RATE OF 1/2 POUND OF NITROGEN PER 1000 SQUARE FEET. USE FERTILIZER SPECIFIED ABOVE. ADJUST FERTILIZATION MIXTURE AND RATES TO MEET RECOMMENDATIONS GIVEN BY TOPSOIL ANALYSIS.
- C. SOD AVAILABILITY AND CONDITION: SOD IS TO BE DELIVERED TO THE SITE IN GOOD CONDITION. IT IS TO BE INSPECTED UPON ARRIVAL AND INSTALLED WITHIN 24 HOURS. SOD IS TO BE MOIST AND COOL TO ENSURE THAT DECOMPOSITION HAS NOT BEGUN AND IS TO BE FREE OF PESTS, DISEASES, OR INJURIES. THE CONTRACTOR SHALL SATISFY HIMSELF AS TO THE EXISTING CONDITION OF ANY CONSTRUCTION. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR FURNISHING AND LAYING ALL SOD REQUIRED ON THE PLANS. HE SHALL FURNISH NEW SOD AS SPECIFIED ABOVE AND LAY IT SO AS TOO COMPLETELY SATISFY THE INTENT AND MEANING OF THE PLANS AND SPECIFICATION AT NO EXTRA COST TO THE OWNER. IN THE CASE OF ANY DISCREPANCY IN THE AMOUNT OF SOD TO BE REMOVED OR AMOUNT TO BE USED, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPORT SUCH TO THE PROJECT REPRESENTATIVE PRIOR TO COMMENCING THE WORK.

D. SOD LAYING: THE SURFACE UPON WHICH THE NEW SOD TO BE LAID WILL BE PREPARED AS SPECIFIED IN THE DETAIL AND BE LIGHTLY WATERED BEFORE LAYING. AREAS WHERE SOD IS TO BE LAID SHALL BE CUT TRIMMED, OR SHAPED TO RECEIVE FULL WIDTH SOD (MINIMUM TWELVE (12) INCHES). NO PARTIAL STRIP OR PIECES WILL BE ACCEPTED.

E. SOD SHALL BE TAMPED LIGHTLY AS EACH PIECE IS SET TO ENSURE THAT GOOD CONTACT IS MADE BETWEEN EDGES AND ALSO THE GROUND. IF VOIDS OR HOLES ARE DISCOVERED, THE SOD PIECE(S) IS (ARE) TO BE RAISED AND TOPSOIL IS TO BE USED TO FILL IN THE AREAS UNTIL LEVEL. SOD LAID ON ANY SLOPED AREAS SHALL BE ANCHORED WITH WOODEN DOWELS OR OTHER MATERIALS WHICH ARE ACCEPTED BY THE GRASS SOD INDUSTRY.

F. SOD SHALL BE ROLLED WITH A ROLLER THAT IS AT LEAST 50% FULL IMMEDIATELY AFTER INSTALLATION TO ENSURE THE FULL CONTACT WITH SOIL. IS MADE.

G. APPLY WATER DIRECTLY AFTER LAYING SOD. RAINFALL IS NOT ACCEPTABLE.

H. WATERING OF THE SOD SHALL BE THE COMPLETE RESPONSIBILITY OF THE CONTRACTOR BY WHATEVER MEANS NECESSARY TO ESTABLISH THE SOD IN AN ACCEPTABLE MANNER TO THE END OF THE MAINTENANCE PERIOD. IF AN IRRIGATION SYSTEM IS IN PLACE ON THE SITE, BUT FOR WHATEVER REASON, WATER IS NOT AVAILABLE IN THE SYSTEM, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO WATER THE SOD BY WHATEVER MEANS, UNTIL THE SOD IS ACCEPTED BY THE PROJECT REPRESENTATIVE.

I. PROTECTION OF THE NEWLY LAID SOD SHALL BE THE COMPLETE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL PROVIDE ACCEPTABLE VISUAL BARRIERS, TO INCLUDE BARRICADES SET APPROPRIATE DISTANCES WITH STRINGS OR TAPES BETWEEN BARRIERS, AS AN INDICATION OF NEW WORK. THE CONTRACTOR IS TO RESTORE ANY DAMAGED AREAS CAUSED BY OTHERS (INCLUDING VEHICULAR TRAFFIC), EROSION, ETC., UNTIL SUCH TIME AS THE LAWN IS ACCEPTED BY THE OWNER.

J. ALL SOD THAT HAS NOT BEEN LAID WITHIN 24 HOURS SHALL BE DEEMED UNACCEPTABLE AND WILL BE REMOVED FROM THE SITE.

3.5 WEED BARRIER

A. FOR THE HEALTH OF THE SOIL AND THE MICROORGANISMS, WEED BARRIER IS NOT RECOMMENDED. IF USE IS REQUIRED OR REQUESTED, DO NOT PLACE IN ANNUAL OR GRASS AREAS.

B. CUT WEED BARRIER BACK TO THE EDGE OF THE PLANT ROOTBALL.

C. OVERLAP ROWS OF FABRIC MIN. 6"

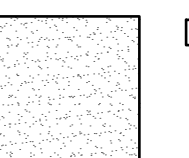
D. STABLE FABRIC EDGES AND OVERLAPS TO GROUND.

END OF SECTION

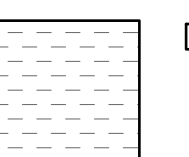
SITE MATERIALS LEGEND

(NOTE: SITE MATERIALS QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY. IN CASE OF DISCREPANCY, THE DRAWING SHALL TAKE PRECEDENCE.)

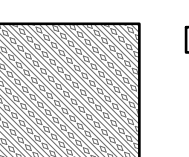
1 LANDSCAPE



21,920 sf



19,527 sf



3,478 sf



1,373 lf

2 HARDSCAPE



1,373 lf

PLANT LEGEND

(NOTE: PLANT QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY. IN CASE OF DISCREPANCY, THE DRAWING SHALL TAKE PRECEDENCE.)

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL
DECIDUOUS TREES					
	A/C'S	5	Acer platanoides 'Crimson Sentry' Crimson Sentry Norway Maple Moderate; 30' tall x 12-15" wide; sun; z4	B & B	2" Cal
	COP	8	Celtis occidentalis 'Prairie Pride' Prairie Pride Hackberry	B & B	2" Cal
	GBP	31	Ginkgo biloba 'Princeton Sentry' Princeton Sentry Ginkgo T2; 50x15; AV 706; sun; z4; Utah Lake water tolerant	B & B	2" Cal
	MTPR	8	Malus x 'Prairie Rose' Prairie Rose Crabapple low; 20x18; sun; z4; Utah Lake water tolerant	B & B	2" Cal
	QRA	7	Quercus robur x alba 'JFS-KW1QX' TM Street Spire Oak T4; 45x14; AV 176; sun; z4	B & B	2" Cal

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT
SHRUBS				
	CSK	98	Cornus sericea 'Kelsey' Kelsey's Dwarf Red Twig Dogwood	5 gal
DECIDUOUS SHRUBS				
	BTC	40	Berberis thunbergii 'Concorde' Concorde Japanese Barberry Sd3; 2x2; AV 12.5; sun to part sun; z4; Utah Lake water tolerant	5 gal
	EAC	8	Euonymus alatus 'Compactus' Compact Burning Bush moderate to high; 6x8; sun to part sun; z4	5 gal
	RA'G	42	Ribes aureum Golden Currant Sd2; 4x4; AV 12.5; sun to part shade; z3;	5 gal
	RF'R	76	Rhamnus frangula 'Ron Williams' Fine Line Fine Line Buckthorn moderate; 7x3; full to part sun; z2; Utah Lake water tolerant	5 gal
	SB'G	41	Spiraea betulifolia 'Tor Gold' TM Gold Girl Birchleaf Spirea moderate; 3-4 x 3-4; sun to part sun; z3	5 gal
	VON	34	Viburnum opulus 'Nanum' Dwarf European Cranberrybush moderate; 2x3; sun to part shade; z3; Utah Lake water tolerant	5 gal

EVERGREEN SHRUBS				
	BS'W	305	Buxus sempervirens 'Woodburn Select' Woodburn Select Dwarf Boxwood moderate; 1-2 x 1-2; sun to part shade; z5; Utah Lake water tolerant	5 gal
	JSD	20	Juniperus sabina 'Monard' TM Moor-dense Juniper low; 1x6; sun; z3; Utah Lake water tolerant	5 gal
GRASSES				
	CA'K	299	Calamagrostis x acutiflora 'Karl Foerster' Feather Reed Grass Tw2; 4x3; AV 7; sun; z4; Utah Lake water tolerant	1 gal
	PVS	39	Panicum virgatum 'Shenandoah' Shenandoah Switch Grass Tw2; 4x2-3; AV 3; sun; z4; Utah Lake water tolerant	1 gal
ROSES				
	RDK	10	Rosa x 'Radtko' Double Knock Out Rose moderate; 3-4 x 3-4; sun; z5; Utah Lake water tolerant	5 gal

SITE REQUIREMENT CALCULATIONS

STREET FRONTAGE		REQUIRED:		PROVIDED:	
300 EAST		4		4 EXISTING	
1 TREE / 40 FT (158 LN FT)					
PERIMETER PLANTINGS OF INTERIOR LOT LINES:		REQUIRED:		PROVIDED:	
25 FT ALONG SOUTH					
1 DECIDUOUS TREE / 100 FT		1		1	
9 SHRUBS / 100 FT		3		3	

INSTALLER RESPONSIBILITIES AND LIABILITIES

- A NEW UNDERGROUND, AUTOMATIC IRRIGATION SYSTEM IS TO BE INSTALLED BY CONTRACTOR IN ALL LANDSCAPED AREAS. LAWN AREAS TO RECEIVE AT LEAST 100% HEAD TO HEAD COVERAGE AND PLANTER AREAS TO RECEIVE A FULL DRIP SYSTEM TO EACH TREE AND SHRUB. POINT SOURCE DRIP OR IN-LINE DRIP TUBING TO BE SECURED AT CENTER OF ROOT BALL, NOT AGAINST TRUNK. SEE IRRIGATION PLAN.
- THESE PLANS ARE FOR BASIC DESIGN LAYOUT AND INFORMATION. LANDSCAPE CONTRACTOR IS REQUIRED TO USE THEIR KNOWLEDGE FOR IMPLEMENTATION. OWNER ASSUMES NO LIABILITIES FOR INADEQUATE ENGINEERING CALCULATIONS, MANUFACTURER PRODUCT DEFECTS, INSTALLATION OF ANY LANDSCAPING AND COMPONENTS, OR TIME EXCEEDED.
- LANDSCAPE CONTRACTOR IS RESPONSIBLE AND LIABLE FOR INSTALLATION OF ALL LANDSCAPING AND IRRIGATION SYSTEMS INCLUDING CODE REQUIREMENTS, TIME EXECUTIONS, INSTALLED PRODUCTS AND MATERIALS.

ISSUE DATE

10/25/2024

PROJECT NUMBER

UT24105

PLAN INFORMATION

PROJECT INFORMATION

NO.

REVISION

DATE

1

XXXX

XX-XX-XX

2

3

4

5

6

7

811

BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC.
1-800-662-4111
www.bluestakes.org

TAYLOR VILLAS

6200 SOUTH AND FAIRWIND DR.

TAYLORSVILLE, UTAH

PKEG INVESTMENTS, LLC
PAXTON GUYMON
801-706-6725

COPYRIGHT:
PKJ DESIGN GROUP

THIS DOCUMENT AND THE IDEAS AND DESIGNS INCORPORATED HEREIN ARE AN INSTRUMENT OF PROFESSIONAL SERVICE. IS PROPERTY OF PKJ DESIGN GROUP. IT IS NOT TO BE USED IN WHOLE OR IN PART FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF PKJ DESIGN GROUP.

LANDSCAPE ARCHITECT / PLANNER

DEVELOPER / PROPERTY OWNER / CLIENT

LICENSE STAMP

DRAWING INFO

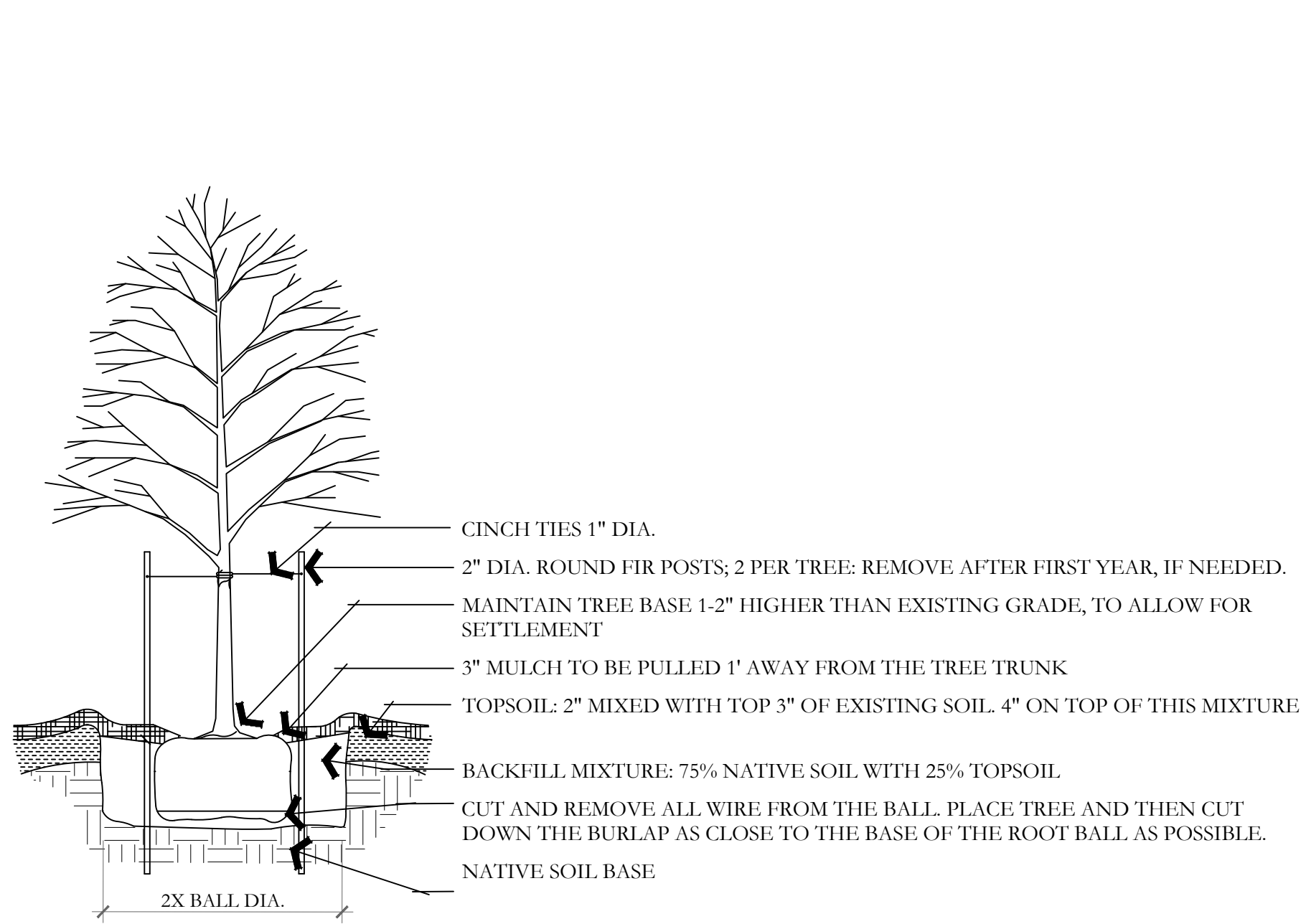
LANDSCAPE COVER

CITY PERMIT SET

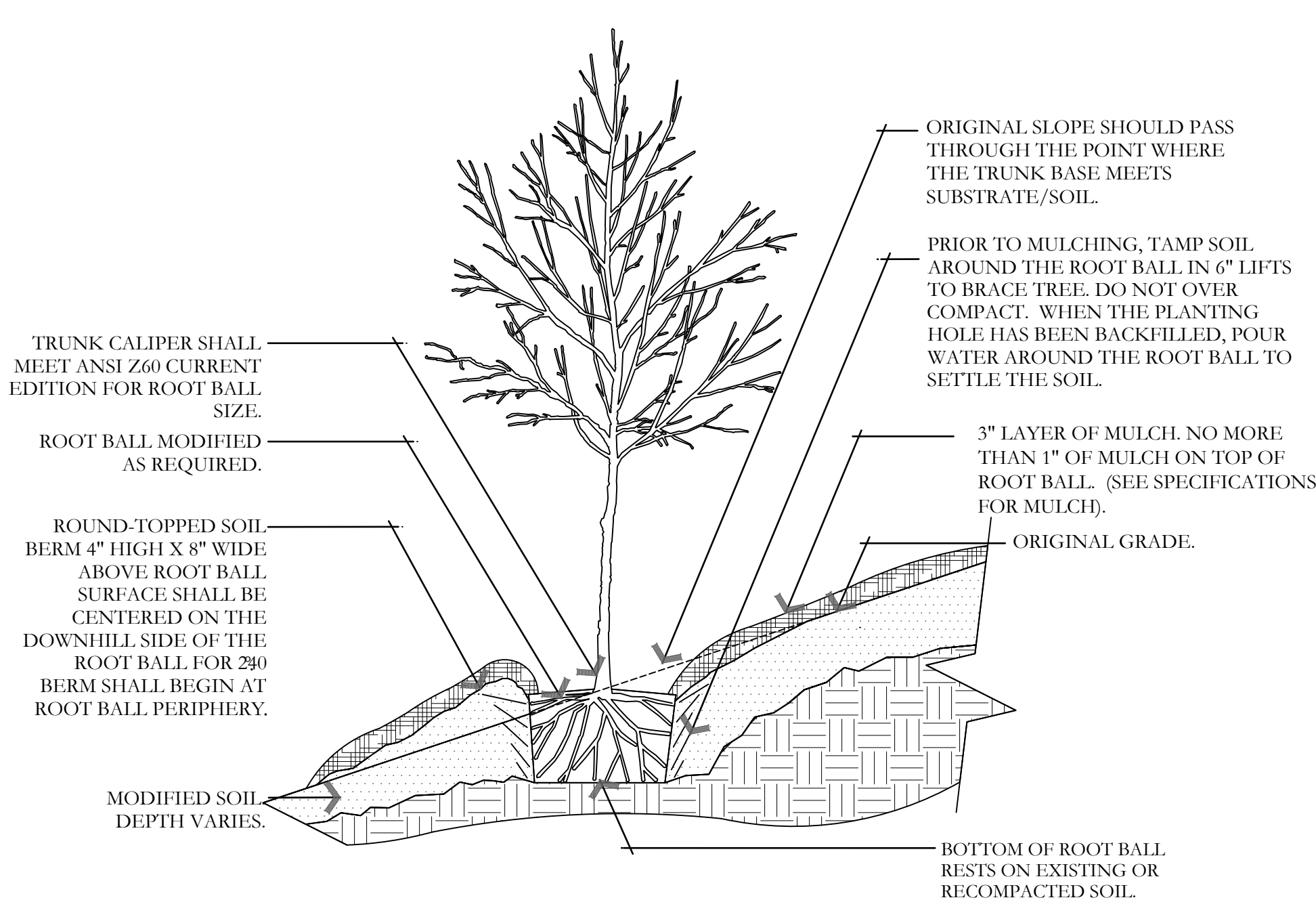
PKJ DESIGN GROUP

3450 N. TRIUMPH BLVD. SUITE 102
LEHI, UTAH 84043 (801) 753-5644
www.pkjdesigngroup.com

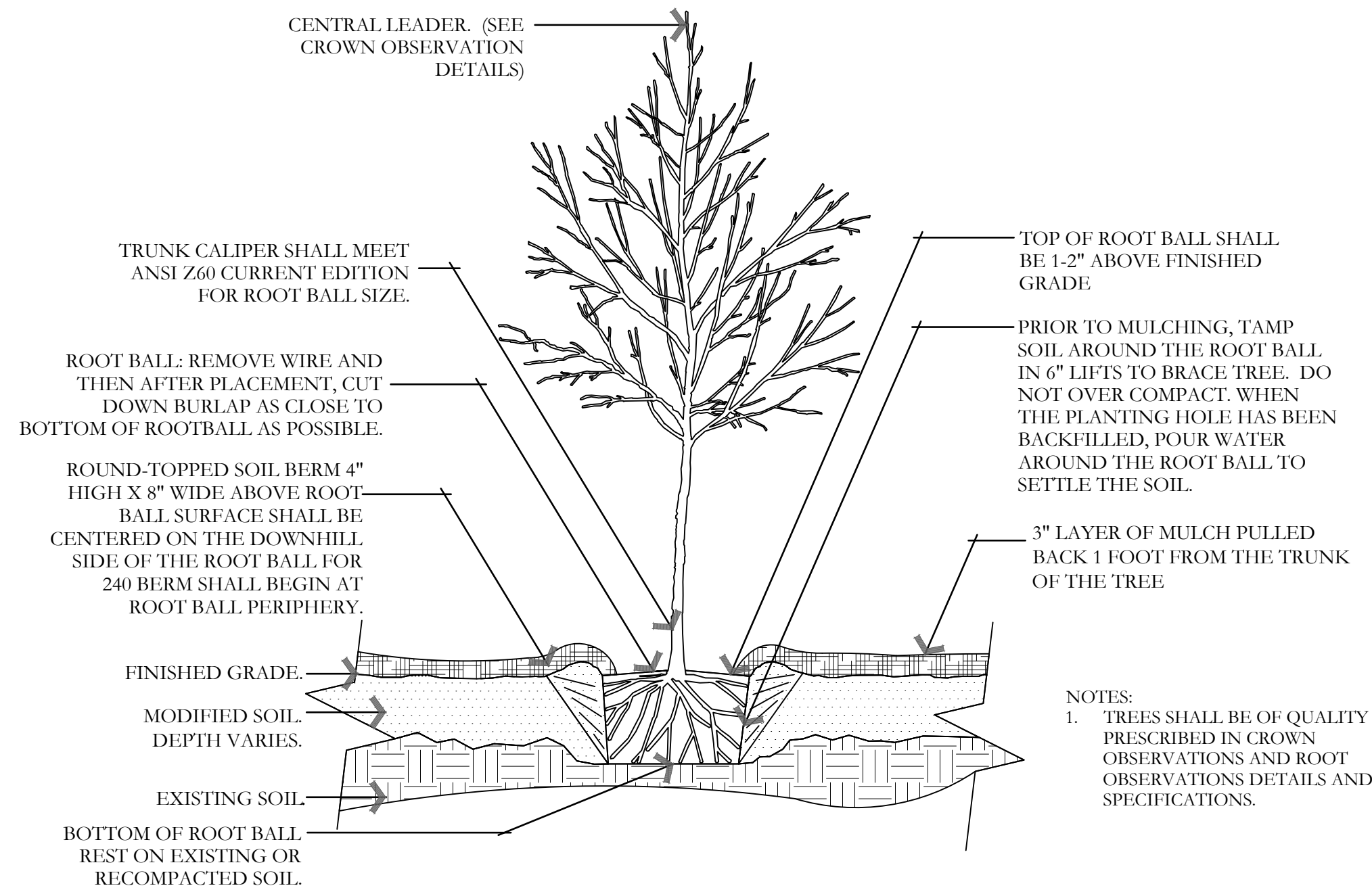
LP-101



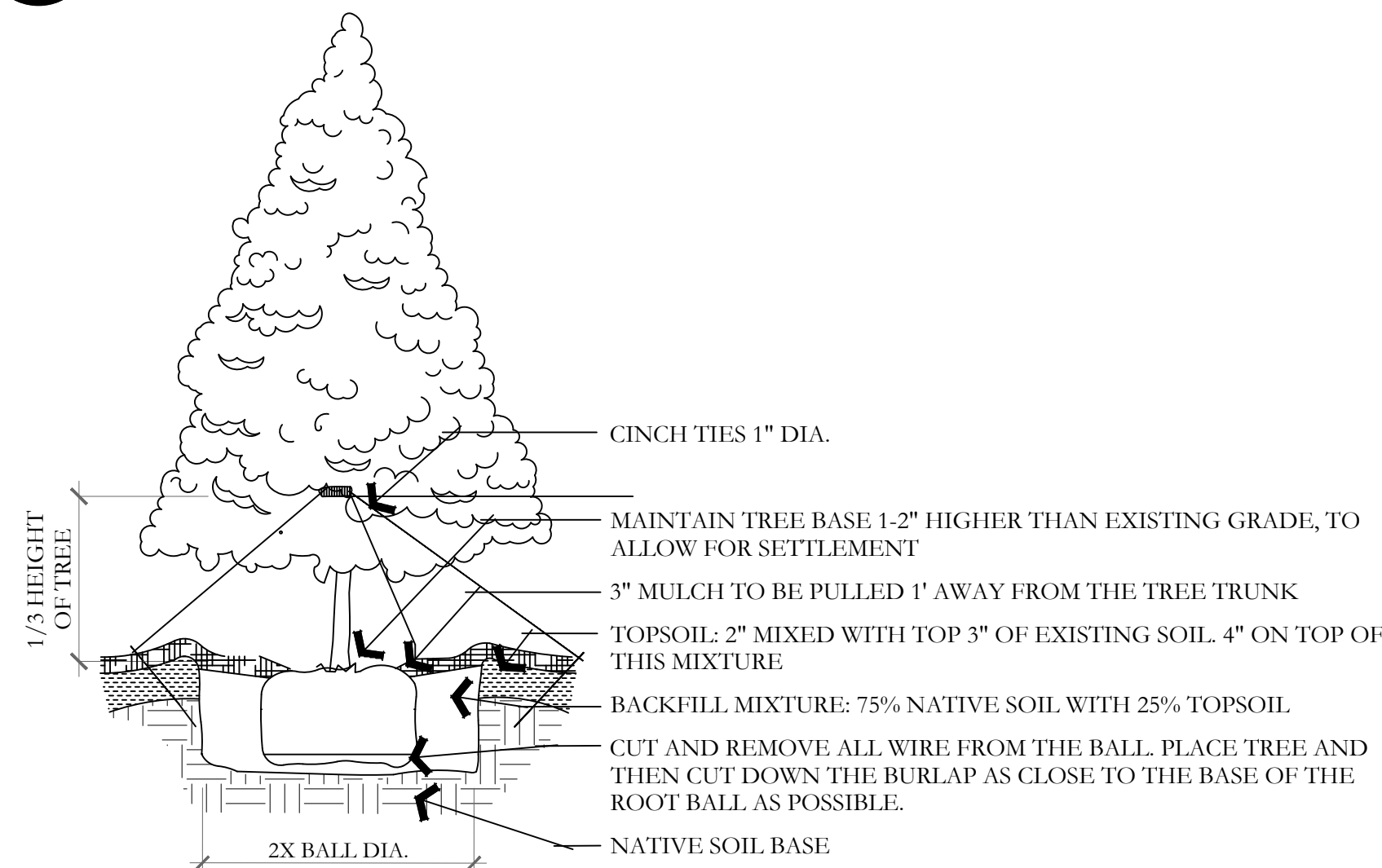
A DECIDUOUS TREE PLANTING
NOT TO SCALE



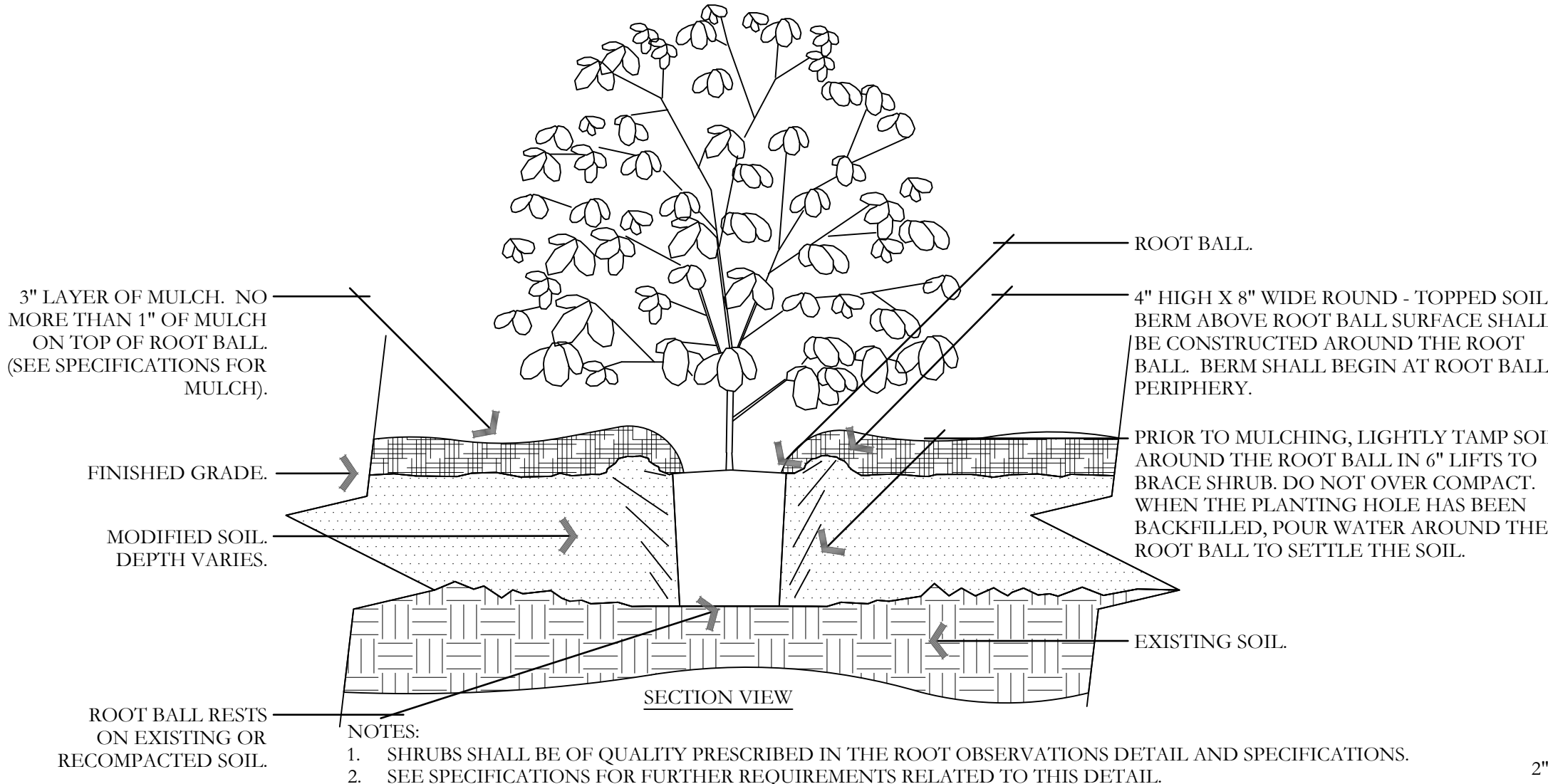
B TREE ON SLOPE 5% (20:1) TO 50% (2:1)
NOT TO SCALE



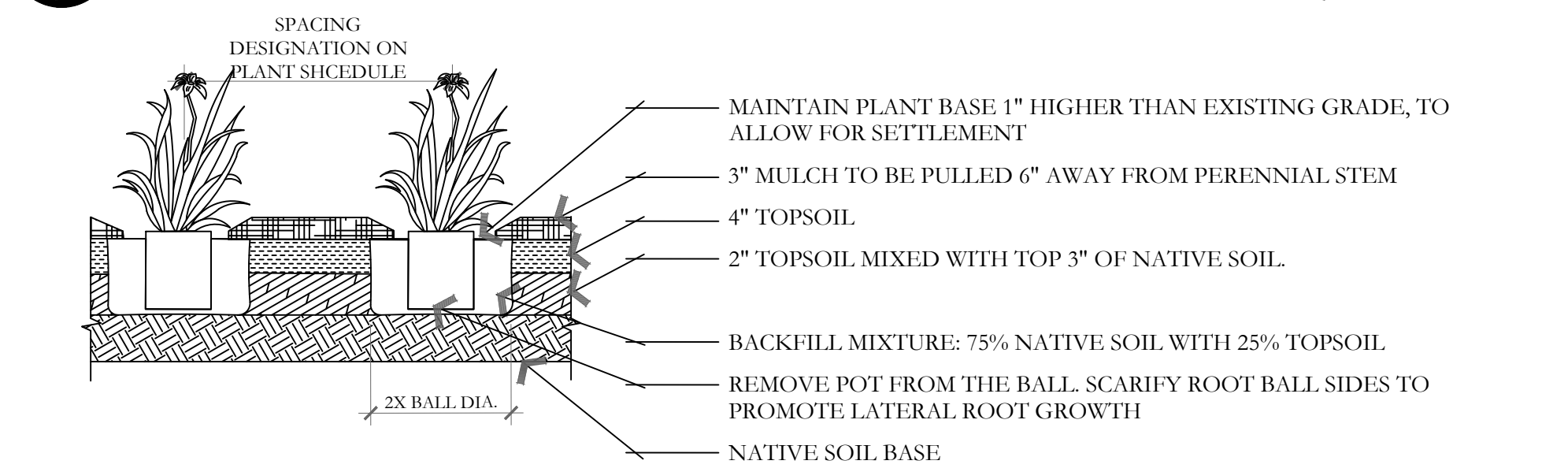
C TREE W/ BERM (EXISTING SOIL MODIFIED)
NOT TO SCALE



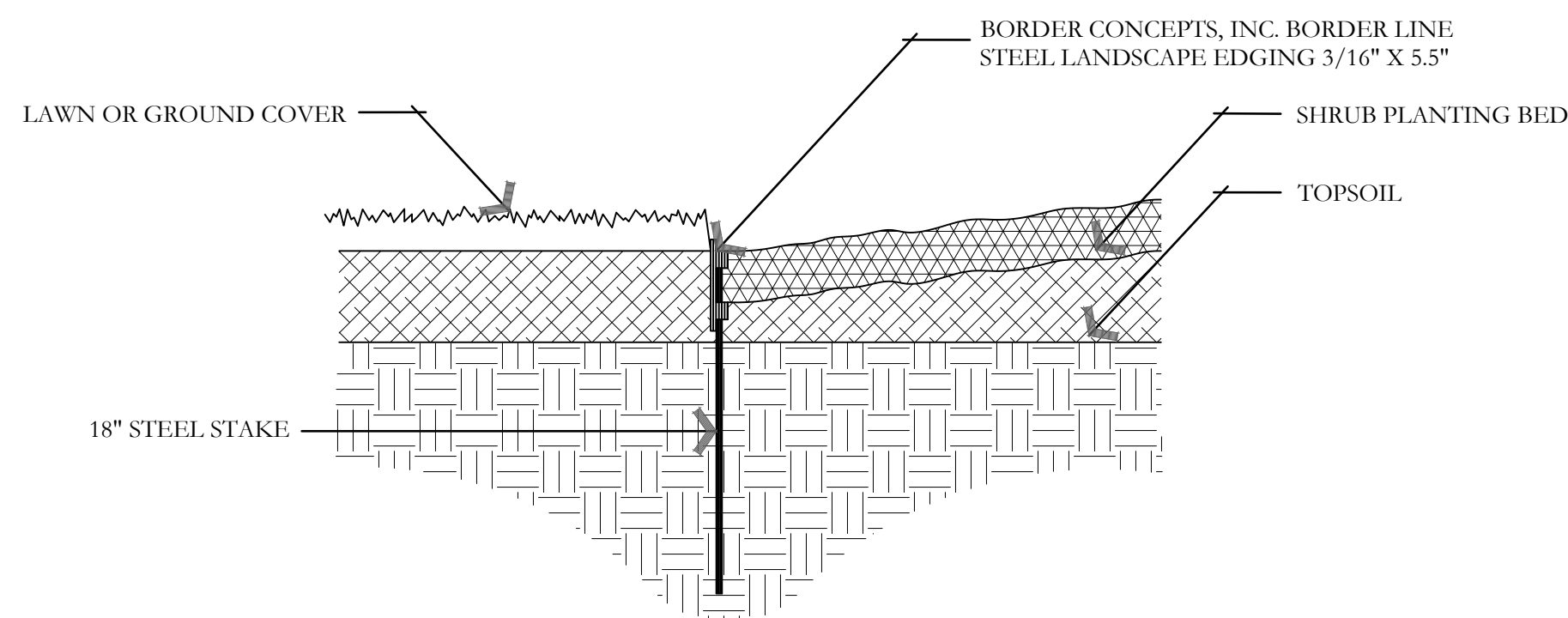
D EVERGREEN TREE PLANTING
NOT TO SCALE



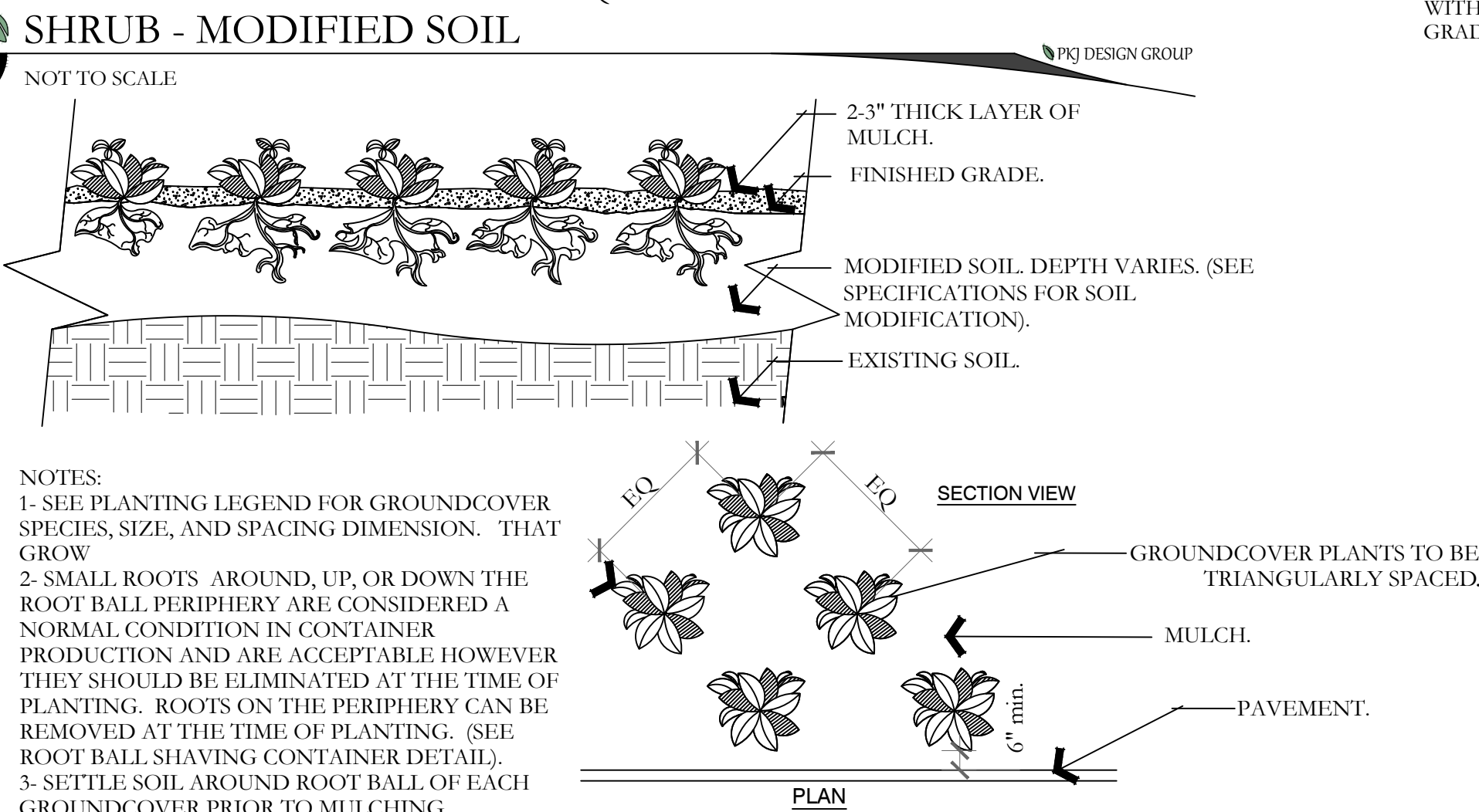
E SHRUB - MODIFIED SOIL
NOT TO SCALE



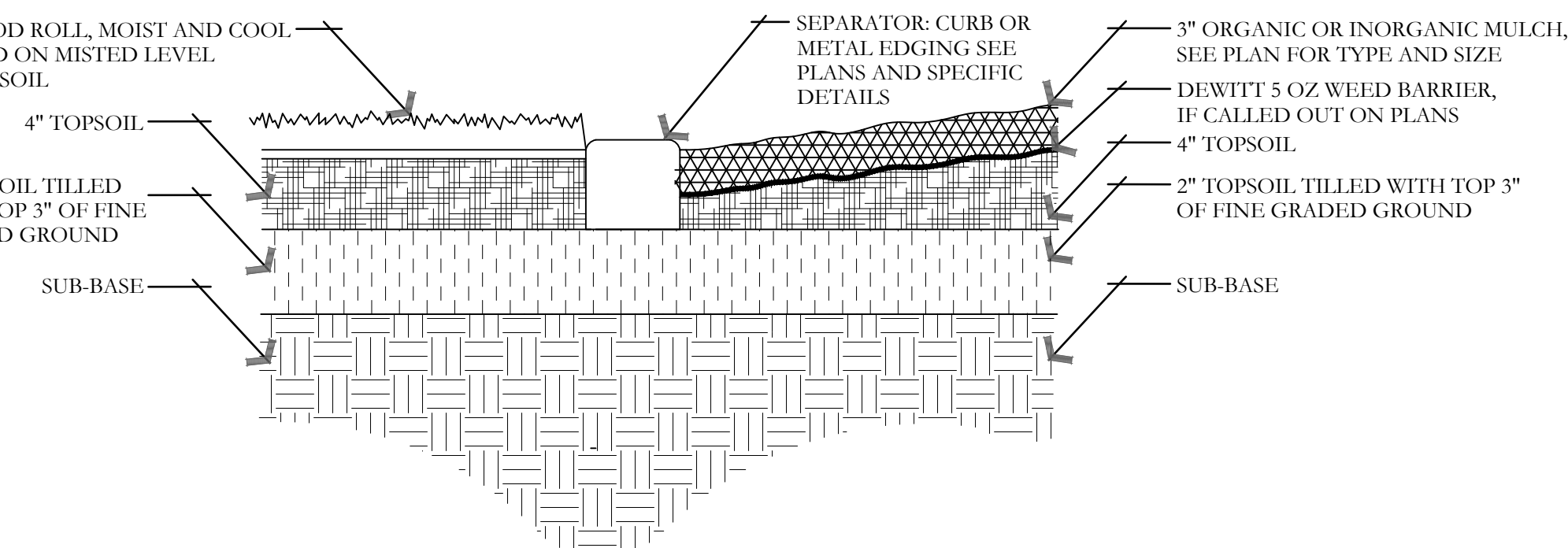
F PERENNIAL PLANTING
NOT TO SCALE



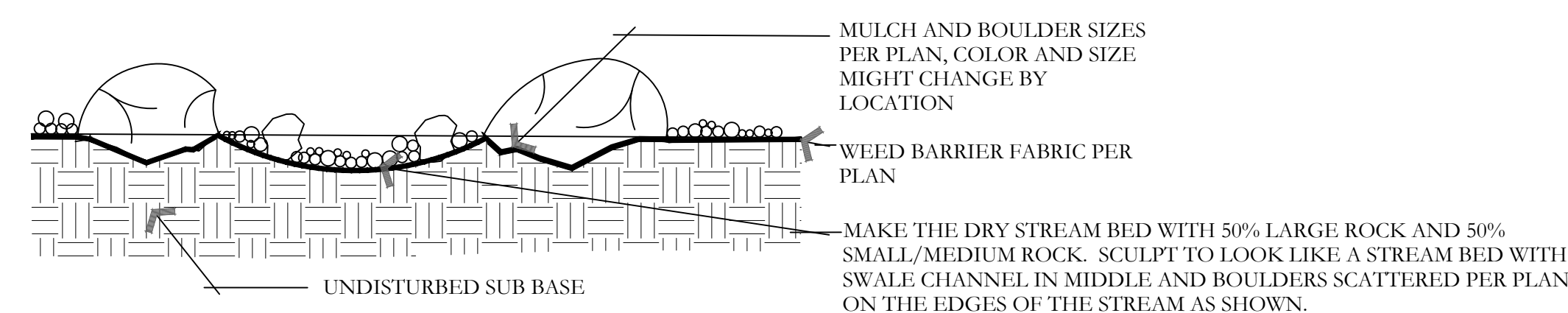
G METAL EDGING DETAIL
NOT TO SCALE



H PERENNIAL/GROUNDCOVER PLANTING
NOT TO SCALE



I SOD LAYING/MULCH DETAIL
NOT TO SCALE



J BOULDER AND DRY STREAM BED DETAIL
NOT TO SCALE

ISSUE DATE		PROJECT NUMBER	PLAN INFORMATION	PROJECT INFORMATION	DEVELOPER / PROPERTY OWNER / CLIENT	LANDSCAPE ARCHITECT / PLANNER	LICENSE STAMP	DRAWING INFO
10/25/2024		UT24105			PKEG INVESTMENTS, LLC PAXTON GUYMON 801-706-6725			PM: JTA DRAWN: ACP CHECKED: JMA PLOT DATE: 10/25/2024
NO.	REVISION	DATE						
1	XXXX	XX-XX-XX						
2								
3								
4								
5								
6								
7								

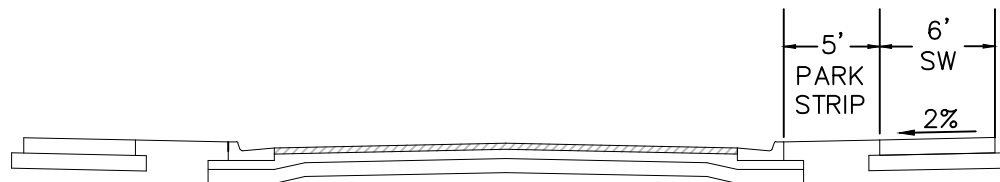
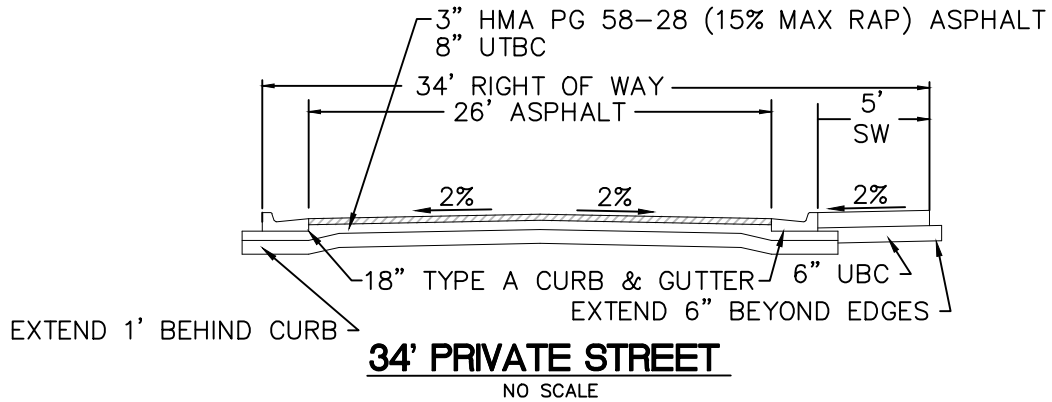
BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC.
1-800-662-4111
www.bluestakes.org

TAYLOR VILLAS
6200 SOUTH AND FAIRWIND DR.
TAYLORSVILLE, UTAH

PKJ DESIGN GROUP
Landscape Architecture & Planning & Visualization
3450 N. TRIUMPH BLVD. SUITE 102
LEHI, UTAH 84043 (801) 753-5644
www.pkjdesigngroup.com

CITY PERMIT SET
LP-501

TAYLOR VILLAS ROW CROSS-SECTIONS



6200 S AND FAIRWIND FRONTAGE IMPROVEMENTS
NO SCALE





Kate-B
38' x 51'-5"
Sq.Ft. 2,238



Ethan
40' x 49'-6"
Sq.Ft. 1,432



Jesse
35' x 41'
Sq.Ft. 1,969



Nathan
35' x 51'
Sq.Ft. 2,408



Drew
40' x 49'-6"
Sq.Ft. 1,408



Cooper
40' x 50'
Sq.Ft. 1,334



Nicole
29'-10" x 56'-6"
Sq.Ft. 2,402



Kate
38' x 43'-5"
Sq.Ft. 2,158



Lauren
38' x 49'
Sq.Ft. 2,276



Jordan
29'-10" x 50'
Sq.Ft. 2,005



Natalie
40' x 49'
Sq.Ft. 2,466



Jaden
29'-10" x 50'
Sq.Ft. 1,986



Morgan
38'x48'-3"
Sq.Ft. 2,323



Lucas
29'-10" x 58'
Sq.Ft. 2,219



Caleb-A
40' x 50'
Sq.Ft. 1,937



Orlando
47'-6" x 54'
Sq.Ft. 2,517



Nora
35' x 49'
Sq.Ft. 2,438

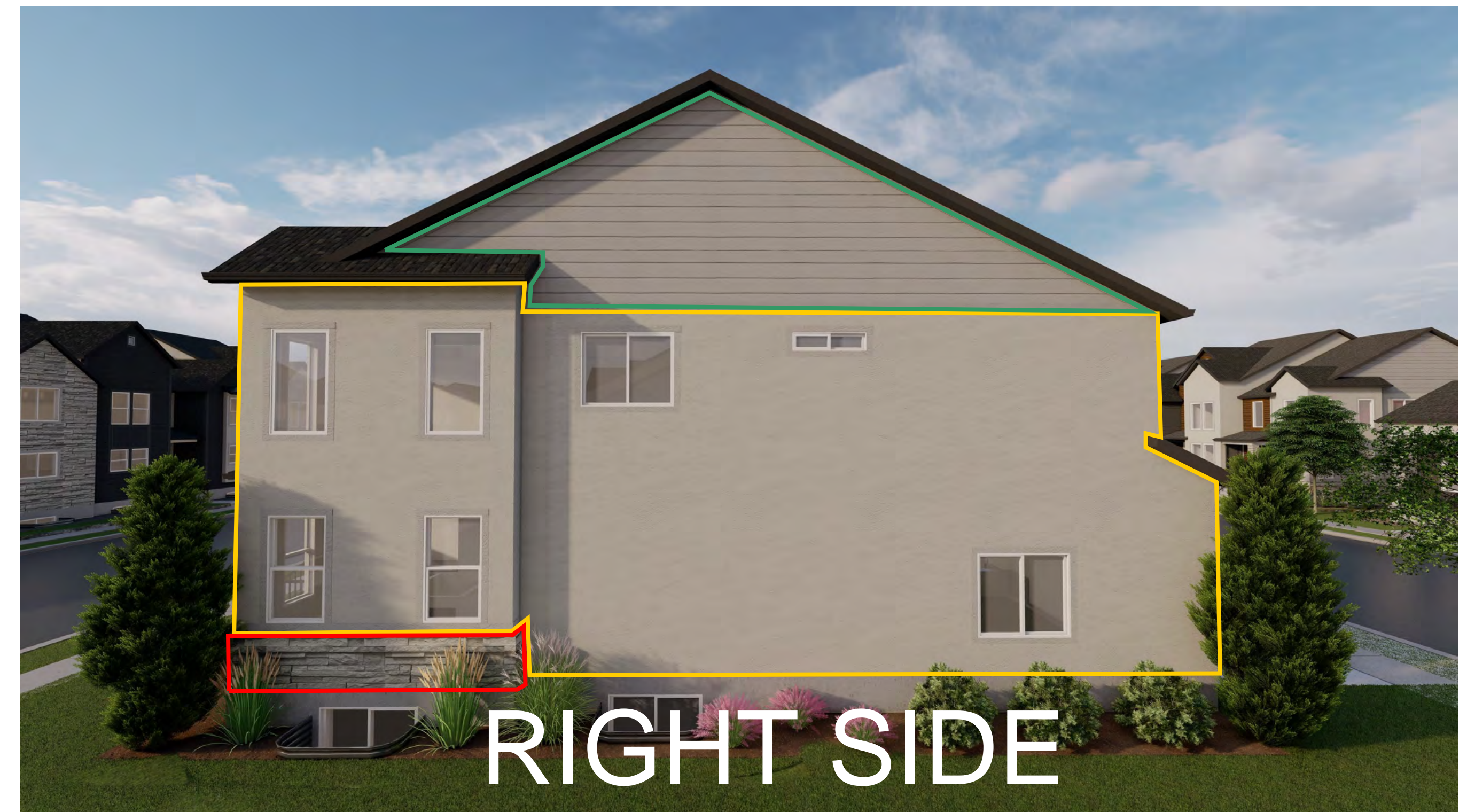
All single family will have a minimum of 3 different elevation styles. All styles are shown on this exhibit.

SINGLE FAMILY



CAROLINE 2 TOWNHOME

3 Plex



CAROLINE 2 TOWNHOME

Palette A

- STUCCO: EXTRA WHITE
STUCCO TRIM: EXTRA WHITE
- STONE: WHITE SAND DEVINO
STUCCO TRIM: EXTRA WHITE
- SIDING 1: MIDNIGHT SOOT
SIDING TRIM: MIDNIGHT SOOT
- SIDING 2: RUGGED PINE
SIDING TRIM: RUGGED PINE
- SIDING 3: STONE PAVER
SIDING TRIM: STONE PAVER
- BEAMS: EXTRA WHITE
- ROOF: CHARCOAL
- SOFFIT/ FACCIA: BLACK

CAROLINE 2 TOWNHOME

Palette B

- STUCCO: EXTRA WHITE
STUCCO TRIM: EXTRA WHITE
- STONE: WHITE SAND DEVINO
STUCCO TRIM: EXTRA WHITE
- SIDING 1: STONE PAVER
SIDING TRIM: STONE PAVER
- SIDING 2: RUGGED PINE
SIDING TRIM: RUGGED PINE
- SIDING 3: STONE PAVER
SIDING TRIM: STONE PAVER
- BEAMS: EXTRA WHITE
- ROOF: CHARCOAL
- SOFFIT/ FACCIA: DARK BRONZE

CAROLINE 2 TOWNHOME

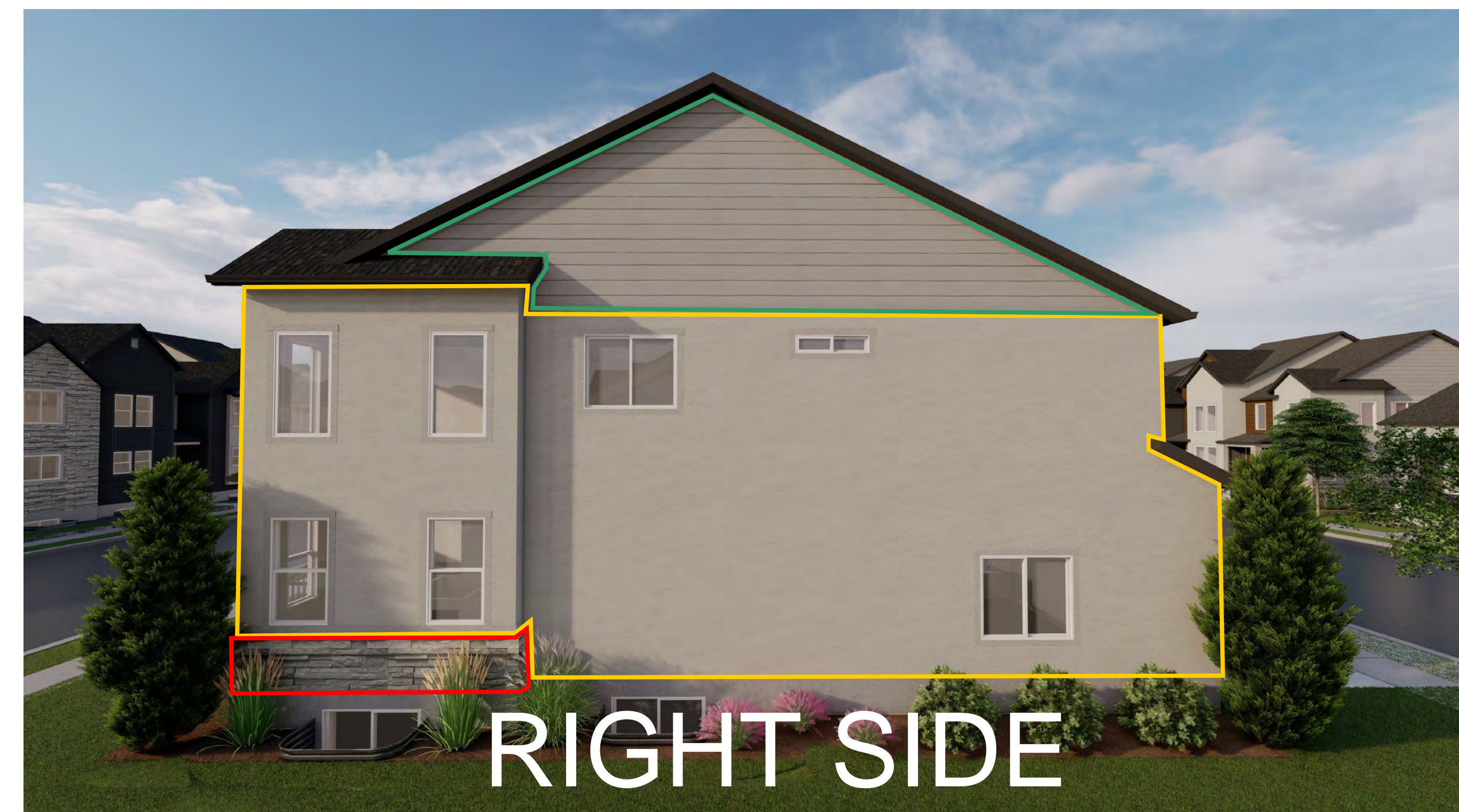
Palette C

- STUCCO: EXTRA WHITE
STUCCO TRIM: EXTRA WHITE
- STONE: WHITE SAND DEVINO
STUCCO TRIM: EXTRA WHITE
- SIDING 1: PEPPERY ASH
SIDING TRIM: PEPPERY ASH
- SIDING 2: RUGGED PINE
SIDING TRIM: RUGGED PINE
- SIDING 3: STONE PAVER
SIDING TRIM: STONE PAVER
- BEAMS: EXTRA WHITE
- ROOF: CHARCOAL
- SOFFIT/ FACCIA: DARK BRONZE



CAROLINE 2 TOWNHOME

4 Plex



CAROLINE 2 TOWNHOME

Palette A

- STUCCO: EXTRA WHITE
STUCCO TRIM: EXTRA WHITE
- STONE: WHITE SAND DEVINO
STUCCO TRIM: EXTRA WHITE
- SIDING 1: MIDNIGHT SOOT
SIDING TRIM: MIDNIGHT SOOT
- SIDING 2: RUGGED PINE
SIDING TRIM: RUGGED PINE
- SIDING 3: STONE PAVER
SIDING TRIM: STONE PAVER
- BEAMS: EXTRA WHITE
- ROOF: CHARCOAL
- SOFFIT/ FACCIA: BLACK

CAROLINE 2 TOWNHOME

Palette B

- STUCCO: EXTRA WHITE
STUCCO TRIM: EXTRA WHITE
- STONE: WHITE SAND DEVINO
STUCCO TRIM: EXTRA WHITE
- SIDING 1: STONE PAVER
SIDING TRIM: STONE PAVER
- SIDING 2: RUGGED PINE
SIDING TRIM: RUGGED PINE
- SIDING 3: STONE PAVER
SIDING TRIM: STONE PAVER
- BEAMS: EXTRA WHITE
- ROOF: CHARCOAL
- SOFFIT/ FACCIA: DARK BRONZE

CAROLINE 2 TOWNHOME

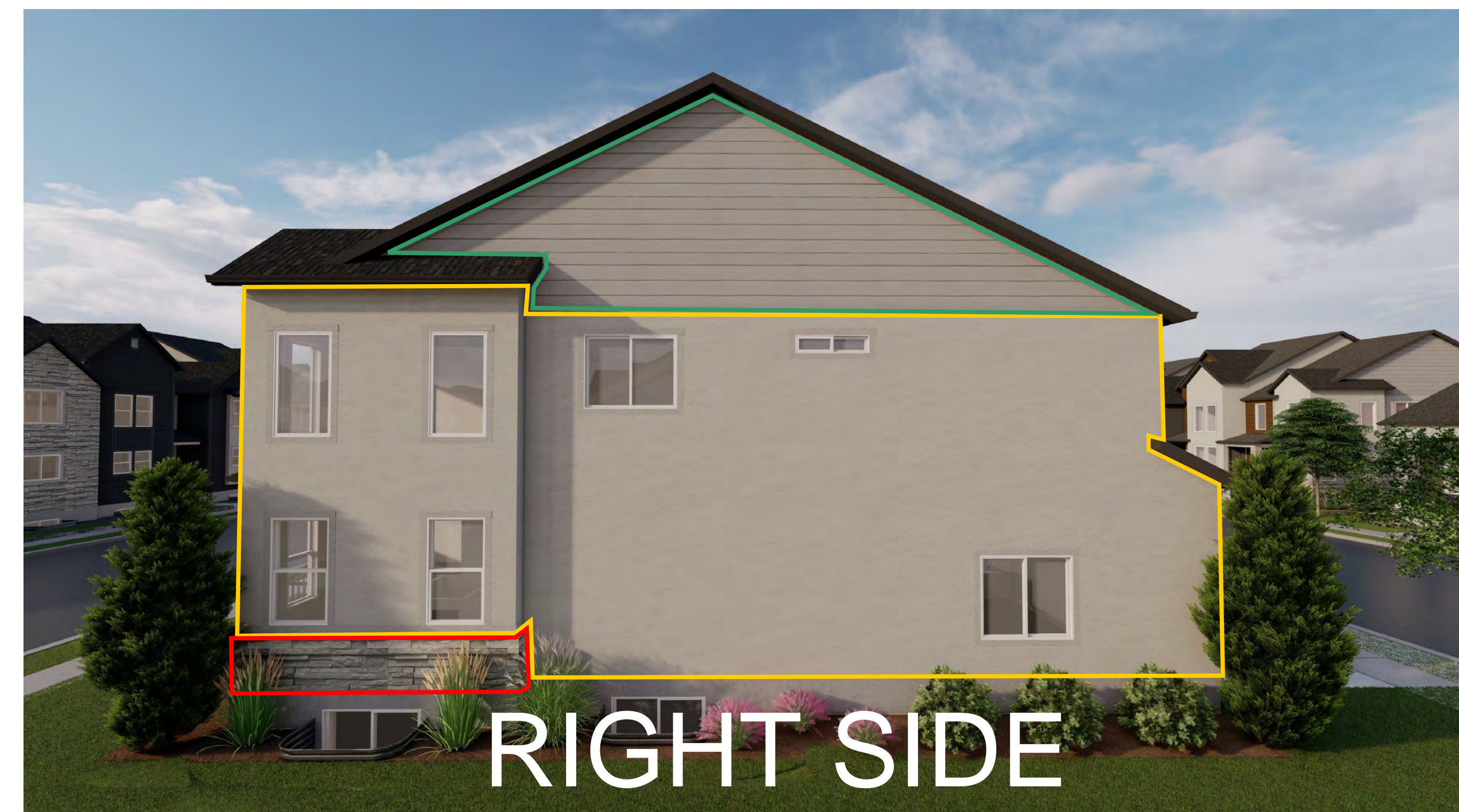
Palette C

- STUCCO: EXTRA WHITE
STUCCO TRIM: EXTRA WHITE
- STONE: WHITE SAND DEVINO
STUCCO TRIM: EXTRA WHITE
- SIDING 1: PEPPERY ASH
SIDING TRIM: PEPPERY ASH
- SIDING 2: RUGGED PINE
SIDING TRIM: RUGGED PINE
- SIDING 3: STONE PAVER
SIDING TRIM: STONE PAVER
- BEAMS: EXTRA WHITE
- ROOF: CHARCOAL
- SOFFIT/ FACCIA: DARK BRONZE



CAROLINE 2 TOWNHOME

5 Plex



CAROLINE 2 TOWNHOME

Palette A

- STUCCO: EXTRA WHITE
STUCCO TRIM: EXTRA WHITE
- STONE: WHITE SAND DEVINO
STUCCO TRIM: EXTRA WHITE
- SIDING 1: MIDNIGHT SOOT
SIDING TRIM: MIDNIGHT SOOT
- SIDING 2: RUGGED PINE
SIDING TRIM: RUGGED PINE
- SIDING 3: STONE PAVER
SIDING TRIM: STONE PAVER
- BEAMS: EXTRA WHITE
- ROOF: CHARCOAL
- SOFFIT/ FACCIA: BLACK

CAROLINE 2 TOWNHOME

Palette B

- STUCCO: EXTRA WHITE
STUCCO TRIM: EXTRA WHITE
- STONE: WHITE SAND DEVINO
STUCCO TRIM: EXTRA WHITE
- SIDING 1: STONE PAVER
SIDING TRIM: STONE PAVER
- SIDING 2: RUGGED PINE
SIDING TRIM: RUGGED PINE
- SIDING 3: STONE PAVER
SIDING TRIM: STONE PAVER
- BEAMS: EXTRA WHITE
- ROOF: CHARCOAL
- SOFFIT/ FACCIA: DARK BRONZE

CAROLINE 2 TOWNHOME

Palette C

- STUCCO: EXTRA WHITE
STUCCO TRIM: EXTRA WHITE
- STONE: WHITE SAND DEVINO
STUCCO TRIM: EXTRA WHITE
- SIDING 1: PEPPERY ASH
SIDING TRIM: PEPPERY ASH
- SIDING 2: RUGGED PINE
SIDING TRIM: RUGGED PINE
- SIDING 3: STONE PAVER
SIDING TRIM: STONE PAVER
- BEAMS: EXTRA WHITE
- ROOF: CHARCOAL
- SOFFIT/ FACCIA: DARK BRONZE

Caroline Townhome

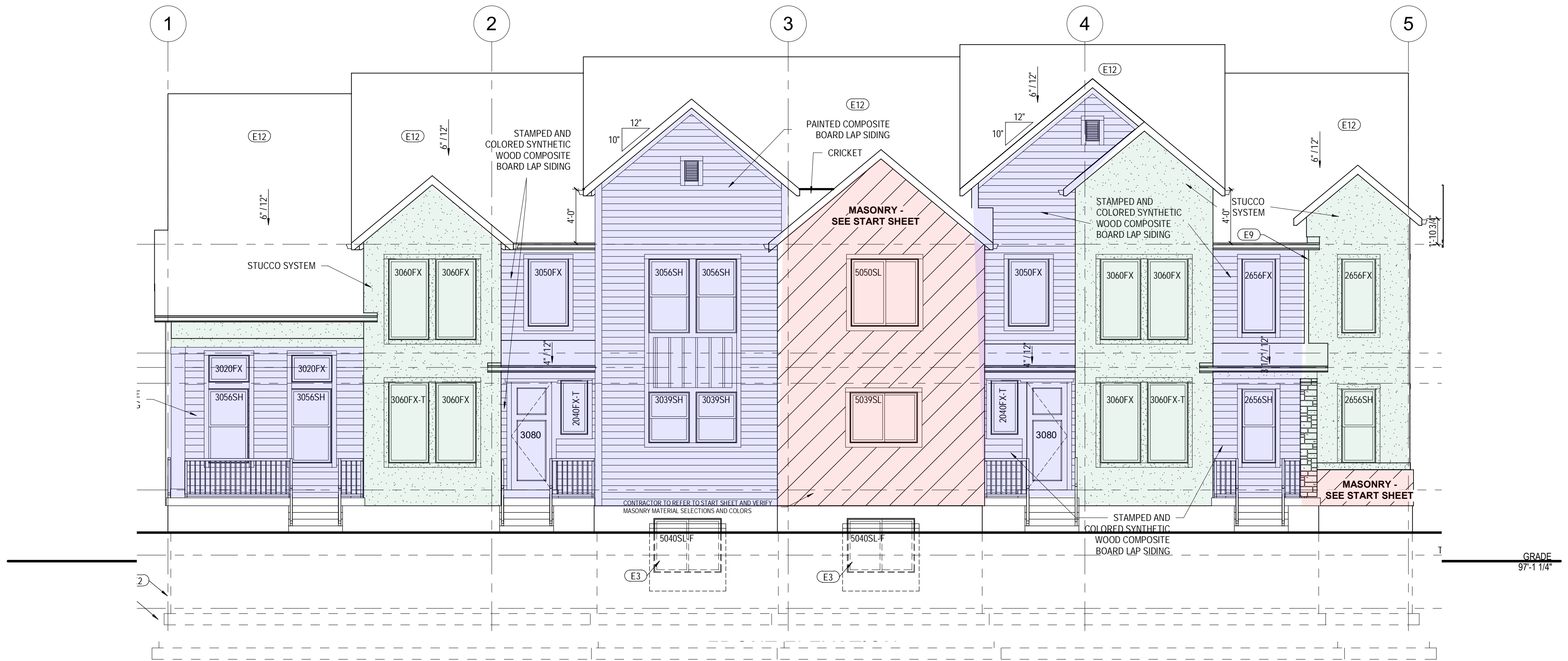
Front Elevation - 3 Plex



Brick/Stone Square Footage = 349 - 25%
Hardie Square Footage = 478 - 34%
Stucco Square Footage = 580 - 41%
Total = 1,407

Caroline Townhome

Front Elevation - 4 Plex



Brick/Stone Square Footage = 361 - 18%
Hardie Square Footage = 995 - 50%
Stucco Square Footage = 653 - 32%
Total = 2,009

Caroline Townhome

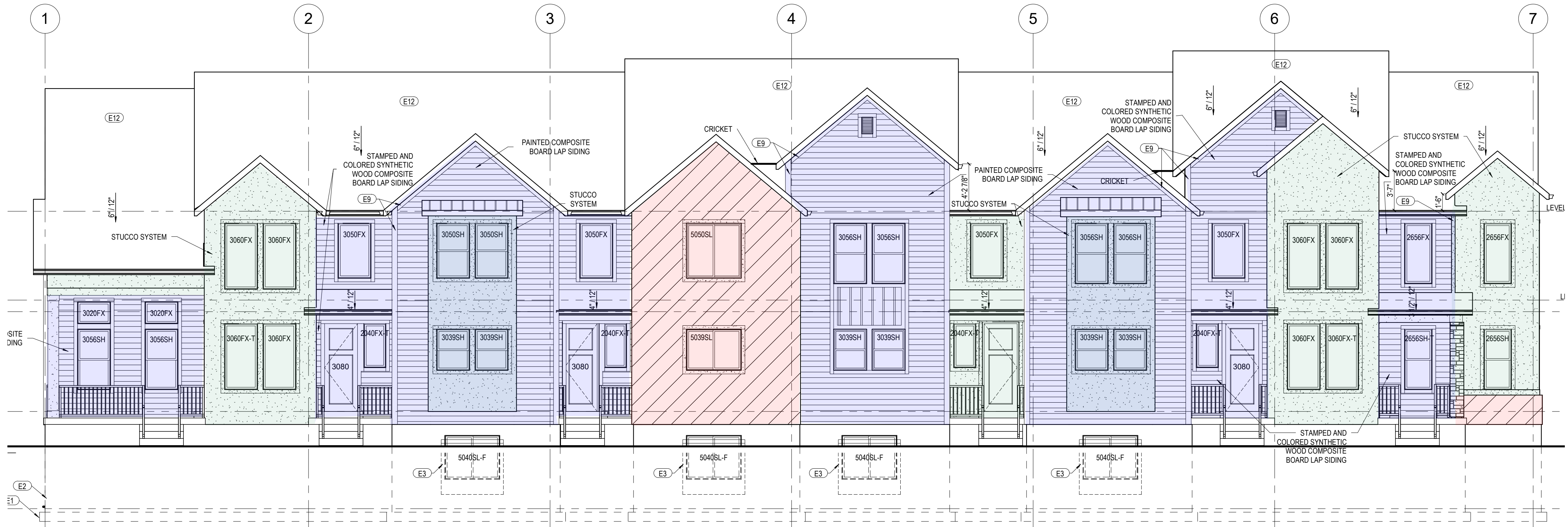
Front Elevation - 5 Plex



Brick/Stone Square Footage = 361 - 15%
Hardie Square Footage = 1,193 - 48%
Stucco Square Footage = 913 - 37%
Total = 2,467

Caroline Townhome

Front Elevation - 6 Plex



Brick/Stone Square Footage = 361 - 12%
Hardie Square Footage = 1,510 - 51%
Stucco Square Footage = 1,079 - 37%
Total = 2,950



Chantelle 2 Townhome

4 Plex



CHANTELLE 2 TOWNHOME

PALETTE J

- SIDING 1: ARCTIC WHITE
- B&B 1: ARCTIC WHITE
- SIDING 2: LIGHT MIST
- SHAKE: LIGHT MIST
- STONE: WHITE SAND DIVINO, DRYSTACK
- BRICK: DARTMOUTH
- B&B 2: ARCTIC WHITE
- SIDING 3: COBBLESTONE
- COLUMNS AND BEAMS: ARCTIC WHITE
- STUCCO: INTELLECTUAL GRAY
- ROOF: CHARCOAL
- SOFFIT/ FACCIA: WHITE

CHANTELLE 2 TOWNHOME

PALETTE K

- SIDING 1: NIGHT GRAY
- B&B 1: NIGHT GRAY
- SIDING 2: ARCTIC WHITE
- SHAKE: ARCTIC WHITE
- STONE: WHITE SAND DIVINO, DRYSTACK
- BRICK: CHARCOAL NORMAN SMOOTH
- B&B 2: ARCTIC WHITE
- SIDING 3: LIGHT MIST
- COLUMNS AND BEAMS: ARCTIC WHITE
- STUCCO: DORIAN GRAY
- ROOF: CHARCOAL
- SOFFIT/ FACCIA: WHITE











CHANTELLE 2 TOWNHOME

PALETTE L

- SIDING 1: COBBLESTONE
- B&B 1: COBBLESTONE
- SIDING 2: NIGHT GRAY
- SHAKE: NIGHT GRAY
- STONE: WHITE SAND DIVINO, DRYSTACK
- BRICK: MAHOGANY
- B&B 2: ARCTIC WHITE
- SIDING 3: AGED PEWTER
- COLUMNS AND BEAMS: ARCTIC WHITE
- STUCCO: AMAZING GRAY
- ROOF: CHARCOAL
- SOFFIT/ FACCIA: WHITE

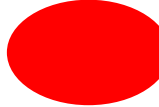









CHANTELLE 2 TOWNHOME

PALETTE KK

-  SIDING 1: ARCTIC WHITE
-  B&B 1: ARCTIC WHITE
-  SIDING 2: ARCTIC WHITE
-  SHAKE: ARCTIC WHITE
-  BRICK: DARTMOUTH
-  BRICK: DARTMOUTH
-  B&B 2: ARCTIC WHITE
-  SIDING 3: ARCTIC WHITE
-  COLUMNS AND BEAMS: ARCTIC WHITE
-  STUCCO: CEILING BRIGHT WHITE
- ROOF: CHARCOAL
- SOFFIT/ FACCIA: CHARCOAL GRAY











CHANTELLE 2 TOWNHOME

PALETTE LL

-  SIDING 1: ARCTIC WHITE
-  B&B 1: ARCTIC WHITE
-  SIDING 2: ARCTIC WHITE
-  SHAKE: ARCTIC WHITE
-  BRICK: MISTY SUMMIT
-  BRICK: MISTY SUMMIT
-  B&B 2: ARCTIC WHITE
-  SIDING 3: ARCTIC WHITE
-  COLUMNS AND BEAMS: ARCTIC WHITE
-  STUCCO: ZIRCON
- ROOF: CHARCOAL
- SOFFIT/ FACCIA: CHARCOAL GRAY

CHANTELLE 2 TOWNHOME

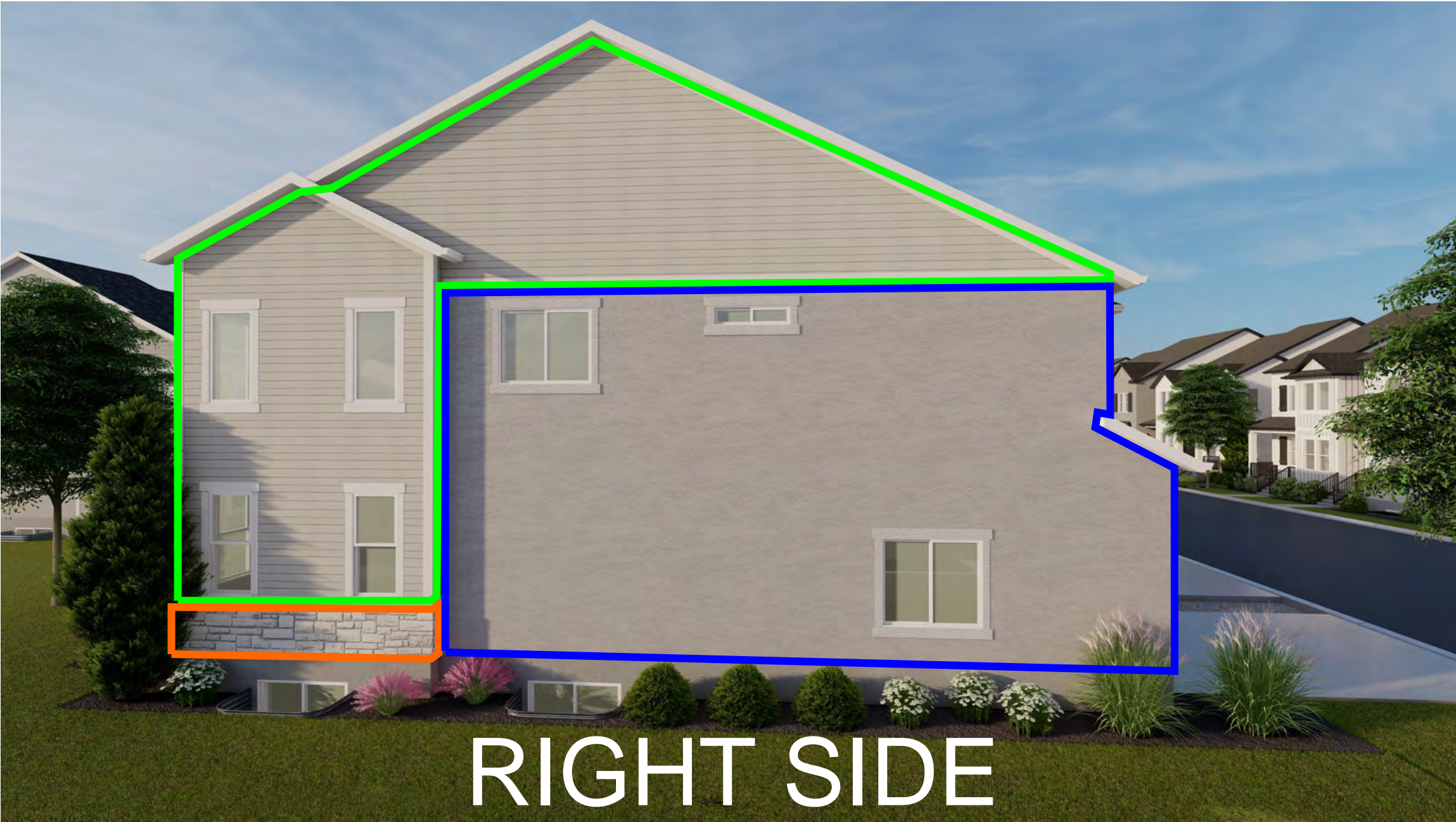
PALETTE MM

-  SIDING 1: ARCTIC WHITE
-  B&B 1: ARCTIC WHITE
-  SIDING 2: ARCTIC WHITE
-  SHAKE: ARCTIC WHITE
-  BRICK: STRAIGHT EDGE KING - CEILING BRIGHT WHITE
-  BRICK: STRAIGHT EDGE KING - CEILING BRIGHT WHITE
-  B&B 2: ARCTIC WHITE
-  SIDING 3: ARCTIC WHITE
-  COLUMNS AND BEAMS: ARCTIC WHITE
-  STUCCO: REPOSE GRAY
- ROOF: CHARCOAL
- SOFFIT/ FACCIA: CHARCOAL GRAY



Chantelle 2 Townhome

5 Plex



CHANTELLE 2 TOWNHOME

PALETTE J

- SIDING 1: ARCTIC WHITE
- B&B 1: ARCTIC WHITE
- SIDING 2: LIGHT MIST
- SHAKE: LIGHT MIST
- STONE: WHITE SAND DIVINO, DRYSTACK
- BRICK: DARTMOUTH
- B&B 2: ARCTIC WHITE
- B&B 3: ARCTIC WHITE
- SIDING 3: ARCTIC WHITE
- SIDING 4: COBBLESTONE
- COLUMNS AND BEAMS: ARCTIC WHITE
- STUCCO: INTELLECTUAL GRAY
- ROOF: CHARCOAL
- SOFFIT/ FACCIA: WHITE

CHANTELLE 2 TOWNHOME

PALETTE K

- SIDING 1: NIGHT GRAY
- B&B 1: NIGHT GRAY
- SIDING 2: ARCTIC WHITE
- SHAKE: ARCTIC WHITE
- STONE: WHITE SAND DIVINO, DRYSTACK
- BRICK: CHARCOAL NORMAN SMOOTH
- B&B 2: ARCTIC WHITE
- B&B 3: COBBLESTONE
- SIDING 3: COBBLESTONE
- SIDING 4: LIGHT MIST
- COLUMNS AND BEAMS: ARCTIC WHITE
- STUCCO: DORIAN GRAY
- ROOF: CHARCOAL
- SOFFIT/ FACCIA: WHITE


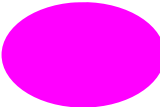










CHANTELLE 2 TOWNHOME

PALETTE L

- SIDING 1: COBBLESTONE
- B&B 1: COBBLESTONE
- SIDING 2: NIGTH GRAY
- SHAKE: NIGHT GRAY
- STONE: WHITE SAND DIVINO, DRYSTACK
- BRICK: MAHOGANY
- B&B 2: ARCTIC WHITE
- B&B 3: AGED PEWTER
- SIDING 3: AGED PEWTER
- SIDING 4: ARCTIC WHITE
- COLUMNS AND BEAMS: ARCTIC WHITE
- STUCCO: AMAZING GRAY
- ROOF: CHARCOAL
- SOFFIT/ FACCIA: WHITE













CHANTELLE 2 TOWNHOME

PALETTE KK

-  SIDING 1: ARCTIC WHITE
-  B&B 1: ARCTIC WHITE
-  SIDING 2: ARCTIC WHITE
-  SHAKE: ARCTIC WHITE
-  BRICK: DARTMOUTH
-  BRICK: DARTMOUTH
-  B&B 2: ARCTIC WHITE
-  B&B 3: ARCTIC WHITE
-  SIDING 3: ARCTIC WHITE
-  SIDING 4: ARCTIC WHITE
-  COLUMNS AND BEAMS: ARCTIC WHITE
-  STUCCO: CEILING BRIGHT WHITE
- ROOF: CHARCOAL
- SOFFIT/ FACCIA: CHARCOAL GRAY













CHANTELLE 2 TOWNHOME

PALETTE LL

-  SIDING 1: ARCTIC WHITE
-  B&B 1: ARCTIC WHITE
-  SIDING 2: ARCTIC WHITE
-  SHAKE: ARCTIC WHITE
-  BRICK: MISTY SUMMIT
-  BRICK: MISTY SUMMIT
-  B&B 2: ARCTIC WHITE
-  B&B 3: ARCTIC WHITE
-  SIDING 3: ARCTIC WHITE
-  SIDING 4: ARCTIC WHITE
-  COLUMNS AND BEAMS: ARCTIC WHITE
-  STUCCO: ZIRCON
- ROOF: CHARCOAL
- SOFFIT/ FACCIA: CHARCOAL GRAY

CHANTELLE 2 TOWNHOME

PALETTE MM

-  SIDING 1: ARCTIC WHITE
-  B&B 1: ARCTIC WHITE
-  SIDING 2: ARCTIC WHITE
-  SHAKE: ARCTIC WHITE
-  BRICK: STRAIGHT EDGE KING - CEILING BRIGHT WHITE
-  BRICK: STRAIGHT EDGE KING - CEILING BRIGHT WHITE
-  B&B 2: ARCTIC WHITE
-  B&B 3: ARCTIC WHITE
-  SIDING 3: ARCTIC WHITE
-  SIDING 4: ARCTIC WHITE
-  COLUMNS AND BEAMS: ARCTIC WHITE
-  STUCCO: REPOSE GRAY
- ROOF: CHARCOAL
- SOFFIT/ FACCIA: CHARCOAL GRAY

Chantelle Townhome

Front Elevation



Brick/Stone Square Footage = 540
Hardie Square Footage = 1,405
Stucco Square Footage = 0
Total = 1,945
Stucco % = 0%

GRADE
97'-1 1/4"

Chantelle Townhome

Front Elevation



Brick/Stone Square Footage = 540 - 23%
Hardie Square Footage = 1,770 - 77%
Stucco Square Footage = 0 - 0%
Total = 2,310













Jim Spung

From: Jim Spung
Sent: Wednesday, November 6, 2024 5:36 PM
To: Paxton Guymon
Subject: File 6Z24; 7Z24; 2G24 - SSD Proposal at 4035 W 6200 S - Review Comments 11/06/2024

Paxton,

This transmittal contains City and review agency comments for the proposed Zoning Text Amendment (6Z24); Zoning Map Amendment (7Z24); and General Plan Map Amendment (2G24) for the property located at 4035 W. 6200 S. in Taylorsville, Utah. Rather than sending separate emails for each application, this email will serve as the city's response to all three applications. Please contact the individual reviewer directly with any questions you have.

Taylorsville Engineering Department:

Reviewer: Ben White, City Engineer, bwhite@taylorsvilleut.gov, 801-293-8344

1. Cheltenham Way (6265 South) to the newly proposed street should be aligned with each other.

Taylorsville Building Department:

Reviewer: Steve Porten, Building Official, sporten@taylorsvilleut.gov, 385-379-5495

2. Comments will be provided with building permit application.

Taylorsville-Bennion Improvement District:

Reviewer: Tammy North, District Engineer, tnorth@tbid.org, 801-968-9081

Please keep these comments in mind as they will be applicable during subdivision review:

3. Easements are required for water and sewer mains. Sewer easements are to be 20' wide, 10' either side of the main and 10' beyond any manhole or dead end. Water easements are to be 16' wide, 8' either side of the main and 8' beyond any dead end such as a fire hydrant.
4. Water and sewer mains shall maintain 10' separation from edge of pipe to edge of pipe.
5. Individual water meters and sewer laterals are required for each unit. Meter boxes should be placed in landscaped areas.
6. The water will need to be looped from two separate lines. One connection can be from Fairwind Drive, but the other connection will need to come from a different water line.

Unified Fire Authority:

Reviewer: Tom Smolka, Fire Marshal, tsmolka@unifiedfire.org, 801-743-7236

7. Two new fire hydrants required.

Taylorsville Community Development Department:

Reviewer: Jim Spung, Senior Planner, jspung@taylorsvilleut.gov, 801-955-2092

General Comments

8. Comments and recommendations previously provided by staff still apply – including preference for the concept plan submitted September 13th.
9. Will this project be constructed/entitled in phases? If so, please provide details.
10. Provide important elements proposed to be included in CCRs. A more thorough review of CCRs will take place during the subdivision review phase.
11. Are there proposed rental restrictions and/or homeownership requirements associated with the project? Will this project participate in state incentives for starter homes and/or first-time homebuyers? Further discussion required to determine the best mechanism to include specific standards (e.g., development agreement, zoning code text, etc.).

General Plan Map

12. The following are density calculations that correspond with the land use categories in the General Plan (assuming a total site area of 5.183 acres). Based on the information below, the proposed project (53 units) requires the “High-Density Residential” General Map designation:
 - a. High-Density Residential (9 to 12 du/acre) = 48 to 62 units
 - b. Medium-Density Residential (6 to 8.9 du/acre) = 33 to 47 units
 - c. Low-Density Residential (less than 6 du/acre) = 32 units or less
13. Note, suggested review criteria for amending the General Plan Map is on Page 3-6 of the [Taylorsville General Plan](#), and [Chapter 13.06](#) of the Land Development Code.

Landscape & Open Space

14. A centrally located prominent open space amenity is an important site feature to improve the quality of the neighborhood and to justify the increased density. Staff recommends a minimum 10-15 percent of the net development area (excluding street area) be reserved for a centrally located common open space amenity. This standard is derived from the Muirhouse SSD project, Traditional Neighborhood Overlay Zone standards in LDC Section [13.12.070](#), and the Mixed Use Zone standards in LDC Section [13.23.260\(C\)\(1\)](#).
15. Provide shade trees in the park/amenity area.
16. Show proposed curb, gutter, and park strip improvements along 6200 South and 3975 West where existing curb cuts will be abandoned.
17. Show proposed park strip and sidewalk improvements along Fairwind Drive (adjacent to Lot 1), including the transition to match the existing condition south of the project.

Access, Connectivity, and Circulation

18. Driveway depths for all single-family attached (townhouse) units should be a min. 22 feet to avoid vehicles overhanging in fire lane/right-of-way.
19. If desired, the north/south road providing access to the townhouses fronting onto Fairwind Drive could be narrowed to 24 feet wide (if UFA approves that width). This stretch would function more like a parking lot drive aisle, curbing wouldn't be required.
20. Provide sidewalk connection from interior of project to 3975 West.
21. Staff recommends a minimum 5-foot park strip and 5-foot sidewalk be provided along the frontages of the single-family lots. This is the minimum city standard. Staff recommends all other internal sidewalks/pathways where no park strip is provided be a minimum of 6 feet in width.

Architectural Design

22. Side building façades facing streets and public ways need equal architectural treatment and design articulation as front façades.
23. Recommend more even distribution and higher percentages of high-quality finishes (stone, masonry) for townhouse products to enhance architectural quality and aesthetics.
24. Recommend alternating the “Caroline” and “Chatelle” products throughout to avoid monotony and a “cookie-cutter” appearance.
25. Each single-family lot should have a unique elevation style – no duplicates.

Fences & Walls

26. Are fences/walls proposed along the east and south project boundaries? If so, provide details. Staff recommends a consistent and durable fencing approach for the entire project (e.g., decorative 6-foot masonry privacy wall or similar).
27. If fencing/wall is proposed north of Lot 11 along 3975 West, staff recommends it be decorative open fencing (steel/wrought iron or similar) with a gate/opening for pedestrian access.
28. Recommend installing a masonry/concrete wall along the eastern property line of Lot 7 (adjacent to guest parking) and southern property line of Lot 8 (adjacent to park area). Wall height not to exceed 3 feet in front setback area, then maximum of 6 feet.

29. Recommend replacing proposed landscaping adjacent to guest parking stalls with 6-foot sidewalk (adjacent to east property line of Lot 7 and eastern property line of project). Landscaping along south of guest parking is still encouraged.

Exterior Lighting

30. Provide details for proposed exterior lighting. Staff recommends use of pedestrian bollard lighting (or similar) to illuminate pedestrian pathways. Landscape lighting and other enhancements are encouraged.
31. Coordinate with staff to determine placement and style of public streetlights (if new units are required).
32. Exterior lighting should be downlit and shielded from adjacent properties to avoid nuisance.

Please let me know if you'd like to discuss these comments further and we can set up a time to meet in-person, via phone, or electronically. All three applications are scheduled for a Public Hearing at the November 12th Planning Commission meeting. The meeting will be held at the Taylorsville City Hall Council Chambers at 6:30pm.

City staff is not recommending the Planning Commission make a formal recommendation to the Council at next week's meeting. Instead, this meeting will be an opportunity to introduce the project to the Commissioners, hold the public hearing, and allow the Commissioners to engage in dialog with the applicant and city staff. We will provide you with the meeting agenda and staff reports by the end of this week. Please reach out directly with any questions.

Best,
Jim Spung, AICP

Senior Planner



2600 W. Taylorsville Blvd.

Taylorsville, Utah 84129

Office: 801-955-2092

E-mail: jspung@taylorsvilleut.gov

Website: www.taylorsvilleut.gov